



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 19
NOVEMBER 2009

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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Contact: Gillian Brice
Tel: 01895 250693
Fax: 01895 277373
gbrice@hillington.gov.uk

This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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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Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

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Petitions and Councillors

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

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 6 October (attached) & 27 October 2009 (to follow)
- 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 | Royal Quay, Coppemill Lock, Park Lane, Harefield 43159/APP/2009/711 | Harefield; | Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin. Recommendation : Refusal | 9 - 48 |

Non Major Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|---|----------------|--|---------|
| 7 | Yeading Brook between Torcross Road & Whity Road, Ruislip 66331/APP/2009/1968 | Cavendish ; | Shared use cycle/footbridge over Yeading Brook (River Crane), as part of the proposed cycle track between Whitby Road and Queens Walk, Ruislip Recommendation : Approval | 49 - 64 |

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|----|--|--------------------------|--|-----------|
| 8 | Land rear of 114, 116 & 118 Abbotsbury Gardens, Eastcote 66232/APP/2009/1711 | Eastcote & East Ruislip; | Single storey detached two-bedroom dwelling with associated parking and new vehicular crossover, involving demolition of an existing garage. Recommendation : Approval | 65 - 82 |
| 9 | Land at rear and froming part of 63, 65 and 67 Lowlands Road, Eastcote 56032/APP/2009/967 | Eastcote & East Ruislip; | Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover. Recommendation : Approval | 83 - 118 |
| 10 | 33 Parkfield Road, Ickenham 40891/APP/2009/1338 | Ickenham; | Single storey brick outbuilding to rear for use as shed Recommendation : Approval | 119 - 130 |
| 11 | 126-128 High Street, Ruislip 3874/APP/2009/1837 | West Ruislip; | Part change of use of Nos. 126-128 from Class A2 (Financial and Professional Services) to Class D2 (Assembly and Leisure) for use as a bingo hall (licensed under the Gaming Act) and alteration to front of No. 128. Recommendation : Refusal | 131 - 140 |

Non Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|----|--|------------------|---|-----------|
| 12 | 290 West End Road, Ruislip 5677/APP/2009/1971 | Manor; | Change of use from Class A1 (shops) to Class A3 (Restaurants and Cafes). Recommendation : Approval | 141 - 150 |
| 13 | 20 Chestnut Avenue, Northwood 3401/ADV/2009/61 | Northwood ; | Installation of 1 internally illuminated fascia sign. Recommendation : Approval | 151 - 156 |
| 14 | 21 Hillside Road, Northwood 19722/APP/2009/1861 | Northwood Hills; | Single storey front infill extension and loft conversion, involving conversion of garage to habitable use. Recommendation : Refusal | 157 - 164 |

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|----|--|-------------------|---|--------------|
| 15 | 315 West End Road, Ruislip 61905/APP/2008/3233 | South Ruislip; | Provision of 1.9m high close boarded timber fencing along the Masson Avenue and West End Road boundaries, with new access gates and visibility splays Masson Avenue (Part Retrospective Application). Recommendation : Approval | 165 - 172 |
| 16 | 80 High Street, Ruislip 34237/APP/2009/652 | West Ruislip; | Change of use from Class A1 retail to gaming arcade (Sui Generis) (Dual planning application with ref: 3862/APP/2009/653). Recommendation : Refusal | 173 - 182 |
| 17 | 70 High Street, Ruislip 3862/APP/2009/653 | West Ruislip; | Change of use from gaming arcade (Sui Generis) to Class A1 retail (Dual planning application with ref: 34237/APP/2009/652). Recommendation : Approval | 183 - 192 |

18 Any Items Transferred from Part 1

19 Any Other Business in Part 2

Plans for North Planning Committee

Agenda Item 3

Minutes NORTH PLANNING COMMITTEE

6TH OCTOBER 2009

Meeting held at the Civic Centre, Uxbridge

Come into effect on: Immediately



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| | <p>Members Present: Councillors Allan Kauffman, John Hensley, Janet Duncan, Michael Markham, Carol Melvin, John Oswell and David Payne</p> <p>Advisory Members / Co-optee Members present: Ms Lesley Crowcroft - Eastcote Residents Association and Eastcote Village Conservation Area Advisory Panel.</p> <p>Apologies for Absence</p> <p>Apologies had been received from Councillor Eddie Lavery with Councillor John Hensley substituting and Councillor Anita MacDonald with Councillor Janet Duncan substituting</p> <p>Officers Present: Nigel Bryce, Meg Hirani, Manmohan Ranger, Sarah White and Charles Francis</p> |
| | <p>Declarations of Interest</p> <p>Councillor Markham declared a personal interest in Item 12 and left the room for this Item.</p> <p>Councillor Melvin declared a personal interest in Item 13 and left the room for this Item.</p> <p>Councillor Payne declared a personal interest in Items 7 and 9 and left the room for these Items.</p> |
| | <p>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</p> <p>It was agreed that all items of business would be considered in public except item 15 which was considered in private.</p> |
| | <p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p> |

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| <p>6.</p> | <p>SOUTHBOURNE DAY CENTRE, 161 ELLIOTT AVENUE, RUISLIP</p> <p>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).</p> <p>66033/APP/2009/1060</p> <p>The officer in his presentation advised members that amended information had been circulated as there had been some amendments made since the report had been published.</p> <p>In accordance with the Council’s constitution a representative of the petition received objecting to the proposal addressed the meeting. The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners and a number of issues were raised. These included the bulk and size of the proposed development and the amount private amenity space. Concerns were raised in relation to access/egress and traffic congestion given the close proximity of a Doctors Surgery and Dance School to the proposed development. Further concerns were raised about the lack of comments from Thames Water in relation to drainage and sewage.</p> <p>The Ward Councillor also referred to a questionnaire which had been circulated to local residents (and then collected an hour later). It was reported the questionnaire had indicated the majority of respondents were opposed to the development and 66 letters of objection had been received.</p> <p>The Committee also raised concerns about the historic community use of the site. The Committee requested further information on alternative community uses and enquired whether any attempts had been made by the applicants to secure a community use for the site.</p> <p>Resolved – That the application be Deferred - to enable more information to be submitted by the applicant on alternative community uses that could be provided for on site and on any attempts that have been made by the applicants to secure a community use for the site.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
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| <p>7.</p> | <p>LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD, EASTCOTE</p> <p>Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover</p> <p>56032/APP/2009/967</p> <p>The officer in his presentation advised members that amended information had been circulated and there had been a further letter received in objection to the proposal on the grounds of loss of light to the garden, over dominant design, the position of the property not being sited 1 metre from the boundary of 63, 65 and 67 Lowlands Road and the distance of the dwelling from the adjoining gardens not being 15 metres.</p> <p>With the agreement of the Chairman, a Ward Councillor addressed the meeting in support of the petitioners objecting to the proposal (before the petitioner spoke). The original proposal was for two, 5 bedroom houses which had now been revised to a single 4 bedroom house. The proposal has a poor layout and appearance and will not harmonise with the area.</p> <p>In accordance with the Council's constitution a representative of the petition received objecting to the proposal addressed the meeting. The agent was not present at the meeting.</p> <p>Members raised a number of concerns including the size and bulk of the development, the difficulty in comparing its height to adjacent dwellings from the available plans and the size of the crossover. A Member also highlighted that part of the red line site was not in the applicant's ownership. In response, the Legal Officer explained that anyone can put in an application for planning permission provided the correct notification (service of notice) is undertaken in accordance with the requirements of the General Development Procedure Order 1995. Officers checked and confirmed that the correct part of the application form had been completed.</p> <p>A member suggested that as there were a number of concerns raised that the application be deferred for a site visit.</p> <p>It was moved and seconded that the application be deferred for a site visit and for further plans to be produced showing the height of the proposed building in the context of existing buildings and the size of the cross over to be revised. On being put to the vote deferment was agreed.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
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| | <p>Resolved – That the application be deferred to enable a site visit to take place and also for officer’s to produce further plans showing the height of the proposed building in the context of existing buildings and the size of the crossover to be revised.</p> | |
| 8. | <p>37 FRITHWOOD AVENUE, NORTHWOOD</p> <p>Two storey building comprising of 5 two-bedroom flats with associated parking in basement and habitable roofspace, involving demolition of the existing house (Outline application for approval of access, appearance, layout and scale).</p> <p>29009/APP/2009/1182</p> <p>In accordance with the Council’s constitution a representative of the petition received objecting to the proposal addressed the meeting. The agent was not present at the meeting.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners objecting to the proposal. The current proposal is only slightly modified from the previous application. The proposal has a poor layout and appearance and will cause significant overlooking of adjacent properties.</p> <p>Members raised a number of issues including vehicular access/egress to the site, the difficulty in discerning the levels of the proposed site from the available plans and the degree of overlooking created by a sloped application site.</p> <p>Members also referred to the ground floor and first floor plans and the amount of sunlight available to the study and bedroom 2. Officers confirmed that there would be sunlight issues to these rooms and room lights would need to be on at all times, which would be contrary to sustainable development plans.</p> <p>The Committee asked for an additional condition to be added to include the impact of the front projection of the development on the rooms (identified above) within the development</p> <p>In answer to an issue raised in relation to fenestration, members were informed that the application meets all the Council’s guidelines and complies with 45° line</p> <p>Resolved – That the application be refused for the reasons set out in the officers report and adding the condition for refusal as detailed below:</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| | <p>The applicant has failed to demonstrate in terms of a daylight/sunlight assessment that the study rooms in plots 1 and 3 and 2nd bedrooms in plots 2 and 4 will be provided with appropriate levels of sunlight/daylight to service these rooms. In addition, the proposed development by reason of its design and layout would fail to provide adequate outlook to these rooms. As such, the development would provide an inadequate living environment for future occupiers, contrary to London Plan Policy 4.A3, Policies BE20 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Layouts.</p> | |
| 9. | <p>TEXACO, HIGH ROAD, EASTCOTE</p> <p>Retention of internally illuminated free-standing totem sign</p> <p>3689/APP/2009/40</p> <p>In accordance with the Council's constitution a representative of the Eastcote Conservation Panel objecting to the proposal addressed the meeting as the application was located in a Conservation Area.</p> <p>It was moved, seconded and on being put to the vote was agreed that the application be Refused for the reasons set out in the report.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer's report</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
| 10. | <p>35 BUSHEY ROAD, ICKENHAM</p> <p>Single storey side/rear extension including reduction in height of roof and 1 rear and 1 side rooflight (Part retrospective application)</p> <p>48449/AAAPP/A2009/793</p> <p>It was moved, seconded and on being put to the vote was agreed that the application be Approved subject to the conditions set out in the report.</p> <p>Resolved – That the application be Approved subject to the conditions and informatives set out in the officer's report and to request the Enforcement Team monitor the work</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| <p>11.</p> | <p>42 LAWRENCE DRIVE, ICKENHAM</p> <p>Single storey rear extension with roof lantern</p> <p>23057/APP/2009/1053</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>To amend Condition 4 to read as follows:</p> <p><i>'The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area'.</i></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 change to condition 4 as detailed above.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
| <p>12.</p> | <p>76 PARK WAY & 59-61 WINDMILL HILL</p> <p>Change of use of 61 Windmill Hill and 76 Park Way from Class A1 (Retail) to Class A3 (Restaurants and Cafes), with new shopfronts and alterations to existing shopfront at 59 Windmill Hill</p> <p>16366/APP/2009/1873</p> <p>Members raised a concern about food preparation and the impact this might have on air quality. Officers advised that as no new cooking facilities were proposed the extended restaurant would utilise the existing flue and ventilation equipment serving the existing restaurant.</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>To the drawing numbers, replace drawing numbers. 04 and 06 with 04 Revised. A and 06 Revised. A and add Drawing. Number. 07 received 2nd October 2009.</p> <p>To add additional condition 7:</p> <p><i>'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.</i></p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| | <p>To add additional informative (28) Food hygiene</p> <p>Add additional informative '<i>You are advised that this permission only allows the change of use of the premises to Class A3 restaurant use. Use which includes an A5 takeaway use would require further permission.</i>'</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.</p> | |
| <p>13.</p> | <p>41 GREEN LANE, NORTHWOOD</p> <p>12112/APP/2009/1591</p> <p>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</p> <p>A Ward Councillor addressed the meeting and raised a number of issues in relation to the report including the widespread support from all the Ward Councillors for the application, the vacancy rates on the High Street and the comments received from various consultation bodies.</p> <p>Members discussed the historic use of the site and the vacancy rates on the High Street. Officers advised that the vacancy rate information contained in the report was based on survey data from July 2009 and it would be unlikely that updated information would change the officer recommendation. Members agreed that vacant shop premises are detrimental and would be contrary to Hillingdon's policies.</p> <p>It was noted that the application was very similar to agenda Item 12 and a Member suggested that approving this application would be in the best interests of the local community.</p> <p>Resolved – That the Recommendation be overturned and application Approved and for Conditions to be retuned and agreed by committee.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

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| <p>14.</p> | <p>PAUL STRIKLAND CANCER CENTRE. MOUNT VERNON HOSPITAL</p> <p>Extension of existing fencing and new access gate</p> <p>63630/APP/2009/1291</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 officer’s report.</p> | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |
| <p>15.</p> | <p>ENFORCEMENT REPORT</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That enforcement action as recommended in the officer’s report was agreed. 2. That the decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal enforcement notice to the individual concerned. | <p>Action By:</p> <p>James Rodger Meg Hirani</p> |

The meeting closed at 9.35 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.

Agenda Item 6

Report of the Corporate Director of Planning & Community Services

- Address** ROYAL QUAY, COPPERMILL LOCK PARK LANE HAREFIELD
- Development:** Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin.
- LBH Ref Nos:** 43159/APP/2009/711
- Drawing Nos:** Site Location Plan: 7002/001A
Site Survey: 7002 002A
Landscape Plan: 7002 005A
Sun Study: 7002 006
Energy Statement with job number A053175 by WYG Engineering date 24th March 2009
Design and Access Statement by rg+p dated April 2009
Transport Assessment by WYG Environment Planning Transport with job number A018830 dated 27 January 2009
Schedule of Trees by Simon Jones Associates dated January 2009
Summary of Ground Contamination Desk Study Assessment by Environmental Consultancy with issue number V1 dated Feb 04
Archaeology Assessment by Glasgow University Archaeological Research Division
Ecological Scoping Survey by WYG Environment with job number E004200 1 dated February 2009
Flood Risk Assessment by WYG Engineering with job number A018830 dated January 2009
Block C Ground Floor Plan: 7002 017E
Block C First Floor Plan: 7002 018B
Block C Second Floor Plan: 7002 019B
Block F First Floor Plan: 7002 031B
Block F Second Floor Plan: 7002 032B
Block F Elevations: 7002 054B
Landscaping Plan - detail: 7002 069A
Site Plan: 7002 003C
Site Ground Floor Plan: 7002 040C
Site First Floor Plan: 7002 041D
Site Lower Ground Floor Plan: 7002 039C
Site Second Floor Plan: 7002 042D
Site Fourth Floor Plan: 7002 044C
Site Elevation 5 & 6: 7002 068E
Site Elevations 3 & 4: 7002 064E
Site Elevations 1 & 2: 7002 063E
Site Third Floor Plan: 7002 043C
Block A Ground Floor Plan: 7002 007C
Block A First Floor Plan: 7002 008C
Block A Second Floor Plan: 7002 009C
Block B Elevations 1: 7002 049C
Block D Second Floor Plan: 7002 023C
Block D Ground Floor Plan: 7002 021C

Block B Third Floor Plan: 7002 014C
Block B Second Floor Plan: 7002 013C
Block B Elevations 2: 7002 050C
Block E Elevations: 7002 053C
Block F Ground Floor Plan: 7002 030C
Block D Elevations: 7002 052C
Block E Second Floor Plan: 7002 028C
Block E First Floor Plan: 7002 027C
Block E Ground Floor Plan: 7002 026C
Block D First Floor Plan: 7002 022C
Block H Second Floor Plan: 7002 061C
Block H Elevations: 7002 062C
Block H First Floor Plan: 7002 060E
Block H Ground Floor Plan: 7002 059C
Block G Elevations: 7002 058C
Block G Second Floor Plan: 7002 057C
Block G First Floor Plan: 7002 056C
Block G Ground Floor: 7002 055C
Block A Elevations: 7002 048C
Block B First Floor Plan: 7002 012C
Block B Ground Floor Plan: 7002 011C
Site Section A-A: 7002 035E
Site Section B-B: 7002 037B
Site Section C-C: 7002 038B
Site Section DD: 7002 045C

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|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 03/04/2009 | Date(s) of Amendment(s): | 14/04/2009 |
| Date Application Valid: | 03/04/2009 | | 30/07/2009 |
| | | | 05/10/2009 |

1. SUMMARY

The application seeks full planning permission for the redevelopment of part of the site for 95 residential units within eight separate 2 to 4 storey buildings at Royal Quay in Harefield. The units comprise 32 x 1 bedroom units and 63 x 2 bedroom units. A total of 146 residential parking spaces are provided within the application site with 146 parking spaces for commercial use also shown on the plans. The main vehicle access to the residential development is via Park Lane, with secondary access to Summerhouse Lane for both existing commercial building occupiers and the proposed residential occupiers.

The land is designated an Industrial and Business Area (IBA) site within the adopted Unitary Development Plan Saved Policies September 2007. It is also within a sensitive location, being within a Conservation Area, with two listed buildings located on-site, within Colne Valley Park and adjacent to the Grand Union Canal. The site is also subject to flooding and contains a nature conservation area. The site is also relatively isolated, having a very low Public Transport Accessibility Level (PTAL) of 1a.

A number of objections to the proposed development have been raised. The key areas of concern includes; the bulk and siting of the proposed buildings with resulting impacts on the Conservation Area and the listed buildings, proposed density, poor level of residential amenity for future occupiers, an inadequate transport assessment and inadequate

facilities for people with disabilities.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application results in an over development and cramped form of development having regard to its density, site layout, bulk, scale and design of the buildings. This will be detrimental to the character and appearance of the Coppermill Lock conservation area, the Grand Union Canal and surrounding street scene. In this regard the development is contrary to Policies BE4, BE13, BE19, BE32 and PR16 of the Hillingdon's Unitary Development Plan Saved Policies September 2007, the adopted Supplementary Planning Document HDAS: Residential Layouts and Policies 3A.3 and 4B.1 and Table 3A.2 of the London Plan February 2008.

2 NON2 Non Standard reason for refusal

The proposal, given its siting and layout, would detrimentally affect the setting of the adjacent listed building, the Manor House. In this regard the development is contrary to Policy BE10 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 development fails to achieve a satisfactory housing mix and balanced community on the site by reason of the lack of any larger (3 or more bedroom) units on the site in order to meet local needs and as such would be contrary to Policies H4 and H5 of Hillingdon Unitary Development Plan Saved Policies September 2007 and Policy 3A.5 of the London Plan 2008.

4 NON2 Non Standard reason for refusal

The application site fails to protect the privacy of the future occupiers of the development. The habitable room windows in the majority of the flats are overlooked by each other and by the existing office building on the site resulting in lack of privacy for future occupiers of the units. In this regard, the proposal is contrary to Policy BE24 of the Hillingdon's Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision of appropriately designed play space to meet the needs of children arising from the development and is thus contrary to Policies BE20, BE21, BE24 and R1 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and Policy 3D.13 of the London Plan.

6 NON2 Non Standard reason for refusal

The applicant has failed to provide adequate provision for waste and recycling including the location of some provision outside of the recommended collection distances from the highway. The proposal is thus contrary to Policy 4A.22 of the London Plan and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7 NON2 Non Standard reason for refusal

The applicant has failed to provide a contribution towards the improvement of services and facilities as a consequence of demands created by the proposed development,

including contributions for education, health, community facilities, libraries, construction training and improvements to the canal. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 and the London Borough of Hillingdon's Supplementary Planning Document on Planning Obligations.

8 NON2 Non Standard reason for refusal

The application has failed to demonstrate that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such development would be prejudicial to the free flow of traffic and detrimental to the safety of the highway users contrary to Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

9 NON2 Non Standard reason for refusal

The proposals do not include high quality landscaping and tree planting strategy to integrate the development with the sensitive surroundings of the site. This is considered to be to the detriment of both the character and appearance of the area, the Grand Union Canal and the Coppermill Lock Conservation Area. The development is therefore considered contrary to Policies BE32, BE38 and PR16 of the London Borough of Hillingdon's Unitary Development Plan Saved Policies September 2007.

10 NON2 Non Standard reason for refusal

The proposal fails to provide adequate facilities for people with disabilities and fail to incorporate Lifetime Home Standards and Wheelchair Home Standard Units within the development. The proposal therefore would fail to comply with London Plan Policy 3A.5 and the Council's Supplementary Planning Documents 'Accessible Hillingdon' and 'Residential Layouts'.

11 NON2 Non Standard reason for refusal

The internal access road is of inadequate width and the lack of continuous pedestrian footways results in conditions detrimental to highway and pedestrian safety contrary to policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

12 NON2 Non Standard reason for refusal

The proposed development, at the time of determination, whilst showing the provision of affordable housing on the site, has failed to secure the provision of such housing in the form of a legal agreement or other device. In the absence of such provision having been secured, the proposed development conflicts with Policies 3A.9, 3A.10 and 3.11 of the London Plan (February 2008) and the Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

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.

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| OL9 | Areas of Environmental Opportunity - condition and use of open land |
| OL11 | Green Chains |
| EC1 | Protection of sites of special scientific interest, nature conservation importance and nature reserves |
| EC2 | Nature conservation considerations and ecological assessments |
| EC3 | Potential effects of development on sites of nature conservation importance |
| EC5 | Retention of ecological features and creation of new habitats |
| BE3 | Investigation of sites of archaeological interest and protection of archaeological remains |
| BE4 | New development within or on the fringes of conservation areas |
| BE10 | Proposals detrimental to the setting of a listed building |
| 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. |
| BE25 | Modernisation and improvement of industrial and business areas |
| BE31 | Facilities for the recreational use of the canal |
| BE32 | Development proposals adjacent to or affecting the Grand Union Canal |
| BE33 | Proposals for the establishment of residential moorings |
| BE36 | Proposals for high buildings/structures in identified sensitive areas |
| 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 |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| OE10 | Phasing of development in areas of potential flooding or inadequate sewerage capacity |
| H4 | Mix of housing units |
| H5 | Dwellings suitable for large families |
| H8 | Change of use from non-residential to residential |
| R1 | Development proposals in or near areas deficient in recreational open space |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| R17 | Use of planning obligations to supplement the provision of recreation |

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| | leisure and community facilities |
| LE1 | Proposals for industry, warehousing and business development |
| LE2 | Development in designated Industrial and Business Areas |
| LE3 | Provision of small units in designated Industrial and Business Areas |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM6 | Measures to discourage the use of Local Distributor and Access Roads by through traffic |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| 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 |
| AM18 | Developments adjoining the Grand Union Canal - securing facilities for canal borne freight |
| PR16 | Coppermill, Harefield |
| HDAS | Residential Layouts Planning Obligations Accessible Hillingdon |
| LPP | The London Plan (February 2008). |
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPS13 | Transport |
| PPG15 | Historic Environment |
| PPS25 | Development & Flood Risk |

3. CONSIDERATIONS

3.1 Site and Locality

The subject site is approximately 1.6 hectares with an eastern boundary to Summerhouse Lane, a southern boundary with Park Lane and a western boundary to the Grand Union Canal at Coppermill Lock, Harefield. The central part of the site is proposed to be developed for housing which has an area of approximately 0.95ha, including internal driveway access to Park Lane and Summerhouse Lane.

The land is a former industrial site within the Black Jacks & Coppermill Lock Conservation Area. The existing buildings on the site include the Bridge House, Manor House, the Watermill and the Long Room. Manor House and the Watermill are Grade II listed buildings. Whilst the Long Room is not listed, it is still a prominent traditional canal related building important to the character of the Conservation Area. The Bridge House was constructed in 1993. The land around these buildings is currently used for parking, landscaping and internal driveways.

The Grand Union Canal extends into the property from the north creating a quay in the centre of the site and peninsula of land between the quay and the Canal to the west. The quay previously provided barge access to the heart of the site and the sluice gates

(adjacent to The Watermill) provide white water canoeing on this stretch of the canal.

An embankment extends along part of the site's eastern boundary with Summerhouse Lane. Consequently the proposed housing development would be above a two storey decked parking area and appear predominately as two storey buildings along Summerhouse lane. Further to the east of this boundary, the landscape continues to rise to 2 storey residential houses on Barrington Drive. Other uses in the vicinity are a 3 storey office buildings on the opposite side of Park Lane, Coy Carp Public House to the south-west and Lock Keepers Cottage on the opposite side of the Canal to the north-west.

Adjacent to the southern boundary, there is a signalised on-way bridge over the Grand Union Canal which links Park Lane to Coppermill Lane. The primary vehicle access to the site is via an existing driveway off Park Lane. A secondary access would be the existing driveway off Summerhouse Lane to the northern end of the site.

The site is 1200 metres to the west of the Harefield Town Centre. The closest bus route is the U9, which links Belfry Avenue in Harefield which is 300 metres to the south of the site, to Uxbridge Station. The site has a Public Transport Accessibility Level (PTAL) of 1 (on a scale where 6 is high and 1 is low).

3.2 Proposed Scheme

Initially, an application was received for a 98 residential units within eight separate blocks.

A revised scheme for the erection of 97 residential units within eight separate blocks ranging in height from 2 to 4 storeys was submitted as an amendment to the originally submitted scheme.

The applicant submitted further revision to the scheme and now seeks a full planning permission for 95 residential units. Residential Blocks G and H are located above two levels of a decked car park and fronts Summerhouse Lane. Blocks A, B and C surround the decked car park and are located in the eastern section of the site. Blocks E, D and F are located on the peninsula of land between the quay and the Canal.

The units comprise 32 x 1 bedroom units and 63 x 2 bedroom units. The applicant has indicated 146 residential parking spaces are proposed with 146 spaces allocated for commercial use. The main vehicle access to the residential development would be via Park Lane, with a secondary access from Summerhouse Lane. The development is described further below.

THE EASTERN SITE

BLOCK A

Block A is an L-shaped residential flat building and is located on the eastern side of Manor House and adjacent to Summerhouse Lane and is a part two and part three storey building. Block A is approximately 12m away from the rear wall of Manor House and 8m on the return side of Manor House and contains 6x1 bedroom and 3x2 bedroom flats. All of the flats within this Block are provided with a balcony and would also have access to the decked amenity area.

BLOCK B

This residential building is located on the eastern side of the application site and fronts the internal access way and The Watermill. Block B is 3 and 4 storeys in height and comprises

18x2 bedroom flats of all which have 4.3sq.m sized balconies. Block B also benefits from access to the decked amenity area.

BLOCK C

Block C is located adjacent to Block B and the Long Room. This block is 3 storeys in height and comprises 3x1 bedroom and 6x2 bedroom flats. These flats all have balcony access and access to the communal decked amenity area.

BLOCK G

Block G is affordable flats which comprise 12x2 bedroom flats. Each of the flats would have access to private amenity space in a form of a balcony and would have access to the communal decked amenity space. Block G consists of 3 storeys of residential above two levels of decked car parking.

BLOCK H

Block H is also affordable flats and comprises 6x1 bedroom and 6x2 bedroom flats. All of the flats benefit from private balconies. Block H consists of 3 storeys of residential above two levels of decked car parking. Both Blocks G and H address Summerhouse Lane and parts of the building would appear as two storeys when viewed from the highway.

The decked parking would provide 209 spaces over two levels for both commercial and residential and a further 9 residential parking spaces are proposed adjacent to Manor House.

THE PENINSULA SITE

BLOCK E, D AND F

These residential buildings are sited between the Grand Union Canal and the canal basin (the Quay). Block E is closest to The Watermill (approximately 14m) and Block D is north of Block E, opposite to the Long Room and Block C. Blocks E and D contain 12 flats each comprising 6x1 bedroom and 6x2 bedroom units each. These two blocks are three storeys in height.

Block F is located furthest north of the site and is located opposite to the Long Room and Lock Keepers Lodge on the opposite site of the Canal. This block steps up from two storeys at the northern end to three storeys towards the south. Block F consists of 11 flats, comprising 5x1 bedroom and 6x2 bedroom units.

13 car parking spaces are provided in the forecourt to Blocks E and D. Therefore, it would seem that some of the residents would be required to park in the decked car parking area in between the Blocks A, B, C, G and H.

REMAINING OFFICE BUILDINGS

There are no works proposed to the office buildings. The applicant has indicated a provision of 85 parking spaces for the office occupants to be provided within the proposed decked car park (basement level) and 61 existing car parking spaces within the site to be retained.

The applicant has also submitted a series of technical papers that assess the impact of the proposal. Some key conclusions from these papers are summarised below:

SUMMARY OF CASE FOR RESIDENTIAL DEVELOPMENT

The statement concludes there is large supply and availability of office floor space relative to expected take up over the whole North West M25 sector. An area that covers Outer

London and the Home Counties between the M4 and M1 motorways, including Heathrow, Slough, Maidenhead, Uxbridge, Watford, Rickmansworth, Hemel Hempstead and St Albans.

GROUND CONTAMINATION

The site was previously used as a copper mill (1783-1863), a paper mill (1870-1879), asbestos manufacturing (1882-1931), and then rubber manufacturing (1935-1980s). The overall environmental risk at this site associated with ground contamination is of a Moderate to High order. Detailed site investigation is needed and a remediation strategy is required to be developed.

TRANSPORT ASSESSMENT

The report concludes that the site has adequate cycle and pedestrian routes and that traffic generated by the proposed development will not have a material impact on the local road network. The report also identified that there would be no improvements to Public Transport Accessibility Levels (PTAL) by increasing the frequency of the service or extending the bus service to the site.

FLOOD RISK ASSESSMENT

The site to the east of the canal basin falls into Zone 1 and the site west of the basin are indicated as being within Flood Zone 3a. To mitigate against potential flooding the following measures will be included throughout the development;

- Defined spill routes across the peninsula.
- Pedestrian egress routes from all units at a level of 43.0m or higher
- Minimum floor level for habitable rooms: 43m
- Emergency vehicle access to most of the site at a level of 43.0 or higher.
- Any enclosed spaces below 43.37m will be restricted to non-sensitive uses e.g. car parking and any critical facilities e.g. electrical switch gear will be installed above this level.
- Flood resistant construction to be used below a level of 43.37m.

The report concludes that the site is on previously development land and with the mitigation measures outlined above the development will be safe and will not increase flood risk elsewhere and will result in a slight decrease in flood risk overall.

ECOLOGICAL SCOPING SURVEY

The report finds that the habitats within the proposed development site have limited potential to support protected species and makes recommendations to limit any significant effect of any protected species that may be using the site.

ENERGY STATEMENT

The Energy Statement demonstrates how the design includes energy efficient and renewable energy technologies to provide an overall average of 71.11% CO2 reduction per square metre, of which 66.45% is by low and zero carbon technologies. This is based on a scheme with integrated energy efficiency measures, i.e. increased building fabric insulations/air-permeability rates/ energy efficiency lighting, well beyond the average acceptable values of current building regulations, and incorporating a community heating with Ground Source Heat Pump system. There would also be a 45kW Archimedes Screw (micro-Hydropower installation) with an average annual production of 27kW/hour.

ARCHAEOLOGICAL ASSESSMENT

A discovery of an iron arrowhead and bone point during previous construction work on the site highlights the possibility of pre-historic archaeological features lying sealed beneath later deposits. Evidence indicates that the site may have been occupied since the 11th Century, perhaps by successive mills over a period of several hundreds years. Any

structural elements of the late Medieval and post-Medieval mill industries that may survive within the proposed development would be of potential archaeological significance. While 18th and 19th Century development on the site may have compromised earlier archaeological features, evaluation would be required to establish this. A mitigation strategy is recommended, such as a series of trial trenches which would also require a safety plan due to the contamination potential of the site.

3.3 Relevant Planning History

43159/APP/2005/191 Royal Quay, Coppermill Lock Park Lane Harefield
ERECTION OF 3 RESIDENTIAL BUILDINGS OF 3 TO 4.5 STOREYS COMPRISING 83
RESIDENTIAL APARTMENTS, CAR PARKING AND LANDSCAPING

Decision: 07-04-2005 Refused **Appeal:** 22-03-2006 Withdrawn

43159/AR/99/1504 Royal Quay, Coppermill Lock Park Lane Harefield
ERECTION OF CLASS B1 OFFICES AND DECKED CAR PARK (AMENDED PHASE II OF
DEVELOPMENT PARTIALLY IMPLEMENTED)

Decision: 03-03-2004 Approved

43159/H/89/2471 Coppermill Lock Park Lane Harefield
Erection of 2-3 storey buildings for use as offices and workshops; a decked car park and a
boathouse facility; restoration/refurbishment of listed buildings and other buildings in the
Conservation Area for office and workshop use; Access improvements including widening of
Summerhouse Lane

Decision: 29-03-1993 Approved

Comment on Relevant Planning History

In 1993 application 89/2471 for the erection of 2,3 and 4 storey buildings for uses as offices and studio/workshops with a 4 storey decked car park comprising 9686sq.m and 342 car parking spaces was approved following the completion of a S106 agreement. The approved floor space replicated the pre-existing industrial floor space of the Harefield Rubber Company. Phase 1 of the scheme included refurbishment and occupation of the two listed buildings and the Long Room and the erection of a new building (Building A). Phase 1 has been implemented together with the S106 obligations comprising a boathouse/mooring; improvement to the access from Park Lane and provision of shuttle traffic lights on Coppermill Bridge.

In November 2000 the Planning Committee resolved to grant planning permission to application 99/1504 for 6879sq.m gross internal B1 office floor and 281 parking spaces, subject to a S106 agreement. This was in addition to the existing 4 buildings on-site plus the boathouse. The S106 agreement related to a payment of £9,000 in respect of improved public transport links, the implementation of a Green Travel Plan and improvements to narrow boat facilities. The S106 agreement was completed in 2004 and the approval issued in March 2004.

In January 2005 a Planning application was received for the erection of 3 residential buildings of 3 to 4.5 storeys comprising 83 residential apartments, car parking and landscaping. This application was refused by the Planning Committee on 7th April 2005 for

the following reasons;

1. The application fails to provide sufficient evidence demonstrating that there is no realistic prospect of the land being used for industrial and warehousing purposes in the future. In this regard the development is contrary to Policies LE2 and PR16 of the adopted Unitary Development Plans.

2. The application is considered to be an overdevelopment of the site having regard to its density, height, siting, bulk, scale and design of the buildings. This will be detrimental to the character and appearance of the locality and conservation area. In this regard the development is contrary to Policies H6, BE4, BE13, BE32, OE1 and PR16 of the adopted Unitary Development Plan, the Council's Design Guide 'Residential Layouts and House Design' and Policy 4B.3 of The London Plan.

3. The proposal, given its siting, design and scale, would detrimentally affect the setting of the adjacent listed building, the Watermill. In this regard the development is contrary to Policy BE10 of the Council's Unitary Development Plan.

4. The application has failed to demonstrate that the proposal would not impact on the site's archaeological remains, in particular the potential remains of the sheet copper rolling mill that was established in 1782 by the Company of Mines Royal. In this regard the development is contrary to Policy BE3 of the Council's Unitary Development Plan and Planning Policy Guidance Note 16 'Archaeology and Planning'.

5. As a result of the proposal's density and siting, the application fails to provide adequate useable private amenity space and recreational public open space including the provision of satisfactorily located children's play space. In this regard the development is contrary to Policies BE23, BE38 and R1 of the adopted Unitary Development Plan.

6. The application fails to protect the privacy of the future occupants of the residential units. The habitable room windows in some units in Block A will be overlooked by the existing office buildings on the site. In addition, an adequate level of privacy will not be provided to the ground floor unit habitable room windows which overlook the internal road network. As a result, these units will need to have their blinds permanently closed, which achieved a poor level of residential amenity for these dwellings. Furthermore, the relationship of the ground floor units to the internal driveway is contrary to secure by design objectives. In this regard the development is contrary to Policies BE23 and BE24 of the adopted Unitary Development Plan and the Supplementary Planning Guidance 'Community Safety by Design'.

7. The application fails to include an accurate tree survey showing the location, height, spread and species of all trees. Therefore, there is no evidence that the trees proposed to be felled will not have a detrimental impact on the landscape setting of the conservation area. The proposal is therefore contrary to Policies BE32 and BE38 of the adopted Unitary Development Plan.

8. The density of the residential development is considered to be too high and inconsistent with the public transport accessibility of the site, contrary to Policy 4B.3 of The London Plan, resulting in an over reliance on the private car by residents.

9. The applicants have failed to demonstrate that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such the

development would be prejudicial to the free flow of traffic and conditions of general highway safety contrary to the aims of Policy AM7 of the adopted Hillingdon Unitary Development Plan.

10. The application fails to provide adequate facilities for cyclists and motorcyclists contrary to Policy AM9 of the adopted Unitary Development Plan and Annexure 4 of The London Plan and Council's Parking Policies and Standards 2nd Deposit Draft (December 2001).

11. The application fails to provide adequate facilities for people with disabilities in terms of parking and ensuring an adequate number of dwellings are designed to accommodate people with disabilities. This is contrary to Policies H9 and AM15 of the adopted Unitary Development Plan.

12. The proposed development fails to demonstrate either the provision of energy efficient measures and renewable energy technology or that such measures are not feasible as an integral part of this development. For this reason, the proposal conflicts with Policies 4A.7 and 4A.9 of the London Plan.

13. The application fails to demonstrate that the development will not be subject to flood risk or increase flood risks down stream. Furthermore the application fails to demonstrate that the development will reduce the impact of flooding. The scheme therefore conflicts with Policies OE7 and OE8 of the adopted Unitary Development Plan and Policies 4B.6 of The London Plan.

14. The application fails to provide public access to the Grand Union Canal, enhance the role of the Canal as a wildlife corridor, complement the visual qualities of the Canal or enhance views to and from the watercourse. Furthermore, the inclusion of building elements that overhang the watercourse may interfere with the safe operation of the Canal. The scheme therefore conflicts with Policies BE31 and BE32 of the adopted Unitary Development Plan and Policy 4B.6 of The London Plan.

15. The application fails to provide for affordable housing on site. The scheme therefore conflicts with Policy H11 of the adopted Unitary Development Plan and the Council's Supplementary Planning Guidance on Affordable Housing.

16. No agreement has been reached with the applicant in respect to contributions towards the improvement of education facilities, health care facilities, youth leisure and recreational facilities, open space, canal side improvements, conservation area improvements, and public transport services and facilities arising from the demands created by the proposed development. The scheme therefore conflicts with Policies BE4, BE32 and R17 of the adopted Unitary Development Plan.

The applicant subsequently lodged an appeal, but withdrew it in March 2006.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.4 To safeguard a network of Green Chains from built development to provide a visual amenity and physical break in the built up area and opportunities for recreation and corridors for wildlife.
- PT1.5 To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses.
- 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.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.13 To seek to ensure the provision of 8000 additional dwellings in the Borough between 1 January 1987 and 31 December 2001.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- PT1.21 To seek publicly accessible recreational open space in association with proposals for development where appropriate to help reduce deficiencies in recreational open space or to ensure that provision does not fall below accepted standards.
- PT1.23 To encourage industry and warehousing to be located within existing Industrial and Business Areas and offices and other business uses, shops and public buildings employing or attracting large numbers of people to be located within Town Centres or other areas identified for such purposes.
- PT1.24 To reserve designated Industrial and Business Areas as the preferred locations for industry and warehousing.
- PT1.25 To encourage the provision of small industrial, warehousing and business units within designated Industrial and Business Areas.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in

particular women, elderly people, people with disabilities and ethnic minorities.

- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.
- PT1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.
- 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:

- OL9 Areas of Environmental Opportunity - condition and use of open land
- OL11 Green Chains
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- BE25 Modernisation and improvement of industrial and business areas
- BE31 Facilities for the recreational use of the canal
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- BE33 Proposals for the establishment of residential moorings
- BE36 Proposals for high buildings/structures in identified sensitive areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE5 | Siting of noise-sensitive developments |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| OE10 | Phasing of development in areas of potential flooding or inadequate sewerage capacity |
| H4 | Mix of housing units |
| H5 | Dwellings suitable for large families |
| H8 | Change of use from non-residential to residential |
| R1 | Development proposals in or near areas deficient in recreational open space |
| R10 | Proposals for new meeting halls and buildings for education, social, community and health services |
| R17 | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| LE1 | Proposals for industry, warehousing and business development |
| LE2 | Development in designated Industrial and Business Areas |
| LE3 | Provision of small units in designated Industrial and Business Areas |
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM6 | Measures to discourage the use of Local Distributor and Access Roads by through traffic |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| 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 |
| AM18 | Developments adjoining the Grand Union Canal - securing facilities for canal borne freight |
| PR16 | Coppermill, Harefield |
| HDAS | Residential Layouts Planning Obligations Accessible Hillingdon |
| LPP | The London Plan (February 2008). |
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPS13 | Transport |
| PPG15 | Historic Environment |
| PPS25 | Development & Flood Risk |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 27th May 2009

5.2 Site Notice Expiry Date:- 27th May 2009

6. Consultations

External Consultees

The application was advertised under Article 8 of the Town and Country Planning Act (1990) as major development. A site notice was erected on the site and a public notice was placed in the local paper on 6th May 2009. Over 270 residents were notified and local resident groups were notified including: Waterside Mews Residents' Association, Harefield Village Conservation Panel, Harefield Tenants and Residents Association and the Canal Locks Conservation Panel. On 4th August 2009, the residents were consulted again on a revised plan. A total of 69 letters of objection have been received from residents. In addition, 3 petitions against the proposal have been submitted with 57, 310 and 28 signatures.

The latest (2nd set) of revised plans were not subject to re-consultation due to the minor nature of changes, as it was not likely that the proposal would have raised any issues not already raised.

Issues raised by the objections are summarised below.

Individual objections

- 1) Out of keeping with the character of the area and the tranquillity of the canal setting
- 2) Development will bring more traffic and congestion to already busy roads at peak times and the road network has limited access
- 3) Land is prone to contamination and flooding
- 4) Already noise pollution from Denham aerodrome and the development would add more
- 5) The area should be reserved for wildlife
- 6) Loss of views over the canal and from the users of the canal
- 7) Lack of parking for businesses
- 8) Proposed bollards and granite blocks would block the entrance to The Watermill
- 9) Congestion over canal bridge as it is only one way
- 10) Non-residential parking already occurs on Barrington Drive, the proposal will result in overspill into neighbouring roads
- 11) Excessive number of residential properties on this plot
- 12) Concerned at the proposed high density residential development
- 13) Resulting mix use development on the small site leading to disputes between residents and business occupiers
- 14) Summerhouse Lane is very narrow and two cars cannot pass each other
- 15) Proposed residential block heights will dominate the area which are mainly 2 storey houses
- 16) Local schools, doctors, and public transport would also be put under strain by extra demands
- 17) Future residents are not likely to walk to nearby village centre due to the gradient of the road (Park Lane)
- 18) Traffic and congestions at the roundabout in Harefield which will have a knock-on effect on the bus provision
- 19) Yellow lines should be applied to Summerhouse Lane, entrances to Jacks Lane and Barrington Drive
- 20) Impact to Listed Buildings
- 21) Lack of parking for the proposed residential units
- 22) No pedestrian access on Summerhouse Lane adjacent to the Long Room and this is already hazardous to pedestrians
- 23) Privacy and overlooking into properties along Barrington Drive

- 24) Previous application was refused on density and traffic issues and the proposal is for more residential and car parking areas
- 25) Summerhouse Lane is not adopted and maintenance is paid for privately. There would be additional traffic using Summerhouse Lane which is not an adopted road
- 26) Manor House would be overshadowed by the development
- 27) The future residents are likely to have at least 2 cars per household and the number of parking spaces is not sufficient, the area is a very car dependant place due to the location
- 28) Affect on the landscape of canal and the setting of the surrounding
- 29) The proposed development would ruin the nice and quite canal setting where walkers, cyclist and users of the area would be affected
- 30) Existing sewer and drainage will not be able to cope with increased residential dwellings
- 31) Potential for landfill gas
- 32) The previous application for business office units has not been completed
- 33) Construction works will go on for two years and there will be disruptions to the existing operations within the site and construction traffic on local roads
- 34) Object to QM3 Modular construction method as this method is only effective in areas where access is not a concern
- 35) The bell tower should be reinstated
- 36) 'Ready made accommodation units' to be delivered from the factory to the site by lorry is unacceptable. The nearby roads cannot cope with lorry movements.
- 37) Occupants in this location will both see and hear aircraft operations as the site is under the flight path and therefore an informative should be included in any consent.
- 38) There is a current lack of doctors surgeries in the area
- 39) Residential buildings are too close to office buildings

Petitions

57 signatures raising concerns regarding peak hour traffic congestion in the local area and burden on local services in the village.

310 signatures raising concerns regarding:

- inappropriate intensification
- Out of character with the area
- unacceptable impact on traffic congestion with close proximity to traffic lights and single file bridge over canal
- excessive demands and pressure on local infrastructure
- damage to and future pressure on protected & priority species of wildlife
- threat to important habitats with proposed removal of trees

28 signatures raising objections to

- traffic, congestions, cars accessing Park Lane from Junction 17 to the M25 and vice versa
- noise and disturbance
- not in keeping with the listed buildings
- Properties along Barrington Drive will suffer loss of visual amenity, views to the canal and surrounding area.

ENGLISH HERITAGE

The site is situated in an area of considerable archaeological and historic importance. Previous archaeological work on the application site encountered redeposited worked flint, indicating archaeological activity from the prehistoric period in the near vicinity if not from within the site itself. This evaluation appears to be limited to the extreme south-western corner of the area. However other remains from the prehistoric period have been recorded from the site, including an 'iron spearhead', recovered during groundworks in the early 20th century.

English heritage do 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. The recording of the two listed structures and associated features or ancillary buildings prior to any alteration should also be secured.

Archaeology: No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Standing historic building recording: No development shall take place until the developer has secured the implementation of a programme of archaeological recording of the standing historic building, in accordance with a written scheme of investigation which has been submitted by the applicant to and approved by the Local Planning Authority.

THE WILDLIFE TRUSTS - HERTS & MIDDLESEX

An Ecological Scoping Survey carried out by WYG Environment (February 2009) found that this development has the potential to impact on protected species. Bats may forage along the canal basin and Grand Union Canal which may be affected by development of the site. The Ecological Scoping Survey made a number of recommendations to ensure that the development does not impact on protected species.

All bats and their roosts are legally protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats & c.) Regulations 1994. If bats are present it is illegal to intentionally kill, injure or catch them, damage, destroy or obstruct their roosts, or to disturb bats. Bat roosts are also legally protected, even when bats are not present all of the time, Due to significant population reductions, some bat species have been identified as priority Biodiversity Action Plan species, including soprano and common pipistrelle (UK BAP) and natterer's bat (Herts BAP)

We therefore request the following Conditions be attached to any permission granted;

Lighting: No external lighting shall be installed or affixed to any buildings on the site unless the LPA has first approved in writing details of position, height, design and intensity.

Reason: To ensure the site continues to be suitable for use by bats. Certain buildings and habitats around the site may be important for bats, which may be adversely affected by light pollution in sensitive areas. The design of the lighting scheme should follow the recommendations given in the Bat Conservation Trust's advice note on bats and lighting in the UK (BCT, 2008).

Reptiles: Any key features within the redevelopment area that could potentially be used by reptiles for basking, foraging, shelter, over-wintering and/or egg-laying, must be subjective to a destructive search by a suitability qualified ecologist. Key features include log and brash piles, grass heaps, stone/rubble piles, mammal burrows.

Reason: The site has been highlighted as having the potential to support reptiles. Reptiles are protected under the Wildlife and Countryside act (1981) as amended which makes it an offence to intentionally kill or injure these species.

Birds: No removal of trees, shrubs or hedges, shall be carried out on site between the 1st March and 31st August inclusive in any year, unless searched beforehand by a suitably qualified ornithologist.

Reason: Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).

Landscape: No works of site clearance or demolition to begin until a detailed landscaping plan has been submitted to the LPA for approval in writing. This is to include details for the species of local provenance to be planted/sown and a structurally diverse habitat plan (preferably including a pond and dead wood habitats), consisting of a list and map of species to go in the tree plantings, scrubs and hedgerow and a sample programme of management.

Reason: To increase opportunities for wildlife in new developments, in compliance with guidance in paragraphs 5.32 to 5.36 of PPS9, and the NERC Biodiversity Duty, and in compliance with policies ENV1 (Green Infrastructure) and ENV3 (Biodiversity and Earth Heritage) of the East of England Plan (May 2008)

BRITISH WATERWAYS LONDON

After due consideration of the application details, British Waterways has the following comments to make:

Plans

The plans appear to be incorrectly labelled in places the lettering of the blocks appears to vary between plans and the sections.

Design and Layout

We feel that the massing of the buildings should respect the setting of the lock and the adjacent listed and other low level buildings, particularly as the area currently has a very open feel to it, and any development of this scale will have a significant effect on its character. The materials and design of the buildings is also important in order to respect the waterway environment.

The block closest to the lock will have a particular impact on this open nature. Its design includes a stairwell overlooking the lock, which we feel does not make the best use of the building's outlook towards this waterway feature. It also does not enhance the waterside environment in the view from the lock and adjacent towpath.

Moorings

The development presents an excellent opportunity to allow access to the canal basin and bring it back into use for boating activity. There is a chronic shortage of and demand for moorings, and the development should incorporate a mix of residential and leisure moorings in the basin, which would also provide animation and activity on the waterside to complement the development. In addition this would generate a commercial return to supplement the development.

Waterway Wall

The waterway wall is in a poor condition in areas around the site, and in order that the proposed development does not adversely affect its structural integrity, and that the wall is of a standard that matches the life of the development, we request that a condition (as below) requiring a survey of the wall be attached to any permission. We would request that the applicants consult with us regarding any works close to the waterway and our ownership boundary.

Lighting/ CCTV

We assume that lighting and CCTV is likely to be included as part of the scheme, which will improve security along the canal side of the site. We welcome CCTV coverage (or at least dummy cameras) of the towpath to help prevent crime. However, any new lighting scheme should ensure there is minimal overspill into the canal to prevent it harming wildlife habitats, particularly bats who use the canal as a feeding corridor. Low-level 'bat friendly lighting' should be used.

Off Site Works

The development would bring more people to the area who would benefit from the waterside location and surroundings, thus putting more pressure on local open spaces, including the canal and its towpath. It is therefore considered that the proposed development presents an opportunity to contribute to environmental improvements to the local canal environment and seek a contribution towards canalside improvements in the area that would meet the demands and expectations of the future site occupiers.

Maintenance

We would also request that the council consider the occupiers of such developments contributing a service charge towards maintenance of the immediate canalside area around the site, including towards litter collection, to help maintain the area to a high standard to meet the expectations of the future occupiers of the development.

Waterborne Freight Transport

In the interest of sustainable development and to satisfy Blue Ribbon Network Policy 3C.25 & Policy 4C.8 of the Consolidated London Plan, BW would like to see the development utilise its waterside location for waterborne transport.

British Waterways is promoting the use of canals for freight transport and with TfL jointly commissioned Peter Brett Associates to investigate the feasibility of freight by water in West London. This work revealed that in certain circumstances (depending on distance and number of locks required to travel through) there is a sound economic case (and environmental and social case) for considering freight by water as a viable alternative to road transport. Clearly, this offers benefits including reduced lorry miles, reduced congestion, reduced carbon emission and reduced number of HGV related accidents.

The construction cycle for the development could potentially be serviced from the canal. Construction waste can be removed by water and building materials and plant can be delivered by water. This would require a piled berth for service vessels to moor adjacent to the site and may also be assisted by a construction pontoon (however please note that a license would be required from British Waterways to enable any construction work to take place from the waterspace). During occupation there may also be an opportunities for domestic and commercial waste and recyclables to be transported from the site to a Waste Transfer Station by water, as demonstrated by LB of Hackney's Waste by Water initiative.

The best practice guidance 'The control of dust and emissions from construction and demolition' published Dec 2006 by GLA, together with London Councils states:

'Where construction sites are located near to waterways or railways it may be feasible for construction materials to be delivered or removed from the site using these means, rather than by road. The obvious benefit is that it will reduce the number of trips made by HGVs on local roads, therefore reducing local emissions and disturbance to sensitive receptors. This option is rarely used in London, but developers following this guidance, should try to make use of the waterways wherever possible. The Mayor's draft Freight Plan also seeks to encourage the use of waterways and rail in place of roads whenever practicable.'

Sustainability and Ecology

Use of the canal network and heat exchange technology offers significant savings on energy costs and is a sustainable solution to power heating/ air cooling units. We therefore attach a copy of our factsheet regarding this technology.

We note the proposed incorporation of measures to utilise hydro power, and support this where it does not affect British Waterways' operations.

We have also just announced an agreement with The Small Hydro Company Ltd to generate 210,000 mega watt hours of renewable energy per annum using our waterway network.

We welcome the incorporation of brown or green roofs in new developments, and this may be appropriate as part of this scheme. Bat and bird boxes would also be beneficial to ecological credentials of the development.

Landscaping

We would like to be consulted on landscaping proposals for the development, including any planting proposed close to the waterway or our land. We would also prefer to see some softening of the car

parking area close to Blocks D and E.

Hillingdon Narrowboats Trust

We are keen to ensure that any proposal does not adversely affect the amenities or operation of this nearby group.

If the Council is minded to grant planning permission, it is requested that the above comments are taken into account, and a contribution is made towards canal-side improvements. The following conditions and informatives should also be attached to the decision notice:

Conditions

Prior to the commencement of development a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the water must be submitted and approved in writing by the local planning authority in consultation with British Waterways. The risk assessment shall also include details of the proposed safety equipment along the canal frontage, which shall be installed prior to first occupation of the development hereby permitted.

No development shall take place on site until full details of the proposed landscaping scheme have been submitted to and approved in writing by the Local Planning Authority in consultation with British Waterways. The landscaping scheme should include reference to plant species types, surface treatments, fences and walls, any signage and information boards together with the means of on-going maintenance for a five year period. The approved landscaping scheme shall be implemented by the first planting scheme after the development commences. Reason: In the interest of preserving open views to and from the canal, the living environment for future residents and the canal setting.

Prior to the commencement of the development hereby permitted, full details of any proposed lighting and CCTV scheme shall be submitted to and approved in writing by the Local Planning Authority in consultation with British Waterways. The approved lighting and CCTV scheme should be implemented prior to first occupation of the development. Reason: In the interest of crime prevention, ecology, visual amenity and the canal setting.

Before development is commenced, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclates). The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the canal is not physically or economically feasible. Reason: To encourage the use of the canal for transporting waste and bulk materials in accordance with Blue Ribbon Network Policies 3C.25 & 4C.8 of the Consolidated London Plan, 2008.

Informatives

The applicant is advised that any discharge of surface water into the waterways requires British Waterway's written permission before development commences. Please contact Ben Loader on 0207 985 7288 for further information.

The applicant/developer must contact British Waterways' third party works engineer, Andy Nicholls, in order to ensure that any necessary consents are obtained and the works are compliant with the current British Waterways' 'Code of Practice for Works affecting British Waterways.'

In the event of any balcony overhangs or other encroachments into British Waterway's airspace, land or water, the applicant must enter into an appropriate commercial agreement with British Waterways before development commences. Please contact Ben Loader in British Waterways London's Estate Team on 020 7985 7288 for further information.

Any access from the towpath, closures of the towpath or scaffolding oversailing British Waterway's land or water during the construction must be agreed in writing with British Waterways before development commences. Please contact Ben Loader in British Waterways London's Estate Team on 020 7985 7288 for further information.

THAMES WATER UTILITIES

Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed.

Development shall not commence until a drainage strategy detailing any on and or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Control Department prior to the Planning Application approval.

THREE RIVERS DISTRICT COUNCIL

Three Rivers District Council objects to the planning application for the following reason:

The Council recognises that the site is allocated in the London Borough of Hillingdon's Unitary Development Plan under PR16 but nevertheless the site is surrounded by the Metropolitan Green Belt and Countryside where there is a presumption against development. The site also lies within the shared Coppermill Lane Conservation Area. Development proposals in a Conservation Area should either preserve or enhance the Character and Appearance of the Conservation Area. This Council is not satisfied that any very special circumstances have been demonstrated as to why inappropriate development should be granted and for the reasons set out below also fails to preserve or enhance the character and appearance of the Conservation Area.

The proposed development is considered to be overdevelopment by reasons of the number of units, the scale, massing and bulk of the buildings. This is exacerbated by the siting and layout of the buildings, This Council recognises that some form of development is required for this site, but the current application is unacceptable as it includes tall buildings that are out of keeping with the character and appearance of the area. The unacceptable height of the buildings is exacerbated by their siting close to the canal and river environment as well as failing to provide to recognise the topography of the landscape. The development will result in an obtrusive and incongruous form of development that will have a detrimental impact on the visual amenities of the area.

The 3(4) storey developments fronting the Grand Union Canal will adversely affect the outlook from the Coppermill Lock Conservation Area. Whilst it may be very nice for the residents to look out over the Canal and surrounding countryside and Green Belt it will have a claustrophobic affect on the open appearance of the Conservation Area (ere contrary to Three Rivers Local Plan Policy C2 setting of conservation areas).

The type of development proposed is contemporary and therefore this form of development does not reflect the vernacular of 19th Century canal side warehousing and will be contrary to the architectural features of the retained B-Class warehousing that appears to be retained as part of the scheme at present (although there doesn't appear to be any statement that the B Class use will be retained in perpetuity and a future development may propose the redevelopment of this use for housing also). This would be contrary to Three Rivers Local Plan Policy C1 and adversely affect the features of archaeological and historic significance including the historic boundaries adjacent to the Conservation Area.

The proposed development fails to include family housing. It has a poor mix and given the site's location which does not enjoy good access to a range of services or public transport, there will be high demand for travel by private motor car.

Furthermore, as the direction of travel by occupiers of the development in their motor cars is likely to be to and from Denham Railway Station, Junction 17 of M25; Maple Cross employment area; and the A412/A40/M40, the amount of traffic generated by the development will result in noise and disturbance to the quiet country lanes of West Hyde. This will have a detrimental impact on the openness of the countryside and green belt and fails to safeguard the countryside from encroachment.

This Council is of the view that the scheme is overdevelopment and will lead to residents parking on the surrounding road and area which will obstruct through traffic and make general highway conditions dangerous. It should be noted that Coppermill Lane has no public footpath provision.

There is a significant shortfall of amenity space in the development for future residents.

ENVIRONMENT AGENCY

Environment Agency remove two of their initial objections (unacceptable Flood Risk Assessment and flood risk/drainage). However, the Environment Agency would uphold the objection on inadequate buffer zone to watercourse.

This is because of the proximity of Block E to the bank top of the Grand Union Canal. This objection can be resolved if Block E is moved back from the bank top to provide an open buffer zone of at least 4m alongside the Grand Union Canal. This will provide a continuous buffer strip along the western side of the site. Due to the constraints placed upon the development by the available space on site we have not asked for a wide buffer zone along the whole length of the bank, only along that part adjacent to the Grand Union Canal.

Officer Comment: The applicant has resolved the buffer zone issue by providing 4m alongside the Grand Union Canal to the bank top.

Internal Consultees

POLICY

The site is designated as an Industrial Business Area (IBA), in the UDP Saved Policies document. Policy LE2 states that these areas are designated for business, industrial and warehousing purposes. Other uses will not be permitted unless it can be satisfied that:

- there is no realistic prospect of land being used for industrial or warehousing purposes in the future; and
- the proposed use does not conflict with policies and objectives of the plan
- the proposal better meets the plan's objectives, particularly in relation to affordable housing and economic regeneration.

The UDP goes on to state that in applying this policy the following factors should be taken into account:

- evidence of a lack of demand for warehouse uses
- The length of time vacant premises or land have been marketed and the interest expressed by potential occupiers
- The amount and nature of vacant floorspace in the borough
- The size and layout of existing premises

The Council's Employment Land Study (ELS) was published in July 2009 and contains a review of all IBA's in the borough. Comments in relation to Royal Quay are contained in Chapter 8 of the document in paragraphs 8.36-8.43, under the heading Summerhouse Lane. It is stated that the long vacant cleared site at Royal Quay has the potential for a residential led mixed-use scheme, which would benefit the local area by making the site more vibrant. The drawback would be that any mixed-use scheme would potentially erode the employment designation status.

The challenge for this site is to develop a scheme that adds value to the local business community whilst not harming the amenities of any future residents or those of the existing businesses. The recommendation for this site at paragraph 8.43 of the ELS is as follows:

'Redraw the boundaries of the existing IBA to exclude the already completed housing component in the north of the IBA, release the vacant part of Royal Quay to housing through a site allocation policy and include Salamander Quay into a designated Locally Significant Employment Location (LSEL)'

The ELS forms a key part of the evidence base for the implementation of policy LE2 and also for the emerging Core Strategy document. It indicates that the principle of residential development on the vacant part of Royal Quay is acceptable, however the issue of protecting the amenity of surrounding areas will need to be carefully considered.

URBAN DESIGN AND CONSERVATION

The scheme does not address conservation and listed building issues.

Due to lack of detailing and information provided within the scheme, the proposed development would be unacceptable to the wider context of the Conservation Area. More variations and local features should be incorporated to the proposed design of the scheme. The relationship between the proposed buildings and the listed buildings are poor and is not acceptable.

The proposal still fails to provide sufficient detail on soft and hard landscaping which are very important elements of the scheme due to its location.

TREES and LANDSCAPE

The importance of providing high quality landscape setting for this sensitive site is a key issue. The density of the development, the limited space available for providing attractive and useable amenity areas, the mix of urban/waterside character, the proximity to the Green Belt and the heavy dependence on the roof garden (which will serve blocks A, B, C, G and H) increase the need for clear landscape objectives which lead to a well designed and detailed scheme. At the moment, the landscape objectives, as expressed in the Design and Access Statement and on plan, remain unclear and the sparse information provided lacks conviction.

Objection is raised to the proposal because the Design & Access Statement and Masterplan fail to provide clear objectives which promise to deliver a high quality landscape scheme in accordance with saved UDP Policy BE38.

ENVIRONMENTAL PROTECTION UNIT

Contamination

The following documentary information was provided with the application:

* Summary Ground Contamination Desk Study Assessment of Royal Quay, Harefield on behalf of Farningham McCreddie Partnerships by White Young Green Environmental, February 2004 (ref: REPORT/E04200/ST/FEB04/DTS/ V1)

The above document included within it a desk study, site reconnaissance and a qualitative risk assessment of the Ground Contamination issues in relation to the site carried out by White Young Green Environmental Consultants (WYGE). The desk study used a number of previous (third party) desk studies carried out for the site and has relied entirely on third party intrusive site investigation as well, the most relevant of which were the LBH Wembley Desk Study Report (1999) and the LBH Wembley Site Investigation Report (2001), which considered contamination issues and indicated:

* Paper mills on the site from 1674 were converted to copper mills after the opening of the Grand Union Canal in Harefield in 1797, to revert back to use as a paper mills in 1870. In 1882 the site was acquired by the United Asbestos Company. Asbestos products were manufactured at the site (with the factory expanding during the First World War) until it closed in 1931. Three rubber companies joined together to occupy the site from 1935. The rubber company relocated in the 1980's. Various planning applications in relation to the demolition of buildings on the site were also noted.

* Made ground of varying thickness (maximum recorded 3.85 metres) were noted in all the reports reviewed (both Geotechnical and Environmental) in the areas where exploratory holes were sunk.

* Metallic contamination on site included both zootoxic (harmful to humans/animals) and phytotoxic (harmful to plants) compounds, found to be widespread in the made ground (based on CLEA residential with plant uptake criteria). (See figure 4.1 at the back of the document.)

* Significant (2-50%) content of chrysotile asbestos fibrous insulation was present within the made ground in two locations in area A.

* Significant hydrocarbon type contamination present in the made ground at two locations in Area A and on location in Area B, which included Total Petroleum Hydrocarbons (TPH), and in places Polyaromatic Hydrocarbons (PAH), industrial solvents and phenols (see figure 4.2 at the back of the document).

* In the groundwater, detectable levels of hydrocarbon type compounds were locally present, and elevated concentrations of copper and arsenic were present in the groundwater samples tested.

The basic qualitative risk assessment to assess the risk to each receptor has been reviewed and designated based on the limited (especially in terms of the area covered by the investigation) information collected in this study, with the overall ground contamination risk rating for the site being noted as Moderate to High. WYGE have noted further investigation work would have to be carried out to formulate an effective Quantitative Risk Assessment (QRA) and remediation strategy, and to adequately carry out groundwater modelling work. The need for land gas monitoring was also noted

The information provided does not cover the whole area proposed for development or the site issues as completely as it could, and a number of uncertainties are noted in the report, but there is sufficient information to indicate the breadth of contamination issues to be addressed at the site and it has identified what further information is required. Of particular concern is the amount of asbestos on site (the site has not been completely characterised so this is not known) as the Council's preferred option is to safely remove all asbestos and asbestos contaminated matter from the site for off-site disposal. Soil containing greater than 0.1 % asbestos is classified as special waste according to the Environment Agency (EA) website, so disposal could be costly. At the very least the asbestos contaminated material should be rendered innocuous if it is to remain safely on site.

Based on the above and the fact this site is included within the potentially contaminated land list for the Borough under Part IIA, the standard contaminated land condition (see below) would have to be attached to this planning application to cover both the site investigation work (broadly proposed within the report) and the remediation work for the site. Should a different version of the condition be used, please ensure a condition requiring the testing of imported soils is also included. The Hillingdon Supplementary Planning Guidance on Land Contamination should be referred to for

guidance on the type of information required to satisfy this planning condition.

A number of landfill sites outside the Borough were noted in the report but one Hillingdon landfill and a landfill noted by the EA within 250 metres of the site in Hillingdon were missed. The Hillingdon landfill is a suspected asbestos pit and landfill gas is probably not an issue. However, the report does note potential land gas issues due to the natural organic matter on the site as well as organic matter within the made ground and therefore it should be conditioned for ground gas and any necessary gas protection that may be required.

The site investigation information, any QRA information and the Remediation Strategy (and any subsequent revisions/ variations to this) should be forwarded to Environmental Protection Unit (EPU) for comments as soon as they are available. A method statement for the safe investigation and removal/ remediation of asbestos contaminated material also needs to be provided before starting works which clearly identifies how site workers and neighbours will be protected from any dust generated at the site due to the relevant works. A separate condition to cover this may be advisable under site management.

Ground water

The EA should be consulted with regards to groundwater issues.

Dust from demolition and construction

Current government guidance in PPS23 endorses the use of conditions to control impacts during demolition and construction phases of a development. Within this in mind a condition is recommended.

Conditions

-Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environment Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

Landfill gas condition for use for Major and Minor Applications where gas risk is considered significant and monitoring is required

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

Reason: The Council's records show that the development site is located within 250 metres of two landfill sites. The desk study also identified made an natural ground with the potential to exude ground gas. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer

-The development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from any demolition or construction works, has been submitted to, and approved by the LPA. The scheme shall include such combination of dust control measures and other measures as may be approved by the LPA.

Reason: To safeguard the amenity of surrounding areas.

HIGHWAYS OFFICER

The submitted transport assessment is not considered to provide a robust quantitative assessment of the development transport impact on the highway network.

The site lines at the existing Royal Quay junction with Park Lane are inadequate. The internal road width is 4.1 metres. It needs to be a minimum of 4.8 metres to allow a lorry and car to pass each other. There are no pedestrian footways for almost half the length of this road. Some bin locations are still more than the acceptable 10.0 metres from the public highway.

The application cannot be supported on transportation grounds.

WASTE STRATEGY

For this development a recommendation for bins would be 10x1100ltr refuse and 10x1100ltr recycling bins.

The design of the bin chambers on plans would appear inadequate. The location of bins for access for all residents seems to be less than adequate.

ACCESS

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Documents 'Accessible Hillingdon' and 'Residential Layouts', adopted July 2006.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance. Nine Units should be designed to Wheelchair Home Standards and shown clearly on plan.

EDUCATION

The Council is now seeking education contributions for all school sectors from all new housing developments. This is due to a high increase in births, which will result in no spare nursery or primary school capacity by 2012 and no spare secondary school places by 2019. The amount sought from this development is £259,798.

S106 OFFICER

Following are my formal comments relating to the planning obligations as sought for the above scheme.

1. Affordable Housing:

The Financial Viability Appraisal submitted with the application has been independently validated. This has demonstrated that the level of affordable housing the scheme can support equate to 25% by residential unit or 26% by habitable room.

2. Transport:

In line with the SPD a Green Travel Plan is required to meet the sustainable transport needs arising from this scheme. It is likely that a Travel Plan bond of £20,000 will be sought to ensure compliance with the Travel Plan or a remedial payment measure will be incorporated into the s106, to deal with any future potential breaches. Any and all resulting Highways matters will be required to be delivered and the cost met by the developer.

3. Education:

A contribution equal to £259,798 is sought from this scheme. This breaks into the following: £41,530 for Nursery provision, £90,379 for Primary provision, £69,251 for Secondary provision and £58,638 for Post 16 provision.

4 Health:

A contribution in the sum of £30,207.80 is sought as a result of this scheme (139.88 people x £216.67).

5. Public Realm/British Waterway:

A contribution towards towpath and canal side improvements up to a sum of £100,000 is sought.

6. Community Facilities:

A contribution towards local community facilities in the sum of £30,000 is sought as a result of this scheme.

7. Libraries:

A contribution towards library books equal to £3,213.24 is sought as a result of this scheme.

8. Construction Training:

A contribution equal to £2,500 for every £1 million build cost is sought as a result of this scheme or a training scheme is to be submitted to and approved by the Council detailing how construction training initiatives will be met on site.

9. Project Management and Monitoring:

A contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting s106 agreement over the land.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is contained within an Industrial and Business Area (IBA) where Policy LE2 of the Hillingdon Unitary Development Plan Saved Policies requires land to be used for business, industrial and warehousing purposes (Use Class B1 to B8), unless it can be satisfied that:

- there is no realistic prospect of land being used for industrial or warehousing purposes in the future; and
- the proposed use does not conflict with policies and objectives of the plan
- the proposal better meets the plan's objectives, particularly in relation to

affordable housing and economic regeneration.

The UDP goes on to state that in applying this policy the following factors should be taken into account:

- * Evidence of a lack of demand for warehouse uses
- * The length of time vacant premises or land have been marketed and the interest expressed by potential occupiers
- * The amount and nature of vacant floorspace in the borough
- * The size and layout of existing premises

The Council's Employment Land Study (ELS) was published in July 2009 and contains a review of all IBA's in the borough. Comments in relation to Royal Quay are contained in Chapter 8 of the document in paragraphs 8.36-8.43, under the heading Summerhouse Lane. It is stated that the long vacant cleared site at Royal Quay has the potential for a residential led mixed-use scheme, which would benefit the local area by making the site more vibrant. The drawback would be that any mixed-use scheme would potentially erode the employment designation status. The challenge for this site is to develop a scheme that adds value to the local business community whilst not harming the amenities of any future residents or those of the existing businesses. The recommendation for this site at paragraph 8.43 of the ELS is as follows:

'Redraw the boundaries of the existing IBA to exclude the already completed housing component in the north of the IBA, release the vacant part of Royal Quay to housing through a site allocation policy and include Salamander Quay into a designated Locally Significant Employment Location (LSEL)'

Therefore, the ELS forms a key part of the evidence base for the implementation of policy LE2 and also for the emerging Core Strategy document. It indicates that the principle of residential development on the vacant part of Royal Quay is acceptable. However, the issue of protecting the amenity of surrounding areas will need to be carefully considered.

7.02 Density of the proposed development

The key planning policy document that the Local Planning Authority need to take into account when assessing residential density is the London Plan February 2008. Policy 3A.3 of the London Plan advises that boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context, the design principles in policy 4B.1 and with public transport capacity. The London Plan provides a density matrix to establish appropriate densities at different locations.

The subject site is within a suburban setting and has a Public Transport Accessibility Level (PTAL) of 1. Taking into account these parameters, the London Plan Density matrix recommends a density of 50-75 units per hectare and 150-200 habitable rooms per hectare. The applicant's report advises that the scheme complies with the density threshold. However, this is based on the entire application site which includes non-residential land, contrary guidelines on how to calculate residential density identified by the Mayor to support the London Plan. Council's officers have estimated the 'residential' area of the site, including the access to Park Lane and Summerhouse Lane, as 0.94ha. Using the correct net residential site area, the scheme achieves a density of 101 units per hectare and 269 habitable rooms per hectare. This exceeds the density range within the London Plan and the proposed density results in a number of other issues, identified within the reasons for refusal.

The applicant has stated that if the density range is reduced to meet the London Density

Matrix the proposal would become unviable now and for the foreseeable future.

Nonetheless, given the context of the site, the proposed density is considered to be an over development contrary to Policies 3A.3 and 4B.1 of the London Plan.

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

ARCHAEOLOGY

The site is situated in an area of considerable archaeological and historic importance.

Previous archaeological work on the application site encountered re-deposited worked flint, indicating archaeological activity from the prehistoric period in the near vicinity if not from the site itself. This evaluation appears to be limited to the extreme south-western corner of the area. However, other remains from the prehistoric period have been recorded from the site, including an 'iron spearhead', recovered during groundworks in the early 20th Century

More importantly, however, it is also known that the site was developed from the 16th century onward, if not considerably earlier, with a series of mills representing various different industries, including corn, paper and copper. Of particular interest is the sheet copper rolling mill that was established in 1781 by the Company of Mines Royal. The history of industrialisation of London's conurbation, as well as physical remnants of these processes, would be considered of being of regional to national importance. Associated with these works and the series of later mills on the site are the standing Manor House and the West Factory Block, both of which are listed.

English Heritage did not consider that any further works need to be undertaken prior to determination of the subject planning application but the archaeological position should be reserved by attaching a condition to any consent.

CONSERVATION AREA AND LISTED BUILDINGS

The site is situated within Black Jacks/Coppermill Lock Conservation Area, designated in 1975 because of its special architectural and historic interest. There are two listed buildings within the application site, The Watermill and the Manor House, both Grade II. The Lock Keepers Cottage which is found across the other side of the Canal, not within the application site, is also a listed building.

The proposed buildings, due to their siting, density, bulk and scale would have a detrimental impact on the character and setting of the Conservation area. Whilst the design in principle is acceptable, the combination of the factors would result in the development appearing cramped on the site where currently the characteristics of the area are open and low density.

The proposed heights and scale of the proposed buildings and its relationship with the Listed Buildings is poor and would appear to dominate the listed buildings. Whilst the applicant has made attempts to reduce the scale and height of the buildings which are closest to the listed buildings, the close proximity to the listed buildings together with the proposed scale and bulk would undermine the nature of these listed buildings.

The Council's Conservation Officer has also raised concerns relating to the impact of the proposal on the character and setting of the Conservation Area and the listed buildings within the site. It should also be noted that the conservation area extends into Three Rivers District Council and their officers' concerns mirror those of Hillingdon's officers.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 of the UDP Saved Policies 2007 seeks to protect the Green Belt from nearby developments which may prejudice its visual amenity. Whilst the application site is not within the green belt, the green belt immediately surrounds the application site across the canal to the north and west and further beyond Barrington Drive to the east and south.

The proposal would be seen in the context of other buildings within the site and its surroundings and therefore, it is not considered that the proposal would have a negative impact on the Green Belt. It should also be stressed that Green Belt impact has not been a concern on previous schemes involving 3-4 storey buildings.

7.06 Environmental Impact

See paragraphs 7.17 and 7.18.

7.07 Impact on the character & appearance of the area

Policies BE13, BE19, BE21 and OE1 seek to ensure that new development will complement and improve the character and amenity of the area and harmonise with the existing street scene. Policy BE4 requires new development within conservation areas to preserve or enhance those features which contribute to the special architectural and visual qualities of the area. Policy BE10 advises that planning permission will not normally be granted for proposals which are considered to be detrimental to the setting of a listed building.

The appearance of the proposed buildings is based on a modern interpretation of the traditional building form found on site. This approach is considered acceptable in principle however, given the Conservation Area and adjacent Listed Buildings, the detailing, finishes and façade treatments must be of a very high standard and integrate with the surrounding Listed Buildings and Conservation Area.

The Council's Conservation Officer has raised concerns regarding the lack of detailing and design, which would result in a development that fails to respect the character and appearance of the Listed Buildings and the Conservation Area. The proposed blocks D, E, and F fail to incorporate local features and materials to incorporate these buildings with the more traditional buildings on site. Some of the glazed enclosures are unclear and would appear odd on the elevations and lack detailing in particular to buildings fronting Summerhouse Lane.

The proposed building closest to the Manor House is approximately 7m away and due to the L-shaped layout, it would wrap the Manor House to the north eastern corner, and would appear to dwarf the Listed Building. This is due to the massing of the proposed Block A in the context with the other proposed buildings (Block G, H and B). The overall massing and bulk would dominate the Listed Building, Manor House. In addition, the prominent views to the listed building from the public view points will also be obscured by the proposed Block A.

The proposed siting of the buildings and the layout of the site would also make the site appear cramped due to the close proximity of the distances between the proposed buildings. The proposals are not considered to be to the detriment of the character and appearance of the area, which otherwise is low density and spacious in character. As such, the development would be contrary to policies BE10, BE13, BE19 and BE21 of Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policies BE20, BE21 and BE24 require that new development adequately protects the privacy, provision of daylight and sunlight to, and residential amenity of existing properties.

In addition, the Hillingdon's Design and Accessibility Statement (HDAS) on Residential Layouts provides further guidance in respect to privacy, in particular the distances between facing habitable room windows should not be less than 21m and habitable room to flank wall should not be less than 15m. With regards to the proposed residential units, Blocks G and H fronting Summerhouse Lane would be closest to the neighbouring properties along Barrington Drive. The distance between the proposed habitable room windows to the rear elevation of the dwellinghouses on Barrington Drive is some 22m. Also, due to the topography, the dwellinghouses on Barrington Drive would be situated at a higher level than the proposed blocks and therefore there would be no unacceptable overlooking between the nearest neighbouring properties and the proposed residential units.

Overall, the proposal is not considered to have any unacceptable overlooking, privacy or daylight/sunlight impacts on the nearest neighbouring properties on Barrington Drive.

In relation to the impact to the neighbouring commercial occupiers, the nearest proposed building (Block A) to Manor House is only 8m to 12m. Although the Manor House is currently vacant, there is still a need to protect the commercial viability of the Manor House and the amenity of future occupiers of the residential units. The proposed residential Block B is also within close proximity to The Watermill, with only 16m separation distance. The level of privacy offered to the future occupiers of the residential units is considered to be unsatisfactory and contrary to policy BE24 of the Unitary Development Plan Saved Policies September 2007.

7.09 Living conditions for future occupiers

Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies 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. Policies BE20, BE21 and BE24 require that new development adequately protects the privacy, provision of daylight and sunlight to, and residential amenity of future occupiers.

In addition, the Supplementary Planning Document Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts seeks to ensure that an adequate amount of conveniently located amenity spaces is provided in new residential developments and appropriate level of privacy and daylight is offered to the future occupiers.

The proposed arrangement of the residential blocks fails to provide appropriate separation distances between buildings and in particular, between facing habitable room windows. The majority of the proposed blocks fail to provide the minimum required 21m distance between facing habitable room windows. The applicant has stated that the blocks do not provide facing habitable room windows between blocks however, in most of the cases, the kitchen window would face the living room window or bedroom windows of another block. As the proposed kitchens in all proposed residential units are open plan with the living space, it is considered that the proposed separation distances between these windows are not satisfactory and the majority of the blocks will overlook each other. The separation distances range from 9m (between Block E and D) to 18m (between Block G and B). In the

case between Block D and Block C, the separation distance is approx 17m with habitable rooms facing each other. It is also worthwhile to note that in majority of cases, the windows lead out to a balcony and therefore, the distances between these balconies would be closer than those referenced above.

With regards to amenity space provision, 93 out of 95 units are provided with private balcony provision which range in size from approximately 4sq.m to 4.9sq.m. The total usable communal external amenity space provision is provided in three separate areas and the total amount equates to approximately 1879sq.m. HDAS seeks a minimum of 25sq.m for 2 bedroom flats and a minimum of 20sq.m for 1 bedroom flats.

The amenity space adjacent to Blocks D and E is approximately 381sq.m in size and it can be expected that this area would be utilised by the future occupiers of those blocks (24 units) due to its location. This area together with the proposed balcony provision, Blocks D and E would provide sufficient amenity space for future occupiers. The amenity space adjacent to Block F is likely to be utilised by occupiers of Block F (15 units) and amounts to approximately 422sq.m and this space again, would be sufficient for the future occupiers of Block F. The decked amenity space area between Blocks A, B, C, G and H is approximately 1076sq.m. This provision together with private balconies would provide adequate amenity space for the future occupiers of the blocks mentioned.

The Mayor's adopted Supplementary Planning Guidance on Providing for Children and Young people's Play and Informal Recreation (March 2008) provides guidance to London boroughs on providing for the play and recreation needs of children and young people under the age of 18 and the use of benchmark standards in the preparation of Play Strategies and in the implementation of Policy 3D.13 of the London Plan (2008). A Benchmark Standard of a minimum of 10 sq m per child regardless of age is recommended as a basis for assessing future requirements arising from an increase in the child population of the area.

Among other requirements the SPG indicates that for children aged 5, 5-11, and 11+ play space of an appropriate standard should be available or provided within a reasonable walking distance of 100m, 400m and 800m, respectively. This distance should be measured as actual walking distance taking into account barriers to movement etc.

The SPG provides guidance on what makes a good place for play. This is dependent on a number of key elements, including the size of the space, location and accessibility, quality and design, management and maintenance.

The Council's HDAS states that 'on larger schemes containing flats which would result in family housing (two or more bedrooms) being sited more than 400m from a children's play area, the development should provide for a usable amenity area incorporating a safe play space for children, located within the development. This requirement is reinforced by Policy R1 of the Unitary Development Plan Saved Policies 2007

While the majority of proposed units are provided with a small balcony, there is no safe or appropriately equipped play space provided for children within the development. Further there is no provision of an appropriate standard within 400m actual walking distance of the development.

Despite the adequate quantum of amenity space within the development as whole, there is inadequate provision of appropriately designed or set out play space to meet the play

needs of children arising from the development.

Given the lack of a dedicated children's play area it is considered that the proposed development is contrary to Policies BE20, BE21, BE24 and R1 of the Hillingdon's Unitary Development Plan Saved Policies 2007 and Policy 3D.13 of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is accessed off Park Lane and has a PTAL rating of 1a (on a scale where 6 is high and 1 is low). The proposal includes 146 residential parking spaces within a two storey decked area and on the land surrounding the proposed residential building and a further 146 spaces would be available for the existing commercial use within the site. The proposed parking spaces would comply with the Council's maximum parking standards.

The accompanying Transport Assessment provides trip generation figures from example sites to make assumption of trip generations from the proposed development. However the Transport Assessment fails to provide examples of similar sites to the application site with similar PTAL rating and also the dwelling mix. Therefore, it is considered that the submitted transport assessment is not considered to provide a robust quantitative assessment of the development transport impact on the highway network contrary to Policy AM7 of the UDP Saved Policies September 2007.

Furthermore, the site lines at the existing Royal Quay junction with Park Lane are inadequate and the internal road width is 4.1 metres (it needs to be a minimum of 4.8 metres to allow a lorry and car to pass each other), there are no pedestrian footways for almost half the length of this road and some bin locations are still more than the acceptable 10.0 metres from the public highway. For these reasons, also, the proposal is considered to be unacceptable.

7.11 Urban design, access and security

See paragraph 7.07.

7.12 Disabled access

The Hillingdon Design and Accessibility Statement (HDAS) require all new residential units to be built to lifetime home standards and 10% of units should be 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.

The Council's access officer commented that 10% of new housing should be built to wheelchair home standards and all units to Lifetime Home standards which should accord with relevant policies, legislation adopted guidance. The proposed development incorporates some Lifetime Home Standards and no details of Wheelchair Home Standard Units are provided.

The proposal would provide more than 10% of parking spaces for wheelchair accessible spaces.

The proposal therefore would fail to comply with London Plan Policy 3A.5 and the Council's Supplementary Planning Documents 'Accessible Hillingdon' and 'Residential Layouts'.

7.13 Provision of affordable & special needs housing

Policy 3A.9 of the London Plan states that UDP policies should set an overall target for the amount of affordable housing over the relevant plan period taking into account, amongst other things, the Mayor's strategic target for affordable housing provision that 50% of provision (in habitable rooms) should be affordable and, within that, the London wide objective of 70% social housing and 30% intermediate provision and the promotion of

mixed and balanced communities.

The application provides 24 affordable units out of the total 95 units proposed. The applicant has submitted a financial viability appraisal to justify the proposed level of provision and this appraisal has been independently validated. This has demonstrated that the level of affordable housing the scheme can support equates to 25% by residential unit or 26% by habitable room. The proposed 24 affordable units equate to 26% of total number of habitable rooms and is considered acceptable. However, no legal agreement has been signed to deliver the proposed level of affordable housing.

7.14 Trees, Landscaping and Ecology

Immediately to the west of the site is the Grand Union Canal. The Grand Union Canal is a site of Nature Conservation Interest. Policy BE32 seeks to enhance the role of the canal as a wildlife corridor and secure environmental improvements. Policy BE38 seeks to retain and utilise landscape features of merit and provide new planting where appropriate.

It is considered that the application is inconsistent with the above policies as the proposal fail to provide clear objectives which promise to deliver a high quality landscape scheme or any improvements along the canal in accordance with saved UDP policies BE32 and BE38.

The Council's Landscape and Trees Officer objects to the proposal due to the density, the limited space available for providing attractive and useable amenity areas, the mix of urban/waterside character, the proximity to the Green Belt. The heavy dependence on the roof/decked garden (which will serve blocks A, B, C, G and H) increase the need for clear landscape objectives which lead to a well design and detailed scheme. The landscape objectives, as expressed in the DAS and on plan, remain unclear and the sparse information provided lacks conviction. Therefore, the proposal is contrary to Policies BE32 BE38 and PR16 of Hillingdon's Unitary Development Plan Saved Policies 2007.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan sets out the Spatial Policy for Waste Management in London and states that all developments should provided adequate storage facilities for waste and recycling.

The Council's Waste Officer has indicated that 10x1100ltr refuse provision and 10x1100ltr recycling provision will be required for the proposed development.

The proposed refuse storage is distributed within the site and would provide a total capacity of approximately 19,000 litres. The bin stores proposed for Blocks E, D and F are more than 25m to the collection point. In addition, some of the bin stores are within the building and cannot be independently accessed. This would conflict with secured by design principles.

Whilst the applicant has shown on a site plan detailing waste collection points and indicated that waste management plan can be produced, the proposal would fail to provide satisfactory provision for waste and recycling contrary to Policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan require all developments to make the fullest contribution to achieving sustainable design and reducing carbon dioxide emissions. Specifically with reference to Major Developments, developments are required to identify energy efficiency savings and the provision of 20% reduction in the buildings carbon dioxide emissions through renewable technology.

The application is accompanied by an Energy Statement by WYG Engineering outlines how the development would deliver the provision of 20% reduction of CO2 through renewable technology. The report states that various options were considered throughout the design stage and concluded that Ground Source Heat Pumps for the provision of hot water for both space heating and domestic hot water is technically viable and would lead to a significant reduction in carbon dioxide emissions. A micro-hydro scheme is also proposed through the utilisation of an Archimedes Screw for the whole development which could lead to a significant reduction in the electricity required from the national grid.

The submitted statement shows commitment to renewable technologies and had the application be recommended for approval, the implementation and delivery of the renewables would be conditioned to ensure that the proposal satisfied the policies within the London Plan.

7.17 Flooding or Drainage Issues

Policy OE7 requires appropriate flood mitigation measures to be implemented in areas liable to flooding. Policy OE8 advises that permission will not be granted for development of existing urban areas which would result in an increased flood risk due to additional surface water runoff, unless the proposed development includes appropriate attenuation measures to a standard satisfactory to the Council in consultation with the Environment Agency.

The Environment Agency has confirmed that it raises no objections to the proposal as the applicant has submitted an appropriate Flood Risk Assessment and suitable flood risk/drainage measures. Therefore, the proposed development is not likely to give rise to unacceptable flood risks.

However, the Environment Agency did object to the original scheme as it did not provide an adequate buffer zone to the watercourse and recommended that Block E be moved back from the bank top to provide an open buffer zone of at least 4m alongside the Grand Union Canal. The revised drawings show a 4m buffer zone alongside the Grand Union Canal to the bank top and therefore this objection has been overcome.

7.18 Noise or Air Quality Issues

No air quality or noise issues are considered to be relevant for the application site.

7.19 Comments on Public Consultations

The main concerns raised by residents, namely over development, traffic and parking issues and impact on the conservation area have been dealt with in the main body of the report.

7.20 Planning Obligations

Policies Pt1.39, R7 and R17 of the Council's Unitary Development Plan states that the Local Planning Authority will, where appropriate, seek to planning obligations to achieve benefits to the community related to the scale and type of the development proposed.

The following heads of terms have been identified for the proposal to be acceptable.

1. Affordable Housing:

The Financial Viability Appraisal submitted with the application has been independently validated. This has demonstrated that the level of affordable housing the scheme can support equates to 25% by residential unit or 26% by habitable room.

2. Transport:

In line with the SPD a Green Travel Plan is required to meet the sustainable transport needs arising from this scheme. It is likely that a Travel Plan bond of £20,000 will be sought

to ensure compliance with the Travel Plan or a remedial payment measure will be incorporated into the s106, to deal with any future potential breaches. Any and all resulting Highways matters will be required to be delivered and the cost met by the developer.

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7. Libraries:

A contribution towards library books equal to £3,213.24 is sought as a result of this scheme.

8. Construction Training:

A contribution equal to £2,500 for every £1 million build cost is sought as a result of this scheme or a training scheme is to be submitted to and approved by the Council detailing how construction training initiatives will be met on site.

9. Project Management and Monitoring:

A contribution equal to 5% of the total cash contributions is to be secured to enable the management and monitoring of the resulting s106 agreement over the land.

As the application is recommended for refusal, negotiations relating to the above requirements have not taken place. However, as a S106/unilateral agreement has not been offered or provided a reason for refusal is recommended relating to the above requirements.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

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

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

the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

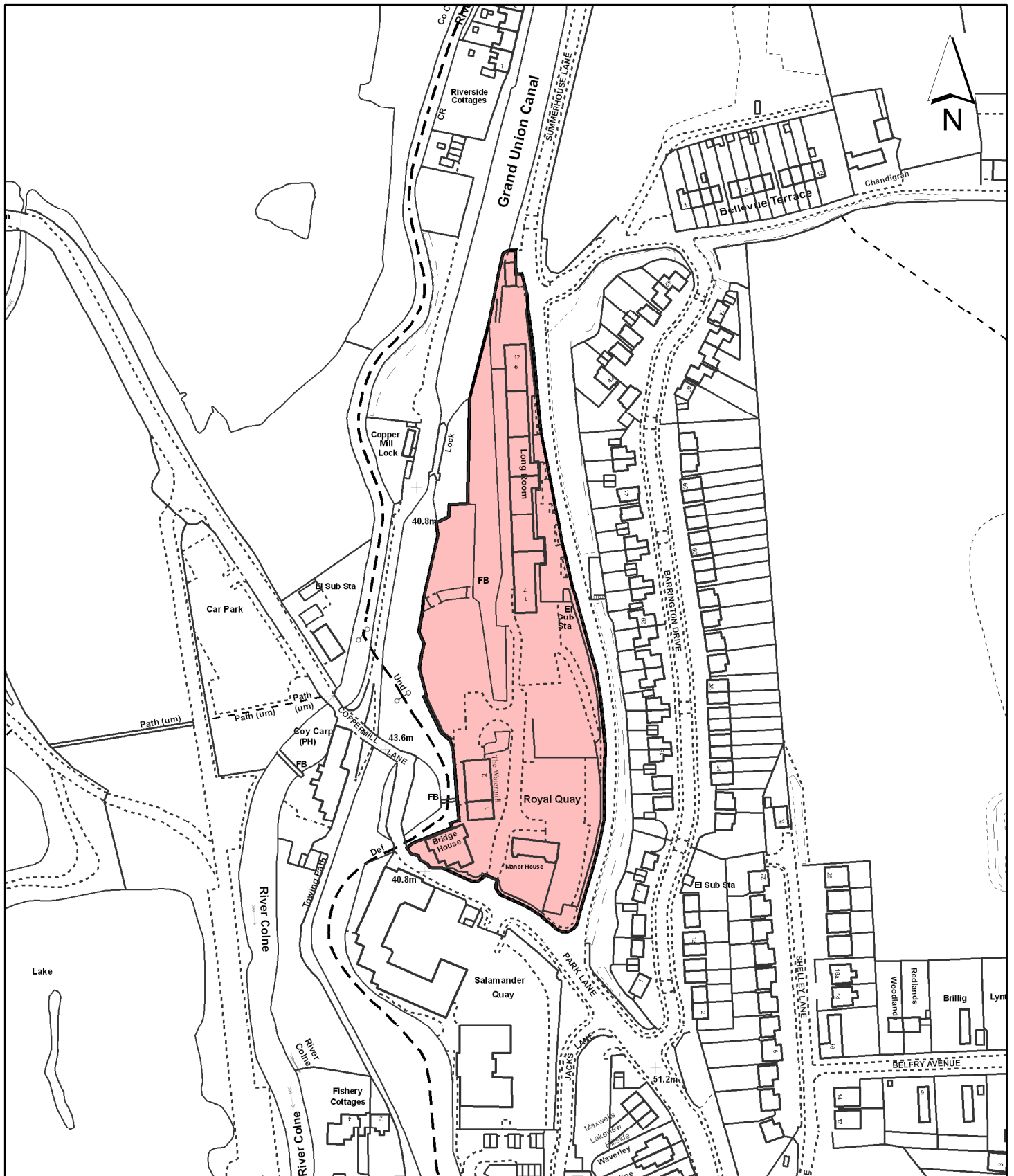
The application is for a significant development on part of the Royal Quay site at Park Lane, Harefield. The application fails to provide a satisfactory development on the site due to its design, density, lack of landscaping details and poor layout which are detrimental to the character and appearance of the Conservation Area and the setting of Listed Building. The proposal also fails to provide a satisfactory living environment for the benefit of future occupiers of the development and has inadequate provision for disabled people. As such, the application is not consistent with the provisions of the Hillingdon Unitary Development Plan Saved Policies September 2007, the London Plan and the Council's Supplementary Planning Documents and is recommended for refusal.

11. Reference Documents

London Plan February 2008
Hillingdon Unitary Development Plan Saved Policies 2007
Hillingdon Design and Accessibility Statement - Residential layouts
Hillingdon Design and Accessibility Statement - Planning Obligations
Supplementary Planning Documents 'Accessible Hillingdon'

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Royal Quay
Coppermill Lock
Park Lane, Harefield**

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

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

Planning Application Ref:
43159/APP/2009/711

Scale
1:2,500

Planning Committee
North Page 47

Date
November 2009



HILLINGDON
LONDON

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Agenda Item 7

Report of the Corporate Director of Planning & Community Services

Address YEADING BROOK BETWEEN TORCROSS ROAD & WHITBY ROAD
RUISLIP

Development: Shared use cycle/footbridge over Yeading Brook (River Crane), as part of the proposed cycle track between Whitby Road and Queens Walk, Ruislip.

LBH Ref Nos: 66331/APP/2009/1968

Drawing Nos: E/A3 2402/004
Location Plan
004 Tree Survey
Flood Risk Assessment
Design & Access Statement
E/A0 2402/1 Rev. B

Date Plans Received: 09/09/2009 **Date(s) of Amendment(s):** 09/09/2009
Date Application Valid: 01/10/2009 01/10/2009
23/10/2009

1. SUMMARY

This application to install a bridge across the Yeading Brook to facilitate a pedestrian/cycle route between Queens Walk and Whitby Road. This would improve sustainable access to and through this public open space, which forms part of a green chain. The path itself would not require planning permission. The bridge would present an acceptable appearance and would not be likely to disturb surrounding residential properties and wildlife, given the existing use made of this area for recreation. The proposal would involve the loss of two trees, but replacement planting has been secured by condition. Highway safety would also not be prejudiced, subject to a lighting scheme for the bridge. Although the scheme has attracted a significant amount of local opposition, one of the main concerns being a potential increase in anti-social behaviour, the scheme is considered acceptable as the provision of barriers and CCTV cameras, secured by condition, would ensure that the bridge would be capable of use whilst minimising any associated anti-social behaviour.

2. RECOMMENDATION

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land, subject to the following conditions:

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 NONSC Non Standard Condition

Prior to the commencement of works on site, details of appropriate barrier(s) to restrict the use of the bridge and construction details of the bridge to include appropriate anti-vandalism devices shall be submitted to and approved in writing by the Local Planning Authority. The bridge shall be constructed and used in strict accordance with the approved details which shall be permanently retained.

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 excising 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.

4 NONSC Non Standard Condition

Prior to commencement of works on site, details of a secure CCTV system covering the bridge and its barriers shall be submitted to and approved in writing by the Local Planning Authority. The approved system shall thereafter be permanently retained and maintained in good working order.

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 excising 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.

5 NONSC Non Standard Condition

The proposed bridge shall be constructed and designed in accordance with the information submitted as part of the formal planning application, including Drw. Nos. E/A3 2402/004 received 01/10/09 and E/A0 2402 1 Rev. B received 23/10/09.

REASON

To reduce floods risk and ensure biodiversity interests are protected, in accordance with policies OE7, EC1 and EC2 of the adopted 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

No site clearance works or development shall be commenced until the protective fencing, shown on Drw. No. has been erected in accordance with the approved details. 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 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, to include appropriate replacement trees, such as common Alders and suitable marginal species such as yellow iris and pondsedge has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,

- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 NONSC Non Standard Condition

Development shall not commence until details of the ramped accesses to the bridge, including any barriers required as part of this permission, 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 Policies AM13 and R16 of the Hillingdon Unitary Development Plan

Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

11 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of a lighting scheme for the bridge shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be implemented prior to the bridge being brought into use and thereafter permanently retained.

REASON

To ensure the safety of pedestrians and cyclists, in accordance with policy AM7 of the adopted 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

| | |
|------|---|
| OL11 | Green Chains |
| EC1 | Protection of sites of special scientific interest, nature conservation importance and nature reserves |
| EC2 | Nature conservation considerations and ecological assessments |
| BE13 | New development must harmonise with the existing street scene. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE34 | Proposals for development adjacent to or having a visual effect on rivers |
| 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 |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| OE7 | Development in areas likely to flooding - requirement for flood protection measures |
| AM7 | Consideration of traffic generated by proposed developments. |
| R16 | Accessibility for elderly people, people with disabilities, women and children |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people |

and people with disabilities in development schemes through (where appropriate): -

- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

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 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.

6 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.

7 146 Renewable Resources

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

8

You are advised of the need to provide Approval in Principle and Design and Check Certificates to the Local Planning Authority prior to the commencement of works on site.

3. CONSIDERATIONS

3.1 Site and Locality

This proposal involves an area of public open space which occupies the north and south banks of the Yeading Brook, between Whitby Road and Torcross Road to the west of Queens Walk. This space mainly comprises an open grassed area with the tree lined water course running through the middle which links Queens Walk in the east with Victoria Road, some 770m to the west. Residential properties fronting Whitby and Torcross Roads abut the open space to the north and south respectively, typically separated by access roads running along their rear boundaries which are not fenced off from the public open space. In addition to the open eastern and western ends, access to the space can also be gained from various access roads sited between the adjoining properties from Whitby and Torcross Roads.

The proposed bridge would be sited to the north of Nos.147 and 149 Torcross Road.

The area forms a Green Link and a Nature Conservation Site of Borough Grade II Local Importance as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). It is also within Flood Zones 2 and 3.

3.2 Proposed Scheme

The proposal is to install a shared use cycle/pedestrian bridge across the Yeading Brook (River Crane), to allow the creation of a footpath/cycle path which would link Queens Walk with Whitby Road. The path itself would not require planning permission. This route would form part of the Field End Greenway path. Greenways are essentially off-highway routes connecting people to facilities, parks and open spaces. The submitted plans show that the path would pass to the south of Yeading Brook, to the rear of properties fronting Torcross Road to the proposed siting of the bridge, to the north of Nos. 145 and 149 Torcross Road. The path would access Whitby Road along a service road between Nos.168 and 170 Whitby Road, linking with another access road which serves the rear gardens of properties on the opposite side of Whitby Road and Bessingby playing fields.

The bridge would have an internal width of 3.0m and be raised approximately 0.8m above the level of the river banks, with ramped accesses and 1.4m high handrails above the path surface.

3.3 Relevant Planning History

Comment on Relevant Planning History

Not applicable to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.4 To safeguard a network of Green Chains from built development to provide a visual amenity and physical break in the built up area and opportunities for recreation and corridors for wildlife.
- 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.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.

Part 2 Policies:

- OL11 Green Chains
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE34 Proposals for development adjacent to or having a visual effect on rivers
- 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
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- AM7 Consideration of traffic generated by proposed developments.
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with

disabilities in development schemes through (where appropriate): -

- (i) Dial-a-ride and mobility bus services
- (ii) Shopmobility schemes
- (iii) Convenient parking spaces
- (iv) Design of road, footway, parking and pedestrian and street furniture schemes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 6th November 2009

5.2 Site Notice Expiry Date:- 6th November 2009

6. Consultations

External Consultees

62 neighbouring properties have been consulted and 3 notices have been put up on site. 8 neighbouring properties have responded in total.

6 responses received oppose the proposal on the following grounds:

- (i) The bridge would increase unsociable behaviour and the quality of life for surrounding residents would deteriorate;
- (ii) Cycle track would cross attractive unspoilt land;
- (iii) Proposal would interfere with vista from upstairs window of property
- (iv) Proposal would be detrimental to wildlife;
- (v) No need for cycle track as apart from main roads, surrounding residential roads are quiet;
- (vi) Given downturn in the economy, money should be spent on schemes that are absolutely essential. This scheme should be abandoned;
- (vii) Proposal would reduce security at the rear of adjoining properties. Properties in Torcross Road have just recorded interest in having security barriers erected. Cycle path would negate any benefit;
- (viii) Safety of cyclists/pedestrians using path would be jeopardised due to heavy use of service road, including commercial deliveries and access to garages. Road improvements needed on Whitby Road to allow safe crossing to Bessingby Park;
- (ix) Proposal would increase litter;
- (x) When previously complained about fly-tipping on service road, Council said this was private land and my responsibility to arrange for its removal. If I am responsible for its upkeep, then my views can not be ignored;
- (xi) Proposal would contravene human rights.

A petition with 37 signatories has also been received from the residents of Torcross Road, objecting to the proposal on the following grounds:

- (i) Area experiencing many incidents of vandalism and anti-social behaviour at rear of properties in Torcross Road. Bridge will allow another means of access and escape;
- (ii) Seeking to have alley gates fitted in Torcross Road due to vandalism and proposal will weaken the case for these;
- (iii) Proposal is a road safety risk as cycle path would use the alley approach to the service road at the rear of properties on Whitby Road which is used and only just wide enough for a car;
- (iv) If cycle path is necessary, would be much more economical by avoiding need for bridge by running it along the north side of Yeading Brook to Queens Walk which would only require clearing of undergrowth that blocks existing footpath;
- (v) The local Community Officers on a recently started Neighbourhood Watch scheme have expressed their opposition to the erection of a bridge;

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PART 1 - MEMBERS, PUBLIC & PRESS

- (vi) Bridge would encourage motorbikes, both mini and track, to use both sides of the brook;
- (vii) This is a senseless waste of money and doubtful if surveys have been carried out to identify a need;

A second petition, with 40 signatories, mainly from the residents of Whitby Road has also been received, but no grounds of objection have been cited.

2 responses received are generally supportive of the proposal, but raise the following concerns/queries:

- (i) Support the proposal in principle, but the route of the path needs to be re-considered as path should follow the bank of the brook and not bisect the green space as a) path in centre of green space would pose a safety risk for children who often use green space for ball games, b) improve privacy and reduce noise etc. from adjoining rear gardens, c) routing path nearer brook would improve user enjoyment, and d) ease on-going management of the area.
- (ii) If proposal to erect security gates on access roads in Torcross Road (which we opposed) is followed in Whitby Road, where will path go?
- (iii) Existing access roads that will become part of cycle route should be adopted and maintained by local authority as more cost effective,
- (iv) There seems little advantage of this route as two routes already exist to get from Queens Walk to Whitby Road, ie. via the shops in Whitby Road or along the riverside path to the rear of the shops. The latter is not well maintained and this proposal may be used as an excuse to close existing footpath.
- (v) A better site for crossing point would be nearer to the mid-point of the existing road bridges.
- (vi) Existing footbridges across the Yeading Brook in this area need to be maintained and better approaches to them provided.
- (vii) Scheme should be to high standard to reduce cost of future maintenance.
- (viii) How much will scheme cost?

Environment Agency:

No objection, provided condition is attached to ensure bridge constructed in accordance with approved plans. The bridge has been regulated via the Flood Defence Consent process and therefore we have no concerns from a flood risk perspective and has been designed to have minimal impact upon the ecology of the river and its corridor. Sufficient clearance has been allowed along the bank to allow movement of wildlife along the bank and the necessity to fell any large trees has been avoided, though some lopping may be required. The orientation of the bridge means that light will be able to enter below the bridge. To mitigate the loss of some habitat along the banks, some planting of suitable marginal species (such as yellow iris or lesser pondsedg) should be undertaken along the open bank on either side of the bridge once completed.

Thames Water:

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building/structure or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings/structures, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss options available at this site.

Internal Consultees

Highway Engineer:

The planning application is for providing a shared use cycle/footbridge over Yeading Brook (River Crane). The actual cycle track between Whitby Road and Queens Walk is not considered to require planning permission.

The location of the footbridge is acceptable; however, Highway Structural Engineer and Cycle Officer should be consulted on the acceptability of the structure and layout of the bridge.

Adequate lighting should be provided on the bridge, which should be covered by means of a planning condition.

A condition requiring details of the surface material and layout is also recommended to be applied.

Trees and Landscape Officer:

The construction of the proposed cycle/footbridge will require access close to existing vegetation, (as described in the tree survey). Therefore, adequate fencing will be required to protect these trees and their root systems during construction. The protective fencing shown on the layout drawing is satisfactory.

The development also requires the removal of two trees, (T2 - Crack Willow and T3 - Sycamore, referring to the tree survey). Due to this, a group of three trees (positioned in a triangle 5m apart) should be planted on the large open space between the proposed cycle/footbridge and Torcross Road. The open space is situated on a flood plain, therefore a group of common Alders (*Alnus glutinosa*) is recommended.

The layout drawing should be revised to include details of this tree planting.

Therefore, subject to the revisions and conditions TL2, TL3 (modified to delete the first sentence of the paragraph which asks for detailed drawings of fencing) and TL6, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Crime Prevention Officer:

No objections to this provided a) construction of the bridge itself uses nuts that should either be shear-nuts or spot welded to avoid the dismantling problems recently encountered on the Eastcote pedestrian bridge, and b) there should be a recorded CCTV system installed to cover the bridge and barriers across the path itself to slow all users (but most especially any illegal motorcyclist) so that relevant standard identification images of mis-users can be obtained. This should be conditioned with the standard of the CCTV system to be agreed.

Whilst mindful of the residents concerns over this bridge, as TFL, Green Spaces and others are very supportive of this cycle link I am sure that it can be made to work with minimal associated anti-social behaviour linked to it. Indeed, a CCTV system covering this choke-point could well help identify and deal with current motorbike mis-users in this area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

An important strategic objective of the Council is to promote a network of cycle paths across the Borough (Pt1.34 of the saved UDP). The site forms part of a green chain,

where policy specifically encourages suitable recreational facilities to be provided and supports improved public access to and through these areas (Policy OL11 of the saved UDP). There is therefore no objection in principle to this scheme, subject to other policy objectives being met.

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

This is dealt with at Section 7.14 below.

7.07 Impact on the character & appearance of the area

The proposed bridge, approximately 0.8m high above the banks of the river with 1.4m high handrails would appear as a modest structure over the river that would be afforded some degree of screening by bankside trees. Furthermore, the design of the bridge with handrails of a simple design would not be out of keeping with the surrounding area, in accordance with policy BE13 of the saved UDP.

7.08 Impact on neighbours

The bridge itself, given its modest size, would be sufficiently distant from the nearest residential occupiers so that their amenities would not be adversely affected through dominance, loss of sunlight or privacy.

Both sides of the river are publicly accessible at all hours, both from Queens Walk and Victoria Road ends and at numerous points along Whitby and Torcross Roads to the north and south. It is therefore unlikely that the use of the cycle/ footpath would give rise to additional noise and general disturbance over and above that resulting from the existing public use of the open space.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application is only for the bridge itself and the actual route of the foot/cycle path beyond the siting of the bridge does not fall within the remit of this application.

The Council's Highway Engineer advises that there are no objections to the siting of the bridge, but a structural engineer and cycle officer should be consulted on the bridge. Conditions requiring details of the lighting, surface material and layout should also be attached.

7.11 Urban design, access and security

This has been dealt with at Section 7.07 of the report.

7.12 Disabled access

The proposed bridge would have appropriate ramped accesses to allow use by the disabled. The barriers that are required by condition would also need to ensure that appropriate access arrangements for disabled persons are provided.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Green chains are important for wildlife as they provide a valuable corridor along which animals can move and plant species migrate, rather than any unique intrinsic value of the habitat itself. Given the existing recreational use made of the area adjoining this part of the Yeading Brook, any additional disturbance to wildlife likely to be generated as a result of the use of the bridge would not be significant. The proposal would involve the loss of two trees, a crack willow and a sycamore. The loss of these trees could be mitigated by replacement tree planting, which has been conditioned. The Environment Agency advise that the scheme would have minimal impact upon the ecology of the river and its corridor, subject to some planting of suitable marginal plants. This has been conditioned. As such, it is considered that the scheme complies with policies OL11, EC1, EC2, BE34 and BE38 of the saved UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

By providing a more attractive route for pedestrians and cyclists, this proposal would improve the sustainability of the area.

7.17 Flooding or Drainage Issues

The proposed bridge, being raised above the banks of the river would not impede river flow. The Environment Agency does not object to the proposal. As such, the scheme complies with policy OE7 of the saved UDP.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

As regards the points raised by the individual responses, points (i) and (vii) is dealt with in the main report. As regards point (ii), if the access on Whitby Road were to be gated, as this is private land, it is likely that a new route would have to be found for the path. Points (iii), (iv), (v) and (vi) are noted. Point (viii) is not a material planning consideration.

As regards points raised by the petitioners, points (i), (iii) and (vi) are dealt with in the main report. As regards point (ii), this proposal will not weaken case for security gates in Torcross Road as public access is not restricted to the area at the rear of properties in Torcross Road. Points (iv), (v) and (vii) are noted.

The two responses of general support, plus their additional comments are also noted.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposed bridge would allow for greater access to and from the area. One of the main concerns raised by local residents is the potential of the bridge to increase the incidence of anti-social behaviour in the area.

The provision of a pedestrian/cycle route through this area would encourage greater use of

the area, with the attendant benefit of increased natural surveillance. The Metropolitan Police Crime Prevention Officer advises that the bridge should be fitted with barriers across the path to slow all users, particularly any illegal motorbikes and that CCTV should be installed to monitor the use of the bridge. He also advises that the means of construction of the bridge should be adequate to prevent possible dismantling. With such measures in place, the Crime Prevention Officer supports the proposal and further advises that a CCTV system covering this bridging point could help to identify and deal with current motorbike misusers in the area. Details of the means of the bridge construction, barriers and a CCTV system have been conditioned.

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

This scheme forms part of a wider initiative to improve pedestrian and cycle routes within the Borough. The proposed bridge is of an appropriate design and as both banks of the Yeading Brook provide public open space, the scheme affords little scope for additional noise and general disturbance over and above that currently associated with the public use

of the open space. The loss of two trees can be mitigated by the requirement for replacement planting. With appropriate mitigation measures, such as barriers and CCTV cameras, the bridge would also improve pedestrian and cycle access to and through the area without the likelihood of any significant increase in anti-social behaviour and these measures have been conditioned. The scheme is therefore recommended for approval.

11. Reference Documents


- (a) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (b) London Plan (February 2008)
- (c) HDAS: 'Accessible Hillingdon'
- (d) Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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| | |
|---|----------------------|
| Site Address | |
| Yeading Brook between Torcross Road and Whitby Road, Ruislip | |
| Planning Application Ref: | Scale |
| 66331/APP/2009/1968 | 1:1,250 |
| Planning Committee | Date |
| North Page 64 | November 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 REAR OF 114, 116 & 118 ABBOTSBURY GARDENS EASTCOTE

Development: Single storey detached two-bedroom dwelling with associated parking and new vehicular crossover, involving demolition of an existing garage

LBH Ref Nos: 66232/APP/2009/1711

Drawing Nos: Design and Access Statement
Tree Survey Report
2009/116/001B
2009/116/002C

Date Plans Received: 05/08/2009 **Date(s) of Amendment(s):** 05/08/2009
Date Application Valid: 12/08/2009 25/09/2009
30/09/2009

1. SUMMARY

It is considered that the design and location of the proposal would not compromise the aims and objectives of the relevant policies contained within the adopted London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007 and there are no material planning considerations that would justify a refusal of permission. It is accordingly recommended that the application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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

REASON

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

2 HH-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 HH-OM1 Development in accordance with Amended Plans

The development shall not be carried out otherwise than in strict accordance with the amended plans received 15/09/2009 and 30/09/2009 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 HH-RPD3 Obscured Glazing

The windows and door in the north facing elevation shall be glazed with permanently obscured glass for so long as the development remains in existence.

REASON

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

5 B16 Details/Samples to be Submitted

Development shall not begin until details of windows (including materials, colours and finishes and details of glazing bars) to be used have been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance.

6 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 shall be erected other than those expressly authorised by this permission.

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).

7 RPD7 Exclusion of Garages, Sheds and Out-buildings

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 garage, shed or other outbuilding shall be erected within the curtilage of the dwellinghouse.

REASON

To protect the character and amenity of the area and prevent overdevelopment in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 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 any 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).

9 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] or [building(s) is (are) occupied or [in accordance with a timetable agreed in writing by the Local Planning Authority]]. 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).

10 NONSC Non Standard Condition

The development hereby permitted, shall not be occupied until the dustbin and recycling storage facilities have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site.

REASON

To ensure a satisfactory form of development in compliance with the UDP Saved Policies September 2007.

11 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,
- Hard surfacing materials proposed,
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures).

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).

12 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).

13 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 the dwelling has been designed to achieve 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).

14 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) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 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.

16 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).

17 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).

18 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.

19 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).

20 NONSC Non Standard Condition

The parking spaces, as shown on Drawing No. 2009/116/002C, shall be provided and retained in connection with the development hereby approved for as long as the development remains in existence.

Reason:

In the interest of highway and pedestrian safety and to ensure that parking is provided for the development in compliance with policy AM14 of the adopted 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. It is considered that the bulk and design of the proposal would not result in a dominant or discordant feature in the street scene or the wider area, and therefore no undue harm would result. As such, the proposal is considered to be in-keeping with the appearance of the surrounding area.

| | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |

| | |
|----------|---|
| BE20 | Daylight and sunlight considerations. |
| 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 |
| H12 | Tandem development of backland in residential areas |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007) |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE15 | Alterations and extensions to existing buildings |

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 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.

8 115 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 site currently forms part of the rear gardens of Nos. 114, 116 and 118 Abbotsbury Gardens. The three houses back onto Lowlands Road and No.118 is located at the junction of Lowlands Road and Rushdene Road. As such the site fronts the corner of both these street, with a frontage of 13.8m along Rushdene Road and a 21.7m long frontage along Lowlands Road.

The area is a typical inter-war suburb with a mix of detached and semi-detached houses and bungalows on generally spacious plots. The host houses along with the other houses in this street are detached and semi-detached houses, as are the properties on Lowlands Road (although it is the fenced rear gardens that the application site is opposite). The properties on the opposite side from the application site across Rushdene Road are detached bungalows and directly front the application site.

The area is known as the Deane Estate and is characterised by half brick, half render properties, some with their origins in the arts and crafts movement, other clearly influenced

by the Art Deco movement. Mature trees and fenced gardens situated at back of pavement are commonplace and add to the open suburban character of the area.

The site itself comprises several mature trees and is fenced off with a variety of fencing and part walling. A single detached garage (contemporary to the housing in the area) is situated in the rear garden of No.118 and is accessed via double gates at the corner of Rushdene Road and Lowlands Road.

3.2 Proposed Scheme

Planning permission is sought for the erection of a detached bungalow. The building would be positioned at its closest, 3m from the back edge of the pavement along Lowlands Road and 3.8m from the back edge of the along Rushdene Road. The properties principal elevation would be towards Rushdene Road where a vehicular entrance to a 16m long side driveway would be sited 9.5m from the corner of the site.

The building will have a total depth of 10.7m, a total width of 8.9m and a full-hipped roof at a maximum height of 6.6m. It is proposed to relocate 2 Japanese maple trees into the rear garden, subject to the approval of a landscape scheme for the whole site.

The property would have additional design details of a smaller projecting hipped element on the rear and Lowlands Road frontage and a gabled element on the Rushdene Road frontage. 0.65m high boundary walling will enclose the Rushdene Road frontage and will continue part way along the Lowlands Road frontage, before increasing up to a 1.7m high fence to enclose the remainder of the site.

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. |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE20 | Daylight and sunlight considerations. |
| 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 |

| | |
|----------|---|
| H12 | Tandem development of backland in residential areas |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007) |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE15 | Alterations and extensions to existing buildings |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

65 neighbouring occupiers and the Eastcote Residents Association consulted. 16 letters and a petition containing 58 signatures, objecting to the proposal have been received raising the following issues:

- i) Contravention to the original ethos of the design of the area;
- ii) Foreshortened gardens will be out of keeping with the area;
- iii) Proposed garden is smaller than average in the area;
- iv) Small proposed living space;
- v) Complicated roof design;
- vi) Will appear as an isolated dwelling;
- vii) No compensation for loss of trees;
- viii) Trees still have many years of life in them;
- ix) Does not enhance the character of the area;
- x) Loss of residential amenity;
- xi) Loss of light;
- xii) Risk of highway danger to children attending the local school;
- xiii) The amendments only serve to make the roof higher and have not addressed the complicated roof shape which is out of character with the area.

Internal Consultees

Tree and Landscape Officer

There are several small trees, two groups of trees, and a mature cypress hedge on site. They have been surveyed and found to be of relatively low quality (and visual amenity value), such that they should not constrain the development of the site.

The Site Plan does not show all of the trees, groups and hedges, and does not identify them by reference to the survey. However, it is clear that two trees and the groups of trees will remain in the gardens of 114 and 118 Abbotsbury Gardens, and part of the one group will be retained on the site. The other trees and the hedge will be removed to facilitate the development.

However, the Site Plan should be revised to identify, by reference to the survey report, and show all of the trees and groups to be retained or removed. It should also note that, if practicable, the two Japanese Maples will be transplanted to the rear garden of the proposed dwelling.

There is scope for landscaping of the site (to fit with the surrounding gardens). In that context, the loss of the mature conifer hedge (group G3), which does not make a positive contribution to the visual amenity and landscape of the locality, the defective Cypress (tree 1) and the two small, immature, Japanese Maples, will not be detrimental to the visual amenity of the area. It may also be possible to transplant the two Japanese Maples to form part of a landscaping scheme associated with the proposed development.

Subject to the above revisions and conditions TL1 (services and levels), TL2, TL3, TL5, TL6 and TL7, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Waste and Recycling Co-ordinator

Recommends bin and recycling storage area and waste grinding facility are provided.

Environmental Protection Unit - Recommend informative on site construction.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H12 of the UDP Saved Policies September 2007 states that proposals for development of backland sites in residential areas will only be permitted if no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers. This policy recognises that some houses with long back gardens may provide more garden area than is actually required and can be developed for housing purposes, provided that proposals conform with other policies in the plan. It is also specified that a proper means of access is required. There is therefore no objection in principle to this development subject to the proposal satisfying Policy H12 and other policies in the UDP (Saved Polices, September 2007).

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 120 habitable rooms per hectare (hrpha). Whilst this would be under the London Plan's recommended guidelines having regard to the sites' Public Transport Accessibility Level (PTAL) score of 1b (which suggests a level of 150-200 hrpha, 30-50 units per hectare), this density would be more comparable with the surrounding residential development and this marginal shortfall is not considered enough to warrant the refusal of Planning Permission on these grounds alone. As such, the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan (2008).

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

The Deane Estate is a characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties immediately adjoining the application site are semi-detached there are detached properties opposite the site and on this Estate. The properties are situated on large plots of land and generally have long gardens.

Policy BE13 of the 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 or other features of the area which the local planning authority considers it desirable to retain or enhance.

Paragraph 4.10 of the SPD HDAS: Residential Layouts, states that the height of new buildings should be determined not only by the proportions, siting and lines of the surrounding buildings, but also by the relationship between the proposed buildings and the wider public realm. As a general rule the established front and rear building lines should guide the siting of new dwellings.

The proposal fronts two streets and therefore must accord with two building lines, although it must be noted that its relationship to these building lines is informal and will not follow a typical pattern of development. With regards to Rushdene Road, the proposal is set back behind the flank wall of the host property No.118 Abbotsbury Gardens. This is both to give the building a more subordinate appearance and to satisfy the 21m distance requirement for overlooking. None-the-less the proposal is satisfactory in terms of its siting in relation to the existing building line and the street scene.

The property is sited on the corner of Lowlands Road and the property on the opposite corner, a bungalow, is the main reference point in terms of scale and design. The street scene is angled on the opposite side of the junction, however, the building line is mindful of this and sites the property further in than the property opposite. This street scene which continues on into Cannonbury Avenue is stepped, with the property referred to above (57 Rushdene Road) being sited 4m forwards of the properties in Cannonbury Avenue, as such a further step in the building line would not be considered inappropriate.

The SPD states under paragraph 5.6 that corners and junctions typically provide a much more complex set of constraints than simple lengths of street and give the opportunity to create a strong landmark, building up the quality of the urban character for the area as a whole. In these instances, the buildings on a junction are more likely to relate to one another than to their immediate neighbours.

In addition Paragraph 4.24 of the SPD states that over time rooflines have contributed to the character of the townscape, and a diverse roofline with a variety of pitches is considered to improve the richness of the townscape where this adequately respects the wider streetscene.

Considering the nature of this site as a corner site the provision of a bungalow with a full hipped, pitched roof with subservient features is considered to respect the constraints of the surrounding properties in terms of height and scale and is considered to be acceptable in terms of its bulk and appearance in the street scene.

The proposal, although sited within the rear garden space of existing houses, is not considered to comprise regular backland development as it fronts onto two roads. It is considered that the bulk and design of the proposal would not result in a dominant or discordant feature in the street scene or the wider area, and therefore no undue harm would result. As such, the proposal is considered to be in-keeping with the appearance of the surrounding area, thereby complying with policies BE13 and BE19 of the UDP (Saved Policies September 2007) the Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

The Councils adopted Supplementary Planning Document (SPD) on Design and Accessibility Statement (HDAS) for Residential Layout offers the following guidance that must be accorded with if new housing is to be considered satisfactory:

Para 4.9 states that all residential developments, including habitable rooms and kitchens, and amenity space should receive adequate daylight and sunlight. Care must be taken to ensure that the new development is of an appropriate scale and mass and that proposals for new landscaping avoid overshadowing of proposed and adjacent buildings. The distance provided will be dependant on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. It should be noted that the minimum 21m overlooking distance will still need to be complied with.

The application proposes to site a bungalow with a total height of 6.6m in the rear gardens of three established two-storey houses. The bungalow would have hipped roofs so as to reduce the volume of the roof above the eaves at 2.6m.

A distance of 16.3m is maintained between the proposed dwelling and the host properties, which when considering the more subordinate scale of the structure to these houses and the limited windows in this facing elevation (being principally an obscure glazed bathroom window) is considered acceptable and will accord with the 15m minimum distance.

A distance of 24m is maintained between the proposed dwelling and the nearest corner of the closest bungalow on the opposite side of Rushdene Road. Whilst principal habitable room windows are proposed in this elevation the minimum 21m distance is satisfied.

The comments and objection of neighbouring residents have been considered, however it is considered that the proposal would comply with Policy OE1, BE20, BE21 and BE24 of the London Borough of Hillingdon (UDP) (Saved Policies 2007) and as such these objections do not substantiate a reason for refusal.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be over 66m². The SPD states that the minimum amount of floor space required for a 2-bedroom house or bungalow is 63sq.m and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 2 bed dwelling should have a minimum garden space of 60m², and the development would comply with this advice, with a rear usable garden area over 140m². Whilst there would be a reduction in the amenity land for the remaining dwellings, the amenity space left for these properties would still be in excess of 100m². Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would remove the existing vehicular access which is located at 45-degrees, directly on the corner of Rushdene Road and Lowlands Road, and proposes a new vehicular access onto Rushdene Road (9.5m from the junction).

In addition the existing garage, which has no apron/forecourt and is therefore dangerous in terms of vehicular manoeuvring will be removed and a new driveway will be provided with a 2.1 x 2.1m clear visibility splay across the rear garden of No.118.

Paragraph 4.33 of the SPD states that all new developments, whether new build or conversions should provide parking in accordance with the parking standards set out in the UDP and the London Plan. The proposal provides 2 car parking spaces on the side driveway and this is acceptable and in compliance with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

Paragraph 4.39 of the SPD states that parking areas for bicycles should be designed as part of the wider landscape and should complement the buildings and the external area. Three cycle spaces are provided by the pedestrian access into the site, on Lowlands Road, and are considered to be satisfactory in terms of position and number.

7.11 Urban design, access and security

Paragraph 4.26 of the SPD states that well-defined boundary lines help reduce the occurrence of crime, enhance private amenity and contribute to the quality of the streetscene and the environment generally. High walls, gates, fences and solid barriers will normally be resisted by the Council, as they can prevent an alienating frontage, diminish the benefits of natural surveillance and encourage graffiti and vandalism.

The plans have been amended so as to introduce windows on the elevation towards Lowlands Road resulting in better surveillance over the street. The property is set back from the edge of the pavement, offering open and yet defensible space, with a low boundary wall. As such, in urban design and security terms the proposal is considered acceptable.

7.12 Disabled access

Disabled access will be provided at ground floor via a level threshold and the unit would be a wheelchair accessible. The size of the unit is such that it would be able to satisfy Lifetime Homes standards. Therefore the proposal would comply with 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

Policy BE38 of the UDP Saved Policies September 2007 states that development proposals will be expected to retain and utilise topography and landscaping features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

With regard to the proposed development, the Council's Tree and Landscape Officer has considered the application and the submitted arboricultural report and he considers that the loss of some small groups of low quality trees, including the conifer hedge and a defective Cypress to be acceptable. The proposal has been amended to indicate that the two Japanese Maples will be transplanted to the rear garden. Thus subject to conditions protecting the remaining trees and the requirement to submit a landscape scheme the Tree and Landscape Officer considers the proposal to be acceptable and in compliance with Policy BE38 of the UDP Saved Policies September 2007.

7.15 Sustainable waste management

In terms of waste management paragraph 4.40 of the SPD requires adequate and appropriate space for waste and recycling facilities, including wheelie bins where appropriate, recycling bins and composting facilities should be incorporated into new developments. Bin and recycle storage is provided in compliance with these requirements.

7.16 Renewable energy / Sustainability

A condition is recommended to ensure compliance with level 3 of the Code for Sustainable Homes.

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 covered in the main report.

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 the proposed development is acceptable and accords with policies BE13, BE19, BE20, BE21, BE23, BE24, BE38, OE1, H12 and AM14 of the London Borough of Hillingdon (UDP) (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layout and is therefore recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts: July 2006
The London Plan (2008)

Contact Officer: Caerwen Roberts

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2009

| | |
|--|----------------------|
| Site Address | |
| Land rear of 114, 116 & 118 Abbotsbury Gardens Eastcote | |
| Planning Application Ref: | Scale |
| 66232/APP/2009/1711 | 1:1,250 |
| Planning Committee | Date |
| North Page 81 | November 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 LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE

Development: Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover

LBH Ref Nos: 56032/APP/2009/967

Drawing Nos: 1:1250 Site location plan
Design and Access Statement
TSG/65LR/PRK/07
TSG/65LR/PRK/06
TSG/65LR/PRK/04
TSG/65LR/PRK/05 Received 7th September 2009
TSG/65LR/PRK/09 Received 7th September 2009
TSG/65LR/PRK/10 Received 7th September 2009
TSG/65LR/PRK/02 Received 7th September 2009
TSG/65LR/PRK/01 Received 7th September 2009
TSG/65LR/PRK/03 Received 7th September 2009
TS09-118M/1 Received 7th September 2009
TSG/65LR/PRK/08 Received 30th October 2009

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 11/05/2009 | Date(s) of Amendment(s): | 11/05/2009 |
| Date Application Valid: | 21/05/2009 | | 21/05/2009 |
| | | | 07/09/2009 |
| | | | 30/10/2009 |

DEFERRED ON 4th November 2009 FOR SITE VISIT . 21st October 2009

Members will recall that this application was deferred at the committee of the 6th October for the following reasons:

1. For members to attend a site visit - this took place on the 21st October;
2. For plans showing the height of the proposed building in the context of existing buildings - these plans are available;
3. A revised drawing showing the size of the proposed crossover to be reduced - This has been submitted and is considered to comply with the requirements of the Council's Highway Engineer; and
4. To ensure that the appeal decisions for the last four applications on the site are attached to the report, for members' information. These decisions are attached to this report.

Members are also informed that since the application was deferred a further petition containing 20 signatures has been received from the Eastcote Residents Association, requesting representation at the Committee when the application is discussed.

1. SUMMARY

The application site has been the subject of a number of proposals for residential development in the past. This current application has reduced the overall size and bulk of the house and simplified the roof design in order to address the concerns of the Inspector who dismissed the previous application at appeal. It is considered that the revised

scheme would not give rise to an overdominant or incongruous form of development. Adequate amenity space would be provided for existing and future occupiers in accordance with council policy and standards. The proposal would not be overdominant or result in a loss of privacy to nearby occupiers, and the proposed means of access affords adequate visibility and parking and is provided in accordance with the Council's standards.

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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to and approved by the Local Planning Authority detailing how additional or improved education facilities will be provided within a 3 miles radius of the site to accommodate the

child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Unitary Development plan Saved Policies (September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

6 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.

REASON

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

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

The first floor windows facing Nos.98-104 Abbotsbury Gardens and 63-67 Lowlands Road shall be glazed with obscure 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).

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 any dwellinghouse(s) 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 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 any 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)

10 **OM5** **Provision of Bin Stores**

No development shall take place until details of facilities to be provided for the screened and secure storage of refuse 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).

11 **M6** **Boundary Fencing - retention**

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with Nos. 98-104 Abbotsbury Gardens and 63-67 Lowlands Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 **H5** **Sight Lines - submission of details**

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 **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 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).

14 **H13** **Installation of gates onto a highway**

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007) and Chapter 3C of the London Plan. (February 2008).

15 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage Courts)

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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).

17 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).

18 DRC1 Surface Water/Sewage Disposal

Before any part of this development is commenced, details of a scheme for the disposal of surface water and sewage shall be submitted to and approved in writing by the Local Planning Authority. All works which form part of this scheme shall be carried out before any part of the approved development is occupied unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that the proposed development drainage is in accordance with the required standards and that the development does not give rise to an increased risk of flooding, nor to an overloading of the sewerage system in the locality in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policies 4A.14, 4A.17 and 4A.18 of the London Plan (February 2008).

19 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).

20 NONSC Non Standard Condition

Notwithstanding the submitted plans, the area in the roofspace shall only be used as storage/non habitable space.

REASON

The space does not have any outlook and its use as habitable space would result in sub-standard accommodation which would be contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Layouts.

21 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) 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.

22 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).

23 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 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).

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. The scheme would not give rise to an overdominant or incongruous form of development. Adequate amenity space would be provided for existing and future occupiers in accordance with council policy and standards. The proposal would not be overdominant or result in a loss of privacy to nearby occupiers, and the proposed means of access affords adequate visibility and parking and is provided in accordance with the Council's standards.

| | |
|----------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| H12 | Tandem development of backland in residential areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| LPP 3A.4 | Accessible Developments |
| LPP 4B.3 | Residential Densities |

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.

8 147 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).

9 123 Vehicle crossovers

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

10 115 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.

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The 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 wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises approximately half of the back gardens to the rear of three semi-detached houses located on the northern side of Lowlands Road, which runs in an east/west direction. Immediately to the east of No.63 the road turns to the north at 90 degrees. The proposed house would be orientated to face this road, and would be set at 90 degrees to the existing houses (Nos. 63-65, odd).

Lowlands Road and other roads within close proximity of the application site predominantly comprise of two storey semi-detached houses with long gardens, a number of which have extensions and loft conversions with rear dormer additions, creating rooms within the roof.

The site is within the 'developed area' 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 a 2 storey four-bedroom detached house with additional habitable accommodation in the roof space. There would be a single storey side projection giving an 'L' shaped footprint. The proposed two-storey element would be 8.6m wide and 12.5m deep. The dwelling would be finished with a hipped roof, 5.5m high to the eaves and 8.8m to the ridge. The house would have a single storey side projection, which would be set back from the front wall by 7.55m and would be 3.8m wide by 6.45m deep. This projection would wrap round the rear of the proposed dwelling at a depth of 1.4 and would span the whole of the rear elevation. This single storey element would be

finished with a crown and mono-pitched roof form at a maximum height of 3.4m. Roof lights are proposed on the front, rear and side facing towards Abbotsbury Gardens. Two off street parking spaces would be provided, one within an integral garage, accessed from Lowlands Road.

With regard to the size and bulk of the current proposal in relation to the previous two schemes (2008/2417 and 2005/1287), both of which were dismissed at appeal, the table below lists the main points:

| | | | |
|---------------------------------|-----------------|------------------|-----------------|
| Width of 2 storey element | 2009/967 =8.6m | 2008/2417 =8.2m | 2005/1287 =8.6m |
| Depth of 2 storey element | 2009/967 =12.5m | 2008/2417 =15.1m | 2005/1287=15.1m |
| Height to eaves (2 storey) | 2009/967 =5.5m | 2008/2417 =5.3m | 2005/1287 =5.3m |
| Height to Ridge (2 storey) | 2009/967 =8.8m | 2008/2417 =8.6m | 2005/1287 =8.6m |
| Width of single storey element | 2009/967 =3.8m | 2008/2417 =3.8m | 2005/1287 =3.8m |
| Depth of single storey element | 2009/967 =6.4m | 2008/2417 =6.4m | 2005/1287 =5.2m |
| Height of single storey element | 2009/967 =3.4m | 2008/2417 =5.1m | 2005/1287 =4.8m |
| Dormers | 2009/967 =No | 2008/2417 =Yes | 2005/1287 =Yes |

The siting of this current proposal remains the same as the previous application, however the overall depth has been reduced by 2.6m and the height of the single storey side element has been reduced to 3.4m. The previous scheme, as with the current application, proposed a two storey house with a single storey side addition and integral garage, although the current scheme now shows the siting of the garage on the northern side of the proposed dwelling in order to overcome the inspectors concern regarding the lack of outlook and necessity of artificial light that would be required by the proposed dining room, due to the close proximity of the window to the shared boundary. The dormer windows have been removed from the scheme and there are no gabled elements proposed.

3.3 Relevant Planning History

56032/APP/2001/400 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of Two Five-Bedroom Three Storey Detached Houses

Decision: 08-03-2002 Refused

56032/APP/2002/1134 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of 2 Five-Bedroom Detached Houses With Integral Garages And Rear Dormer Windows In Rear Roof Elevations

Decision: 01-08-2003 Refused

Appeal: 12-03-2004 Withdrawn

56032/APP/2004/3302 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of A Four-Bedroom Detached House With Integral Garage

Decision: 31-01-2005 Refused

Appeal: 13-07-2005 Dismissed

56032/APP/2004/976 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of A Five-Bedroom Detached House

Decision: 22-06-2004 Refused

Appeal: 22-02-2005 Dismissed

56032/APP/2005/1287 Land Forming Part Of 63, 65 & 67 Lowlands Road Eastcote

ERECTION OF A FOUR-BEDROOM DETACHED HOUSE.

Decision: 21-04-2006 Refused

Appeal: 19-04-2007 Dismissed

56032/APP/2008/2417 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Ea

ERECTION OF A FOUR-BEDROOM DETACHED DWELLING WITH AN INTEGRAL GARAGE
AND OFF STREET PARKING AND NEW VEHICULAR ACCESS FROM LOWLANDS ROAD

Decision: 03-04-2009 Not Determined

Appeal: 03-04-2009 Dismissed

Comment on Relevant Planning History

Permission was refused in March 2002 for the erection of two, 5-bedroom three-storey detached houses (ref. 56032/APP/2001/400) for the following reasons:

1. The proposal would result in an over-development of the site with an excessive site coverage and bulk of buildings that would be out of keeping with the general scale of other semi-detached and detached buildings in the area. The proposal would be detrimental to the character and visual amenities of the area
2. The size of the detached houses and their proposed location in the rear gardens of three existing properties by reason of their overall size, siting, bulk and height would represent an obtrusive form of development to the detriment of the amenities of adjoining properties.

Permission was refused in July 2003 for the erection of two, 5-bedroom detached houses with integral garages (ref: 56032/APP/2002/1134) for the following reasons:

1. The proposal does not provide a 1m gap between off the boundary of the site and between the new dwellings, 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.
2. The proposal having regard to the size of surrounding gardens in Lowlands Road, fails to maintain an adequate amount of amenity space in order to relate satisfactorily with the character of the area, and as such would be detrimental to the amenity of the neighbouring occupiers and character of the area.
3. The proposal by reason of its siting, bulk and height would represent an obtrusive and overdominant form of development that would be out of keeping with the general scale of other houses in the area to the detriment of the visual amenities of the area.
4. The proposed access near the bend in the road would harm highway and pedestrian safety.

Permission was refused for the erection of a five bedroom detached house with an integral garage (ref: 56032/APP/2004/976) for the following reasons:

1. The proposed development by reason of its size bulk and location would not be in keeping with the plan layout of the surrounding area adversely impacting upon the visual amenities of the streetscene and locality. The proposal is therefore contrary to Policies

Pt1.10 and BE19 of the borough's adopted Unitary Development Plan.

2. The proposed development by reason of its location to the rear of adjoining gardens, would result in a loss of privacy to adjoining residential properties at Nos.98, 100 and 102 Abbotsbury Gardens. The proposal is therefore contrary to Policy H12 of the borough's adopted Unitary Development Plan.

This application was dismissed on appeal on 22/02/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2004/3302) for the following reasons:

1. The proposed development by reason of the siting, size, bulk and roof design would be out of keeping with the character of the surrounding area and properties adversely impacting on the visual amenities of the locality contrary to policies BE13 and BE19 of the borough's adopted Unitary Development Plan.

This application was dismissed on appeal on 13/07/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2005/1287) for the following reasons:

1. The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene. The proposal is therefore contrary to Policies BE13, BE19 and H12 of the adopted Unitary Development Plan.

2. The proposal does not provide a proper means of access to the new house, introducing a traffic conflict point close to a bend which is likely to give rise to conditions detrimental to highway and pedestrian safety contrary to Policy AM7(ii) of the adopted Unitary Development Plan.

This application was dismissed on appeal on 19/04/07.

An appeal was lodged against the non determination of an application for the erection of a four bedroom detached dwelling with integral garage and off street parking (ref 56032/APP/2008/2417). However, the Planning Committee determined that had the Local Planning Authority been in a position to determine the application, it would have been refused for the following reasons:

1. The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Layouts.

2. The proposal by reason of the relationship to the proposed dining room to the northern boundary of the application site would fail to provide a satisfactory outlook giving rise to a substandard form of accommodation for the future occupiers of this property and would necessitate the increased use of artificial light, which fails to meet the objective of Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, the Supplementary Planning Document HDAS: Residential Layouts and Policy 4A.3 of the London Plan 2008.

3. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Borough's adopted Unitary Development Plan Saved Policies September 2007.

The appeal was dismissed on the 3rd April 2009.

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. |
| 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. |
| H12 | Tandem development of backland in residential areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Layouts |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| LPP 3A.4 | Accessible Developments |
| LPP 4B.3 | Residential Densities |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

95 neighbours and Eastcote Residents Association were consulted. 26 individual responses and a petition with 104 signatures have been received making the following comments:

1. We the undersigned, object to the application;
2. We do not want or need another house in the area;
3. The house is over large and out of keeping, appearing as a massive monolithic block, when viewed from all angles;
4. It is cramped into one side of the site, and we are concerned he will ask for another on the other side if this gets the go ahead;
5. The site entrance would be dangerous, in an already hazardous part of the road which is indicated by the presence of double yellow lines to prevent parking;
6. The application describes the house as having a habitable roof space, and together with a fixed staircase will mean the number of bedrooms could be easily increased;
7. The proposal would detract from the amenity of the area for other residents;
8. For over 70 years people have bought houses here for the large sized gardens, privacy, feeling of open space and area of greenery to enjoy;
9. These suburbs were designed to provide a particular style of living, with owners agreeing to covenants that this should be maintained;
10. The example of this developer having built an over large dwelling on Rusdene Road, squeezed close to another house does not inspire confidence;
11. I am totally against this application and the many previous applications have all been dismissed;
12. The planning inspectorate has stated that a back land development on this site would not enhance the street scene;
13. The applicant only owns No.65 Lowlands Road and therefore would not be able to implement this proposal, as the remaining owners of the site do not wish to sell their land;
14. The roof design is not in-keeping with the street scene;
15. The inspector's report recommended pre-application discussions, this advice has not been heeded, and therefore this proposal is unsatisfactory;
16. This would be visible from all directions. Please could the height of the ridge and eaves of the dwelling be confirmed to be the same as the surrounding dwellings. Although, dormers and gables have not been included, the footprint from the previous application which was larger than the previous which was considered overly large for the area;
17. The single storey side element does not sit comfortably with the remainder of the building;
18. A tree report should be sought to ascertain any possible detriment to trees;
19. To shorten the gardens of the existing properties will result in the properties being out of keeping with the larger area;
20. We are concerned about the precedent this will set in relation to other properties in Abbotsbury Gardens;
21. The proposed crossover would facilitate easy and concealed access/escape routes for burglaries;
22. The development will impinge of the privacy of existing homeowners;
23. The development will cause unacceptable noise and vehicular pollution in existing homeowners;
24. Having a thoroughfare in homeowners back gardens poses a safety risk for young children;
25. The continual harassment by this developer is in breach of Section 1 of Article 8 of the European Human Rights Convention;
26. Baroness Andrews, Planning Minister stated, in the Daily Telegraph, that Planning Authorities have the ability to set local policies that protect gardens from developments and separate them from wider brownfield sites;
27. This application is blatant garden grab;
28. A two storey house so close to our rear boundary will change the light and ambiance of the garden;
29. I was told another application could not be made within 5 years, however we have been repeatedly harassed;
30. There is a covenant in place on the estate which the Council continually chooses to ignore;

31. The drawings are littered with mistakes and this is particularly worrying in view of the applicants other site at No 41 Rusdene Road;
32. The views from our upstairs windows would be spoilt;
33. The Sewerage system in the area is particularly bad;
34. The rear gardens of Lowlands and Abbotsbury Gardens provide a wildlife corridor and the development will reduce its benefit;
35. The services would need to be advanced;
36. It would spoil the look of the area;
37. The proposal is roughly twice the size of the adjacent properties;
38. It is unlikely to have a ground source heat pump and the siting for the plant for this has not been shown - if it is to be in the garage then an assessment needs to be made to check adequate room would still be available for a vehicle;
39. If approved permitted development rights should be removed;
40. This is not a case of a neighbour wanting to build an overbearing extension. it is a single minded developer wanting to make money at our expense;
41. The garage seems somewhat undersized and there is limited off street parking available;
42. We are concerned whether the developer can be trusted especially after the length of time taken to complete his other site on Rusdene Road (which is still not complete), and that the approved plans were not followed;
43. The law does not now permit the planting of a hedge near a boundary, due to loss of light, yet how can a three storey house be allowed;
44. Land drainage is extremely poor, and the sewerage system very old and not capable of efficient operation - this development will exacerbate these issues;
45. We do not agree that the development will visually assimilate into the street scene, due to its size and design. There is nothing that would match this development in size or ratio of a house size to this plot;
46. We would not allow access to our land if this development were to proceed;
47. We are concerned with regard to the residential density for the proposal and whether it meets to recommendations in the London Plan having had regard for the PTAL for the area, and if the loft area where to be used as a room this would influence the 106 payments requested for the development;
48. There is an area of land shown on the frontage, adjacent to the public footpath - it is not clear what this is for - if it is for parking it would be very difficult to access, in addition the proposed driveway at 4.8m is very short;
49. The bin store is not shown on the plans;
50. If finances allowed we would mount a legal challenge for infringing our Human Rights - Perhaps Hillingdon would like to mount a test case on behalf of Londons LA's. Surely there should be some sort of redress against this type of continual proposals;
51. A four bedroom house will result in more than a two car ownership and result in additional cars parking on the highway;
52. Please can the information supplied by the applicant be independently checked;
53. The amended drawings do not address the lack of information regarding the layout of the second floor, nor the amount of natural light to that area;
54. The building is squashed over to one side, 1m from the side boundary. Please can the following two points be taken into consideration when determining this application.
 - The SPD HDAS New Residential Layouts, Page 9, 4.9 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 dependant on the bulk and size of the building, but generally, 15m will be the minimum accepted distance..... Therefore this dwelling should be much further away from the boundary with Abbotsbury Garden, taking into account that the footprint of this dwelling is approximately the same as one pair of average semi-detached houses on the Deane Estate. The Planning Inspector for the previous appeal was in agreement that the proposed dwelling was poorly placed.
 - The position of the driveway in relation to the bend in the road. The second application for this site was for 2 detached houses. The original plans showed the driveways in the same position as this

application. During the course of the determination of that application, to comply with comments from Mr. Adenegan Case Officer and Mr. Ranger Traffic Officer, the driveways were moved to the centre of the site, to comply with road safety. This information is contained in a letter from the Appellant to the Planning Inspectorate dated 25th November 2003. If there were objections to the positioning of the driveway on the second application, then this position cannot be acceptable for this current application;

55. The driveway and garage have been moved on this application to try to overcome habitable rooms being 1 metre from a close board fence, which was an objection by the Planning Inspector, but by so doing has made the position of the driveway un-acceptable, yet again.

John Wilkinson MP - No comments received

Cllr Baker - Is it possible we could use the law, to put a stop to the constant applications being submitted by this applicant. The application is for a single detached house, with no significant differences from the previous applications, all of which have been refused.

Internal Consultees

Highways Officer

In the appeal decision relating to application ref: 2005/1287 the Inspector concluded that an acceptable access with adequate visibility could be achieved and the proposal would not be detrimental to highway and pedestrian safety.

Provided the access as currently shown is reduced in width to 3.0 metres at the front boundary and a Condition requiring details of the cross over are submitted for the LPA's approval prior to the commencement of the development, no objections are raised on highway grounds.

Director of Education

On the basis of the creation of a 1x 8/9 room private house in Eastcote and East Ruislip, with no demolition, the requested amount is £15,492.

Tree/Landscape Officer

There are a few trees on and close to site, however, none of them are protected by TPO or CA designations, nor do they justify protection at this time.

As there are no new tree or landscaping issues introduced with the current scheme, the previous tree and landscape comments apply:

'The proposed scheme does not affect any trees protected by a TPO but there is scope for landscaping for this application. Subject to conditions TL5 and TL6, the scheme is acceptable and, in tree preservation and landscape terms, complies with policies BE38 of the Saved policies UDP'.

Waste and Recycling Officer

No commentary with respect of the design, however, they must have food waste grinders included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company. In addition the dwelling should incorporate in their design storage provision for an average of 2 bags of recycling and two bags of refuse per week plus 3 garden waste bags every 2 weeks.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Polices, 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 the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

Policy H12 states Proposals for tandem development of backland in residential areas will only be permitted if no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers. This policy recognises that some houses with long back gardens may provide more garden area than is actually required and can be developed for housing purposes, provided that proposals conform with other policies in the UDP. It is also specified that a proper means of access is required. There is therefore no objection to this development subject to the proposal satisfying Policy H12 and other policies in the UDP (Saved Polices, September 2007).

The previous application was tested at appeal (56032/APP/2008/2417), and the inspector commented that during the course of the previous appeals certain principles had been established relating to the site, as follows:

- a) The site is suitable to accommodate development of the general scale proposed;
- b) The separation between the proposed dwelling and others in the area would prevent any undue dominance or disturbance;
- c) It is possible to design the development to prevent overlooking;
- d) A safe and workable access can be achieved;
- e) The character of the area is not formed by the widespread presence of dormer windows;
- f) Whilst imaginative design should be encouraged, this should not be at the expense of living conditions of occupiers;
- g) The backland location is a sensitive one, particularly with regard to the effect of the roof on the character of the area;
- h) The area is not designated for its special character.

Given that there has been acceptance by Inspectors that the site is suitable for residential development, the principle of a new dwelling in this location is considered acceptable.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 145 habitable rooms per hectare (hrpha). Whilst this would be marginally under the London Plan's recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 1b (which suggests a level of 150-200 hrpha, 30-50 units per hectare), this density would be more comparable with the surrounding residential development and this marginal shortfall is not considered enough to warrant the refusal of Planning Permission on these grounds alone. As such, the proposal is considered to comply with the intentions of Policy 4B.3 of the London Plan (2008).

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

The Deane Estate is a characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties within the immediate vicinity of the application site are semi-detached there are also detached properties on this Estate. The properties are situated on large plots of land and generally have long gardens. The houses are set back from the road frontage by approximately 8 metres to establish building lines. The area therefore has an open character and appearance.

With regard to design, Policy BE22 states development of two or more stories should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and the gaps between properties. The proposal would comply with this advice as the proposed dwelling would be set in 1m from the northern boundary of the site. Whilst it was considered in the previous appeal that due to the proposal being pushed over to one side of the site, it resulted in a cramped appearance against one boundary, the applicant has revised the scheme to show the '2m high close boarded fence' to remain on the front boundary of the side garden land. With the front garden and 0.6m front boundary wall with vehicular access occupying only the area directly in front of the proposed dwelling, to give the visual appearance of the proposal being centrally sited in the open frontage. Furthermore, the Inspector in the previous appeal proposal (ref 56032/APP/2008/2417), in relation to this issue stated:

"Many representations made in the appeal consider that the closeness of the proposal to the boundary would lead to a cramped design. Whilst I agree that this would be the case, it seems to me that the principal objection to the proposal is its overall bulk when seen from the south east and the fussiness of the design. A smaller scale dwelling could sit more comfortably within the space available, but it is the shortcomings in the design of the appeal proposal have led me to dismiss the appeal. None of the many other objections which have been made alter my conclusions."

As stated above, the Inspector concluded that the principle objection was the proposals overall bulk when viewed from the south east and the fussiness of the design. On the design the Inspector commented:

"It appears to me that the architect of the appeal proposal has failed to understand the importance of the context. Whilst studiously achieving many of the parameters of height, depth and roof pitch which make up local character, there has been a failure to maintain the simplicity of approach. This to my mind is of fundamental importance because of the scale of the building proposed, but would be important in any building. The design employs some features which are redolent of nearby dwellings, but the differences in wall treatment, division of windows, and the variety in scale of dormer windows, gables and roof lights neglect the need identified by my colleague to avoid irregularity and cumbersome scale. I accept that some features could be precluded by planning condition, but it is not possible to carry out the redesign necessary in a planning appeal decision."

The revised scheme has now been reduced in depth to 12.5m (2-storey element), with the roof of the single storey side at 3.4m in height. It is proposed to finish the dwelling with a simple hipped roof that would be in-keeping with the design characteristics of the surrounding properties and the dormer windows and gables no longer form part of the

proposal. The design approach has thus been simplified and is no longer considered to be irregular or cumbersome.

Section 4.10 of the SPD states careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings. The plans submitted indicate the proposed new dwelling would have a ridge line at 8.8m, and an eaves height of 5.5m. A survey plan of No.65 Lowlands Road has been produced and shows this property to have a ridge height of 9.12m and an eaves height of 5.74m. The proposed dwelling would therefore, be lower than this existing property, by 0.32m at ridge height and 0.24m at eave height. As such the proposal would not be considered to be over-dominant in relation to the surrounding properties.

It is considered that bulk and design of the proposal would not result in a dominant or discordant feature in the street scene or the wider area, and therefore no undue harm would result. As such, the proposal is considered to be in-keeping with the appearance of the surrounding area, thereby complying with policies BE13 and BE19 of the UDP (Saved Policies September 2007) and Policies contained the HDAS Supplementary Planning Document: Residential Layouts.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. In this case the flank wall of the proposed house would be situated 26m from the rear 63, 65 and 67 Lowlands Road and 34m from properties in Abbotsbury Gardens. Taking into consideration these distances the proposal is not considered to be overdominant, or result in overshadowing of adjoining properties.

The bend in Lowlands Road enables the proposed house to be accessed from a separate entrance to those serving existing properties in Lowlands Road. This access is situated some 30m from the rear of No.61 and the proposed additional house is unlikely to give rise to an increase in pollution, noise and disturbance to adjoining properties to justify refusal.

The Inspector in the appeal decision dismissing application 56032/APP/2007/1287 (April 2007) stated:-

"The separation distances between the facing elevations of the existing elevations and that which is proposed are such that there would not be any significant loss of residential amenity whether by virtue of loss of light or harm to the outlook of existing occupiers."

The proposal would therefore comply with Policies BE20, BE21 and OE1 of the UDP (Saved Policies September 2007).

With regard to privacy, the design guide requires that a minimum distance of 21m between habitable room windows and private garden areas is provided in order to protect privacy. The windows proposed in the first floor flank elevations facing Lowlands Road and Abbotsbury Gardens are either secondary windows or are to non-habitable rooms and are conditioned to be obscure glazed and non-opening below top vent. Furthermore, the distance of the proposed house from the private garden areas of properties on Lowlands

Road and Abbotsbury Gardens would be in excess of 21m. With regard to roof windows, amended plans have now been received which show the removal of the roof window in the elevation facing 63-67 Lowlands Road, and the remaining roof windows in the rear elevation and the side elevation facing the properties in Abbotsbury Gardens have been re-positioned to have an internal sill height of 1.8m so that no vantage could be gained from these windows. Therefore subject to appropriate conditions controlling the insertion of further windows and obscure glazing the proposal is considered to accord with Policy BE24 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be over 200m² (not including the integral garage). The SPD states the minimum amount of floor space required for a 5-bedroom house would be 108m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 4+ bed house should have a minimum garden space of 100m², and the development would comply with this advice, with a rear usable garden area over 400m². Whilst there would be a reduction in the amenity land for the remaining dwellings, the amenity space left for these properties would still be in excess of 100m². Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highway safety issues were considered by the previous inspector's decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site, and whilst the vehicular access point for the current scheme has been re-sited further towards boundary, it is not considered to result in a material alteration to highway issues and as such these previous comments are still considered relevant and stated:

"Whilst I note that vehicles would have to either reverse into or out of the driveway to the proposed dwelling, this arrangement is typical of many residential properties. I therefore conclude that acceptable access with adequate visibility in both directions would be achieved. I also note that the Council's Highway Engineer raised no concerns in relation to the proposed access. In light of the above and given that one extra dwelling would not significantly add to existing traffic flows I conclude that the proposal would not be detrimental to pedestrian and highway safety."

Therefore the proposal is considered to comply with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Disabled access will be provided at ground floor via a level threshold and there would be a wheelchair accessible WC on the ground floor. This is considered to satisfy Lifetime Homes standards. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

This is not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Section have been consulted on the application and consider that whilst there are a few trees on and close to site, none of them are protected by TPO or Conservation Area designations, nor do they justify protection at this time. However, it is considered that there is scope for additional landscaping and thus conditions requiring this are recommended.

Therefore the scheme is considered acceptable in landscape terms and would comply with policy BE38 of the Hillingdon Unitary Development Plan (Saved Polices, September 2007).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided in this respect. However, the waste and recycling officer was consulted and recommended that food waste grinders should be included as standard as part of the kitchen sink unit, and the dwelling should incorporate in their design adequate storage provision refuse and recycling. Therefore if members wish to approve this application it is considered these matters could be dealt with by way of a condition/informative.

7.16 Renewable energy / Sustainability

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, and therefore comply with the SPD: Residential Layouts: Section 4.9 and Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

The proposal is not within a flood plain, however, a number of concerns from local residents have been raised with regard to the existing sewerage system in the locality and land drainage problems. This matter was considered by a previous inspector's decision in relation to application 56032/APP/2005/1287 (April 2007), for a four bedroom house on this site. The conclusion was drawn that these matters could be adequately dealt with by way of appropriate planning condition requiring the submission of suitable schemes for approval by the Local Planning Authority. As such, if members wish to approve this application it is recommended the above approach is taken to deal with this issue.

7.18 Noise or Air Quality Issues

This is not applicable to this application

7.19 Comments on Public Consultations

The following points raised are not material to the planning consideration of this application; 2, 9, 10, 13, 15, 25, 27, 29, 30, 32, 40, 42, 46 and 50. With regard to the other points;

6 and 53 - The roof space has now been clarified and is now shown as a study

16 and 52 - A survey drawing has been received of No.65 Lowlands Road, which shows the proposal to be lower than this property, this drawing was prepared by an independent company and has been checked by officers.

18 - Tree and landscape advice has been sought from internal landscape officers and is included in this report.

21 - The inspectors' decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site, stated 'I do not consider that the erection of a property on this site would pose a security risk.'

26 - Baroness Andrews, Planning Ministers statement published in the Daily Telegraph. Whilst, yes it is correct that Planning Authorities have the ability to set local policies that protect gardens from developments and separate them from wider brownfield sites the London Borough of Hillingdon does not currently have such a policy and therefore this

application is required to be assessed against the currently adopted policies and guidance which would not preclude a development of this nature.

31 - Revised drawings have been received to address omissions/errors in the originally submitted plans.

34 - The inspectors' decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site, stated 'I do not consider that the erection of a property on this site would be detrimental to local wildlife given the limited scale of the proposal.'

38 - The internal dimensions of the garage exceed the minimum requirements and the plan for the Ground Source Heating System is shown in the garage area.

43 - The law does not prohibit the planting of hedges adjacent to boundaries, but provides redress if these then become a nuisance.

48 - The area on the frontage adjacent to the footpath would be a front garden, and the footprint of the proposed dwelling has now been sited further back in the site to allow for a 5.7m driveway.

The remaining points are addressed in the full report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. This proposal shows the creation of a private house with a net gain of 10 rooms and therefore the Director of Education has suggested a contribution of £15,492 would be appropriate for this development, towards Nursery, Primary, Secondary and Post-16 education facilities in the Eastcote and East Ruislip Ward.

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 proposal is not considered to detract from the visual amenities of the street scene or the amenities of adjoining residents. It provides a satisfactory form of accommodation for future residents and would not prejudice highway and pedestrian safety. The proposal is considered to satisfy the relevant policies of the UDP (Saved Policies September 2007). As such approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: Residential Layouts: July 2006
The London Plan (2008)
Supplementary Planning Guidance: Educational Facilities

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Appeal Decision

Site visit made on 3 March 2009

by **David Ward** BSc(HONS) CEng MICE
FIHT

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email:enquiries@pins.gsi.gov.uk

Decision date:
3 April 2009

Appeal Ref: APP/R5510/A/08/2089531

Land to the rear and forming part of 63,65 and 67 Lowlands Road, Eastcote, HA5 1TY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr Tarlochan Ghataorhe against the Council of the London Borough of Hillingdon.
- The application Ref 56032/APP/2008/2417, is dated 14 August 2008.
- The development proposed is the development of a four bedroom detached house with integral garage and off street parking with new and independent cross over from Lowlands Road.

Decision

1. The appeal is dismissed.

Site history

2. A report by the Council sets out the results of 5 applications for development on this site, or one approximating to it. All were refused. Three of these refusals were appealed¹, all of which were dismissed. During the course of the appeals certain principles have been established relating to the site, as follows:
 - (a) the site is suitable to accommodate development of the general scale proposed;
 - (b) the separation between the proposed dwelling and others in the area would prevent any undue dominance or disturbance;
 - (c) it is possible to design to preclude overlooking;
 - (d) a safe and workable access can be achieved
 - (e) the character of the area is not formed by the widespread presence of dormer windows.
 - (f) whilst imaginative design should be encouraged, this should not be at the expense of the living conditions of occupiers
 - (g) the backland location is a sensitive one, particularly with regard to the effect of the roof on the character of the area.
 - (h) the area is not designated for its special character.

¹ APP/R5510/A/04/1156854 22 February 2005; APP/R5510/A/05/1176150 13 July 2005; APP/R5510/A/06/20298089 19 April 2007

Reasons

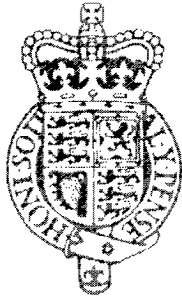
3. I do not propose to make an exhaustive comparison between the appeal proposal and those considered earlier. Nor have I carried out an examination of other developments in the wider locality, since their contexts are different, and they may or may not be examples of the high quality development which the Government now seeks. This proposal has to be acceptable on its own merits, in the light of local policies and any other material considerations. The first considerations which I apply are those which I have set out above.
4. The Council, whilst not having determined the application before the appeal was made, nevertheless gave it a full consideration, taking into account the history, and concluded that permission should be refused for three reasons which I summarise as the development being sited, and having a design, size and bulk out of scale and being visually over dominant in a backland position, detrimental to the character and visual amenity of the locality; that the closeness of the dining room to the boundary would lead to a poor environment for the occupiers of the dwelling; and that no contribution has been secured towards the provision of school places.
5. It is clear that the last is not being pursued. The first reason for refusal relates to one main consideration – that the immediately preceding Inspector considered that the large expanse of roof would appear bulky and imposing; and that the irregular shaped roof coupled with the irregular fenestration would make the dwelling appear cumbersome and out of keeping. It would be a discordant feature, in stark contrast to the simplicity of the existing dwellings. This consideration is the first issue I address.
6. The proposed dwelling would be most readily visible from the north east, where a frontal view would present itself along Lowlands Road, and from the south east, where the view would be oblique, taking in the front and deep side elevation at once. The principal context for the development would be the openness of the rear gardens of Lowlands Road, and of dwellings in Abbotsbury Gardens, whose rear gardens end at Lowlands Road in front of the site. The eye also takes in Nos 65 and 67 Lowlands Road, which are simple buildings with hipped roofs, and white painted rendered walls. Windows reflect that simplicity. Rear offshoots at ground floor level only have sloping roofs. No 67 has an extension over its garage, which reflects the simplicity of the original design. Approaching from the north east the flank of No 82, and the frontage of properties on this part of Lowlands Road provide further context. These are brick built dwellings, more opulent in design, with substantial overhanging hipped gables to rounded bay windows. There are occasional shallow dormers, again with hipped roofs. However, I agree with my colleague that the simpler dwellings are the principal built feature, and that this site is a sensitive one.
7. It appears to me that the architect of the appeal proposal has failed to understand the importance of the context. Whilst studiously achieving many of the parameters of height, depth and roof pitch which make up local character, there has been a failure to maintain the simplicity of approach. This to my mind is of fundamental importance because of the scale of the building proposed, but would be important in any building. The design employs some features which are redolent of nearby dwellings, but the differences in wall treatment, division of windows, and the variety in scale of dormer windows,

gables and roof lights neglect the need identified by my colleague to avoid irregularity and cumbersome scale. I accept that some features could be precluded by planning condition, but it is not possible to carry out the redesign necessary in a planning appeal decision.

8. The Council's second objection relates to the closeness of the dining room window to the boundary fence. One of my colleagues identified the need for a balance between the ability of an architect to produce imaginative design, and the need to provide good living conditions. This is not such a balance, since this part of the design is ordinary. It proposes a dining room window on the north west flank of the dwelling slightly more than 1m from the boundary fence. A 2m boarded fence is shown, and it is to be expected that residents of the adjacent properties would maintain or plant screening, since they object to the proposal. The probability is that this room would be gloomy in winter. The requirements for lighting would be increased, depending upon the use of the room. Unnecessary energy use would run counter to the need for sustainable development. Given the requirements to use low consumption light sources, and the comparatively low energy use for light in a room such as this, which may be used for perhaps two hours in an evening, I do not consider that the undoubted conflict with the policies of the London Plan would be so great as to dictate refusal. The Appellant's offer to remove the intervening wall between the lounge and the dining room would improve the access of light, although this would be limited by the northerly aspect of the lounge and the depth of the room.
9. Many representations made in the appeal consider that the closeness of the proposal to the boundary would lead to a cramped design. Whilst I agree that this would be the case, it seems to me that the principal objection to the proposal is its overall bulk when seen from the south east and the fussiness of the design. A smaller scale dwelling could sit more comfortably within the space available, but it is the shortcomings in the design of the appeal proposal have led me to dismiss the appeal. None of the many other objections which have been made alter my conclusions.
10. PPS1 advises of the critical importance of pre-application discussions, and that Local Planning Authorities and applicants should take a positive attitude towards early engagement in pre-application discussions. It appears to me that this advice has not been sufficiently heeded. Iteration of design through appeal is unsatisfactory, and leads to unnecessary public disquiet. I commend the Government's advice in this instance.

David Ward

Inspector



Appeal Decision

Site visit made on 13 March 2007

by **Karen L Ridge LLB (Hons)**

an Inspector appointed by the Secretary of State for
Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: 19 April 2007

Appeal Ref: APP/R5510/A/06/2029089

Land to the rear of 63, 65 and 67 Lowlands Road, Eastcote, Middlesex HA5 1TY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr T S Ghataorhe against the decision of the Council of the London Borough of Hillingdon.
- The application Ref 56032/APP/2005/1287, dated 18 April 2005, was refused by notice dated 21 April 2006.
- The development proposed is the erection of 1 no. four bedroom detached house with integral garage and off-street parking.

Summary of Decision: The appeal is dismissed.

Main Issues

1. I consider that there are two main issues in this case, namely;
 - (i) the effect of the proposed dwelling on the character and appearance of the surrounding area, and
 - (ii) the effect of the proposed dwelling on pedestrian and highway safety.

Planning Policy

2. The development plan for the area includes the Hillingdon Unitary Development Plan (UDP) which was adopted in 1998. Policies BE13 and BE19 seek to ensure that new development harmonises with and complements the existing area. Policy H12 provides that backland development in residential areas will only be permitted if it does not cause disturbance or loss of privacy. UDP policy AM7 aims to prevent development which would prejudice highway or pedestrian safety.
3. In addition I have had regard to the principles of good design enunciated in Planning Policy Statement 1- *Delivering Sustainable Development* (PPS 1) and the imperative to make more efficient use of land contained within Planning Policy Statement 3- *Housing* (PPS 3).

Reasons

Effect on the character and appearance of the surrounding area

4. The appeal site comprises part of the rear gardens of three properties on Lowlands Road. The site has been the subject of previous applications and two separate appeal decisions relating to different proposals. The proposal which led to this appeal sought to address the concerns of a previous Inspector. In making my decision I have had regard to both of the previous appeal decisions.
-

5. Lowlands Road is an attractive 1930s residential street with an S shaped bend after no. 67 which is the point from where access to the site would be taken. The properties on Lowlands Road comprise uniform semi-detached dwellings which are modest properties with simple rooflines. The new dwelling would be located in a prominent position and would form part of the Lowlands Road streetscene. Whilst the appeal site is large enough to accommodate a dwelling, due to the visible location and the existing quality of the surrounding area, it is important that any new dwelling is visually assimilated into the streetscene.
6. Whilst the number of ridges, dormer and skylight windows in the roof have been reduced, the roofscape remains relatively complex in contrast to the more modest properties which would surround it. This would be particularly apparent in relation to the south eastern elevation which would be highly visible when rounding the bend in Lowlands Road and from vantage points between the houses and from within gardens. This south eastern elevation would be some 15m long with a large expanse of roof which would appear bulky and visually imposing. The irregular shaped roof coupled with the irregular fenestration on this elevation, would make the dwelling appear cumbersome and out of keeping. I consider that it would be a discordant feature, in stark contrast to the simplicity of the existing dwellings.
7. As a result of the foregoing, I conclude that the proposed dwelling would not be readily assimilated into the existing streetscene. It would be detrimental to the character and appearance of the surrounding area and therefore contrary to UDP policies BE13 and BE19.

Effect on pedestrian and highway safety

8. I have paid careful regard to the numerous representations regarding concerns about highway and pedestrian safety. I am aware of the location of the nearby primary school and have seen representations regarding parking on this part of Lowlands Road and the congestion which occurs at the beginning and end of the school day. I have also seen the traffic surveys which have been carried out. I consider it unlikely that highway users would park their cars so as to obstruct the access to the proposed property. Whilst I note that vehicles would have to either reverse into or out of the driveway to the proposed dwelling, this is an arrangement which is typical of many residential properties. I therefore conclude that acceptable access with adequate visibility in both directions could be achieved.
9. I also note that the Council's Highway Engineer raised no concerns in relation to the proposed access. In light of the above and given that one extra dwelling would not significantly add to existing traffic flows I conclude that the proposal would not be detrimental to pedestrian and highway safety. I therefore conclude that the proposal would be in conformity with UDP policy AM7.

Other Matters

10. A number of other concerns have been raised by third parties, which include comments about the disruption caused by the construction, by the appellant, of another property at 41 Rushdene Road. This is not a matter which is material to my consideration of this appeal. In the event that I was minded to allow the appeal, I consider that concerns regarding the sewerage system and drainage provision could be dealt with by appropriate conditions requiring the submission of suitable schemes for approval.

11. I do not consider that the erection of a property on this site would pose a security risk or would be detrimental to local wildlife given the limited scale of the proposal. The question of any restrictive covenants is a separate legal matter which is not material to my deliberations. The Town and Country Planning legislation permits planning applications on land by someone other than the existing owner. The Council have accepted the proposal on the basis made and there is no suggestion that it is an attempt to circumvent policies which would require payment of monies under a section 106 obligation.
12. The proposed dwelling would be sited about 1m from the boundary with nos. 100 and 102 Abbotsbury Gardens. However, I consider that the separation distances between the facing elevations of these existing properties and that which is proposed, are such that there would not be any significant loss of residential amenity either by virtue of loss of light or harm to the outlook of existing occupiers. The obscure glazing of first floor windows could be conditioned so as to protect the privacy of existing occupiers.

Conclusions

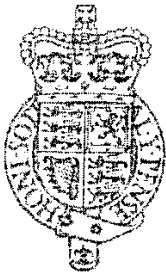
13. I have taken into account all other matters raised, including the previous recommendation by the Council for approval. Whilst I have found in favour in relation to the proposal on highway safety issues and in relation to a number of other matters raised I consider that the harm which would be caused to the character and appearance of the surrounding area is overriding. Since there are no conditions which could overcome the harm to the streetscene, the appeal must be dismissed.

Formal Decision

14. I dismiss the appeal.

Karen L Ridge

INSPECTOR



Appeal Decision

Site visit made on 15 June 2005

by **C J Leigh** BSc(Hons) MPhil MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
email: enquiries@planning-
inspectorate.gsi.gov.uk

Date 13 JUL 2005

Appeal Ref: APP/R5510/A/05/1176150

Land rear of 63, 65 & 67 Lowlands Road, Eastcote, Pinner, Middlesex, HA5 1TY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr T S Ghataorhe against the decision of the Council of the London Borough of Hillingdon.
- The application ref: 56032/APP/2004/3302, dated 6 December 2004, was refused by notice dated 31 January 2005.
- The development proposed is the erection of a four bedroom detached house with integral garage.

Formal Decision

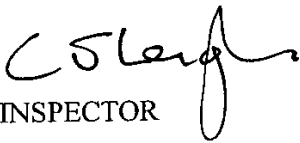
1. I dismiss the appeal.

Reasons for Decision

2. The appeal site has been the subject of a number of proposals for residential development in the past, most recently an appeal for one house that was dismissed in February 2005 (ref. APP/R5510/A/04/1156854). In his decision, the Inspector commented that the general height and siting of the house on the land would retain the overall open character of the locality. I come to similar conclusions with regards to the scheme before me: sufficient distance would be retained to the site boundaries and to other buildings in the area to ensure a cramped form would not result.
3. The previous Inspector did, though, find that the proposed roof was bulky and complex. Although evidently modified from the previous scheme, I come to similar conclusions with the current appeal. The footprint of the proposed dwelling is relatively complex and large. As a result, there still remains multiple hips in the roof form and this is combined with a central flat roof, which appears to me to have been incorporated to reconcile the use of extensive roof slopes and hips over the large building. There is also a substantial dormer on the front elevation which, as the Council points out, dominates the front roof slope, particularly due to the small distance retained to the ridge height. Eight rooflights are proposed in the property to serve what would clearly be further accommodation within the attic space. In my view, this creates a cluttered appearance to the roof slopes.
4. I saw at my site visit that the existing properties in this suburban area are relatively modest and are simple in form, with simple hipped roofs. In my opinion, the bulk of the proposed dwelling and its associated complex and cluttered roof form would represent an unacceptable contrast to this character in a particularly visible location. This would be contrary to the objectives of Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan 1998.
5. I note objections regarding overlooking of adjoining properties. The submitted plans show that on the side elevations the windows above the level of proposed new fencing would be obscure glazed or would be rooflights. I consider these measures sufficient to protect

privacy. Similarly, I consider the length of the proposed rear garden to be adequate to ensure no undue overlooking to the west, and the distance retained to existing properties to the east would also be adequate to protect privacy. Although views from existing houses would change as a result of the proposed development, I concur with the previous Inspector that the development would be far enough away to ensure there would be no undue disturbance or over-dominant effect.

6. Comments have been made as to the effect of the proposal on highway safety in the area. The proposal would meet the Council's requirements regarding parking provision and access. Although it is evident to me from representations that Lowlands Road can be busy at times, in my opinion the access to the site would be satisfactory for the additional traffic generated by one house. The similar comments by the previous Inspector and the Highways Authority lend weight to such an opinion.
7. Although I have found in favour of the appeal in several respects, it is my overall conclusion that the earlier harm I have identified is sufficient to withhold planning permission. I have dismissed the appeal accordingly.


INSPECTOR

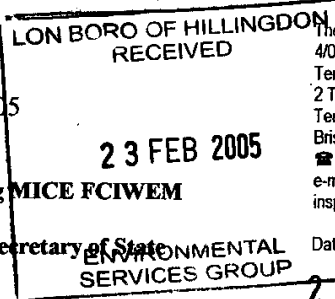


Appeal Decision

Site visit made on 8 February 2005

by **M A Hillyer** BSc MSc CEng MICE FCIWEM

an Inspector appointed by the First Secretary of State



The Planning Inspectorate
409 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date
22 FEB 2005

Appeal Reference: APP/R5510/A/04/1156854

Land to the rear of 63, 65 and 67 Lowlands Road, Eastcote, Pinner, Middlesex HA5 1TY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr T S Ghataorhe against the decision of the Council of the London Borough of Hillingdon.
- The application Reference 56032/APP/2004/976, dated 1 April 2004, was refused by notice dated 13 July 2004.
- The development proposed is described as the erection of 1 No. five bedroom detached house with footprint of 24% of plot size.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. In the interests of clarification I confirm that the written statements submitted for the appeal contain many references to procedures for dealing with planning applications and the Council's handling of this and previous applications. These are not matters for my consideration, and I shall make my determination on that basis.

Main Issues

2. From my reading of the written representations and inspection of the site and its surroundings, I consider that there two main issues in this appeal. The first is the effect of the proposed development on the character and appearance of the surrounding area, and the second is the effect on the living conditions of adjacent occupiers, particularly those in Nos. 96 to 104 Abbotsbury Gardens, with regard to visual impact and privacy.

Planning Policy Context

3. The development plan for the area is the Hillingdon Unitary Development Plan 1998 (UDP). Policy Part 1.10 of the UDP states that development will not adversely affect the amenity and character of residential areas. UDP Policy BE19 says that development must complement or improve the amenity and character of residential areas. UDP Policy H12 explains that tandem or backland residential development will only be permitted if there is no undue disturbance or loss of privacy to adjoining occupiers. Supplementary Planning Guidance (SPG) is available in the form of the Council's 1999 design guide-*Residential Layouts and House Design*. Planning Policy Guidance (PPG) 3-*Housing* sets out the government's objectives of making more efficient use of land for housing without compromising the environment. The recently published Planning Policy Statement (PPS) 1-*Delivering Sustainable Development* sets out key principles for development planning.

Consideration

4. The site is part of the rear gardens of Nos. 63, 65 and 67 Lowlands Road. It is an element of a 1930s suburban residential area with spacious frontages and large open back gardens dotted with trees and boundary plantings. House types are varied, with short terraces as well as detached and semi-detached dwellings, and the area retains its original character, including the predominance of unmodified hipped roofs.

The First Issue

5. The development would replace garden land with a five-bedroom house on three levels, a surrounding garden area and an access onto Lowlands Road. The mass of the building up to eaves level and the overall height would be little different to that of nearby built forms of semis and terraces. The development would be far enough away from existing dwellings to ensure that it would not appear cramped and the front and side separation distances would be no less than exist elsewhere in the vicinity. The remaining openness would be sufficient to retain that element of the character of the locality.
6. The roof of the dwelling would appear bulky and complex, in contrast to, and not in keeping with, existing roofs in the area. Because of the footprint of the building the roof would have multiple hips, and the contrast would be intensified in particular by the large rear dormer with its uncomplementary flat roof, and by the seven roof lights. PPS 1 states that Councils, while not attempting to impose architectural styles or tastes on developers, should seek to promote or reinforce local distinctiveness, and the development would not achieve this in the context of its roof forms and fenestration. The roof would be clearly visible from a number of angles in Lowlands Road and from many private viewpoints across rear gardens, to the extent that it would appear unacceptably out of keeping in what is a sensitive part-backland location.
7. I saw on my site visit that there are examples of rear roof dormers in the vicinity, but not to the extent that they influence the area's character. They are not a good reason for allowing an unacceptable development. I also saw a rear garden development nearby in The Link similar to the proposal, but each case must be considered on its merits. I conclude on balance on this issue that the proposed development would harm the character and appearance of the surrounding area and would conflict with UDP Policies Part 1.10 and BE19 in this respect.

The Second Issue

8. With regard to the matter of privacy, windows in the new house facing northwards would be set below the top level of a close boarded fence, or would be obscure glazed, or would be roof lights facing skywards. There would therefore be no lines of sight from these windows towards houses or gardens in Abbotsbury Road, and therefore no overlooking. The separation distances between properties in clear window views from other vantage points within the development would ensure no intrusion of privacy.
9. On the matter of visual impact, the development would be clearly visible from the houses and gardens of Abbotsbury Road, and also from properties in Lowlands Road. The development would change views in the area but there is no right to a view, and the development would be far enough away from adjacent houses and garden areas to ensure that it would not cause undue disturbance, dominate views or result in unacceptably

overbearing conditions. There is an element of plant screening in some of the Abbotsbury gardens and occupiers would have the potential to increase that if they wished. I conclude on this issue that the proposed development would not be harmful to the living conditions of adjacent occupiers, there would be no undue disturbance, and it would comply in this respect with UDP Policies Part 1.10, BE19 and H12.

Other Matters

10. In other representations concern has been expressed regarding highway safety and congestion. The proposal would meet the requirements for on-site parking and acceptable access and highway visibility could be secured. The development would not increase local traffic flow significantly, there being only one dwelling unit. There are no traffic restrictions in the immediate vicinity of the site and the highway authority has not objected to the development. I consider that there would be no harm in respect of highway matters.
11. Matters relating to construction details, local covenants and drainage details are best dealt with by legislation other than the Town & Country Planning Act 1990. There are no proposals for development of the site to be considered at the present time by anyone other than those of the Appellant.
12. I note that the dormer window facing west, in the roof, would be obscure glazed. This would provide light to a bedroom but that room would have no clear-glazed vertical windows. In my view that would be a strain on the living conditions of the occupiers of the room. Paragraph 54 of PPG 3 indicates that developers should be afforded some latitude in their design and layout details, and imaginative design should be encouraged, but that should not be at the expense of living conditions or the quality of the environment. I believe that this design detail, although not significantly harmful or a reason on its own for refusal of permission, would be detrimental to the living conditions of the new occupiers.

Conclusions

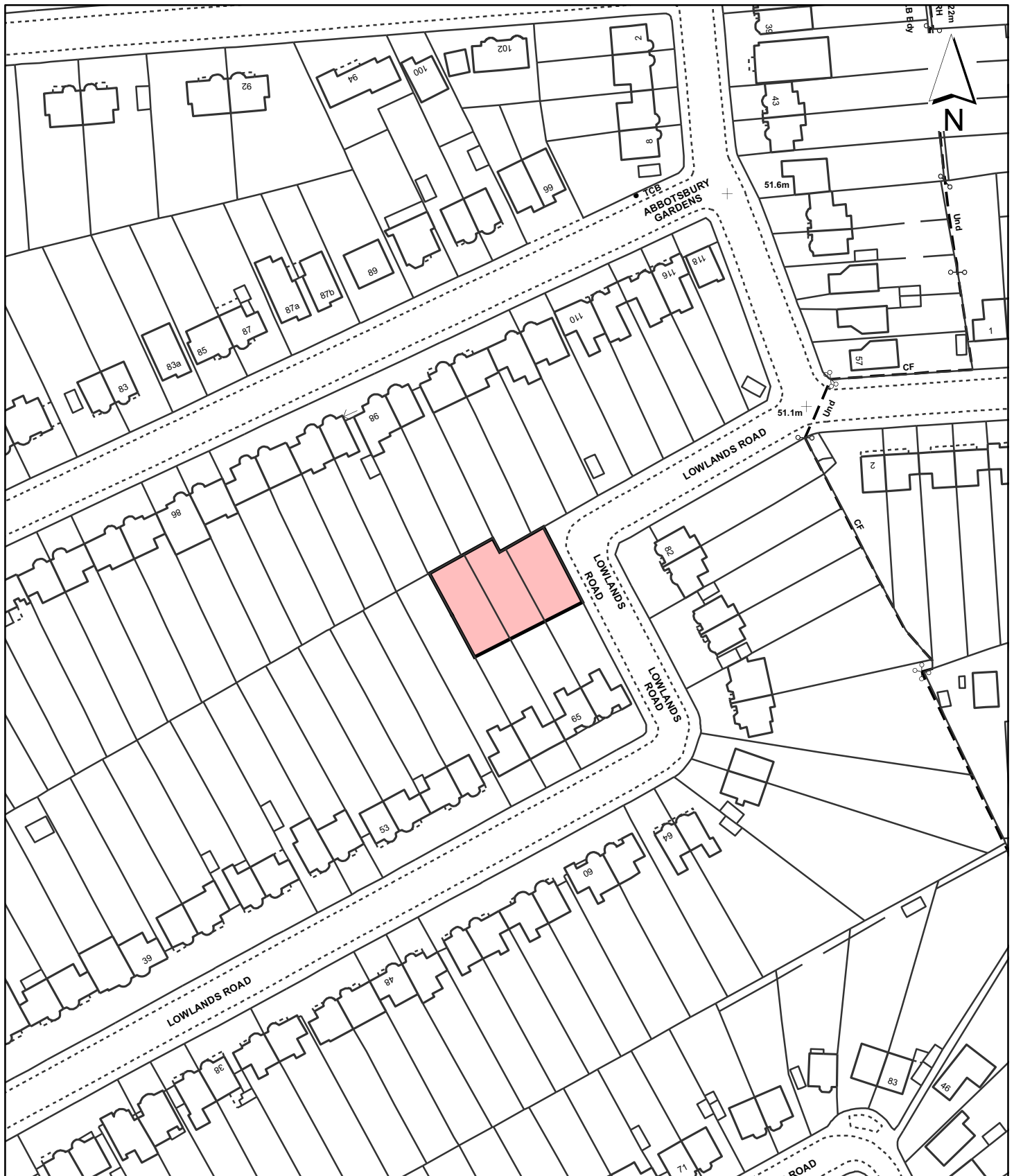
13. Drawing together my findings in this appeal, I conclude that the development would result in no harm in relation to the Second Issue and no significant harm in relation to Other Matters, but this does not outweigh the harm identified in the First Issue. I have considered the conditions suggested by the Council but imposition of any or all of these would not be sufficient to allow the grant of permission. I have taken into account all other matters raised in the written representations, including the recommendation of approval of the proposal by Council officers, but none is sufficient to override the considerations which have led to my decision.

Formal Decision

14. In exercise of the powers transferred to me I dismiss the appeal.

Michael A. Hillier

INSPECTOR.



Notes

 Site boundary

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Site Address

**Land at rear and forming part of
63, 65, 67 Lowlands Road
Eastcote**

Planning Application Ref:
56032/APP/2009/967

Planning Committee
North Page 118

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 Director of Planning & Community Services Group

Address 33 PARKFIELD ROAD ICKENHAM

Development: Single storey brick outbuilding to rear for use as shed.

LBH Ref Nos: 40891/APP/2009/1338

Drawing Nos: 1:1250 site location plan
09/2494/9 Rev A
09/2494/8
Arboricultural Survey and Report

Date Plans Received: 19/06/2009 **Date(s) of Amendment(s):**
Date Application Valid: 24/07/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a building plot, with a recently approved, partially constructed, detached dwelling on the south west side of Parkfield Road. To the south east of the site are two detached new dwellings of a similar size and design as the property currently under construction. To the northwest, is no.35, which is a bungalow. The road is characterised by detached properties, mainly bungalows, although there are two storey developments visible within the street scene. The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a detached, brick built, outbuilding to the rear of the property, adjacent to the shared boundary with No.35. The building would be 4m wide and 6.5m deep, finished with a hipped roof at a maximum height of 4m.

1.3 Relevant Planning History

40891/APP/2009/1051 33 Parkfield Road Ickenham

Demolition of bungalow (Application for Prior Notification for proposed demolition)

Decision Date: 08-06-2009 Withdrawn **Appeal:**

40891/APP/2009/280 33 Parkfield Road Ickenham

Erection of two-storey 3 bed detached dwelling with associated parking, installation of new vehicular crossover (involving demolition of existing dwelling)

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

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

External:

10 neighbours, the Parkfield Road/Oak Avenue Petition Group, and Ickenham Residents Association consulted and 5 letters and a petition with 28 signatures received making the following comments:

1. We object to the outbuilding, its situation midway down the garden, adjacent to the fence and would set a precedent, as all other sheds are either next to the house or at the bottom of the garden;
2. The height, width, and depth would dominate the adjacent rear gardens;
3. The application is misleading as in one document it is called a shed and in another a garage;
4. The site plan is inaccurate regarding No.35 (neighbouring property);
5. The shed will be an eyesore to no.35;
6. This proposal was removed from the original application at the officer's advice;
7. The size and construction materials mean this will be a permanent building, which will be inappropriate and out of keeping in the area;
8. The size of the building is far bigger than that normally associated with a normal residential house;
9. Due to its design, with garage type door, WC, water and sewerage connection, it would suggest more of a workshop, than a shed;
10. Not just the intentions of use of the current owner, but also any future owner should be considered;
11. The building would be over twice the height of the adjacent fence;
12. Due to the height the building would obstruct sunlight entering a large part of the rear garden;
13. The building would exceed the permitted development allowances and therefore should be moved further from the boundary or reduced to comply with permitted development guidance;
14. The inclusion of a toilet, washroom, electricity, is unpalatable especially if we are sitting in the garden, when the toilet is being used;
15. The proposal would infringe UDP Policies BE19, BE20, and BE21;
16. If permission were to be issued, I strongly request conditions are imposed regarding, no business use, car parking or conversion to habitable use;
17. The arboriculturalist states any buildings should be at least 14m from any trees over 300yrs, it is not clear from the plans whether this is the case, but 20m would be more appropriate given the foundations that would be required;
18. The outbuilding is acceptable providing no sewage services are laid or it can be open to habitable accommodation in the future.

Officer comment - with regard to point 6, the proposal was removed from the original scheme as further information was required in relation to the impact on nearby trees, and this matter has now been addressed. The other comments are addressed in the body of the report.

Internal:

Trees and Landscape Officer

Although there are a few trees on and close to site, there is only one protected Scots Pine (T5 on TPO 514) located in the rear garden of no.35, in proximity of the proposed works. The site frontage is dominated by an ornamental tree, landscaping and some hardstanding. An Arboricultural Report has been submitted with this application.

I agree with the conclusions of the Arboricultural Report, however, if a path is constructed to the shed, then a no-dig method must be applied to avoid damage to the RPA of nearby trees, especially T5 on TPO 514.

In order to safeguard the valuable trees and shrubs of the proposed site during the construction period, it is advisable to place a temporary protective fence in the rear garden, protecting the trees from construction related activity eg. storage of materials and to contain the working space close to the proposed shed. This matter can be dealt with by way of condition TL3.

Subject to tree protection measures, it is considered that the proposed development would not be detrimental to the health and public amenity value of the valuable trees, hedges and landscaping features on and close to the site.

Overall, the scheme makes provision for the long-term retention of the valuable trees, hedges on and close to the site. Subject to conditions TL2 (...'in accordance with drawing no. 09/2494/9A Rev A'...), TL3 (modified to include 'trees in the rear garden only'), TL5 (modified to include details on no-dig/porous surfacing only) and TL6, the scheme is acceptable and, in tree preservation and landscape terms, complies with policy BE38 of the Saved policies UDP.

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 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE19 | New development must improve or complement the character of the area. |

5. MAIN PLANNING ISSUES

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

Policy BE13 of the UDP (Saved Policies September 2007) states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and policy BE19 states development within residential areas should compliment or improve the amenity and character of the area. The Hillingdon Design and Accessibility Statement Supplementary Planning Document (SPD): Residential Extensions: Section 9.0 states detached outbuildings should minimize any overshadowing and loss of daylight and they must also leave a practical amount of garden space and respect the design and appearance of the existing house.

With regard to the impact on the amenities of neighbouring properties, the SPD: Residential Extensions, Section 9.2 states in order to prevent over shadowing of adjoining houses and patios, any detached outbuildings should be positioned as far away from the house as possible and that they should be set in by at least 0.5m from the shared boundary. The site layout/block plan submitted with the application shows the proposed garage 0.9m away from the shared boundary and therefore would comply with this advice. Section 9.3 states that if a pitched roof is to be used it should not exceed 4m in height and at 4m the proposal would comply with this advice. As such, it is not considered that the proposal would have a material impact on the neighbouring property, particularly given that the roof would be hipped away from the shared boundary. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Shared Policies September 2007).

The SPD: Residential Extensions, Section 9.3 states that windows should only be placed on the elevation facing the owners' main house and the proposal would comply with this advice as no openings would face the adjacent shared boundary. It is therefore considered that the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

With regard to design and appearance, the roof of the proposed garage would mirror the design of the host dwelling and the materials to be used are of a similar nature to that of the original house. It is considered that the size, scale, design and appearance of the proposed outbuilding would be in-keeping with the original dwelling and the wider area. Therefore the proposal would comply with policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007) and Supplementary Planning Document HDAS: Residential Extensions

With regard to the impact on existing trees and landscaping the Council's Tree and Landscape Officer states that although there are a few trees on and close to site, there is only one protected Scots Pine (T5 on TPO 514) located in the rear garden of no.35, in proximity of the proposed works. The site frontage is dominated by an ornamental tree, landscaping and some hardstanding. The tree officer agrees with the conclusions of the submitted Arboricultural Report but recommends a number of conditions relating to the protection of existing trees during construction. Overall, therefore the scheme makes provision for the long-term retention of the valuable trees and hedges on and close to the site and is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

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

With regard to car parking, the proposal would not alter the existing situation and therefore

adequate provision would remain and the development would comply with policy AM14 of the UDP (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing property, No. 33 Parkfield Road.

REASON

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

4 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.

REASON

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

5 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, study or as a separate unit of accommodation.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained in accordance with approved drawing no. 09/2494/9A Rev A 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 in the rear garden, 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 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),
- details on no-dig/porous surfacing;

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies

(September 2007).

10 TL3 Protection of trees during site clearance and development

The path to be constructed to the shed, shall use a no-dig method to avoid damage to the Root Protection Area of nearby trees, especially T5 on Tree Preservation Order No 514.

REASON

To ensure that trees 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).

INFORMATIVES

Standard Informatives

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

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

| | |
|----------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE19 | New development must improve or complement the character of the area. |

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must

be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission

does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

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

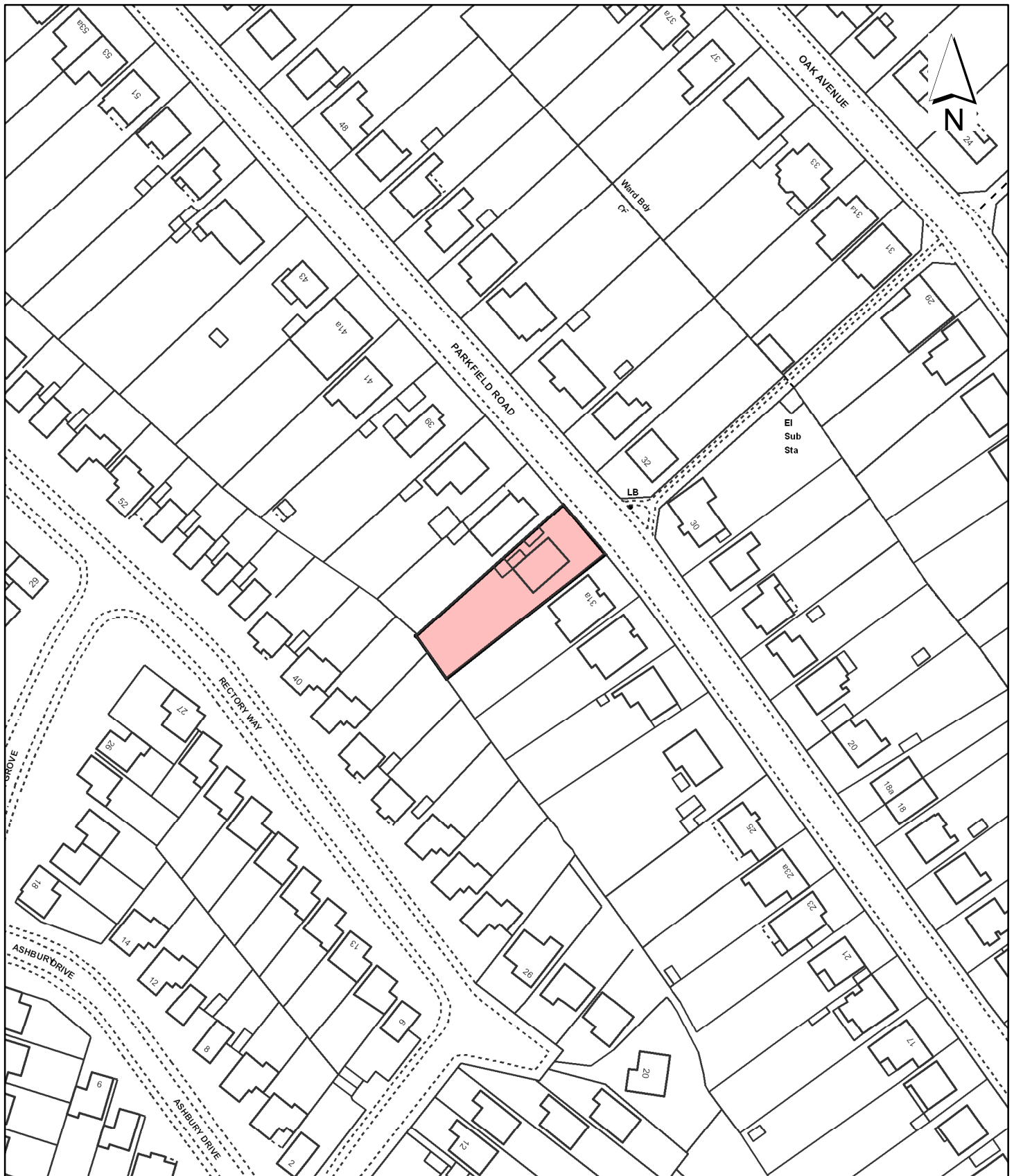
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

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


- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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| | |
|---------------------------------------|----------------------|
| Site Address | |
| 33 Parkfield Road Ickenham | |
| Planning Application Ref: | Scale |
| 40891/APP/2009/1338 | 1:1,250 |
| Planning Committee | Date |
| North Page 129 | November 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 126-128 HIGH STREET RUISLIP

Development: Part change of use of Nos.126-128 from Class A2 (Financial and Professional Services) to Class D2 (Assembly and Leisure) for use as a bingo hall (licensed under the 2005 Gaming Act) and alterations to front of No.128.

LBH Ref Nos: 3874/APP/2009/1837

Drawing Nos: AB-RUI-126-002 Rev. E
Design and Access Statement
Additional Information by Letter dated 14th August 200

Date Plans Received: 20/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 21/09/2009

1. SUMMARY

Whilst, it is accepted the proposal would bring a vacant unit back into use, the proposed use would not be considered acceptable within a Primary Shopping Area and as such would further undermine the retail function of the area and consequently its vitality and viability to the detriment of the Local Community. It is considered that the proposed change of use would be contrary to policy S11 of the UDP (Saved Policies September 2007).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed use is not a use that is considered acceptable within a primary shopping area and the proposal would thus result in a use which neither complements or contributes to the attractiveness of the primary shopping area of the Ruislip Town centre. It is therefore considered that the use would be detrimental to the vitality and viability of the primary shopping area of the Ruislip Town centre 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 |
| S11 | Service uses in Primary Shopping 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. |
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |

3

Had the application not been refused then further details would have been sought with regard to the proposed internal floor layout of the area to remain in A2 use and whether adequate facilities would be provided for that unit.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of the High Street and comprises a vacant ground floor unit in office use. The application property forms part of an end terrace building of commercial units on the ground floor with offices or residential above. The street scene is commercial in character and appearance. The application site lies within the 'Primary Shopping Area' of Ruislip Town Centre and 'Ruislip Village Conservation Area', as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the part of the ground floor from Class A2 (Financial and Professional Services - unrestricted) to Class D2 (Assembly and Leisure), with a new doorway created to the front of No. 128.

It is proposed to revert Nos.126 and 128 back into separate units, although the floor area at the rear of No.126 would remain with No.128, providing a floor area of 109m² for the proposed D2 use, and 41m² remaining in A2 use.

5 full time staff would be employed and the proposed hours of opening would be 0900 - 2300 Monday to Saturday and 1000 - 2200 Sundays and Bank Holidays.

Mechanised and electronic bingo would be installed. Seating would also allow for paper bingo, however, it is envisaged most games would be played on electronic bingo terminals. Bingo would be played throughout the day and possibly linked to other bingo halls, on a national basis.

The unit would offer its customers (and any passing adult shopper) an ancillary service of

freshly pre-packed snack food and hot and cold drinks. This would not be a takeaway service and no alcohol would be served.

A window display would be provided, with a selection of priced goods for sale.

3.3 Relevant Planning History

3874/ADV/2002/76 126-128 High Street Ruislip
INSTALLATION OF INTERNALLY ILLUMINATED FASCIA SIGNS

Decision: 30-08-2002 Approved

3874/ADV/2008/75 126-130 High Street Ruislip
Installation of one internally illuminated fascia sign, one internally illuminated projecting sign and two green awnings.

Decision: 04-08-2008 Approved

3874/APP/2002/2078 126-128 High Street Ruislip
INSTALLATION OF A NEW SHOPFRONT

Decision: 25-10-2002 Approved

3874/APP/2008/1759 126-130 High Street Ruislip
Change of use of part of public highway in front of south side of premises for use as outdoor seating area (comprising four tables and twelve chairs).

Decision: 04-08-2008 Approved

3874/APP/2008/2110 126-130 High Street Ruislip
Change of use from Class A2 to mixed Class A1/A3 use, for use as a coffee shop, and installation of retractable awning on south elevation

Decision:

3874/D/90/1389 126-130 High Street Ruislip
Change of use from Job Centre and ancillary offices to Class A2 (Building Society) use on both ground and first floors

Decision: 17-10-1990 GPD

3874/H/91/1367 126-130 High Street Ruislip
Change of use of first-floor A2 (financial and professional services) to Class B1 (offices)

Decision: 07-02-1992 Approved

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 |
| S11 | Service uses in Primary Shopping 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. |
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **28th October 2009**

5.2 Site Notice Expiry Date:- **28th October 2009**

6. Consultations

External Consultees

The application was given statutory site and press publicity and, 40 neighbours were consulted. A petition of 59 signatures and 9 letters of objection have been received, which make the following comments:

1. We object to the application as it will have an adverse impact on the character and vitality of the Primary Shopping Area and is therefore contrary to Policy S11 of the UDP (Saved Policies)
2. The proposal will not make a positive contribution or enhancement to the character of the area contrary to clause 8.18 of the UDP (Saved Policies)
3. There is already another amusement arcade in close proximity, at No.70 and will be one even nearer if planning applications 34237/APP/2009/652 and 3862/APP/2009/653 (at No 80) are allowed.
4. The plans lack clarity and it is unclear what activity is proposed to take place at either Nos.126 or 128. There is no explanation of how the bingo hall is expected to operate in a small unit with the proposed 5 members of staff
5. It is not clear what the intended opening times are, what the expected peak times, will 5 staff be there all the time or is this a total number.
6. Are there any market research studies undertaken to give a predicted number of customers, age profile, distance travelled and mode of transport. As this information is vital to assess the impact the proposal would have on the amenity of the High Street. How can planning decisions be made without more detailed background information.
7. The plans imply there would be 40 machines at the site. There is already an amusement arcade

at No.70 High Street that never seems to have any customers.

8. We should be encouraging more shops to trade in the High Street, with their associated benefits.
9. Policy S11 States the accepted uses in the Primary Shopping Areas, and a D2 use is not one of these and therefore would be contrary to Policy.
10. A concern is that these premises would be licensed, and thereby out of bounds to under 18's, which is not conducive to promoting a healthy, vibrant shopping environment.
11. There is no need for this facility and there is a bigger amusement arcade at No.70.
12. The site is within a conservation area where such outlets would not normally be permitted.
13. Even in a secondary shopping area the proposal would have to meet the tests as to whether it is appropriate.
14. We object to the change of use as we do not think it is wanted or needed, and assume as well as bingo there would be some gambling machines available.
15. We object to potentially 3 types of this use in the High Street, two of which in very prime positions, as this would be harmful to the other neighbouring businesses and would change the ambience of the street.
16. The applicants have already shown their disregard for planning conditions at their other site in the street (No.70)
17. Class D uses and Class A2 uses, other than banks and building societies, fail to satisfy the necessary criteria, and therefore the application should be refused.
18. It is noted there is an extant application (3874/APP/2008/2110), for a mixed A1/A3 use, and I would consider there is a demand for this type of use, particularly with Tesco's now opening on the adjoining site.
19. I cannot see that Ruislip would gain in any meaningful way from this proposal and a bingo hall is likely to add to problems of noise, nuisance and litter, which will be exacerbated by its long opening hours.
20. I except empty units are not good for the High Street, but this is not an adequate reason to approve the application
21. A bingo hall will adversely affect the nature of the High Street to its detriment.

Crime Prevention Design Advisor - No comments received.

Internal Consultees

Conservation Officer:

This is a modern shop front within the Ruislip Village Conservation Area. Following the recent Conservation Area designation, any new development should preserve or enhance the character and appearance of the area (PPG 15). The proposed scheme is for a change of use with the installation of a door to No.128 along with the division back into two units. From a Conservation point of view, there are no objections to the proposed change of use to the building. There are no shop front changes proposed apart from the installation of the door, and there are no objections to the same. The scheme shows a shop front display to the main window of No.126, which would be appropriate in a conservation area.

Conclusion - Acceptable.

EPU:

I do not wish to object to this development, however should approval be recommended I would recommend conditions relating to hours of operation, hours of delivery and waste collections, air handling units and sound insulation as well as the construction informative.

Licensing - No comments received

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area each serves. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority will exercise strict control over the loss of shops to other uses.

Policy S11 establishes the criteria where service uses would be permitted in primary shopping frontages, in order to maintain the viability of the retail function of a centre. Subject to these criteria being met the uses considered as acceptable within shopping frontages of primary shopping areas are retail (Class A1), banks and building Societies (but not other Class A2 uses) and food and drink uses (Classes A3, A4 and A5). This is reiterated in the supporting text (paragraph 8.25), which states some service uses are appropriate and even necessary in Primary Shopping Areas. Banks, restaurants, food takeaways, building societies are the most frequently used by shoppers, whereas estate agents, betting shops, and places of entertainment tend not to be visited on shopping trips

Whilst it is accepted that this double unit is currently vacant, it is not considered the proposal would comply with this policy or the advice in the supporting text. It should be stressed that the existing vacant unit benefits from planning permission for A2 use class (meaning it can be used for A2 or A1 uses without planning permission). It is therefore considered that should this proposal receive consent it would have a negative effect on the vitality and viability of this area and the proposal would not comply with Policy S11 of the UDP (Saved Policies September 2007).

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 site is within Ruislip Village Conservation Area and the Conservation Officer does not object to the proposed change or to the only external change proposed which is the installation of the door. Therefore the application is considered acceptable and would 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

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. With regard to the design of the new entrance doorway proposed to No.126, this would be positioned in the place of an existing window unit and have an aluminum frame to match. As such, it is considered that this would be in-keeping with the overall design of the building, and harmonise with the same, therefore in accordance with policies BE13 and BE15 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 not raised an objection to this application subject to conditions being attached to any permission granted relating to hours of opening, hours of deliveries and waste collection, details of air handling units and sound insulation, and subject to these conditions the proposal would accord with policy OE1 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 the High Street and limited on-street parking is available on both sides of the highway. It is not considered the traffic generation between A2 and D2 uses would be significantly different such that a refusal on this ground would be justified. 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

Level access will be provided at the entrance to the buildings, together with an entrance doors having a clear minimum opening of 800mm with access pressure at the leading edges not more than 20N pressure and a disabled WC would be provided. As such the proposal would comply with 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

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

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The comments received have been addressed in the main body of the report.

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

Whilst, it is accepted the proposal would bring a vacant unit back into use, the proposed use is considered to undermine the vitality and viability of the Primary Shopping Area and therefore the range of goods and services available. As such, it is considered that the proposed change of use would be contrary to policy S11 of the UDP (Saved Policies September 2007).

11. Reference Documents


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

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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| | |
|--|----------------------|
| Site Address | |
| 126 - 128 High Street Ruislip | |
| Planning Application Ref: | Scale |
| 3874/APP/2009/1837 | 1:1,250 |
| Planning Committee | Date |
| North Page 139 | November 2009 |

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



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Report of the Corporate Director of Planning & Community Services

Address 290 WEST END ROAD RUISLIP
Development: Change of use from Class A1 (Shops) to Class A3 (restaurants and cafes.)
LBH Ref Nos: 45677/APP/2009/1971
Drawing Nos: Location Plan at Scale 1:125C
Design and Access Statement

Date Plans Received: 10/09/2009 **Date(s) of Amendment(s):** 10/09/2009

Date Application Valid: 21/09/2009

1. **SUMMARY**

Planning permission is sought for the change of use of an existing vacant retail unit to a restaurant within Use Class A3. The loss of the retail unit to a non-shop use would not affect the minimum number of essential shop uses within the parade and as such the proposal would maintain the character and function of the shopping parade and would cater for the convenience shopping needs of local residents. Subject to conditions, the proposal would not harm the residential amenities of nearby residents.

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 N11 Control of plant/machinery noise

No plant and/ or machinery including all extract ventilation systems and odour control equipment shall be used on the premises until a scheme for the control of noise and fumes 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

To safeguard the amenity of the surrounding area 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).

3 HLC1 Restaurants/Cafes/Snack Bars

The premises shall only be used for the preparation and sale of food and any associated clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 MCD10 Refuse Facilities

No development shall take place until details including location on the premises of facilities to be provided for the covered, secure and screened storage of refuse at the premises 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

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

5 N13 Sound insulation of commercial/entertainment premises

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).

6 NONSC Non Standard Condition

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.

7 NONSC Non Standard Condition

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 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).

8 NONSC Non Standard Condition

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).

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 |
| 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 |
| S7 | Change of use of shops in Parades |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| LPP 2A.8 | Town Centres |
| LPP 2A.9 | Supporting Sustainable Communities |
| LPP 4A.20 | London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes |
| LPP 4A.26 | Reducing noise and enhancing soundscapes |

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 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.

6 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

7 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

8 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a vacant ground floor retail unit forming part of West End Parade, located on the south west side of West End Road, almost opposite its junction with Sidmouth Drive. The parade comprises 11 commercial units on the ground floor, nos.278 to 298a West End Road, with 3 upper floors in residential use accessed from the rear. Opposite the application parade lie nos.1-14 New Pond Parade and to the rear is a service road. This section of West End Road is commercial in character and appearance and the application site lies within the 'developed area' 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 from a retail unit to a restaurant within Use Class A3. No external alterations are proposed.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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 |
| S7 | Change of use of shops in Parades |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| LPP 2A.8 | Town Centres |
| LPP 2A.9 | Supporting Sustainable Communities |
| LPP 4A.20 | London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes |
| LPP 4A.26 | Reducing noise and enhancing soundscapes |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

36 adjoining owner/occupiers and the Ruislip Residents' Association consulted. No comments have been received.

Internal Consultees

Waste Strategy: No objections subject to the inclusion of recycling facilities.

Environmental Protection Unit: No objections subject to conditions to control noise and fumes from plant equipment.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a local parade and the adopted Unitary Development Plan defines parades as:

"Groups of shops which provide at least 3 essential local shop uses and other retail and service uses for people living or working within a walking distance of around 800m."

Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) seeks to ensure that all residential areas are within half a mile of five essential shop uses. Accordingly, Policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that changes of use from retail will only be permitted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade.

The application parade comprises 11 units, of which three are 'essential uses' as defined in paragraph 8.21 of the adopted Hillingdon Unitary Development Plan (Saved Policies

September 2007). These are nos. 278 West End Road (Baker), 292 West End Road (Chemist) and 296 West End Road (Newsagents). New Pond Parade, which lies opposite the application property comprises 15 commercial units of which two are essential uses, 3 New Pond Parade (Newsagents) and 5 New Pond Parade (Grocer).

Given the above, it is considered that the level of essential shop uses is adequate to maintain the viability, character and function of the parades and would be sufficient to cater for the local convenience shopping needs of local residents. As such, the proposal would not harm the vitality and viability of the West End Parade in accordance with Policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and policies 2A.8 and 2A.9 of the London Plan 2008, which seek to develop and enhance a network of specialist retail centres to meet special retail needs and to encourage sustainable communities.

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 and surrounding area generally 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 and adjacent to the application unit. No details of ventilation and or other mechanical equipment have been submitted. However, it is considered that planning conditions requiring details of the ventilation equipment prior to commencement of the use, 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) and policy 4A.20 of the London Plan 2008.

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

The Council's Waste Management Service has advised that suitable recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and also glass bottles and jars should be provided. To this end any refuse and recycling bins provided as part of this development must be housed in chambers constructed according to the Council's Standards.

A condition is recommended that suitable refuse and recycling facilities are provided prior to commencement of the use and the proposal would thus comply with policy 4A.26 of the London Plan 2008.

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

No third party comments have been received.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol

(protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

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

11. Reference Documents

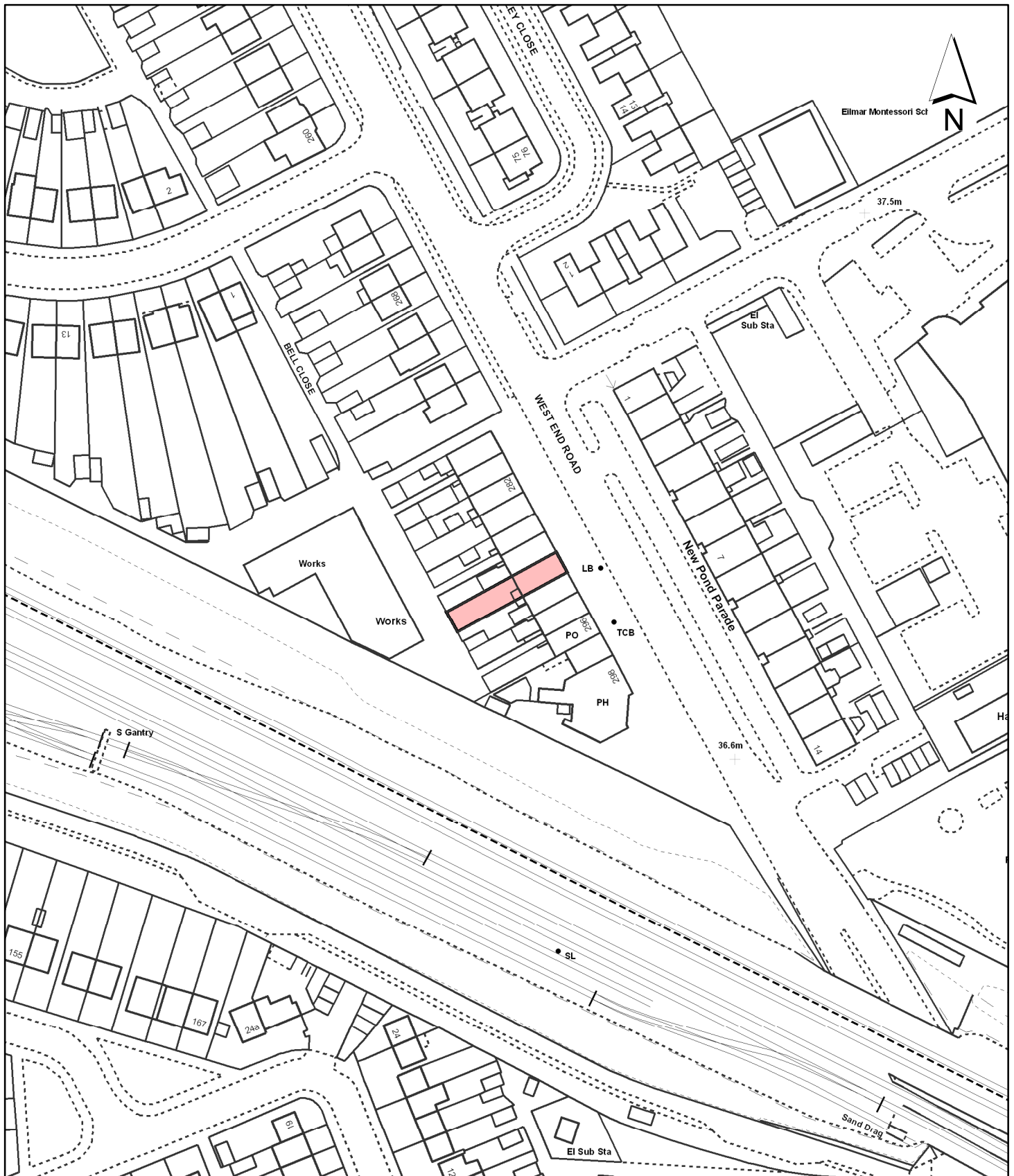
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).


London Plan 2008

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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| | |
|--------------------------------------|----------------------|
| Site Address | |
| 290 West End Road Ruislip | |
| Planning Application Ref: | Scale |
| 45677/APP/2009/1971 | 1:1,250 |
| Planning Committee | Date |
| North Page 150 | November 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 20 CHESTNUT AVENUE NORTHWOOD

Development: Installation of 1 internally illuminated fascia sign (Retrospective Application)

LBH Ref Nos: 3401/ADV/2009/61

Drawing Nos: A3/133287 (Details of Sign)
1:1250 Site Location Plan
A3/133287 (Elevations)

Date Plans Received: 03/09/2009 **Date(s) of Amendment(s):**

Date Application Valid: 16/09/2009

1. CONSIDERATIONS

1.1 Site and Locality

The site is located on the west side of Chestnut Avenue, at its southern end. The area is residential in character and the site comprises an established leisure building containing a fitness club. There is surface level parking to the side, front and rear of the building and the site is on a slope with the land dropping away to the south. The application site lies within the Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks retrospective advertisement consent for the installation of 1 internally illuminated fascia sign. The fascia sign is placed above the front pedestrian entrance ramp to the building, adjacent to the entrance canopy and is 3.7m long by 1.625m deep, comprising the fitness club name in white on a purple background. The sign is internally illuminated.

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

Ickenham Residents Association - No comments received

2 neighbour were consulted and two responses have been received, which make the following comments -

1. The sign has already been put up a few weeks ago;

2. The size is too large and not in-keeping with the low key surroundings that this predominantly residential street offers;
3. The sign, since installed has been left illuminated all through the night, even after the club closes, causing light to defuse onto residential windows;
4. A similar issue occurred last year when the club installed very large lights to the parking lot, this issue was partially addressed, but still resulted in us having to install blackout blinds/curtains;
5. Opposed to any additional lighting = light pollution;
6. Illuminated advertising is inappropriate in a residential area;
7. The applicant has already shown disregard for the surrounding area and this has affected wildlife (absence of tawny owls, which used to be regular in the area).

Officer Comment - it is recommended that should members wish to grant consent for the sign, a condition is applied to restrict the hours of illumination. The remaining points are addressed in the report.

A copy of a letter signed by 14 residents of Chestnut Avenue sent to the Ward Councillors and the Council's Parking Services and Parking Enforcement Unit has also been received. This letter is requesting action relating to problems of traffic, congestion and parking in the area which, it is stated, are exacerbated by the expansion of the fitness club.

Officer Comment - Applications for advertisements must only be determined on the issues of visual amenity and highway safety. The issues raised by the residents are outside the remit of this application and will be addressed by the appropriate Council Service.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

| | |
|------|--|
| BE27 | Advertisements requiring express consent - size, design and location |
| BE29 | Advertisement displays on business premises |
| HDAS | Shopfronts and signage |
| PPG2 | Green Belts |

5. MAIN PLANNING ISSUES

Policy BE27 of the UDP (Saved Policies September 2007) states that advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety. Policy BE29 states that the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

Therefore the main considerations are the impact upon public safety and amenity.

The sign would have a minimal impact upon the use of the public highway as the main vantage point would be at the end of Chestnut Avenue, which provides the vehicular entrance points to the application site and Pine Tree Lodge. It is therefore considered that

this sign would not result in conditions prejudicial to pedestrian or highway safety.

With regard to amenity, the visual impact of this sign would be limited, having had regard to its position. The sign is located well within the site, set some 25m back from the Chestnut Avenue frontage and is mostly only visible from the car parking area of the application premises. As such, there would be no adverse impact upon the character and appearance of the street scene, the Green Belt or significant harm to the landscape character of the area. Therefore the proposal is considered to comply with policies BE27 and BE29 of the UDP (Saved Policies September 2007).

With regard to the proposed illumination, illuminated advertisements are considered to lie within one of four zones, which have been defined in accordance with the definitions in the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution. These are as follows:

E1 - Intrinsically dark areas (ie National Parks, AONB's or other dark landscapes).

E2 - Low District brightness areas (ie rural or small village locations)

E3 - Medium district brightness areas (ie small town centres, urban locations)

E4 - High district brightness areas (ie city and town centres with high levels of night time activities).

This site is considered to be on the edge of a residential area and adjacent to open countryside and it is therefore appropriate to deal with this application as being sited within Zone E2. The recommended maximum luminance for this zone would be an illuminated area of up to 10m² = 600 candelas/m², and for areas greater than 10m² = 300candelas/m². The application suggests a luminance level of 1000 candelas/m² for the proposed fascia sign and this would be over 6m². It is therefore considered the suggested levels of luminance would be too high, and as such should be limited (by condition) not to exceed 600 candelas/m² to comply with this advice.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall

be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV4 Intensity of Illumination - specified

The intensity of illumination of the advertisement hereby approved shall not exceed 600 candelas per metre².

REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 ADV5 Time limit on illumination

The advertisement hereby given consent shall only be illuminated between the hours of 0900 and 22.30.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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

2 The decision to GRANT advertisement consent 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.

BE27 Advertisements requiring express consent - size, design and location

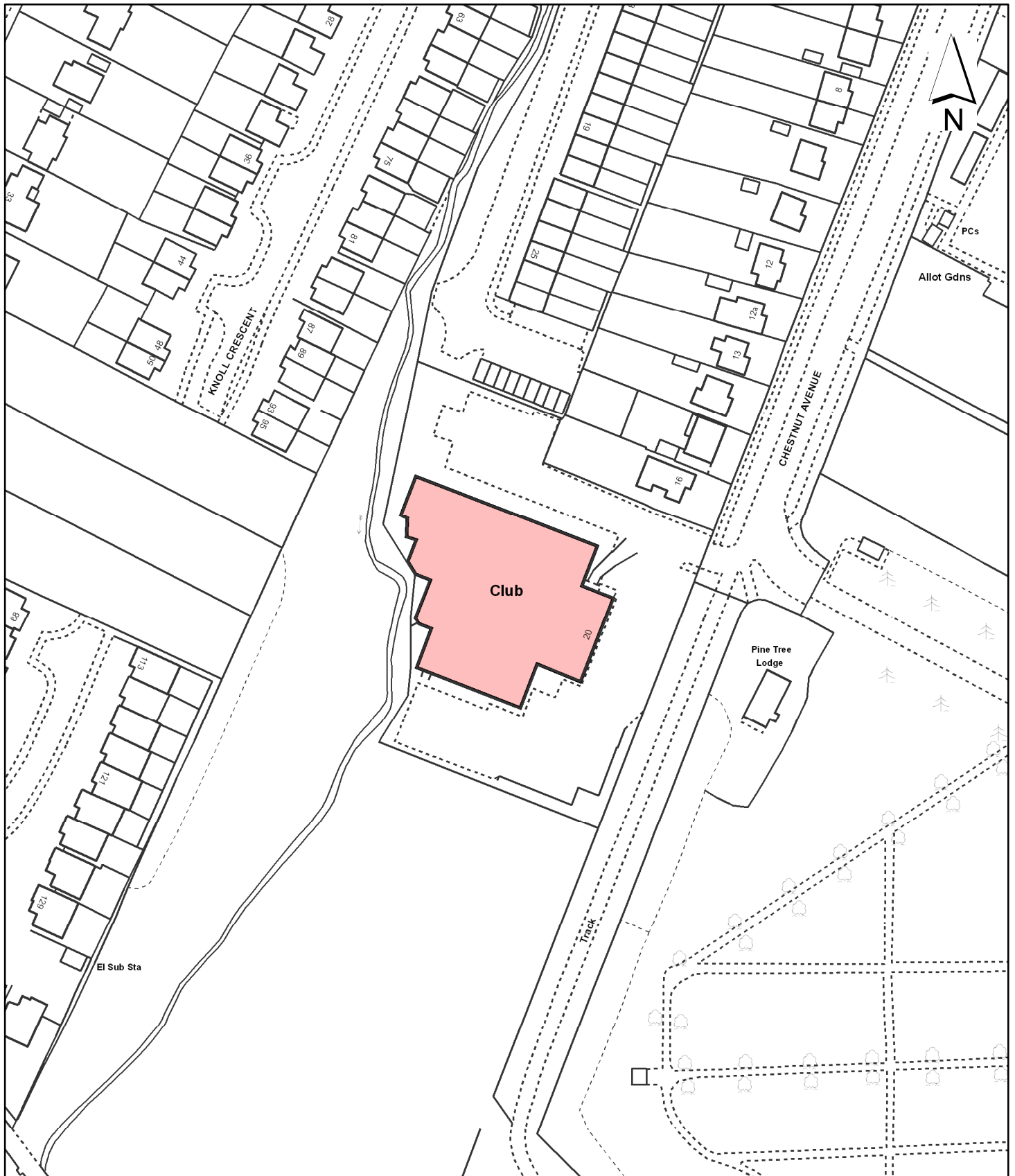
BE29 Advertisement displays on business premises


HDAS Shopfronts and signage

PPG2 Green Belts

Contact Officer: Catherine Hems

Telephone No: 01895 250230



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| | |
|---|----------------------|
| Site Address | |
| 20 Chestnut Avenue Northwood | |
| Planning Application Ref: | Scale |
| 3401/ADV/2009/61 | 1:1,250 |
| Planning Committee | Date |
| North Page 156 | November 2009 |

LONDON BOROUGH OF HILLINGDON
Planning & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



Report of the Director of Planning & Community Services Group

Address 21 HILLSIDE ROAD NORTHWOOD

Development: Single storey front infill extension and loft conversion, involving conversion of garage to habitable use.

LBH Ref Nos: 19722/APP/2009/1861

Drawing Nos: PL/003
PL/002
PL/001A
PL/004A
PL/005A

Date Plans Received: 25/08/2009

Date(s) of Amendment(s): 12/10/0009

Date Application Valid: 28/08/2009

25/08/2009

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow on the north side of Hillside Road and forms part of a large area of 1930's residential development within the developed area as designated in the Unitary Development Plan Saved Policies September 2007.

The area is characterised by interwar suburban housing, largely bungalows and chalet bungalows along spacious well planned roads on a large estate of similar properties. The area is subject to relatively steep topography and as such the application site is stepped up from the neighbouring property to the west (No.19) and stepped down from the neighbouring property to the east (No.23).

The property is within an established row of bungalows each of a similar style, making strong references to the arts and crafts movement, being constructed out of brick, render and clay peg-tile roofs. The building line is informal, with properties being both detached and semi-detached and enjoying a variety of footprints, with forward projecting elements, bay windows and canopied gables being common.

The application site has a simple form, with a principal frontage 7.5m wide, with a bay window detail and steep hipped roofs, forming a pyramid like structure. To the rear, there is a projecting ridge (3.8m long) forming a rear facing dormer window with half hipped roof over. A more recent single-storey side/rear extension (set back 2.4m from the front elevation) now provides the main entrance to the property, and has a flat roof that extends up to the eastern boundary of the site, connecting with the flank wall of neighbouring property No. 23. This extension extends across the entire rear elevation of the property at varying depths between 2m and 3.7m in depth.

1.2 Proposed Scheme

The application seeks permission for the existing single-storey side extension to be

extended forwards, infilling the remaining 2.4m, so that it is flush with the main front elevation. This will provide the properties new entrance, featured through double entrance doors and flanking windows. Amended plans show this extension set in from the boundary by 500mm.

Above this new infill extension is proposed a new side hipped roof, carrying across the existing front and rear roof slope, along with its profile. Three roof lights would be introduced on the new east facing flank roof slope, providing light to the new shower room and existing study.

To the rear of this would be a second full height dormer window, attached to and mirroring the existing rear facing dormer. As such it would be 3.4m wide and 3.3m high, with a half-hip roof detail. The proposals would add a further double bedroom to the existing bedroom and bathroom already housed in the loft space.

The plans also show a new roof light in the front roof slope (giving light to the existing staircase). Furthermore, two 1m wide and 1.6m high solar heating panels are proposed on the front elevation.

1.3 Relevant Planning History

19722/A/85/0495 21 Hillside Road Northwood

Section 53 certificate (P)

Decision Date: 01-05-1985 Refused **Appeal:**

19722/APP/2002/2924 21 Hillside Road Northwood

ERECTION OF A SINGLE STOREY FRONT ENTRANCE/PORCH AND A SINGLE STOREY REAR EXTENSION

Decision Date: 17-02-2003 Approved **Appeal:**

19722/B/85/0844 21 Hillside Road Northwood

Section 53 certificate (P)

Decision Date: 10-06-1985 Refused **Appeal:**

19722/C/85/0975 21 Hillside Road Northwood

Householder development - residential extension(P)

Decision Date: 02-08-1985 Approved **Appeal:**

Comment on Planning History

None

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

External:

7 adjoining occupiers and the Northwood Hills Residents Association consulted. 5 letters

from the resident of No.23 Hillside Road received stating the following:

- * The proposal makes Nos.21 and 23 Hillside Road semi-detached;
- * Concerns that the area is now a conservation area and extension of this nature would be inappropriate;
- * Concerns over maintenance to the side of No.23 Hillside Road; and
- * Concerns over drainage.

A request has been made by a Ward Councillor that this application be considered at planning committee due to potential conflict over the issue of rain water guttering as there is a party wall between joint garages. The issue of this property being in an area of Special Local Character should also be addressed.

Comment: The plans were revised to inset the side extension 500mm from the neighbour's boundary, addressing the boundary issues raised above.

Internal:

Conservation and Urban Design Observations:

This is a bungalow located within the Hillside, Northwood Hills Area of Special Local Character. The area is characterised mainly by 1930s bungalows, modest in size with integral garages built well setback from the main elevation. The area has recently been designated as an Area of Special Local Character (ASLC) particularly for the homogeneity in building types. There have been extensions to neighbouring properties, prior to the designation of the area and the adoption of the Design Guidance. The site itself has been subject to previous planning applications, including the loft conversion, and two rear extensions.

To the front, the existing garage is well set back from the main front elevation of the house, characteristic of the established design of other houses in the street. The scheme proposes to build a front extension to bring the existing garage in line with the main house and convert the garage for habitable use. Whilst the conversion of the garage is acceptable, given the homogeneity of the area, the front extension would not be in keeping with the street scene. The proposed roof to the garage extension would add considerable bulk to the front elevation and would be detrimental to the character and appearance of the area. The extension would appear to be attached to the adjacent property, which would be detrimental to the street scene of the area. It would, therefore, be unacceptable.

The scheme also proposes a large rear extension to the roof, to accommodate an extra bedroom to the previously converted loft. The size, height and design of the proposed roof extension, particularly taken together with the previous extension would be detrimental to the character of the existing house and would not be subservient to the original house and would, therefore, be unacceptable.

The double front entrance door including the side lights appear very wide and do not form part of the original design and character of the houses, and would be unacceptable.

From a conservation point of view, the proposed solar panels should be relocated to the rear elevation. Details showing the size, section and colour should also be submitted. If depth of solar panels is up to 200mm, it would be considered within the Permitted Development Rights of the owner (General Permitted Development Order as amended

2008), and should, therefore, be removed as part of the current application.

Given the previous history and the layout and design of the existing house, there is limited scope of extension.

The conversion of garage to habitable would be acceptable, provided that the fenestration is appropriately designed. Front and rear (loft) extensions are unacceptable.

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. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE5 | New development within areas of special local character |

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development, impact on the area of special local character, impact on residential amenity and parking.

Design

The area is characterised mainly by 1930's bungalows, modest in size with integral garages which, in the main are well setback, from the front elevation. The area has recently been designated as an Area of Special Local Character (ASLC) particularly for the homogeneity in building types. There have been extensions to neighbouring properties, prior to the designation of the area and the adoption of the Design Guidance. The site itself has been subject to previous planning applications, including the loft conversion, and two rear extensions.

To the front, the existing garage is well set back from the main front elevation of the house, which is a characteristic of the established design of other houses in the street. The scheme proposes to build a front extension to bring the existing garage in line with the main

house and convert the garage for habitable use. Whilst the conversion of the garage is acceptable in principle, given the homogeneity of the area, the front extension would not be in keeping with the street scene. The proposed roof to the garage extension would add considerable bulk to the front elevation and would thus be detrimental to the character and appearance of the area. In terms of siting, design, appearance and bulk this element of the scheme is not considered acceptable.

The scheme also proposes a large rear extension to the roof and the size, height and design of this roof extension, particularly taken together with the previous extension is considered to be detrimental to the character of the existing house and in terms of its size and scale would not be subservient to the original property.

It is, therefore, considered that both the front/side extension and the rear roof extension are contrary to policies BE5, BE15 and BE19 of the adopted UDP Saved Policies September 2007 and the Supplementary Planning Document (SPD) HDAS: Residential Extensions.

Amenity

No.19 Hillside Road would not be adversely affected by the proposed single storey front/side extension as it lies on the opposite side of the siting of this extension.

The proposed extension would project 300mm beyond the front wall of No.23, however, it would not breach a 45 degree sight line taken from the habitable room window at No.23 closest to the side boundary with the application property. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of that property through overdominance and visual intrusion.

With regards the rear roof extension, this does not result in any greater overlooking than the existing extension and as such would not result in unacceptable loss of privacy to neighbouring occupiers.

It is therefore, considered that the proposal would comply 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.

A very extensive garden will be maintained and continue to provide adequate private amenity space and parking for two cars would still be available on the existing hard standing to the front, in accordance with policies BE23 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed side/front extension by reason of its siting, size, scale, bulk, design and appearance would fail to harmonise with the character of the existing property to the visual detriment of the street scene and the Hillside, Northwood Hills Area of Special Local Character. The proposal is thus contrary to policies BE5, BE15 and BE19 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007) and the Adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear roof extension, in conjunction with the existing extension, by reason of its siting, size, scale, bulk, design and appearance would fail to harmonise with the character of the existing property to the visual detriment of the street scene and the Hillside, Northwood Hills Area of Special Local Character. The proposal is thus contrary to policies BE5, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

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

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


| | |
|----------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| AM14 | New development and car parking standards. |
| HDAS | Residential Extensions |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE5 | New development within areas of special local character |

Contact Officer: Caerwen Roberts

Telephone No: 01895 250230



Notes

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| Site Address | |
| 21 Hillside Road Northwood | |
| Planning Application Ref: | Scale |
| 19722/APP/2009/1861 | 1:1,250 |
| Planning Committee | Date |
| North Page 164 | November 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 315 WEST END ROAD RUISLIP

Development: Provision of 1.9m high close boarded timber fencing along the Masson Avenue and West End Road boundaries, with new access gates and visibility splays Masson Avenue (Part Retrospective application).

LBH Ref Nos: 61905/APP/2008/3233

Drawing Nos: Design and Access Statement
05/06 - WER - SL/101 Rev F

Date Plans Received: 13/11/2008 **Date(s) of Amendment(s):** 13/11/2008

Date Application Valid: 13/11/2008 23/09/2009

1. **SUMMARY**

Planning permission is sought for the retention of a close boarded fence. The fence is an improvement over the palisade fence which is the subject of an enforcement notice and in visual terms is considered to be acceptable.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC **Non Standard Condition**

The reduction in the height of the entrance gates and the creation of visibility splays on either side of the entrance gate as shown on drawing 05/06-WER-SL/101 Rev F, hereby approved shall be implemented within 3 months from the date of this permission.

REASON

To maintain highway and pedestrian safety in accordance with policy AM7 of the UDP Saved Policies September 2007.

2 NONSC **Non Standard Condition**

Within three months of the date of this permission the fencing hereby approved shall be stained to match the colour of the existing fencing on the site.

REASON

To ensure that the visual amenity of the area is maintained in accordance with policy BE13 of the UDP 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 |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| BE19 | New development must improve or complement the character of the area. |

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south-eastern corner of Masson Avenue and West End Road and comprises a forecourt and single storey building presently used for car valeting and washing. Within the site and along the southern site boundary are workshop buildings that extend the entire width of this boundary. A number of cars are parked within the forecourt of the existing buildings and a portacabin lies along the side boundary with 6 Masson Avenue. Along part of the West End Road and Masson Avenue frontages a 1.9m high close boarded fence has been erected in front of galvanized steel palisade fence and gates. The fence has been stained brown in colour. The remaining site boundary is demarcated by part timber and brickwork wall and part timber panel fence with concrete posts measuring 2.1m high.

To the east and north of the application site are residential properties; 6 Masson Avenue lies immediately to the north east of the application site. The properties in Masson Avenue comprises either low brick walls or hedgerows along the roadside frontages. To the west is an area of undeveloped land and to the south is the sports ground with a hedgerow along the roadside frontage. The application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and adjoins an Area of Environmental Opportunity to the south.

3.2 Proposed Scheme

Planning permission is sought for the retention of the 1.9m high close boarded fence along part of West End Road and Masson Avenue. The fence is attached to an existing palisade fence and gate which was erected without the benefit of planning permission in 2006. The applicant also proposes to reduce the height of the gate and section of the wall on either side to 1m high to provide visibility for vehicles accessing the site.

3.3 Relevant Planning History

61905/APP/2006/1578 315 West End Road Ruislip

ERECTION OF 2.4 METRE HIGH GALVANISED STEEL PALISADE FENCE AND GATES
ALONG PART OF WEST END ROAD AND MASSON AVENUE FRONTAGES
(RETROSPECTIVE APPLICATION).

Decision: 23-08-2007 Refused

Comment on Relevant Planning History

Members will recall that planning permission (ref: 61905/APP/2008/1578) for the retention of a 2.4m high galvanised steel palisade fence and gates along part of West End Road and Masson Avenue frontages, was refused at the North Planning Committee on 7th August 2007, for the following reason:

"The existing 2.4m high galvanized steel palisade fence along the West End Road and Masson Avenue frontages, by reason of its siting, height, details and overall design, presents an incongruous and visually intrusive form of development in the appearance of the existing street scene. It is detrimental to the character and appearance of the existing street scene and the visual amenities of the area. The proposal is therefore contrary to policies BE13 and BE19 of the Borough's adopted Unitary Development Plan."

Members also considered it expedient to issue an Enforcement Notice requiring the removal from the land of the steel palisade fencing with gates, in its entirety, and all associated debris, and make good the land. A period of three months was given for compliance with the terms of the Enforcement Notice.

The Notice was issued and was not complied with. A summons was served and on the 1st December 2008 the applicant appeared at Uxbridge Magistrates Court. The applicant pleaded guilty and was fined £2,000 and was ordered to pay costs of £1,000.

Prior to his appearance at Court, the applicant erected close boarded fencing in front of the palisade fence, the subject of this current planning application. The palisade fence has been reduced in height so that it is not visible above the timber fence.

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 |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| BE19 | New development must improve or complement the character of the area. |

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

37 adjoining owner/occupiers and the South Ruislip Residents' Association (2 groups) have been consulted. No comments have been received.

Environment Agency: We have assessed this application as having a low environmental risk.

MOD Defence Estates: No safeguarding objections

National Air Traffic Services: No safeguarding objections

MOD Safeguarding: No comments received

Thames Water Development Planning Assets: No objections to this application

Internal Consultees

Trees/Landscape:

THE SITE

The site is a prominent corner plot at the junction of west End Road and Masson Avenue. According to our records, a protected tree T1, on TPO No 289, was removed within the past year or so.

THE PROPOSAL

The proposal is retrospective and seeks permission to retain a new 1.9 metre high close board boundary fence.

While no objections to the fence are raised it is noted that it was previously recommended that a new tree be planted as a condition of the previous application ref. 2007/3129. A submission has not been received in relation to the tree replacement.

RECOMMENDATION

If you are minded to approve this application I have no objection subject to a tree replacement condition, TL5, TL6 and TL7.

Officer Comments - Planning application ref. no. 2007/3129 was withdrawn by the applicant on 25 June 2008. As this application does not involve a development that would require the removal of a tree and as such it would be unreasonable to impose a planning condition requiring tree replacement.

Highways:

No objections as the fence has been reduced to 1m for 2.4m wide on either side of the entrance gates so as to maintain visibility when accessing the site on the highway.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

No objections are raised to the principle of enclosing this site.

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

The close boarded timber fence is an improvement over the previous palisade fence. It relates satisfactorily with the existing brick wall with timber fencing located between the vehicular entrance and 6 Masson Avenue and does not harm the appearance of the street scene. Therefore, the development complies with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The applicant was advised to reduce the height of the timber section of the gate and fence along the left side as vehicles exit the site, to 1m to maintain visibility for vehicles accessing the site. The fence to the right is an existing fence and therefore it is not possible to require a section of this fence to be reduced. The palisade fence along the gate and the section of the timber fence to be reduced would be retained at its current height to maintain security of the site. However, the applicant has provided amended plans showing the timber gate and the palisade fence reduced to 1m. The existing wall and a section of the timber fence on either side of the entrance gate are also shown reduced to 1m for a width of 2.4m. This is considered to be acceptable and would not harm the appearance of the street scene.

The palisade fence (albeit reduced in height), the subject of an enforcement notice, has been retained behind the close boarded fence. The palisade does not form part of this planning application though and therefore is not under consideration.

7.08 Impact on neighbours

Given the nature of the development, the close boarded fence does not harm the residential amenities of the occupiers of nearby residential properties, in accordance with policy OE1 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 application now proposes to provide visibility splays on either side of the entrance gate. This is considered to represent an improvement on highway and pedestrian safety, in accordance with policy AM7 of the 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

No comments have been received.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by

the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

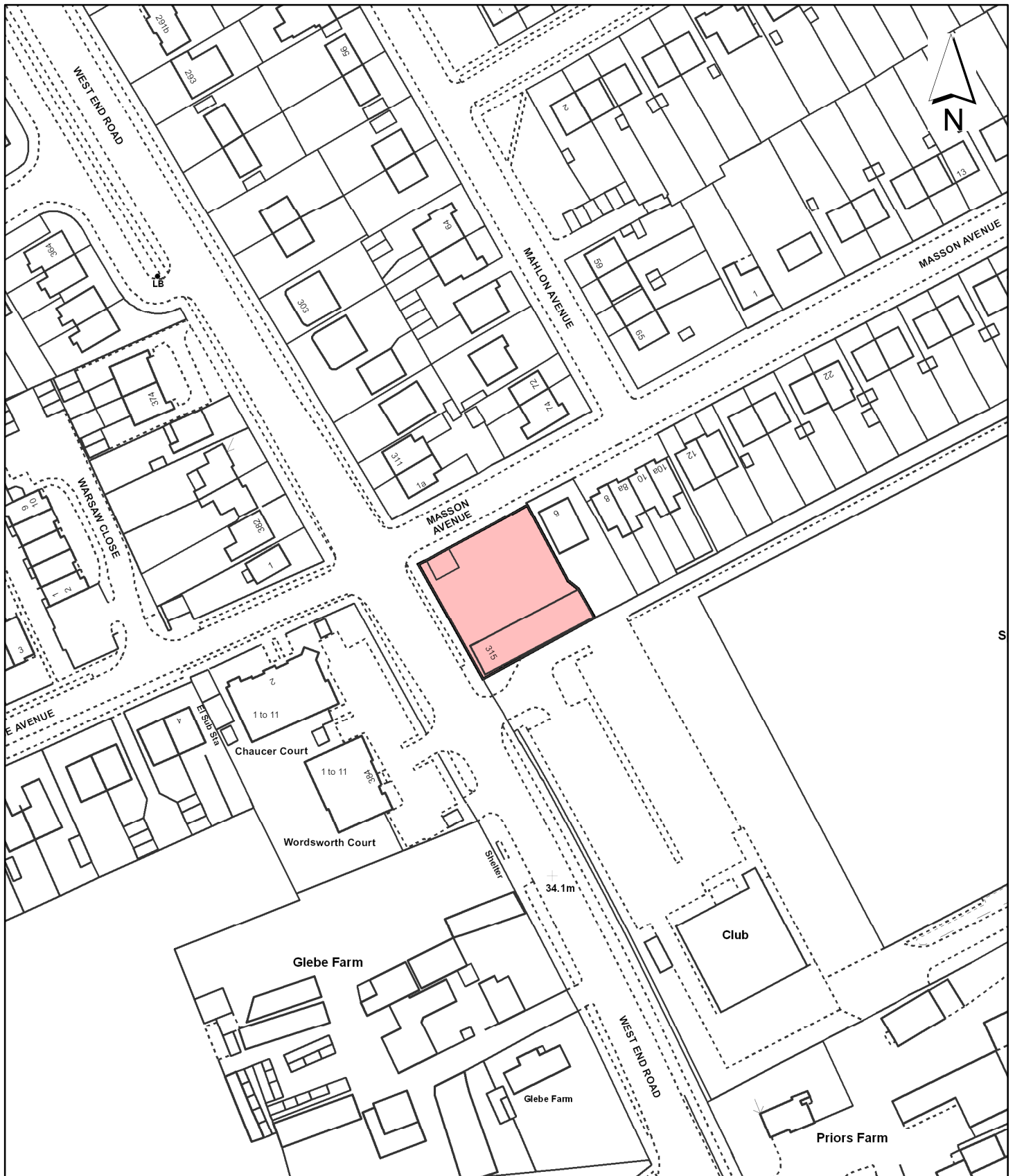
For the reasons outlined above and that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.



11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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|---|---|--|--|
| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p> | <p>Site Address</p> <p align="center">315 West End Road Ruislip</p> | | <p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p align="center">61905/APP/2008/3233</p> | <p>Scale</p> <p align="center">1:1,250</p> | |
| | <p>Planning Committee</p> <p align="center">North Page 172</p> | <p>Date</p> <p align="center">November 2009</p> | |
| | |  <p align="center">HILLINGDON LONDON</p> | |

Report of the Corporate Director of Planning & Community Services

Address 80 HIGH STREET RUISLIP

Development: Change of use from Class A1 Retail to Gaming Arcade (Sui Generis) (Dual planning application with ref.3862/APP/2009/653.)

LBH Ref Nos: 34237/APP/2009/652

Drawing Nos: Design and Access Statement
AB-RUI-80-001 Rev. A

Date Plans Received: 31/03/2009 **Date(s) of Amendment(s):**

Date Application Valid: 31/03/2009

1. SUMMARY

The proposed change of use would result in an unacceptable length of continuous frontage of non-retail uses which would be harmful to the character, function, vitality and viability of the Ruislip Town Centre.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal by reason of the increase in the width of the interruption of the retail frontage would erode the retail function and attractiveness of the Ruislip Town centre, harming its character, function vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and policy 3D.3 of the London Plan 2008.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

| | |
|------|--|
| BE4 | New development within or on the fringes of conservation areas |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |

| | |
|----------|--|
| BE27 | Advertisements requiring express consent - size, design and location |
| 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 |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| LPP 3D.3 | London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities. |

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of High Street, Ruislip, near its junction with Ickenham Road and Midcroft, and comprises a vacant retail unit on the ground floor with two upper floors in residential use. The street scene is predominantly commercial in character and appearance and the application site lies with the Primary Shopping Area of the Ruislip Town Centre and the Ruislip Village Conservation Area as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by an Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the change of use of a vacant retail unit to an amusement arcade involving a use swap with 70 High Street, resulting in 70 High Street becoming a retail unit and 80 High Street becoming an amusement arcade. No external alterations are proposed.

The planning application for the change of use from retail to an amusement arcade at 70 High Street (3862/APP/2009/653) can be found elsewhere on this agenda.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant planning decisions relating to this application property.

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. |
| BE15 | Alterations and extensions to existing buildings |

| | |
|----------|--|
| BE27 | Advertisements requiring express consent - size, design and location |
| 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 |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| LPP 3D.3 | London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities. |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th May 2009**

5.2 Site Notice Expiry Date:- **20th May 2009**

6. Consultations

External Consultees

54 adjoining owner/occupiers have been consulted. The application has also been advertised as a development that affects the character and appearance of the Ruislip Village Conservation Area. 1 letter of objection has been received making the following comments:

- (i) This current and the application at 80 High Street should be refused as a games arcade is a blight on the High Street;
- (ii) The amusement centre would be relocating to a more prominent location which would make matters worse; and
- (iii) The applicant has failed to comply with condition 2 of the Inspectors' decision letter which requires a retail front window display to be retained.

Ruislip Village Conservation Panel: No comments received

Ruislip Residents Association:

You will recall the concerns expressed by the Association at the time of the original application for an Amusement Arcade at No 70 (Ref 3862/APP/2005/1086). These were set out in letters to both the Council and the Planning Inspectorate, and our view has not changed.

With regard to the current applications we have further concerns:

1. Since the applicant's Appeal on No.70 was upheld in July 2006, both of the current application sites have been included in the extended Conservation Area. One of our objections to the previous application at No.70 was the proximity of the original site to the then Conservation Area. The Inspector appeared to dismiss this as a reason for refusal, stating the activity would be low key. Since then however the applicant has obtained a licence to allow the unit to be split into two, and for the installation of additional machines, some of which, we understand, pay out substantial prize money.

As the unit at No. 80 is of a considerably larger floor area than that at No.70 the continuation of and enlargement of a similar operation would be in conflict with both a low key activity and the Council's policy regarding Amusement Arcades in Conservation Areas.

2. In Condition 2 of the Appeal Decision dated 13 July 2006 there was a specific requirement regarding the installation of a shop front as shown on the application plans. In an email to Cllr Stone dated 20/09/06 David Thackeray stated that the owner intended to comply with that requirement within two weeks. We are not aware that this work was ever completed and perhaps you would confirm the current status.

3. We note that each application refers to the other one assuming that both would be implemented if approved. We trust that the application at No 80 will be refused but in the unfortunate event the Council was obliged to grant consent then, conditions would be applied requiring that:

- (a) The proposed operation at No.80 would require closure of the Amusement Arcade at No.70
- (b) At No.80 a suitable shop front must be approved and installed before the premises are opened as an Amusement Arcade.

English Heritage (Archaeology): No comments received

Ruislip Chamber of Commerce:

'We feel that the change of use from A1 retail to Sui Generis in respect of 80 High Street is totally unacceptable as it would allow Agora Amusements to move into what is at present an A1 retail unit in a prime High Street position. As you know, the Chamber objected to the change of use allowing the Amusement arcade to open in 70 High Street but this move would make their premises much more visible and we feel would be detrimental to the ambience of the High Street'

Metropolitan Police (Crime Prevention): No comments received.

Internal Consultees

Urban Design/Conservation:

This is a property within the Ruislip Village Conservation Area.

This application is acceptable. There are no external or internal alterations proposed. The high street is a characterised mainly by commercial uses, and proposal is acceptable in design terms.

Environmental Protection Unit:

No objections subject to planning conditions relating to hours of operation, deliveries and control of noise.

Councillor Phillip Corthorne:

I support the objections of the RRA, since the larger footprint, and the existence of the conservation area make the continuation of such an enterprise on the new site inappropriate.

Although this was approved on appeal in 2006, I think the council needs to take a similar position to the last occasion given the changes in circumstances.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

With regards to the proposed change of use to an amusement arcade, Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines primary shopping areas as 'the focus of retail activity in the centres and states that they 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 approximately 12m, which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in primary shopping areas and the Local Planning Authority will expect at least 70% of the frontage to be in class A1 use.

The 2009 shopping survey shows that out of 69 units within the primary area of the Ruislip Town Centre, 43 units (62.3%) are in retail use. This equates to 61.1% of the retail frontage. Therefore, the primary shopping area is already operating below 70% and any loss of retail use would further harm the vitality and viability of the centre.

The proposed change of use would result in the loss of a retail unit. However, this application involves a use swap with 70 High Street, involving the change of use of that property from an amusement arcade to a retail unit and as such, overall, there would be no net loss of retail frontage in the primary shopping area of the Ruislip Town Centre. Furthermore, the applicant is willing to enter into a legal agreement to ensure that prior to the commencement of the proposed use at the application property, 70 High Street is changed to a retail unit which would involve the cessation of the current lawful use and all structures and equipment associated with that use being removed from the premises.

With regards to separation of retail uses, adjoining the application site to the north is 78 High Street, a retail unit, while to the south west lies 82/84 High Street, a bank. The proposed change of use to a non shop use would result in a 19m long break in the retail frontage between nos.78 and 86 High Street. 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 contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

On the appropriateness and compatibility of the proposed use as an amusement arcade, attention is drawn to an appeal decision relating to the change of use of 70 High Street from a class A2 use to an amusement arcade. In allowing the appeal, the Inspector states at paragraph 9:

"It would be reasonable to expect a complementary activity to be an integral part of the town centre experience, in the same way as a restaurant, cafe or food take-aways. There would be proper cause for concern if other uses were not visited on shopping trips."

Paragraphs 10 & 11 goes on to state:

"From the evidence given at the inquiry this type of leisure centre has been accepted elsewhere as part of a primary shopping area as being complementary to the range of retail uses, in the same way as a cafe or public house would offer a degree of rest or recreation for people whilst they are out shopping. Such uses therefore contribute to attracting visitors and generating spend in the centre.

In support of the appeal, the findings of various surveys of amusement centres in other parts of the country were tabled which show that the majority of customers visit as part of a general shopping trip. That is, it is an activity which for a number of people is part of, or at least incidental to, a shopping trip. In my view, given the appearance of the premises and the nil effect on the proportion of retail frontage and the pattern of use, this type of amusement centre is not likely to harm the character of the Ruislip shopping area."

It is acknowledged that 80 High Street has a larger floorspace than 70 High Street and as such could have a greater impact in the centre in terms of its activities/intensification. However, given the Inspectors comments, it is not considered that a refusal on the grounds of inappropriateness of, or incompatibility with, the character and function of the shopping centre or have an adverse impact on the character and appearance of the Ruislip Village Conservation Area, would be sustained at appeal.

However, it is important to note that in the above referenced appeal, the proposed change of use did not result in a reduction in the level of retail frontages or result in a separation of non-shop uses exceeding 12m. In this particular case, the proposed change of use is contrary to the latter. The Inspector states in paragraph 14 that "What is important therefore is to have regard to the purpose of the policy (S11). The policy's aim is to safeguard the character, function, vitality and viability of the Ruislip primary shopping area."

With this in mind, the proposal would clearly be contrary to policy S11 as it would result in creating a lengthy and continuous interruption of non-shop uses which would be harmful to the character, function, vitality and viability of the shopping centre. As such, the proposed change of use would adversely affect the character and function of the Ruislip Primary Shopping Area, contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and policy 3D.3 of the London Plan 2008.

7.02 Density of the proposed development

This is not applicable to this application.

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

The application site lies within an Archaeological Priority Area. However, given the nature of the proposed development, no archaeological remains would be affected.

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 external alterations are proposed and therefore the proposal would not harm the appearance of the street scene and the character and appearance of the Ruislip Village Conservation Area, in accordance with policies BE4, BE13, BE15 and BE27 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 and adjacent to the application unit. The proposed use is not considered to generate additional noise over and above that of a retail unit. It is therefore considered that planning conditions requiring details of the ventilation equipment 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 shop uses. This requirement is the same for non-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

The issue of compliance with previous appeal conditions (concerning a shop frontage) is not relevant to this current application. All other issues are addressed in the report.

7.20 Planning Obligations

The proposal involves a use swap with 70 High Street which could be secured by way of a legal agreement should planning permission be granted.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

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

Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

For the reasons outlined above and 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

**80 High Street
Ruislip**

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

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

Planning Application Ref:
34237/APP/2009/652

Scale
1:1,250

Planning Committee
North Page 181

Date
November 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address 70 HIGH STREET RUISLIP

Development: Change of use from Gaming Arcade (Sui Generis) to Class A1 Retail (Dual planning application with ref.34237/APP/2009/652.)

LBH Ref Nos: 3862/APP/2009/653

Drawing Nos: Design and Access Statement
AB-RUI-70-003 Rev. A

Date Plans Received: 31/03/2009

Date(s) of Amendment(s):

Date Application Valid: 31/03/2009

1. SUMMARY

Planning permission is sought for the change of use from an amusement arcade to a retail unit involving a use swap with 80 High Street, Ruislip. The proposed change of use would re-enforce the retail offer and would not result in a reduction in the retail character and function of the shopping centre.

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 NONSC Non Standard Condition

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).

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. |
| BE15 | Alterations and extensions to existing buildings |
| BE27 | Advertisements requiring express consent - size, design and location |
| S1 | New retail development within the shopping hierarchy |
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |
| S11 | Service uses in Primary Shopping Areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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 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 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.

6 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the ground floor of a two storey mid terraced building located on the south west side of High Street Ruislip, near its junction with Ickenham Road and Midcroft. The ground floor is currently in use as an amusement centre, granted planning permission under appeal in July 2006. The upper floor is in residential use. The street scene is predominantly commercial in character and appearance and the application site lies with the Primary Shopping Area of the Ruislip Town Centre and the Ruislip Village Conservation Area as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by an Archaeological Priority Area.

3.2 Proposed Scheme

Planning permission is sought for the change of use from an amusement arcade to a retail unit involving a use swap with 80 High Street, which is currently a retail unit, resulting in 70 High Street becoming a retail unit and 80 High Street becoming an amusement arcade. No external alterations are proposed.

The planning application for the change of use from retail to an amusement centre at 80 High Street can be found elsewhere on this agenda.

3.3 Relevant Planning History

3862/APP/2005/1086 70 High Street Ruislip

CHANGE OF USE FROM BANK PREMISES (CLASS A2) TO USE AS AMUSEMENT CENTRE (SUI GENERIS)

Decision: 01-07-2005 Refused

Appeal: 13-07-2006 Allowed

Comment on Relevant Planning History

The above application was refused at the North Planning Committee on 21st June 2005 fo

the following reason:

"The proposed change of use would have an adverse impact on the character and vitality of the Primary Shopping Area of the Ruislip Shopping centre and is therefore contrary to Policy S11 of the Hillingdon Unitary Development Plan."

An appeal was lodged and subsequently allowed in July 2006.

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. |
| BE15 | Alterations and extensions to existing buildings |
| BE27 | Advertisements requiring express consent - size, design and location |
| S1 | New retail development within the shopping hierarchy |
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |
| S11 | Service uses in Primary Shopping Areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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:- **20th May 2009**

5.2 Site Notice Expiry Date:- **20th May 2009**

6. Consultations

External Consultees

51 adjoining owner/occupiers have been consulted. The application has also been advertised as a development that affects the character and appearance of the Ruislip Village Conservation Area. 1 letter of objection has been received making the following comments:

- (i) This current and the application at 80 High Street should be refused as a games arcade is a blight on the High Street;
- (ii) The amusement centre would be relocating to a more prominent location which would make matters worse; and
- (iii) The applicant has failed to comply with condition 2 of the Inspectors' decision letter which requires a retail front window display to be retained.

Ruislip Village Conservation Panel: No comments received

Ruislip Residents Association:

You will recall the concerns expressed by the Association at the time of the original application for an Amusement Arcade at No 70 (Ref 3862/APP/2005/1086). These were set out in letters to both the Council and the Planning Inspectorate, and our view has not changed.

With regard to the current applications we have further concerns:

1. Since the applicant's Appeal on No.70 was upheld in July 2006, both of the current application sites have been included in the extended Conservation Area. One of our objections to the previous application at No.70 was the proximity of the original site to the then Conservation Area. The Inspector appeared to dismiss this as a reason for refusal, stating the activity would be low key. Since then however the applicant has obtained a licence to allow the unit to be split into two, and for the installation of additional machines, some of which, we understand, pay out substantial prize money.

As the unit at No.80 is of a considerably larger floor area than that at No.70 the continuation of and enlargement of a similar operation would be in conflict with both a low key activity and the Council's policy regarding Amusement Arcades in Conservation Areas.

2. In Condition 2 of the Appeal Decision dated 13 July 2006 there was a specific requirement regarding the installation of a shop front as shown on the application plans. In an email to Cllr Stone dated 20/09/06 David Thackeray stated that the owner intended to comply with that requirement within two weeks. We are not aware that this work was ever completed and perhaps you would confirm the current status.

3. We note the each application refers to the other one assuming that both would be implemented if approved. We trust that the application at No 80 will be refused but in the unfortunate event the Council was obliged to grant consent then, conditions would be applied requiring that:

- (a) The proposed operation at No.80 would require closure of the Amusement Arcade at No.70
- (b) At No.80 a suitable shop front must be approved and installed before the premises are opened as an Amusement Arcade.

English Heritage (Archaeology): No comments received

Ruislip Chamber of Commerce:

'We feel that the change of use from A1 retail to Sui Generis in respect of 80 High Street is totally unacceptable as it would allow Agora Amusements to move into what is at present an A1 retail unit in a prime High Street position. As you know, the Chamber objected to the change of use allowing the Amusement arcade to open in 70 High Street but this move would make their premises much more visible and we feel would be detrimental to the ambience of the High Street'

Internal Consultees

Urban Design/Conservation:

This is a property within the Ruislip Village Conservation Area.

This application is acceptable. There are no external or internal alterations proposed. The high street is characterised mainly by commercial uses, and proposal is acceptable in design terms.

Environmental Protection Unit:

Application is acceptable with conditions.

Officer Comment: This is an A1 use class so there should be no need for conditions unless connected to an A1 use.

Policy & Environmental Planning:

Application is acceptable with conditions.

Councillor Phillip Corthorne:

I support the objections of the RRA, since the larger footprint, and the existence of the conservation area make the continuation of such an enterprise on the new site inappropriate.

Although this was approved on appeal in 2006, I think the council needs to take a similar position to the last occasion given the change in circumstances.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning permission is sought for the change of use from an amusement arcade to a retail unit and relates to the planning application at 80 High Street, Ruislip (34237/APP/2009/652) for the change of uses from retail to an amusement arcade, which is also on this agenda. The applicant proposes a use swap between the two uses.

With regards to the proposed change of use to a shop, Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines primary shopping areas as 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 approximately 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in primary shopping areas and the Local Planning Authority will expect at least 70% of the frontage to be in class A1 use.

The 2009 shopping survey shows that out of 69 units within the primary area of the Ruislip Town Centre, 43 units (62.3%) are in retail use. This equates to 61.1% of the retail frontage. Therefore, the primary shopping area is already operating below 70% and any loss of retail use would further harm the vitality and viability of the centre. However, the proposal involves a change of use to retail use which is encouraged under policies S1 and S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

As such, the proposed change of use would not result in a reduction in the character and function of the Ruislip Primary Shopping Area or lead to an unacceptable concentration of non-retail uses to the detriment of the vitality and viability of the town centre.

7.02 Density of the proposed development

This is not applicable to this application.

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

The application site lies within an Archaeological Priority Area. However, given the nature of the proposed development, no archaeological remains would be affected.

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 external alterations are proposed and therefore the proposal would not harm the appearance of the street scene and the character and appearance of the Ruislip Village Conservation Area, in accordance with policies BE4, BE13, BE15 and BE27 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 and adjacent to the application unit. The proposed use for A1 retail is not considered to generate additional noise over and above the current use. It is therefore considered that a limitation on the hours of deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties. 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 shop uses. This requirement is the same for non-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

The third party comments generally relate to the change of use at 80 High Street (34237/APP/2009/652) which can be found elsewhere on this agenda. Although it is acknowledged that the two applications are intrinsically linked, the proposed change of use to a retail unit complies with the Council's policies to maintain the viability and vitality of shopping centres and to encourage a strong retail offer.

Should planning permission be granted, condition 2 of the Inspector's decision notice which seeks the installation of a shop window for the display of retail goods would no longer be relevant.

7.20 Planning Obligations

The proposed change of use to a retail unit is acceptable under the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). However, the proposal involves a use swap with 80 High Street, Ruislip (34237/APP/2009/652), which is also on this agenda. A legal agreement is therefore necessary to ensure that the retail use at 70 High Street is implemented prior to the commencement of the proposed use at 80 High Street as an amusement arcade, should planning permission be granted for both applications.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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9. Observations of the Director of Finance

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

10. CONCLUSION

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

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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100019283 2009

Site Address

**70 High Street
Ruislip**

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

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

Planning Application Ref:
3862/APP/2009/653

Scale
1:1,250

Planning Committee
North Page 192

Date
November 2009



HILLINGDON
LONDON

Plans for North Planning Committee

19th November 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Corporate Director of Planning & Community Services

Address ROYAL QUAY, COPPERMILL LOCK PARK LANE HAREFIELD

Development: Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin.

LBH Ref Nos: 43159/APP/2009/711

Date Plans Received: 03/04/2009

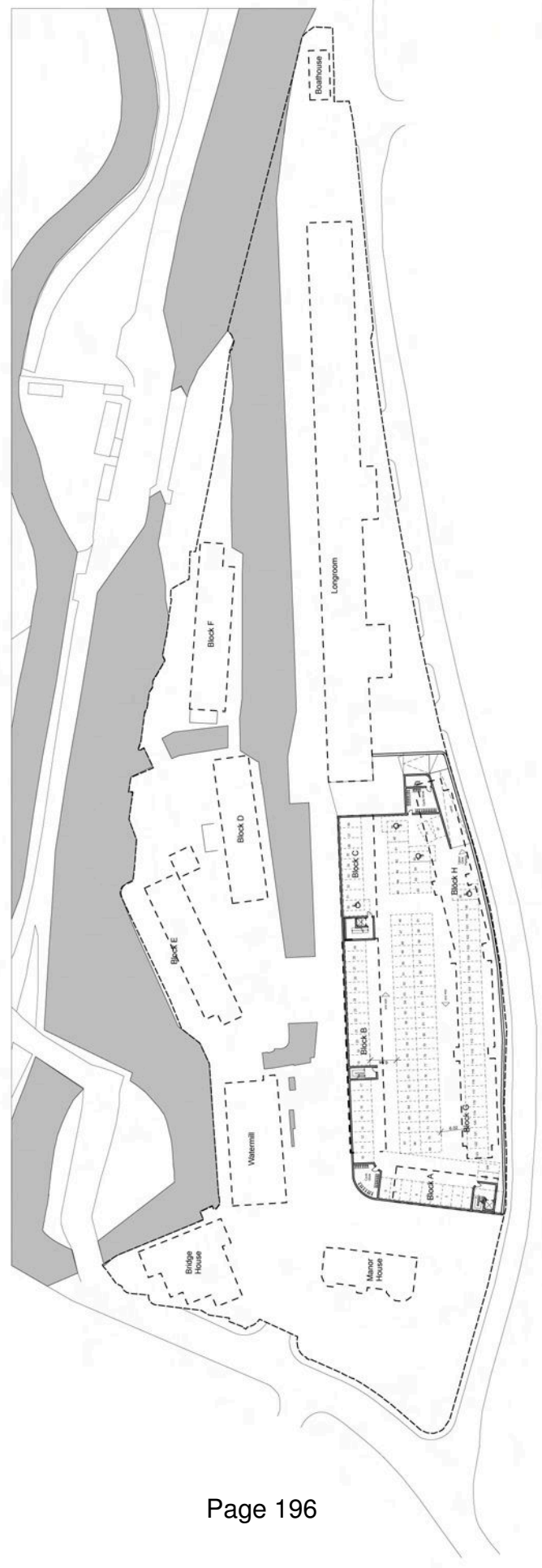
Date(s) of Amendment(s): 14/04/2009

Date Application Valid: 03/04/2009

30/07/2009

05/10/2009

| Revision | Date |
|----------|---|
| A | GA: Car parking revised to suit planners comments |
| B | GA: Draft copy (not removed) |
| C | GA: Site updated to suit planners comments |
| D | GA: Parking layout altered |



RCHD
 Architects Project Managers - Queens, New York
 135-20 47th Avenue, 10th Floor
 LIC 00192760, L100000000, L100000000
 www.rchd.com

Project: Royal Quary
 4th Floor
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Site - Lower Ground Floor Plan

Ref: 7002_039 D

Scale: 1:500 @ A1

Date: 23-12-08

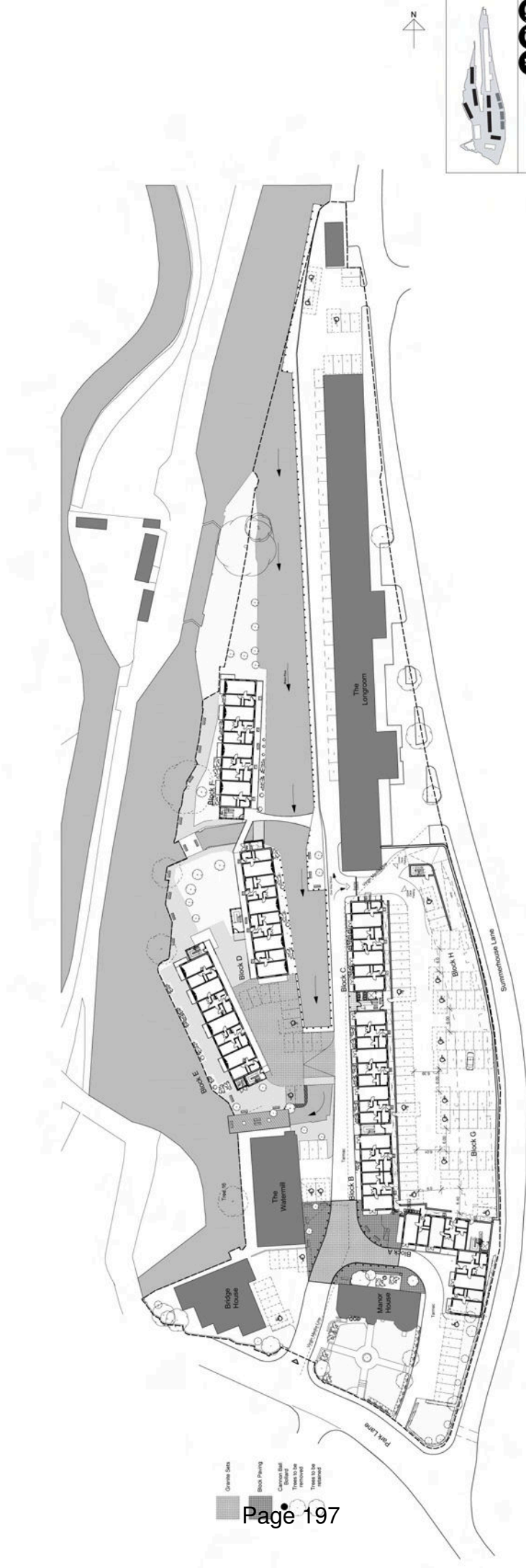
Drawn: RR / LS

Checked: TPH

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 17-11-11 Drawing 12-072

| Revision | Date |
|----------|----------|
| A | 11/02/09 |
| B | 30/03/09 |
| C | 24/07/09 |
| D | 28/09/09 |

- A CA Car parking revised to suit planning comments
- B CA Draft copy text removed
- C CA Site updated to suit planning comments
- D CA Block A,B,C parking altered



RPHO
 Architects Project Managers Quantity Surveyors
 135 New York Street
 Letchworth Garden City
 Herts SG8 5JY
 Tel: 01438 740000 Fax: 01438 740001
 email: enquiries@rpho.co.uk, sales@rpho.co.uk

Project: Royal Quays
 Park Lane
 Harpenden
 for Harfield Property Developments Ltd

Sheet title: Site - Ground Floor Plan

Ref: 7002_040 D

Scale: 1:500 @ A1

Date: 23-12-08

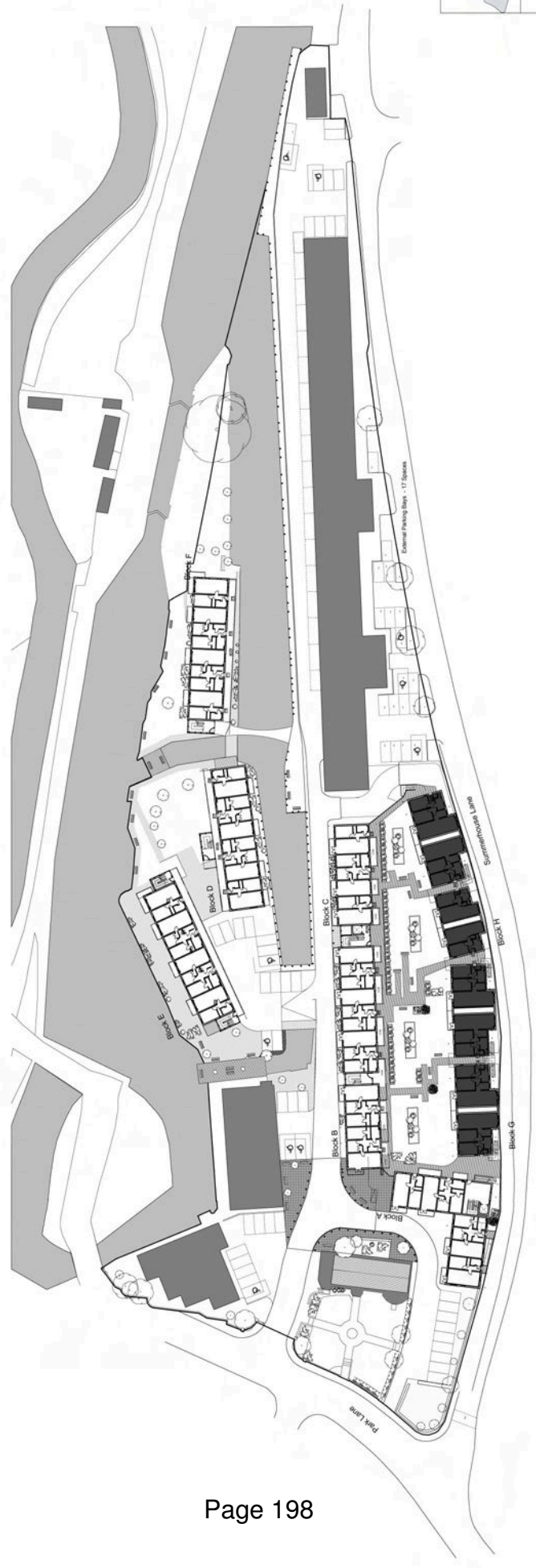
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 17/12/11 12:00:12 12/11

| Revision | Date |
|----------|----------|
| A | 11/02/09 |
| B | 20/03/09 |
| C | 24/07/09 |
| D | 28/09/09 |

- A CA Car parking revised to full pavement comments
- B CA Draft copy (not removed)
- C CA Site updated to full pavement comments
- D CA Block A,B, G & H altered



RCHD
 Architects Project Managers Quantity Surveyors
 135, New York Street, Harfield, Wakefield, West Yorkshire WF1 1JY
 Tel: 01937 542000 Fax: 01937 542001
 email: enquiries@rchd.co.uk, www.rchd.co.uk

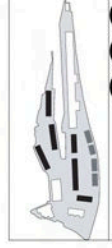
Project: Royal Quay Harfield
 for Harfield Property Developments Ltd
Sheet title: Site - First Floor Plan
Ref: 7002_041 D
Scale: 1:500 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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| Revision | Date |
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| A | 11/02/09 |
| B | 30/03/09 |
| C | 24/07/09 |
| D | 28/09/09 |

- A CA Car parking revised to full planners comments
- B CA Draft copy (not removed)
- C CA Site updated to full planners comments
- D CA Block A,B, G & H altered



ROCO
 Architects Project Managers Quantity Surveyors
 135, New York Street, London, E1C 1TA
 Tel: 0115 224 2000 Fax: 0115 224 2001
 email: rococo@rococo.co.uk www.rococo.co.uk

Project: Royal Quays
 Park Lane
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Site - Second Floor Plan

Ref: 7002_042 D

Scale: 1:500 @ A1

Date: 23-12-08

Drawn: RR / LS

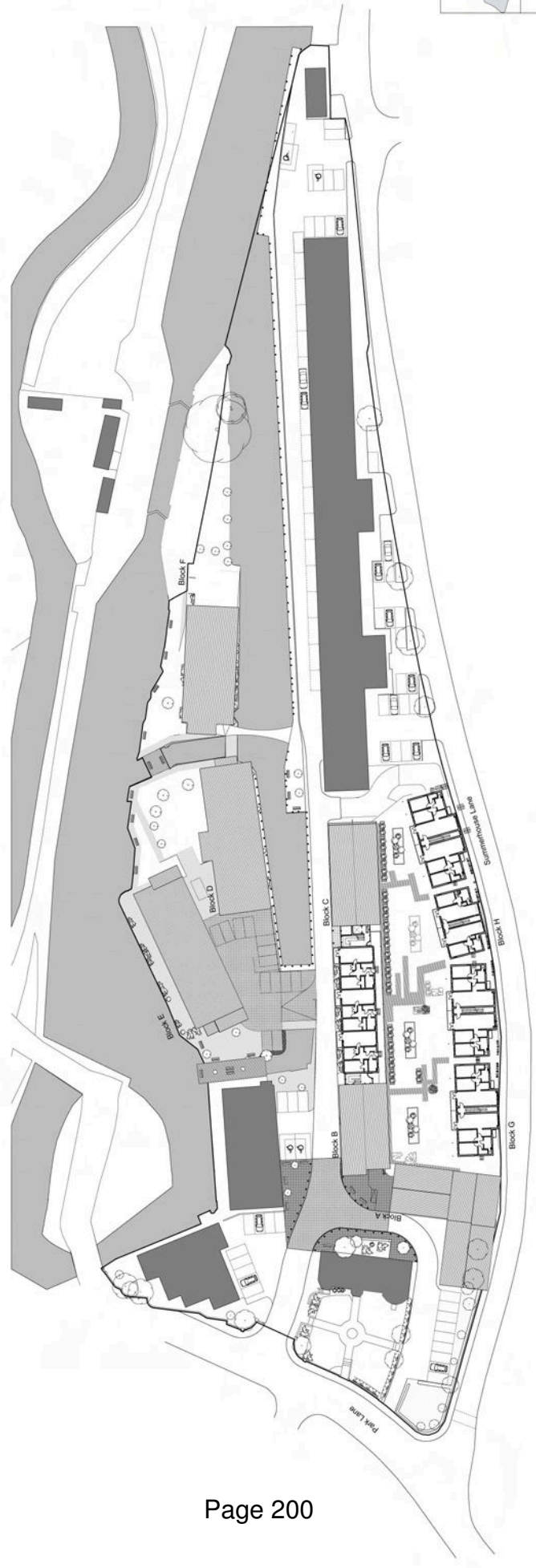
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 17/12/11 Drawing 12/272



| Revision | Date |
|----------|----------|
| A | 11/02/09 |
| B | 30/03/09 |
| C | 24/07/09 |
| D | 28/09/09 |

- A CA - Car parking revised to suit planners comments
- B CA - Draft copy text removed
- C CA - Site updated to suit planners comments
- D CA - Block A,B, G & H added



Architects Project Managers Quantity Surveyors
 135, New York Street, London, EC1A 3DF
 Tel: 0115 224 2000 Fax: 0115 224 2001
 email: enquiries@rchd.co.uk www.rchd.co.uk

Project:
 Royal Quays
 Park Lane
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Site - Third Floor Plan

Ref:
 7002_043 D

Scale:
 1:500 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

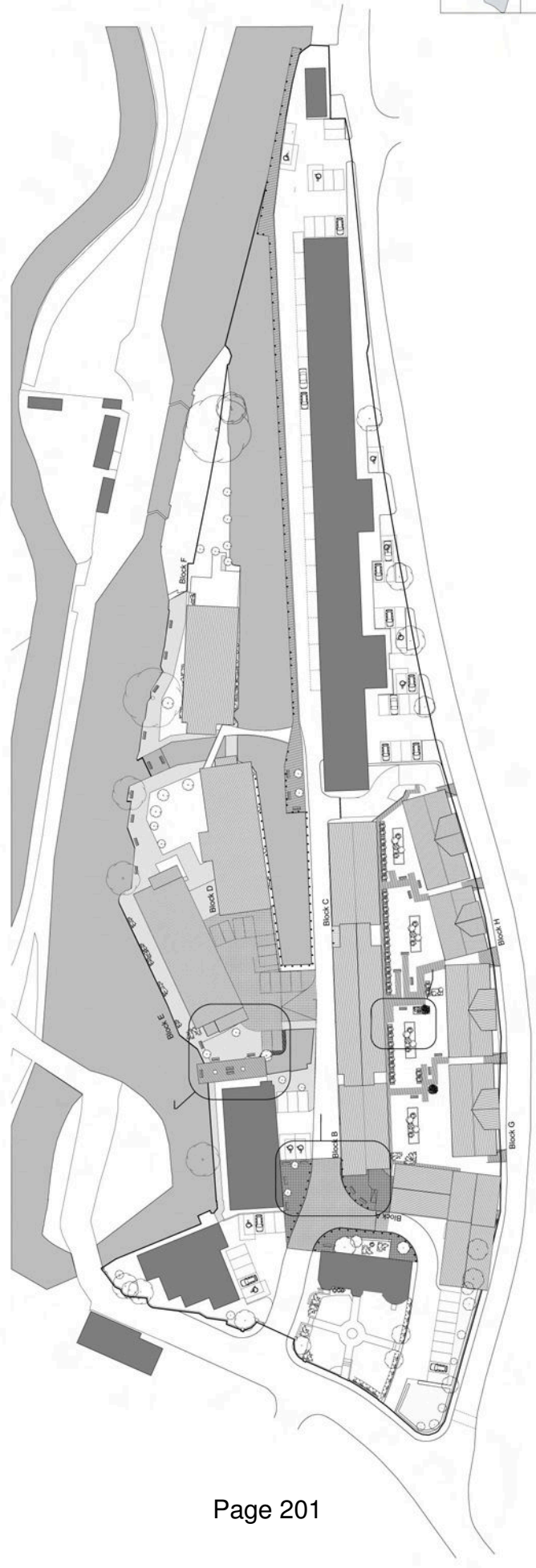
Checked:
 TPH

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 17/12/11 Drawing 12/27



| Revision | Date |
|----------|----------|
| A | 11/02/09 |
| B | 30/03/09 |
| C | 24/07/09 |
| D | 28/09/09 |

- A CA Car parking revised to full planners comments
- B CA Draft copy (not removed)
- C CA Site updated to full planners comments
- D CA Block A,B, G & H altered



Architects Project Managers Quantity Surveyors
 Royal Quay Harfield
 135, New York Street, Harfield, Leeds LS17 7JF
 Tel: 0113 274 2020 Fax: 0113 274 2021
 email: enquiries@rchd.co.uk, www.rchd.co.uk

Project: Royal Quay Harfield
Client: Harfield Property Developments Ltd
Sheet title: Site - Fourth Floor Plan
Ref: 7002_044 D
Scale: 1:500 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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 17/12/11 11:56 AM 12/12/11



| Revision | Date |
|----------|---|
| A | Draft copy text removed - GA |
| B | GA. Size updated to suit planners comments |
| C | GA - Block A reduced in height & layout altered |

30.03.09
24.07.09
28.09.09



Architects: Project Managers - Quay
 135, New York Street, London, E1 6AN
 Tel: 0115 252 5025 Fax: 0115 252 5026
 email: enquiry@royalquay.com www.royalquay.com

Project: Royal Quay
 Block A
 for Herefield Property Developments Ltd

Sheet title: Block A Ground Floor Plan

Ref: 7002_007-C

Scale: 1:100 @ A1

Date: 23-12-08

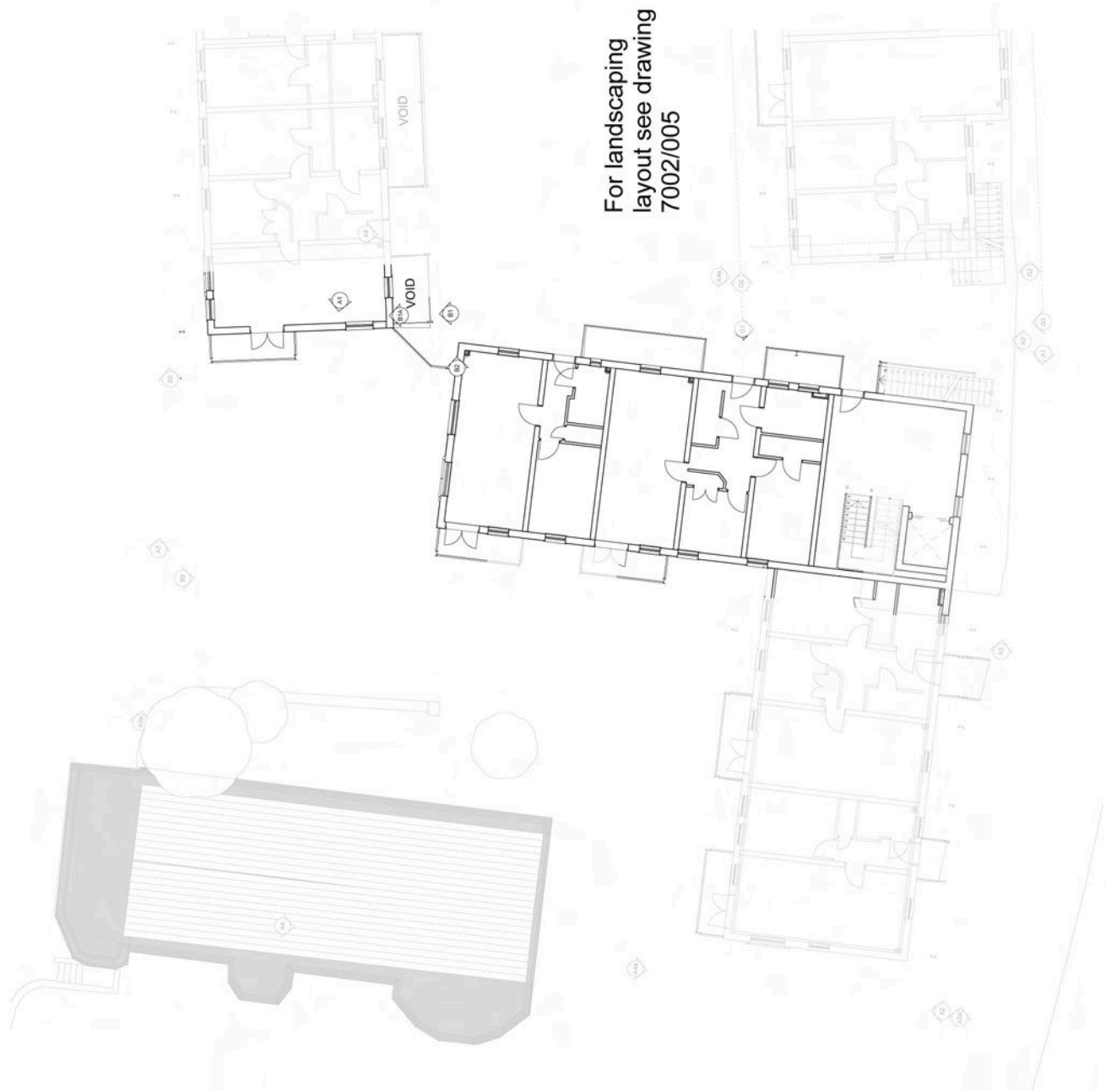
Drawn: RR/LS

Checked: TPH

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| Revision | Date |
|----------|---|
| A | Draft copy text removed - GA |
| B | GA. Size updated to suit planners comments |
| C | GA - Block A reduced in height & layout altered |

30.03.09
24.07.09
28.09.09



For landscaping layout see drawing 7002/005



BLOCK A - FIRST FLOOR PLAN

Architects Project Managers Quantity Surveyors
 135, New York Street, London, E1C 1TA
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@rop.co.uk www.rop.co.uk

Project: Royal Quay
 Block A
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Block A First Floor Plan

Ref: 7002_008 - C

Scale: 1:100 @ A1

Date: 23-12-08

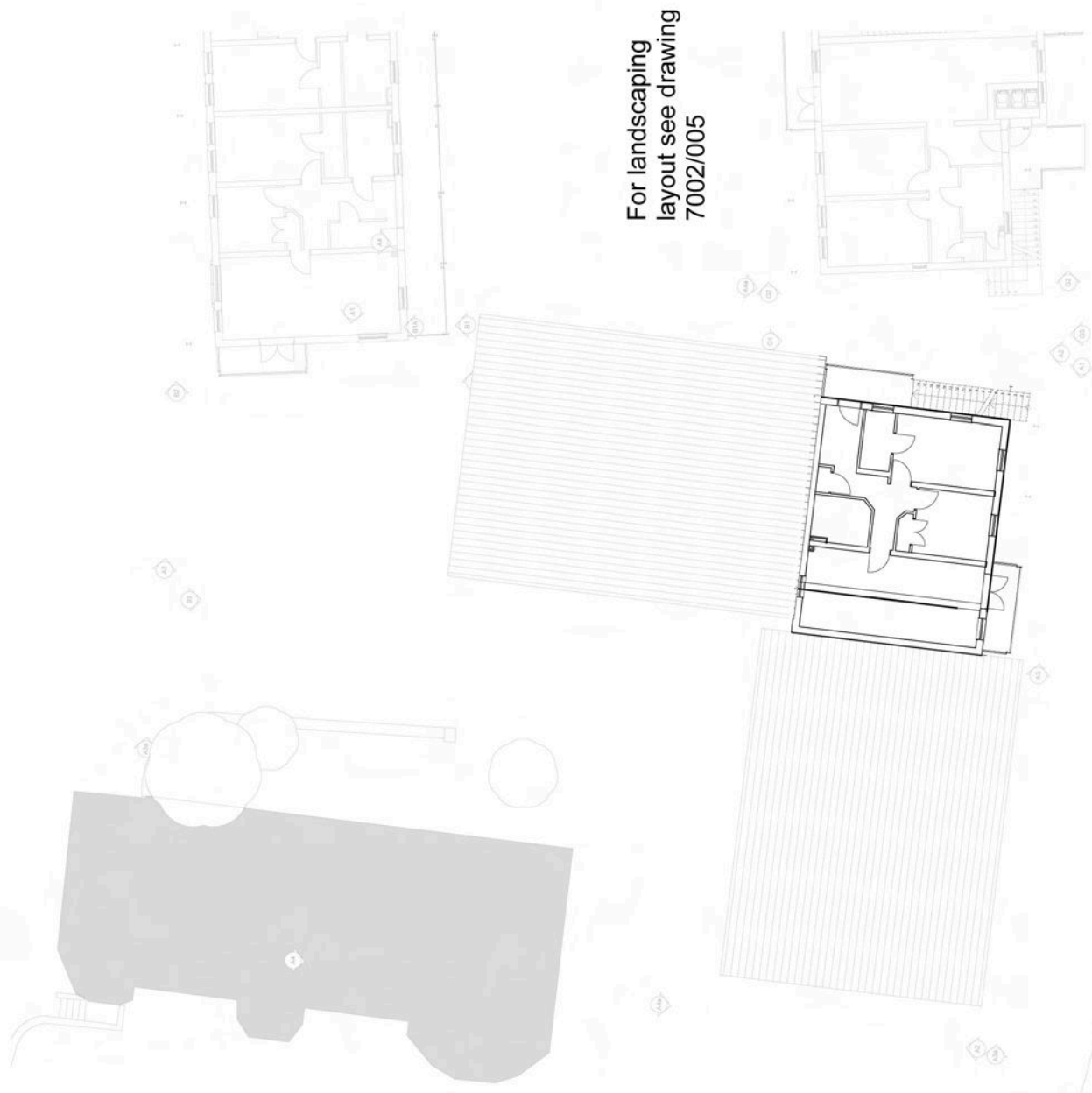
Drawn: RR / LS

Checked: TPH

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 17.12.11 Drawing 12/27

| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA. Size updated to suit planners comments
- C GA - Block A reduced in height & layout altered



For landscaping layout see drawing 7002/005



BLOCK A - SECOND FLOOR PLAN

Architects Project Managers Quantity Surveyors
 135, New York Street, London, EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@rop.co.uk www.rop.co.uk

Project: Royal Quays
 Block A
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Block A Second Floor Plan

Ref: 7002_009 - C

Scale: 1:100 @ A1

Date: 23-12-08

Drawn: RR / LS

Checked: TPH

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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA. Size updated to suit planners comments
- C GA - Block B reduced in height & layout altered



For car parking layout see drawing 7002/047



ROP
Architects Project Managers Quantity Surveyors
100 Old Kent Road, London SE15 5JF
Tel: 0207 252 8200 Fax: 0207 252 8201
www.ropgroup.co.uk Email: info@rop.co.uk

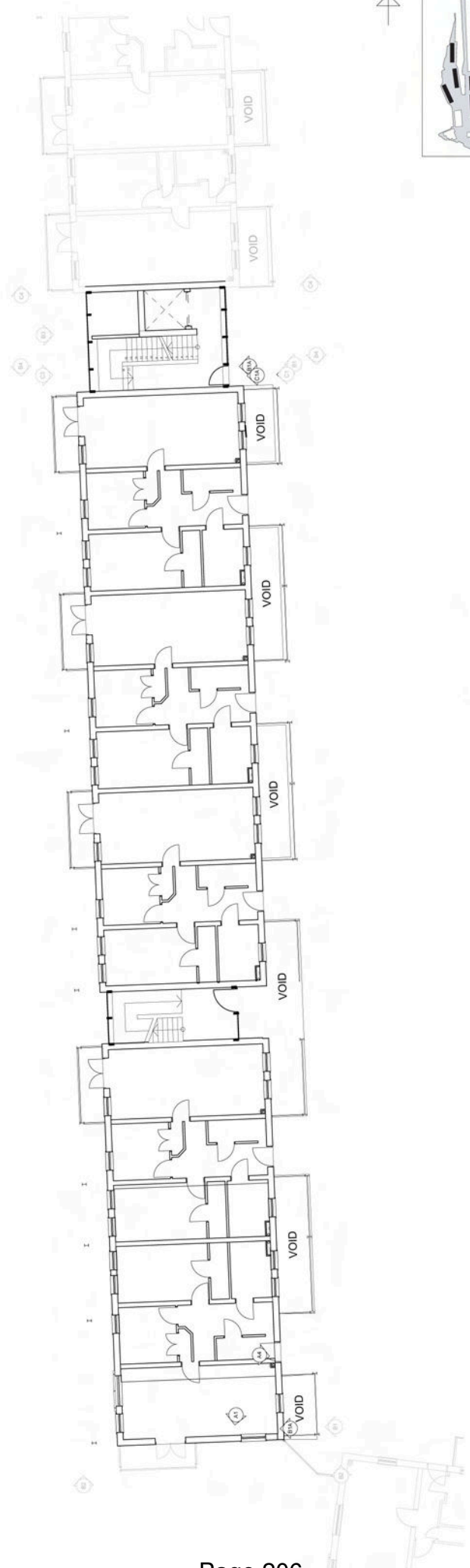
Project: Royal Quay
Client: Harfield
Architect: Harfield Property Developments Ltd
Sheet title: Block B Ground Floor Plan
Ref: 7002_011 - C
Scale: 1:100 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Size updated to suit planners
 comments
 GA - Block B reduced in height
 & layout altered



For landscaping
 layout see drawing
 7002/047



Architects Project Managers - Quantity Surveyors
 135, New York Street, London, E1C 1TA
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@rop.co.uk, sales@rop.co.uk

Project:
 Royal Quays
 Block B
 for Harfield Property Developments Ltd

Sheet title:
 Block B First Floor Plan

Ref:
 7002_012 - C

Scale:
 1:100 @ A1

Date:
 23-12-08

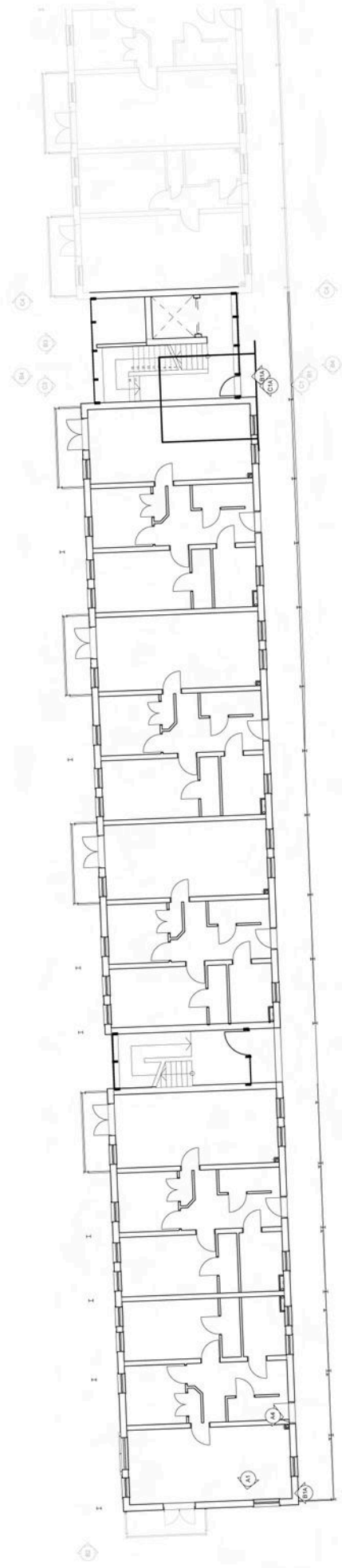
Drawn:
 RR / LS

Checked:
 TPH

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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Size updated to suit planners
 comments
 GA - Block B reduced in height
 & layout altered



For landscaping
 layout see drawing
 7002/005



Architects Project Managers Quantity Surveyors
 ROP
 135, New York
 Street, London
 EC1A 3DF
 Tel: 0115 225 2025 Fax: 0115 225 2026
 email: enquiries@rop.co.uk, info@rop.co.uk

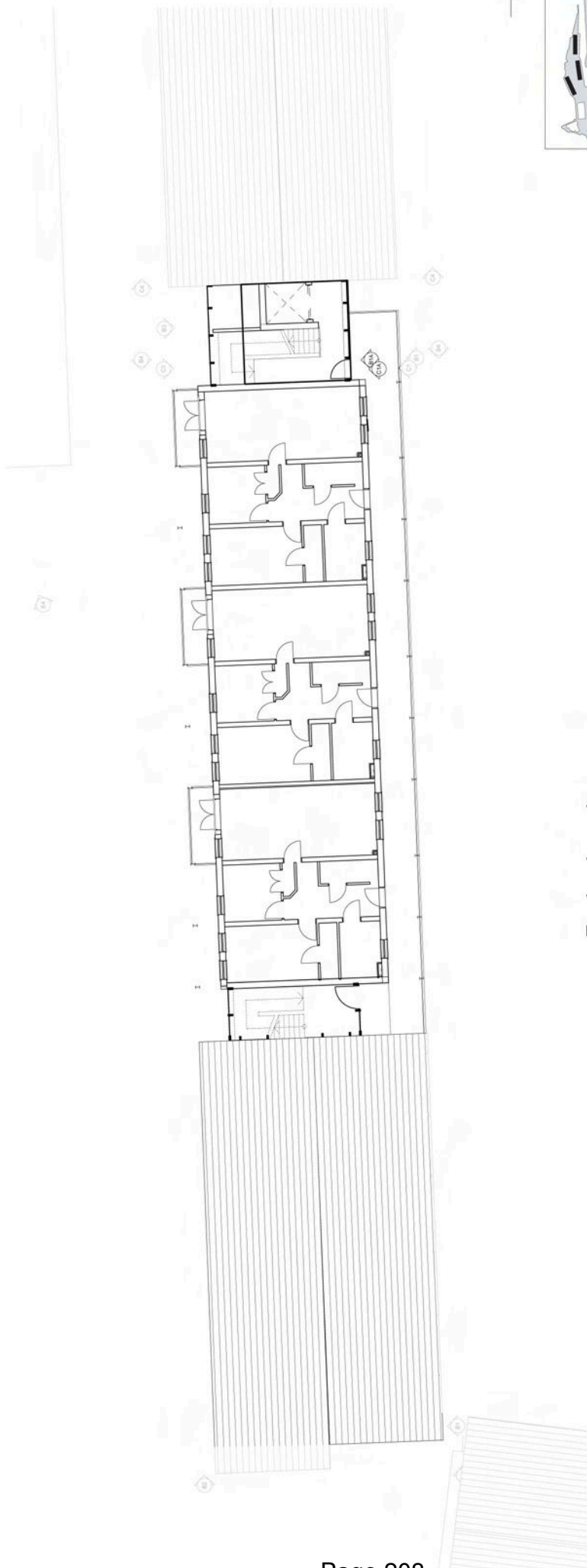
Project:
 Royal Quays
 Riverside
 Harfield
 for Harfield Property Developments Ltd
 Sheet title:
 Block B Second Floor Plan
 Ref:
 7002_013 - C
 Scale:
 1:100 @ A1
 Date:
 23-12-08
 Drawn:
 RR / LS
 Checked:
 TPH

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| Revision: | Date: |
|-----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

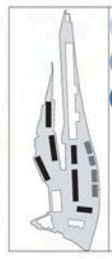
- A Draft copy text removed - GA
- B GA Size updated to suit planners comments
- C GA - Block B reduced in height & layout altered



For landscaping layout see drawing 7002/005



BLOCK B - THIRD FLOOR PLAN



Architects Project Managers Quantity Surveyors
 ROP
 135, New York Street, London, EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 Email: rop@rop.co.uk www.rop.co.uk

Project: Royal Quays
 1st Floor
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Block B Third Floor Plan

Ref: 7002_014 - C

Scale: 1:100 @ A1

Date: 23-12-08

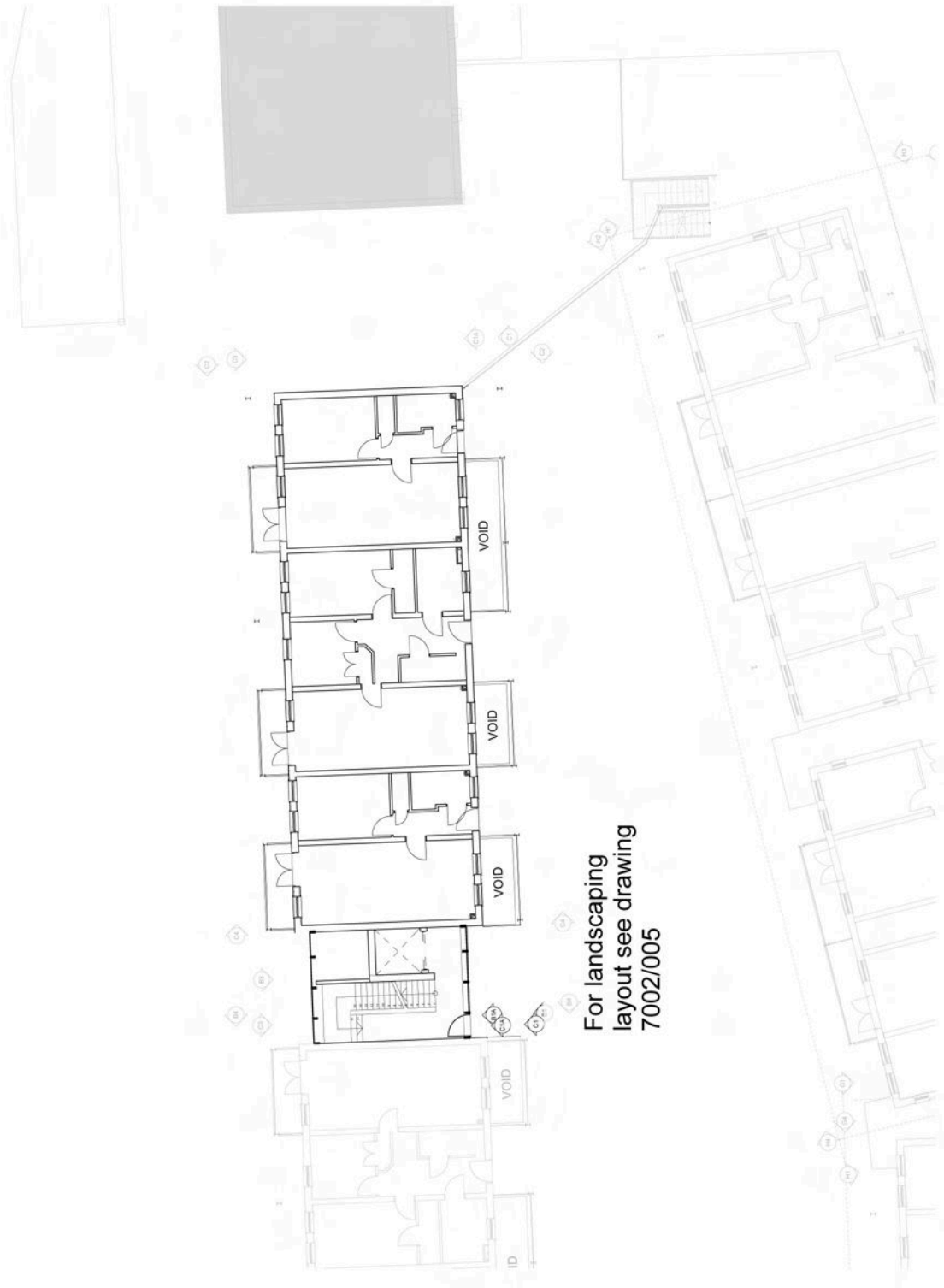
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Checked: TPH

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 12/13/14/15/16/17/18/19/20/21

| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |

Draft copy text removed - GA
GA. Site updated to suit planners
comments



For landscaping
layout see drawing
7002/005



BLOCK C - FIRST FLOOR PLAN

Planning

Architects Project Managers Quantity Surveyors
135, New York Street, London, EC1A 3DF
Tel: 0115 250 2000 Fax: 0115 250 2001
www.ropgroup.co.uk www.rop.com

Project: Royal Quays
Block C
Harfield
for Harfield Property Developments Ltd

Sheet title: Block C First Floor Plan

Ref: 7002_018 - B

Scale: 1:100 @ A1

Date: 23-12-08

Drawn: RR / LS

Checked: TPH

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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA Site updated to suit planners comments
- C GA - Block D bin store position altered



For landscaping layout see drawing 7002/005

For car parking layout see drawing 7002/047



BLOCK D GROUND FLOOR PLAN

Planning



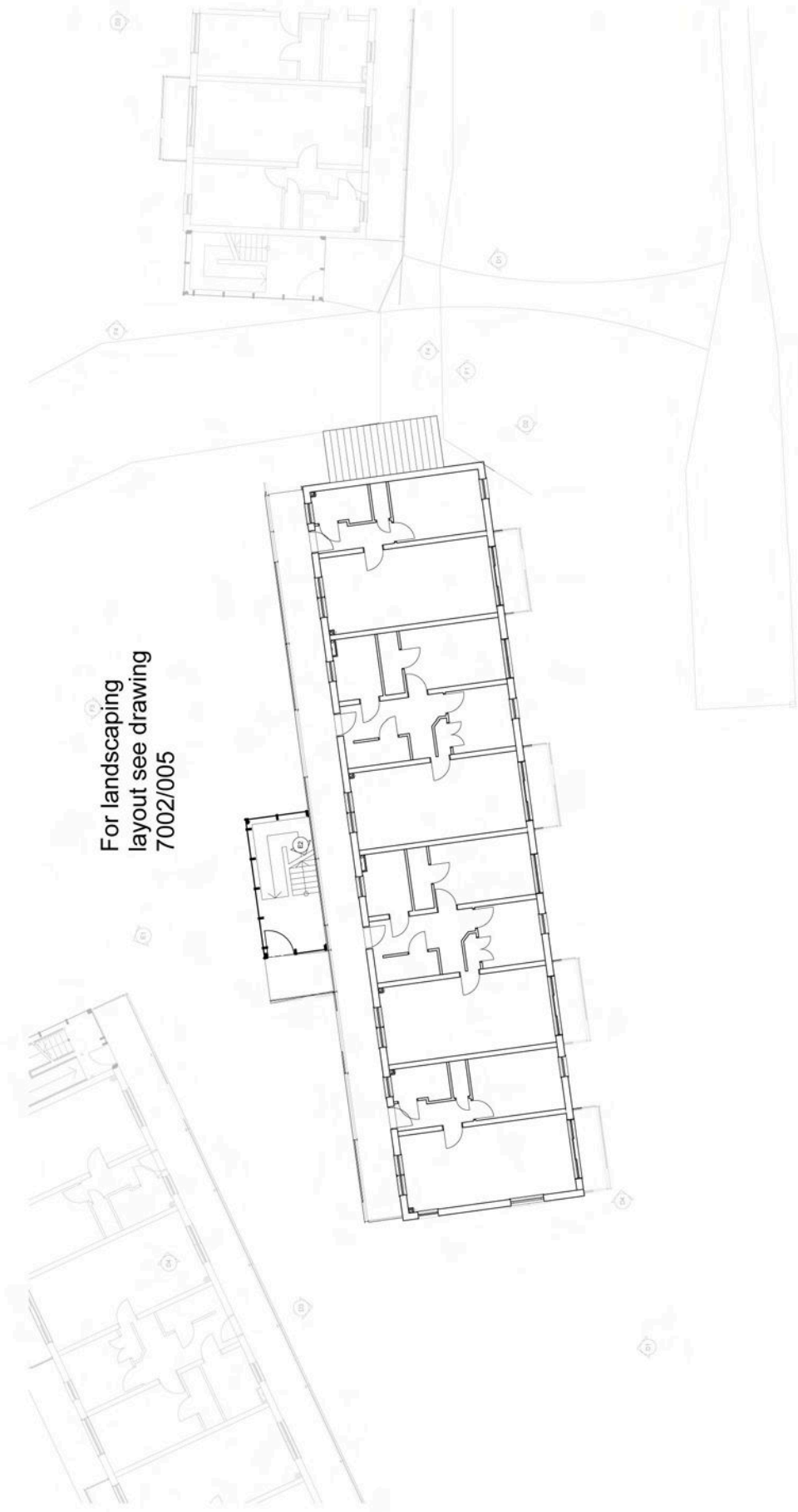
Architects Project Managers Quantity Surveyors
 Royal Quay
 135 New Wakefield Road
 Wakefield WF1 2JL
 Tel: 0115 255 2025 Fax: 0115 255 2026
 email: enquiries@rop.co.uk www.rop.co.uk

Project: Royal Quay Wakefield
Client: Harfield for Harfield Property Developments Ltd
Sheet title: Block D Ground Floor Plan
Ref: 7002_021-C
Scale: 1:100 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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 17/11/11 12:53:13 12/11/11

| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA Site updated to suit planners comments
- C GA - Block D bin store position altered



For landscaping
layout see drawing
7002/005



Architects Project Managers Quantity Surveyors
 Royal Quay Property
 135, New York
 Street, London
 EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 Email: enquiries@rop.co.uk, sales@rop.co.uk

Project: Royal Quay
 Block D
 for Harfield Property Developments Ltd
Sheet title:
 Block D First Floor Plan
Ref:
 7002_022 - C
Scale:
 1:100 @ A1
Date:
 23-12-08
Drawn:
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Checked:
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BLOCK D FIRST FLOOR PLAN

Planning

| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA - Site updated to suit planners comments
- C GA - Block D bin store position altered



For landscaping
layout see drawing
7002/005



Architects Project Managers Quantity Surveyors
 Royal Quay Property
 135, New York
 Street, London
 EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 Email: enquiries@rop.co.uk, www.rop.co.uk

Project:
 Royal Quay
 Block D
 for Harfield Property Developments Ltd

Sheet title:
 Block D Second Floor Plan

Ref:
 7002_023 - C

Scale:
 1:100 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

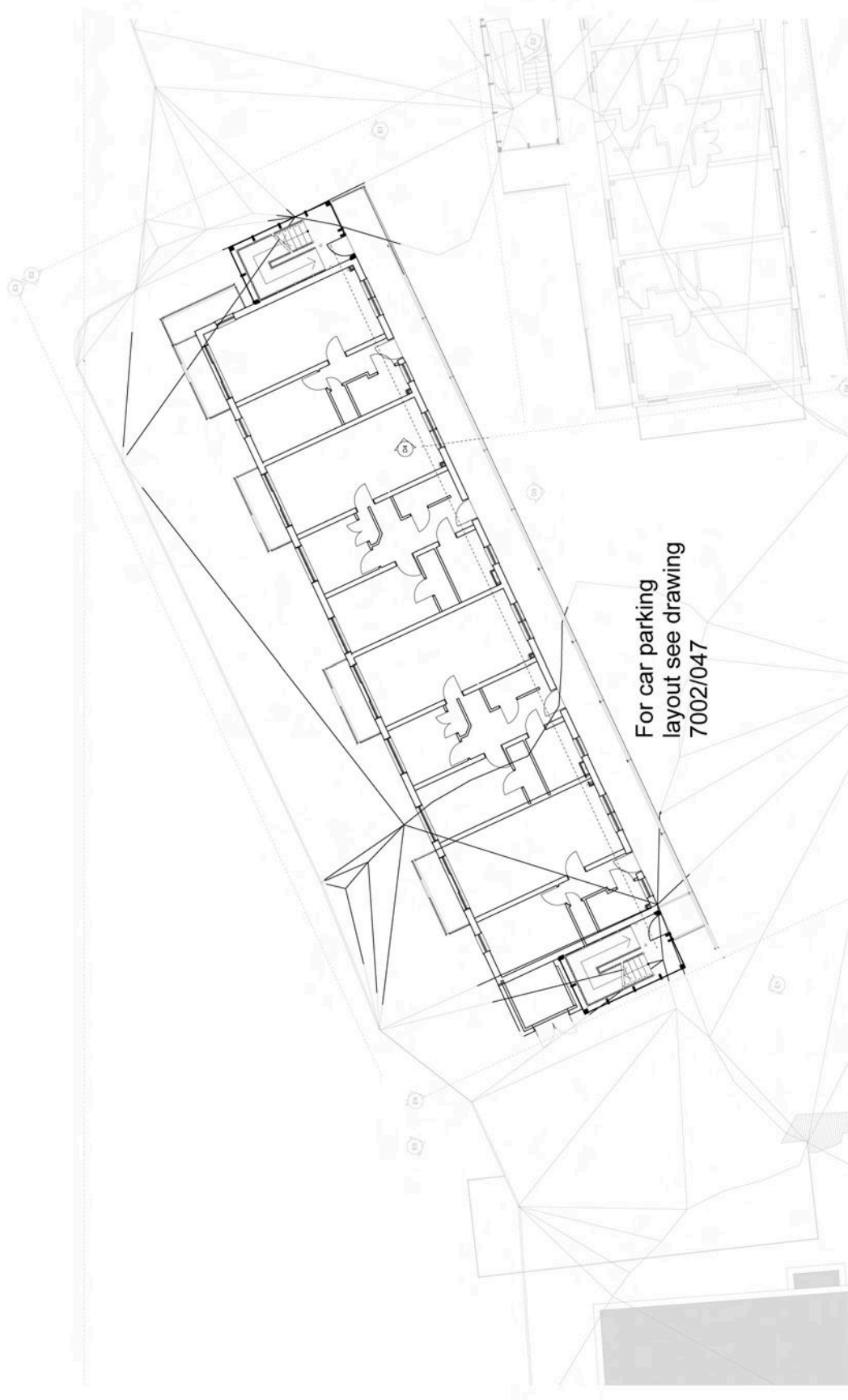
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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA Site updated to suit planners comments
- C GA - Block E new bin store



For car parking
layout see drawing
7002/047



Architects Project Managers Quantity Surveyors
 Royal Quay Property
 135 New York
 Street
 London E14 4JL
 Tel: 020 7553 2000 Fax: 020 7553 2001
 email: enquiries@rop.co.uk www.rop.co.uk

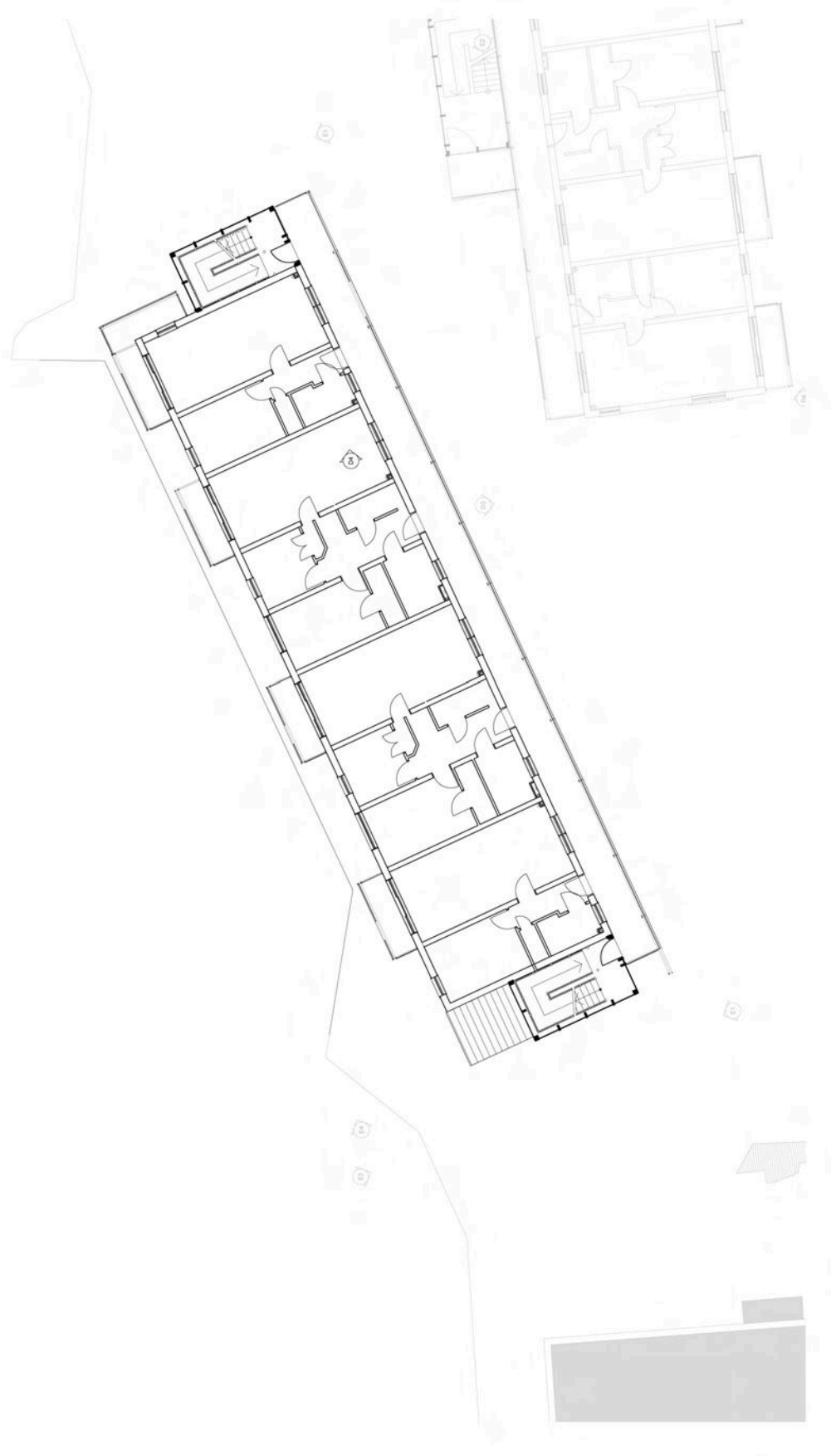
Project: Royal Quay
 Block E
 Harfield
 for Harfield Property Developments Ltd
Sheet title: Block E Ground Floor Plan
Ref: 7002_026 - C
Scale: 1:100 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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 17.12.11 Drawing 12.07



| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA Site updated to suit planners comments
- C GA - Block E new bin store




Architects Project Managers Quantity Surveyors
 135 New York Street
 London EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@rop.co.uk www.rop.co.uk

Project:
 Royal Quays
 Block E
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Block E First Floor Plan

Ref:
 7002_027 - C

Scale:
 1:100 @ A1

Date:
 23-12-08

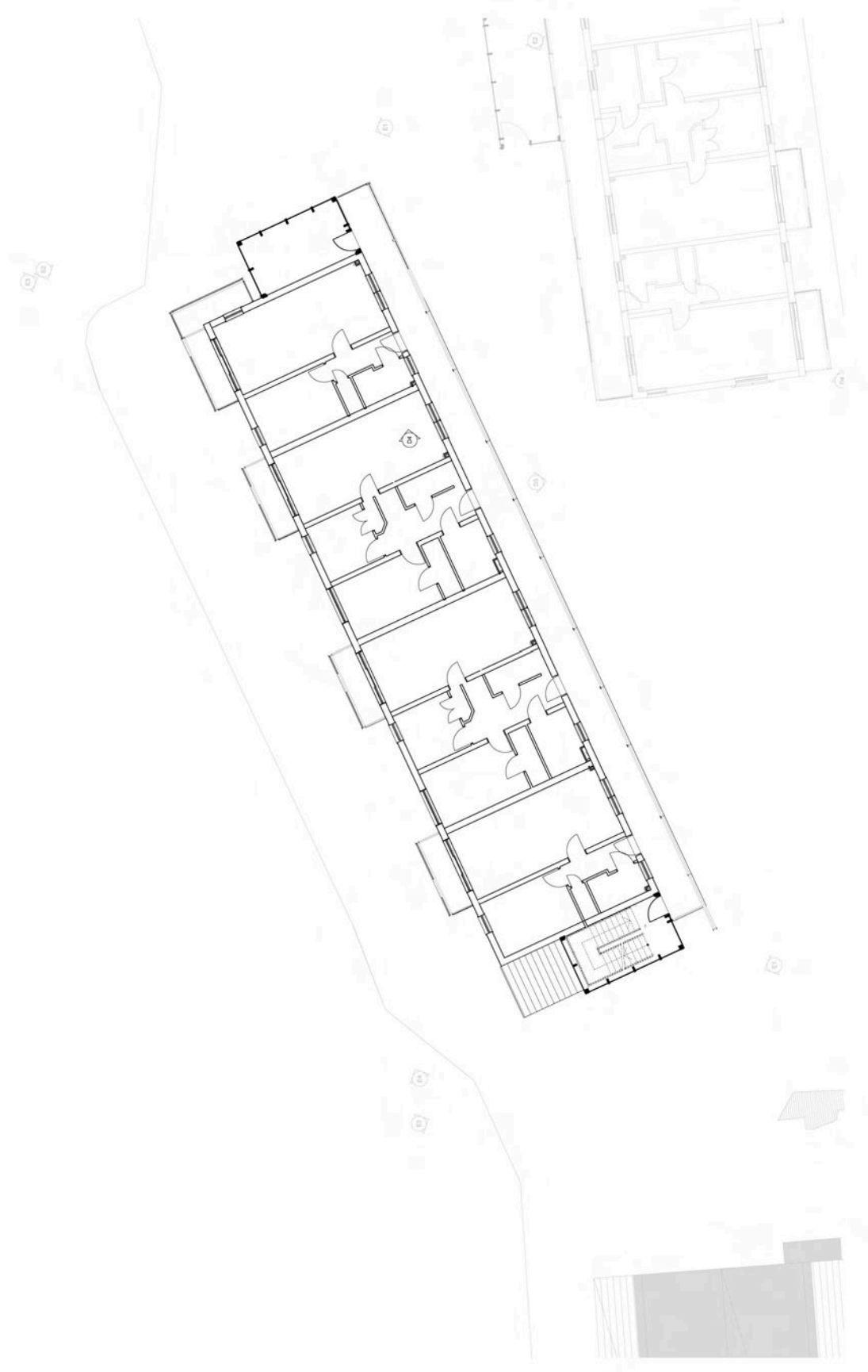
Drawn:
 RR / LS

Checked:
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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

- A Draft copy text removed - GA
- B GA Site updated to suit planners comments
- C GA - Block E new bin store





Architects Project Managers Quantity Surveyors
 135 New York Street
 London EC1A 3DF
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@rop.co.uk www.rop.co.uk

Project: Royal Quays
 Block E
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Block E Second Floor Plan

Ref: 7002_028 - C

Scale: 1:100 @ A1

Date: 23-12-08

Drawn: RR / LS

Checked: TPH

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| | |
|-----------|--|
| Revision: | Date: |
| A | Draft copy text removed - GA |
| B | GA. Site updated to suit planners comments |
| | 30.03.09 |
| | 24.07.09 |



Architects: Project Managers - Queens, New York
 135, New York
 10017, New York
 Tel: 011 212 250 2000 Fax: 011 212 250 2001
 email: info@roop.com, sales@roop.com

Project: Royal Quay
 Block F
 for Harfield Property Developments Ltd
Sheet title: Block F First Floor Plan
Ref: 7002_031-B
Scale: 1:100 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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 13/12/08 12:27:21



Revision: _____ Date: 30.03.09
 A Draft copy text removed - GA
 B GA. Site updated to suit planners comments 24.07.09



Architects: Project Managers - Quaynor, New York
 135, New York
 Tel: 0115 250 2025 Fax: 0115 250 2026
 email: enquiry@royal-oak.com

Project:
 Royal Quay
 Block F
 for Herefield Property Developments Ltd

Sheet title:
 Block F Second Floor Plan

Ref:
 7002_032-B

Scale:
 1:100 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

Checked:
 TPH

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 17/12/11 11:23:52 AM



| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Block G stair-cores removed, comments
 GA - Block G stair-cores removed, comments
 allow access of Summer House
 Lane

Scale: 1:100 @ A1
 Date: 23-12-08
 Drawn: RR/LS
 Checked: TPH

Project:
 Royal Quays
 Block G
 for Herefield Property Developments Ltd

Sheet title:
 Block G Ground Floor Plan

Ref:
 7002_055-C

Architects: Project Managers - Quay
 135 New York
 Street
 LE1 7JL
 Leicester
 01533 550000
 www.pmgplanning.co.uk

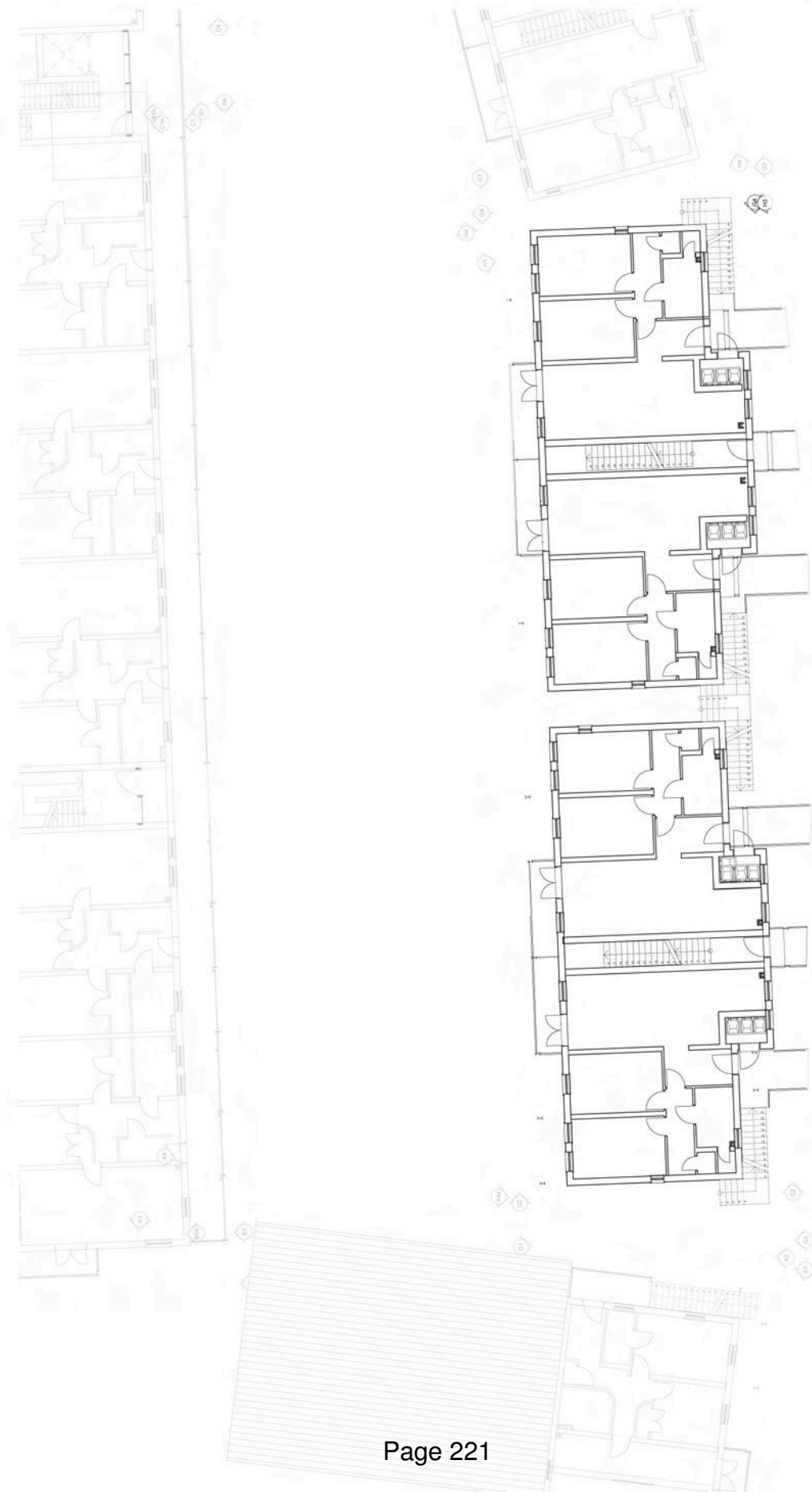
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 17/12/11 12:00:00



For landscaping
 layout see drawing
 7002/005

| Revision | Date |
|----------|---|
| A | Draft copy text removed - GA |
| B | GA. Site updated to suit planners comments |
| C | GA - Block G stair-cores removed, new access to Summer House allow access of Summer House |
| | Line |

30.03.09
24.07.09
28.09.09



Architects Project Managers Quantity Surveyors
 135 New York Street, London, E1C 1TA
 Tel: 0115 250 2025 Fax: 0115 250 2026
 email: enquiries@rop.co.uk, www.rop.co.uk

Project: Royal Quays
 Block G
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Block G First Floor Plan

Ref:
 7002_056 - C

Scale:
 1:100 @ A1

Date:
 23-12-08

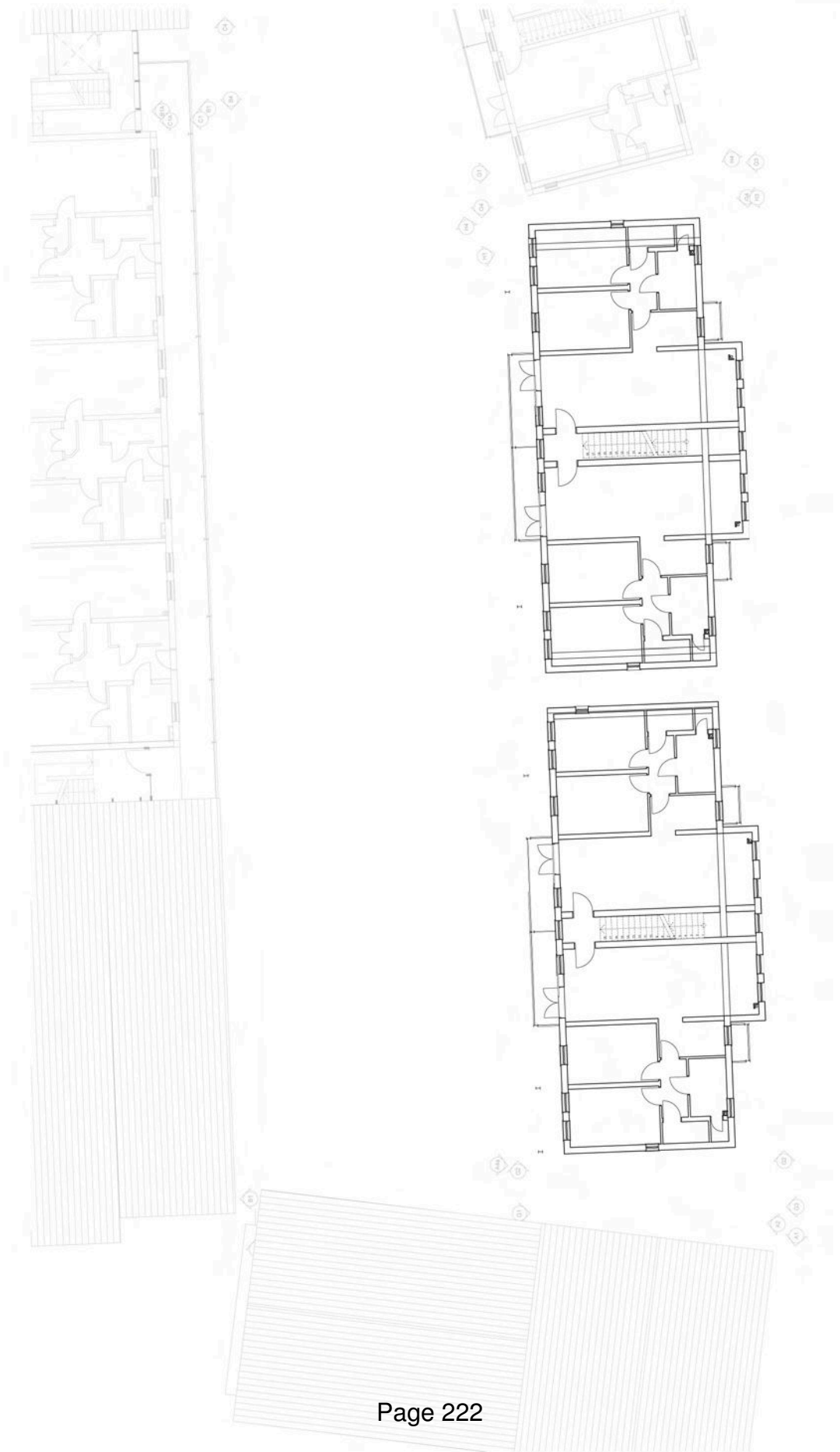
Drawn:
 RR / LS

Checked:
 TPH

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| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Site updated to suit planners
 comments
 GA - Block G stair-cores removed,
 and access to Summer House
 allow access of Summer House
 Lane




Project: Royal Quays
 Block G
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Block G Second Floor Plan

Ref:
 7002_057 - C

Scale:
 1:100 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

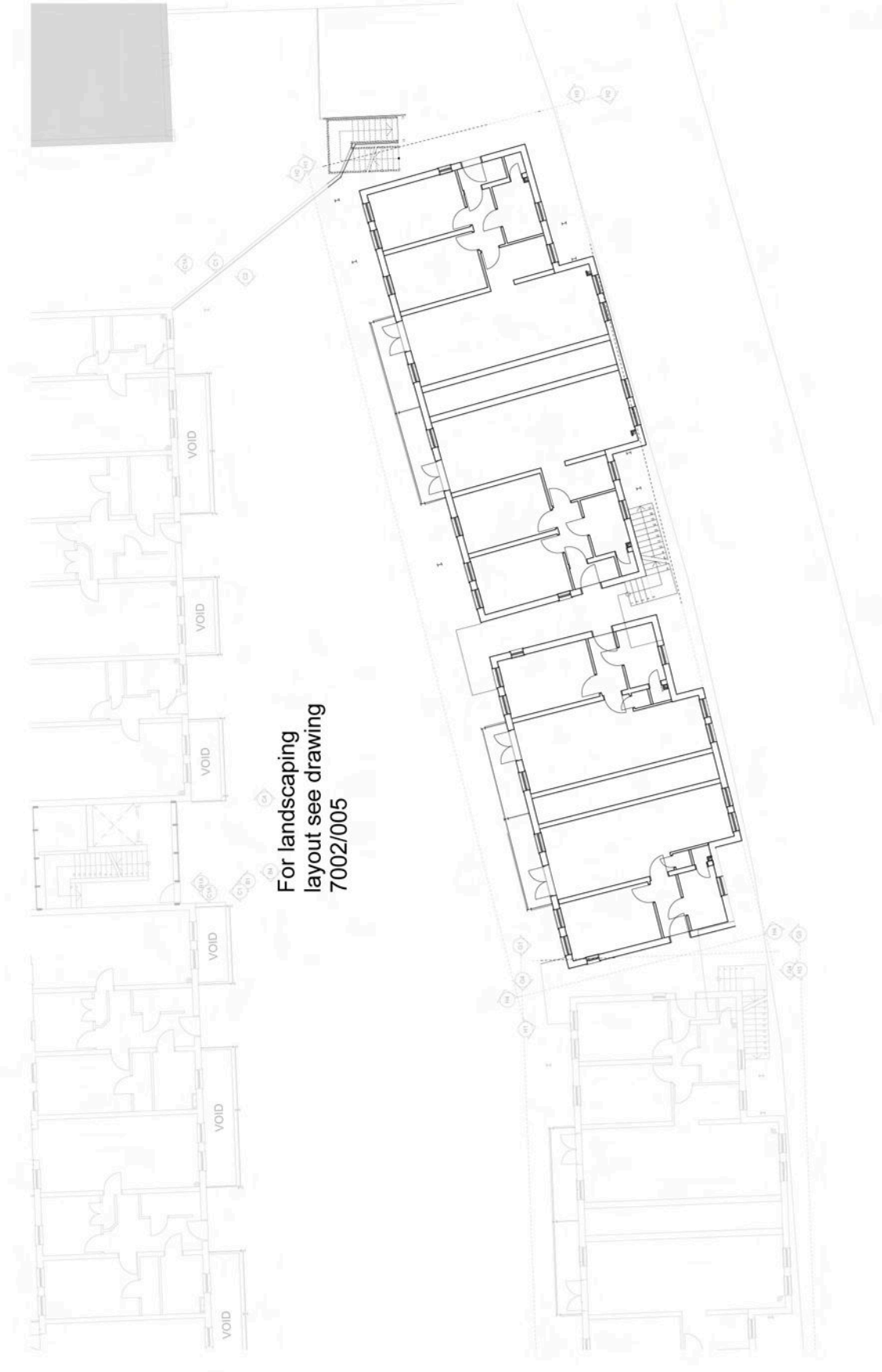
Checked:
 TPH

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 17-11-11 11:53:33 AM



| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Site updated to suit planners comments
 GA - Block H stair-cores removed, new access to Summer House allow access of Summer House Lane



For landscaping layout see drawing 7002/005

Architects Project Managers Quantity Surveyors
 150 High Street, Harefield, Bucks, HP85 9JL
 Tel: 01494 202020 Fax: 01494 202020
 email: enquiries@rop.co.uk, info@rop.co.uk

Project: Royal Quays
 Block H
 Harefield
 for Harefield Property Developments Ltd

Sheet title: Block H Ground Floor Plan

Ref: 7002_059 - C

Scale: 1:100 @ A1

Date: 23-12-08

Drawn: RR / LS

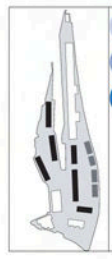
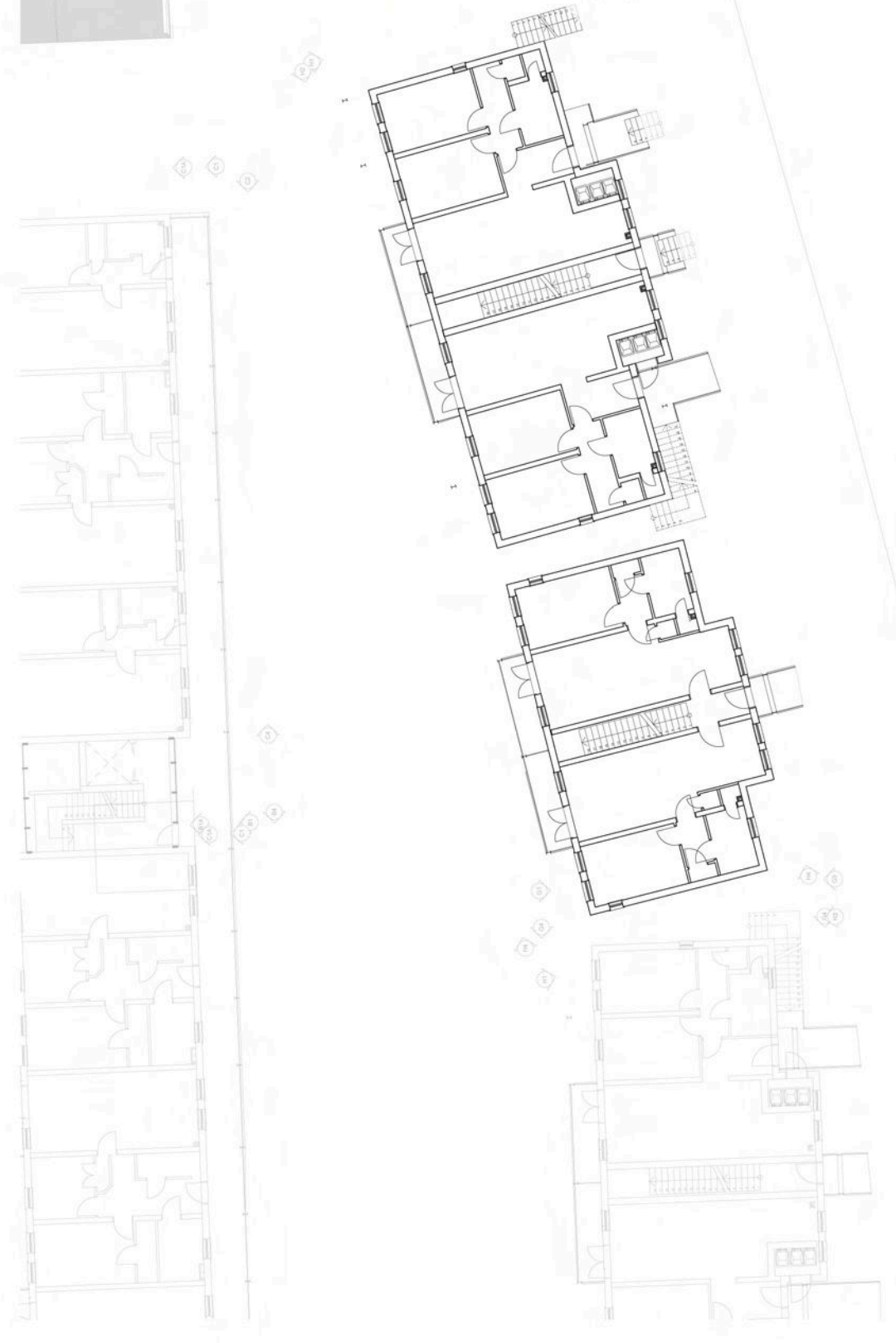
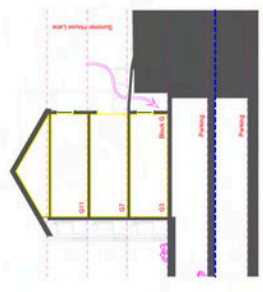
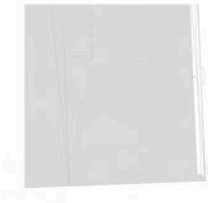
Checked: TPH

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 17.12.11 Drawing 12.07.11



| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Size updated to suit planners
 comments
 GA - Block H stair-cores removed,
 and new access to Summer House
 allow access of Summer House
 Lane



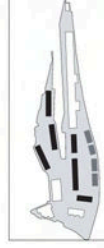
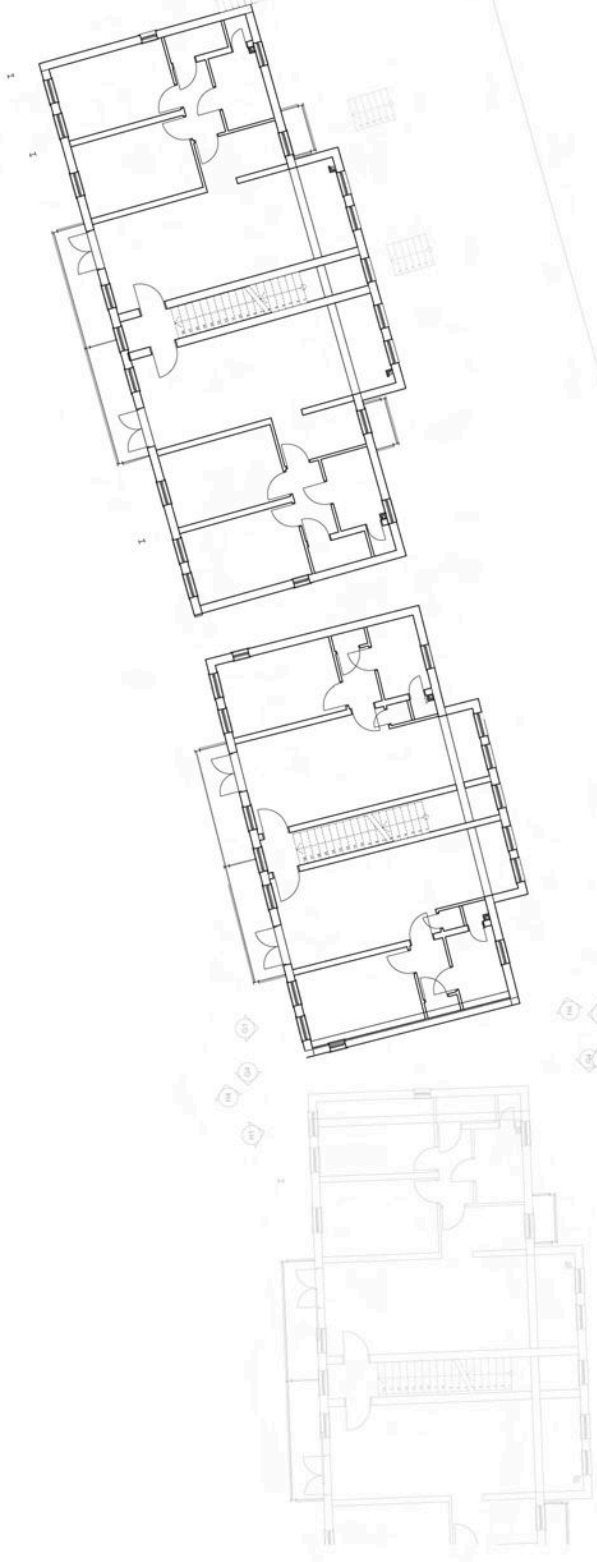
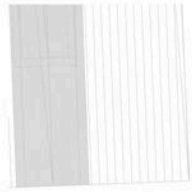
Architects Project Managers Quantity Surveyors
 ROP
 135, New York
 Street, London
 EC1A 3DF
 Tel: 0115 272 2025 Fax: 0115 250 2000
 email: enquiries@rop.co.uk, sales@rop.co.uk

Project:
 Royal Quays
 Block H
 for Herefield Property Developments Ltd
 Sheet title:
 Block H First Floor Plan
 Ref:
 7002_060 - C
 Scale:
 1:100, 1:200 @ A1
 Date:
 23-12-08
 Drawn:
 RR / LS
 Checked:
 TPH

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 1:12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.



| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |



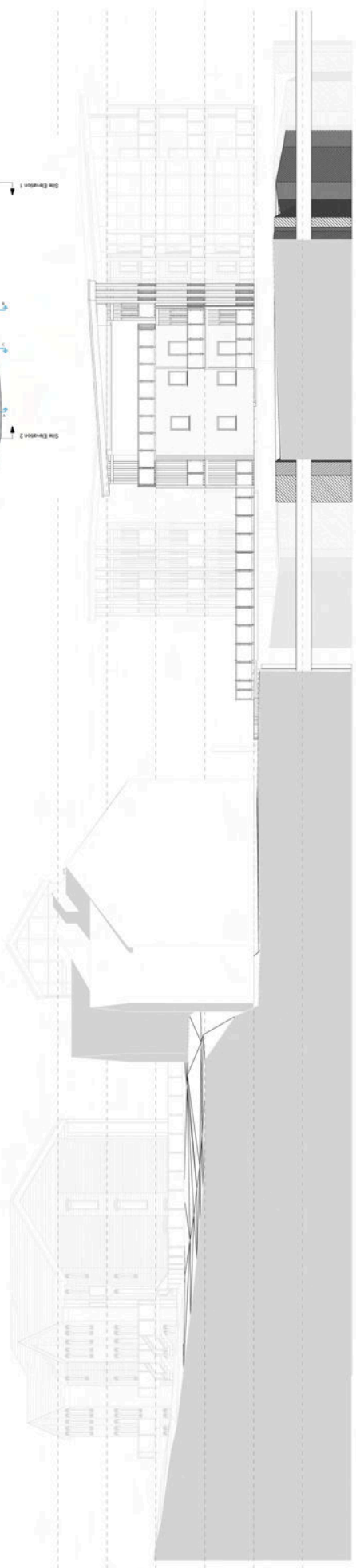
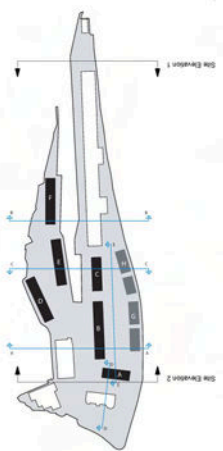
Architects Project Managers Quantity Surveyors
 Royal Quay
 135, New York
 Street, Harefield,
 LE17 7JF
 Tel: 0115 257 2025 Fax: 0115 257 2026
 email: enquiries@rop.co.uk, sales@rop.co.uk

Project: Royal Quay
 Harefield
 for Harefield Property Developments Ltd
Sheet title: Block H Second Floor Plan
Ref: 7002_061 - C
Scale: 1:100 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

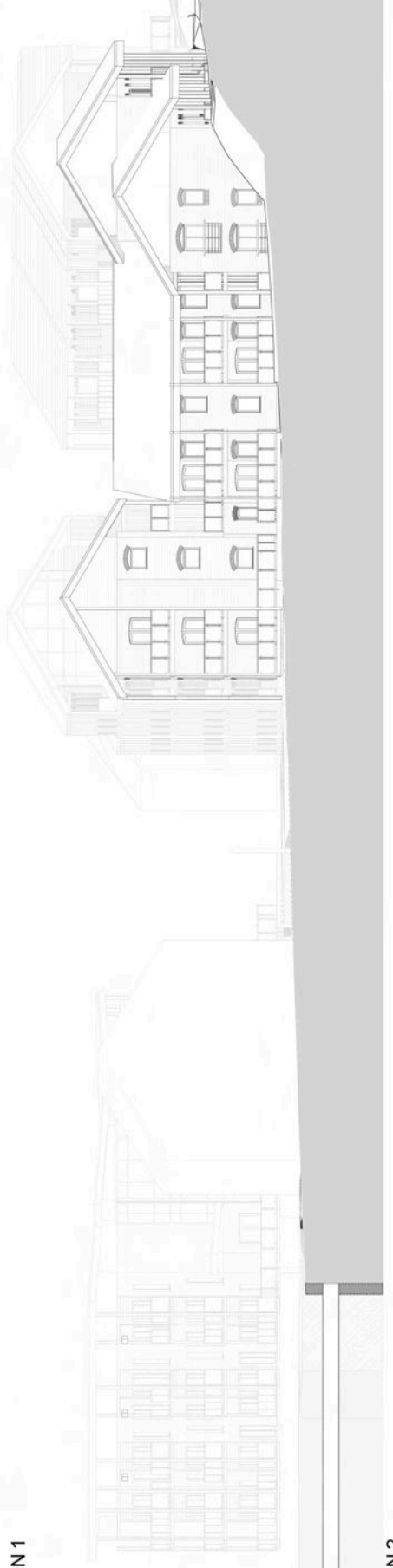
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| Revision | Date |
|----------|----------|
| 1 | 24.02.08 |
| 2 | 24.02.08 |



SITE ELEVATION 1



SITE ELEVATION 2

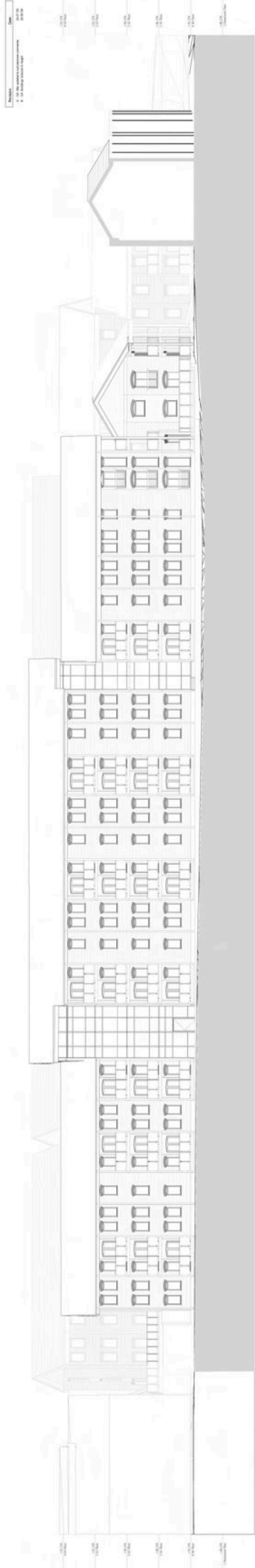


Project: Royal Quay
 Park Lane
 for Harfield Property Developments Ltd
 Sheet Title: Site Elevations 1 & 2
 Ref: 7002_003 B

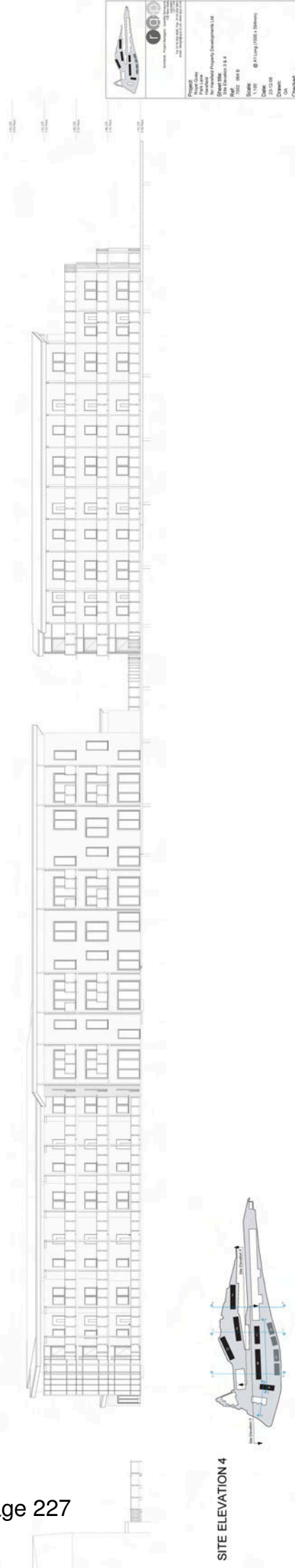
Scale: @ A1 Long (1100 x 564mm)
 Date: 23-12-08
 Drawn: GA
 Checked: TPH

Address: Project Architects, County Down, Northern Ireland
 15, The Quadrant, Newtownards, Co. Down, BT23 7DA
 Tel: +44 (0)1903 262000 Fax: +44 (0)1903 262001
 Email: info@projectarchitects.com

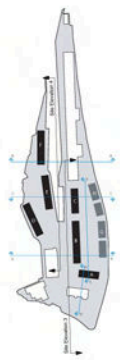
Planning



SITE ELEVATION 3



SITE ELEVATION 4

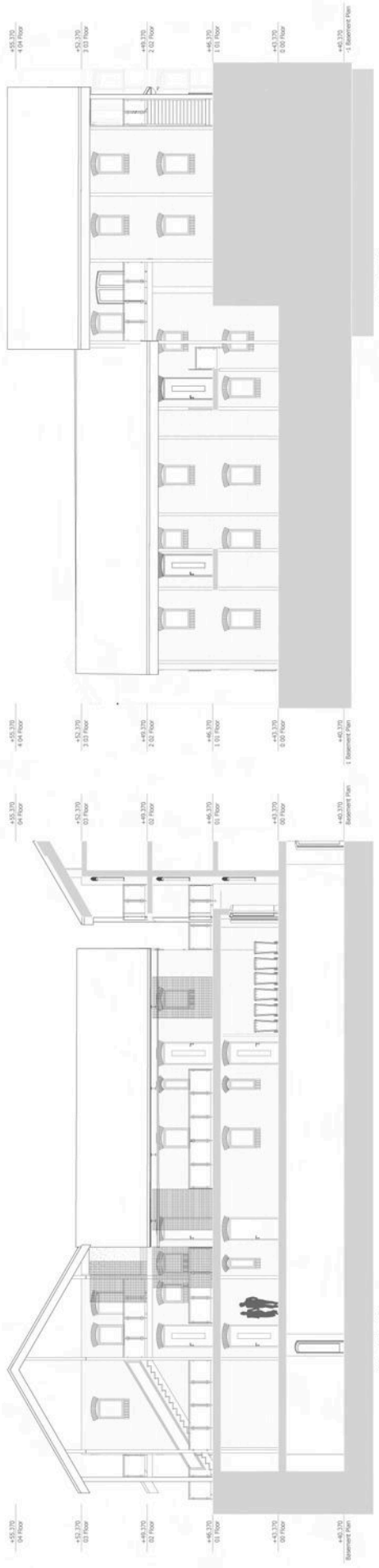


LOGO
 L O G O
 L O G O

Project: [illegible]
 Location: [illegible]
 Date: [illegible]
 Scale: 1:1000
 Drawn: [illegible]
 Checked: [illegible]

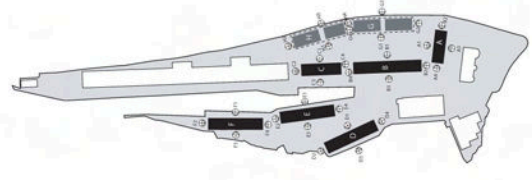
Planning

| Revision | Date |
|----------|--|
| A | Draft copy text removed - GA 30.03.09 |
| B | GA. Size updated to suit planners comments 24.07.09 |
| C | GA - Block A reduced in height & layout altered 28.08.09 |

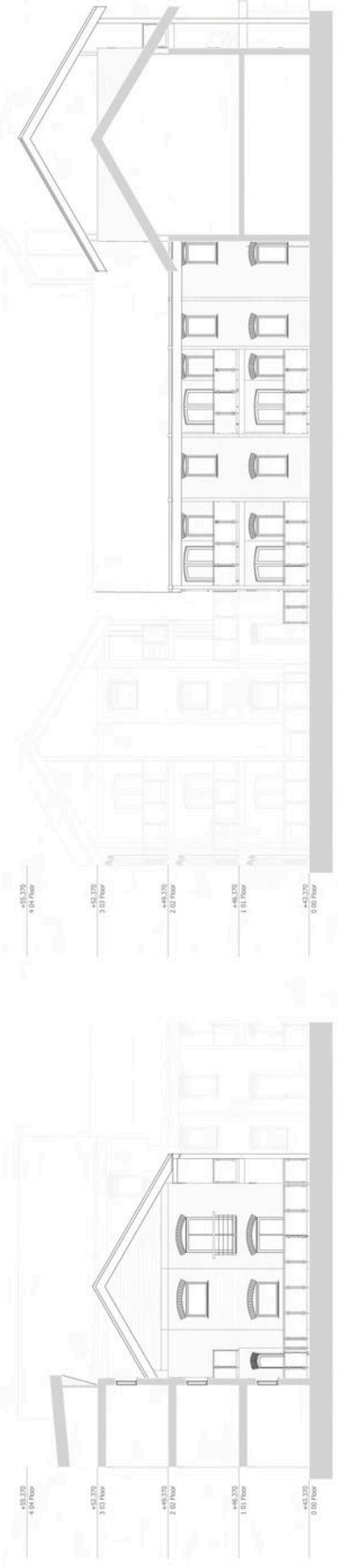


Elevation A2
Scale 1:100

Elevation A1
Scale 1:100



Elevation Locator



Elevation A3
Scale 1:100

Elevation A4
Scale 1:100

Architects Project Managers Quantity Surveyors
 135 New York Street
 Level 7
 Sydney NSW 2000
 Tel: 02 9252 8000 Fax: 02 9252 8001
 email: enquiries@rpo.com.au www.rpo.com.au

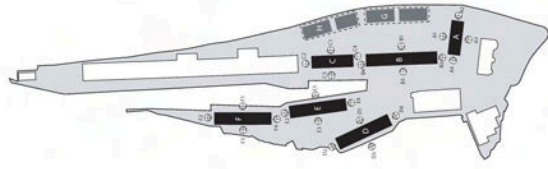
Project: Royal Quay
Client: The Housing
 for Herefield Property Developments Ltd
Sheet title: Block A Elevations
Ref: 7002_048 - C
Scale: 1:100, 1:1.39 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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 17/12/11 12:52:33 Drawing 12.37.2



| Revision | Date |
|----------|----------|
| A | 30-03-09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed & additional elevation through bridges added - GA
 GA Site updated to suit planners
 Comments B reduced in height & layout altered

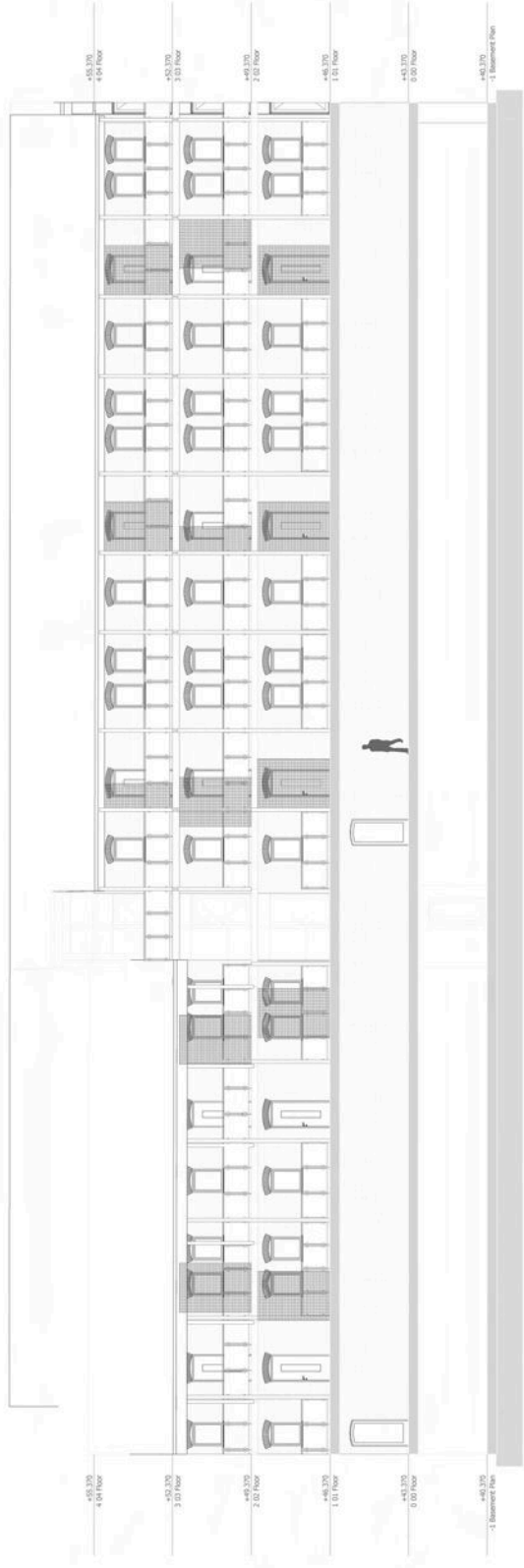


Elevation Locator

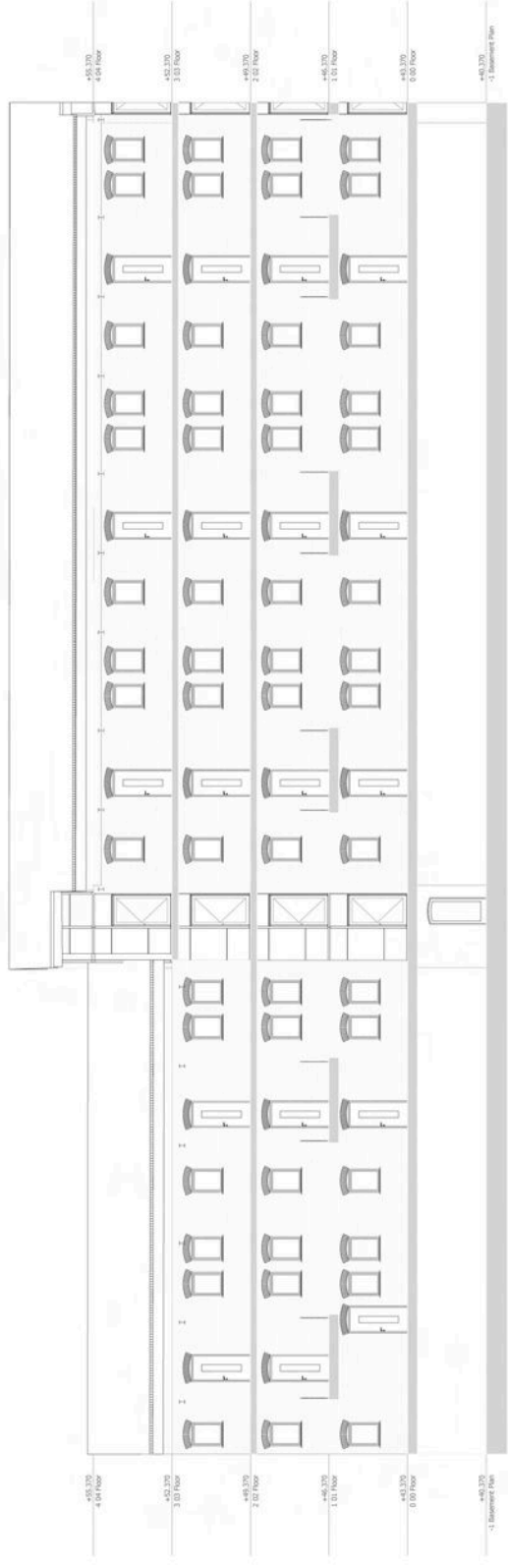


Project: Royal Quays
 Site Name: The Harfield
 Client: Harfield Property Developments Ltd
 Sheet title: Block B Elevations 1
 Ref: 7002_049 - C
 Scale: 1:2, 1:100 @ A1
 Date: 23-12-08
 Drawn: RR / LS
 Checked: TPH

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 17-11-11 Drawing 12/27



Elevation B1 (Bridge Cut Through)
 Scale 1:100

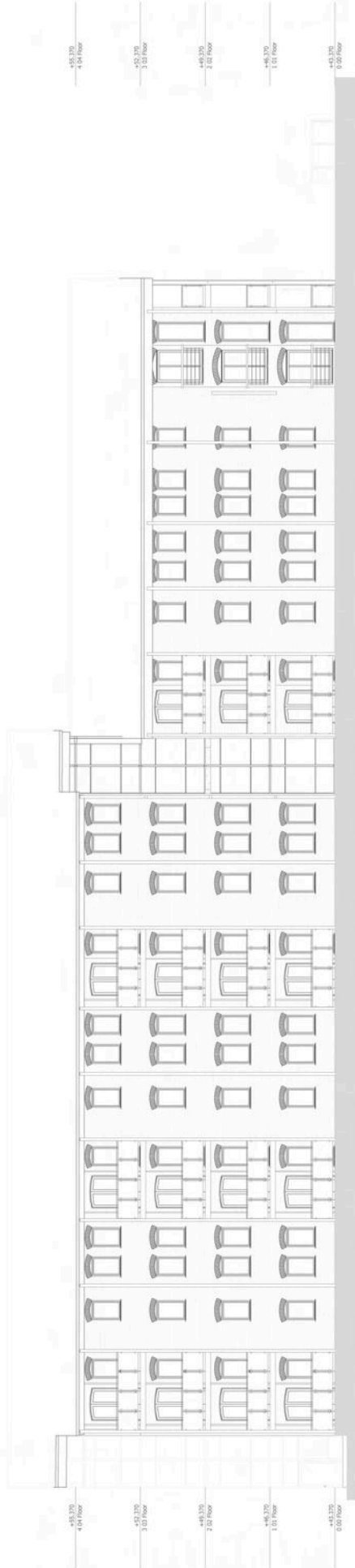


Elevation B1A
 Scale 1:100

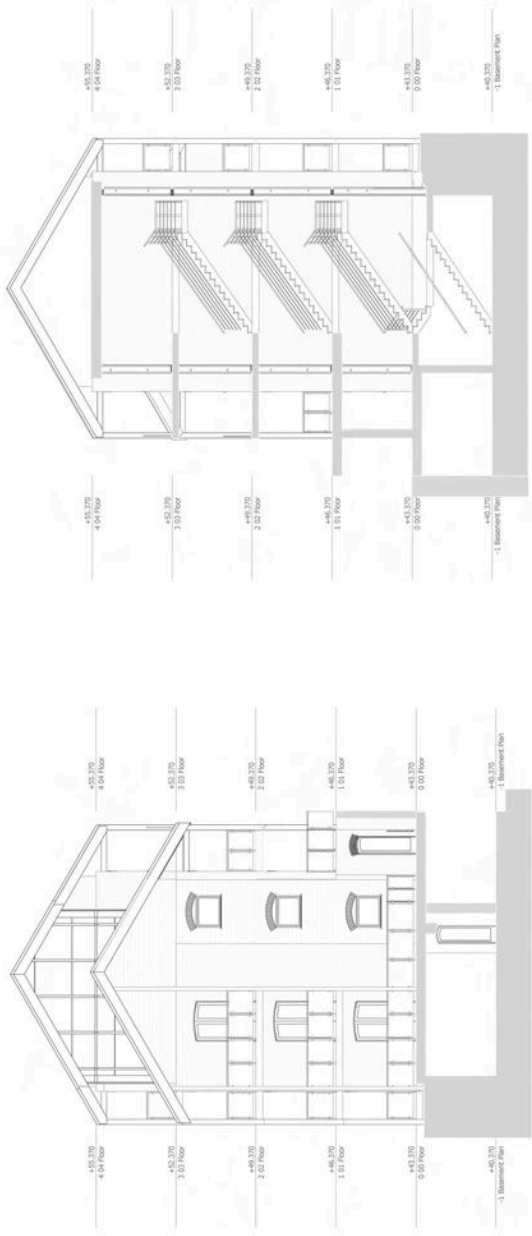


| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

Draft copy text removed - GA
 GA - Size updated to suit planners
 GA - Block B reduced in height
 & layout altered

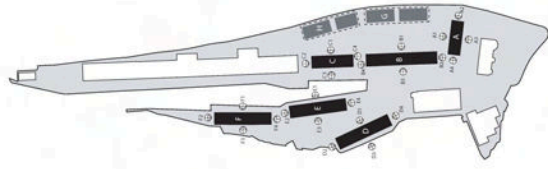


Elevation B3
 Scale 1:100



Elevation B2
 Scale 1:100

Elevation B4
 Scale 1:100



Elevation Locator

Architects Project Managers Quantity Surveyors
 135 New York Street
 LE1 7JL
 Tel: 0115 252 2025 Fax: 0115 252 2026
 email: enquiries@ropd.co.uk, info@ropd.co.uk

Project: Royal Quays
 Harfield
 Harfield
 for Harfield Property Developments Ltd

Sheet title: Block B Elevations 2

Ref: 7002_050 - C

Scale: 1:100 @ A1

Date: 23-12-08

Drawn: RR / LS

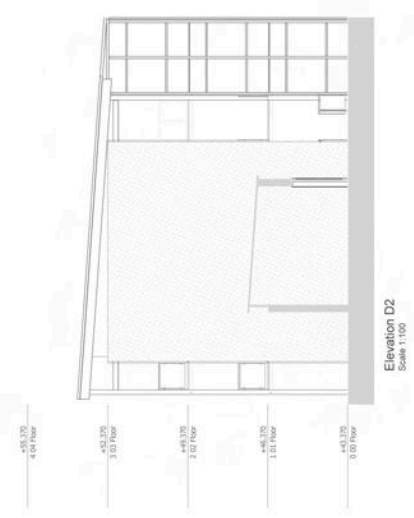
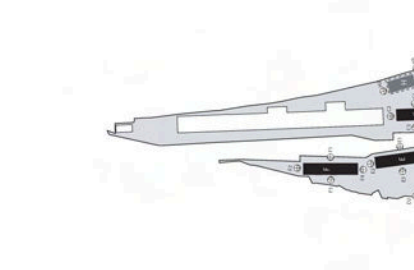
Checked: TPH

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 17-13-14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

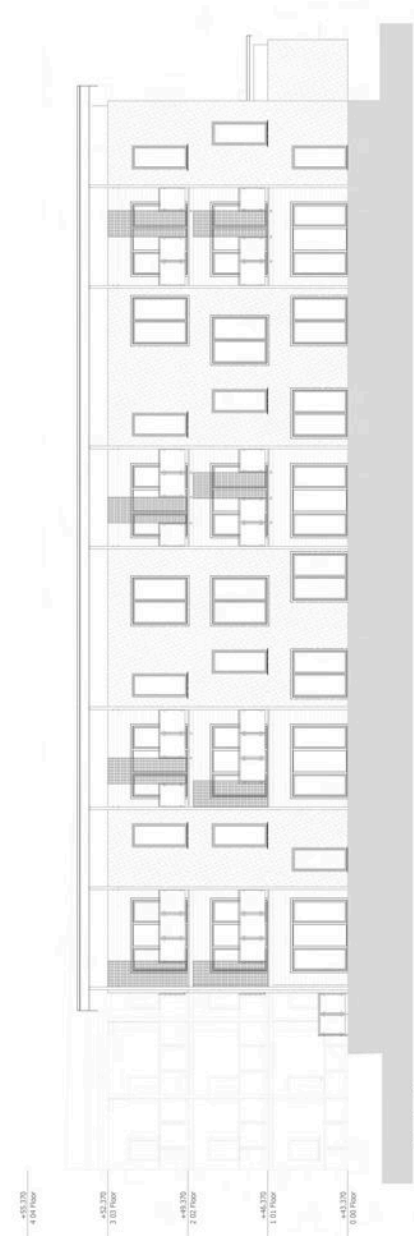


| Revision | Date |
|----------|----------|
| A | 30.03.09 |
| B | 24.07.09 |
| C | 28.09.09 |

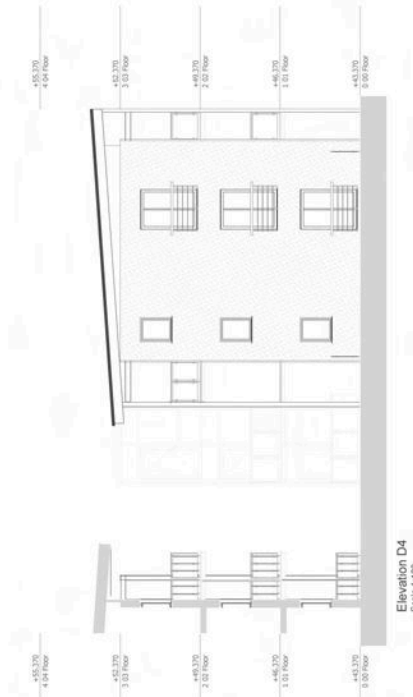
- A Draft copy text removed - GA
- B GA. Size updated to suit planners comments
- C GA - Block D bin store position and external windows to side elevation



Elevation D2
Scale 1:100



Elevation D1
Scale 1:100



Elevation D4
Scale 1:100

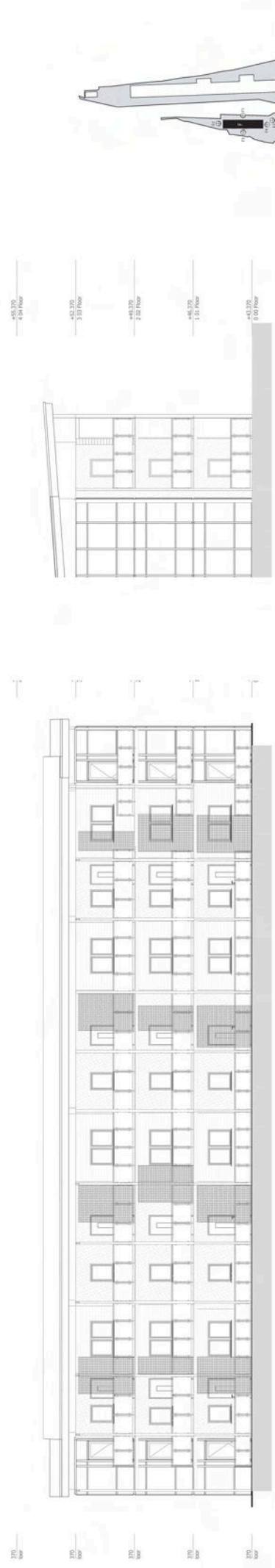
Elevation Locator

Project: Royal Quays
Client: The Harfield Group
For: Harfield Property Developments Ltd
Sheet title: Block D Elevations
Ref: 7002_052 - C
Scale: 1:100, 1:1.30 @ A1
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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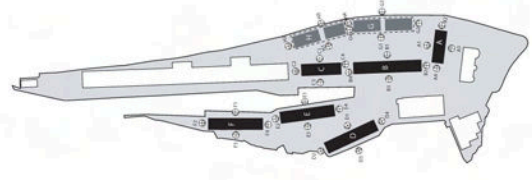


| Revision | Date |
|----------|---|
| A | Draft copy text removed - GA 30.03.09 |
| B | GA. Site updated to suit planners comments 24.07.09 |
| C | GA - Block E new bin store 28.09.09 |



Elevation E1
Scale 1:100

Elevation E2
Scale 1:100

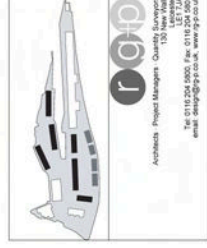


Elevation Locator



Elevation E3
Scale 1:100

Elevation E4
Scale 1:100



Project: Royal Quay
 Block E
 for Harfield Property Developments Ltd

Sheet title: Block E Elevations

Ref: 7002_053 - C

Scale: 1:100, 1:1.39 @ A1

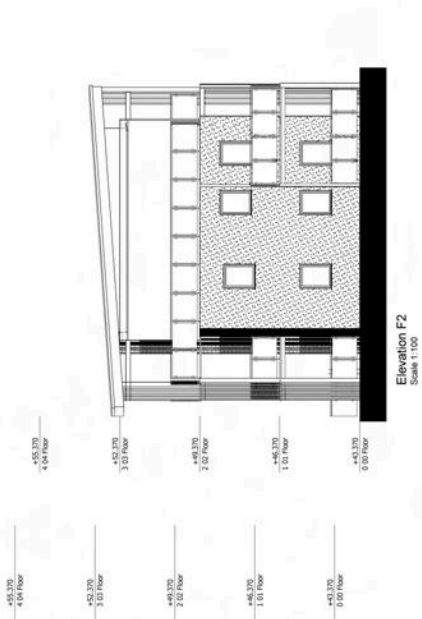
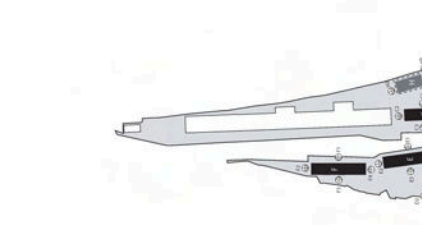
Date: 23-12-08

Drawn: RR / LS

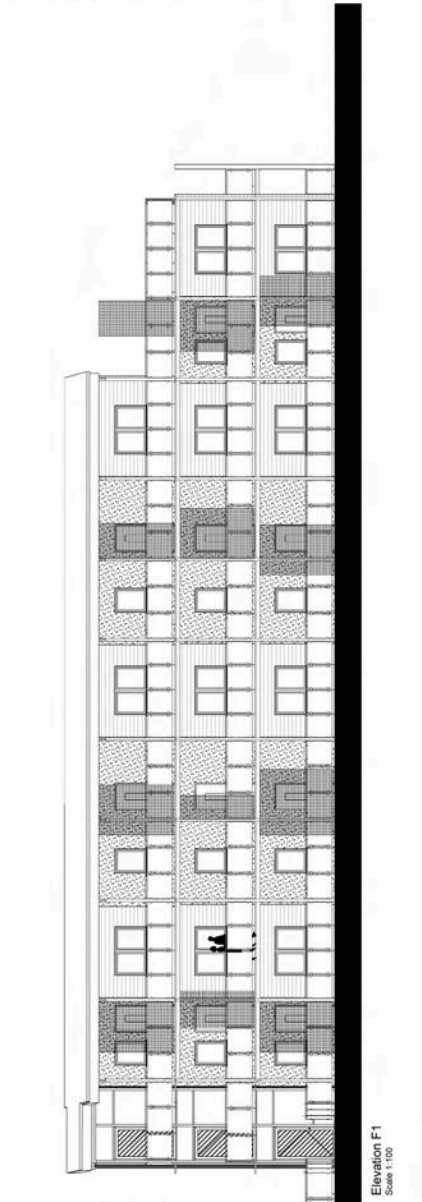
Checked: TPH

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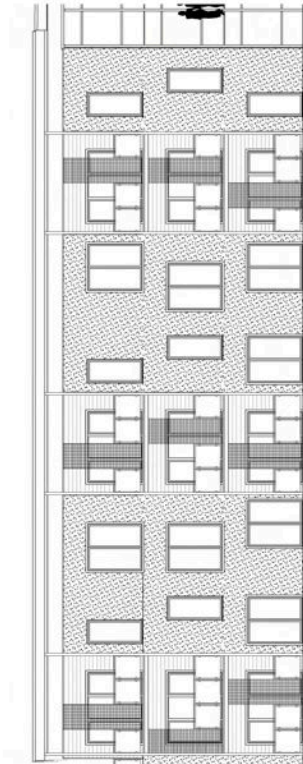




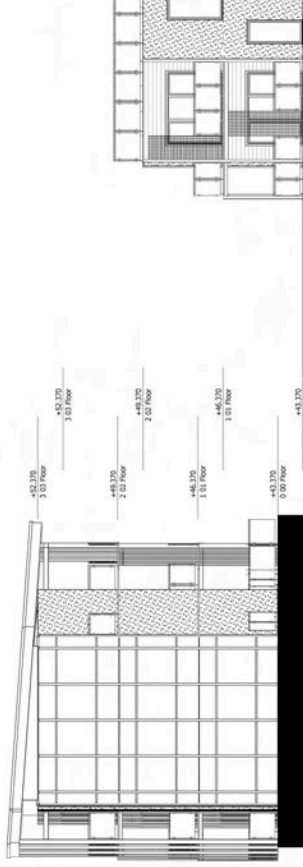
Elevation F1
Scale 1:100



Elevation F2
Scale 1:100

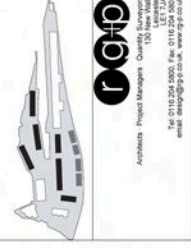


Elevation F3
Scale 1:100



Elevation F4
Scale 1:100

Elevation Locator

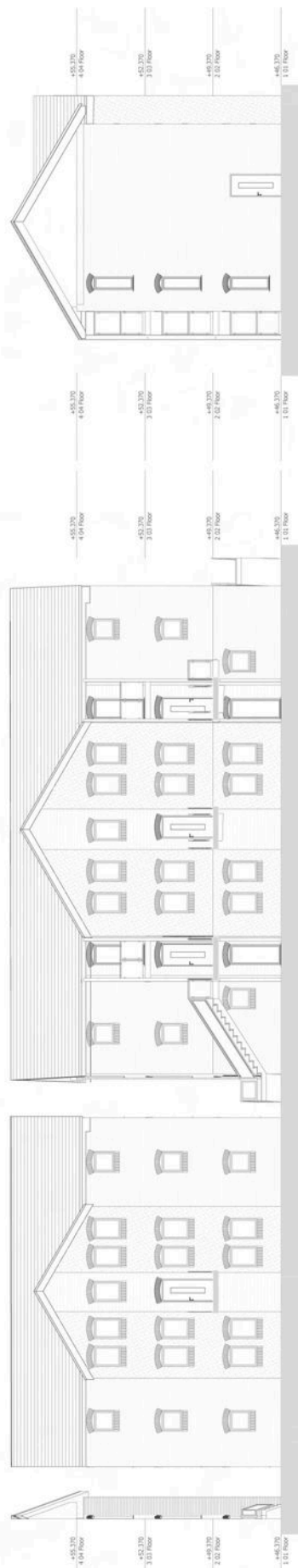


Project: Royal Quay
 Building
 for Harfield Property Developments Ltd
Sheet title: Block F Elevations
Ref: 7002_054-B
Scale: 1:100, 1:1.39 @ A1
Date: 23-12-08
Drawn: RR/LS
Checked: TPH

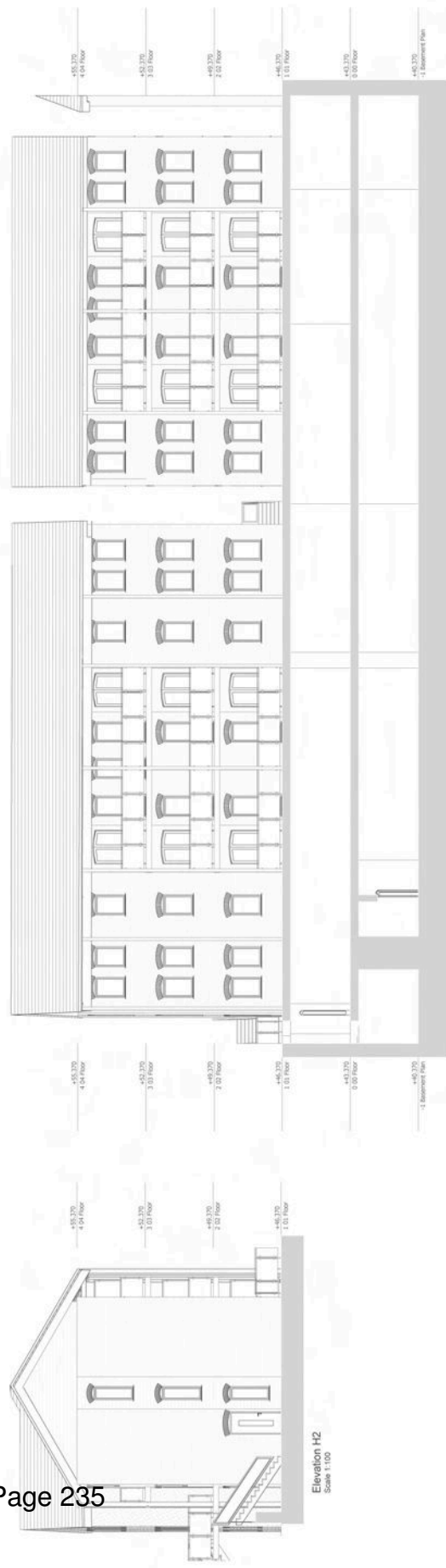
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 17-11-11 Drawing 12/27



| Revision | Date |
|----------|--|
| A | Draft copy text removed - GA 30.03.09 |
| B | GA. Size updated to suit planners 24.07.09 |
| C | GA - Block H stair-cores removed, new access to Block H from Block G allow access off Summer House Lane 28.09.09 |

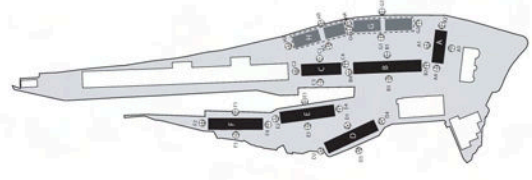


Elevation H4
Scale 1:100



Elevation H1
Scale 1:100

Elevation H2
Scale 1:100



Elevation Locator



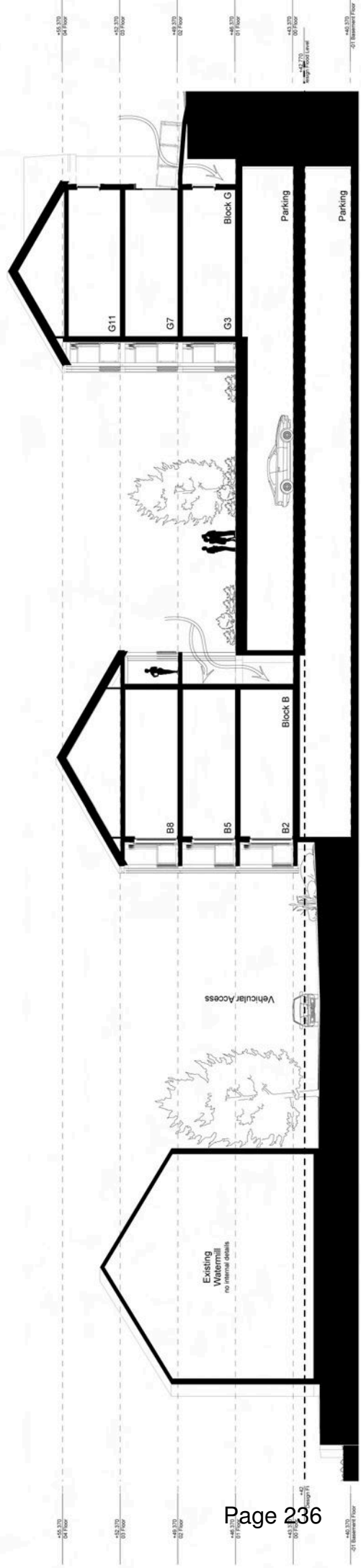
Architects Project Managers Quantity Surveyors Building Services Engineers
 RPOD
 135 New York Street
 LE1 7JL
 Tel: 0115 257 8525 Fax: 0115 257 8526
 email: enquiries@rpod.co.uk, www.rpod.co.uk

Project: Royal Quays
 Block H
 for Hatfield Property Developments Ltd
 Sheet title: Block H Elevations
 Ref: 7002_082-C
 Scale: 1:100, 1:1.30 @ A1
 Date:
 Drawn:
 Checked:

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 17.12.14 11:52:53 12.972



Revision: Date:
 A CA Draft copy left removed 03/04/08
 B CA Building volume in height after placement comments 28/06/08



Architects Project Managers Quantity Surveyors
 RCHD
 135, New York
 100, Old Street
 London EC1A 3DF
 Tel: 0115 252 4000 Fax: 0115 252 4001
 email: enquiries@rchd.co.uk, www.rchd.co.uk

Project:
 Royal Quays
 Riverside
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Site Section A-A

Ref:
 7002_035 B

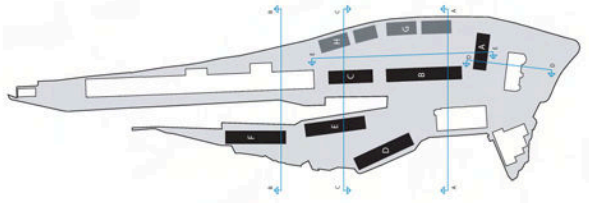
Scale:
 1:100 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

Checked:
 TPH

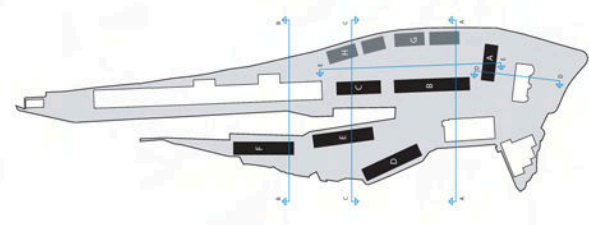
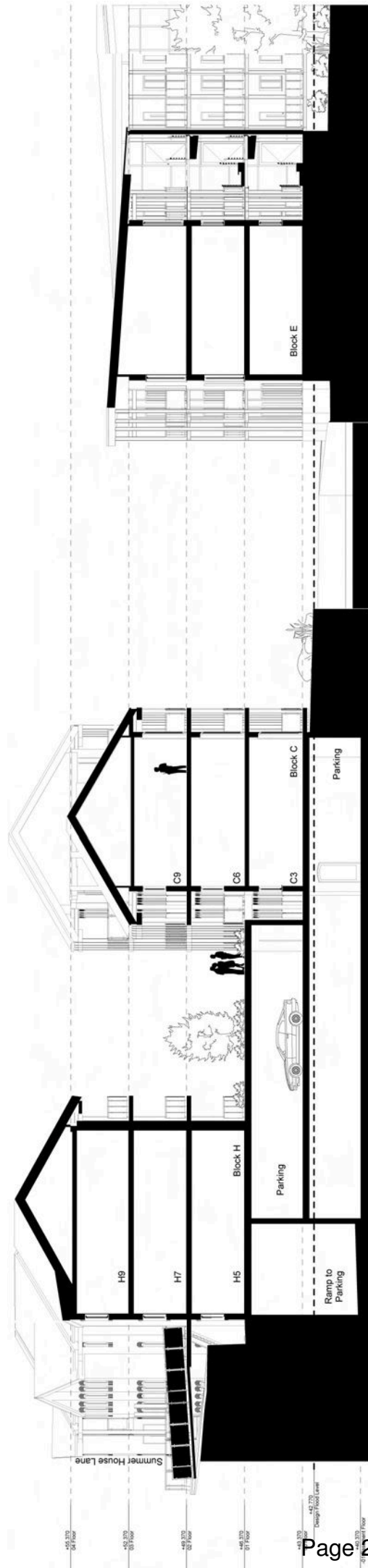
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 17/12/11 Drawing 12/27



SITE SECTION A-A

Planning

| | |
|--|----------|
| Revision: | Date: |
| A CA Detail copy left removed | 03/04/08 |
| B CA Building reduce in height after planning comments | 28/06/08 |




Architects Project Managers Quantity Surveyors
 RCHD
 135, New York
 LE17 7JL
 Tel: 0115 252 0000 Fax: 0115 252 0000
 email: enquiries@rchd.co.uk, www.rchd.co.uk

Project:
 Royal Quays
 Harfield
 Harfield
 for Harfield Property Developments Ltd

Sheet title:
 Site Section C-C

Ref:
 7002_038 B

Scale:
 1:100 @ A1

Date:
 23-12-08

Drawn:
 RR / LS

Checked:
 TPH

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SITE SECTION C-C

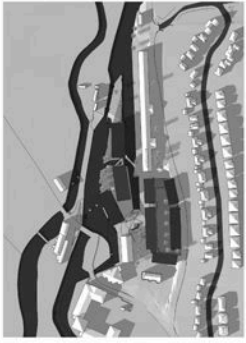
Planning



LOPO
 Architects Project Managers Quantity Surveyors
 135, New Wakefield Road, Wakefield, West Yorkshire WF1 2JL
 Tel: 01924 262111 Fax: 01924 262112
 email: enquiries@lpoproject.com website: www.lpoproject.com

Project: Royal Quays
Site Name: The Boat House
Client: Harfield Property Developments Ltd
Sheet title: Landscape Plan - Colour
Ref: 7002_005 A
Scale:
Date: 23-12-08
Drawn: RR / LS
Checked: TPH

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March 21st 1600Hrs



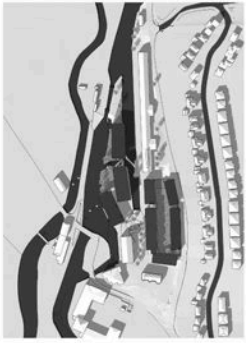
June 21st 1000Hrs



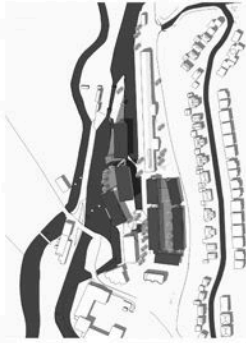
September 21st 1000Hrs



December 21st 1600Hrs



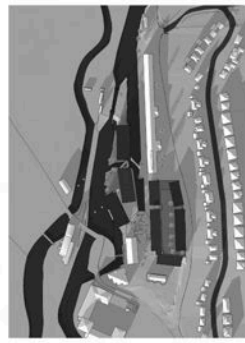
March 21st 1400Hrs



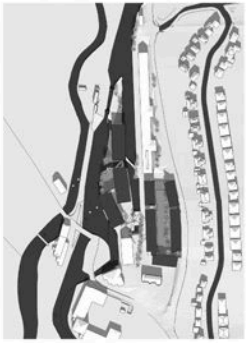
June 21st 1400Hrs



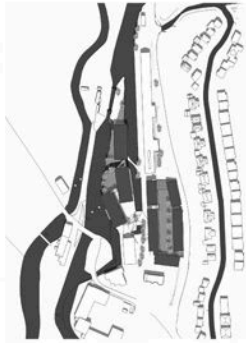
September 21st 1400Hrs



December 21st 1400Hrs



March 21st 1200Hrs



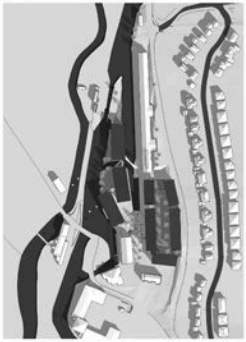
June 21st 1200Hrs



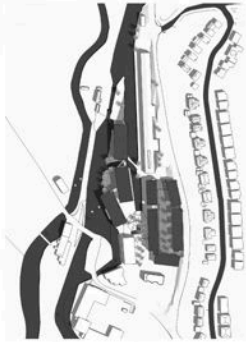
September 21st 1200Hrs



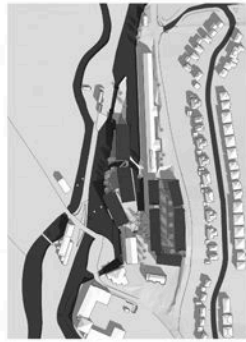
December 21st 1200Hrs



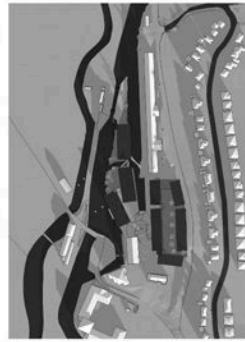
March 21st 1000Hrs



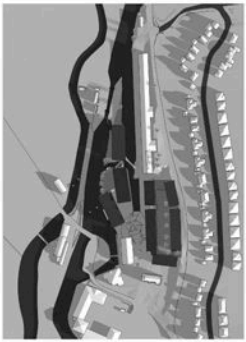
June 21st 1000Hrs



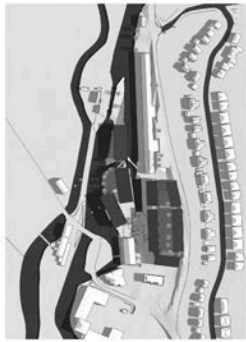
September 21st 1000Hrs



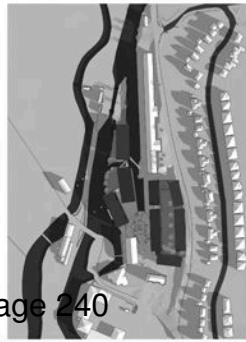
December 21st 1000Hrs



March 21st 0800Hrs



June 21st 0800Hrs



September 21st 0800Hrs



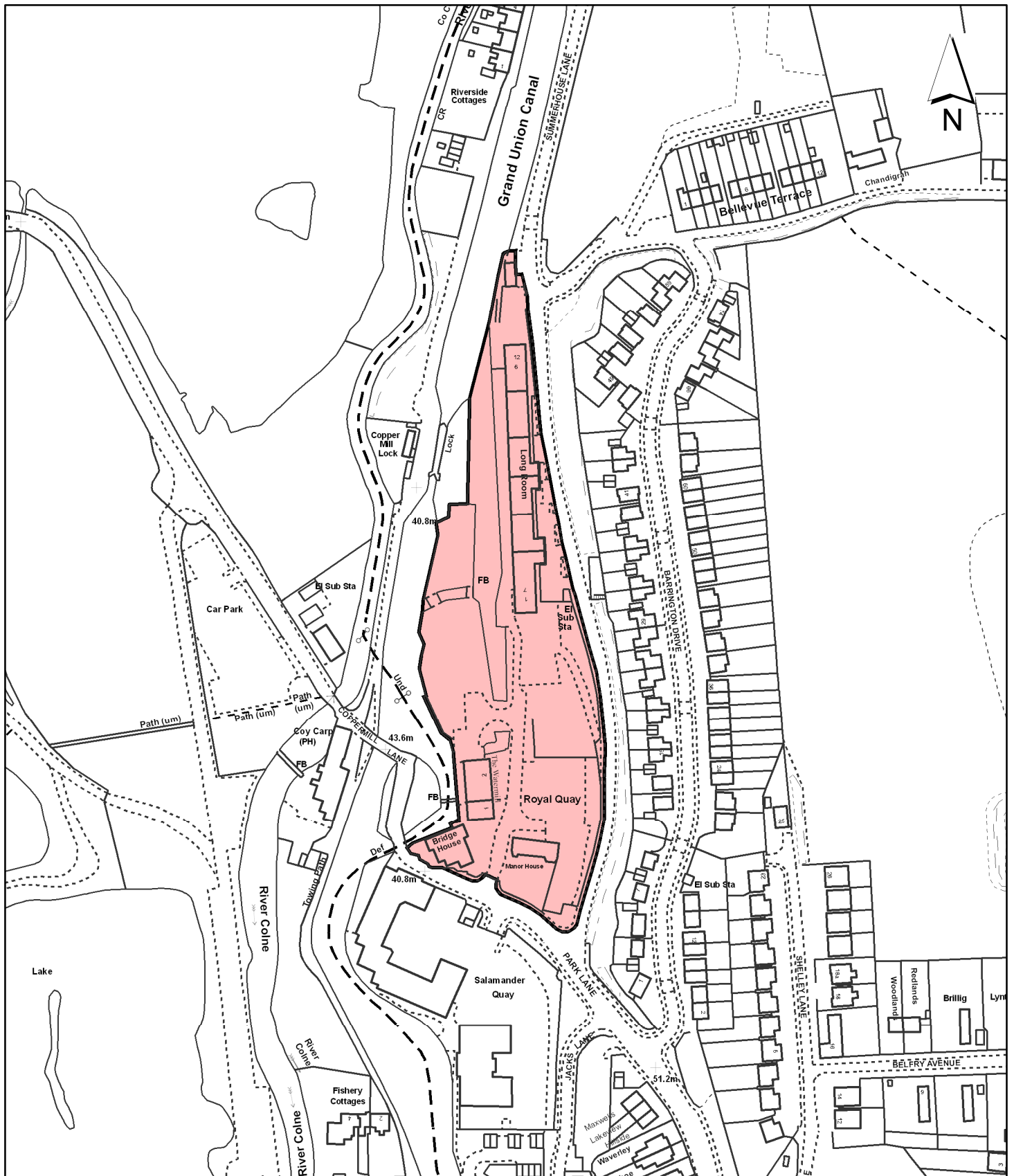
December 21st 0800Hrs




Architects Project Managers Quantity Surveyors
 135 New York Street, 11th Floor, New York, NY 10038
 Tel: 212 279 8200 Fax: 212 279 8201
 www.rppd.com.au

Project: Royal Quays
 at the
 Harfield
 for Harfield Property Developments Ltd
Sheet title: Sun Study
Ref: 7002_006
Scale:
Date: 23-12-08
Drawn: RR/LS
Checked: TPH

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Site Address

**Royal Quay
Coppermill Lock
Park Lane, Harefield**

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

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

Planning Application Ref:
43159/APP/2009/711

Scale
1:2,500

Planning Committee
North Page 241

Date
November 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address YEADING BROOK BETWEEN TORCROSS ROAD & WHITBY ROAD
RUISLIP

Development: Shared use cycle/footbridge over Yeading Brook (River Crane), as part of the proposed cycle track between Whitby Road and Queens Walk, Ruislip.

LBH Ref Nos: 66331/APP/2009/1968

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

Date Application Valid: 01/10/2009 01/10/2009

23/10/2009



**PROPOSED
BRIDGE**

**PROPOSED SHARED
USE PATH**

Revision

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London Borough of Hillingdon 100019283 2007



IMPROVEMENT PROJECTS
ENVIRONMENT AND CONSUMER PROTECTION GROUP
ONE GERRARD ROAD, UXTON, MIDDLESEX, UK
TEL: 01895 200111 FAX: 01895 250076

Project

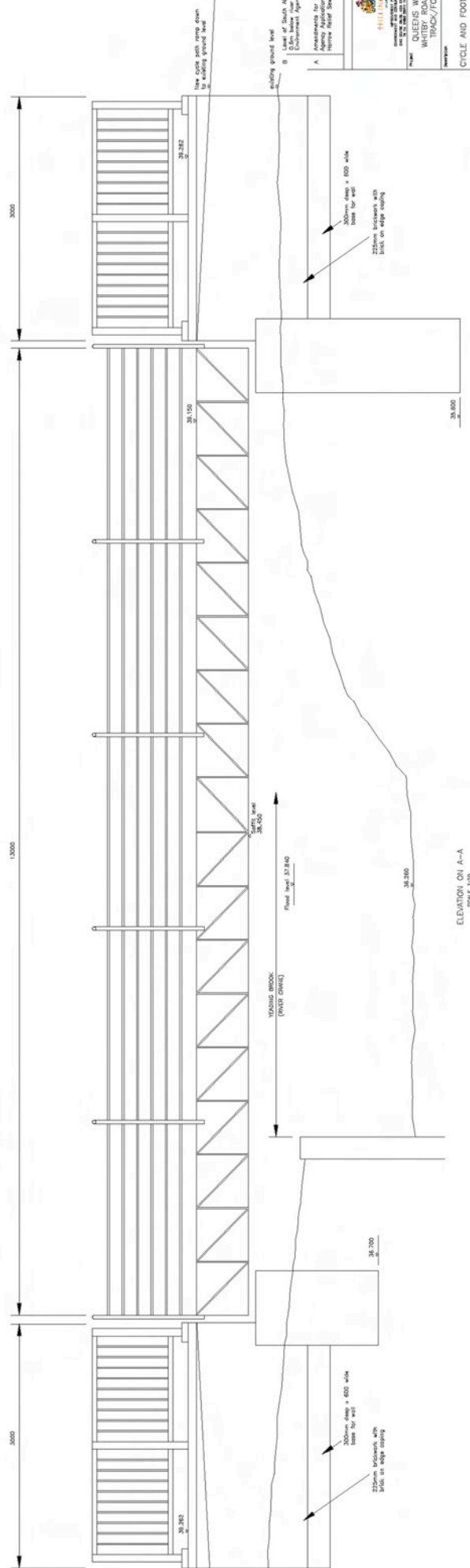
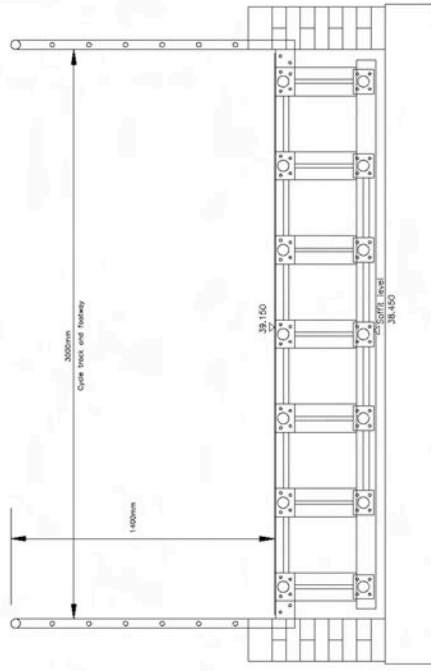
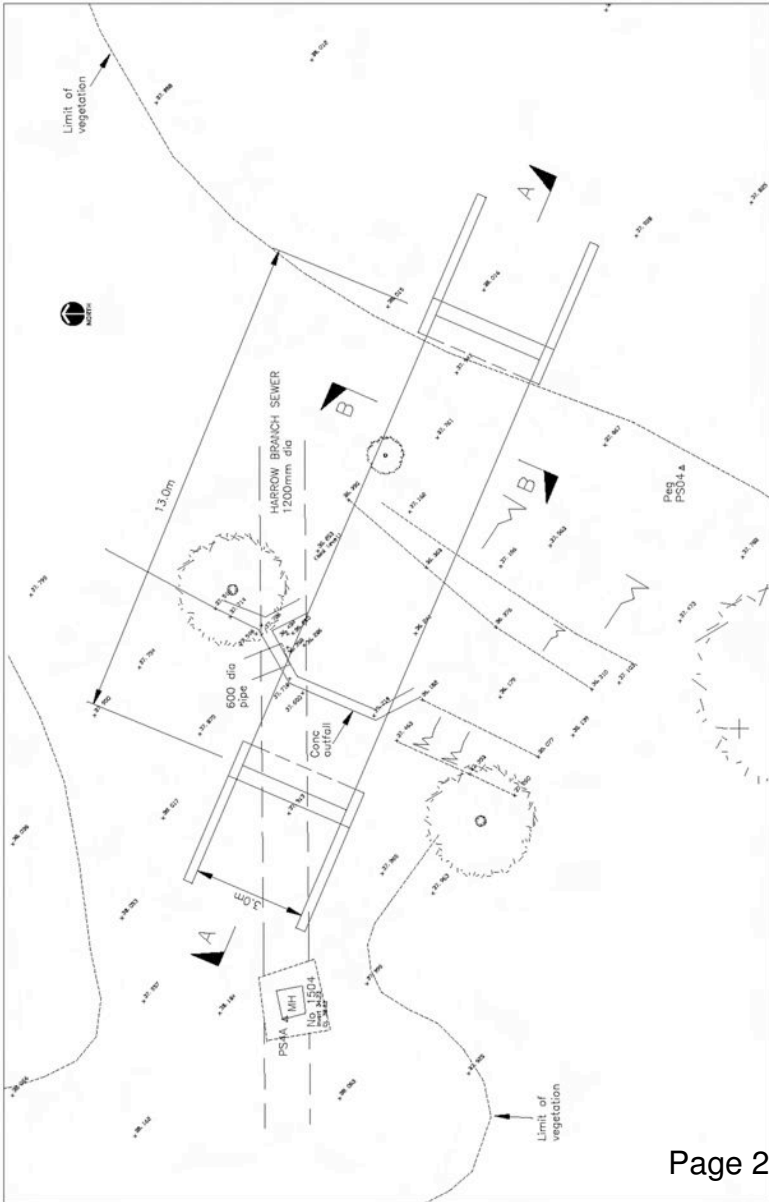
YEADING BROOK CYCLE PATH

Description

Tree Survey

| | | | | | | | |
|-------|-------|----------|----|-------|----|------|----------|
| Scale | 1:200 | Designed | BG | Drawn | BG | Date | 18/09/09 |
|-------|-------|----------|----|-------|----|------|----------|

| | | | | | |
|-------------|-----------|-------------|-----|------|---|
| Project No. | E/A3 2402 | Drawing No. | 004 | Rev. | - |
|-------------|-----------|-------------|-----|------|---|



ELEVATION ON A-A
SCALE 1:5

Building ground level
B
Existing ground level
A
Assessments for Environment
Infrastructure Assessment
Harrow Road Sewer 600d
August 2009

4411001001

| Date | Author | Issue | Rev. | Rev. Date |
|-------------|--------|--------|------|-----------|
| 16 Jul 2009 | AS | 3000mm | 1 | 1 |

Project
QUEENS WALK TO
WHITBY ROAD CYCLE
TRACK/FOOTWAY

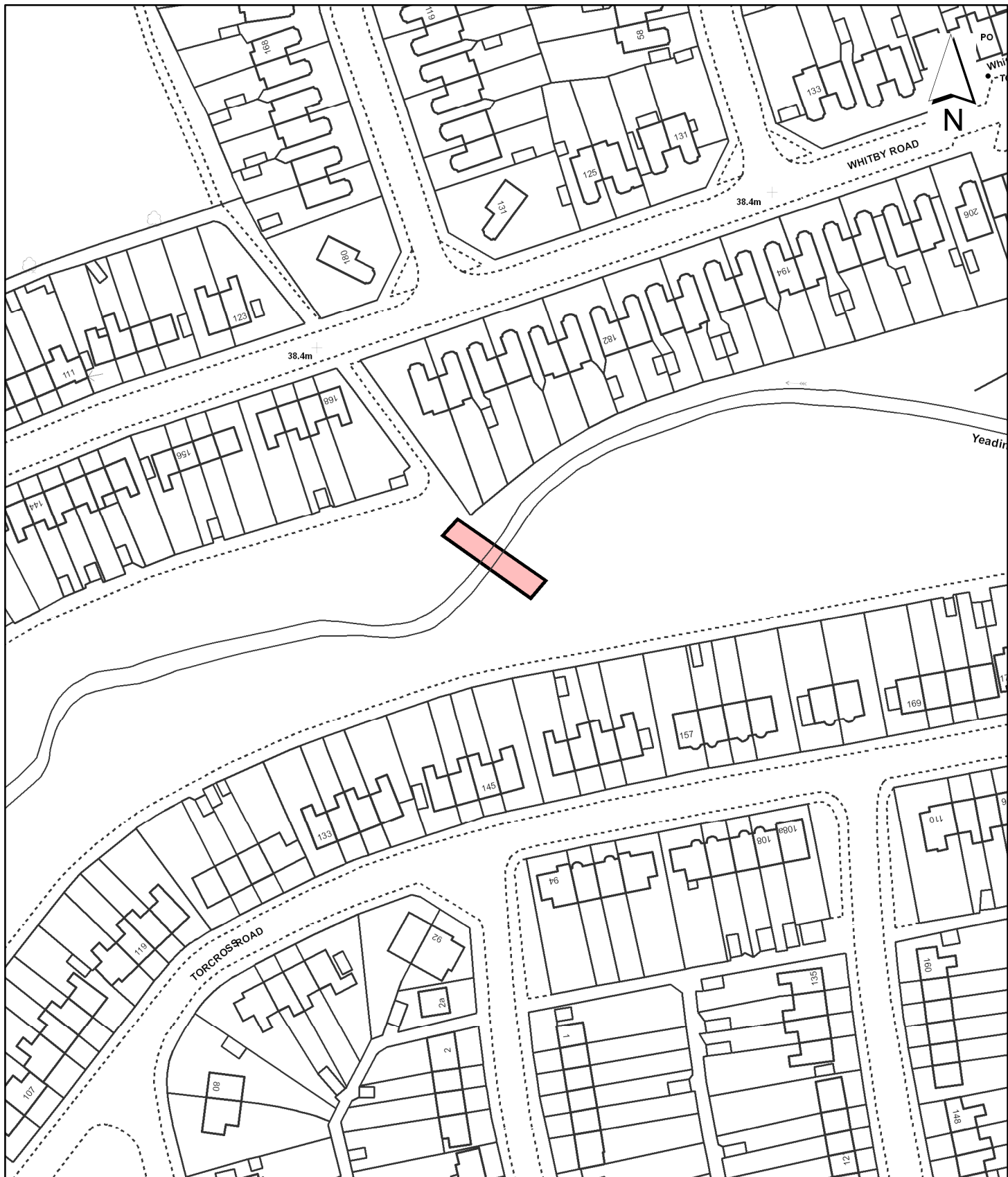
Revision
E/AD 2402

CYCLE AND FOOTPATH BRIDGE


| Date | Author | Issue | Rev. | Rev. Date |
|-------------|--------|--------|------|-----------|
| 16 Jul 2009 | AS | 3000mm | 1 | 1 |

Project
QUEENS WALK TO
WHITBY ROAD CYCLE
TRACK/FOOTWAY

Revision
E/AD 2402



Notes

 Site boundary

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Site Address

**Yeading Brook between
Torcross Road and
Whitby Road, Ruislip**

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

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

Planning Application Ref:
66331/APP/2009/1968

Scale
1:1,250

Planning Committee
North Page 245

Date
November 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address LAND REAR OF 114, 116 & 118 ABBOTSBURY GARDENS EASTCOTE

Development: Single storey detached two-bedroom dwelling with associated parking and new vehicular crossover, involving demolition of an existing garage

LBH Ref Nos: 66232/APP/2009/1711

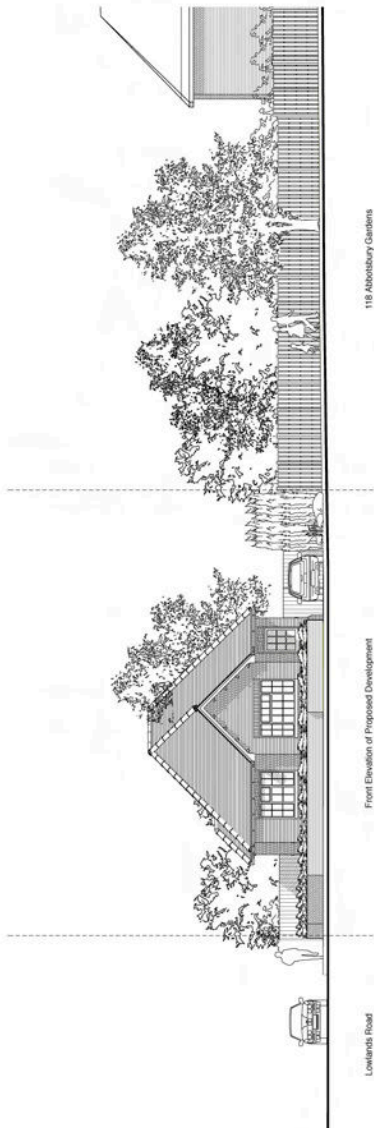
Date Plans Received: 05/08/2009

Date(s) of Amendment(s): 05/08/2009

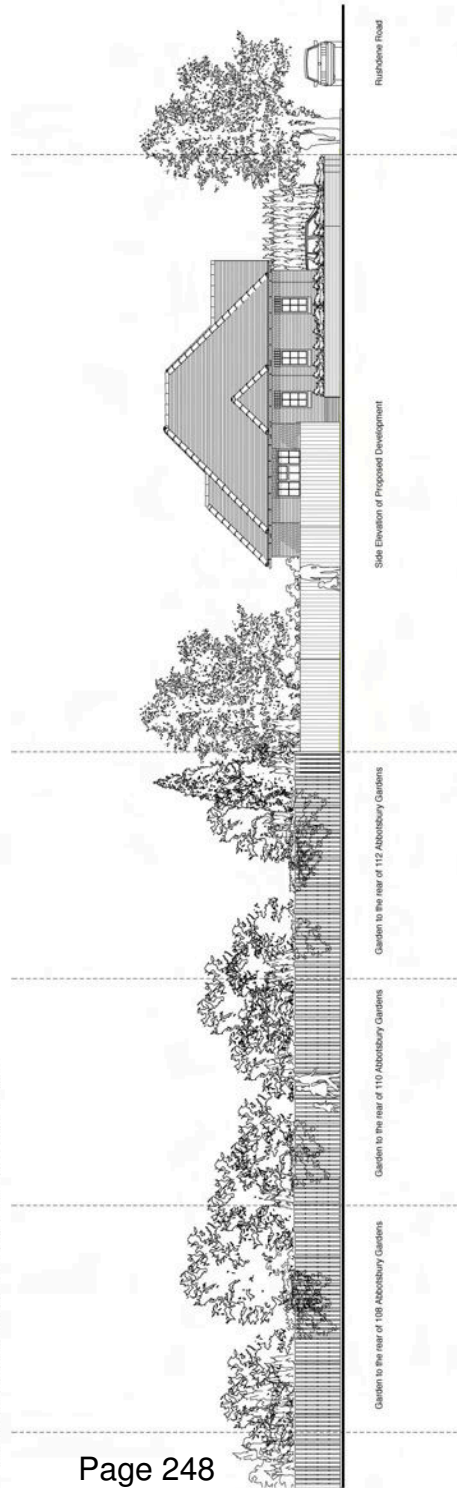
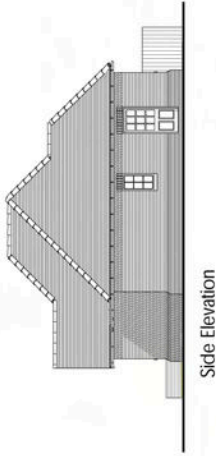
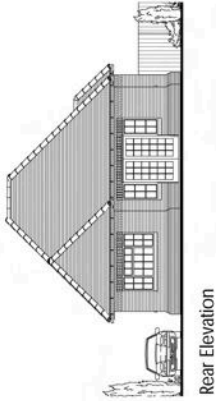
Date Application Valid: 12/08/2009

25/09/2009

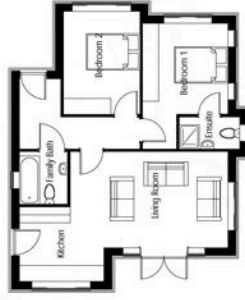
30/09/2009



Street Scene Along Rushdene Road / Front Elevation



Street Scene Along Lowlands Road / Side Elevation




Ground Floor Plan

Rev B 25/09/09 Alteration to roof configuration
 Rev A 15/09/09 Alteration to Windows in Side Elevation to address Lowlands Road

| | |
|---|------------------------------|
| Client | King Developments |
| Project | Abbotsbury Gardens, Eastcote |
| Drawing | Elevations & Plan |
| Scale | 1:100 |
| Date | July 2009 |
| Drawing No. | 2009/116/001B |
| Copyright © | |
| PFG Design Ltd 165 High Street Richmond, Surrey Middlesex TW9 1JY Tel: 0181 272151 Fax: 020 884 59 E-mail: pfg@pfgdesign.co.uk | |



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| | |
|--|----------------------|
| Site Address | |
| Land rear of 114, 116 & 118 Abbotsbury Gardens Eastcote | |
| Planning Application Ref: | Scale |
| 66232/APP/2009/1711 | 1:1,250 |
| Planning Committee | Date |
| North Page 249 | November 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

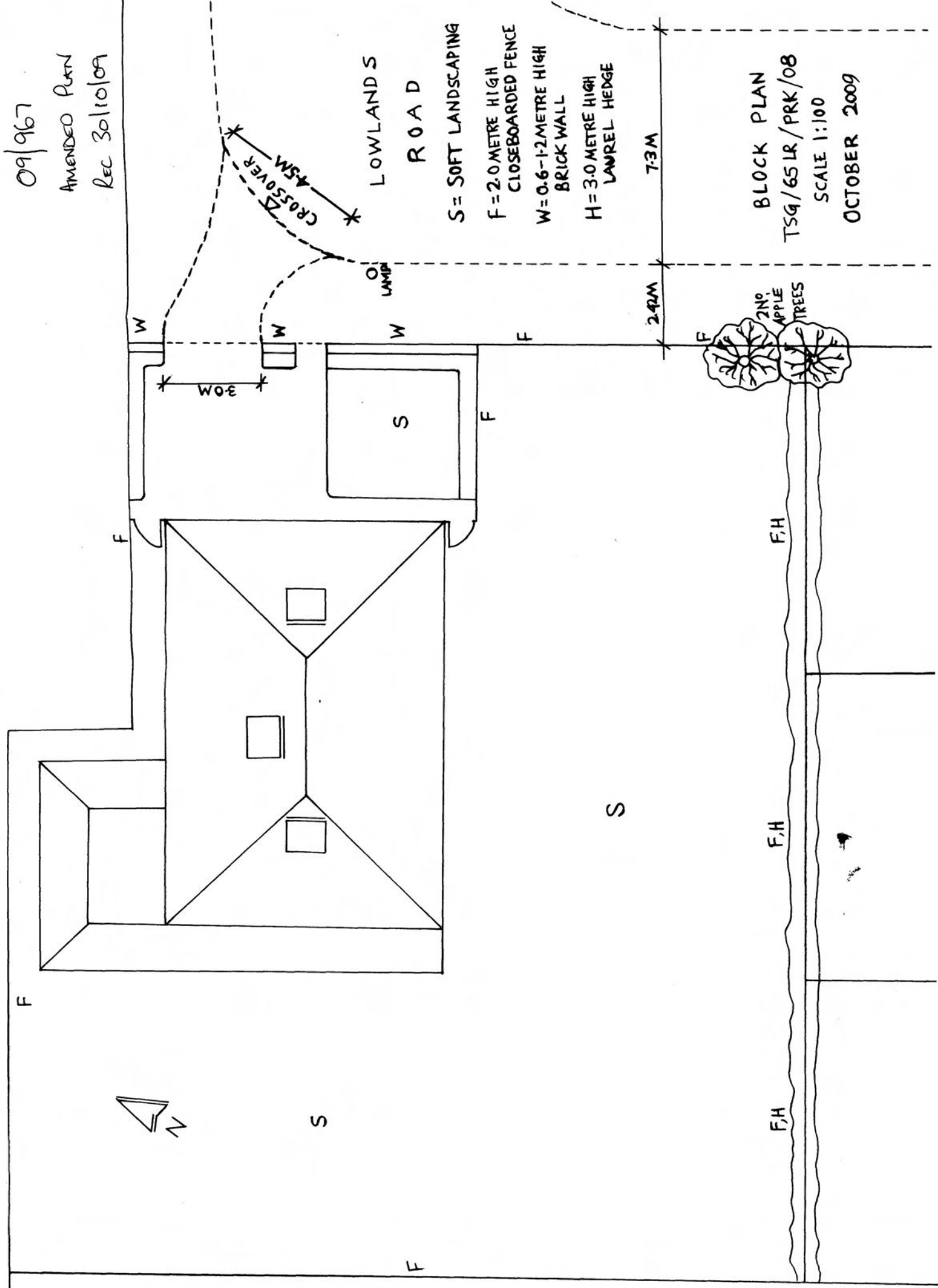
Address LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE

Development: Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover

LBH Ref Nos: 56032/APP/2009/967

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 11/05/2009 | Date(s) of Amendment(s): | 11/05/2009 |
| Date Application Valid: | 21/05/2009 | | 21/05/2009 |
| | | | 07/09/2009 |
| | | | 30/10/2009 |

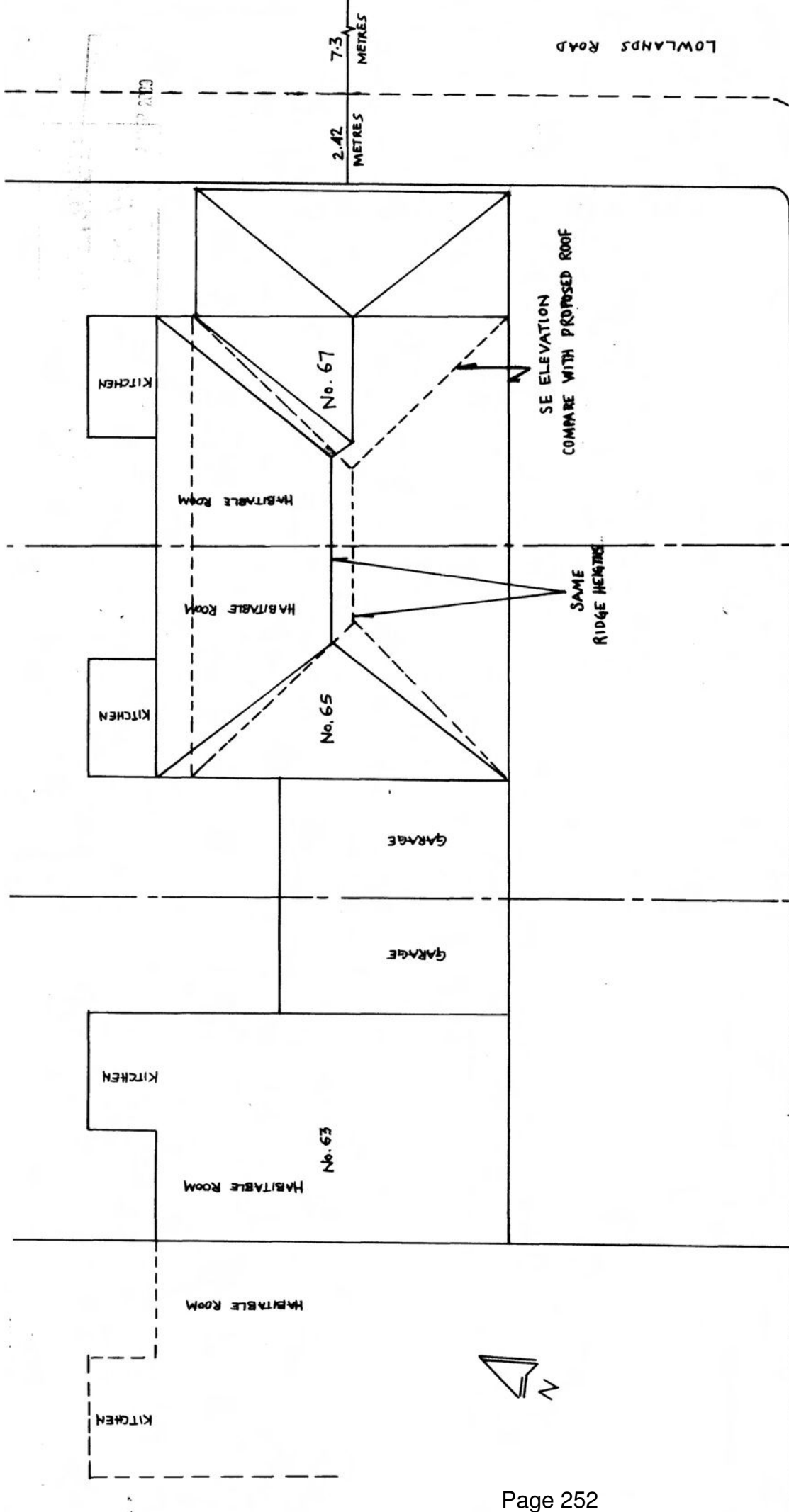
09/967
 AMENDED PLAN
 REC 30/10/09



LOWLANDS ROAD

S = SOFT LANDSCAPING
 F = 2.0 METRE HIGH CLOSEBOARDED FENCE
 W = 0.6-1.2 METRE HIGH BRICK WALL
 H = 3.0 METRE HIGH LAUREL HEDGE

BLOCK PLAN
 TSG/65 LR / PRK/08
 SCALE 1:100
 OCTOBER 2009



SE ELEVATION
COMPARE WITH PROPOSED ROOF

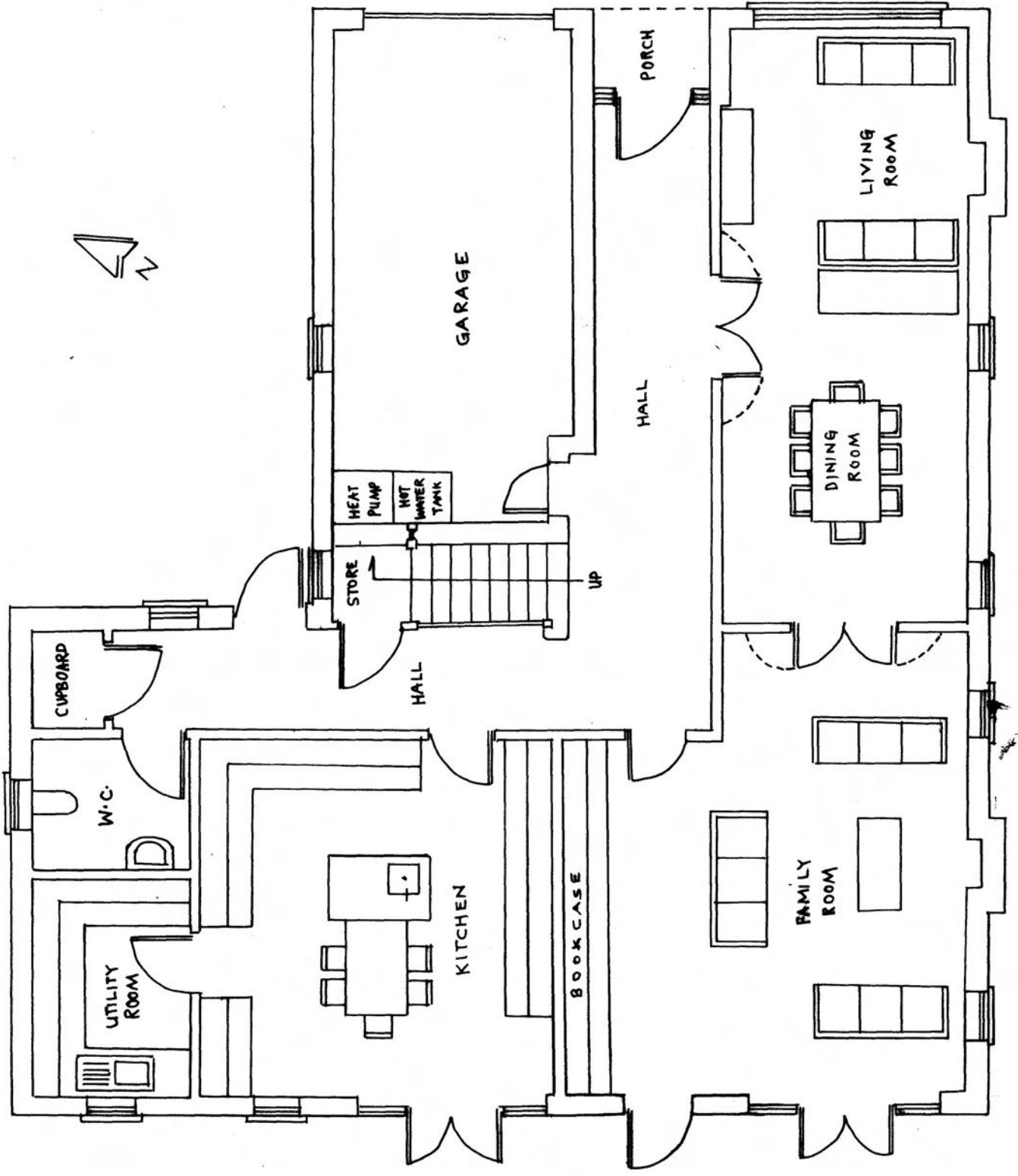
SAME
RIDGE HEIGHT

Nos. 63, 65 AND 67 LOWLANDS ROAD
BLOCK PLAN
TSG/GSLR / PRK / 09
SCALE 1:100
APRIL 2009

LOWLANDS ROAD

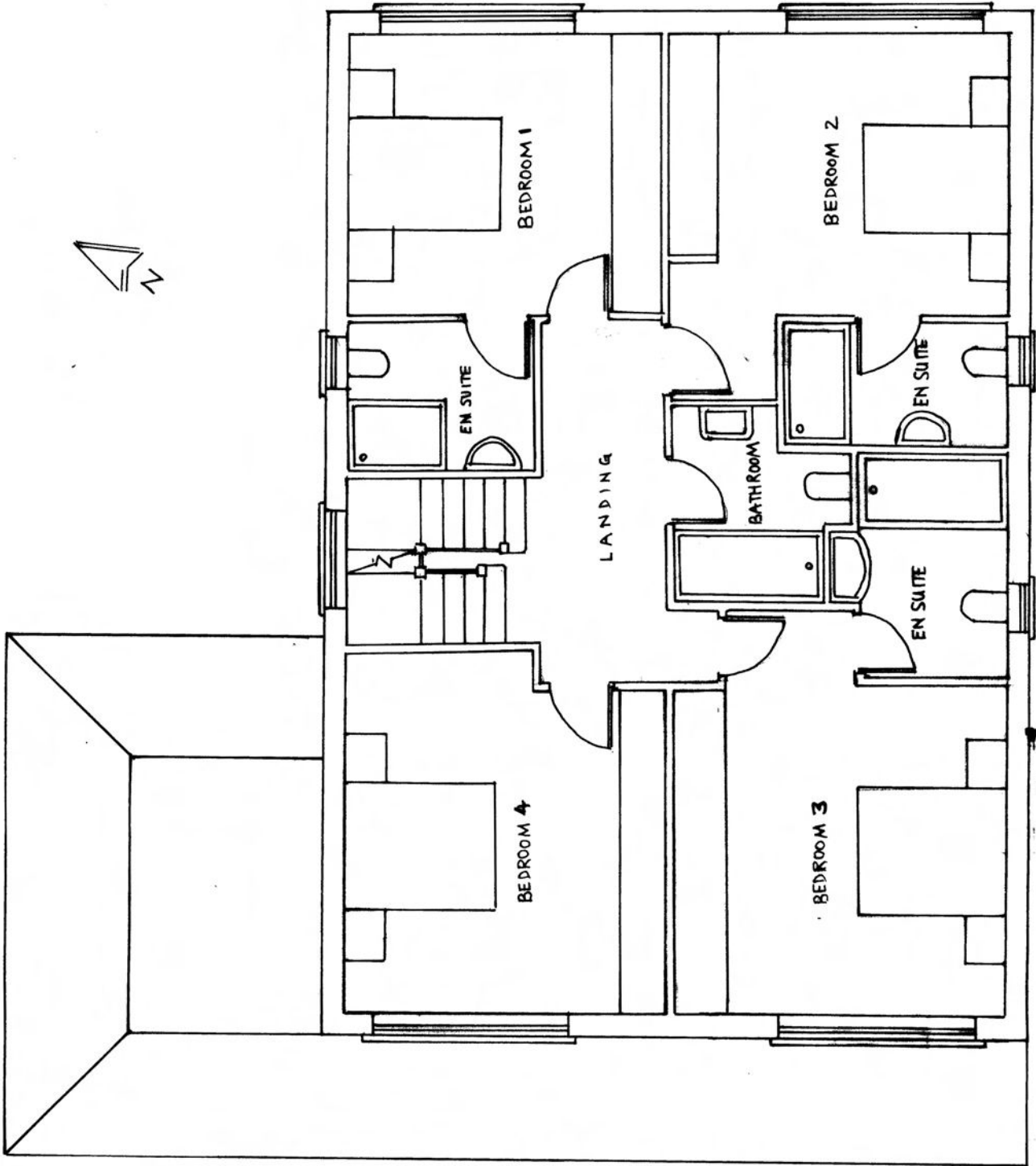
GROUND FLOOR PLAN
T5G/65LR/PRK/01

SCALE 1:50
APRIL 2009



REVISIONS
DATE
DESCRIPTION
- 7 SEP 2009

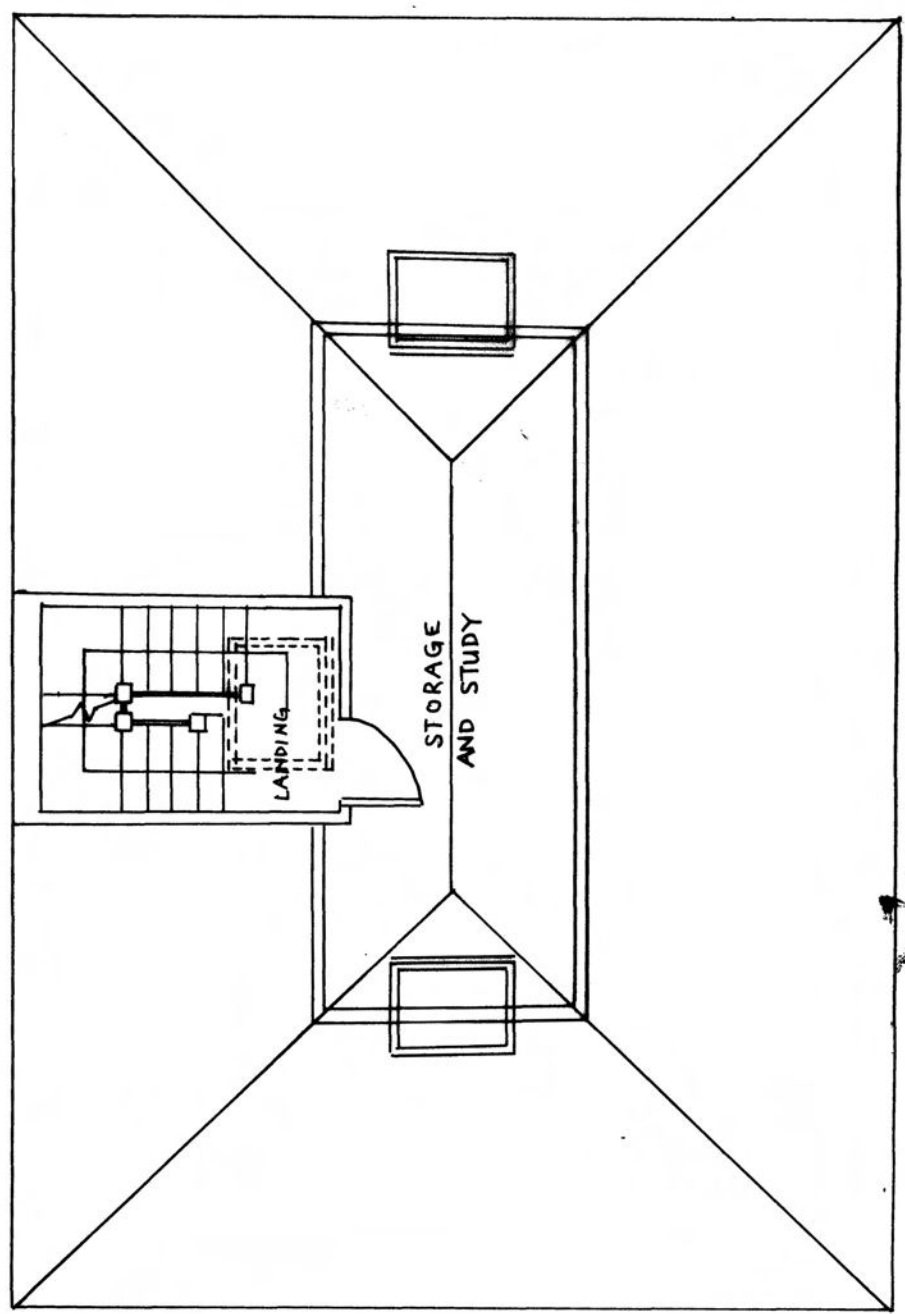
FIRST FLOOR PLAN
TSG/65LR/PRK/02
SCALE 1:50
APRIL 2009



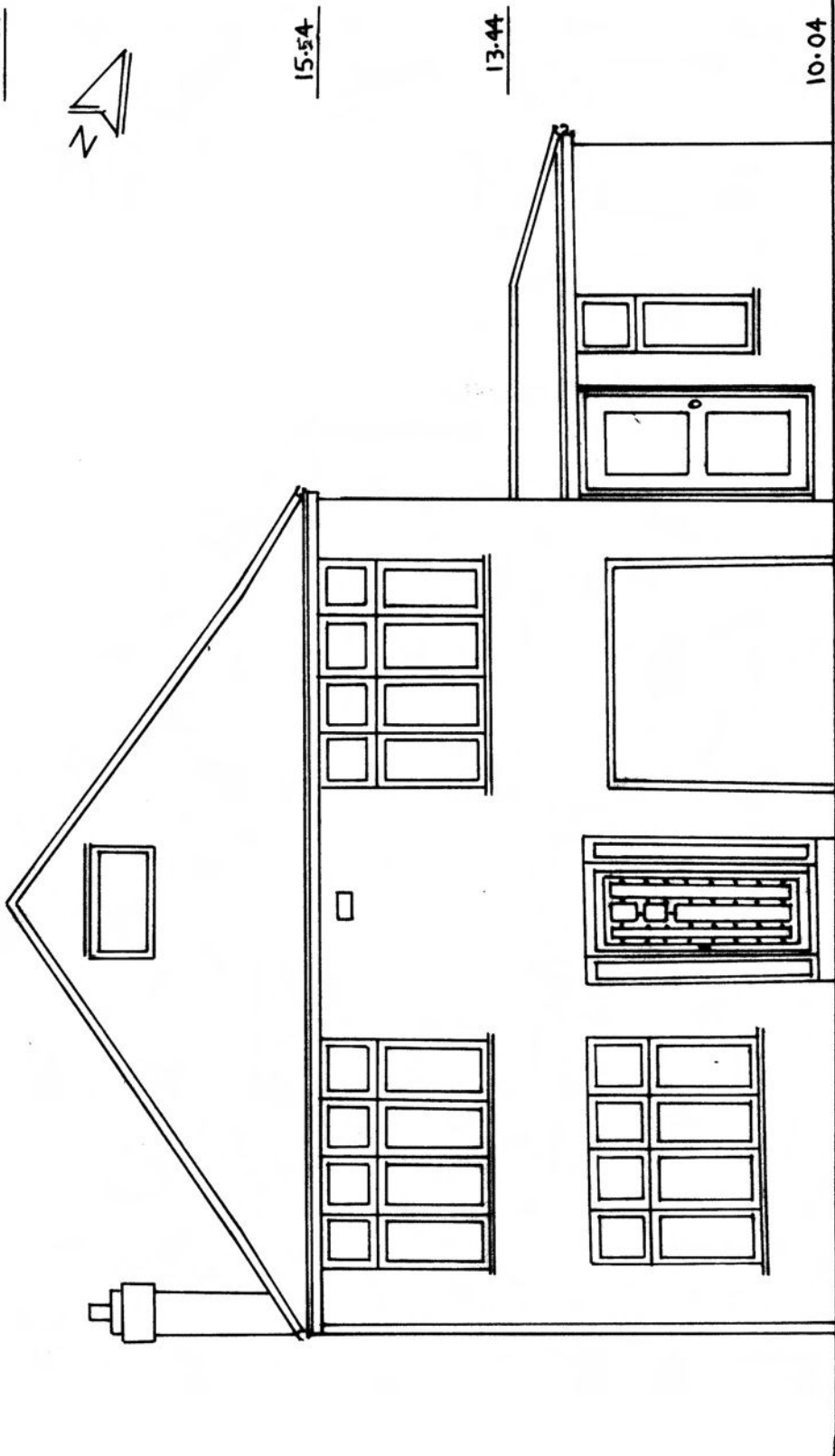
REVISED
7/27/2009



SECOND FLOOR PLAN
TSG/GSLR/PRK/03
SCALE 1:50
APRIL 2009



19.20 - NBS, 65-67 LOWLANDS ROAD
18.84

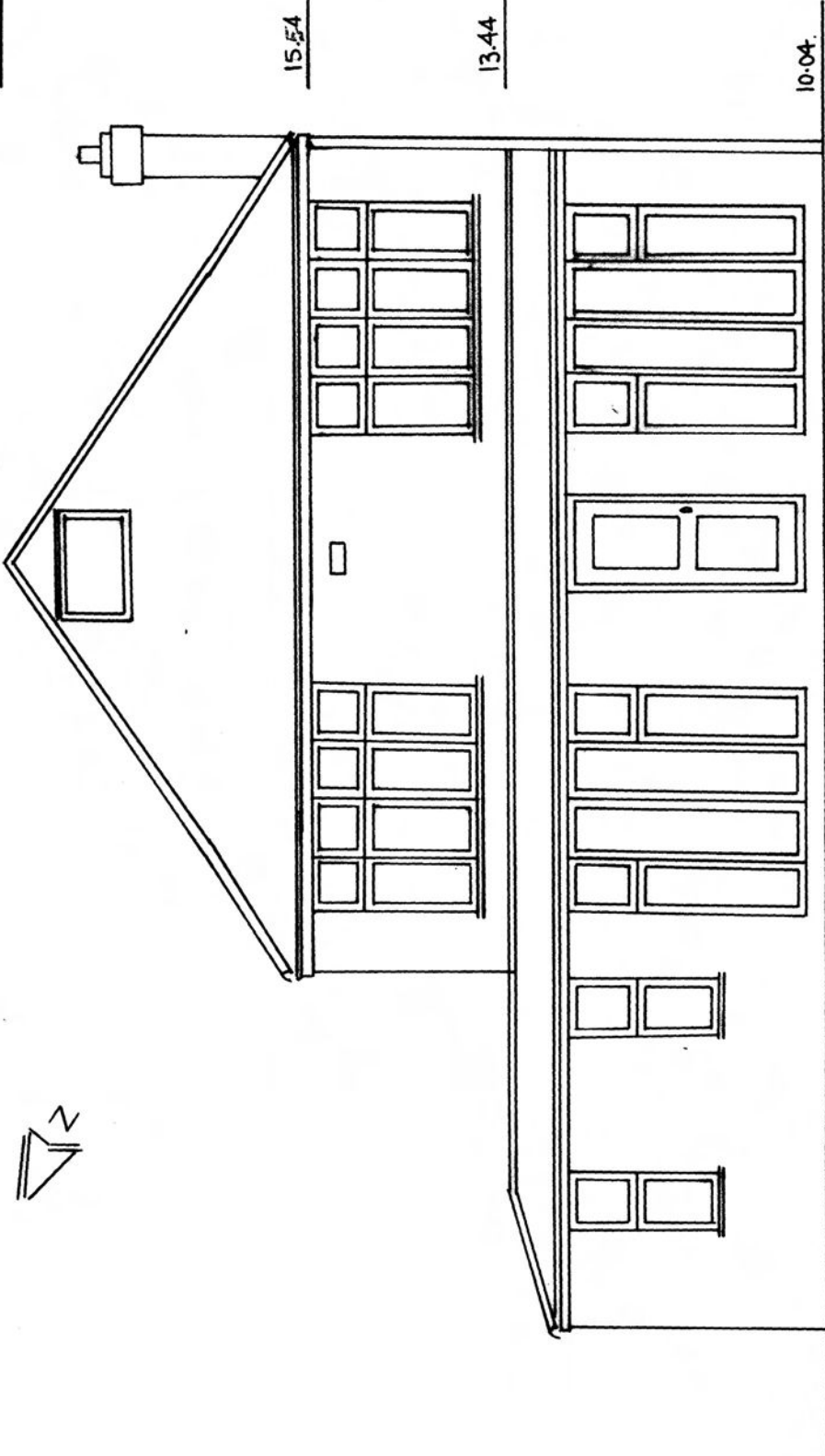


17 SEP 2009

FRONT ELEVATION
TSG/65LR/PRK/04
SCALE 1:50
SEPTEMBER 2009
56032/APP/2009/967

19.20 - Nos. 65-67 LOWLANDS ROAD
18-84

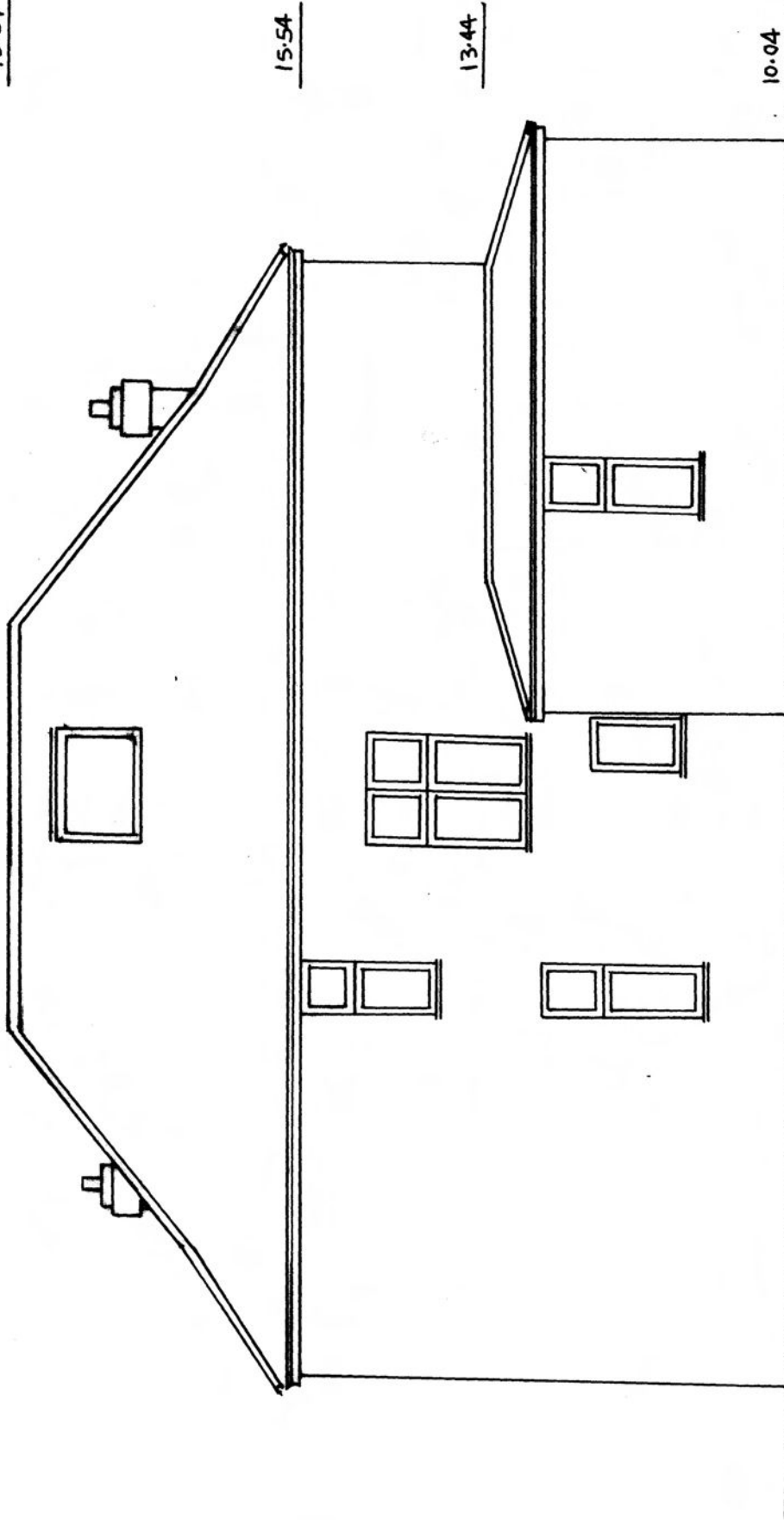
7 SEP 2009



REAR ELEVATION
TSG/G5LR/PRK/05
SCALE 1:50
SEPTEMBER 2009
56032/APR/2009/967

19.20 - Nos. G5-67 LOWLANDS ROAD
18.84

7 SEP 2009



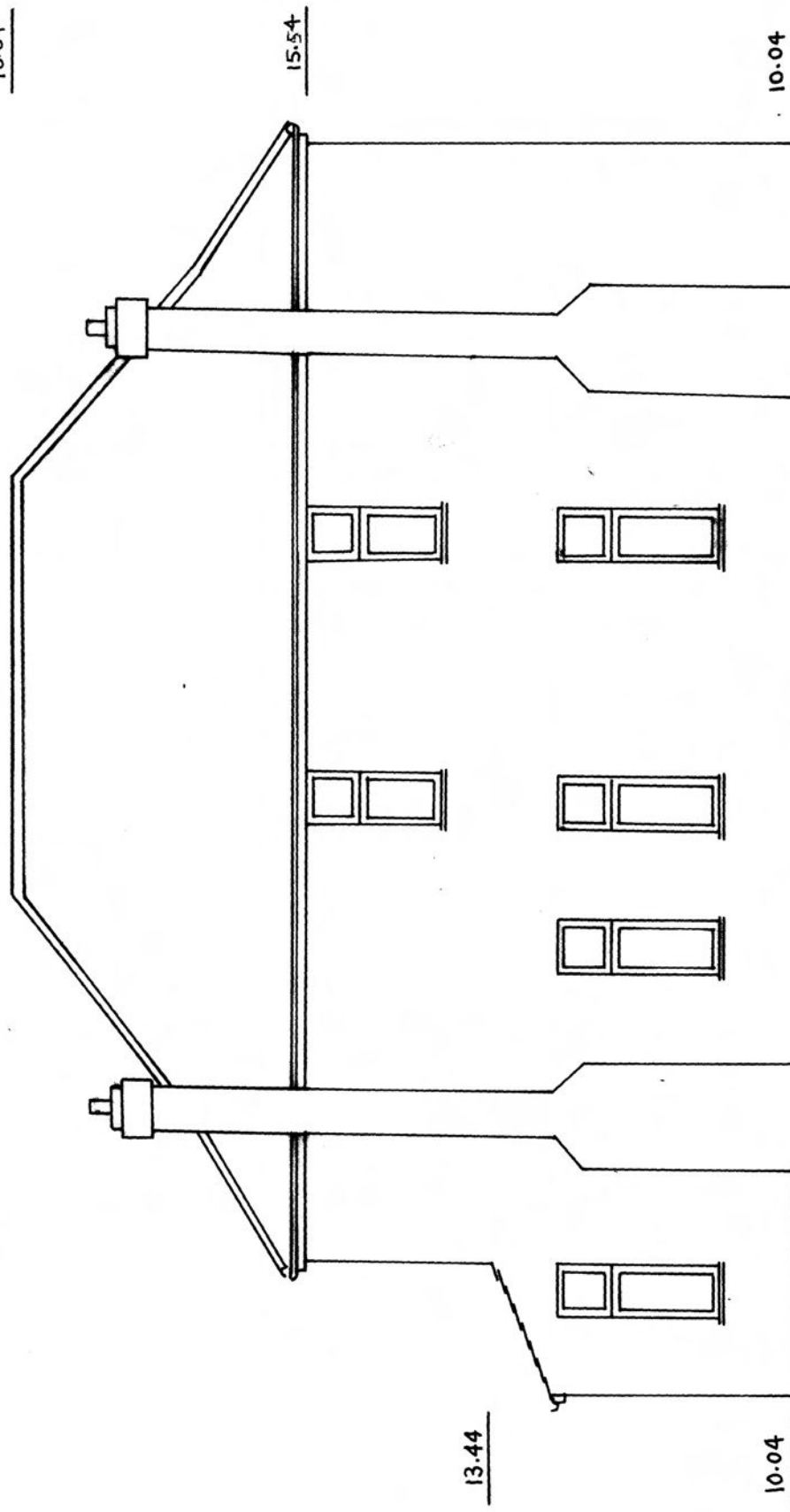
NW SIDE ELEVATION
TSG/65LR/PRK/07
SCALE 1:50
SEPTEMBER 2009
56032/APP/2009/967

19-20 - Nos. 65-67 LOWLANDS ROI

18-84

APPROVED
PLAN

7 SEP 2009



SE SIDE ELEVATION

TSG/65LR/PRK/06

SCALE 1:50

SEPTEMBER 2009

56032/APP/2009/967

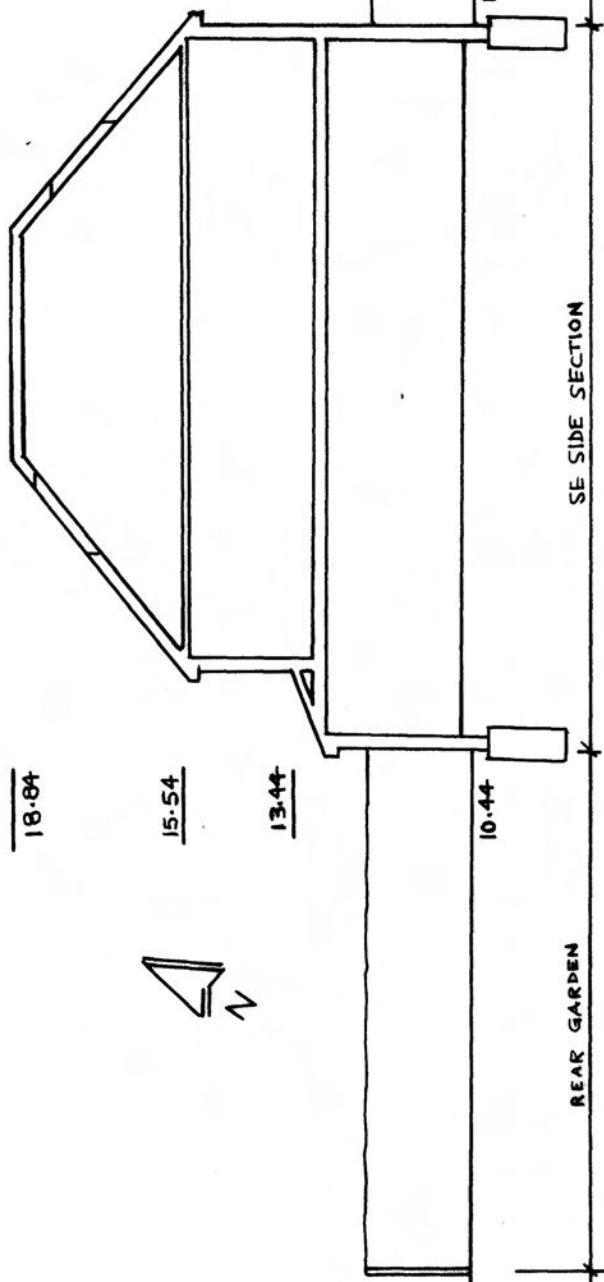
19.20 - NOS. 65-67 LOWLANDS ROAD

18.84

15.54

13.44

10.44



REAR AND SIDE ROOFLIGHTS 1.8 M ABOVE FFL
FRONT ROOFLIGHT 1.2 M - 1.5 M ABOVE FFL

LOWLANDS ROAD

4.8 M MIN. FRONT DRIVEWAY

2.42 M PAVEMENT

SE SIDE SECTION

REAR GARDEN

19.20

18.84

19.20

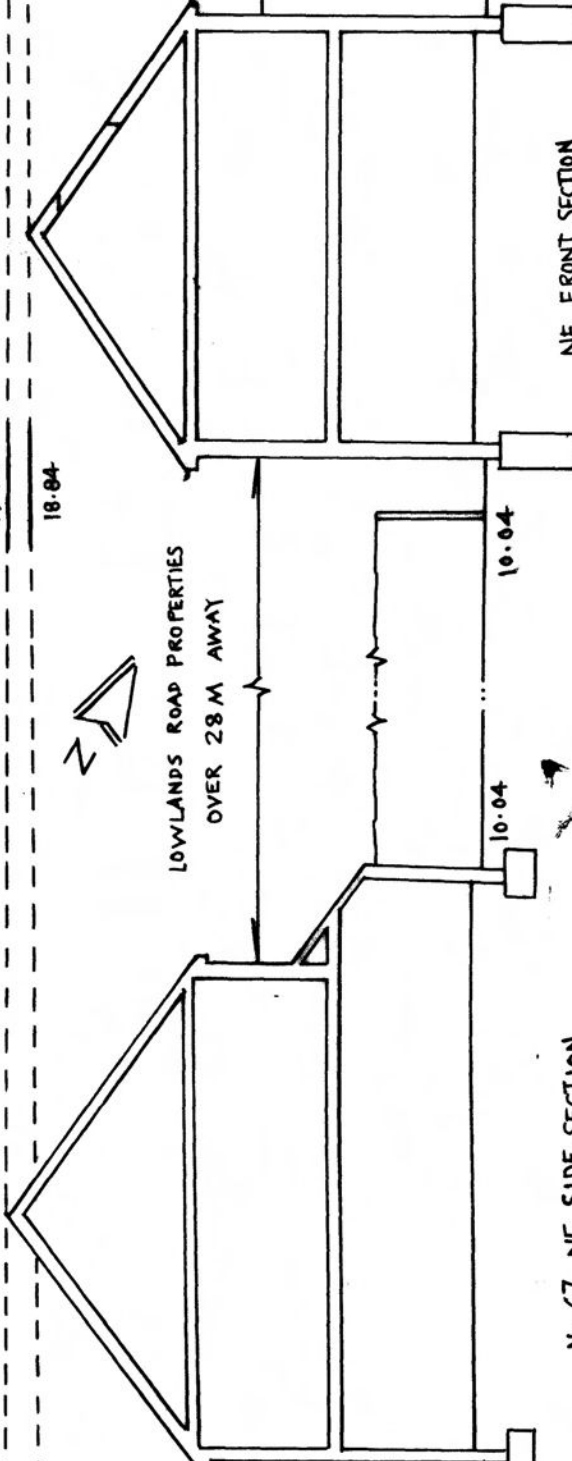
18.84

19.20

18.84

LOWLANDS ROAD PROPERTIES
OVER 28 M AWAY

ABBOTSBURY GARDENS PROPERTIES
OVER 33 M AWAY



No. 67 NE SIDE SECTION

NE FRONT SECTION

LOWLANDS ROAD

LOWLANDS ROAD

10.04

10.04

10.04

10.04

SECTION ELEVATIONS

SCALE 1:100

SEPTEMBER 2009

56032/APP/2009/967

7 SEP 2009

525N

1000E

| | | | |
|------------------|---------|------------|-------|
| Scale | 1:10000 | Level | 10000 |
| Contour Interval | 1:10000 | Vertical | 10000 |
| Horizontal | 1:10000 | Horizontal | 10000 |

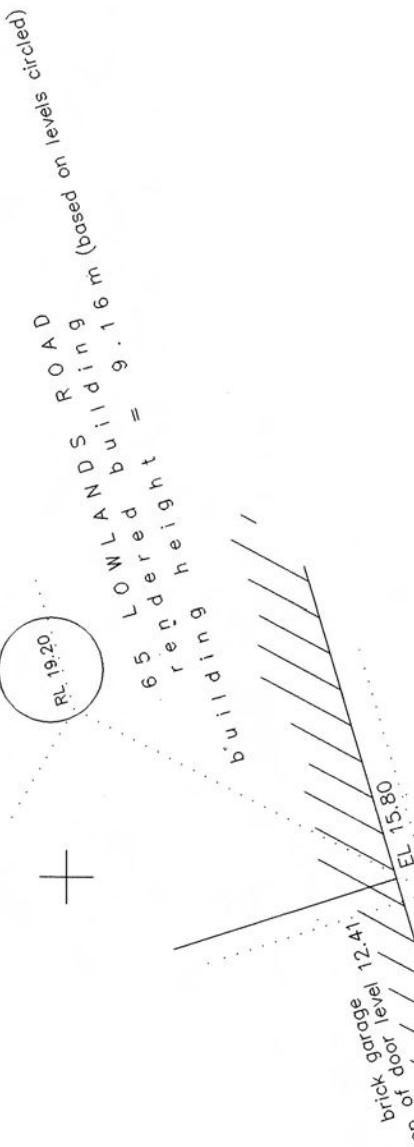
AMENDED PLAN

DATE: 7 SEP 2009

525N



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| Revision | Description | Date |
|----------|------------------------|----------|
| 1 | Issue for construction | 07/08/09 |
| 2 | Issue for construction | 07/08/09 |
| 3 | Issue for construction | 07/08/09 |
| 4 | Issue for construction | 07/08/09 |
| 5 | Issue for construction | 07/08/09 |
| 6 | Issue for construction | 07/08/09 |
| 7 | Issue for construction | 07/08/09 |
| 8 | Issue for construction | 07/08/09 |
| 9 | Issue for construction | 07/08/09 |
| 10 | Issue for construction | 07/08/09 |

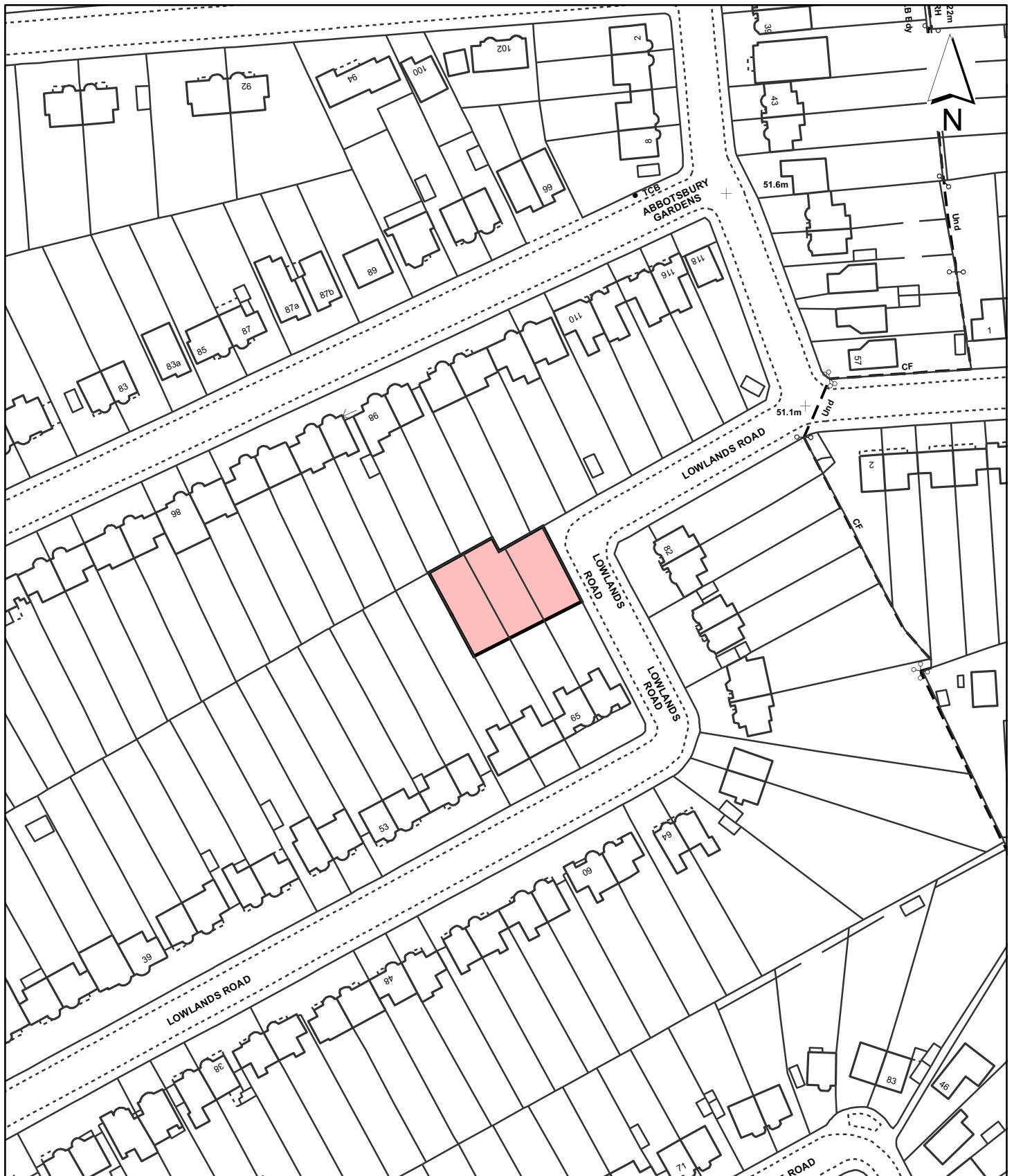
| | |
|-----------------------|--------|
| Survey centre station | △ 5 |
| Banking | ▨ |
| Gate (single) | — |
| Gate (double) | — |
| Fence | — |
| Contour | -22.50 |
| Well | — |
| Distance Survey | — |
| Water | — |
| Height | 10.37m |

| | |
|------|---------------------|
| BE | Beard |
| BT | British Telecom |
| BTB | BT Box |
| BTI | BT Inspection |
| BTIC | BT Inspection Cover |
| BTM | BT Manhole |
| BTW | BT Wall |
| BTX | BT Cross |
| BTY | BT Yoke |
| BTZ | BT Zone |
| BTAA | BT Access |
| BTAB | BT Access Box |
| BTAC | BT Access Cover |
| BTAD | BT Access Door |
| BTAE | BT Access Entry |
| BTAF | BT Access Floor |
| BTAG | BT Access Gate |
| BTAL | BT Access Light |
| BTAM | BT Access Meter |
| BTAN | BT Access Network |
| BTAP | BT Access Point |
| BTAR | BT Access Road |
| BTAS | BT Access Sign |
| BTAT | BT Access Terminal |
| BTAW | BT Access Wall |
| BTAX | BT Access X |
| BTAY | BT Access Y |
| BTAZ | BT Access Z |
| BTBA | BT Back |
| BTBB | BT Back Box |
| BTBC | BT Back Cover |
| BTBD | BT Back Door |
| BTBE | BT Back Entry |
| BTBF | BT Back Floor |
| BTBG | BT Back Gate |
| BTBH | BT Back Height |
| BTBI | BT Back Inspection |
| BTBJ | BT Back Junction |
| BTBK | BT Back Key |
| BTBL | BT Back Level |
| BTBM | BT Back Meter |
| BTBN | BT Back Network |
| BTBO | BT Back Office |
| BTBP | BT Back Point |
| BTBQ | BT Back Quarter |
| BTBR | BT Back Road |
| BTBS | BT Back Sign |
| BTBT | BT Back Terminal |
| BTBU | BT Back Unit |
| BTBV | BT Back Value |
| BTBW | BT Back Wall |
| BTBX | BT Back X |
| BTBY | BT Back Y |
| BTBZ | BT Back Z |
| BTCA | BT Cable |
| BTCB | BT Cable Box |
| BTCC | BT Cable Cover |
| BTCD | BT Cable Door |
| BTCE | BT Cable Entry |
| BTCF | BT Cable Floor |
| BTCG | BT Cable Gate |
| BTCH | BT Cable Height |
| BTCI | BT Cable Inspection |
| BTCL | BT Cable Level |
| BTCM | BT Cable Meter |
| BTCN | BT Cable Network |
| BTCO | BT Cable Office |
| BTCP | BT Cable Point |
| BTBQ | BT Cable Quarter |
| BTBR | BT Cable Road |
| BTBS | BT Cable Sign |
| BTBT | BT Cable Terminal |
| BTBU | BT Cable Unit |
| BTBV | BT Cable Value |
| BTBW | BT Cable Wall |
| BTBX | BT Cable X |
| BTBY | BT Cable Y |
| BTBZ | BT Cable Z |
| BTDA | BT Data |
| BTDB | BT Data Box |
| BTDC | BT Data Cover |
| BTDD | BT Data Door |
| BTDE | BT Data Entry |
| BTDF | BT Data Floor |
| BTDG | BT Data Gate |
| BTDH | BT Data Height |
| BTDI | BT Data Inspection |
| BTDL | BT Data Level |
| BTDM | BT Data Meter |
| BTDN | BT Data Network |
| BTDO | BT Data Office |
| BTDP | BT Data Point |
| BTBQ | BT Data Quarter |
| BTBR | BT Data Road |
| BTBS | BT Data Sign |
| BTBT | BT Data Terminal |
| BTBU | BT Data Unit |
| BTBV | BT Data Value |
| BTBW | BT Data Wall |
| BTBX | BT Data X |
| BTBY | BT Data Y |
| BTBZ | BT Data Z |
| BTFA | BT Fire |
| BTFB | BT Fire Box |
| BTFC | BT Fire Cover |
| BTFD | BT Fire Door |
| BTFE | BT Fire Entry |
| BTFF | BT Fire Floor |
| BTFG | BT Fire Gate |
| BTFH | BT Fire Height |
| BTFI | BT Fire Inspection |
| BTFL | BT Fire Level |
| BTFM | BT Fire Meter |
| BTFN | BT Fire Network |
| BTFO | BT Fire Office |
| BTFP | BT Fire Point |
| BTBQ | BT Fire Quarter |
| BTBR | BT Fire Road |
| BTBS | BT Fire Sign |
| BTBT | BT Fire Terminal |
| BTBU | BT Fire Unit |
| BTBV | BT Fire Value |
| BTBW | BT Fire Wall |
| BTBX | BT Fire X |
| BTBY | BT Fire Y |
| BTBZ | BT Fire Z |
| BTGA | BT Gas |
| BTGB | BT Gas Box |
| BTGC | BT Gas Cover |
| BTGD | BT Gas Door |
| BTGE | BT Gas Entry |
| BTGF | BT Gas Floor |
| BTGG | BT Gas Gate |
| BTGH | BT Gas Height |
| BTGI | BT Gas Inspection |
| BTGL | BT Gas Level |
| BTGM | BT Gas Meter |
| BTGN | BT Gas Network |
| BTGO | BT Gas Office |
| BTGP | BT Gas Point |
| BTBQ | BT Gas Quarter |
| BTBR | BT Gas Road |
| BTBS | BT Gas Sign |
| BTBT | BT Gas Terminal |
| BTBU | BT Gas Unit |
| BTBV | BT Gas Value |
| BTBW | BT Gas Wall |
| BTBX | BT Gas X |
| BTBY | BT Gas Y |
| BTBZ | BT Gas Z |
| BTWA | BT Water |
| BTWB | BT Water Box |
| BTWC | BT Water Cover |
| BTWD | BT Water Door |
| BTWE | BT Water Entry |
| BTWF | BT Water Floor |
| BTWG | BT Water Gate |
| BTWH | BT Water Height |
| BTWI | BT Water Inspection |
| BTWL | BT Water Level |
| BTWM | BT Water Meter |
| BTWN | BT Water Network |
| BTWO | BT Water Office |
| BTWP | BT Water Point |
| BTBQ | BT Water Quarter |
| BTBR | BT Water Road |
| BTBS | BT Water Sign |
| BTBT | BT Water Terminal |
| BTBU | BT Water Unit |
| BTBV | BT Water Value |
| BTBW | BT Water Wall |
| BTBX | BT Water X |
| BTBY | BT Water Y |
| BTBZ | BT Water Z |



Land and Settlement Surveys

| | | | |
|---|----------------------------|------------|--------|
| Client | TARLOCHAN S GHATGORIYE | | |
| Project | 65 LOWLANDS ROAD PINNER | | |
| Site | CHECK HEIGHTS | | |
| Drawn by | NEM | Checked by | CDW |
| Scale | 1:100 | Date | AUG 09 |
| Drawing Number | TS09-118M\1 | Revision | 0 |
| Sheet | 1 | of | 1 |
| All levels referred to in arbitrary units of Station 1. | | | |
| Issue: 10/09/09 | | | |



Notes

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Site Address

**Land at rear and forming part of
63, 65, 67 Lowlands Road
Eastcote**

Planning Application Ref:
56032/APP/2009/967

Planning Committee
North Page 262

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 Director of Planning & Community Services Group

Address 33 PARKFIELD ROAD ICKENHAM

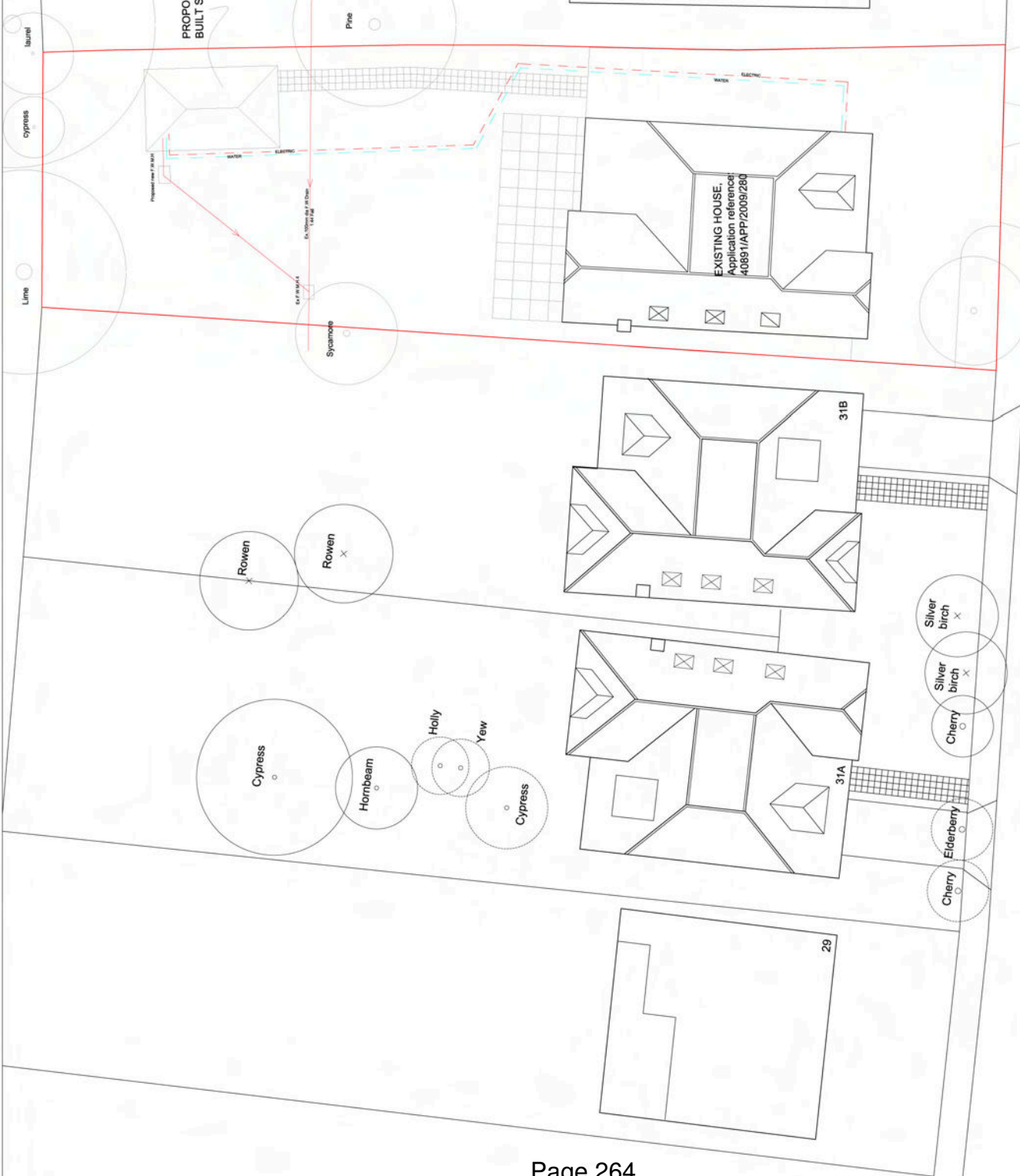
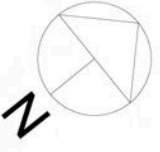
Development: Single storey brick outbuilding to rear for use as shed.

LBH Ref Nos: 40891/APP/2009/1338

Date Plans Received: 19/06/2009

Date(s) of Amendment(s):

Date Application Valid: 24/07/2009



SITE PLAN

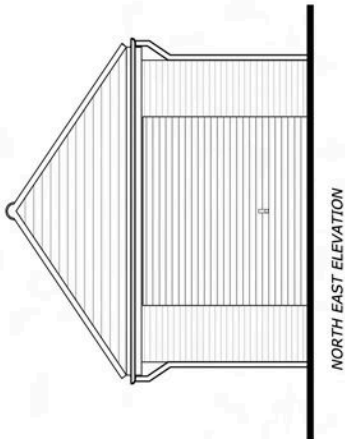
Dr. No. 09/2494/9A
 Scale 1:100
 Date 9/7/04
 Drawn by URVASHI

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

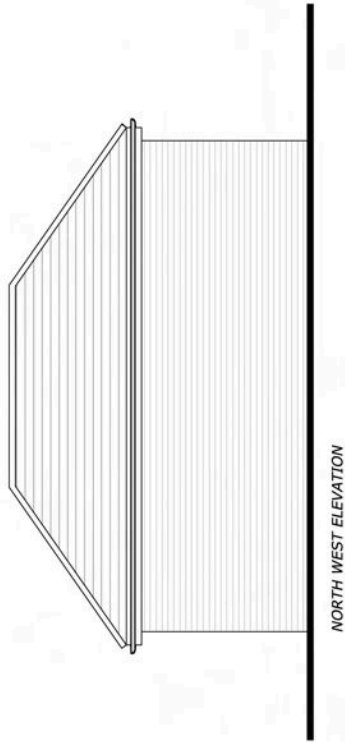


P A R K F I E L D R O A D

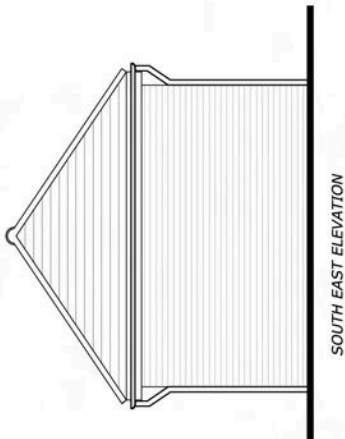
33 PARKFIELD ROAD, ICKENHAM, MIDDLESEX.



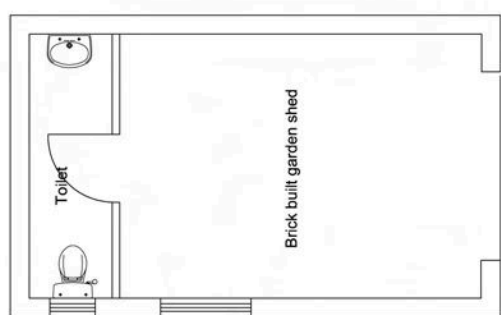
NORTH EAST ELEVATION



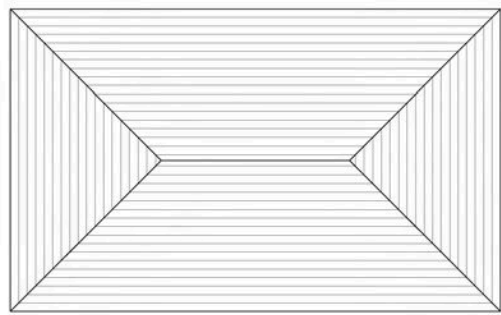
NORTH WEST ELEVATION



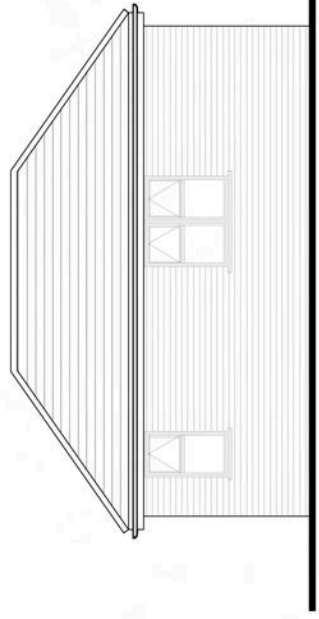
SOUTH EAST ELEVATION



PLAN



ROOF PLAN



SOUTH EAST ELEVATION

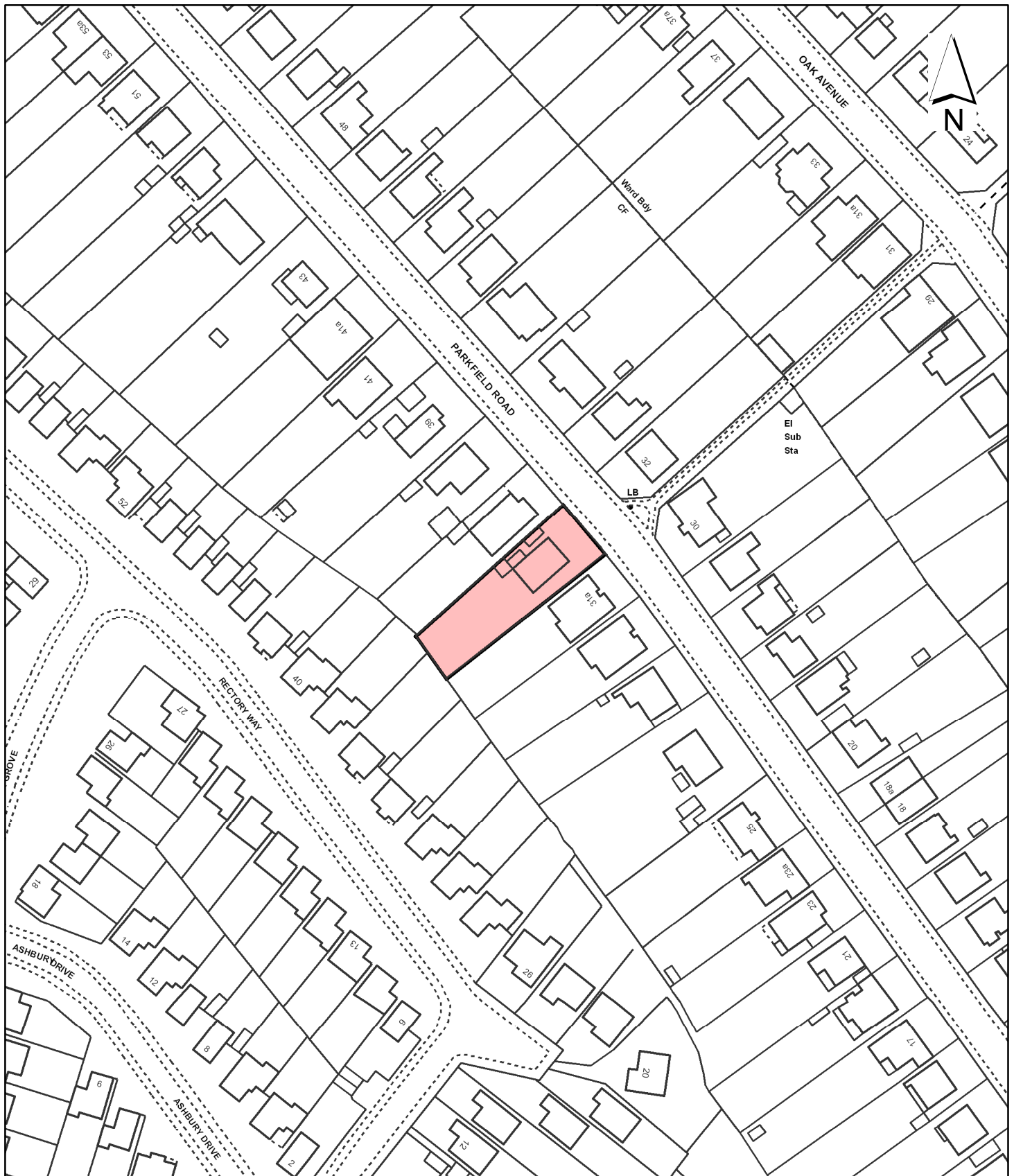
PLANS AND ELEVATIONS

33 PARKFIELD ROAD, ICKENHAM, MIDDLESEX.



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 09/2494/8
Scale 1 : 50
Date 20/01/09
Drawn by URVASHI



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 Site boundary

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Site Address

**33 Parkfield Road
Ickenham**

Planning Application Ref:

40891/APP/2009/1338

Planning Committee

North Page 266

Scale

1:1,250

Date

November 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 126-128 HIGH STREET RUISLIP

Development: Part change of use of Nos.126-128 from Class A2 (Financial and Professional Services) to Class D2 (Assembly and Leisure) for use as a bingo hall (licensed under the 2005 Gaming Act) and alterations to front of No.128.

LBH Ref Nos: 3874/APP/2009/1837

Date Plans Received: 20/08/2009

Date(s) of Amendment(s):

Date Application Valid: 21/09/2009

GENERAL NOTES:

GLAZED SHOP FRONT IS TO REMAIN AS EXISTING, INCLUSIVE OF A NEW DOOR IN THE POSITION OF THE EXISTING DOOR. THE DOOR LEAF WILL HAVE A MINIMUM 800MM CLEAR OPENING WITH A FLUSH THRESHOLD AND SHOULD COMPLY IN ALL ASPECTS WITH THE REQUIREMENTS OF BS8170:2001 AND BS8171:2001.
SCALE TO BE SITE MEASURED FOR PROCUREMENT & INSTALLATION OF MATERIALS.

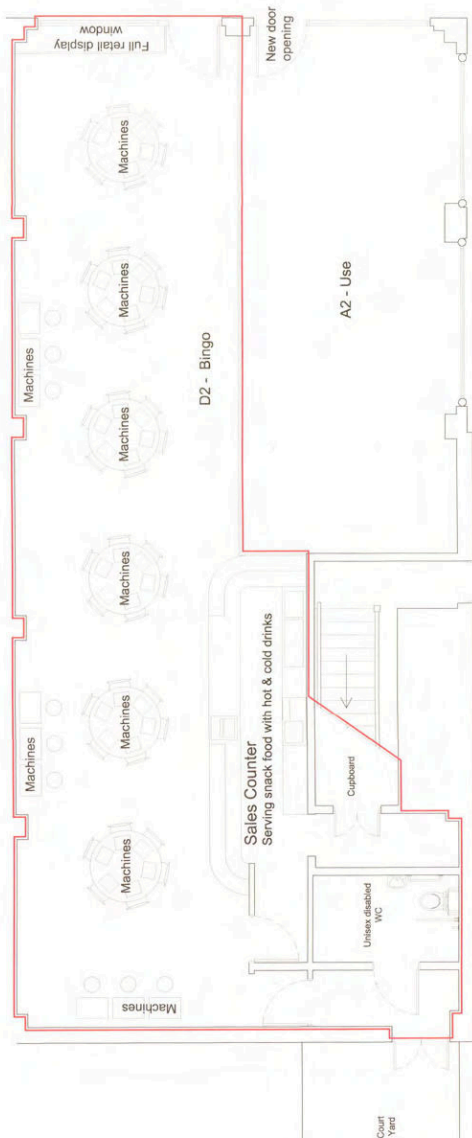
NOTE ALL SIGNAGE APPLICATIONS FOR THE 'AGORA' LOGO WILL BE MADE UNDER SEPARATE APPLICATION.

FLOOR AREAS:

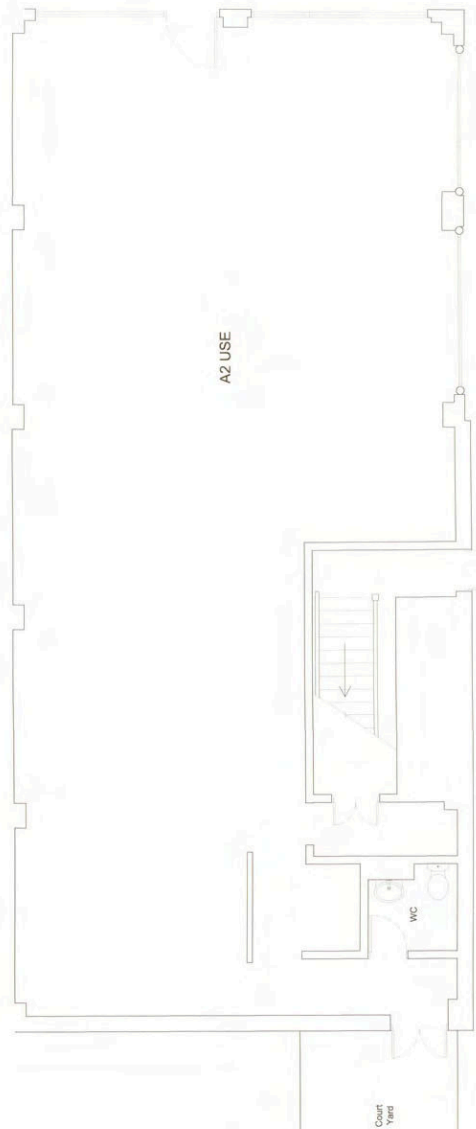
EXISTING GROUND FLOOR AREA - 149 M²
CHANGE OF USE FLOOR AREA - 109 M²

KEY:

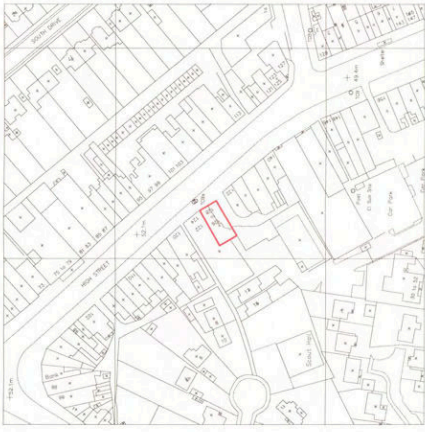
CHANGE OF USE



PROPOSED GROUND FLOOR PLAN

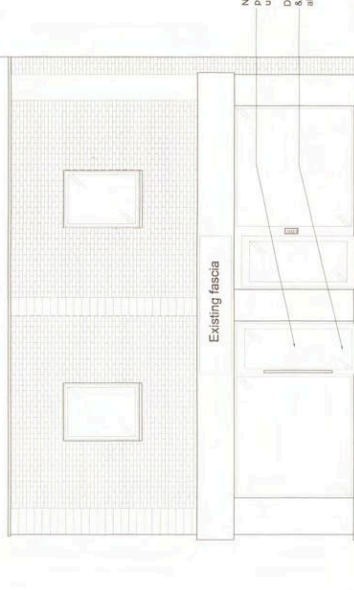


EXISTING GROUND FLOOR PLAN



LOCATION MAP (1:1250)

Metres



PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION

| | | |
|------|----------------|----------|
| Rev. | DESCRIPTION | DATE |
| 1 | ORIGINAL ISSUE | 15/09/09 |
| 2 | AMENDMENT | 01/02/09 |

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Able Design
44 Queenswood Avenue
Northampton
NN5 6JU
Tel: 01604 644508
Fax: 01604 644509
e-mail: r.abl@abledesign.co.uk


| | |
|-------------------|--|
| Proj/Job No: | AB-RUI-126 |
| Client: | AGORA GAMING CENTRES LTD |
| Site: | 126 - 128 HIGH STREET ROULUP |
| Title: | EXISTING & PROPOSED GROUND FLOOR PLAN & FRONT ELEVATION |
| Drawn: | DKA |
| Checked: | DKA |
| Date: | |
| Scale: | 01/09/09 |
| Dimensions in mm: | |
| Sheet: | AB-RUI-126-002 |
| Rev: | B |

Size: A1

Rev: B



Notes

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Site Address

**126 - 128 High Street
Ruislip**

Planning Application Ref:
3874/APP/2009/1837

Planning Committee
North Page 269

Scale
1:1,250

Date
November 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 290 WEST END ROAD RUISLIP

Development: Change of use from Class A1 (Shops) to Class A3 (restaurants and cafes.)

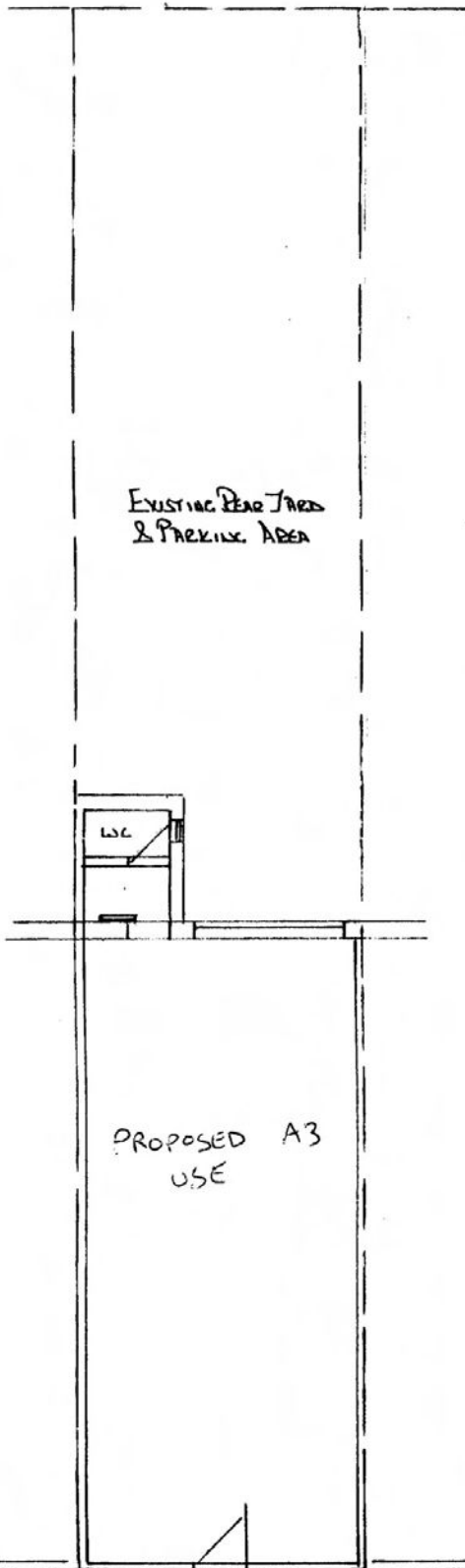
LBH Ref Nos: 45677/APP/2009/1971

Date Plans Received: 10/09/2009

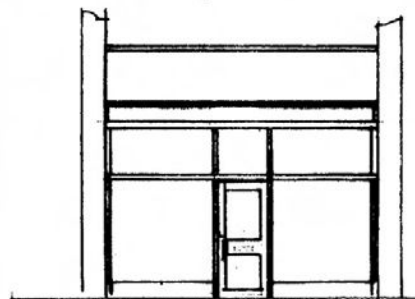
Date(s) of Amendment(s): 10/09/2009

Date Application Valid: 21/09/2009

REAR SERVICE ROAD



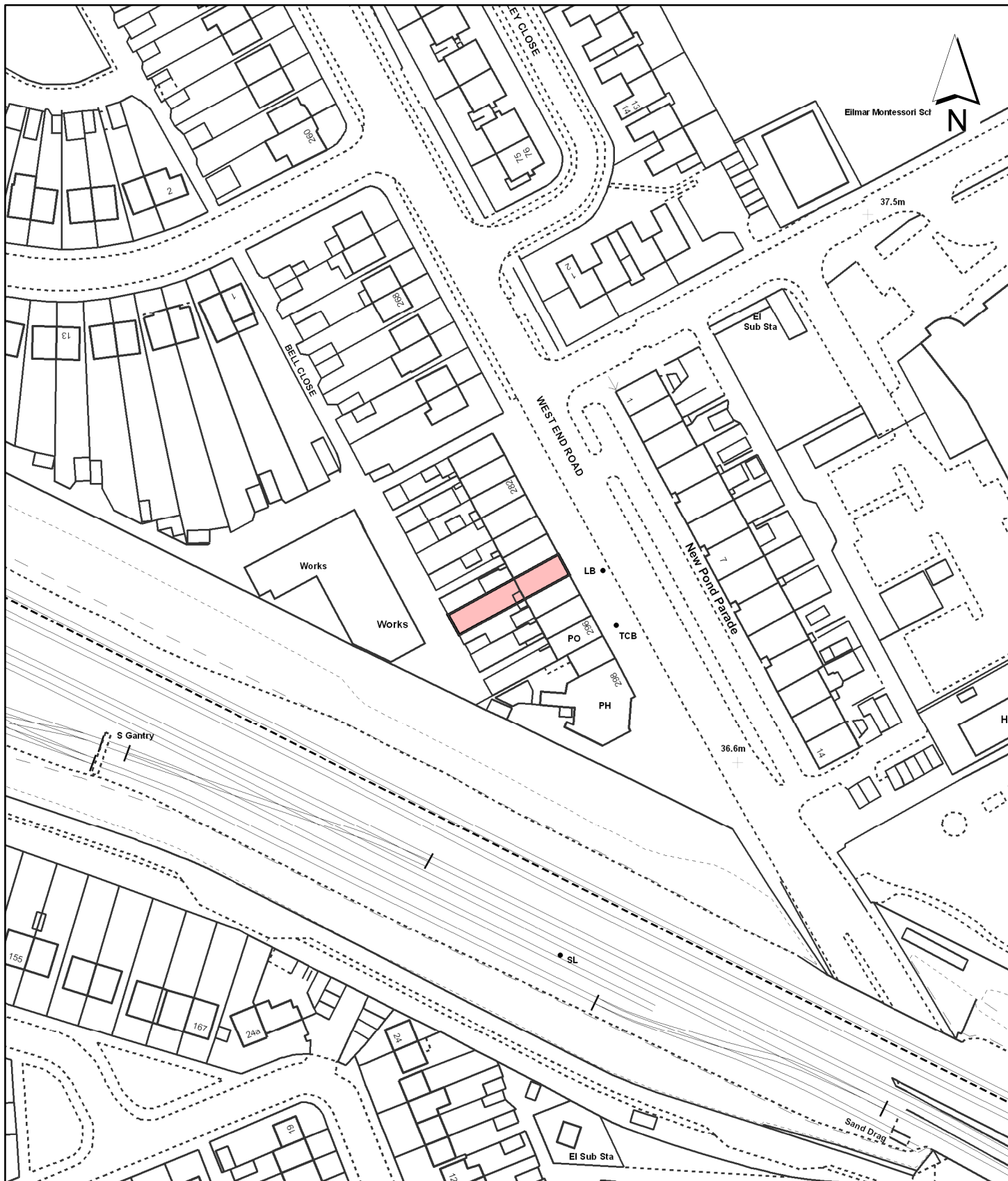
GROUND FLOOR PLAN




FRONT ELEVATION

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| | |
|--|--|
| SCALE 1:100 | DRAWING No 2250 REV A |
| J W EVANS ARCHITECTURAL DRAWINGS 298 Woodlands Ave. Eastcote, Ruislip, Middx. HA4 9QZ 020 8868 7593 | PROPOSED CHANGE of USE of RETAIL SHOP FROM A1 TO A.3. 290 WEST END RD RUISLIP GARDENS HA6 6LS TEL 07717 071 604 |



Notes

 Site boundary
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| | |
|--------------------------------------|----------------------|
| Site Address | |
| 290 West End Road Ruislip | |
| Planning Application Ref: | Scale |
| 45677/APP/2009/1971 | 1:1,250 |
| Planning Committee | Date |
| North Page 272 | November 2009 |

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



Report of the Director of Planning & Community Services Group

Address 20 CHESTNUT AVENUE NORTHWOOD

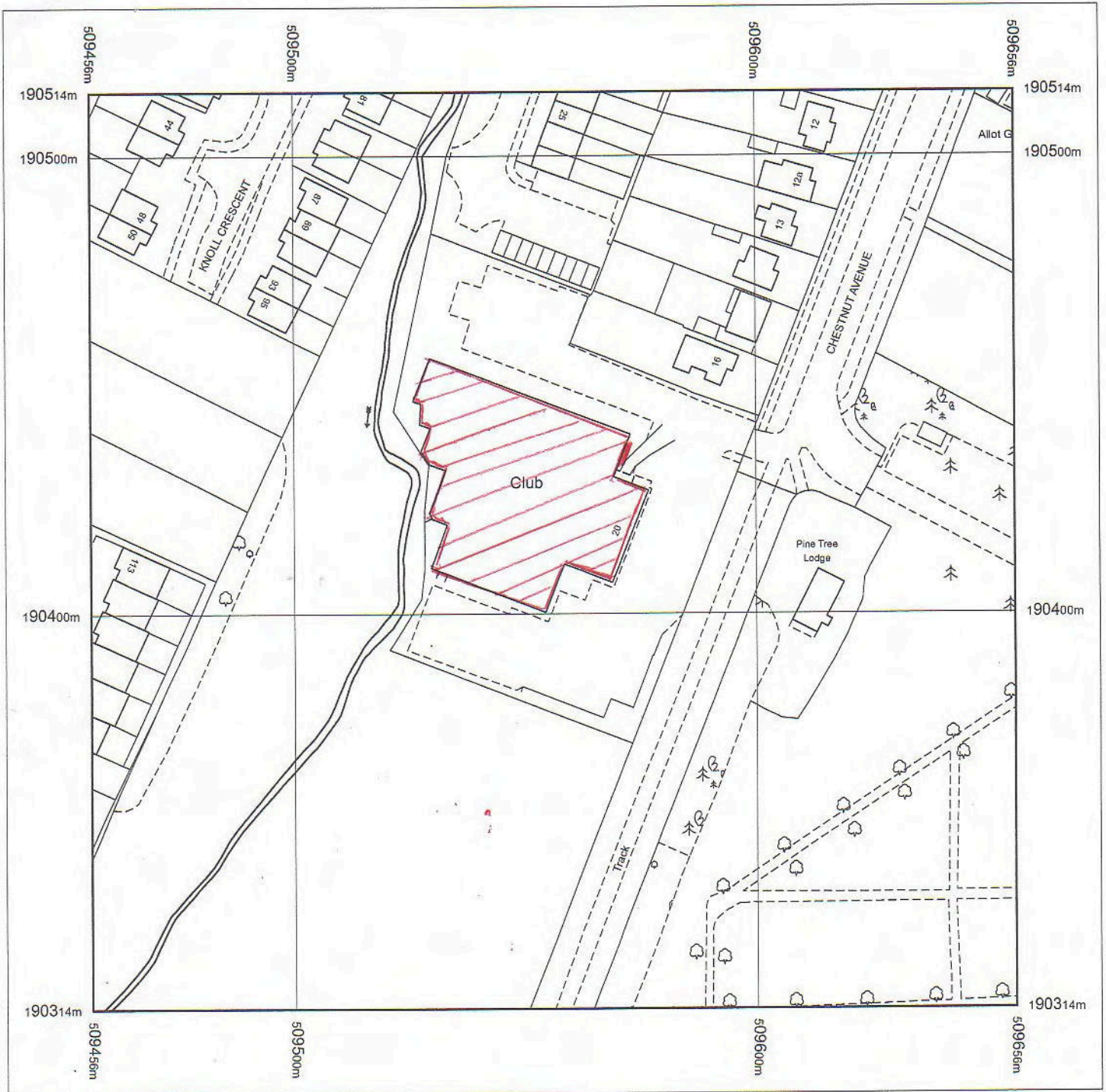
Development: Installation of 1 internally illuminated fascia sign (Retrospective Application)

LBH Ref Nos: 3401/ADV/2009/61

Date Plans Received: 03/09/2009

Date(s) of Amendment(s):

Date Application Valid: 16/09/2009



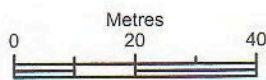
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The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **National Map Centre**
 Serial number: 00555800
 Centre coordinates: 509556 190414

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

| |
|---------------------------|
| 20 Chestnut Avenue |
| Northwood |
| HA6 1HR |

LA fitness

SITE: Northwood - planning drawing

DWG No. A3/133287 REV

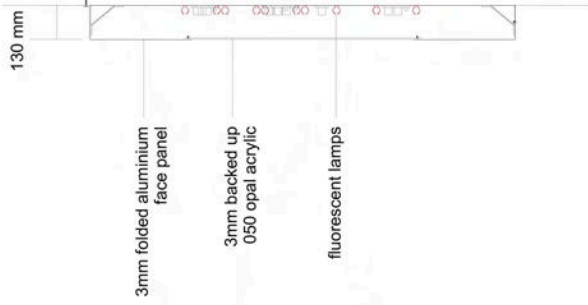
Date Description Signed

W/O No: N/A

DRAWN BY: N. Watling

SCALE: Scale 1:20

DATE: 02/09/2009



Side section
Scale 1:20

1 no illuminated single sided signcase.

Materials:

Signcase from 2mm aluminium with removable face panels from 3mm aluminium complete with internal bracing and gussels. Face panel stencil cut and backed in 3mm opal 050 acrylic.

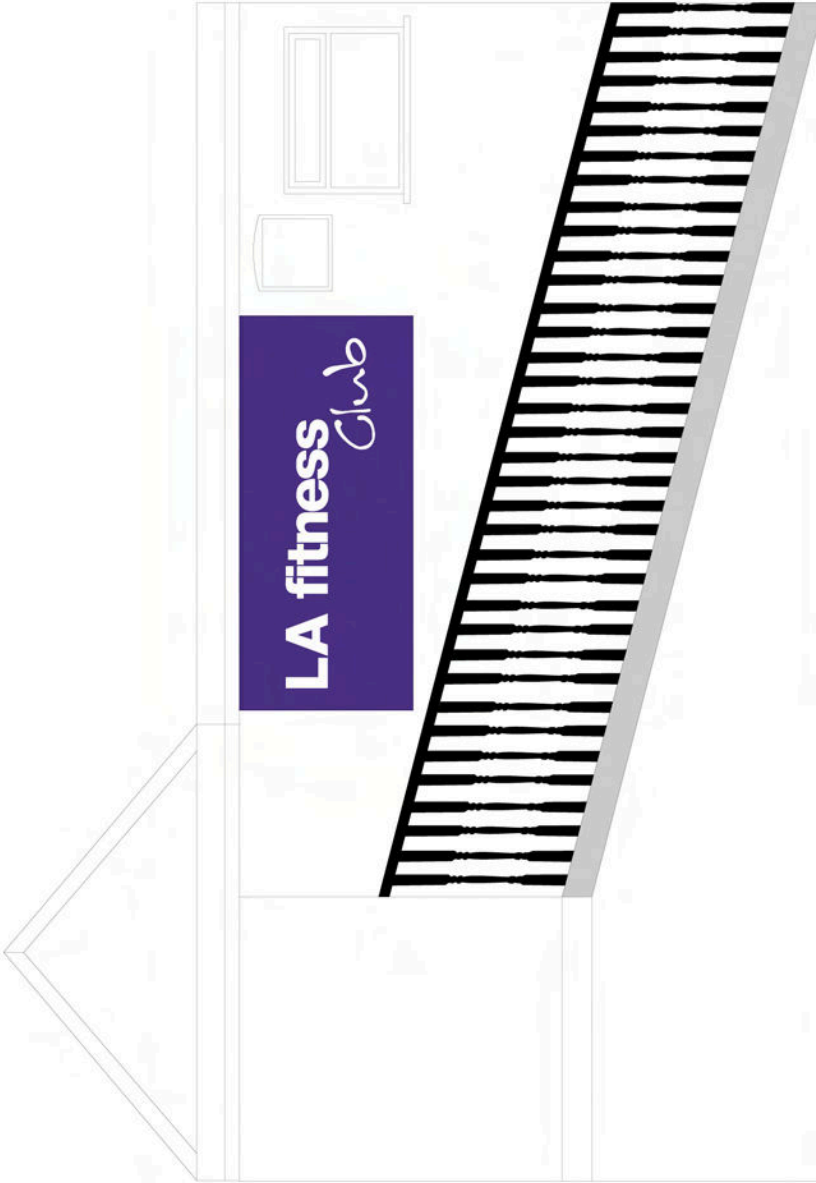
Colours:

Signcase stove enamelled white internally and **Satin** Blackberry 10RB-10/116 externally.

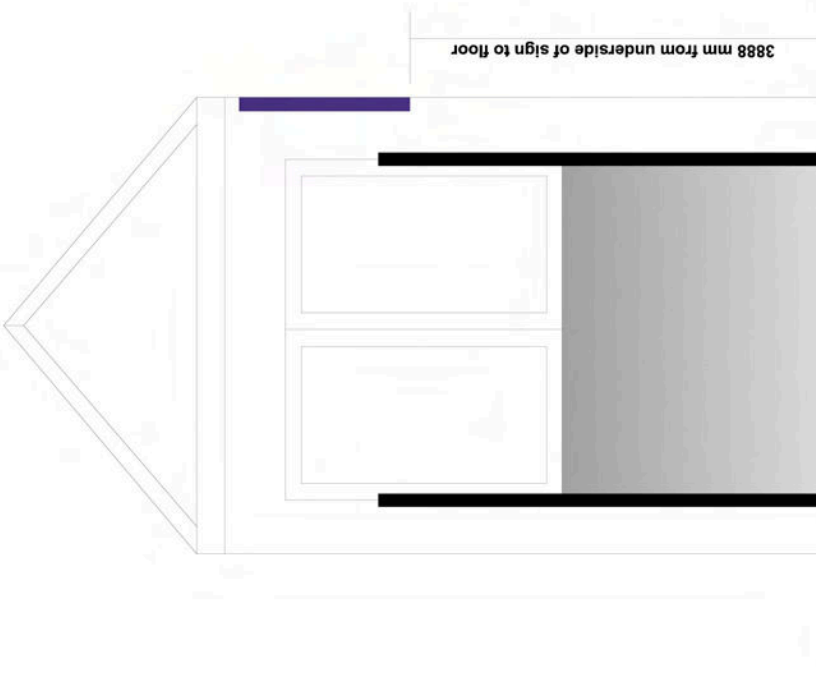
Illumination:

Banks of cool white fluorescent lamps with control gear.



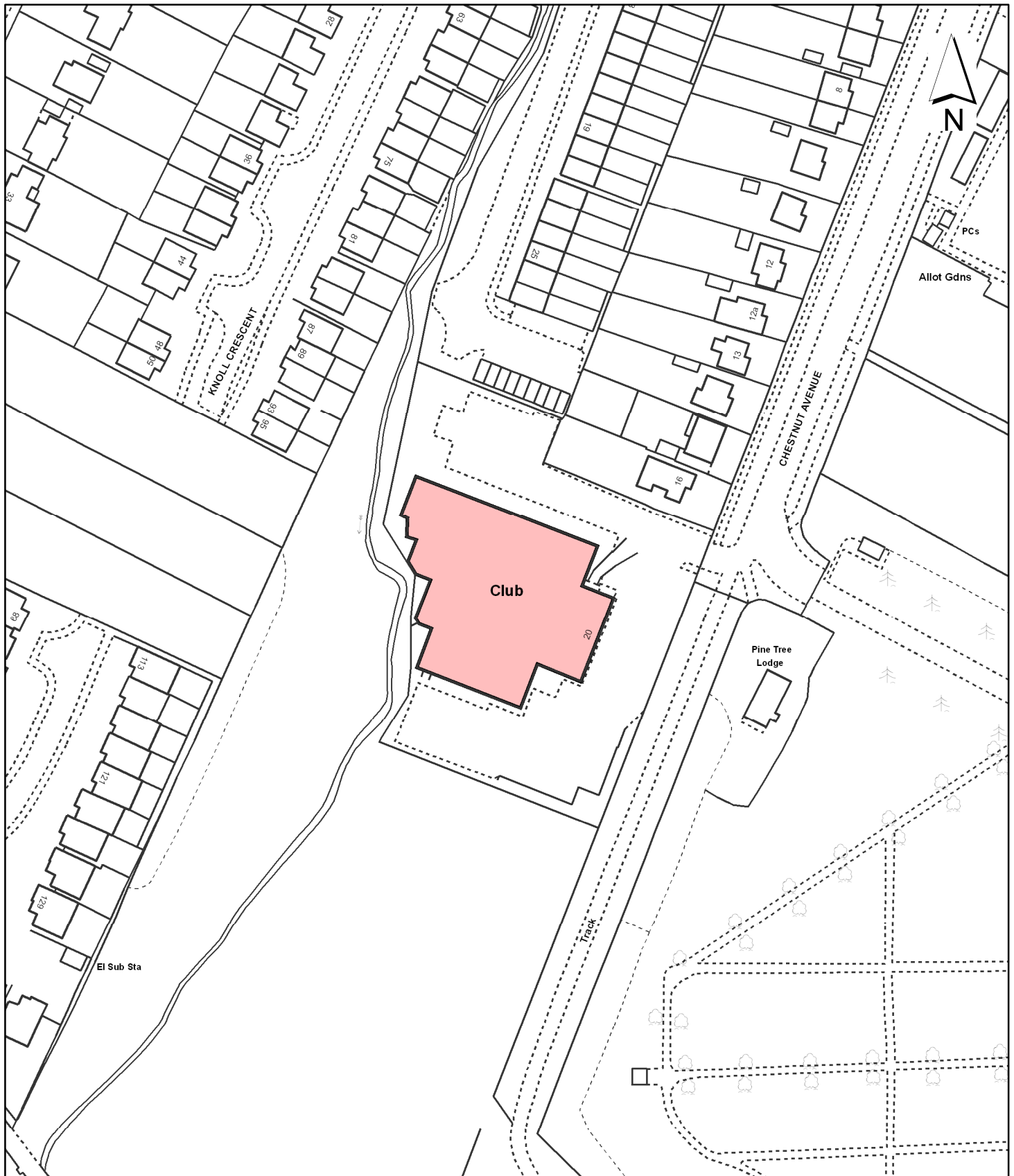


Front elevation Scale 1:50 1no illuminated single sided signcase.




Side elevation Scale 1:50

3888 mm from underside of sign to floor



Notes

 Site boundary

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| | |
|---|----------------------|
| Site Address | |
| 20 Chestnut Avenue Northwood | |
| Planning Application Ref: | Scale |
| 3401/ADV/2009/61 | 1:1,250 |
| Planning Committee | Date |
| North Page 277 | November 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 21 HILLSIDE ROAD NORTHWOOD

Development: Single storey front infill extension and loft conversion, involving conversion of garage to habitable use.

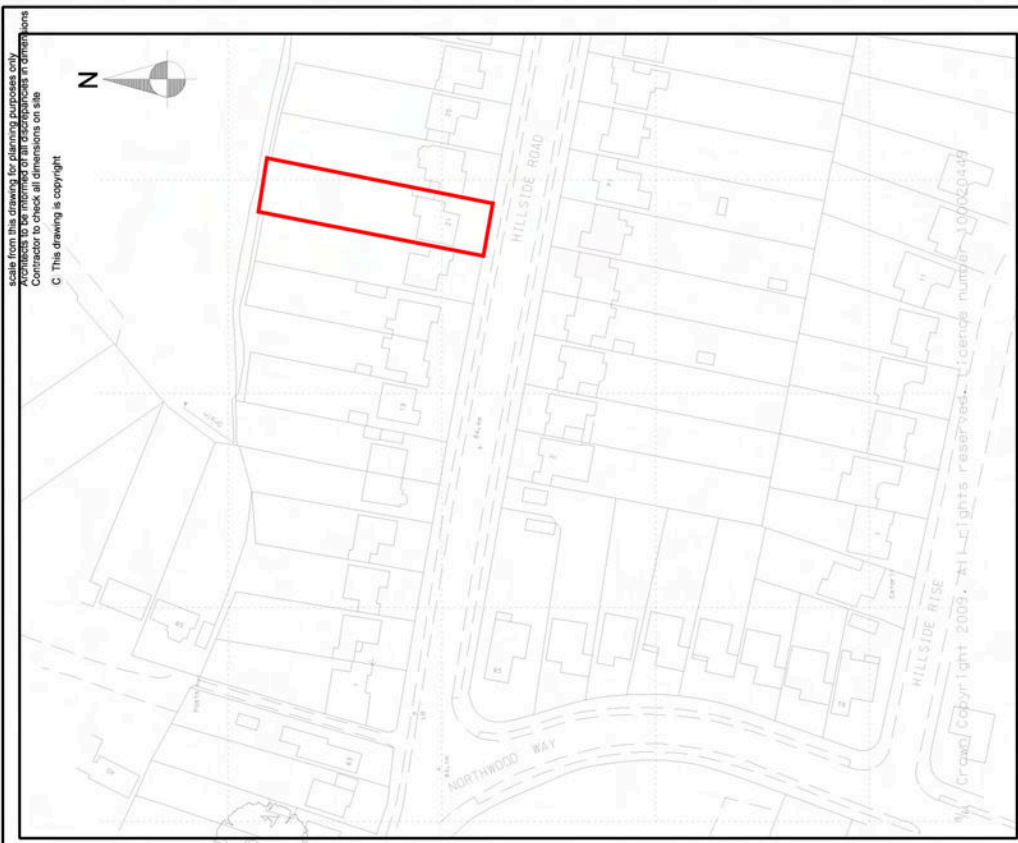
LBH Ref Nos: 19722/APP/2009/1861

Date Plans Received: 25/08/2009

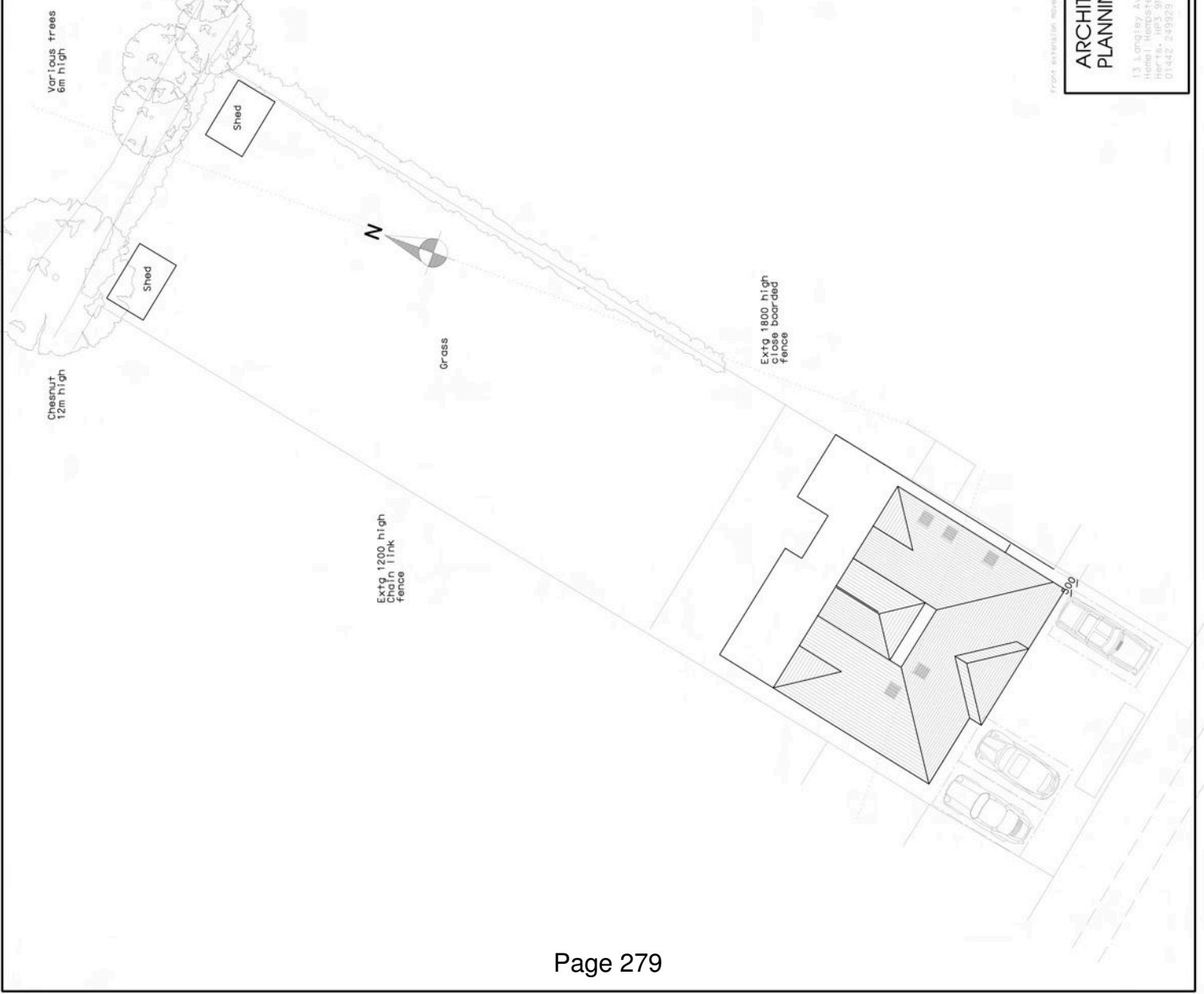
Date(s) of Amendment(s): 12/10/0009

Date Application Valid: 28/08/2009

25/08/2009



LOCATION PLAN (1:1250)



Front extension moves 500mm from side boundary

ARCHITECTURAL PLANNING STUDIO
 13 Langley Avenue
 Hemel Hempstead
 Hertfordshire
 Herts AL3 9AP
 01442 249828 Mob: 07968960933

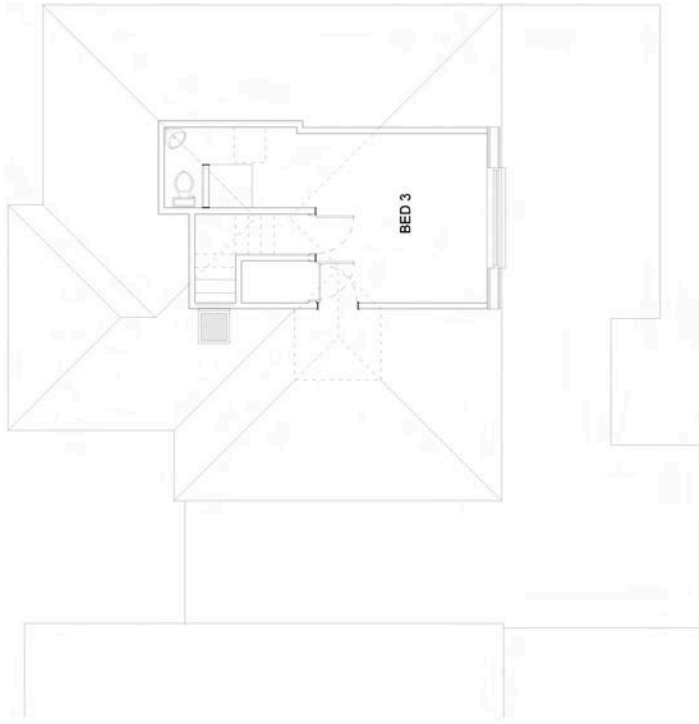
Mr & Mrs Dodhia
 21 Hillside Road
 Northwood,
 Middx HA6 1PY

DESCRIPTION
**Single Storey Front Extension
 & Loft conversion**

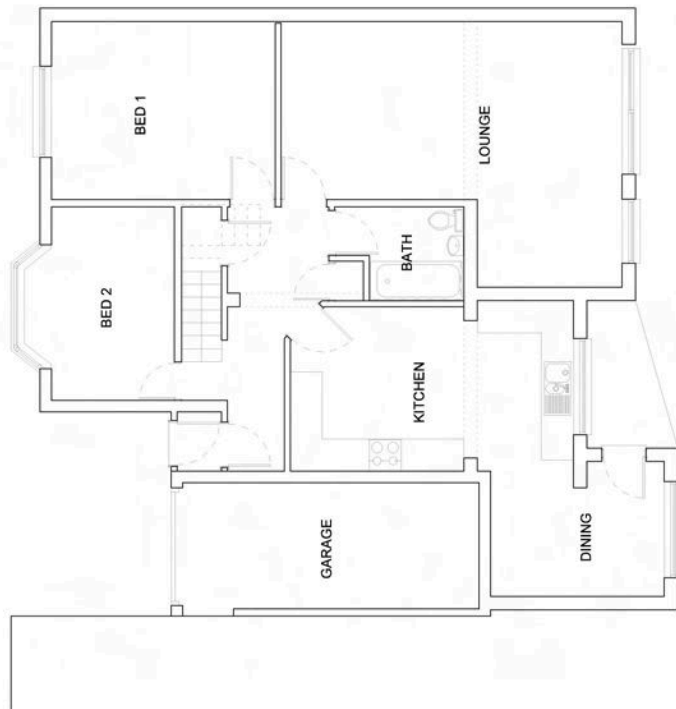
ISSUING TITLE
Location & Site Plans

| | | | |
|-------------|----------|-------------|-------|
| DATE | 18/08/09 | SCALE | 1:100 |
| DRAWING NO. | | ISSUING NO. | PL001 |
| REV | | REV | A |

Scale from this drawing for planning purposes only.
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 Contractor to check all dimensions on site.
 C. This drawing is copyright.



First Floor Plan

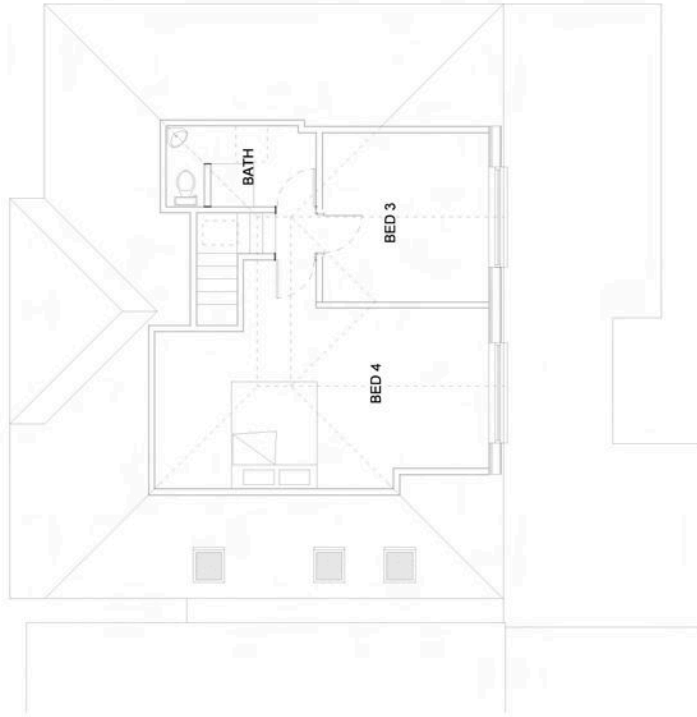


Ground Floor Plan

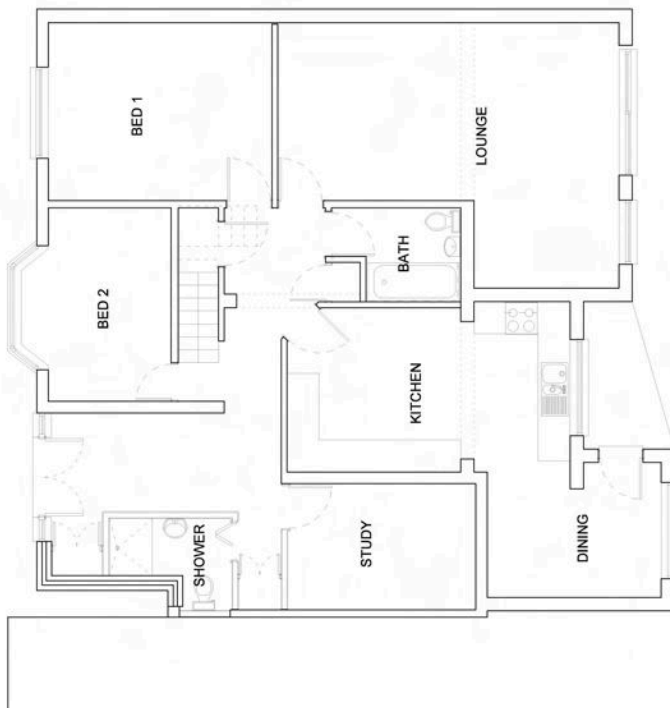


| | | | | | | | |
|---|--|--|--|--|--|------------------------------|--|
| ARCHITECTURAL PLANNING STUDIO | | CLIENT Mr & Mrs Dodiha | | DATE 18/08/09 | | SCALE 1:100 | |
| 13 Longley Avenue Hemel Hempstead Herts. SG9 0AP 01442 249828 Mob. 07968960933 | | 21 Hillside Road Northwood, Middx HA6 1PY | | ISSUE NO. | | DRAWING NO. PL/002 | |
| | | DESCRIPTION Single Storey Front Extension & Loft conversion | | ISSUING TITLE Existing Plans | | | |

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 Contractor to check all dimensions on site.
 C. This drawing is copyright.



First Floor Plan



Ground Floor Plan



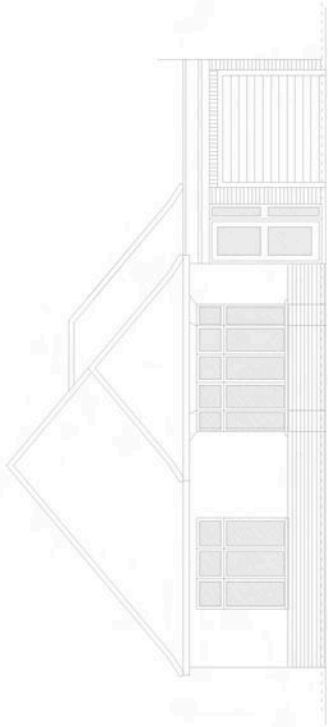
Front extension moved 500mm from side boundary

| | |
|---|--|
| ARCHITECTURAL PLANNING STUDIO | |
| 13 Longley Avenue Hemel Hempstead Herts. AL3 9AP 01442 249828 Mob. 07968960933 | |

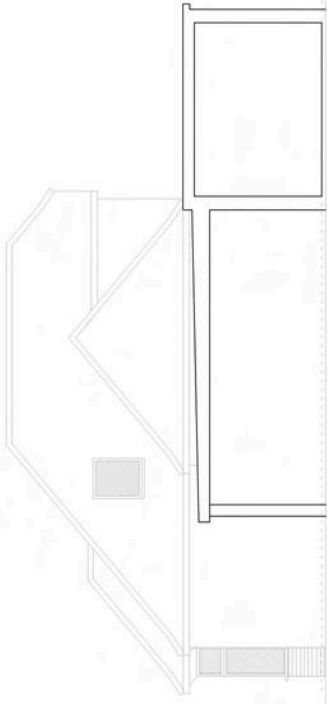
| | |
|---|------------------------------|
| CLIENT Mr & Mrs Dodhia | SCALE 1:100 |
| ADDRESS 21 Hillside Road Northwood, Middx HA6 1PY | DATE 18/08/09 |
| DESCRIPTION Single Storey Front Extension & Loft conversion | DRAWING No. PL/004 |
| | REV A |

| |
|--|
| ISSUING TITLE Proposed Plans |
|--|

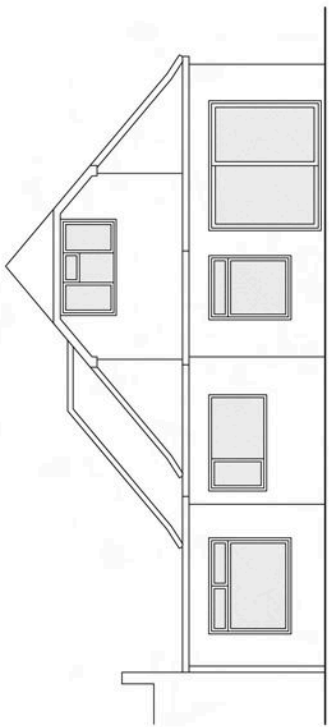
Scale from this drawing for planning purposes only.
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 Contractor to check all dimensions on site.
 C. This drawing is copyright.



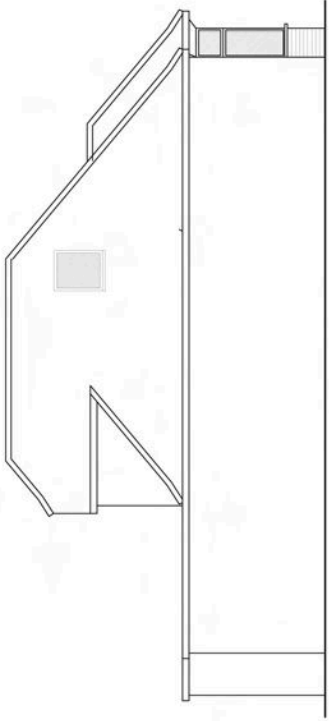
Front Elevation



Side Elevation



Rear Elevation



Flank Elevation



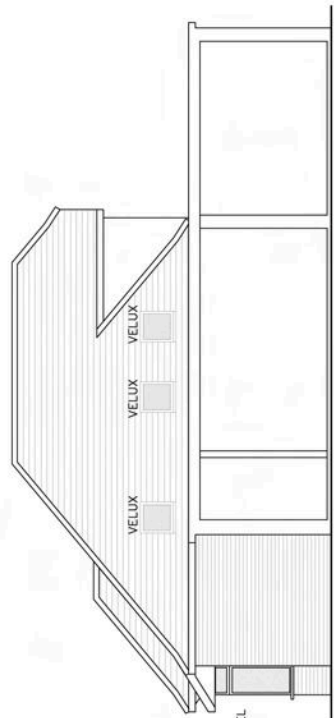
**ARCHITECTURAL
 PLANNING STUDIO**
 13 Longley Avenue
 Hillside, Hillside Road
 Hillside, HA6 1PY
 01442 249828 Mob: 07968960933

CLIENT
 Mr & Mrs Dodhia
 21 Hillside Road
 Northwood,
 Middx HA6 1PY
DESCRIPTION
 Single Storey Front Extension
 & Loft conversion

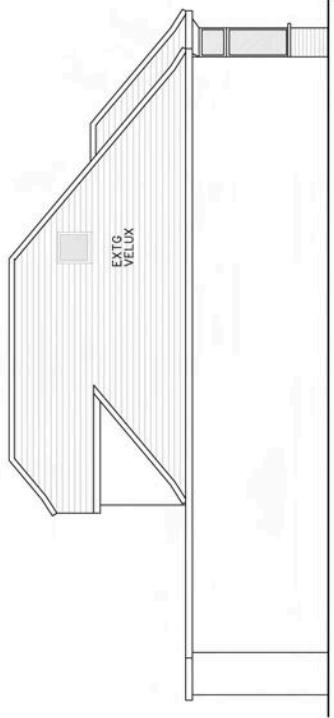
ISSUING TITLE
 Existing Elevations

DATE 18/08/09
SCALE 1:100
JOB NO.
DRAWING NO. PL/003

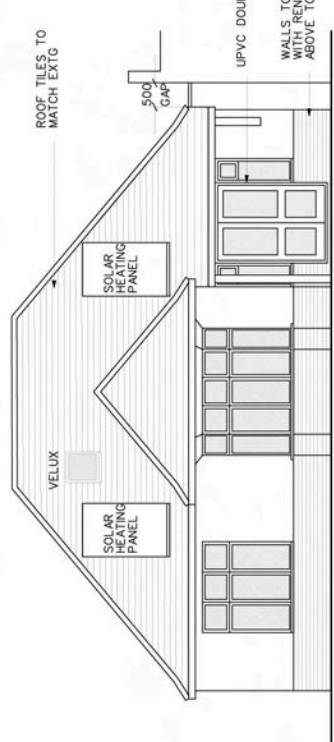
Scale from this drawing for planning purposes only.
 A. All measurements are in metres unless otherwise stated.
 Contractor to check all dimensions on site.
 C. This drawing is copyright.



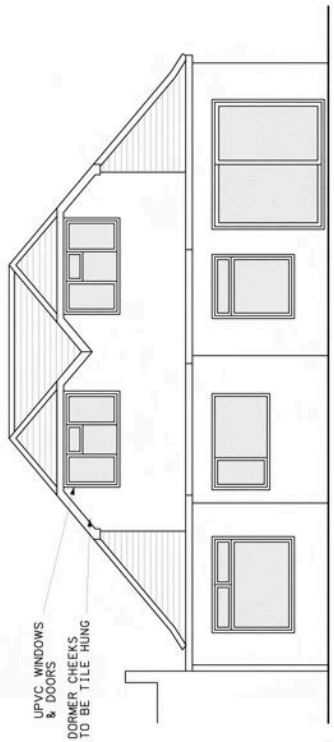
Front Elevation



Side Elevation



Rear Elevation





Proposed Section



| | | | | | | | |
|--|--|--|--|-------------------------|--|-----------------------|--|
| ARCHITECTURAL PLANNING STUDIO 113 Longley Avenue Hemel Hempstead Hertfordshire AL3 1JG 01442 249828 Mob: 07968960933 | | CLIENT Mr & Mrs Dodhia 21 Hillside Road Northwood, Midlax HA6 1PY DESCRIPTION Single Storey Front Extension & Loft conversion | | DATE 18/08/09 | | SCALE 1:100 | |
| OPERATING TITLE Proposed Elevations | | JOB NO. PL/005 | | REV A | | | |



| | | | |
|---|---|--|--|
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| | <p>Planning Application Ref:</p> <p align="center">19722/APP/2009/1861</p> | <p>Scale</p> <p align="center">1:1,250</p> | |
| | <p>Planning Committee</p> <p align="center">North Page 284</p> | <p>Date</p> <p align="center">November 2009</p> | |
| | |  HILLINGDON LONDON | |

Report of the Corporate Director of Planning & Community Services

Address 315 WEST END ROAD RUISLIP

Development: Provision of 1.9m high close boarded timber fencing along the Masson Avenue and West End Road boundaries, with new access gates and visibility splays Masson Avenue (Part Retrospective application).

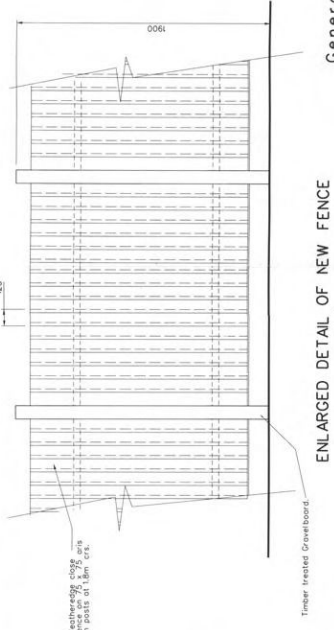
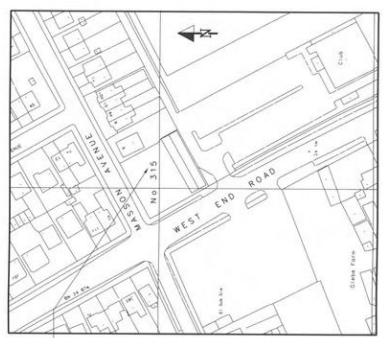
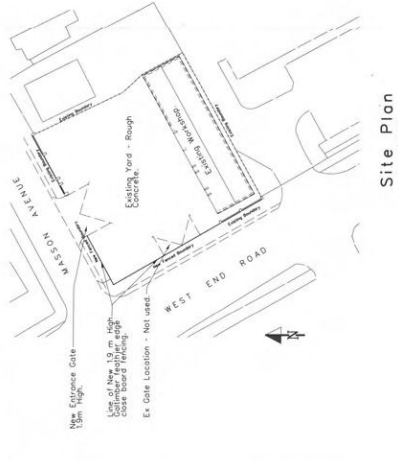
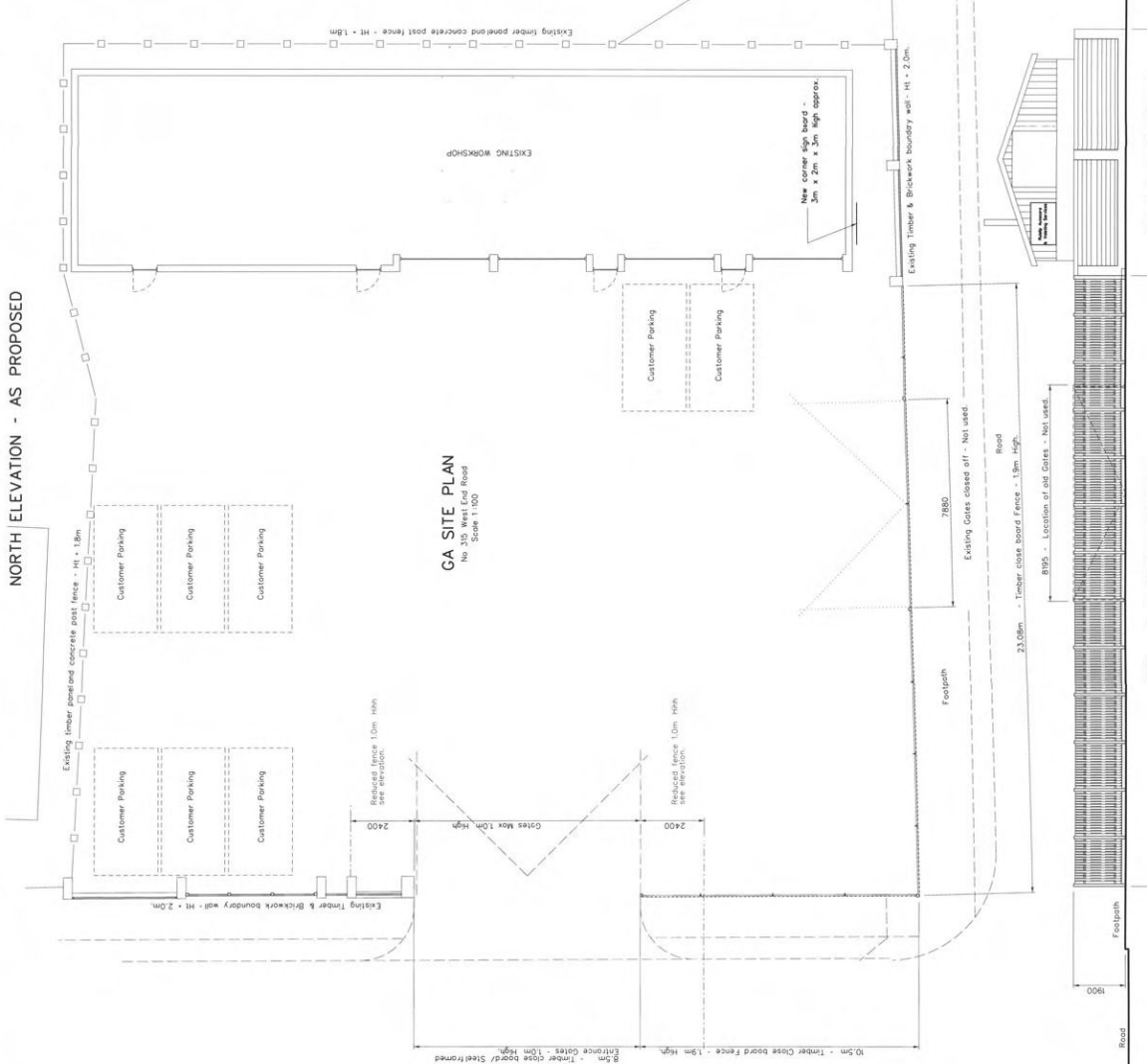
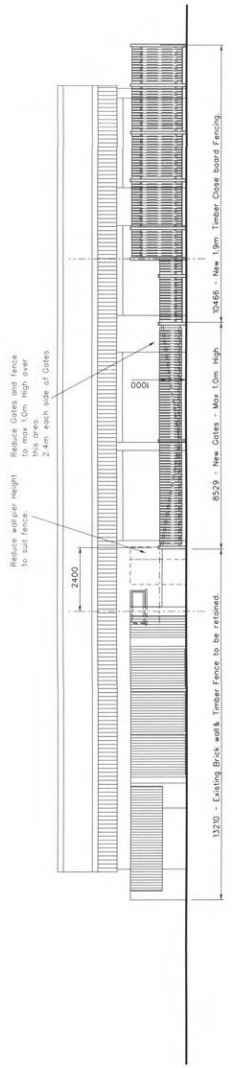
LBH Ref Nos: 61905/APP/2008/3233

Date Plans Received: 13/11/2008

Date(s) of Amendment(s): 13/11/2008

Date Application Valid: 13/11/2008

23/09/2009



AMENDED PLAN
 24 SEP 2009
 Prepared & Submitted by: [Signature]

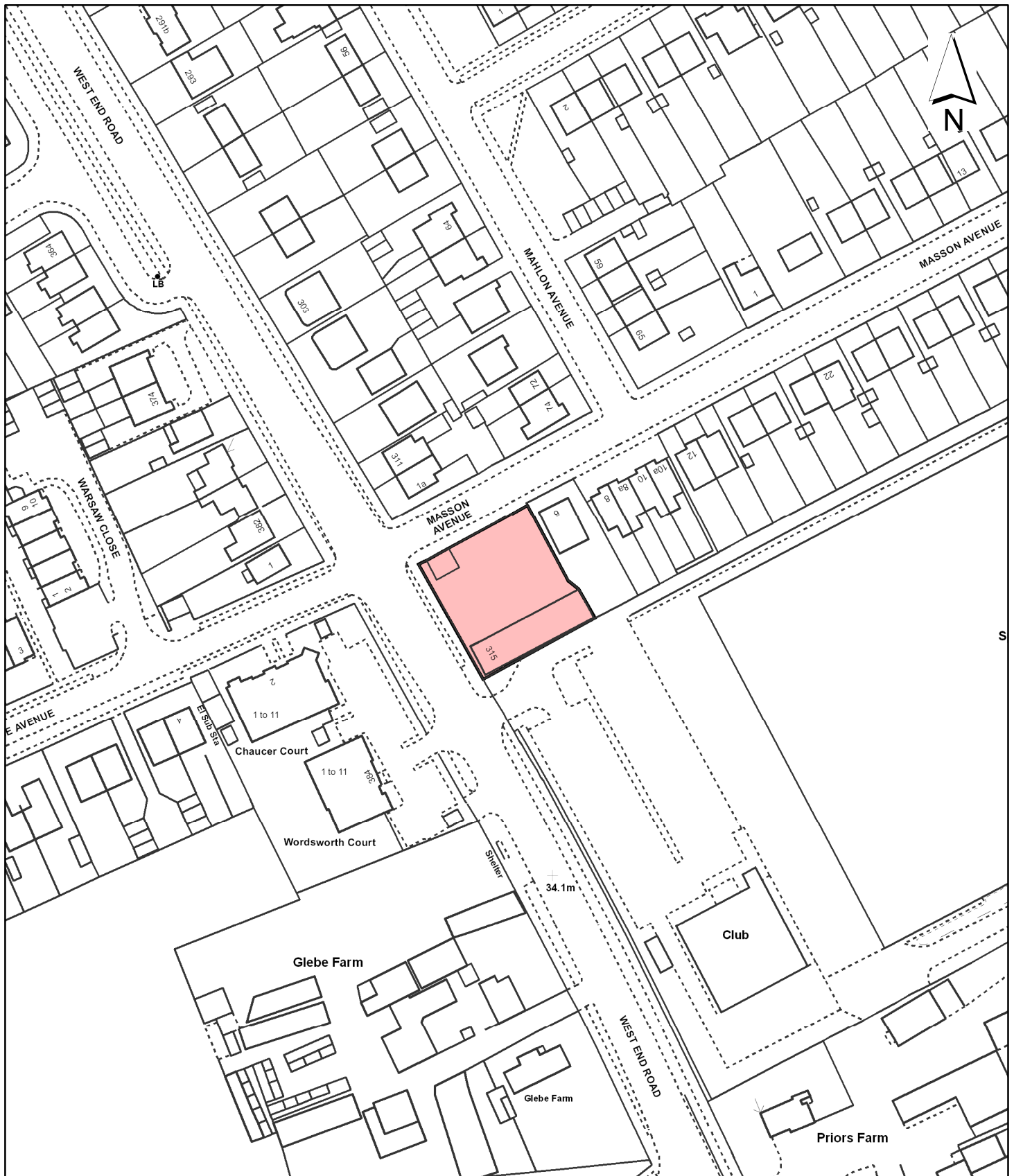
General Notes :



1. ALL DIMENSIONS IN MILLIMETRES. ALL DIMENSIONS TO BE REFERRED ON SITE PRIOR TO COMMENCEMENT OF WORKS TO BE REPORTED IMMEDIATELY TO THE ENGINEER.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION ALL OTHER DRAWING DOCUMENTS.
3. IF IN DOUBT ASK.

- F Sept 09 Fence height revised for Planning.
- E Nov 08 Planning Issue.
- D Nov 08 Timber Close board fence set at 1.5m High.
- C Nov 07 Temporary Bag Elevations added.
- B Sept 07 Revised for Planning.
- A July 06 Issued for Planning.

| | |
|--|--|
| IRC Design - "Sasrec", Hollybush Lane, Denham UB9 4HH - tel: 01895 833434, Mob: 07940 038940. | |
| Client: | Mr. N. McManus. |
| Project: | Site Address: 315 West End Road, Ruislip Middx, HA4 6DX. |
| Drawing Title: | Replacement Fencing (Extg. use car bodywork repair and spraying to be retained). GA Plans & Elevations as Proposed For Planning. |
| Drawn: | [Signature] |
| Checked: | [Signature] |
| Scale: | 1/100, 1/250 (AN), 1/200, 1/2500 (A3). |
| Drawing Number: | 05/06 - WER - SL/101 |
| Revision: | A B C D E F |

WEST ELEVATION - AS PROPOSED



| | | | |
|---|--|---|---|
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| | <p>Planning Application Ref:</p> <p style="text-align: center;">61905/APP/2008/3233</p> | <p>Scale</p> <p style="text-align: center;">1:1,250</p> | |
| | <p>Planning Committee</p> <p style="text-align: center;">North Page 287</p> | <p>Date</p> <p style="text-align: center;">November 2009</p> | |
| | |  HILLINGDON <small>LONDON</small> | |

Report of the Corporate Director of Planning & Community Services

Address 80 HIGH STREET RUISLIP

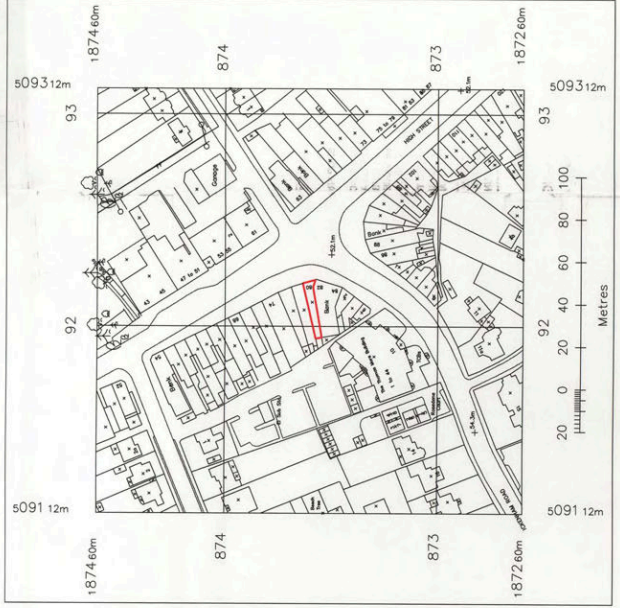
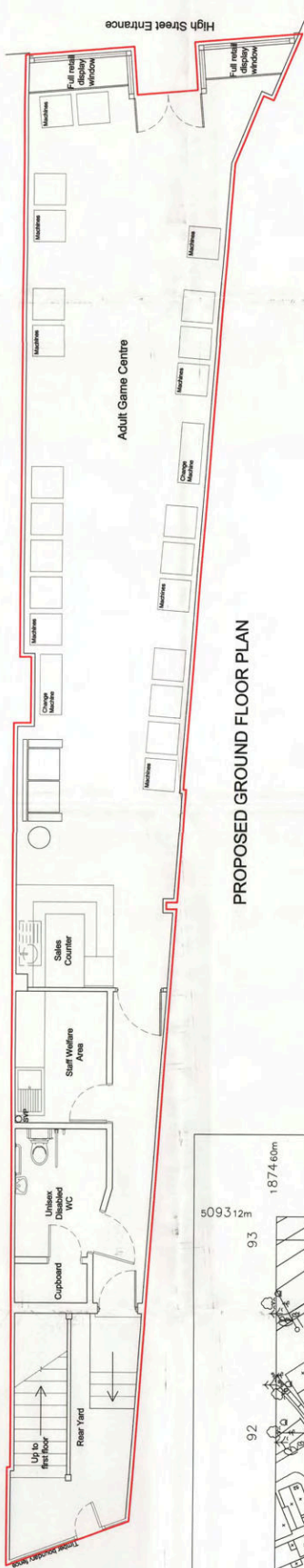
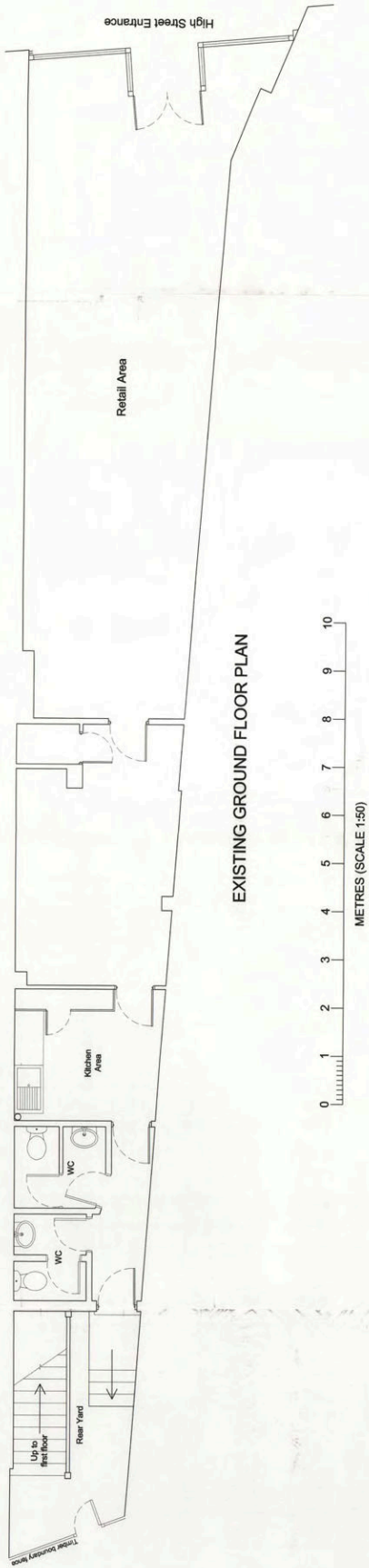
Development: Change of use from Class A1 Retail to Gaming Arcade (Sui Generis) (Dual planning application with ref.3862/APP/2009/653.)

LBH Ref Nos: 34237/APP/2009/652

Date Plans Received: 31/03/2009

Date(s) of Amendment(s):

Date Application Valid: 31/03/2009



| | | |
|------|----------------|----------|
| Rev. | Description | Date |
| A | ORIGINAL ISSUE | 12/03/09 |

Issue Purpose: **FOR APPROVAL**

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 North Yorkshire
 HG3 8JH
 Tel: 01834 544508
 Fax: 01834 544509
 e-mail: robert@abledesign.co.uk

File/Job No: AB-RUJ-80

Client: AGORA GAMING CENTRES LTD

Site: 80 HIGH STREET
 ROUSLEP

Title: COU - EXISTING & PROPOSED GROUND FLOOR PLAN

Drawn: Date: Checked: Date:

Dimensions in mm: Scale: 12/03/09

Drawing No: AB-RUJ-80-001

Rev: A

GENERAL NOTES:

SHOP FRONT TO REMAIN AS EXISTING

ALL WINDOWS TO HAVE DISPLAY OF GOODS AVAILABLE FOR INSPECTION BY MEMBERS OF THE PUBLIC AND BE VARIED MONTHLY. RETAIL PRICES TO BE CLEARLY DISPLAYED.

SCOPE TO BE SITE MEASURED FOR MATERIALS TO BE SUPPLIED AND INSTALLED FOR MATERIALS.

KEY:

CHANGE OF USE


AREA 101 m²

NOTE: ALL SIGNAGE APPLICATIONS FOR THE PROPOSED DEVELOPMENT MADE UNDER SEPARATE APPLICATION.

LETTERS OF PATENT REGISTERED
 31 MAR 2009
 PLANNING & TRANSPORTATION GROUP



Notes

 Site boundary

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Site Address

**80 High Street
Ruislip**

Planning Application Ref:
34237/APP/2009/652

Planning Committee
North Page 290

Scale
1:1,250

Date
November 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 70 HIGH STREET RUISLIP

Development: Change of use from Gaming Arcade (Sui Generis) to Class A1 Retail (Dual planning application with ref.34237/APP/2009/652.)

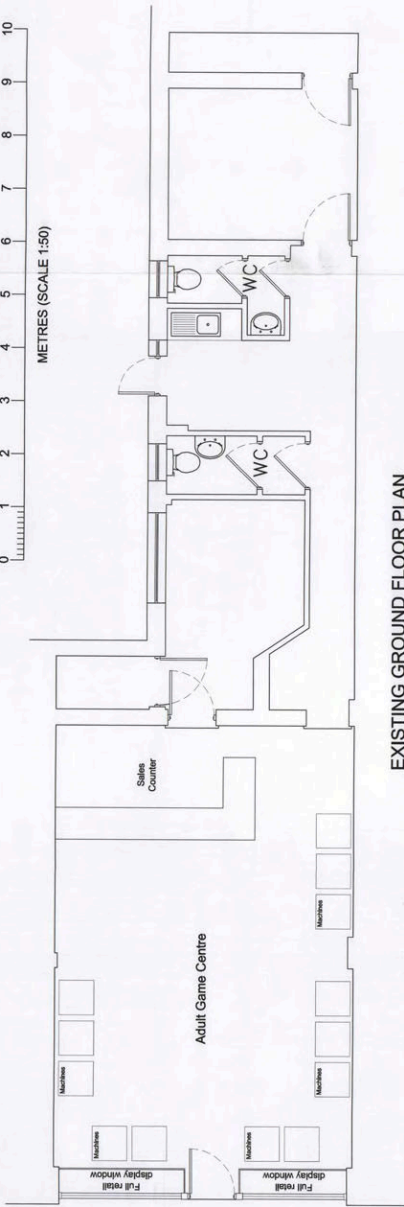
LBH Ref Nos: 3862/APP/2009/653

Date Plans Received: 31/03/2009

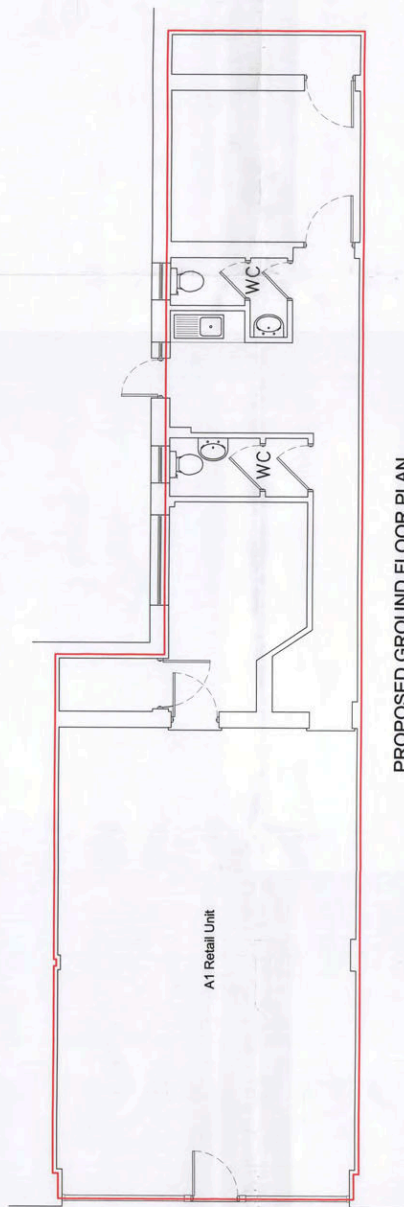
Date(s) of Amendment(s):

Date Application Valid: 31/03/2009

0 1 2 3 4 5 6 7 8 9 10
METRES (SCALE 1:50)



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN




31 MAR 2009
Planning & Environmental Group

| | | | |
|--|--------------------------|----------------|--------------|
| Rev. | A | Issue purpose: | FOR APPROVAL |
| Original Issue | 24/03/09 | Date | |
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| ABLE-DESIGN | | | |
| Able Design 44 Quincewood Avenue Northwood, London NN3 6JU Tel: 01604 644808 Mob: 07950 213008 e-mail: rober@abledesigns.com | | | |
| File/Job No: | AB-RUI-70 | | |
| Client: | AGORA GAMING CENTRES LTD | | |
| Site: | 70 HIGH STREET RUSLIP | | |
| Title: COU - EXISTING & PROPOSED GROUND FLOOR PLAN | | | |
| Drawn | 1:50 | Date | 24/03/09 |
| Checked | DKA | Date | |
| Dimensions in mm | | | |
| Drawing No: | AB-RUI-70-003 | | Rev. A |
| Size: | A1 | | |

GENERAL NOTES:
SCORE TO BE SITE MEASURED FOR PROCUREMENT & INSTALLATION OF MATERIALS.
KEY:
CHANGE OF USE
AREA 97.3 m²



Notes

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| | |
|-----------------------------------|----------------------|
| Site Address | |
| 70 High Street Ruislip | |
| Planning Application Ref: | Scale |
| 3862/APP/2009/653 | 1:1,250 |
| Planning Committee | Date |
| North Page 293 | November 2009 |

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



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