



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 19 SEPTEMBER
2017

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

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Brian Stead
Councillor Mo Khursheed
Councillor Peter Money
Councillor John Morse

Published: Monday, 11 September 2017

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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www.hillingdon.gov.uk

Useful information for residents and visitors

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You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

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



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

When present in the room, silent mode should be enabled for all mobile devices.

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For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at Sandow Crescent - 879/APP/2017/1462	Botwell	Seven x 3-bed dwellings with associated parking and amenity space. Recommendation: Refusal	9 - 24 123 - 133
7	Garage site 85/87 Manor Waye - 67593/APP/2017/2114	Uxbridge North	Application for the erection of 3 two storey, two- bedroom residential dwellings with associated parking, landscaping and external works. Recommendation: Approval	25 - 44 134 - 149

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Kings Arms Court - 10954/APP/2017/2353	Townfield	Application for the change of use of part of the ground floor retail unit (Class A1) to a hot food takeaway (Class A5) and associated external alterations, including the installation of ventilation and extraction equipment and associated works. Recommendation: Approval	45 - 56 150 - 158
9	Brunel University- 532/APP/2017/2319	Brunel	Relocation of ancillary waste and chemical stores.(Retrospective) Recommendation: Approval	57 - 64 159 - 162
10	Tamara Lounge, Bryon Parade - 61362/APP/2017/1902	Hillingdon East	Retention of a replacement single storey side/rear canopy extension and single storey store building to existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of existing side/rear canopy extension incorporating a store and servery. Internal alterations to provide a cocktail area. Recommendation: Approval	65 - 76 163 - 168
11	1 De Salis Road - 59992/APP/2016/775	Hillingdon East	Conversion of 3-bed dwelling house into 2 x 2-bed self contained flats with associated amenity space and cycle stores involving part two storey, part single storey side extension and part two storey, part single storey rear extension. Recommendation: Refusal	77 - 88 169 - 175
12	9 Ryefield Avenue - 5457/APP/2017/1667	Hillingdon East	Two storey, 3-bed dwelling with associated parking and amenity space. Recommendation: Refusal	89 - 100 176 - 182

13	Rear of 1-3 Colham Mill Road - 52884/APP/2016/1978	West Drayton	2-bed detached bungalow with associated parking and amenity space. Recommendation: Refusal	101 - 112 183 - 187
14	City Flower Traders, Packet Boat Marina, Packet Boat Lane - 53216/APP/2017/1744	Yiewsley	Change of use from Use Class B1 (Business) to Class D2 (Assembly and Leisure). Recommendation: Approval	113 - 122 188 - 192

PART I - Plans for Central and South Planning Committee

123 - 192

Minutes



CENTRAL & South Planning Committee

30 August 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Mo Khursheed, Peter Money and John Morse</p> <p>LBH Officers Present: James Rodger - Head of Planning and Enforcement Peter Loveday - Highways Development Engineer Edward Oteng - Strategic and Major Applications Manager Nicole Cameron - Planning Lawyer Anisha Teji - Democratic Services Officer</p>
68.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
69.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Chamdal declared a Non - Pecuniary Interest in Agenda Item 13 - Prince of Wales - Harlington Road, Brunel as the site was in his ward and he had eaten once at the premises on a previous occasion. He remained in the room during discussion on the item.</p> <p>Councillor Ahmad - Wallana declared a Non - Pecuniary Interest in Agenda Item 13 and Agenda Item 22 - Enforcement Report. He left the room during the discussion of these items.</p> <p>Councillor Morse declared a Non - Pecuniary Interest in Agenda Item 17 - Enforcement Report as the site was in his ward. He remained in the room during the discussion of the item.</p> <p>Councillor Khursheed declared a Non - Pecuniary Interest in Agenda Item 8 - Rear of 25 Botwell Lane as the site was in his ward. He remained in the room during discussion of the item.</p> <p>Councillor Money declared a Non - Pecuniary Interest in Agenda Item 17 as he knew the owner of the items in the photographs and Item 21 - Enforcement Report as he raised the matter. He remained in the room on the discussion of these items.</p>

70.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS ON 19 JULY 2017 AND 8 AUGUST 2017 (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 19 July 2017 and 8 August 2017 be agreed as correct records.</p>
71.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Agenda Item 22 - Enforcement Report in Part II was accepted as an urgent issue.</p>
72.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items 1-16 were marked as Part I and would be considered in public. Agenda items 17 - 22 were marked as Part II and so would be considered in private.</p>
73.	<p>48 POLE HILL ROAD - 33924/APP/2017/1512 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for the erection of a part single, part two storey extension. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>A petitioner addressed the Committee and objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Reports and the slides indicated the present oversize, bulk and mass of the development. • This would be particularly relevant to the adjacent property on Pole Hill Road that would be overshadowed by the proposed developments. • The proposed development would see the property being used as multiple occupancy rather than a family home. • There would be a loss of light, loss of privacy and the proposal would be over dominant. • Parking would cause a problem. • Overall, there would be harm to the character and appearance of the area. • The petitioners requested that the latest application be refused. <p>The applicant/agent did not wish to speak at the meeting.</p> <p>The Chairman explained that only material planning considerations could be considered when determining the application. Matters such as antisocial behaviour and the suspected change to a multiple occupancy property were factors that could not be taken into account at this stage. Only matters put before the Committee could be taken in to account.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>

74.	<p>LAND FORMING PART OF 7 BROOKSIDE - 72693/APP/2017/1026 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for the erection of a two storey two - bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to front. Officers highlighted the addendum and made a recommendation for approval.</p> <p>The petitioner, agent and applicant were not in attendance.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the Head of Planning amending the conditions to ensure that parking is allocated to both properties.</p>
75.	<p>REAR OF 25 BOTWELL LANE - 1644/APP/2017/1625 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for the retention of a three storey extension block to form three residential units. Officers highlighted the addendum and made a recommendation for refusal.</p> <p>Following legal advice, officers confirmed that there was a discrepancy in the papers which included five refusal reasons in the report and two refusal reasons in the addendum totalling seven refusal reasons. They were all sound refusal reasons. However the applicant's description of the development did not match the plans. Officers requested for delegated authority to resolve the discrepancies.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED -</p> <p>(1) That the application be refused; and (2) Delegated authority to the Head of Planning to resolve the correct descriptions for the site.</p>
76.	<p>BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1884 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the formation of new pedestrian foot paths, reconfiguration of the parking areas, reconstruction of an existing access road, formation of a pedestrian paved area, installation of bollards and vehicles barriers, together with drainage and associated works.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the conditions and the informatives set out in the report.</p>

77.	<p>LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1493 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and provided an overview of the application. Planning permission was sought for the refurbishment of part of the ground floor of the Grade 2 listed Lecture Theatre building, currently used as administrative offices, for the use as a new coffee shop facility, at the heart of the Brunel University campus.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
78.	<p>LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2017/1494 (LBC) (<i>Agenda Item 11</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for the change of use from an administrative room to a coffee shop.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
79.	<p>LECTURE CENTRE, BRUNEL UNIVERSITY, KINGSTON LANE - 532/ADV/2017/54 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for installation of two no internally illuminated, internally mounted, hanging box signs and two No..non illuminated internally mounted hanging promotional board signs.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved.</p>
80.	<p>PRINCE OF WALES PH, 1 HARLINGTON ROAD - 7367/APP/2017/2070 (<i>Agenda Item 13</i>)</p> <p>Officers introduced the application and provided an overview. The application sought planning permission for the retention of timber framed structure with a retractable canopy.</p> <p>Officers highlighted the addendum and made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused subject to the amendment of the description of the property.</p>

81.	<p>HILLINGDON HOSPITAL, PIELD HEATH ROAD - 4058/APP/2017/2127 (<i>Agenda Item 14</i>)</p> <p>Officer introduced the application and provided an overview. The application sought planning permission for installation of telecommunications equipment on the rooftop of Hillingdon Hospital.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
82.	<p>HILLINGDON GARDEN CENTRE, PIELD HEATH ROAD - 13831/APP/2017/1217 (<i>Agenda Item 15</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
83.	<p>PACKET BOAT MARINA - 53216/APP/2017/1711 (<i>Agenda Item 16</i>)</p> <p>Officers introduced the application and provided an overview. Planning permission was sought for the construction of a new fixed pontoon, with associated engineering and landscaping works, to provide seven leisure moorings at Packet Boat Marina in Cowley.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the conditions and the informatives set out in the report.</p>
84.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
85.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>RESOLVED:</p>

	<p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
86.	<p>ENFORCEMENT REPORT (Agenda Item 19)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
87.	<p>ENFORCEMENT REPORT (Agenda Item 20)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>

88.	<p>ENFORCEMENT REPORT (<i>Agenda Item 21</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
89.	<p>ENFORCEMENT REPORT (<i>Agenda Item 22</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 19:00, closed at 20:06.</p>

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

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

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Report of the Head of Planning, Sport and Green Spaces

Address LAND AT SANDOW CRESCENT HAYES

Development: Seven x 3-bed dwellings with associated parking and amenity space

LBH Ref Nos: 879/APP/2017/1462

Drawing Nos: 389-P20P01
389-P20E00
389 P (10) P 00 D
389 P (20) E 01
389 P (20) E 02
389 P (20) P 01 G
389 P (20) P 02
389 P (20) P 10
389 P (20) P 11
389 P (20) S 00

Date Plans Received: 24/04/2017 **Date(s) of Amendment(s):** 17/07/2017

Date Application Valid: 05/05/2017

1. SUMMARY

The application is for the development of 7 X 3 bedroom dwellings on a backland site in Hayes, which is currently used for light industrial purposes. The site is within the Hayes housing zone and close to a cross rail station. Strategic planning policies seek to increase housing provision in such a highly accessible location. Although family size units are supported, they need to meet minimum floorspace standards (this development does not comply with London plan minimum internal floorspace standards) and does not represent an efficient use of land given the strategic location. The site is very irregular in shape and this has resulted in a development which is heavily constrained by the shape of the site and need to avoid neighbour impacts. The density of the development is actually below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan (if the site was considered an urban location then it would be seriously below the minimum recommended density requirement). The density is restricted by the awkward shape of the site. However it does raise concerns that such a site should come forward in a Housing Zone with a below London Plan density. The site has a very poor access, both from Nestles Avenue into Sandow Crescent and from Sandow Crescent into the site. It is considered that this is not suitable for access by larger vehicles, including emergency vehicles.

It is obvious that further land assembly of surrounding land could overcome all the above concerns and result in a more acceptable development proposal, that releasing this backland parcel of land for an inefficient development proposal could also prejudice any wider land assembly or release of land for housing. The development is therefore also considered to be contrary to policy BE 14 of the Local Plan which states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential.

Accordingly the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal does not include an acceptable access to the site from Sandow Crescent. The track is insufficiently wide for access by larger vehicles, including emergency vehicles, and no evidence has been provided that they would be able to turn into the site or within the site. Also there would be insufficient width to provide a safe shared surface access for vehicles and pedestrians. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan 2016, the council's adopted Supplementary Planning Document HDAS: Residential Layouts and guidance provided in Fire Safety Guidance Note GN29, published by the London Fire Brigade (2010).

2 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the proposed units and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

3 NON2 Non Standard reason for refusal

The proposed development is considered to be an inefficient development of land within a highly accessible location where strategic planning policies identify housing growth is expected to occur. The site is located within the Hayes Housing Zone. It is considered that the piecemeal development of such an irregular shaped backland parcel of land will fail to safeguard the satisfactory redevelopment of adjoining sites which have development potential. The proposed development is therefore contrary to Policy H1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7 Consideration of traffic generated by proposed developments.

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
AM14	New development and car parking standards.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments
NPPF7	NPPF - Requiring good design

3

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a backland development located on land to the rear of Sandow Crescent and Nestles Avenue. The site is currently occupied by a yard with rows of garages and single storey buildings used for light industrial or office use. Some of the garages are currently used by local residents for parking.

Access to the site is by a narrow access road from Sandow Crescent, and potentially foot access via an overgrown footpath to the rear of the site.

It is located within an established residential area of Hayes and is within walking distance of Hayes and Harlington Station.

3.2 Proposed Scheme

The application is for seven x 3-bed dwellings with associated parking and amenity space.

The scheme would consist of 3 blocks of houses, one of 3 houses and two of 2. Each of the houses would be gable fronted and constructed of brick walls and tile roofs. They would each have a small garden to the front and a garden to the rear.

Access would be via a narrow access from Sandow Crescent, leading to 11 parking spaces, which would be laid out in a communal parking area to the rear of the site.

3.3 Relevant Planning History

879/E/80/1606 Venns Yard Sandow Crescent Hayes
Retention and continued use of existing garages for storage.

Decision: 03-02-1981 ALT

879/F/80/1607 Venns Yard Sandow Crescent Hayes
Retention and change of use of building to offices.

Decision: 03-02-1981 ALT

879/G/83/1000 Venns Yard Sandow Crescent Hayes
Continued use of fourteen garages for storage purposes.

Decision: 20-12-1983 Refused

879/H/83/1261 Venns Yard Sandow Crescent Hayes
Retention of permission 00879/801607(P)

Decision: 20-12-1983 ALT

879/J/84/1906 Venns Yard Sandow Crescent Hayes
Erection of an aerial.

Decision: 03-01-1985 Approved

879/K/86/2204 Venns Yard Sandow Crescent Hayes
Retention of permission 879/831261 (P) (use of building as office)

Decision: 03-02-1987 ALT

879/M/90/0234 Venns Yard Sandow Crescent Hayes
Retention of building and continued use as an office

Decision: 11-09-1990 ALT

879/N/95/0331 Venns Yard Sandow Crescent Hayes
Renewal of planning permission ref. 879M/90/234 dated 11/09/90; Retention of building and continued use as office

Decision: 10-05-1995 Approved

879/P/95/1239 Unit 3-4 Venns Yard Sandow Crescent Hayes

Erection of a first floor extension with a pitched roof to provide an additional 186 square metres office accommodation

Decision: 05-12-1995 Refused

879/PRC/2016/166 Land Rear Of 2 -16 Sandow Crescent Hayes

Demolition of existing garages together with erection of 9 x 3 bedroom terraced houses with accommodation in roof with parking refuse and recycling

Decision: 29-11-2016 OBJ

Comment on Relevant Planning History

The applicant received pre-application advice in relation to 9 x 3-bedroom terraced houses in this location in November 2016.

Limited information about parking and traffic was provided, and the response stressed that further information would be required relating to visibility and turning. The recommendation was that the access road would need to be at least 4.5 m wide if it was going to be a shared surface.

4. Planning Policies and Standards

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

Built Environment policies BE13, BE19, BE20, BE21, BE22, BE23 and BE24 of the Hillingdon Local Plan Part Two (saved policies) seek to ensure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties. Guidance on the detailed design of the application is included in the Hillingdon Design and Accessibility Statement: Residential Layouts.

Policies AM7, AM13 and AM14 of the Local Plan seek to address the parking and traffic implications of the proposal.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
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
AM14	New development and car parking standards.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.5	(2016) Quality and design of housing developments
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to the occupiers of neighbouring properties on Sandow Crescent, Nestles Avenue and the North Hyde Road on 10/05/2017 and a Site Notice was put up on 16/05/2017.

A petition with 27 signatures and 8 further comments were received raising the following issues:

- Congestion on Sandow Crescent.
- Problems with fire brigade and ambulance access.
- Increased noise in the area, particularly in the evenings.
- Rodent issues.
- Loss of privacy and overlooking.
- If vehicles need to get to the proposed site they must negotiate a 90 degree turn into the access road using only half the road as vehicles are parked on the left hand side. This is a choke point and vehicles larger than a transit van cannot make the turn. This means if the units have a delivery in a large van they must offload the goods into Sandow Crescent and block the road.
- Narrowness of the access road - 3 m.
- Parking problems through loss of garages for the residents, increased overspill parking on the road and a lack of allocated spaces for the development.
- Refuse collection is already from the main road.

- Concern about potential loss of mature trees to the rear of the site.
- Increase in traffic in and out of the cul-de-sac.
- Road is used for parking for station users.
- Blocking of light to rear garden.
- More parks or green areas.
- Loss of privacy.
- Need confirmation as to whether sprinklers would be fitted.
- Damage to fences and brickwork due to vehicles reversing out of the site.
- The road entrance to Sandow Crescent from Nestles Avenue is only 4.7 m wide and entrance to the access road is only 4.5 m wide and narrows to 3.1 m.

Internal Consultees

Highways Officer (initial comments):

This application is for the development of 7 new 3 bed dwellings in Sandow Crescent, Hayes. Sandow Crescent is a local road and the site under development is used as storage with access via a very narrow access road off Sandow Crescent. There had been some earlier pre-app discussions over the proposals for 9 x3 bed dwellings and the narrow access was cited as an issue with this site. It was suggested that tracking and visibility information is provided with any application.

The site has a PTAL of 4 (Good) which suggests there will be a lesser reliance on private cars for some trips. The application is for 7x3 bed dwellings to be erected on the site along with 10 car parking spaces. Given the maximum requirement is for 1.5 spaces per dwelling and the PTAL value I would suggest that the car parking provision is just adequate. The development could develop a small increase in traffic over the existing garage/storage use but that is unlikely to be significant in traffic capacity terms. The DAS mentions cycle parking spaces but there are no secure covered cycle facilities shown on the layout plans so this can be conditioned if approval is likely. The drawings show refuse/recycling bins at the front of each dwelling which is supported.

I am concerned over the access arrangements so I would like the applicant to provide detailed (dimensioned) drawings of the access road. The plan should provide details and tracking diagrams of how service, including refuse and emergency service vehicles, would enter the site from Sandow Crescent, turn round within the site and leave the development in a forward gear. The information should also provide highway visibility splays at key locations.

Highways Officer (further comments on the amended details)

This application is for the development of an existing garage site off Sandow Crescent to provide 7x3b dwellings on site. Sandow Crescent is a local road off Nestles Avenue Hayes. The access to the site is off Sandow Crescent and the access road is very narrow (3m?) for a short (30m) length.

The site has a PTAL value of 4 (Good) which suggests there will be a reliance on private cars for trip making. There was a previous pre-app on the site when a 9 townhouse scheme was proposed. Highway comments were made relating to on-site car parking, cycle parking refuse facilities, road widths, sight distances and vehicle tracking. This application is for 7 townhouses to replace the existing garage/storage block.

A Transport Statement by Loisa Calam has been provided in support of the application. The TS states there are 11 car parking spaces on the site but the plans only show 10. This means that the proposed car parking is slightly short of the Council's parking standard so this additional space should be provided. The layout plan shows no tracking evidence that a large rigid vehicle can negotiate the site so please request this from the applicant.

The access road would have the form of a shared surface so the appropriate surface treatment for

such a use should be provided as there is no room for a separate footpath.

The TS suggests that the trip generation of the proposed use would be less than the existing B1 use. There is no information on the TRICS sites used in providing the estimated trip rates (NB This was subsequently provided).

There are no cycle storage facilities shown for each dwelling but this can be conditioned. There are bin storage areas shown on the layout plans.

On the basis of the above comments once the applicant has supplied a revised layout with 11 car parking spaces and the tracking analysis as suggested in the original pre app I would be happy to re-consider my highway concerns".

Further comment: From our earlier discussion I understand that the applicant has not provided any further details relating to the dimensions of the access road, tracking and visibility as requested. On that basis I suggest you refuse the application on the basis of lack of information.

Trees/Landscape Officer:

This site is occupied by a backland area of yards and garage courts, lying between North Hyde Road and Nestles Avenue, the site is accessed via a very narrow concrete drive off Sandow Crescent. There are no trees or other landscape features which might constrain development.

Environmental Protection Unit : With reference to the above planning application I have no objections subject to the following condition and the control of environmental nuisance from construction work informative:

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

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and commercial noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

Access Officer:

Any grant of planning permission should include the following condition:

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained".

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy and to a lesser extent, emerging policy.

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The application is for the development of 7 X 3 bedroom dwellings on a backland site in Hayes, which is currently used for light industrial purposes. The site is within the Hayes Housing Zone and close to a Crossrail station. Strategic planning policies seek to increase housing provision in such a highly accessible location. Although family size units are supported, they need to meet minimum floorspace standards (this development does not comply with London plan minimum internal floorspace standards) and does not represent an efficient use of land given the strategic location. The site is very irregular in shape and this has resulted in a development which is heavily constrained by the shape of the site and need to avoid neighbour impacts. The density of the development is actually below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan (if the site was considered an urban location then it would be seriously below the minimum recommended density requirement). The density is restricted by the awkward shape of the site. However it does raise concerns that such a site should come forward in a Housing Zone with a below London Plan density. The site has a very poor access, both from Nestles Avenue into Sandow Crescent and from Sandow Crescent into the site. It is considered that this is not suitable for access by larger vehicles, including emergency vehicles.

It is obvious that further land assembly of surrounding land could overcome all the above concerns and result in a more acceptable development proposal, that releasing this backland parcel of land for an inefficient development proposal could also prejudice any wider land assembly or release of land for housing. The development is therefore also considered to be contrary to policy BE 14 of the Local Plan which states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential. Policy H1 of the Hillingdon Local Plan Part One (November 2012) requires the efficient use of brownfield land.

7.02 Density of the proposed development

The site area is 0.161 ha, and therefore the proposed density would be 43.5 units/hectare. This is slightly below the minimum density of 50 units/hectare recommended for a suburban area in the Local Plan Part Two and the London Plan. The density is restricted by the awkward shape of the site. However it does raise concerns that such a site should come forward in a Housing Zone with a below London Plan density.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Compliance is required with Built Environment policies BE13 and BE19 in order to harmonise with the existing street scene and character of the surrounding area.

The main changes to the character and appearance will be as a result of the construction of 7 new houses, with 3 in a terrace and 2 pairs of semi-detached houses. The proposed houses would be gable fronted and constructed from multi-coloured brick and clay tiles. They would have a modern appearance with large metal windows to the front and rear. The front windows on the first floors of the houses have been reduced in size to help reduce the risk of overlooking. The adjacent houses on Sandow Crescent and Nestles Avenue have hipped roofs and are finished in white render, and the existing commercial buildings and garages are mainly built of brick with flat roofs.

Whilst the new houses would be of a different design to the existing ones they would not be viewed in the street scene immediately adjacent to the existing houses. The backland development would be separate to existing houses and have its own character. On balance the scale and design of the houses is considered to be acceptable and consistent with policies BE13 and BE19.

7.08 Impact on neighbours

Policies BE20, BE21, BE 22 and BE24 seek to ensure that the design of new houses do not have unacceptable impacts on the living conditions at neighbouring properties. The policies are supported by the Hillingdon Design and Accessibility Statement: Residential Layouts.

The main concerns raised by neighbours were in terms of the impacts of the proposed houses in relation to loss of daylight and sunlight, overlooking and overbearing impact. The front elevations of 5 of the houses face to the East, whilst the other 2 face to the West. The 5 houses would have upstairs windows to the front facing directly towards the rear windows of the maisonettes at 2 - 16 Sandow Crescent. The separating distance between the windows is shown on the plans to be around 22 m, so is in excess of the minimum requirement in paragraph 4.9 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS) for a separation distance of 21 m.

In terms of overshadowing, there could be some minor loss of sunlight to the rear windows of Nos.2-16 Sandow Crescent, but with the separation distance being 22 m this is considered to be acceptable.

As for sunlight, the separation distance should ensure that the houses would not have an unacceptable overbearing impact on the properties on Sandow Crescent.

The separation distance between the side wall of the most northerly dwelling would be around 19m from the rear windows of the houses on Nestles Avenue. These houses would be located to the north of the development, so the new houses could potentially restrict sunlight reaching the gardens and rear windows of the properties. This distance is greater than the minimum distance of 15 m required by HDAS and is therefore considered acceptable.

The proposed layout and design of the development complies with the guidance in HDAS and it is therefore concluded that it would not have a significant negative impact on the living conditions at neighbouring properties.

7.09 Living conditions for future occupiers

Guideline / Requirement: Policy BE20 seeks to ensure that sufficient daylight and sunlight can penetrate into the building and Policy BE24 seeks to protect the privacy of residents. HDAS and the London Plan (2016) recommend minimum sizes in relation to internal floor area for new dwellings.

Proposed: All the houses would have sizeable windows on both the front and rear elevations, so there should be adequate sunlight and daylight reaching the interior of the house. Due to the 22 m separating distance there are not considered to be any significant concerns in terms of loss of privacy.

Internal floor areas are assessed against the Housing Standards (Minor Alterations to the London Plan 2016). The houses, as shown on the plans would be 2 storey, 3 bedroom, 5 person houses, requiring a minimum internal floor area of 93 m² for each property. From measuring the plans, each floor has an internal floor area of 43.5 m², making the total internal floor area of each house 87 m². This is below the minimum standard required by the London Plan and therefore the application should be refused as it will not result in high quality living standards for future occupiers. In this respect it would conflict with Policy BE21 of the Hillingdon Local Plan Part Two (saved policies) Policy 3.5 of the London Plan 2016 and guidance within Housing Standards (Minor Alterations to the London Plan 2016).

Comment: The living conditions of future occupiers are considered to be unacceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Guideline / Requirement: Traffic and parking need to be adequately assessed to meet the requirements of Policies AM7, AM13, AM14 and AM15 of the Local Plan Part Two (saved policies).

Proposed: The proposed development includes 11 car parking spaces to serve the 7 dwellings. This level of parking is acceptable to the Council's Highways Officer and provides around 1.5 spaces per dwelling. It is therefore consistent with Policy AM14.

The applicant has provided a Transport Statement, setting out information on traffic levels that would be estimated to arise as a result of the development. The traffic levels are unlikely to be very different to the existing commercial use.

The main concern in relation to access is with the inadequacy of the access track to the site. The track is around 30 m long and is only 3.1 m wide at its narrowest point. This would allow no room for 2 cars to pass, no room for a footway and insufficient width for larger vehicles, including fire engines, refuse trucks and construction vehicles, or delivery vehicles, to access the site. The access road would have very sharp corners at both ends, which would result in poor visibility when moving in and out of the site. There is already evidence on site of fences being damaged and vehicles crossing over grass areas at the corner with Sandow Crescent. The turning circle into the site would also be reduced by the parking of residents' cars on the left hand side of Sandow Crescent. The applicant was asked to provide drawings to show the turning circles for large vehicles to enter and exit the site in a forward gear, but nothing has been subsequently received.

The Highways Officer is not satisfied with the poor access to the site, particularly for fire engines, for a development of this size. It is considered that a new development should not fail to provide the necessary fire engine access and that a development of this scale should not rely on sprinkler systems. Guidance provided by the London Fire Brigade in Fire Safety Guidance Note GN29 (2010), which requires a minimum width of 3.7 m for access to the site, as well as adequate sweep circles and turning circles. It is not considered that there is room to provide these in this location.

In order to provide a shared use access, as would be required here, it would be necessary to have detailed plans as to how this would be designed to ensure pedestrian safety when accessing the site. This has not been provided with the application. Also, the Highways Officer requires a minimum width of 4.5 m, which cannot be provided in this location.

Residents have also expressed concerns about the loss of resident parking in the existing garages and the knock-on effects on parking on the Crescent. There are around 10 spaces on the Crescent to serve the 16 existing maisonettes. As the residents only rent the garages they are not tied to the houses and their loss cannot be a reason for refusing the application. However, more cars parked on Sandow Crescent would exacerbate problems with gaining access via the tight turn into the site.

Comment: For the reasons set out above, it is considered that the access to and from the site is not adequate to ensure the safety of pedestrians and residents and therefore the application should be refused on this ground.

7.11 Urban design, access and security

Building bulk and scale:

The proposed dwellings would be quite large and clearly visible from adjacent properties. The bulk of the houses would be broken up to some extent by the gable-fronted roofs, which would allow views through to the mature trees behind. The ridge heights and overall bulk of the houses would be little different to the existing houses and are therefore considered to be acceptable.

Impact on the public realm:

The site itself is not currently part of the public realm, so the impacts would be limited to the impacts of traffic using the access road to and from the site and the knock-on impact of the development on the availability of parking to serve the 16 properties on Sandow Crescent.

Private amenity space:

The plans show that each of the properties would have a private rear garden. The area of the gardens for each of the 7 properties would exceed the 60 m² required for a 3 bedroom house by guidance in HDAS.

Amenities created for the future occupiers:

There are no significant concerns in relation to the amenities of occupiers due to the adequate separation distance from the surrounding houses.

All rooms have windows looking to the outside to provide adequate daylight and sunlight.

Residential living conditions:

As set out above the development is considered to acceptable in terms of impacts on the living conditions of neighbouring properties, but unacceptable in relation to the living conditions of future residents.

7.12 Disabled access

The application does not specifically address the needs of disabled people.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Guideline / Requirement: Development needs to harmonise with the street scene to comply with Policy BE13 and amenity space needs to be provided under Policy BE24.

Proposed: There are a number of mature trees located to the rear of the site along the Western boundary. These should be unaffected by the development, but that is not confirmed by the plans or and of the supporting information provided with the application.

Comment: The landscaping plans have been submitted to the Landscape Officer and no significant concerns were raised. No concerns were raised about tree removal on the site.

7.15 Sustainable waste management

Bins are to be provided in bin stores shown on the plans. There is concern that refuse trucks would be unable to access the site due to the width of the access and difficulty in turning into the site and turning around in the site. The applicant has indicated that smaller vehicles would be used, whereas the neighbours have stated that all refuse is collected from the main road at present.

7.16 Renewable energy / Sustainability

There are no renewable energy measures proposed as part of the development.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

The main issues raised by consultees included issues in relation to access, impacts on the living conditions at neighbouring properties and loss of privacy. These have been assessed earlier in this report.

7.20 Planning obligations

Community Infrastructure Levy (CIL) -

A CIL Application Form has been submitted indicating that the gross internal floor area created would be 616 m².

As presently calculated the development is for a C3 use and would be liable for a London Borough of Hillingdon CIL of £71,112.91 and a Mayoral CIL, charged at a rate of £35 per m², totalling £23,685.73. The latter has been calculated using the 616 m² figure for new gross internal floor area (£27,844.30) and then deducting the figure for the loss of 92 m² of development that currently exists on the site (£4,158.57).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed access would be too narrow and would cause unacceptable safety risks with vehicles manoeuvring in and out of the site and the lack of access for larger vehicles, including emergency vehicles.

Whilst the principle of housing development on this site is acceptable in terms of external

design and impacts on neighbours, The development is therefore also considered to be contrary to policy BE 14 of the Local Plan which states that permission will not be granted for the development of sites in isolation if the design fails to safeguard the satisfactory redevelopment of adjoining sites which have development potential. It is also considered that the internal space would be insufficient for 2 storey, 3 bedroom, 5 person dwellings and would result in poor living conditions for future residents.

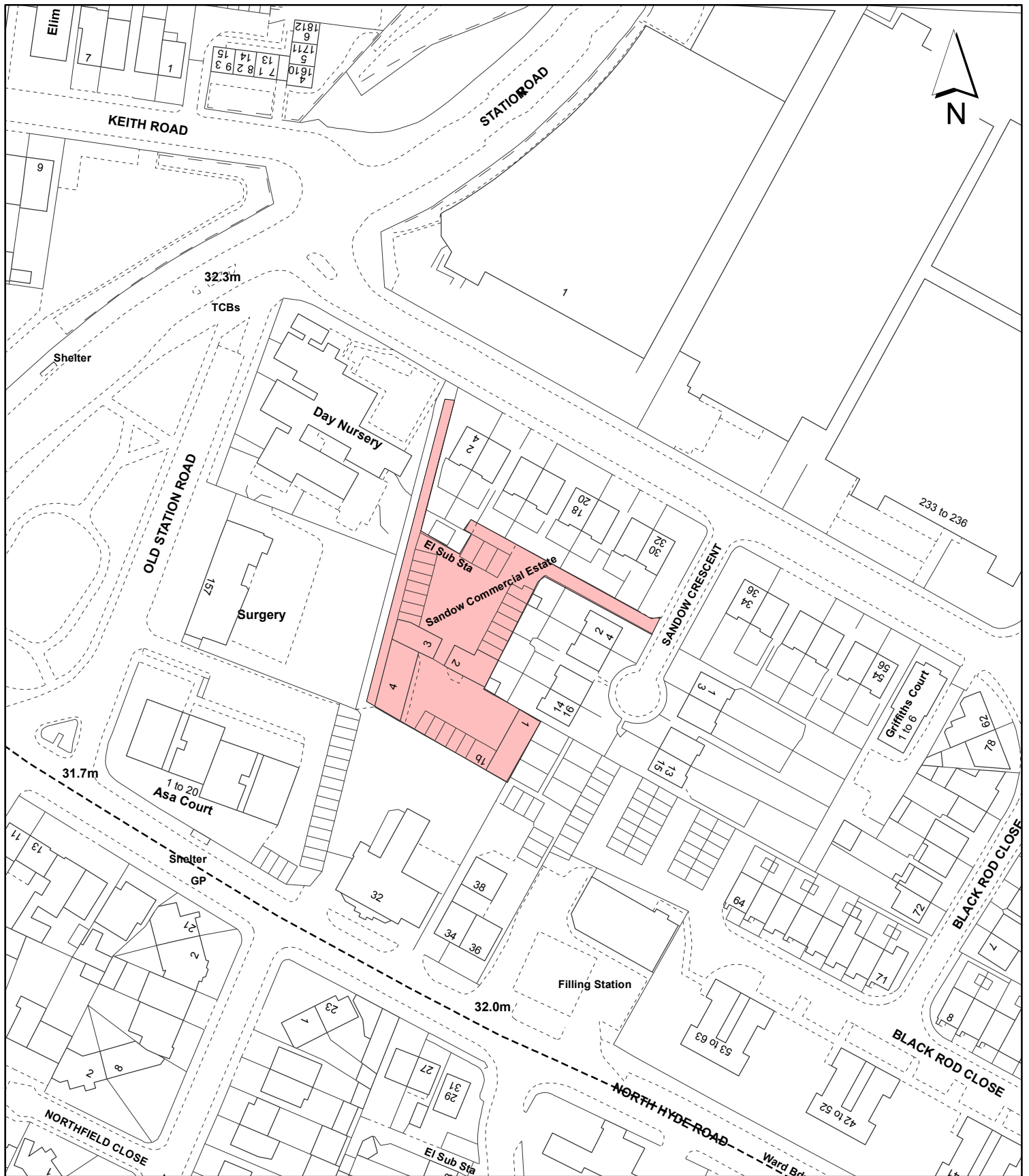
The application therefore conflicts with Policies, AM7, BE14 and BE21 of the Hillingdon Local Plan Part Two (Saved policies) (November 2012), Policy BE1 of the Hillingdon Local Plan Part 1 (November 2012), Policy H1 of the Hillingdon Local Plan Part One (November 2012), Policy 3.5 of the London Plan (2016) and guidance in Housing Standards (Minor Alterations to the London Plan) (2016).

11. Reference Documents

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

Contact Officer: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

Land at Sandow Crescent

Planning Application Ref:
879/APP/2017/1462

Planning Committee:
Central & South

Scale:
1:1,250

Date:
September 2017

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address GARAGE SITE REAR OF 85 AND 87 MANOR WAYE UXBRIDGE

Development: 3 x two storey, two- bedroom dwellings with associated parking, landscaping and external works

LBH Ref Nos: 67593/APP/2017/2114

Drawing Nos: SI 2017003 02 Rev. C
SI 2017003 03 Rev. B
SI 2017003 04 Rev. A
SI 2017003 01
SI 2017003 05
SI 2017003 06 Rev. A
SI 2017003 07
SI 2017003 08
SI 2017003 09
SI 2017003 10 Rev. A
SI 2017003 11 Rev. A
SI 2017003 12 Rev. A
SI 2017003 13 (Proposed Materials)
SI 2017003 00
Design and Access Statement Received 29-08-17
Arboricultural Impact Assessment (Ref: SCL_85-87MW_AIA_001)

Date Plans Received: 10/06/2017 **Date(s) of Amendment(s):** 10/06/2017

Date Application Valid: 12/06/2017

1. SUMMARY

Full planning permission is sought for the construction of three x 2 storey, two bedroom properties with associated landscaping and parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions and the completion of a legal agreement to stop up the highway.

2. RECOMMENDATION

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to:

A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278/S247 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

1. Highway Works: S278/S247 for required Highways Works/Stopping up order

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being

completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 19th March 2018 (or such other timeframe as may be agreed by the Head of Planning and Enforcement), delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

The applicant has failed to provide measures to mitigate the impacts of the development through enhancements to services and the environment necessary as a consequence of demands created by the proposed development (relating to highway works, off-site sustainability contribution). The proposal therefore conflicts with policies R17 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD and the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), the London Plan (March 2016) and the NPPF.

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision.

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SI 2017003 02 Rev. C, SI 2017003 03 Rev. B, SI 2017003 04 Rev. A, SI 2017003 05, SI 2017003 06 Rev. A, SI 2017003 07, SI 2017003 08, SI 2017003 09, SI 2017003 10 Rev. A, SI 2017003 11 Rev. A and SI 2017003 12 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design and Access Statement Received 29-08-17
Arboricultural Impact Assessment (Ref: SCL_85-87MW_AIA_001)

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

REASON

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

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES8 Tree Protection

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

6 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

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

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the

buildings, whichever is the earlier.

REASON

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

8 RES15 Sustainable Water Management (changed from SUDS)

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information relating to:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

c) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policies 5.12 Flood Risk Management,

5.13 Sustainable Drainage and Policy 5.15 Water Use and Supplies of the London Plan (March 2016) and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

9 RES12 No additional windows or doors

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

REASON

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

10 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

11 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.9	(2016) Cycling
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 I47 Damage to Verge - For Council Roads:

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

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

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

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 may have to

be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

6 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.

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south side of Manor Way. It consists of a small garage court of three garages and 9 parking spaces that abuts gardens of properties on the east and north boundaries with the southern boundary adjoining a recreation ground.

The character of the area is predominantly defined by a mixture of post war two storey semi detached and terraced houses with gardens and the more recent 1960's-1980's development of houses and maisonettes occupying the area of land west of Manor Way to Whitehall Road. Buildings are predominantly either brickwork or painted render with pitched tiled roofs.

The site is not within a Conservation Area or subject to any Tree Preservation Orders (TPO's) and is located within a developed area as designated by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application proposes the construction of three x 2 bedroom properties. The units would be two storey in height and located in a short terrace. Each property would be provided with 2 tandem parking spaces, an internal floor area per unit of 79 sqm and external amenity space of between 60 sqm and 71 sqm. Each property has a covered and secure space for cycle storage plus waste storage areas.

The design of the properties is contemporary with the materials proposed to include rendered elevations, tiled pitched roofs and double glazed windows. The properties have been designed to meet the requirements for Category 2 M4(2) dwellings, as set out in Approved Document M to the Building Regulations (2010) 2015.

3.3 Relevant Planning History

67593/APP/2011/329 Garage Site Rear Of 85 And 87 Manor Way Uxbridge
Erection of a pair of 2 two-storey, two-bedroom, semi-detached dwellings.

Decision: 19-07-2011 Approved

67593/APP/2014/3671 Garage Site Rear Of 85 And 87 Manor Way Uxbridge
Erection of two x two-storey, two bedroom, semi-detached houses with associated car parking and external works.

Decision: 09-12-2014 Approved

Comment on Relevant Planning History

Application 67593/APP/2011/329 granted consent on 19.07.11 for the erection of a pair of 2 two-storey, two-bedroom, semi-detached dwellings. This scheme expired before it was implemented and a second application for an identical scheme to that previously considered was approved under application reference 67593/APP/2014/3671 dated 09.12.14.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 5.13 (2016) Sustainable drainage

LPP 5.15 (2016) Water use and supplies

LPP 6.9 (2016) Cycling

LPP 7.3 (2016) Designing out crime

LPP 7.4 (2016) Local character

LPP 8.2 (2016) Planning obligations

LPP 8.3 (2016) Community infrastructure levy

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

23 local residents were consulted on the application and site notices were posted. Three letters and a petition of with 31 signatures has been received objecting to the proposal and the objections raised can be summarised as follows:

1. Loss of parking/increased parking stress
2. Increased congestion
3. Scheme will prevent cars from turning
4. Overdevelopment of site
5. Loss of outlook
6. Loss of light
7. Loss of privacy/increased overlooking
8. There has been no previous development on designated resident parking areas
9. Proposal will be out of character
10. Potential disruption during development
11. Other sites within the area are more appropriate for development and yet applications have been refused.

In addition the objectors raised numerous concerns with the fact the land has been sold by the Council and the manner in which this took place. Concerns are also raised with the subsequent site management.

Officer Comment: Issues relating to the sale of the land and its subsequent site management are not planning matters. The other issues raised are covered in the sections below.

Internal Consultees

HIGHWAYS OFFICER (original Comments):

Manor Way is a local road on the Council road network and the site has a PTAL value of 0 (very poor) which suggests there will be a very strong reliance on private cars for trip making to and from the site. The existing site is used for parking of residents cars both within garages and on the spaces available on the site and it is not clear from the application whether there is any formal arrangement currently in place for local residents' cars to be parked on site. Part of the access would appear to be within the highway boundary and would require a stopping up order. There was a previous application approved on the site for 2 x 2 b townhouses with 1 car parking space for each although the DAS acknowledges the policy suggests 1.5 spaces per dwelling. This level of off-street car parking will require $3 \times 1.5 = 5$ spaces. With such a low PTAL and the existing parking stress in the local area it is important that the proposal does not add to the on-street car parking demand. This demand will increase if the existing residents cars are displaced from the site. The traffic generated by the proposals is unlikely to be greater than the existing car park use. On the basis of the above comments I am concerned that there is insufficient off-street car parking provided for the development. Given the PTAL of the site and the level of parking stress I would like to see 2 spaces per dwelling provided. If this level of off-street car parking is not achieved I suggest you recommend that the application is refused. If you are of a mind to recommend approval of the development there should be a condition that relates to the applicant being responsible for the expense involved in creating a stopping up order to create the new access.

Revised Comments:

I have now received a plan showing the proposed 2 tandem car parking spaces per dwelling as previously suggested which is satisfactory.

The revised plans show a refuse/recycling bin store for each dwelling but it is not clear to me

whether the structures shown on the layout plan are secure covered cycle stores. If the structures are not cycle stores then I suggest a condition.

In order for the development to proceed, if approved, part of the access will have to be stopped up and this will mean there is no turning facility at this part of Manor Way. A cost of a stopping up order process will be met by the applicant and will form part of the S106 agreement.

On the basis of the above comments I do not feel confident that a refusal on highway grounds for this application can be justified.

Case Officer's comments:

The applicant has provided additional details confirming the structures are secure and covered cycle stores.

ENVIRONMENTAL PROTECTION UNIT

No objection to the planning application subject to control of environmental nuisance from construction work informative.

TREE/LANDSCAPE OFFICER (original Comments):

This site is occupied by a block of four garages with additional parking and manoeuvring space to the rear of 85 and 87 Manor Way. The court is accessible opposite house numbers 81 to 83. On the southern edge of the site there is a 4 metre wide verge with two mature Norway maples.

Immediately to the south of the site there is a public open space with a tree-lined boundary which reinforces the green screen and buffer on this boundary. While none of the trees are protected by TPO or Conservation Area designation, trees on the site and others in this area contribute to the green infrastructure and visual amenity of the area.

Comment: No tree report has been submitted to assess the condition and value of nearby trees and assess the impact of the development on them - or to show how the retained trees will be protected.

The two Norway maples on the southern boundary will be removed to facilitate the development. While a previously approved application (ref.2014/3671) included a tree survey and necessitated the removal of the two trees, this scheme has altered significantly and necessitated the removal of the soft landscaped at the southern end of the site, well within the root protection area (RPA) of the off-site trees, two of which are grade 'A' trees.

Recommendation: In the absence of a tree report with Arboricultural Impact Assessment and Tree Protection Measures, in accordance with BS5837:2012, the applicant has failed to demonstrate that trees will be unaffected by the development and has not made provision for their long term protection. The development proposal is contrary to saved policy BE38.

Case Officer's comments: The Landscape Architects comments were provided to the applicant who subsequently provided a Arboricultural Impact Assessment to support the proposals.

Revised Comments:

The tree report by Tree Sense, dated 4 August 2017 provides the required support for the tree strategy (planned tree removals and retention) for trees on, and close to, the site.

The report also notes in the summary (section 11.0) that a detailed Construction Management Plan

will be required. This should refer back to the tree protection measures outlined in the tree report. Due to the proximity and vulnerability of the retained trees, I would strongly recommend that the tree consultant be retained to supervise and monitor the work on site at all key stages, including: the site set up, pre-emptive tree surgery and protection measures throughout the demolition and construction phases.

Recommendation: No objection subject to conditions for Tree Protection, Landscaping Proposals and Tree Retention.

FLOOD AND WATER MANAGEMENT OFFICER

The site is in an area identified to be at risk of surface water flooding. Therefore surface water needs to be managed on site in order to mitigate this risk. The areas of hardstanding are to be made permeable which the Council supports. Raised access to the properties is more appropriate to mitigate against surface water flooding.

Recommendations: Condition - Sustainable Drainage

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

- i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
- ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
- iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
- iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

b) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.

c) Long Term Management and Maintenance of the drainage system.

- i. Provide a management and maintenance plan
- ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
- iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
- iii. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner.

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

Reason

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policies 5.12 Flood Risk Management, 5.13 Sustainable Drainage and Policy 5.15 Water Use and Supplies of the London Plan (March 2016) and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

ACCESS OFFICER (original Comments):

This proposal for three x two-bedroom dwellings should comply with the standards for an M4 (2) dwelling as set out in Approved Document M to the Building Regulations (2015 edition); not the Lifetime Home Standards.

London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2). To this end, the plans and submitted Design & Access Statement should be amended accordingly.

Particular attention should be paid to the level access threshold, internal lobby and circulation areas, as well as the bathroom layout and the requisite access zones between bathroom furniture items.

Revised plans should be requested prior to any grant of planning permission.

Case Officer's comments:

The Access Officer's comments were provided to the applicant who responded by providing an amended Design and Access Statement and plans demonstrating that the application will be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

Revised Comments:

All details are good now, plans are acceptable and so is the Design and Access Statement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

The principle of residential use on the site has been established under the two previously granted planning consents for residential development, these were granted under application references 67593/APP/2011/329 dated and 67593/APP/2014/3671, dated 09.12.14.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 0. The London Plan (2016) range for sites with a PTAL of 0-1 in a suburban area is 150-200 habitable rooms per hectare and 35-55 units per hectare. As such, based on a total site area of 570m² the site would have a density of 52.6 units per hectare and 210 habitable rooms per hectare. The unit density complies with London Plan (2016) standards and the slight over provision of habitable rooms is not deemed sufficiently excessive to warrant a recommendation for refusal based on the relatively small scale of the development. As such the density of the development is deemed acceptable.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

There are no airport safeguarding issues arising from the proposed scheme.

7.05 Impact on the green belt

The site does not lie within or in proximity to the Green Belt.

7.07 Impact on the character & appearance of the area

The surrounding area is largely characterised by a mix of terrace and semi detached two-storey properties and planning consent has previously been granted for two residential properties of a similar scale to be brought forward on this site.

The proposed two storey dwellings are of a height and scale similar to surrounding properties and as such, it is not considered that the development would have an unacceptable impact on visual amenity or the character and appearance of the streetscene or the locality. Whilst details of some of the proposed materials have been submitted it is recommended that a condition be attached to ensure that all proposed materials, including those not yet detailed such as doors and windows, are of an acceptable quality.

The overall development is considered to be a well designed and will have a positive impact on the visual amenities of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The proposed residential units would be located in excess of 15m from the adjacent properties to the north and no windows are proposed in the flank elevations. Subject to a condition preventing the introduction of additional windows in this elevation the proposal is deemed to have an acceptable impact on these properties in terms of loss of light, outlook and privacy.

The proposed development would be located 15.3m from the properties to the west on the opposite side of Manor Way. The existing planning consent on the site (application reference 67593/APP/2014/3671) approved a layout similar to that proposed with a separation distance of 15.8m. As such the principle of the separation distance has already been established on the site and the reduction of this distance by 0.5m is not considered to result in a significant detrimental impact on the adjacent neighbouring occupiers to such an extent that would warrant a recommendation for refusal.

Overall, the scheme is not therefore considered to result in any significant loss of amenity to neighbouring properties in accordance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Internal Floor Area

The proposed development is for the creation of 3 x two bedroom residential units with a gross internal floor area of 79.6 sq m. The London Plan requires that two storey, 2 bedroom properties have a minimum internal floor area of 79 sqm and as such each of the dwellings would be erected in accordance with the floor space standards contained within Policy 3.5 of the London Plan (2016). Therefore, each dwelling would be considered to create residential accommodation of an acceptable size for the number of bedrooms and inhabitants being proposed.

External Amenity Space

The Hillingdon Supplementary Planning Document HDAS: Residential Layouts states that two bedroom houses should be provided with a minimum of 60 sq m of external amenity space. The three properties will be provided with between 60.4 sqm and 70.5 sqm of external amenity space and as such is considered in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012) and The Hillingdon Supplementary Planning Document HDAS: Residential Layouts.

Light and Outlook

All of the habitable rooms within the dwellings would be provided with an acceptable source of light and outlook in accordance with Policies BE20 of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport. The site has a low PTAL rating indicating a reliance on the private car for transport.

The loss of the turning area, parking spaces and garages that currently exist on the site has been established through the existing planning consents for residential development (application references 67593/APP/2011/329 and 67593/APP/2014/3671). The proposed development would provide two parking spaces per unit which accords with the Council's parking strategy and is not considered to result in an increase in parking stress in the locality.

The Council's Highways Engineer has reviewed the submitted proposals and, subject to the applicant entering into a legal agreement regarding the stopping up of the existing turning space, has raised no objections to the development.

It is therefore considered that the change of use of the site from parking to residential dwellings would not have a significant impact on traffic and pedestrian flow in the immediate area. The proposal therefore accords with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

The submitted Design and Access Statement states that the development would follow the general principles of Secured by Design good practice with living room windows and entrances facing onto private front garden defensible space and the window layout is designed to improve natural surveillance over the street. The proposed front doors are solid timber with double glazed side panels. Access to the rear gardens will be secured by robustly designed self-closing gates.

Subject to a condition requiring the development to meet Secured by Design standards the proposal is deemed acceptable in terms of security.

7.12 Disabled access

The properties have been designed to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

The Council's Access Officer has reviewed the proposals and has raised no objections to the application.

7.13 Provision of affordable & special needs housing

The scheme is for less than 10 units and therefore there is no affordable housing requirement for the development.

7.14 Trees, landscaping and Ecology

The application site contains several trees, all of which have relatively low amenity values. Two trees are proposed to be removed and a landscaping scheme proposed.

The Council's Trees and Landscape Officer has raised no objections to the proposal, including the removal of trees on the site, subject to conditions, which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

Each of the units within the proposed development would be allocated suitable provision for the storage of waste.

7.16 Renewable energy / Sustainability

The proposed development is for three residential units. The proposals incorporate solar panels within the south facing roof slope and would be required to meet relevant building regulations requirements.

7.17 Flooding or Drainage Issues

The site does not lie within a flood zone. The Council's Flood and Water Management Officer has reviewed the proposals and raised no objections to the application subject to an appropriate condition to control drainage.

7.18 Noise or Air Quality Issues

It is not considered that the provision of residential units on this site within a residential area will lead to significant noise or air quality issues.

7.19 Comments on Public Consultations

The reasons given for the petition have been considered within the body of this report. There is no design objection to two storey dwellings in this location given that the majority of adjacent properties are also two storeys in height. The Council's Access Officer has confirmed the proposals will be policy compliant and the Council's Landscape Architect has raised no objection to the loss of the two trees.

Concerns raised regarding parking/traffic, density of development, separation distances, design and character of the proposals have been considered within the body of this report. The appropriateness of other development sites with different characteristics is not a material planning consideration in relation to the current application.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Saved Policies (November 2012) is concerned with securing planning obligations to supplement the provision recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

Should the application be approved, the following planning obligations would be sought to mitigate the impact of the development, in line with saved policy R17 of the Council's Unitary Development Plan.

The obligations sought are as follows:

1. Highway Works: S278/S247 for required Highway Works/Stopping up order

In addition to S106 contributions the Council has recently adopted its own Community Infrastructure Levy (CIL) with a charge of £95 per square metre of gross internal floor area. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £27,590.89.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £10,803.23.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected

characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

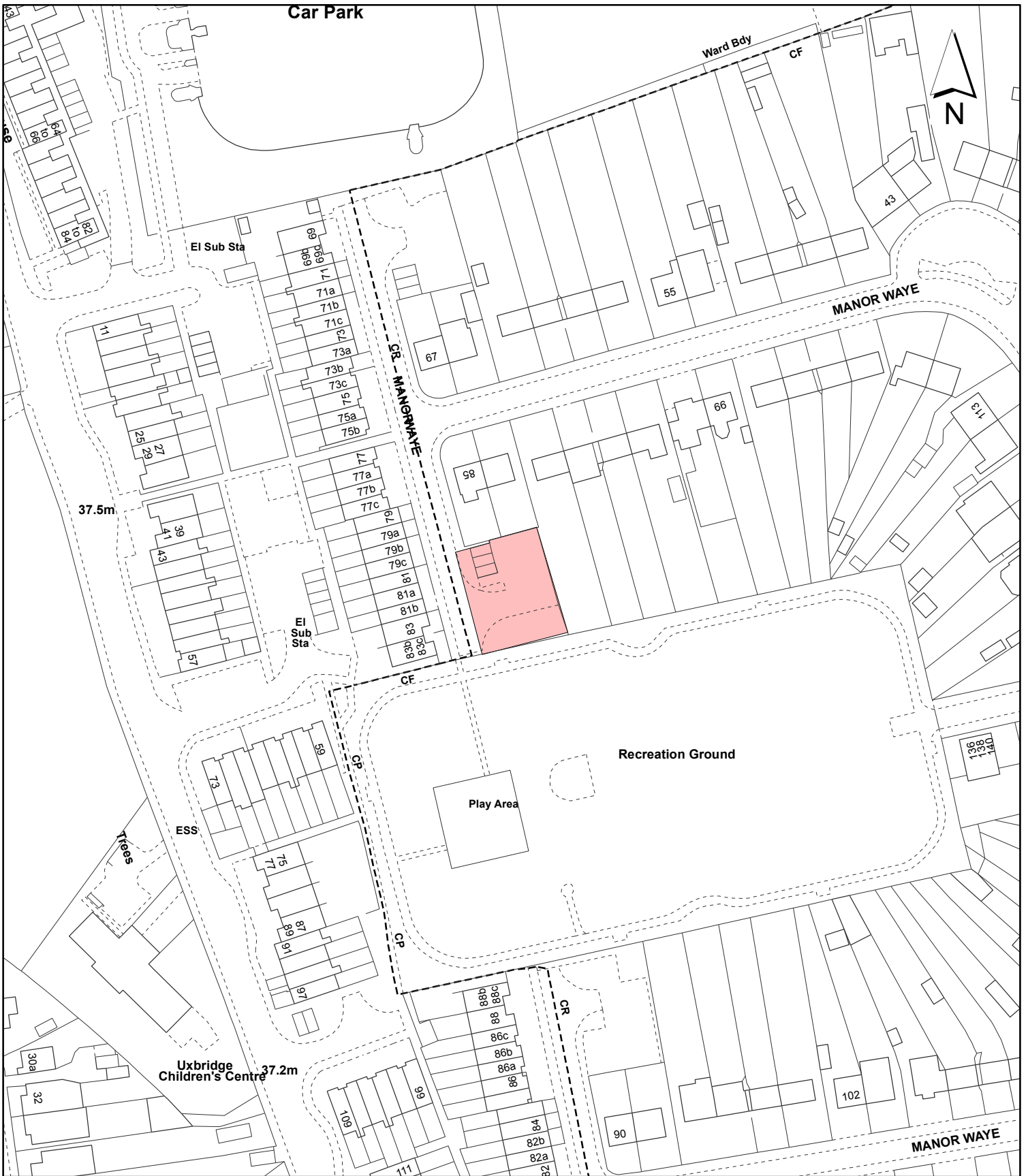
Full planning permission is sought for the construction of three 2 storey, two bedroom properties with associated landscaping and parking. The proposals are not considered to result in any loss of amenity to adjoining occupiers due to loss of light or privacy over and above a previously approved development on the site. The proposed dwellings would meet all relevant Council standards in terms of car parking, unit size and amenity space provision and would, as such, afford future occupiers with adequate levels of amenity. As such approval is recommended subject to conditions and the completion of an appropriate legal agreement.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2016)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Document - Planning Obligations

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Garage Site,
 85 & 87 Manor Way**

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

Planning Application Ref:
67593/APP/2017/2114

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address KINGS ARMS COURT 109 COLDHARBOUR LANE HAYES

Development: Change of use of part of the ground floor retail unit (Class A1) to a hot food takeaway (Class A5) and associated external alterations, including the installation of ventilation and extraction equipment and associated works

LBH Ref Nos: 10954/APP/2017/2353

Drawing Nos: Supporting Annex B Document for Proposed Ventilation System
5120-BP09
DB349-EX-01
DB349-EX-02
DB349-EX-03
DB349-PRELIM
DB349-GA-05
5120-LP08
Covering Letter/Statement

Date Plans Received: 28/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 30/06/2017

1. **SUMMARY**

The proposed change of use would only be applied to a modest proportion of the overall retail space and it is not considered it would damage the overall viability of the retail space within the building or the vitality of the wider town centre.

Suitable mitigation measures and planning conditions are recommended to ensure that the proposed use does not detract from the amenities of the occupants of the building and neighbouring sites.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5120-BP09, DB349-PRELIM and DB349-GA-05 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Supporting Annex B Document for Proposed Ventilation System.

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

REASON

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

4 NONSC Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

REASON

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

5 NONSC Sound insulation of commercial premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining residential premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

6 NONSC Loading/unloading/deliveries

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 13:00 on Saturdays. There shall be no deliveries on Sundays or Bank Holidays.

REASON

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

7 NONSC Delivery Vehicles

No delivery vehicles, including scooters and mopeds, shall be left, parked or stored within the pedestrian area to the front of the unit.

REASON: In order to prevent restriction of movement and undue hazard to pedestrians, in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

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

S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
LPP 2.15	(2016) Town Centres
LPP 4.7	(2016) Retail and town centre development
LPP 6.13	(2016) Parking
LPP 7.14	(2016) Improving air quality
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres

3 147 **Damage to Verge - For Council Roads:**

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

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

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

4 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control

of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

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

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

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

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

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

5

a) A minimum of 1 x 1,100 litre bulk bin should be provided to safely and hygienically contain the waste arising from this type of business.

An additional bin for recycling waste is good practice.

b) The bin(s) should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the 'run off' flows towards a proper drain.

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

6 I28 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

7 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 - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

3. CONSIDERATIONS

3.1 Site and Locality

The ground floor space subject of the proposed change of use would be partitioned from a wider ground floor area designated for retail use that is itself part of a recently completed 4-storey mixed use building which includes residential units on all levels.

The building occupies the site of the former Kings Arms Public House and is located within Hayes Town Centre. The building, due to its size and positioning, has frontages on three streets, these being Coldharbour Lane to the east, East Way to the north and East Avenue to the west. The ground floor retail space frontage is recessed with the upper storeys of the building projecting forward of it.

Both sides of Coldharbour Lane are flanked by ground floor commercial uses to the south of the site, consisting of a mix of retail outlets, takeaway uses and services. The majority of these buildings are two or three storey and include residential flats above. To the north of the site, commercial use is generally confined to the eastern side of the road whilst the western side of the road is lined by terraces of residential dwellings. Development on East Way and East Avenue predominantly consists of residential dwellings.

3.2 Proposed Scheme

The proposal involves partitioning a 92m² section of the designated ground floor retail area and changing its use from A1 to A5 to allow for it to be occupied by a takeaway. The use class of the remaining 338m² of the retail space would be unaffected. The proposed use would require an extraction system to be installed. External appearance of the building would be largely unchanged although intake and extract grilles would be installed at ground floor level on the eastern elevation, a new door would be formed and an oven extract duct would be installed, largely concealed within the existing service riser but with a projection of 1 metre above the existing flat roof to allow for the dispersal of fumes.

3.3 Relevant Planning History

10954/APP/2011/1997 The Kings Arms P.H. 109 Coldharbour Lane Hayes

Erection of part 2, part 3, part 4 storey building comprising basement parking, mixed use at ground level (430 square metres of non-food retail space and 4 residential units) and a further 1 residential units above ground level (21 residential dwellings total), as well as associated landscaping and refuse storage areas.

Decision: 19-02-2014 Approved

Comment on Relevant Planning History

The overall mixed use development has only recently been completed and the ground floor retail space has not been occupied to this date. Condition 3 of the original approval prohibits the use of the retail unit for food retail, the reason for this restriction being that an

A1 food retail use would encourage Heavy Goods Vehicle movements that would detract from the amenities of neighbouring residents as well as highway safety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.E5 (2012) Town and Local Centres

Part 2 Policies:

- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S7 Change of use of shops in Parades
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- SPD-NO Noise Supplementary Planning Document, adopted April 2006
- LPP 2.15 (2016) Town Centres
- LPP 4.7 (2016) Retail and town centre development
- LPP 6.13 (2016) Parking
- LPP 7.14 (2016) Improving air quality
- LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
- NPPF1 NPPF - Delivering sustainable development
- NPPF2 NPPF - Ensuring the vitality of town centres

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- 24th August 2017**
- 5.2 Site Notice Expiry Date:- Not applicable**

6. Consultations

External Consultees

77 adjoining occupiers consulted. No response received.

Internal Consultees

Highway Officer:

There is no supporting evidence provided but it is unlikely that there will be significant increases in traffic generation as a result of the proposals. There is no mention of any delivery service offered as part of the proposal and I would not like to see scooters/mopeds parked outside the shop so please condition this.

On the basis of the above comments there is no significant highways impact as a result of the proposals.

EPU (Following confirmation of cooking method and mitigation measures):

No objection subject to recommended conditions.

Officer Response: Recommended conditions will be attached.

Waste Strategy:

Comments on good practice for proposed use.

Office Response: Recommendations will be included within an informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 23 of the National Planning Policy framework (NPPF) states the requirement to promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres.

In respect of the proposed A5 use, it is considered that this is compatible with the town centre environment, where there are a number of similar facilities. The proposal would not remove any existing A1 use as it is part of a new build. Furthermore, the majority of the space provided for retail use within the building would be retained as such. The majority of commercial units within the immediate vicinity of the site are in A1 use, with a small amount of A5 present and, as such, it is not considered that the proposal would result in a coalescence or over-concentration of A5 use which would detract from the viability and vitality of Hayes Town Centre.

It is therefore considered that the proposal would comply with Policy E5 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Local plan Policies S6 and S7 and London Plan Policies 4.7 and 4.8.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The visual impact of the proposal would be minimal as no significant external alterations will be made to the building. The main alteration would be the upper stack of the extractor flue which would emerge at fourth floor roof top height and project 1 metre above it. The

stack would be partially obscured from view from the west by the lift shaft, which it would be similar to in height. From other vantage points within surrounding streets, the visual impact of the stack would be negligible due to its modest height, its positioning towards the centre of the roof and the angle at which views from the street scene would be directed towards it.

It is therefore considered that it would not detract from the visual qualities of the building or the wider street scene and would accord with Policy BE13 of the Local Plan and Policy 7.4 of the London Plan.

7.08 Impact on neighbours

The extraction equipment is largely concealed within the building itself, with the main flue utilising the service riser, and the only significant external feature would be the discharge stack of the flue, which would emerge at roof top height above the fourth storey and project a further 1 metre above it. The stack is sited towards the centre of the roof and would not be within close proximity of any neighbouring windows or external amenity space, thereby preventing any adverse impact. In addition, the modest external proportions of the stack would prevent it from appearing overbearing towards any neighbouring residents.

It is therefore considered that the proposal would be in accordance with Policies BE 20 and BE 21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) and Policy 7.6 of the London Plan (2016).

It is not considered that the use of the unit itself would be disruptive to nearby residents as it is within the wider town centre where there is an established and accepted level of activity associated with the amount of commercial services on offer. Four car parking spaces, which form part of the wider provision for the overall retail space, would be allocated for its use and it is considered that this is sufficient to accommodate customers without encouraging parking on surrounding residential roads. It is noted that the use of the retail space is currently restricted to non-food A1 retail. This is due to the fact that a space of this size could have been occupied by a grocery store/small supermarket that would require deliveries by large goods vehicles. The applicant has confirmed that no vehicles larger than 7.5 tonne lorries would be used to service the A5 use and it is not considered that it would generate delivery traffic akin to that of a larger scale food retail use.

The proposed use of a 92m² portion of the ground floor retail space as A5 would involve the installation of extraction mechanisms that have the potential to produce noise and odour emissions. The application included details of the extraction systems and mitigation measures to be used to limit noise and odour emissions which have been assessed by the Environmental Protection Unit (EPU). Officers were satisfied that the mechanism could be operated without subjecting neighbouring residents, including the future occupants of the residential units within the mixed use development, from being subjected to unacceptable noise and odour discharged by the extraction system.

The proposed extractor system incorporates noise reduction measures that will prevent unacceptable disturbance of neighbouring residents. A condition requiring noise emissions to be limited would be attached to any approval in order to ensure that noise control measures remain in place throughout the lifetime of the development.

It is therefore considered that the proposal satisfies Policies OE1, OE3 and S6 of the Local Plan and Policies 7.14 and 7.15 of the London Plan.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is not considered that the proposal would generate a material increase in traffic above what would be anticipated for the approved A1 use. Given the size of the proposed A5 unit, it is not considered that it would require regular servicing by large HGV's and, as such, would not compromise the specific measures taken to prevent HGV traffic that were secured by condition 3 of the original planning permission.

A condition is recommended to any approval to ensure that no delivery vehicles are left, parked or stored within the pedestrian areas around the unit in the interests of the free movement and safety of pedestrians.

It is therefore considered that the proposal is in accordance with Local Plan Policy AM7.

The use would be allocated a total of 4 designated off street car parking spaces and it is noted that there is also controlled on street car parking available nearby within the town centre.

It is therefore considered that the proposal satisfies the requirements of Local Plan policy AM14 and London Plan Policy 6.13.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The proposed unit would be at ground floor level and include step free access from the street.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The waste strategy officer has not objected to the development, which includes a waste storage area. An informative setting out good practice for waste management for the proposed use is recommended.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

TNot applicable to this application.

7.18 Noise or Air Quality Issues

Discussed in full in section 7.08.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning obligations

There would be no requirement for CIL payments or planning obligations given the size and nature of the proposed scheme.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed change of use would only be applied to a modest proportion of the overall retail space and it is not considered it would damage the overall viability of the retail space within the building or the vitality of the wider town centre.

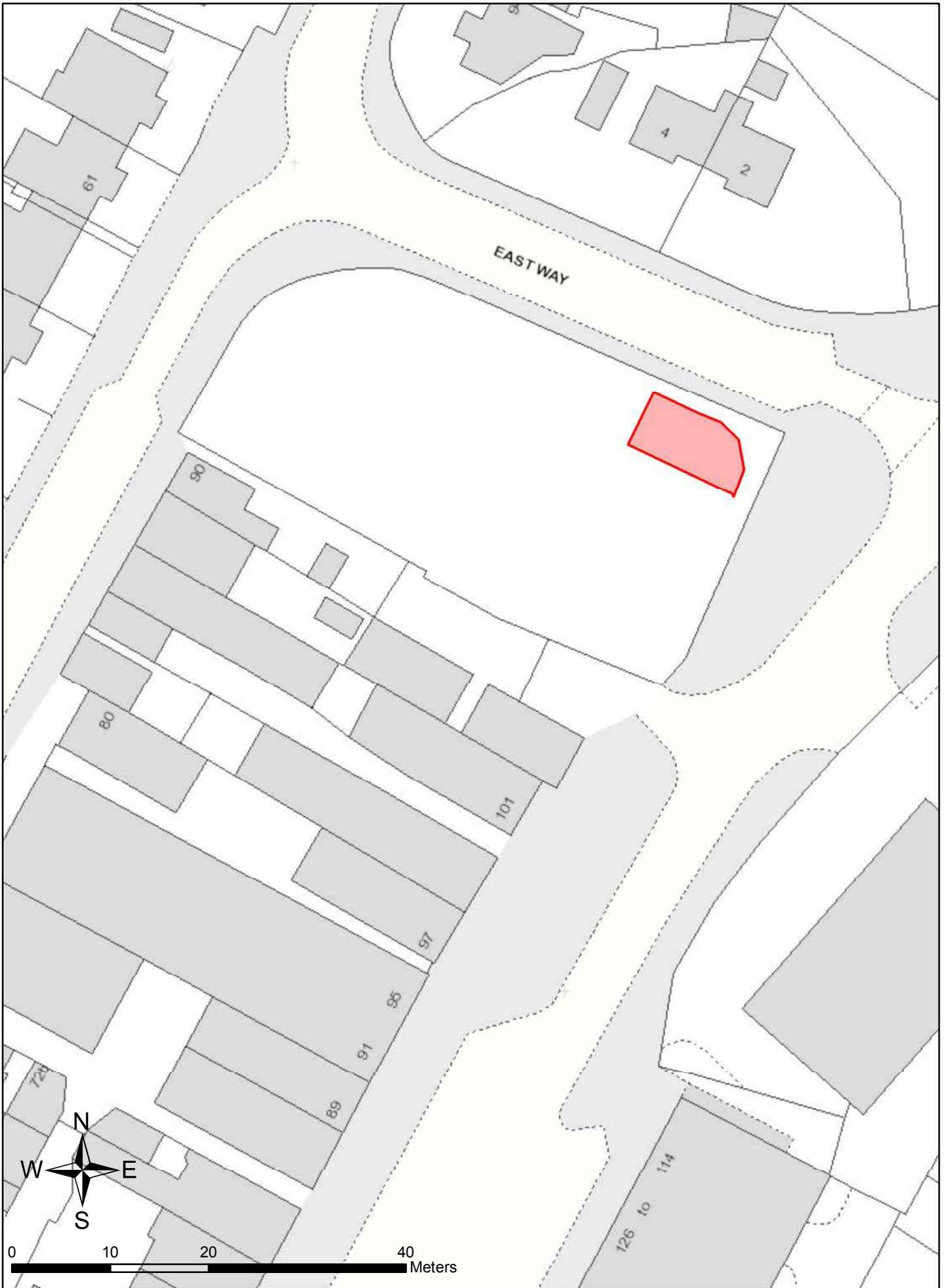
Suitable mitigation measures and planning conditions are recommended to ensure that the proposed use does not detract from the amenities of the occupants of the building and neighbouring sites.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework (NPPF)
London Borough of Hillingdon SPD : Noise (2006)

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
Development: Relocation of ancillary waste and chemical stores (Retrospective)
LBH Ref Nos: 532/APP/2017/2319
Drawing Nos: 81
80

Date Plans Received: 26/06/2017 **Date(s) of Amendment(s):**
Date Application Valid: 10/07/2017

1. **SUMMARY**

The application seeks retrospective planning permission for the relocation of ancillary waste and chemical stores.

The proposed stores were shown on the approved layout for the AMCC 2 development (application reference 532/APP/2015/3350). However, it was not realised at the time that the stores were outside the planning application red line boundary. The stores have been built already, so a retrospective planning application is being made to resolve this anomaly.

The stores are for refuse and chemicals and are essential to the operation of the surrounding research buildings. They were present before the AMCC 2 development, but had to be relocated. The stores have been positioned so as to minimise any visual impact. The new location ensures that they are much less visible than before the AMCC 2 development. As such the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 80 and 81 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

The site is located to the South East side of the University campus. The site forms part of the Science Park and is adjoined by Nursery Lane to the South, with the BCAST AMCC 1 and Gardiner Buildings to the East and the Russell Building to the North.

The entire University campus together with land to the South is located within the Green Belt. There are 5 defined parts of the larger campus with sites 1 and 2 of the University Campus having been historically identified as a 'Major Developed Site', in which certain forms of infilling and redevelopment are considered appropriate. The application site lies within the Major Developed Site known as Site 2.

3.2 Proposed Scheme

The application seeks retrospective planning permission for the relocation of ancillary waste and chemical stores.

The proposed stores were shown on the approved layout for the AMCC 2 development (application reference 532/APP/2015/3350). However, it was not realised at the time that the stores were outside the planning application red line boundary. The stores have been built already, so a retrospective planning application is being made to resolve this anomaly.

The stores are for refuse and chemicals and are essential to the operation of the surrounding research buildings. They were present before the AMCC 2 development, but had to be relocated. The stores have been positioned so as to minimise any visual impact. The new location means that they are much less visible than before the AMCC 2 development.

3.3 Relevant Planning History

532/APP/2015/3350 Brunel University Kingston Lane Hillingdon

Construction of a research building, together with associated substation, car parking, access and landscaping.

Decision: 13-01-2016 Approved

Comment on Relevant Planning History

There is a lengthy planning history at Brunel University. The application of reference to this application, as referred to above is reference 532/APP/2015/3350 for the Construction of a research building, together with associated substation, car parking, access and landscaping which was approved.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

LPP 7.16 (2016) Green Belt
NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Cleveland Road Neighbourhood Watch and Cleveland Road Residents Association were consulted by letter dated 12.7.17 and a site notice was displayed which expired on 13.9.17. No response received.

Internal Consultees

EPU: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt. Accordingly, the proposal for additions to the building is subject to the provisions of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The relocated storage buildings are not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within section 7.0.

7.07 Impact on the character & appearance of the area

The application site lies within a Major Developed Site located inside the Metropolitan Green Belt characterised by large education related buildings. The storage buildings were required to be re-located to enable the construction of the research building. The stores are shown on the approved plans for the research building, but lying outside of the original red edged application site area, a fresh application is required to regularise their re-location. The stores are considered to be in a less visually prominent position from their original position and are considered sympathetic and subordinate to the overall nearby buildings. Having regard to the immediate context, it is considered that they do not harm the openness or amenity of the Green Belt. There is no policy objection to the proposal, which would accord with Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal does not harm the overall character or appearance of the University Campus and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

This part of the Brunel Campus is not readily visible from outside of the University Campus area. Given the distances involved and the nature of the development, the proposal would have no detrimental impact on any residential properties and would therefore accord with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

The issues relating to design are addressed in the sections above.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The approved plans for the research building included the siting of the relocated stores which were considered acceptable in landscaping terms. It is not considered necessary to impose any conditions with regard to landscaping given the retrospective nature of the proposal and the appearance and siting of the stores in relation to landscape features on the university campus.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the relocated stores do not have any significant impact on the openness of the Green Belt within this Major Developed Site and the amenities of nearby occupiers remain unaffected. The proposal is also considered acceptable in all other regards.

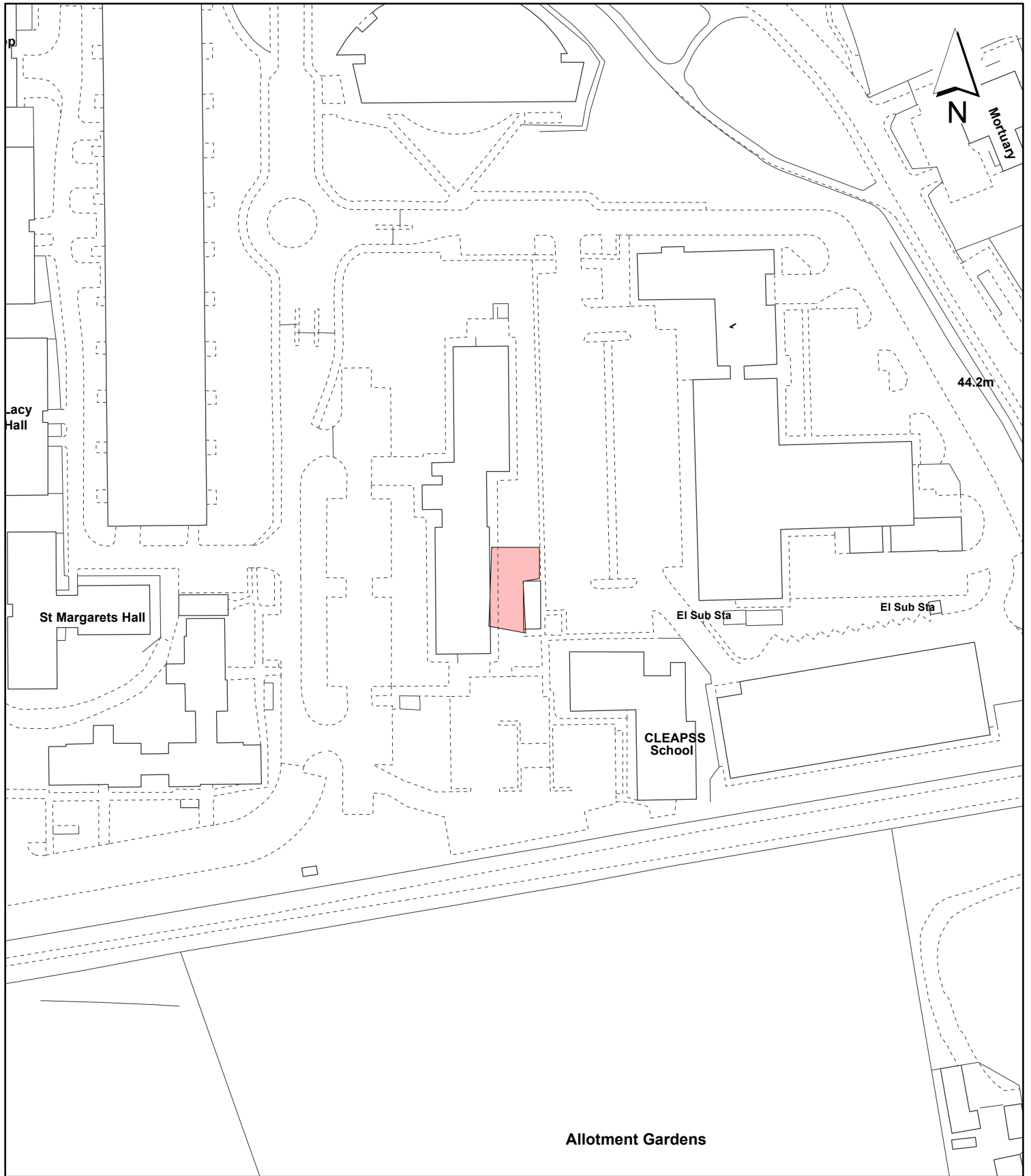
Accordingly, the application is recommended for approval

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Brunel University

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

Planning Application Ref:
532/APP/2017/2319

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON

Development: Retention of a replacement single storey side/rear canopy extension and single storey store building to existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of existing side/rear canopy extension incorporating a store and servery

LBH Ref Nos: 61362/APP/2017/1902

Drawing Nos: 104B
Planning, Design and Access Statement
102A
105A
Location Plan (1:1250)

Date Plans Received: 23/05/2017 **Date(s) of Amendment(s):** 08/09/2017
Date Application Valid: 31/05/2017 23/05/2017

1. SUMMARY

Planning permission is sought for the retention of a replacement single storey side/rear canopy extension and single storey store building to the existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of the existing side/rear canopy extension incorporating a store and servery. The scheme also includes internal alterations to an existing lobby and hall to provide a cocktail area.

The proposed canopy, the single storey store building and the internal works would not result in a detrimental impact on the character and appearance of the building and would not impact on residential amenity. The proposed canopy would be located at the rear of the site and would not be visible from the street.

The proposal complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 104B and 105A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

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

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

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

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

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

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

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

A. Demolition and construction works which are audible at the site boundary shall only be

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

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

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

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

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

5

Your attention is drawn to the fact that the planning permission does not override your separate legal requirements to ensure the operation and use of the facility detailed in the approved plans accords with the requirements of the following legislation: The Health Act 2006; The Smoke-free (Premises and Enforcement) Regulations 2006 [SI 2006/3368]; The Smoke-free (Exemptions and Vehicles) Regulations 2007 [SI 2007/765]; The Smoke-free (Penalties and Discounted Amounts) Regulations 2007 [SI 2007/764]; and The Smoke-free (Signs) Regulations 2012 [SI 2012/1536].

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Uxbridge Road between the junction of Star Road and Heath Road. The site is located adjacent to Byron shopping parade designated as a local centre within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and is bordered to the north by 9-13 Heath Road and a block of garages, to the east by 1-7A Heath Road and to the west by 7 and 8 Byron Parade and the rear gardens of 2-8 Star Road.

3.2 Proposed Scheme

Planning permission is sought for the retention of a replacement single storey side/rear canopy extension and single storey store building to the existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of the existing side/rear canopy extension incorporating a store and servery.

The single storey store building would be 2.89m wide and 3.74m deep with a height of 2.53m, and would be located along the western side boundary.

The scheme also includes internal alterations to an existing lobby and hall to provide a cocktail area.

The applicant has advised that it was their original intent to implement planning application

ref: 61362/APP/2016/146 fully in accordance with the approved plans; however, because of the condition of the existing canopy they decided to replace it. They also consider that a new canopy will reduce noise disturbance, although it is unclear how this conclusion is reached.

In comparison with the previous planning permission ref: 61362/APP/2016/146 for a canopy at this location, the changes comprise of the following:

- Inclusion of a 'cocktail area'
- Demolition of store and server buildings
- Erection of a new storage building
- The area covered by the canopy is 4.5sqm larger; however, the smoking area enclosed by the freestanding glazed screens remains as per the previous consent.
- The height from ground level to the ceiling of the canopy has been increased from 2.66m to a maximum of 2.8m, and from ground level to the highest point of the canopy from 2.86m to 3.3m.

3.3 Relevant Planning History

61362/ADV/2016/3 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Display of illuminated sign on front elevation (Advertisement Consent)

Decision: 16-02-2016 Approved

61362/APP/2012/2390 Tamara Lounge 5 Uxbridge Road Hillingdon
Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving and installation of roller shutter to front, and demolition of stores to rear (retrospective)

Decision: 18-12-2012 Refused **Appeal:** 03-12-2013 Part Allowed

61362/APP/2014/701 Tamara Lounge 5 Uxbridge Road Hillingdon
Details in compliance with conditions 1 (Sound Proofing Scheme/Sound Attenuation Measures) and 2 (Secured by Design Details) of the Secretary of State's Appeal Decision APP/R5510/A/13/2190196 dated 3 December 2013.

Decision:

61362/APP/2014/868 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Single storey front extension to entrance area

Decision: 12-06-2014 Approved

61362/APP/2016/146 Tamara Lounge, Byron Parade Uxbridge Road Hillingdon
New proposed canopy to terrace at rear of smoking area of restaurant

Decision: 16-02-2016 Approved

61362/APP/2016/3466 Tamara Lounge, Byron Parade Uxbridge Road Hillingdon

Proposed side timber canopy

Decision: 01-11-2016 Approved

61362/APP/2017/1642 Tamara Lounge, Byron Parade Uxbridge Road Hillingdon

A marquee to be erected in rear garden for a period of 3 months.

Decision: 11-09-2017 Withdrawn

Comment on Relevant Planning History

The application site has a history of enforcement investigations, and is currently the subject of an enforcement investigation into unauthorised works to the rear canopy. This current application seeks to regularise the unauthorised works to the canopy.

An enforcement notice for the unauthorised change of use of the premises from a drinking establishment (A4 Use) to a mixed use comprising a drinking establishment (A4) and a covered area used for smoking shisha pipes (sui Generis) was served in October 2012. An appeal against the enforcement notice was allowed and the enforcement notice quashed in December 2013.

A timber canopy to the side of the kitchen and store has also been the subject of an enforcement investigation. A planning application (ref: 61362/APP/2016/3466) to retain the timber canopy was approved in November 2011.

Planning Application ref: 61362/APP/2012/2390 for a 'Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving installation of roller shutter to front, and demolition of stores to rear (retrospective)' as allowed at Appeal (Planning Inspectorate ref: APP/R5510/C/12/2188290).

Hence, the use of the site for a part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) was regularised and made lawful. Subsequently in 2016 planning application ref: 61362/APP/2016/146 for a 'new proposed canopy to terrace at rear of smoking area' was granted. This consented scheme was to extend an existing canopy to cover an area broadly similar to the proposal hereby sought. It should also be noted that a temporary marquee was located in part of the rear garden at the start of the summer. This marquee was removed by the applicant at officer's request during the determination of 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.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Consultation letters were sent to 39 local owners/occupiers. One response was received:

- i) Previous condition that no music to be broadcast outside soundproofed interior is not being complied with
- ii) smells from outdoor cooking is invasive.

Ward Councillor: Requests that the application be determined by the Planning Committee.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed scheme, to retain a replacement single storey side/rear canopy extension over the terrace at the rear of the smoking area, a replacement single storey store building and internal alterations to provide a cocktail area, is considered to be acceptable in principle subject to compliance with the relevant Hillingdon Local Plan Policies (November 2012).

In particular the principle of a mixed use site was agreed through the 2013 appeal decision and a canopy has already been allowed at the location which is the subject of the planning application. The reference to a cocktail area is not considered material given the wider use of the site as a Public House.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The canopy to be retained, whilst larger than the previous canopy, would cover an existing smoking area/terrace located at the rear of the site. The size and height of the canopy is considered to be acceptable and would not be visible from the street or within views of the wider area.

The size and location of the single storey store building is considered to be acceptable, and it would not be visible from the street.

The internal works to the existing lobby/hall at the front of the building, to provide a cocktail area, are considered to be acceptable and would not result in any external changes to the building.

The proposal is therefore considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The proposal seeks to retain a canopy which replaces an existing smaller canopy, covering over an existing smoking area. The application does not allow for a material change in the use or the intensity of the use of the area beneath it.

Whilst of a larger size than the previous canopy, due to the location of the terrace and the orientation of the building, the canopy to be retained would not be particularly visible from neighbouring properties and would not impact on residential amenity. Concerns over odour nuisance would be dealt with under separate legislation.

It is therefore considered that the development would comply with Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

Urban design:
See Section 07.07 of this report.

Access and Security:
There would be no change to the existing access and security arrangements of the site.

7.12 Disabled access

- Not applicable to this application.
- 7.13 Provision of affordable & special needs housing**
- Not applicable to this application.
- 7.14 Trees, landscaping and Ecology**
- Not applicable to this application.
- 7.15 Sustainable waste management**
- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- It is not considered that a 4.5m square canopy increase will lead to a material increase in noise disturbance. It should also be noted that a temporary marquee was located in part of the rear garden of the Public House at the start of the summer. This marquee was removed by the applicant at officer's request during the determination of this application. The marquee was considered to represent a potentially more harmful proposition as regards neighbour impact than the proposal the subject of this application, the marquee being a more lightweight construction and being located closer to various neighbours' rear gardens.
- 7.19 Comments on Public Consultations**
- One response was received during the public consultation.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- Previous enforcement notices and the 2013 appeal decisions for the site have been complied with. This current application seeks to regularise the unauthorised works to the canopy.
- 7.22 Other Issues**
- None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the retention of a replacement single storey side/rear canopy extension and single storey store building to the existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of the existing side/rear canopy extension incorporating a store and servery. The scheme also includes internal alterations to an existing lobby and hall to provide a cocktail area.

The proposed canopy, the single storey store building and the internal works would not result in a detrimental impact on the character and appearance of the building and would not impact on residential amenity. The proposed canopy would be located at the rear of the site and would not be visible from the street.

The proposal complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

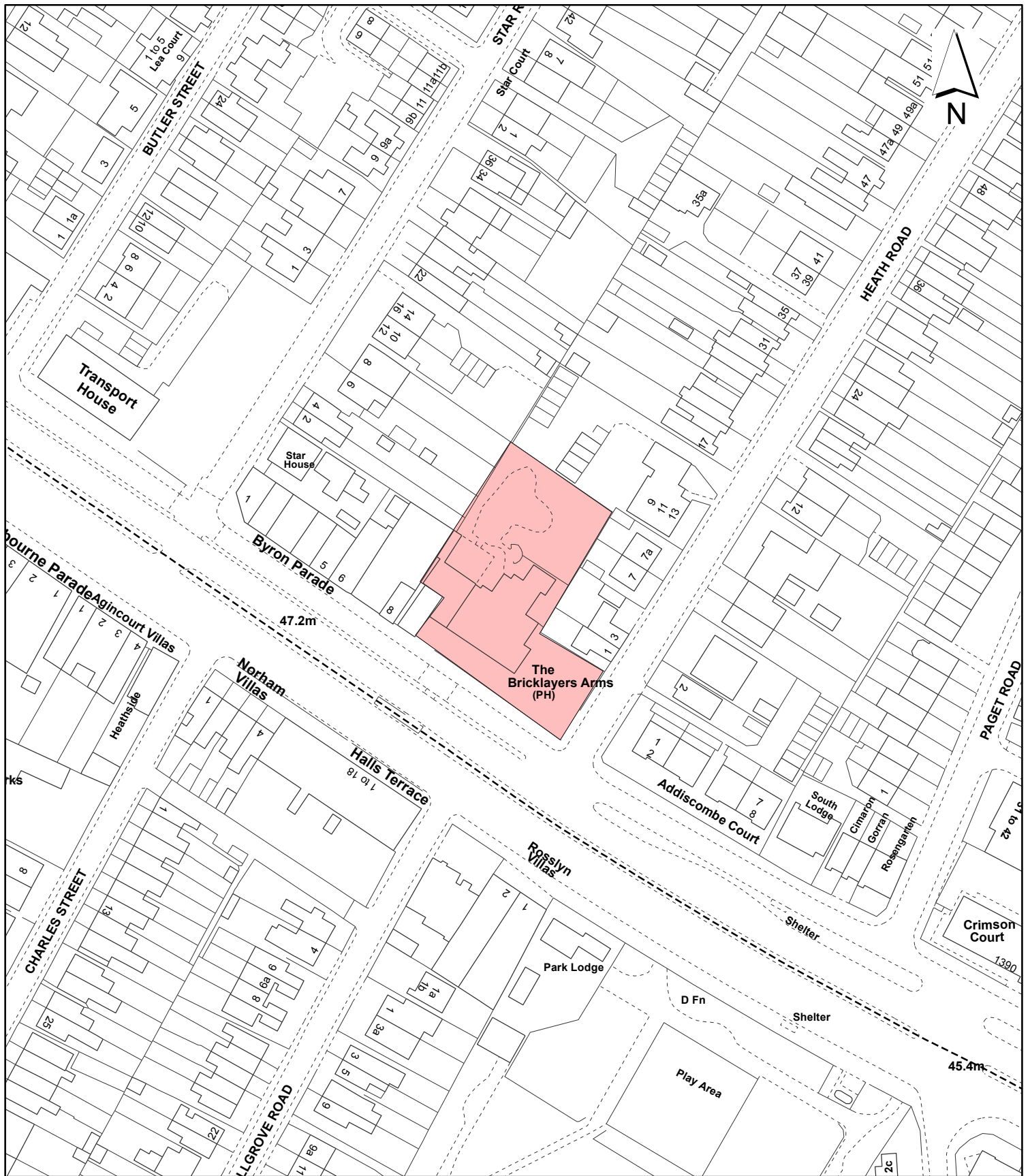
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Tamara Lounge,
 Byron Parade**

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

Planning Application Ref:

61362/APP/2017/1902

Scale:

1:1,250

Planning Committee:

Central & South
 Page 75

Date:

September 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 1 DE SALIS ROAD HILLINGDON

Development: Conversion of 3-bed dwelling house into 2 x 2-bed self contained flats with associated amenity space and cycle stores involving part two storey, part single storey side extension and part two storey, part single storey rear extension.

LBH Ref Nos: 59992/APP/2016/775

Drawing Nos: 03 Rev. E
Location Plan (1:1250)
02 Rev. C
01 Rev.B
Parking Survey

Date Plans Received: 24/02/2016

Date(s) of Amendment(s):

Date Application Valid: 07/03/2016

1. **SUMMARY**

Planning permission is sought for the conversion of the existing three bedroom house to provide 2 x two bedroom self contained flats. Extensions are also proposed to accommodate the units.

The ground floor would provide a two bedroom flat with a floor area of 88 square metres and the first floor would provide a two bedroom flat with a floor area of 71 square metres. Whilst the size of the units meets the standard required, the proposal fails to provide the required parking.

The application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposed development would involve the provision of a parking space of sub-standard size resulting in vehicles overhanging the highway, to the detriment of pedestrian and highway safety and contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the Southern side of De Salis Road and is triangular-shaped, as it narrows in width from the front boundary to rear boundary. The site is close to the junction of De Salis Road with the busy Uxbridge Road to the South.

The site comprises an end-of-terraced three-bedroom dwelling with a gable end roof and flat-roof front porch. The dwelling is set away from its angled Southern side boundary by 3m at the nearest point. The Southern boundary lies adjacent to the rear boundary of the three-storey block of flatted development at Parkside House. The rear garden of the application site is mainly soft-landscaped and spaciouly sized with a depth of 21m (at the furthest point), notwithstanding the narrowing in width towards the rear boundary. The rear garden is adjacent to the flatted development at Crimson Court to the Southwest. The adjoining dwelling to the North at No. 3 De Salis Road has a single storey rear conservatory extension along the shared boundary. There is a driveway to the front garden, which extends beyond the front boundary and cuts across the public footpath and a grass verge adjacent to the highway.

The immediate locality is residential in character and appearance, and with the exception of the flatted developments at Parkside House and Crimson Court, comprises mainly of terraced dwellings with stepped and variable front building lines. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the conversion of three-bedroom dwelling house into 2 x 2-bed self contained flats with associated amenity space and cycle stores involving part two storey, part single storey side extension and part two storey, part single storey rear extension. One parking space is shown on the plans at the front of the property.

The first floor would provide 1 x two bedroom flat with a floor area of 88 square metres.

The second floor would provide 1 x two bedroom unit with a floor area of 71 square metres.

The extensions would involve a two-storey side extension, which would be set back 1m from the front and set-in 1m from a bin store at the side. The extension would have a gable end and ridge and eaves height to match the original property. The side flank wall element would be staggered to provide an adequate set in from the boundary. The ground floor of the rear extension would be 7.21m wide x 3m deep with a flat roof profile measuring 2.7m high. The first floor element would be 3.m deep x 3.6m wide and set away from the shared boundary by 3.64m.

The units would have accommodation as follows:

- Bedroom 1 (with a dressing room and en-suite)
- Bedroom 2
- A kitchen/living/dining area
- A shower room

Access would be provided to the front of the site. An area for waste storage and cycle storage has been provided at the front/side of the property. Amenity space would also be

provided through tandem provision in the rear garden, providing separate enclosed amenity areas both measuring 42 sq.m.

3.3 Relevant Planning History

59992/PRC/2015/123 1 De Salis Road Hillingdon

Conversion of three-bedroom dwellinghouse to two x two-bedroom self contained flats incorporating part single storey, part two storey side extension, part single, part two storey rear extension, refuse/cycle storage and amenity space

Decision: 02-11-2015 OBJ

59992/PRE/2004/193 1 De Salis Road Hillingdon

TP PRE-CORRES: CONVERSION OF GARAGE TO HABITABLE ACCOMMODATION

Decision:

Comment on Relevant Planning History

A pre-application was submitted and advice was provided by the LPA on the 02.11.15. It was considered that the principle of development was acceptable, however further amendments were required to address design and highway issues. In conclusion the following recommendation was made :

"Even though the use of the pre-application site for a more intensive residential purpose is considered acceptable, it is considered that the design and bulk of the proposed development could be favourably considered as part of an application, subject to the revised height of the single storey side and rear extensions, insertion of front and rear windows that match the design of the existing and provision of adequate off-street parking safely within the site"

The current scheme has revised the height and design of the extensions, however the provision of safe off-street parking has not been addressed.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 neighbours were consulted by way of letter on the 30-03-16 and a site notice was erected.

3 comments were received objecting to the proposal on the following grounds:

1. Out of character, flats unacceptable in this houses only road.
2. Conversion will reduce the stock, does not enhance the character and affects the community life of the street.
3. Loss of sunlight to adjoining occupier.
4. 45 degree line of sight is breached.
5. Unacceptable loss of outlook.
6. Layout would result in conflicting uses and noise and disturbance to adjoining occupier.
7. Subsidence issues.
8. Extension over main sewer.
9. No off street parking.

10. Bike shed inappropriate.
11. The property is unable to provide another parking space ..
12. Parking standards are not met contrary to Policy.
13. Overdevelopment.
14. Adjacent to the property are 45 flats (Crimson Court, Parkside House + Paget Road), with a further 44 in the immediate vicinity (Connaught Heights): more flats are not needed.

Officer comment: Subsidence or development over a sewer are not considered to be material planning considerations.

Ward Councillor: Requests that the application be determined by committee.

Internal Consultees

Highways Officer:

The original pre-app asked for a parking stress survey to be carried out if the application did not provide the appropriate level of off-street parking. The parking stress survey now provided does show that there is some spare parking capacity available nearby but not in De Salis Road. If the applicant wishes to continue to use the existing off-street car parking I would like you to ask the applicant to re-configure the existing parking space so that the whole of the vehicle is within the site boundary as under the current arrangement parked cars are obstructing the public footpath.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF (March 2012) states that there is a presumption in favour of sustainable development (paragraph 14), but stresses that this does not change the statutory status of the development plan in that planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise (paragraph 11). It also stresses the need to boost significantly the supply of housing (paragraph 47).

The application site forms part of the 'developed area' as defined with the Hillingdon Local Plan and the proposal is for the flatted redevelopment of an existing residential plot within an established residential area. As such, there is no objection in principle to the development, subject to normal development control criteria.

Specifically, Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site and ideally, an increase in the residential accommodation will be sought if not contrary to other policies in the plan. Policies BE13 and BE19 seek to safeguard the layout and appearance of the street scene and the amenity and the character of residential areas respectively.

The Council's HDAS Supplementary Planning Document 'Residential Layouts' July 2006 at paragraph 3.3 generally acknowledges that large plots currently used for single dwellings, through their careful and sensitive design, can be successfully redeveloped to provide flats.

The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the number of houses which have been redeveloped for new blocks of flats. It has been noted that there are adjacent flatted developments at Crimson Court and Parkside House to the South of the application site, however these developments front Uxbridge Road, and are not part of De Salis Road, and thus are not considered as being part of the 10% of this residential road.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area.

HDAS Section 3 requires single storey rear extension to not project more than 3.6m in the case of terraced properties. The proposed development would be within the specified parameters measuring 3m deep and 2.7m high, and would reflect the proportions of the existing property and surrounding area.

HDAS Section 5 states that "two storey side extensions should be integrated with the existing house. There is no specific requirement for a set-back from the front of the house". The proposed two storey side extension would comply with the guidelines for side extensions at end-of-terraced dwellings, in terms of being integrated with the main house, ridge height and eaves; however a set-in from the side and set back on the first floor has been provided to ensure the extension appears subordinate and would not detract from the character of the surrounding area.

The two storey rear extension has been designed to be subordinate to the main house and would have a hipped roof profile which would in turn reduce the overall bulk.

Therefore the proposal would comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved.

The proposed part single storey rear extension would be 3.6m wide, 3m deep and marginally project beyond the rear conservatory extension at attached No.3 along the angled shared boundary. The single storey rear extension would accord with HDAS guidance in this respect, which would ensure that the amenities of the adjoining occupiers are respected.

The two storey rear extension would project 3m, however it would maintain a separation distance of 3.615m to ensure the 45-degree line of sight from the neighbouring habitable

room window at No.3 is not breached. Therefore the proposed two-storey rear extension would not cause any undue loss of daylight, sunlight or visual intrusion. The extensions would be located approximately 17m from the flatted development to the South of the site, and thus would not cause any loss of amenity to occupiers.

The layout would comprise habitable accommodation on each floor. Although the layout within the unit would have an ideal stacking arrangement, it has been observed that the neighbouring occupier would have living accommodation adjacent to their first floor bedrooms. It is considered that this can be sufficiently mitigated through providing adequate sound insulation. In the event that the application is approved, a condition requiring sound insulation is recommended.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking by virtue of the siting and massing of the proposed development. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Policy H7 of the Hillingdon Local Plan: Part 2 -UDP Saved Policies states the conversion of residential properties into more units will be regarded as acceptable in principle provided this can be achieved without causing demonstrable harm to the residential amenities or character of the area or the amenity of the adjoining occupiers and the following criteria are met.

- i) It can be demonstrated that adequate sound insulation is provided
- ii) Car parking to the standards adopted by the local planning authority can be provided within the curtilage of the site and can be accommodated without significant detriment to the street scene.
- iii) All units are self contained with exclusive use of sanitary and kitchen facilities and with individual entrances and internal staircases are provided to serve units above ground floor level.
- iv) Adequate amenity space is provided for the benefit of residents of the proposed development.

The control of noise disturbance between the proposed units and to neighbouring occupiers could be controlled with a condition relating to sound insulation measures to be incorporated as part of the development.

The car parking issues have been addressed in the Section below.

All units would be self contained and would provide a high specification of residential accommodation, including en-suite bedrooms and dressing room facilities.

It is necessary to ascertain whether the resultant unit would meet the internal floorspace requirements for two-bedroom flats. The Mayor's Housing Supplementary Planning Document requires a minimum of 61 square metres for a two bedroom unit. The proposed development meets this requirement providing between 71 and 88 square metres, thus providing satisfactory standard of living accommodation for present and future occupiers.

The HDAS SPD requires communal amenity space to be provided for flats at a rate of 25 sq.m per two bedroom units. In accordance with the above standards, a minimum 50 sq.m

area of combined usable communal and private amenity space should be provided. The submitted plans show the provision of 84 sqm. of combined usable communal rear garden amenity space. This area exceeds the required minimum amenity area.

Overall the proposed units would meet the floorspace requirements and would provide good quality residential accommodation in accordance with HDAS Residential Layouts and the London Plan (2016).

The applicant has also provided an area for recycling and refuse storage within a communal area at ground floor level where the existing bin storage exists.

Notwithstanding the above, in order to meet criteria ii) it should be demonstrated that car parking standards can be met. This is discussed in Section 7.10.

The proposed development would not add more than 6 habitable rooms to the site and no financial contribution would be required for the development. Therefore, the development would comply with Policy R17 of the Hillingdon Local Plan: Part 2 -UDP Saved Policies and the Supplementary Planning Document Planning Obligations.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 requires maximum parking standards to be achieved in new developments.

The application site is located within an area with a PTAL level of 2, which is considered to be poor and would suggest that the occupiers would be reliant on the car for meeting transport needs. The application proposal shows one off street parking space. However, this space extends outside the red line boundary of the site and overhangs the public footpath by a considerable amount, which would have pedestrian and highway safety implications and is not considered acceptable. It is observed that the existing garage has been converted and as such the existing short driveway is currently being used for parking. It is considered that the continuation of this cannot be supported within the current scheme and is therefore contrary to Policy AM7.

The Council's parking standards require 1.5 parking spaces for each unit. The proposed development, in effect, does not provide any parking spaces and thus falls well short of the required level. It is appreciated that the parking stress survey does show that there is some spare parking capacity available in the area but not in close vicinity of the application site. The proposal, thus fails to provide sufficient off street parking provision and would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See section 7.09.

7.12 Disabled access

Had the application been recommended for approval, a suitable condition would have been suggested.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees are affected by the proposed development. As such the proposal would not conflict with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Had the application been recommended for approval, a suitable condition would have been suggested.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are considered 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

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

Prtesently calculated the amounts would be as follows;

LBH CIL £ 6,660.42

London Mayoral CIL £ 2,607.89

Total CIL £9,268.31

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

Not applicable to this application.

10. CONCLUSION

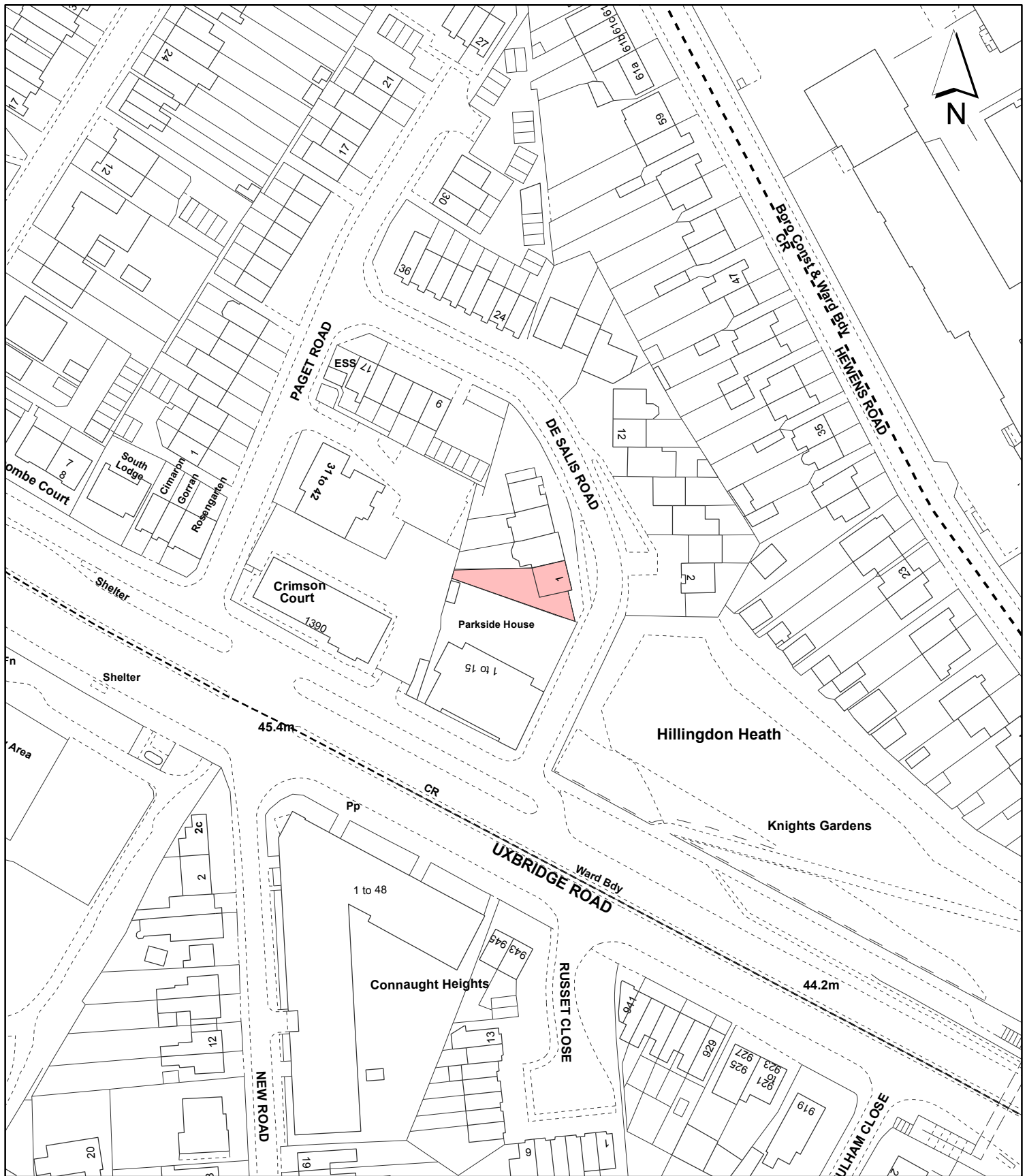
The proposed parking arrangements would be both insufficient and detrimental to the immediate and wider highway network, and the proposed development is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

1 De Salis Road

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

Planning Application Ref:
59992/APP/2016/775

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 9 RYEFIELD AVENUE HILLINGDON

Development: Two storey, 3-bed dwelling with associated parking and amenity space

LBH Ref Nos: 5457/APP/2017/1667

Drawing Nos: Proposed Block Plan (1:500)
Design and Access Statement
Location Plan (1:1250)
BSJ001
BSJ002
BSJ005

Date Plans Received: 08/05/2017 **Date(s) of Amendment(s):**

Date Application Valid: 22/05/2017

1. SUMMARY

Planning permission is sought for the erection of a 3 bedroom attached house with associated parking and amenity space.

The proposal would have no undue or unacceptable impacts on the residential amenities of the adjoining occupiers. The standard of accommodation for future occupiers would be acceptable. There would be no undue impact on parking. However, the proposal would result in a cramped development, out of keeping with the character of the surrounding area and detrimental to the visual amenity of the street scene by reason of the layout, scale of the building, the limited spacing and prominent siting and would not respect or improve the existing pattern of buildings contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting in this open prominent position, size, scale, proximity to the side boundary and its projection beyond the return front building line of the adjacent properties to the rear on Victoria Avenue, would result in the virtual loss of an important gap, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/access/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking/access provision, leading to on-street parking/queuing and conditions prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal would provide a bedroom of an unsatisfactory size and quality for the future occupiers of the dwelling and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

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 Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties

	and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2016) Local character
LPP 8.3	(2011) Community infrastructure levy
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the Northern side of Ryefield Avenue at its junction with Victoria Avenue. The site consists of a two-storey detached house on a spacious plot which was landscaped until some of the landscaping has been removed recently. The property has a front drive which provides parking for the occupiers.

The surrounding area is residential in character and appearance and is made up of terraced and semi-detached properties.

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

3.2 Proposed Scheme

Full planning permission is sought for the erection of a 3 bedroom attached house with associated parking and amenity space.

The proposed building would be 5.5m in width and 10m in depth. The height would be the same as the host property. The external facing materials comprise tiles for the roof, render for the walls and PVC windows. The proposal is orientated to the East and South East side of the property. Provision has been made for two parking spaces for the new dwelling and two for the existing dwelling.

3.3 Relevant Planning History

5457/APP/2002/879 9 Ryefield Avenue Hillingdon
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AND A
DOUBLE GARAGE IN REAR GARDEN

Decision: 25-09-2002 Approved

5457/APP/2003/2475 9 Ryefield Avenue Hillingdon
ERECTION OF AN ATTACHED THREE-BEDROOM DWELLINGHOUSE WITH TWO PARKING
SPACES TO FRONTAGE AND DOUBLE GARAGE AT END OF REAR GARDEN

Decision: 17-12-2003 Refused

5457/APP/2004/234 Land At And Adjoining 9 Ryefield Avenue Hillingdon
ERECTION OF A THREE-BEDROOM TWO STOREY ATTACHED DWELLINGHOUSE

Decision: 31-08-2004 Refused

Comment on Relevant Planning History

The current proposal is similar to the 2003 and 2004 refused schemes;
5457/APP/2003/2475 and 5457/APP/2004/234.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H4 Mix of housing units

OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2016) Local character
LPP 8.3	(2011) Community infrastructure levy
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbouring occupiers and the Oak Farm Residents Association were notified by letter dated 24/05/2017. A site notice was also erected.

4 objections on the following grounds have been received:

1. Overdevelopment.
2. The development is not in keeping with the existing development pattern.
3. Overlooking.
4. Overshadowing.
5. Excessive parking.
6. Removal of trees and hedges.
7. Congestion and traffic.
8. Noise and disturbance.
9. Pollution.
10. The proposal would not be beneficial to the community.

Ward Councillor: Requests that the application be considered by Committee.

Internal Consultees

ACCESS OFFICER:

Comments: Any grant of planning permission should include the following condition:

The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

Reason: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8c, is achieved and maintained.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

LONDON PLAN

Policy 3.5 of the London Plan (2011 consolidated with alterations) states in part the following:

'Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic Policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.'

NPPF

Para 53 of the NPPF states:

"..53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area..."

LOCAL POLICY

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) makes it clear that new developments should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.

The policy also requires new development to enhance the local distinctiveness of the area, be appropriate to the identity and context of Hillingdon's townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials.

7.07 Impact on the character & appearance of the area

The NPPF sets out economic, environmental and social planning policies with a presumption in favour of sustainable development. It also indicates that development should respond to local character.

Policies 7.1, 7.4, 7.5 and 7.6 of the London Plan indicate that development should make a positive contribution to the local character, public realm and street scape.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area.

The adopted Supplementary Planning Document (SPD) HDAS: 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. Section 4.27 of SPD; Residential Layouts, states that careful consideration should be given to the location of surrounding buildings, their orientation, building lines, frontages and entrances. Building lines within schemes should relate to the street pattern. Section 5.11 of the SPD; Residential Layouts also states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

Whilst it is accepted that the proposal is for a new dwelling, to all extent and purpose, it is an extension to the existing property and thus the provisions of the adopted Supplementary Planning Document (SPD): Residential Extensions are considered relevant in the consideration of this case.

Paragraph 4.5 of the adopted Supplementary Planning Document HDAS: Residential Extensions states "In order to appear subordinate, the width..... of the extension should be considerably less than that of the main house and be between half and two thirds of the original house width."

Paragraph 5.1 of the adopted HDAS SPD: Residential Extensions (December 2008) requires all extensions and buildings of two or more storeys to be set back a minimum of 1 m from the side boundary of the property for the full height of the building. Paragraph 5.3 of the HDAS SPD specifies that where two storey side extensions are proposed in the case where the side of the house adjoins a road, there may be some scope for flexibility on the set-in. It further specifies that where an existing return building line exists, any extension should ensure that the openness of the area is maintained and that the return building line is not exceeded.

The original house width measures 6.38m and the proposed "side extension" measures 5.51m which would be well in excess of the maximum two thirds width stated in the SPD. The proposed development would occupy virtually all of the space to the side of the dwelling and would thus have a substantial width resulting in a development of a significant overall size and bulk, which would be viewed in the street scene as an overlarge addition which would not be subordinate to the host dwelling and would disrupt its current balanced appearance. This would unacceptably harm the character of the host dwelling and the visual amenities of the street scene and the surrounding area.

Ryefield Avenue and Victoria Avenue are characterised by mainly small terraces interspersed with some semi-detached dwellings, with many of the properties having projecting double height bay front windows. The properties have spacious front and rear gardens. Whilst some of the properties have been extended there is nonetheless a prevailing uniformity of space between and around the properties and in the main most of the buildings follow a common building line. These positive attributes add distinctive character to the locality.

The application site represents a very prominent corner plot. The front and side of the property can be easily viewed from Ryefield Avenue and Victoria Avenue. The rear of the property is very conspicuous when driving down Victoria Avenue towards its junction with Ryefield Avenue.

It is acknowledge that other properties at the junction include two storey side extensions which have been built in close proximity to the pavement. However, it is clear from their design and appearance that these were approved some considerable time ago and well before the adoption of the current Supplementary Planning Documents (SPD) HDAS: Residential Layouts and HDAS: Residential Extensions.

Whilst the proposal would be set-in from the side boundary with the Victoria Avenue highway by a maximum of 1.25m, reducing to 1m towards the rear, the proposed development would project well beyond the return front building line of the adjacent properties to the rear on Victoria Avenue. It is instructive to note that the adjacent properties on Victoria Avenue (the closest being No. 60 Victoria Avenue) have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road. The proposal would result in virtually the total infilling of this space as a result of the proposed width of the development and would result in the loss of this prominent open space feature to the detriment of the visual amenity of the Ryefield Avenue and Victoria Avenue street scene and the wider area.

Consequently, it is concluded that the proposed development, by reason of its siting in this open prominent position, size, scale, proximity to the side boundary and its projection beyond the return front building line of the adjacent properties to the rear on Victoria Avenue, would result in the virtual loss of an important gap, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

7.08 Impact on neighbours

Paragraph 17 of the NPPF indicates that decisions should 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Policy 3.5 of the London Plan requires housing development to be of the highest quality internally, externally and in relation to their context and to the wider environment. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity. Paragraph 4.11 of HDAS (Residential Layouts) states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected.

The proposed building would not project beyond the rear building line of the adjoining properties as such there would be no overbearing, over dominant or visually intrusive impact on the adjoining occupiers. Furthermore, no windows are proposed on the flank which would offer direct view into the neighbouring properties or gardens. Therefore, the proposal would not result in a loss of privacy, through overlooking. It is recognised that properties on the other side of Ryefield Avenue and Victoria Avenue would be able to see the proposal across the two Avenues, but these are views across the public realm.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of adjoining occupiers through over dominance, visual intrusion, overshadowing and overlooking, in accordance with Policies BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The national space standards contained in the Technical Housing Standards and policy 3.5 of the London Plan set out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. For a two-storey 3 bedroom 4 persons dwellings, the requirement is 84 sq.m.

The floor space of the proposed dwelling would be approximately 85 sq.m. It would exceed the minimum standards of policy 3.5 of the London Plan and Technical Housing Standards. However, it is noted that the floor space of one of the bedrooms would be only 3.9sqm, which would be considerably less than the minimum requirement of 7.5sq.m for a single bedroom and thus the proposal is considered unacceptable for this reason also. The proposal is thus contrary to Policy 3.5 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

The new windows would provide adequate outlook and natural light to the rooms they would serve, in accordance with the Local Plan and paragraphs 4.9 and 4.12 of the HDAS: Residential Layouts.

Hillingdon Local Plan Saved Policy BE23 and HDAS: Residential Layouts requires 60-100 sq.m of private amenity space should be provided for three bedroom houses. The proposed private amenity space would comply with this figure. The existing property would retain a rear garden of over 100 sq.metres. As such, the proposal would comply with the above guidance and Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development shows the provision of 2 car parking spaces for the proposed new dwelling and 2 for the existing dwelling on the front of each plot. Therefore, sufficient off street parking would be provided in accordance with the Council's adopted parking standards.

The proposal will require alterations to the existing access however insufficient details have been provided to demonstrate that the access would be safe and given its location at a junction, it is considered that the proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided or that the access arrangements would be provided in a safe and acceptable manner, and therefore the development is considered to result in substandard car parking/access provision, leading to on-street parking/queuing and conditions prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.13 Provision of affordable & special needs housing

Not applicable to the current application.

7.14 Trees, landscaping and Ecology

TREES AND LANDSCAPING

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

There are no significant trees, protected or otherwise, or other landscape features close enough to the site to constrain development.

7.15 Sustainable waste management

Had the application been recommended for approval this could have been the subject of a condition.

7.17 Flooding or Drainage Issues

The site is not within a Flood Zone or Critical Drainage Area. Therefore, Had the application been recommended for approval this could have been the subject of a condition.

7.19 Comments on Public Consultations

The issues raised have been covered in the main body of the report.

7.20 Planning obligations

The proposal would be LBH and Mayoral CIL liable. Presently calculated the figures would be;

LBH CIL £11,544.30

London Mayoral CIL £4,520.18

Total: £16,064.48

CIL contributions could overcome previous issues surrounding infrastructure impacts.

10. CONCLUSION

The proposed development would harm the character of the surrounding area and be detrimental to the visual amenity of the street scene by reason of the layout, siting and scale of the buildings and would not respect or improve the existing pattern of buildings. It has not been demonstrated that the proposed parking can be provided in a safe manner and the size of one of the proposed bedrooms is substantially below the minimum required as set out in the National Standards. Consequently, the application is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

Technical Housing Standards - Nationally Described Space Standard

Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Residential Extensions

Hillingdon Design and Accessibility Statement: Accessible Hillingdon

National Planning Policy Framework

Contact Officer: John Asiamah

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Site Address:

9 Ryefield Avenue

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

Planning Application Ref:
5457/APP/2017/1667

Scale:
1:1,250

Planning Committee:
Central & South
 Page 99

Date:
September 2017



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Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 1-3 COLHAM MILL ROAD WEST DRAYTON

Development: 2-bed detached bungalow with associated parking and amenity space.

LBH Ref Nos: 52884/APP/2016/1978

Drawing Nos: Supporting Photographs
Location/Block Plan Received 10-02-2017
CM WD 2 Received 10-02-2017
CM WD 1 Received 10-02-2017

Date Plans Received: 25/05/2016 **Date(s) of Amendment(s):** 22/02/2017

Date Application Valid: 03/05/2017

1. **SUMMARY**

The application seeks planning permission for the erection of a 2-bed detached bungalow with associated parking and amenity space.

The proposal would be detrimental to the local context of the area and would have a detrimental impact on the character and appearance of the area. Furthermore the proposal would result in an overly dominant, visually intrusive and un-neighbourly form of development, resulting in a material loss of residential amenity and would fail to provide sufficient on site car parking. The proposal would also fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers. As such the application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of its size, bulk, and proximity, with inadequate separation distances between the proposed dwelling and the existing properties at 2 and 3 Colham Mill Road, would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 **Non Standard reason for refusal**

The proposal would result in the provision of habitable rooms with very poor levels of outlook and light to the detriment of the amenities of future occupiers. The proposal is therefore contrary to Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016).

4 NON2 Non Standard reason for refusal

The proposed building would constitute a cramped form of development, largely filling the space to the 1-3 Colham Mill Road which would result in the closing of an important gap characteristic to the area and would be visually at odds with the predominant character, appearance and scale of buildings within the surrounding street scene and would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan and the council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.8	(2016) Housing Choice
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4

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

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located to the South of Nos. 2-3 Colham Mill Road, which are two storey properties with small rear gardens and to the West of the retail properties on Station Road, also two storey. To the South of the site lies No. 4 and 4a, which are semi-detached bungalows. The site comprises derelict land on a 350 sq.m plot with three garages used for storage. Access to the site is via Colham Mill Road.

The site has a PTAL rating of 2 and is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a 2-bed detached bungalow with associated parking and amenity space.

3.3 Relevant Planning History

52884/PRC/2015/195 Land At Rear Of 2 And 3 Colham Mill Road West Drayton
2 x 2 bedroom, two storey dwellings

Decision: 03-03-2016 OBJ

Comment on Relevant Planning History

An application for pre-application advice was submitted under application reference number 52884/PRC/2015/195 for the erection of two x two-storey, 2-bedroom dwellings

with associated parking and amenity space. The conclusion of this pre-application advice was as follows:

The proposed building, by reason of its design (in particular the flat roof and materials), size, scale, separation distance from neighbouring properties and substandard access would increase the intensification of the site, result in an overbearing impact, loss of privacy and impact pedestrian and vehicle safety. The proposal would fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.8 (2016) Housing Choice
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbouring properties were consulted by letter dated 17.8.16 and a site notice was displayed to the front of the site which expired on 15.3.17.

6 letters of objection have been received raising the following objections:

1. Overdevelopment of the site.
2. Out of keeping with the locality.
3. Unneighbourly form of development.
4. Rights of access to this site.

Officer note: The issues are addressed in the sections below. The issue relating to rights of access is a civil issue. The application was re-validated following concerns raised that the red edged site area contained land which was under the ownership/control of a third party. Subsequently the red edged application site area has been amended and a revised certificate of ownership submitted.

Ward Councillor: Requests that the application be considered by Committee.

Internal Consultees

Highways Officer:

This application is for the erection of a bungalow on the rear of an existing residential site in Colham Mill Road. Colham Mill Road is a local road in West Drayton and the site has a PTAL value of 2 which suggests there will be reliance on private cars for trip making. There are existing parking restrictions outside the property to allow free flow of traffic. The site has a vehicular accessway from Colham Mill Road that serves existing dwellings as well as the development site. The site has been the subject of previous pre-app advice where 2 parking spaces per dwelling were suggested. The current proposal is for a 2 bed bungalow with two garage parking spaces provided within the red line boundary of the site. These garage spaces are too narrow and need to be at least 3.0 m wide. There is no secure covered cycle storage provided as part of the proposals but if the garages are of the appropriate size then cycles can be stored in the garage. There is no refuse/recycling bin storage but these issues can be conditioned if approval is likely.

EPU:

The a site does not appear to have had a contaminative use, although it is near to the sites of the former BASF paint factories (remediated for housing around 2000). I am not aware that the nearby sites have affected this land. The land appears to have been derelict with four garages. My only concern would be the quality of the garden soil in the new garden to the bungalow when built. A condition to test the soil could be applied to ensure the garden soils are clean and uncontaminated.

Access Officer: No Objection.

Landscape Officer:

No trees or other significant vegetation which will be affected by the development.

RECOMMENDATION: No objection subject to condition RES9 (parts 1, 2, 5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

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

7.02 Density of the proposed development

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

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

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

HDAS states in paragraph 4.27 that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and building lines of surrounding buildings.

In terms of the layout and siting of the building proposed, the predominant character within this part of Colham Mill Road is two storey semi-detached and terraced dwellings with the properties fronting Station Road to the East being three storey buildings with retail at ground floor. The partial filling of this gap with the proposed building, by reason of its design, size, scale and proximity to existing residential buildings, would appear cramped

and out of keeping with the spacing of development within the locality, in a backland location. The positioning of this dwelling would not respond to the urban grain of the area. Bungalows are not a feature within the area and would not reflect the established character of the area. Overall, it is considered that the proposed building would constitute a cramped form of development, largely filling the space to the rear of 1-3 Colham Mill Road which would result in the closing of an important gap characteristic to the area and would be visually at odds with the predominant character, appearance and scale of buildings within the surrounding street scene and would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan and the council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

Numbers 2 and 3 Colham Mill Road have relatively short rear gardens at a depth of approximately 6.5m. Whilst the proposed bungalow would be sited 1m off the rear boundary of these properties, a flank to rear separation distance of approximately 7.5-8 m would be achieved between these properties. It is considered that the erection of a detached bungalow, measuring 4m in height, at a distance of just 7.5 m away from the rear elevations of numbers 2 and 3 Colham Mill Road, would result in an un-neighbourly form of development resulting in an unacceptable loss of light and outlook. The proposal, therefore by reason of its size, bulk, design and proximity, with inadequate separation distances between the proposed dwelling and the existing properties at, Nos. 2 and 3 Colham Mill Road, would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Therefore the proposal would be contrary to policies BE20, and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

7.09 Living conditions for future occupiers

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

alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (3 person) single storey dwelling is required to provide an internal floor area of 61 m² which at a floor area of 86 square metres, the proposal complies with.

Concerns are however raised in terms of the outlook that the future occupants of the property would enjoy. Bedroom 2 and the living room would be served by windows located just 3.6 m away from the boundary wall. As such the proposal would result in the provision of habitable rooms with very poor levels of outlook and light to the detriment of the amenities of current and future occupiers. The proposal is therefore contrary to Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016).

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. Submitted plans demonstrate that bungalow would be served with external amenity space of approximately 135 sq.m which would exceed the requirements of the Council's guidance HDAS Residential Layouts (2008). However the garden area would be overlooked by the surrounding two storey properties at 2 and 3 Colham Mill Road. The proposed development by reason of its siting and proximity to the adjacent properties at Nos. 2 and 3 Colham Mill Road, would result in a form of development which would not provide satisfactory amenities for future occupiers of that new property, in that there would be unacceptable overlooking of the private amenity space for the new dwelling. The proposal is therefore contrary to Policies BE23 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the HDAS Supplementary Planning Document: Residential Layouts, July 2006.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The submitted plans indicate that two garage parking spaces would be provided within the red line boundary of the site. These garage spaces are too narrow to comply with the Council's parking standards which require garages to measure 3 m in width. As such, the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to possible on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

No accessibility issues are raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

7.15 Sustainable waste management

Should the application be considered acceptable in all other respects, it would be appropriate to impose a condition to secure acceptable sustainable waste management details.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues are addressed in the sections of the report above.

7.20 Planning obligations

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

Presently calculated these would be;

LBH CIL £11,544.30

London mayoral CIL £4,520.18

Total CIL £16,064.48

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

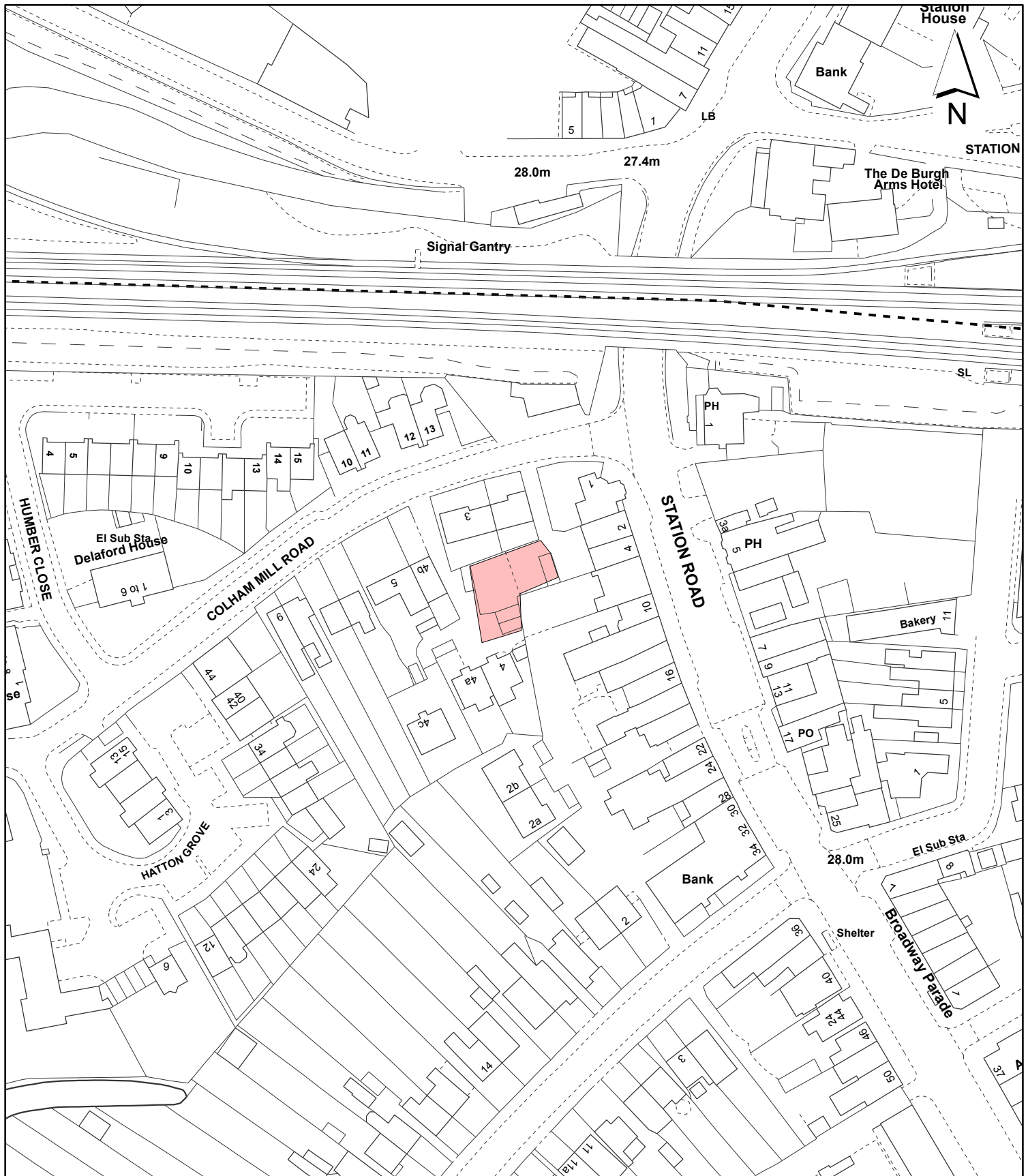
The proposal would be detrimental to the local context of the area and would have a detrimental impact on the character and appearance of the area. Furthermore the proposal would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity and would fail to provide sufficient on site car parking. The proposal would also fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers. As such the application is recommended for refusal.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Rear of
 1 - 3 Colham Mill Road**

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

Planning Application Ref:
52884/APP/2016/1978

Scale:
1:1,250

Planning Committee:
Central & South
 Page 112

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address CITY FLOWER TRADERS, PACKET BOAT MARINA PACKET BOAT LANE
COWLEY

Development: Change of use from Use Class B1 (Business) to Class D2 (Assembly and Leisure).

LBH Ref Nos: 53216/APP/2017/1744

Drawing Nos: Plan 1
Location Plan (1:2500)
63065-E-007

Date Plans Received: 12/05/2017

Date(s) of Amendment(s):

Date Application Valid: 09/06/2017

1. **SUMMARY**

The application is for the change of use of part of an existing building to provide a venue for social gatherings for marina visitors and residents. It would be consistent with adopted planning policies.

It is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 **Time Limit**

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

REASON

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

2 HO2 **Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number Plan 1.

REASON

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

3 COM12 **Use Within Same Use Class**

The premises shall be used for only for the purpose of social gatherings for visiting leisure customers or customers that reside at the marina and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To ensure that the amenity of the occupiers of nearby boats is not adversely affected in accordence with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012).

4 COM23 Hours of Use (Restaurant etc.)

The premises shall not operate other than between the hours of 0800 to 2300 and between 0800 to 2400 on 6 occasions in any one calendar year. A register shall be kept of the dates of the (up to) 6 events allowed to 2400 hours and shall be provided to the Local Planning Authority on request.

REASON

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

5 B27 Social Clubs

No persons other than staff shall be permitted to be on the premises between the hours of 23.00 hours and 08.00 hours. .

REASON

To ensure that the amenity of the occupiers of nearby boats is not adversely affected in accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE31	Facilities for the recreational use of the canal
BE32	Development proposals adjacent to or affecting the Grand Union Canal
OL1	Green Belt - acceptable open land uses and restrictions on new development
AM14	New development and car parking standards.
AM18	Developments adjoining the Grand Union Canal - securing facilities for canal borne freight
LPP 7.16	(2016) Green Belt
LPP 7.27	(2016) Blue Ribbon Network: supporting infrastructure and recreational use
LPP 7.30	(2016) London's canals and other rivers and waterspaces

3 I40 Entertainment Uses

The use of premises for public entertainment (eg. music, dancing, plays, indoor sports) or films requires a licence. You should make an application to the Entertainment Licencing Officer, Entertainments Licencing Section, 4W/01, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277418).

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the Packet Boat Marina, which has been developed at the junction of the Grand Union Canal and the Slough Arm in Uxbridge. The marina has moorings for 157 boats, associated parking and operational buildings.

The building that is the subject of the application is located close to the marina basin and is partly used as office accommodation. The other half of the building has been most recently used to house a flower trading business, but this has now ceased to operate.

The building is on a single level, but the height is equivalent to a building with two storeys and has an overall floor area of some 66 sq.m, although the actual public meeting area (minus toilets and kitchen) would be less than 50sq.m.

The walls are finished in painted render with some timber cladding, and there are some large windows facing the marina basin. It has a mono-pitch roof.

3.2 Proposed Scheme

The application is for a the change of use from Use Class B1 (Business) to Class D2 (Assembly and Leisure). It relates to the part of the building at the West end. Further clarification was sought from the agent and it was confirmed that the proposed use would be for social gatherings for people who visit the marina as leisure customers or reside on the marina. This would be similar to spaces at other marinas, which have proved popular with customers. As customers have limited space on their boats, there is demand for somewhere to hold social events that bring the marina together as a community.

It is not proposed that there would be any change to the exterior of the building or the associated car parking areas.

3.3 Relevant Planning History

53216/98/1499

Rear Of Turning Point Ph Packet Boat Lane Cowley Uxbridge

Construction of a 93-berth marina with associated residential moorings, visitor centre and retail area, sanitary station and car parking facilities. Upgrade of the existing boat repair buildings and yard including the construction of a dry dock. Rationalisation and improvement of the garden area and car parking of the existing public house/ restaurant. Development of an urban farm and associated parking. Retention and reprofiling of a reduced lake area. (Application involves removal of an existing horticultural nursery and demolition of glasshouses)

Decision: 03-03-1999 Approved

53216/APP/2000/2653

Land At Junction Of Grand Union Canal And Slough Arm Packet Boat

CREATION OF AN AREA OF PUBLIC OPEN SPACE AND A PUBLIC WALKWAY ON AN AREA OF DERELICT/VACANT LAND, LINKED TO THE EXISTING TOWING PATH, VIA THE

DEPOSITION OF SURPLUS SOIL ARISING FROM THE DEVELOPMENT OF THE MARINA,
URBAN FARM AND PUBLIC OPEN SPACE TO THE NORTH OF THE SLOUGH ARM

Decision: 23-11-2004 Approved

53216/APP/2009/672 Packet Boat Marina Packet Boat Lane Cowley

Change of use from Class A3 Cafe to Class B1 Office.

Decision: 10-06-2009 Refused **Appeal:** 22-01-2010 Allowed

53216/APP/2012/1956 Packet Boat Marina Packet Boat Lane Cowley

Installation of pontoon and 6 additional residential moorings and landscaping scheme.

Decision: 06-11-2012 Refused

53216/APP/2012/604 Packet Boat Marina Packet Boat Lane Cowley

The installation of eight railway sleeper walled gardens with gravel floors and a viewing platform

Decision: 25-07-2012 Approved

53216/APP/2014/2300 Packet Boat Marina Packet Boat Lane Cowley

Change of use of ten (10) existing leisure moorings to residential moorings

Decision: 17-09-2014 Approved

53216/APP/2016/230 Packet Boat Marina Packet Boat Lane Cowley

Change of use for a portion of the existing car park to provide storage for caravans and/or small motorhomes, with a proposed capacity of around 20 units.

Decision:

53216/APP/2017/1711 Packet Boat Marina Packet Boat Lane Cowley

Construction of new fixed pontoon to provide 7 leisure moorings with associated engineering and landscape works

Decision: 05-09-2017 Approved

53216/PRC/2015/67 Packet Boat Marina Packet Boat Lane Cowley

The construction of 22 new moorings at Packet Boat Marina

Decision: 21-08-2015 NFA

Comment on Relevant Planning History

There have been a number of applications relating to the marina since the original

application in 1998 for its development. These have gradually increased the facilities available at the site.

The building that is subject to the application was part of the original application and was then described as a Visitor Centre.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM3 (2012) Blue Ribbon Network

Part 2 Policies:

- BE31 Facilities for the recreational use of the canal
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- AM14 New development and car parking standards.
- AM18 Developments adjoining the Grand Union Canal - securing facilities for canal borne freight
- LPP 7.16 (2016) Green Belt
- LPP 7.27 (2016) Blue Ribbon Network: supporting infrastructure and recreational use
- LPP 7.30 (2016) London's canals and other rivers and waterspaces

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was placed on site on 20 June 2017 with a closing dates for comments of 14 August 2017. One comment was received that queried the future use and the opening hours.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The building was clearly originally developed as a focal point for the marina and as a facility for visitors. The nature of the building, with its high roof and glass frontage, lends itself to use as a social facility for the established marina community. The building is in a quite isolated location, which, in itself limits any harm that might arise through noise disturbance.

The use of the building for this type of use is therefore considered to be acceptable and is appropriate to its location.

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

As the application is for change of use and there are no external works proposed, it is not considered that the proposal would have any implications on the openness of the Green Belt in this location.

7.07 Impact on the character & appearance of the area

There would be little change to the exterior of the building or the open space and parking that surrounds it. The character and appearance of the area would therefore be unchanged.

7.08 Impact on neighbours

The application building is an isolated building located within a large area of open space and car parking. The other half of the building is used for operational purposes by the BWML who operate the Marina.

There are a number of boats moored in the Marina Basin, which is close to the site. These will be occupied from time to time and may include some residential use. The use of the building for social events is unlikely to have any significant impacts in terms of overlooking or loss of amenity. There may be some increased noise when an event is on, but these are likely to be infrequent and the hours of operation are to be controlled by condition.

The impact on neighbours is therefore considered to be acceptable.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed use is aimed at existing users of the Marina, so there would be little change to the number of users.

The site already has a substantial car park and this will continue to be used on a charging or permit basis. No changes are proposed to the layout or the number of spaces.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Access to the building would be unchanged. There are already several doors with level thresholds to enable easy access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

It is not proposed that there would be any changes to the landscaping to the exterior of the building.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments.

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

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

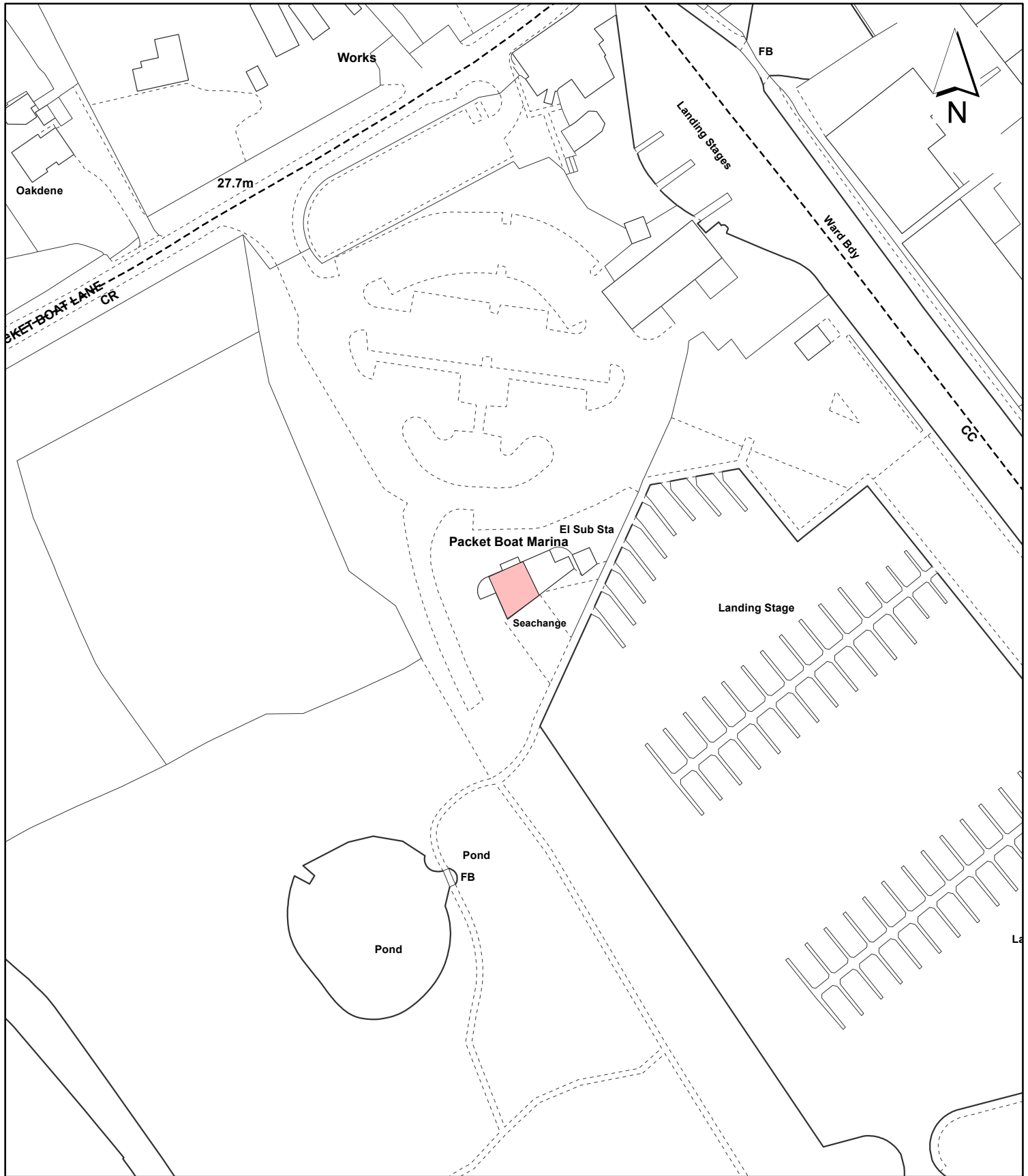
It is considered that the proposed development would not have any significant impacts on the character and appearance of the area, the openness of the Green Belt or the living conditions of marina users. It would provide a valuable facility for the local community and is therefore recommended for approval.

11. Reference Documents

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

Contact Officer: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**City Flower Traders,
 Packet Boat Marina,
 Packet Boat Lane**

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

Planning Application Ref:

53216/APP/2017/1744

Scale:

1:1,250

Planning Committee:

Central & South

Date:

September 2017



HILLINGDON
 LONDON

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Plans for Central & South Applications Planning Committee

Tuesday 19th September
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 123

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT SANDOW CRESCENT HAYES

Development: Seven x 3-bed dwellings with associated parking and amenity space.

LBH Ref Nos: 879/APP/2017/1462

Date Plans Received: 24/04/2017

Date(s) of Amendment(s): 17/07/2017

Date Application Valid: 05/05/2017

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NOTES :

1. — SITE BOUNDARY



07/04/17	D	SITE BOUNDARY/AMENDED /AP /P/N
13/03/17	C	SITE BOUNDARY /PG /P/S
26/01/17	B	SITE BOUNDARY /DK /P/S
23/07/16	A	FOR PLANNING /AP /P/S
08/07/16	A	FOR PLANNING /AP /P/S

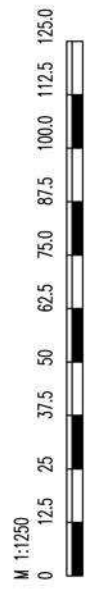
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1:1250			

client
FJC DEVELOPMENTS

project
SANDOWN CRESCENT, NESTLES AVENUE, HAYES UB3 4QH

drawing
LOCATION PLAN

drawing no	rev
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created by	checked
AP	CG
scale @ A3	date created
1:1250	13.03.17



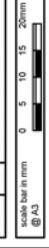
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- Notes:**
1. ASPHALT ACCESS ROAD / PARKING AREA
 2. PAVING SLABS
 3. TURF

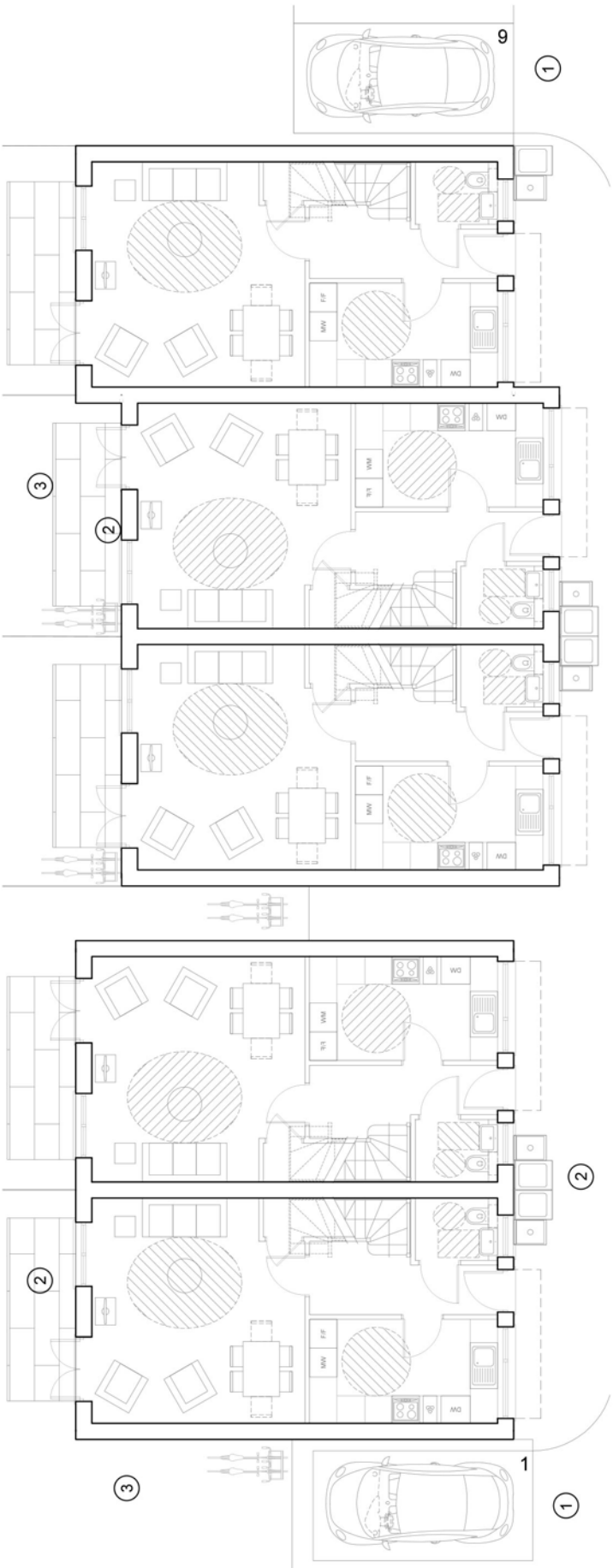
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 date: rev: revision/author/checker



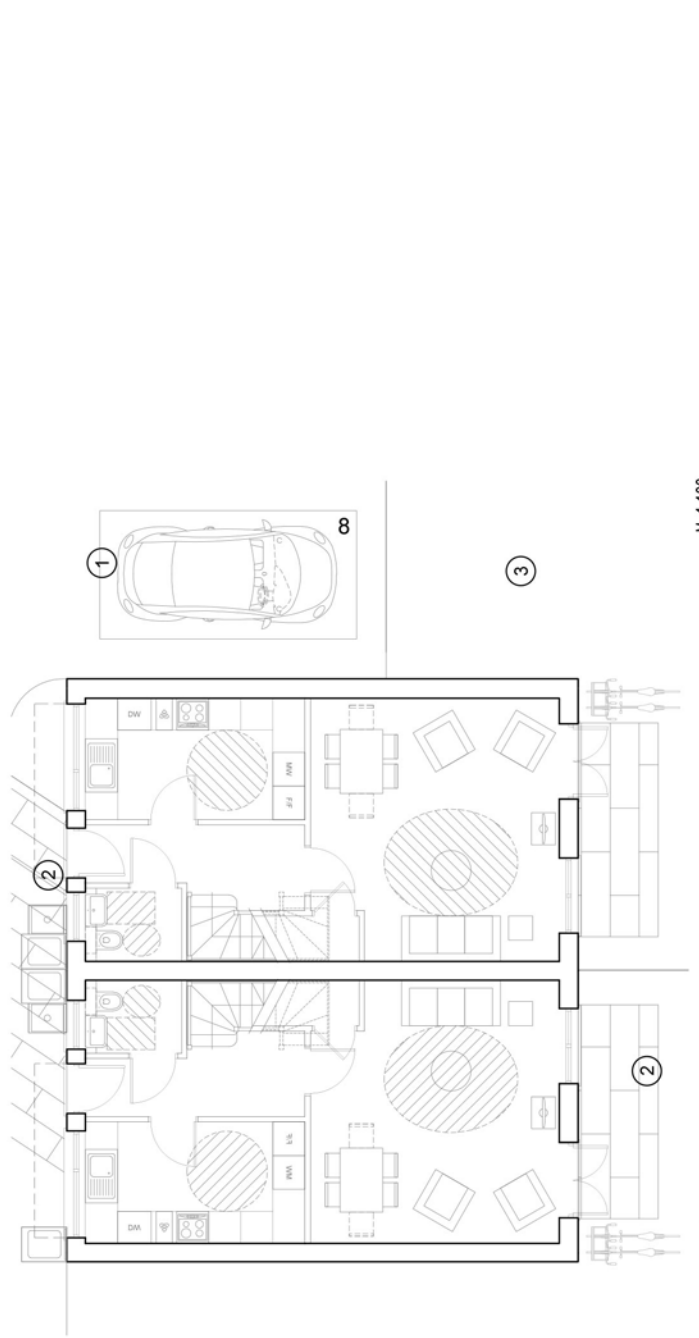
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 project: **SANDOWN CRESCENT, NESTLES AVENUE, HAYES UB3 4QH**
 drawing: **PROPOSED GROUND FLOOR LAYOUT PLANS**

drawing no	rev
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created by	checked
AP	PM
scale @ A3	date created
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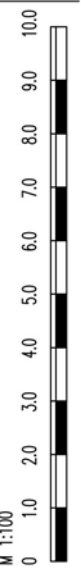
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01 PROPOSED GROUND FLOOR PLAN
 SCALE: 1:100



02 PROPOSED GROUND FLOOR PLAN
 SCALE: 1:100



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01/04/17 G SITE BOUNDARY/ANNECED /AP /PM
 24/01/17 F SITE BOUNDARY /DK /PS
 24/01/17 E BOUNDARY /DK /PS /PS
 15/12/16 C FOR COMMENTS /PG /CG
 09/12/16 B FOR COMMENTS /PG /CG
 23/07/16 A FOR PLANNING /AP /CG

date	rev	reason/author/checker

scale bar in mm 0 5 10 15 20mm
 @ A3

client
 NAME
 project
 NAME
 ADDRESS, POSTCODE

Drawing
 PROPOSED
 FIRST FLOOR PLAN

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989 P (20) P 01	G

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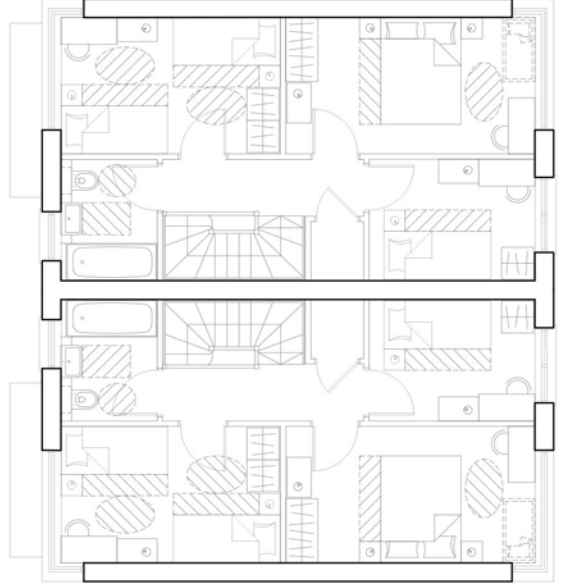
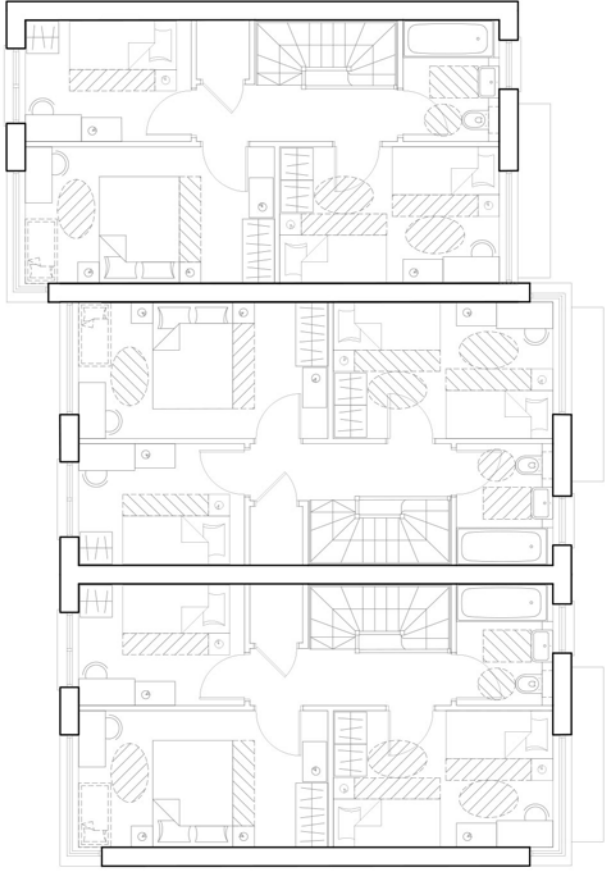
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 0 5 10 15 20mm

client: FJC DEVELOPMENTS
 project: SANDOWN CRESCENT, NESTLES AVENUE, HAYES UB3 4QH
 drawing: PROPOSED FIRST FLOOR LAYOUT PLANS

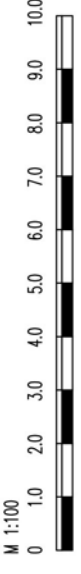
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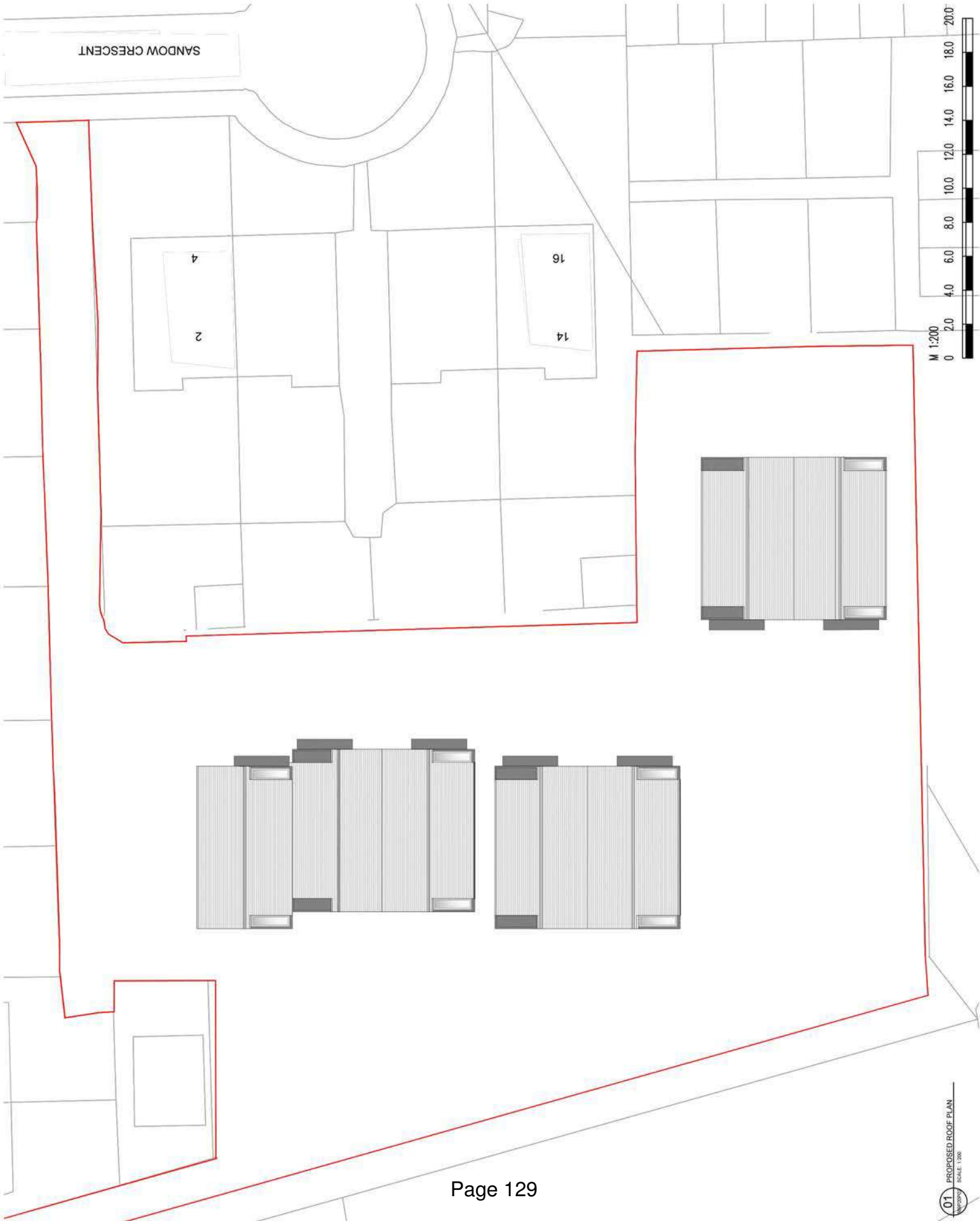
01 PROPOSED FIRST FLOOR PLAN
 SCALE: 1:100

02 PROPOSED FIRST FLOOR PLAN
 SCALE: 1:100



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project	SANDOW CRESCENT, NESTLES AVENUE, HAYES UB3 4QH		
drawing	PROPOSED ROOF PLAN		
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created by	AP	checked	CG
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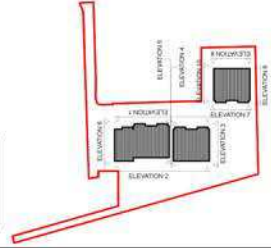
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- 5. All work will be undertaken to the standards of the Building Regulations and the Building Act 2004.
- 6. All work will be undertaken to the standards of the Building Regulations and the Building Act 2004.

FOR PLANNING

NOTES

1. MULTICOLOURED STOCK FACING BRICK
2. PPC METAL WINDOWS WITH DOUBLE GLAZED UNITS
3. TIMBER DOOR
4. HIT & MISS TIMBER FENCE
5. RECESSED AREA OR BRICK WORK
6. OBSCURE GLAZING

KEY MAP



NOTES

SITE BOUNDARY

date	rev	description
10.07.17	F	ELEVATIONS AMENDED / AP / PM
03.08.17	E	ELEVATIONS AMENDED / AP / PM
14.12.16	C	FOR COMMENTS / PG / CG
05.12.16	B	FOR COMMENTS / PG / CG
23.07.16	A	FOR PLANNING / AP / CG

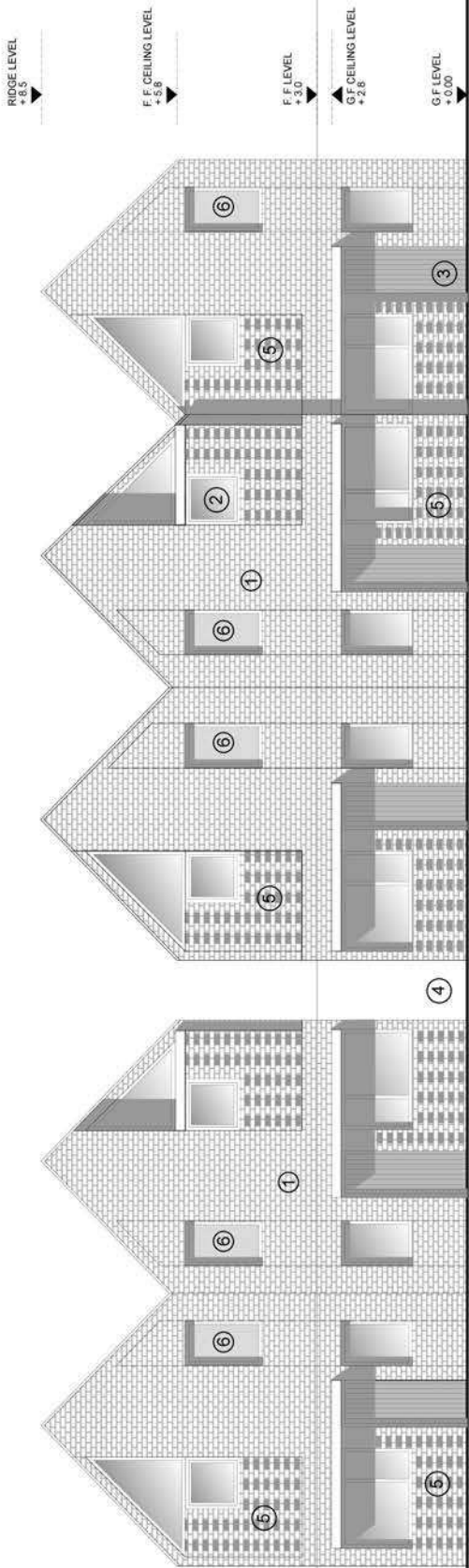
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FJC DEVELOPMENTS
SANDOWN CRESCENT, NESTLES, AVENUE, HAYES UB3 4QH

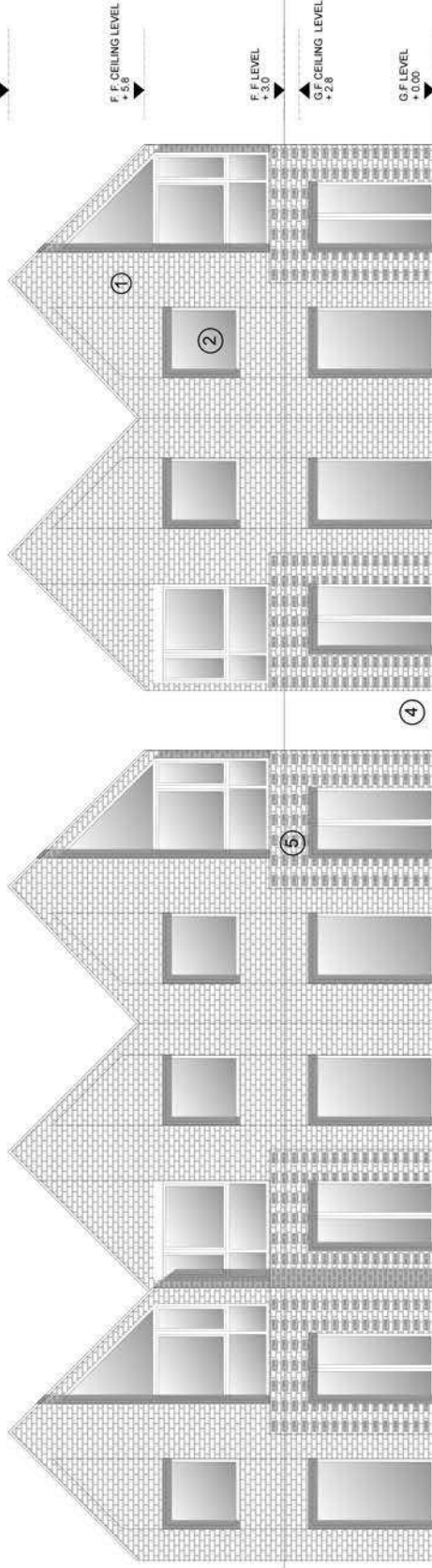
PROPOSED ELEVATION

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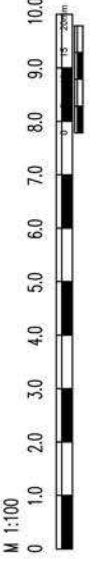
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01 PROPOSED ELEVATION 1
 SCALE 1:100



02 PROPOSED ELEVATION 2
 SCALE 1:100



NOTES

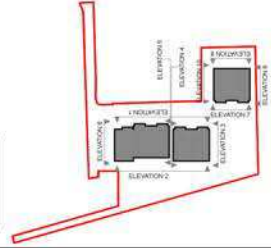
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- NOTES:**
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 2. PPC METAL WINDOWS WITH DOUBLE GLAZED UNITS
 3. ROOF TILES
 4. HIT & MISS TIMBER FENCE
 5. RECESSED AREA OR BRICK WORK

KEY MAP :



NOTES:

- 1. SITE BOUNDARY

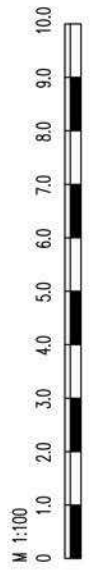
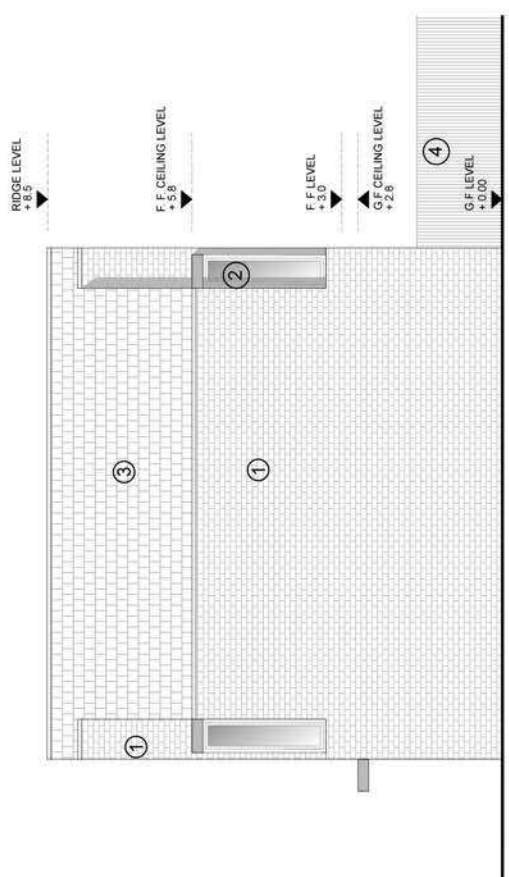
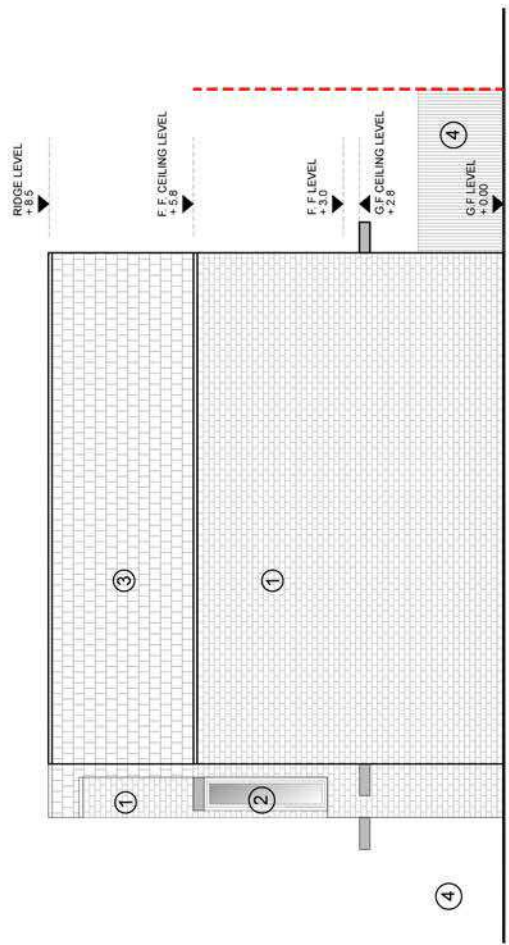
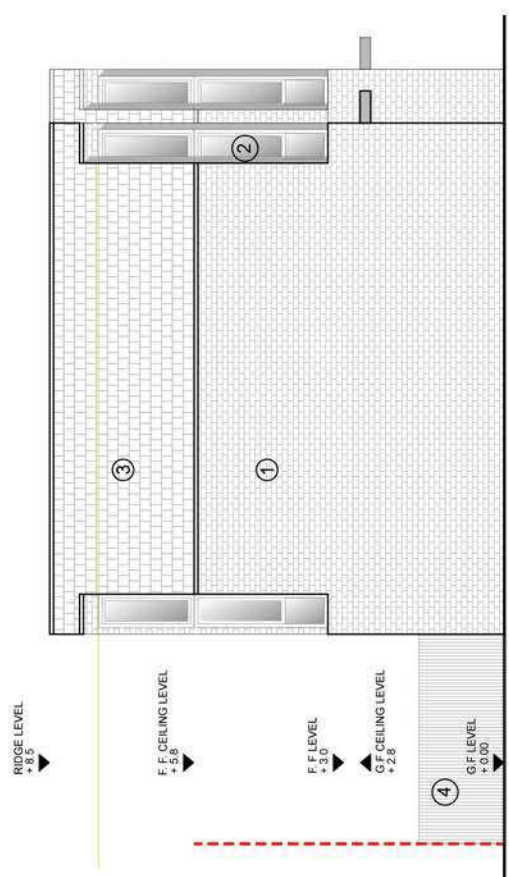
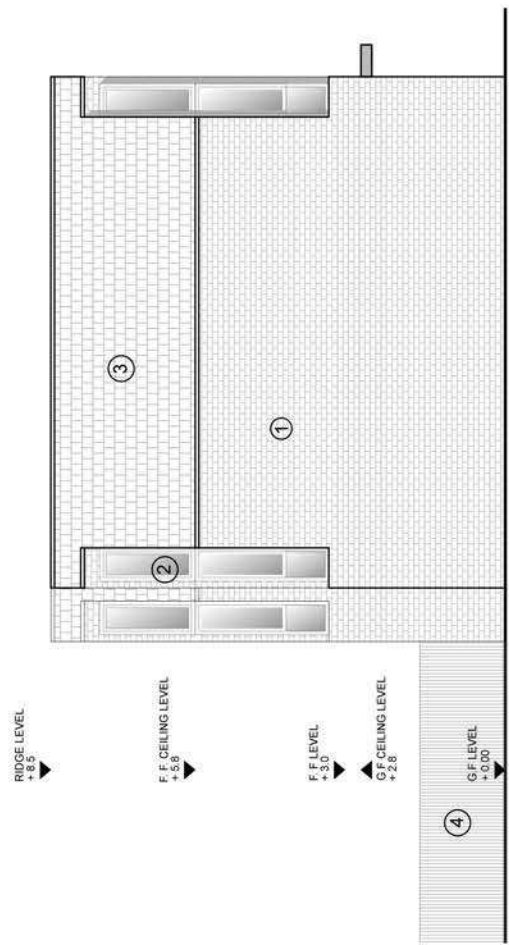
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@ A3		

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project	SANDOWN CRESCENT, NESTLES, AVENUE, HAYES UB3 4QH
drawing	PROPOSED SIDE ELEVATIONS

drawing no	rev
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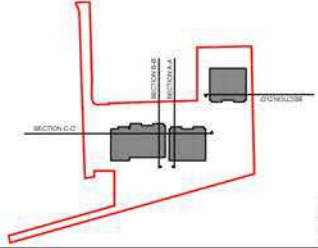


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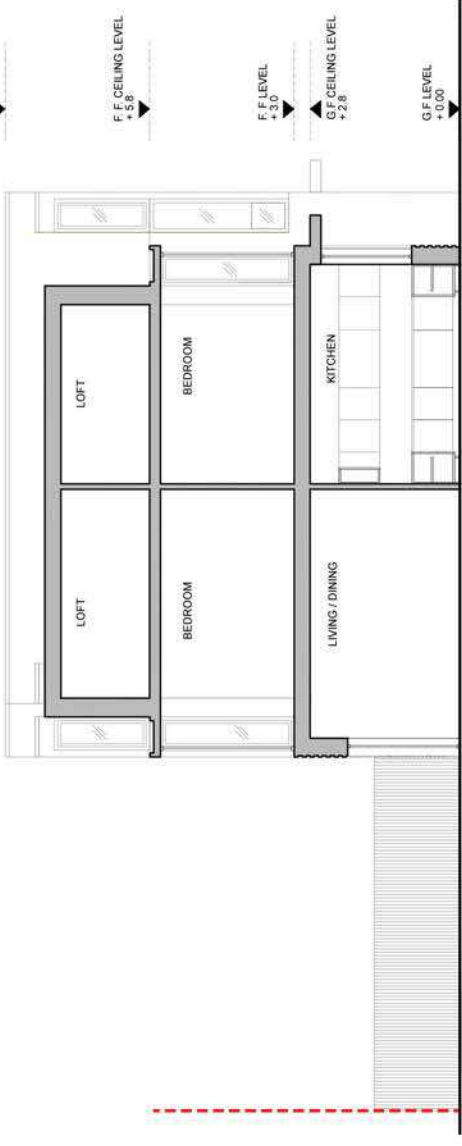
FOR PLANNING

KEY MAP :

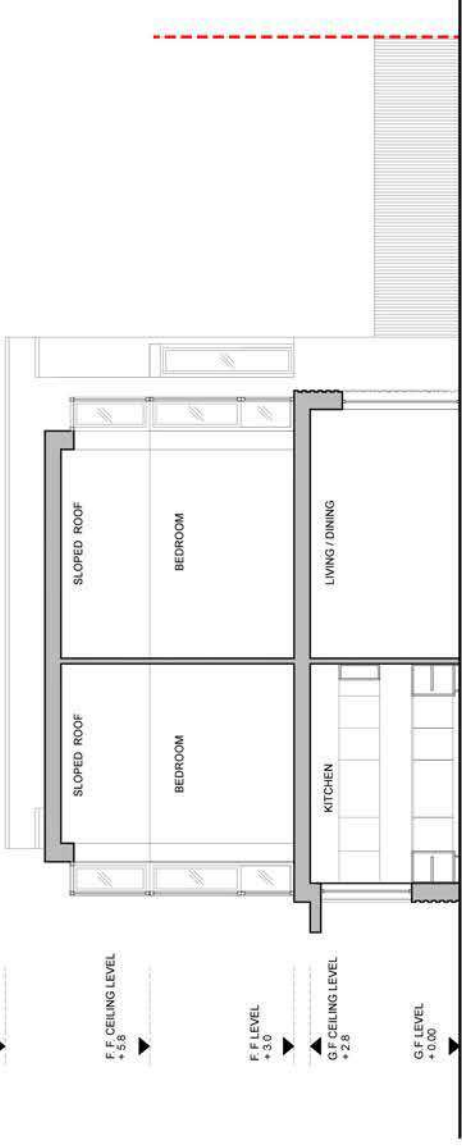


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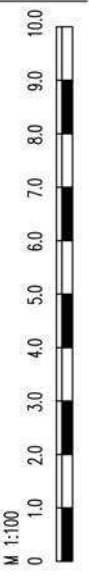
- SITE BOUNDARY



01 PROPOSED SECTION A-A
SCALE: 1:100



02 PROPOSED SECTION B-B
SCALE: 1:100

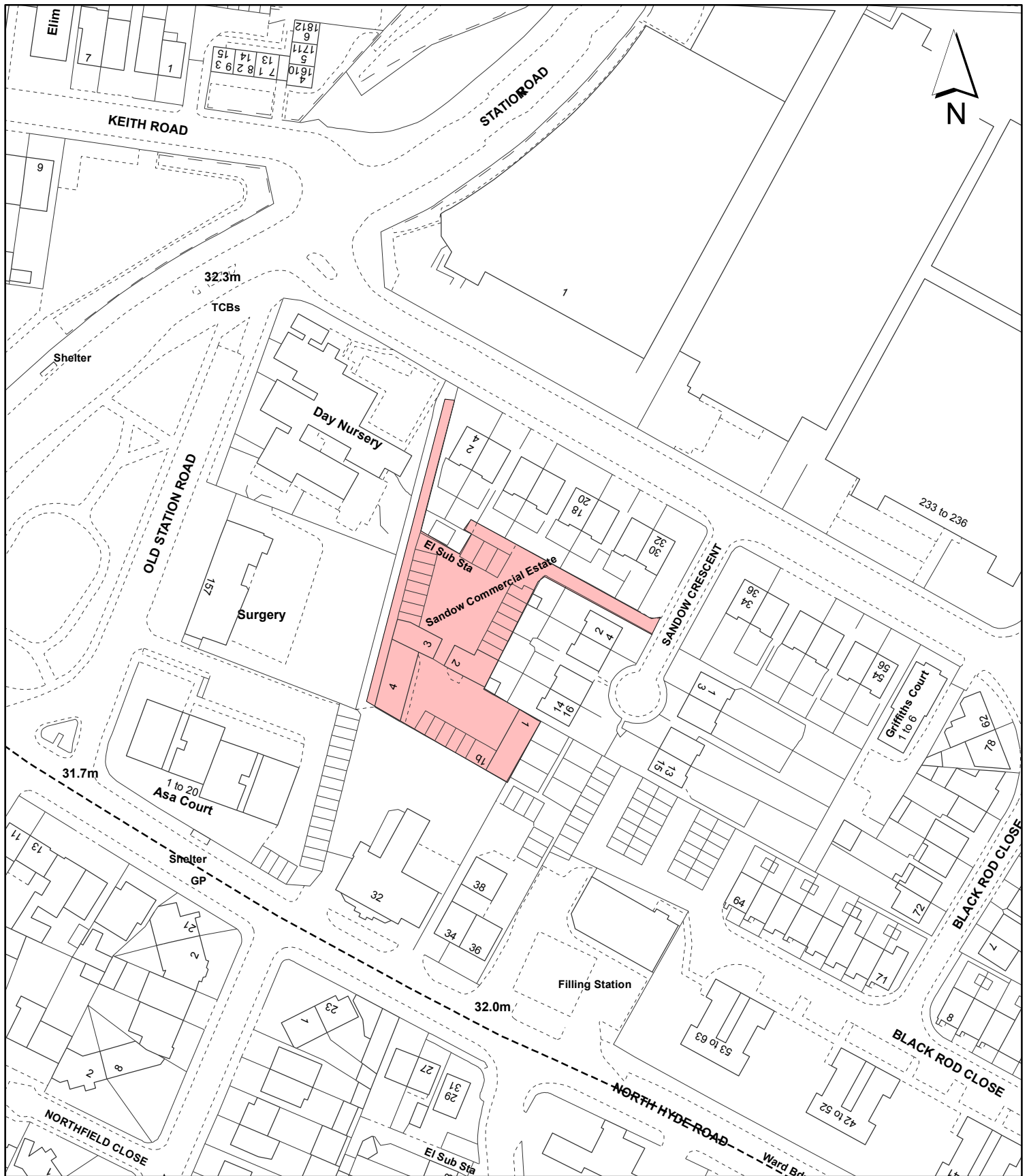


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client	FJC DEVELOPMENTS
project	SANDOWN CRESCENT, NESTLES, AVENUE, HAYES UB3 4QH
drawing	PROPOSED SECTIONS

drawing no	rev
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created by	checked
AP	PM
scale @ A3	date created
1:100	26/04/17

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Site Address:

Land at Sandow Crescent

Planning Application Ref:
879/APP/2017/1462

Planning Committee:
Central & South

Scale:
1:1,250

Date:
September 2017

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address GARAGE SITE REAR OF 85 AND 87 MANOR WAYE UXBRIDGE
Development: Application for the erection of 3 two storey, two- bedroom residential dwellings with associated parking, landscaping and external works.
LBH Ref Nos: 67593/APP/2017/2114

Date Plans Received:	10/06/2017	Date(s) of Amendment(s):	10/06/2017
Date Application Valid:	12/06/2017		29/08/2017

NOTES

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THIS DRAWING TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATION, ALL CONSULTANTS / SPECIALIST DRAWINGS, DETAILS AND SPECIFICATION.

ALL MATERIALS USED IN ANY EXTERIOR WORK SHALL OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXTERIOR OF THE EXISTING BUILDING.

CLIENT IS ADVISED TO ACT AS PER THE PARTY WALL ACT 1996 BEFORE STARTING OF ANY WORK.

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THE CLIENT / CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPETENCE WITH THE CDM REGULATIONS 2015 AND APPROPRIATE HEALTH & SAFETY ON SITE PRECAUTIONS.

REV: DATE: AMENDMENT:



studio
 in finitii
 architectural &
 interior designers
 ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY
 URGROVE LPO6 4PS

TITLE: SITE PLAN

SCALE: 1:1250 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 201009

DRAWING NO: SI 201009 00 REV:

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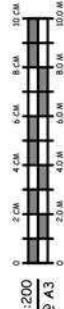
ALL MATERIALS USED IN ANY EXTERIOR WORK SHALL OF A SIMILAR APPEARANCE TO THOSE USED IN THE CONSTRUCTION OF THE EXTERIOR OF THE EXISTING BUILDING.

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11 flat, 145 theobaldy road, TM7 4QP
 PH: 02070963935 MO:07506582244

CLIENT: Mr. P. PAREKH (SHAN CONTRACTORS LTD)

JOB: REAR OF 95-97 MANOR WAY, URGESDEE LPO 216

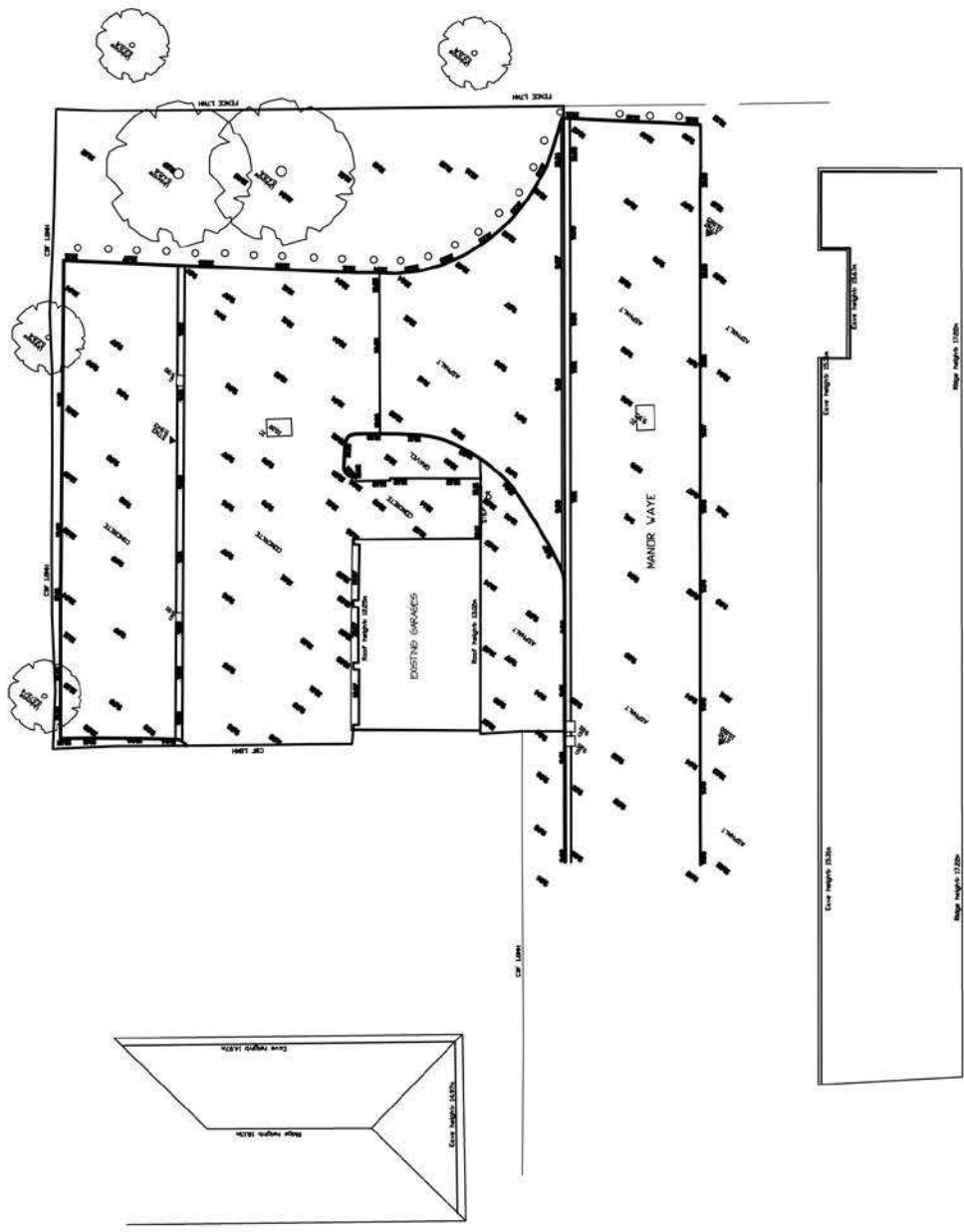
TITLE: EXISTING SITE PLAN

SCALE: 1:200 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: SI 201009

DRAWING NO: SI 201009 01 REV:

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A: STO RENDER SYSTEM

COLOR REF: 37206 RGB 210, 212, 208



DRIVE LINE PRIORA PERMEABLE PAVING BY MARSHALLS

REF: CHARCOAL OR SIMILAR



B: STO RENDER SYSTEM

COLOR REF: 37202 RGB 128, 132, 135



C: SANDTOFT 20/20 CLAY TILE

COLOR ANTIQUE SLATE



M: STANDING SEAM GREY ZINC OR SIMILAR



MR. P.PAREKH (SWAN CONTRACTORS LTD.)
 REAR OF 85-87 MANOR WAY UBBRIDGE UB8 2BG
 DRG. NO: SJ 2017003 13 PROPOSED MATERIALS

NOTES

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.

ALL DIMENSIONS / LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY.

THIS DRAWING TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATION, ALL CONSULTANTS / SPECIALIST DRAWINGS, DETAILS AND SPECIFICATION.

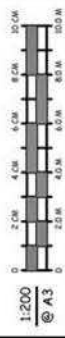
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CLIENT IS ADVISED TO ACT AS PER "THE PARTY WALL ACT 1996" BEFORE STARTING OF ANY WORK.

THESE DRGS. ARE PREPARED FOR THE PRE PLANNING APPLICATION ONLY.

EXISTING BOUNDARY TO BE VARIFIED ON SITE BY CLIENT / BOUNDARY SURVEYOR.

THE CLIENT / CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPETENCE WITH THE CDH REGULATIONS 2015 AND APPROPRIATE HEALTH & SAFETY ON SITE PRECAUTIONS.



C: 25/08/2017 ACCESS OFFICER'S COMMENTS ADDED.

B: 07/08/2017 CAR PARKING ADDED AS PER HIGHWAYS ENGINEER'S DEL.

A: 02/08/2017 REMOVED AS PER ARCHITECTURE SURVEYOR'S DEL.

REV/DATE: AMENDMENT:



ff flat 145 thornbury road - TM7 4QP
ph: 02070963935 no:07506582244

CLIENT: Mr. P. PAREKH (SHAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAYE LUXURDE LP# 216

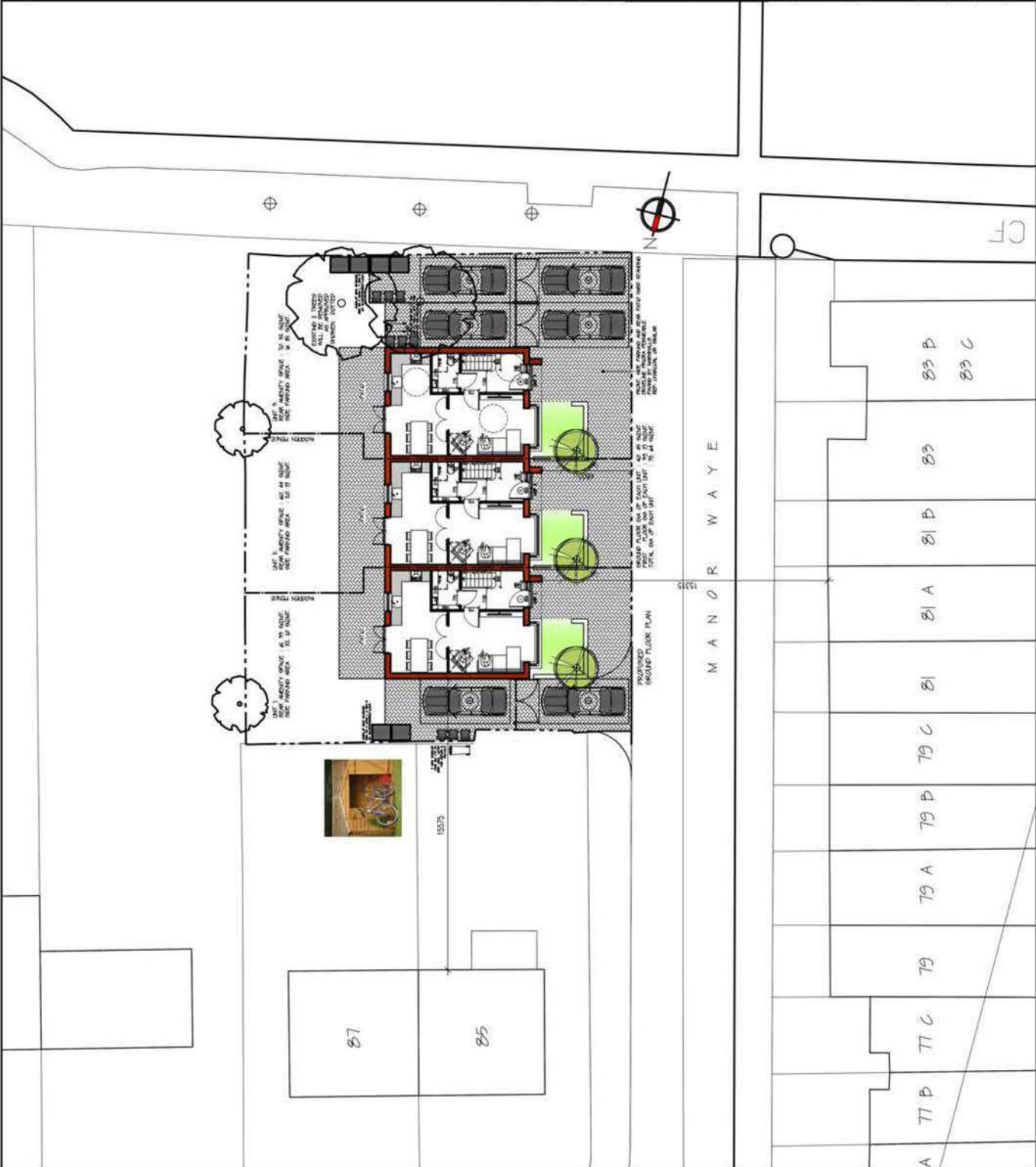
TITLE: PROPOSED SITE PLAN

SCALE: 1:200 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 201009

DRAWING NO: 51 201009 02 REV: 2

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NOTES

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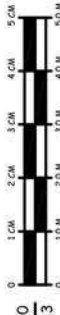
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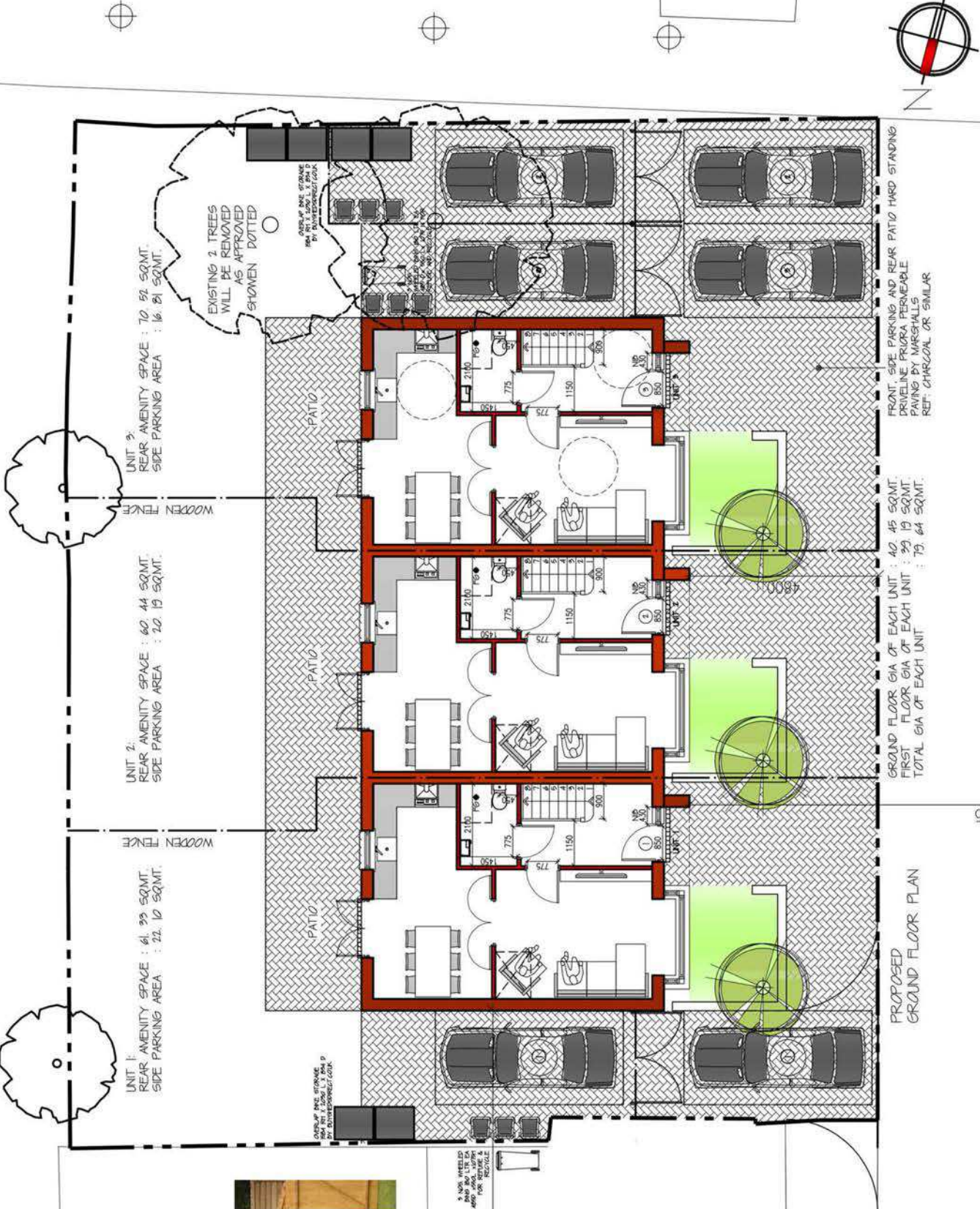
B: 25082017 ACCESS OFFICER'S COMMENTS ADDED.
 A: 07082017 CAR PARKING ADDED AS PER HIGHWAYS ENGINEER'S REQ.
 REV: DATE: AMENDMENT:



ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)
 JOB: REAR OF 85-87 MANOR WAYE
 URGROVE LPO6 4PS

TITLE: PROPOSED GROUND FLOOR PLAN	
SCALE: 1:100 @ A3	DRAWN BY:
DATE: MAY 2017	JOB NO: 51 2017009
DRAWING NO: 51 2017009 03	REV: D
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PROPOSED GROUND FLOOR PLAN

M A N O R W A Y E

NOTES

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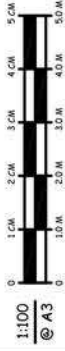
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A: 25082017 ACCESS OFFICERS COMMENTS ADDED.

REV: DATE: AMENDMENT:



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architectural +
interior designers

ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAYE
 URGROVE LPO6 4PS

TITLE: PROPOSED
 FIRST FLOOR PLAN

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 201009

DRAWING NO: SI 201009 04 REV: A

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GRAND FLOOR GIA OF EACH UNIT : 40.45 SQMT.
 FIRST FLOOR GIA OF EACH UNIT : 39.19 SQMT.
 TOTAL GIA OF EACH UNIT : 79.64 SQMT.

PROPOSED
 FIRST FLOOR PLAN

15950

M A N O R W A Y E

NOTES

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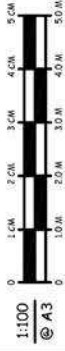
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REV: DATE: AMENDMENT:



ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAYE
 URGROVE LPO6 4PS

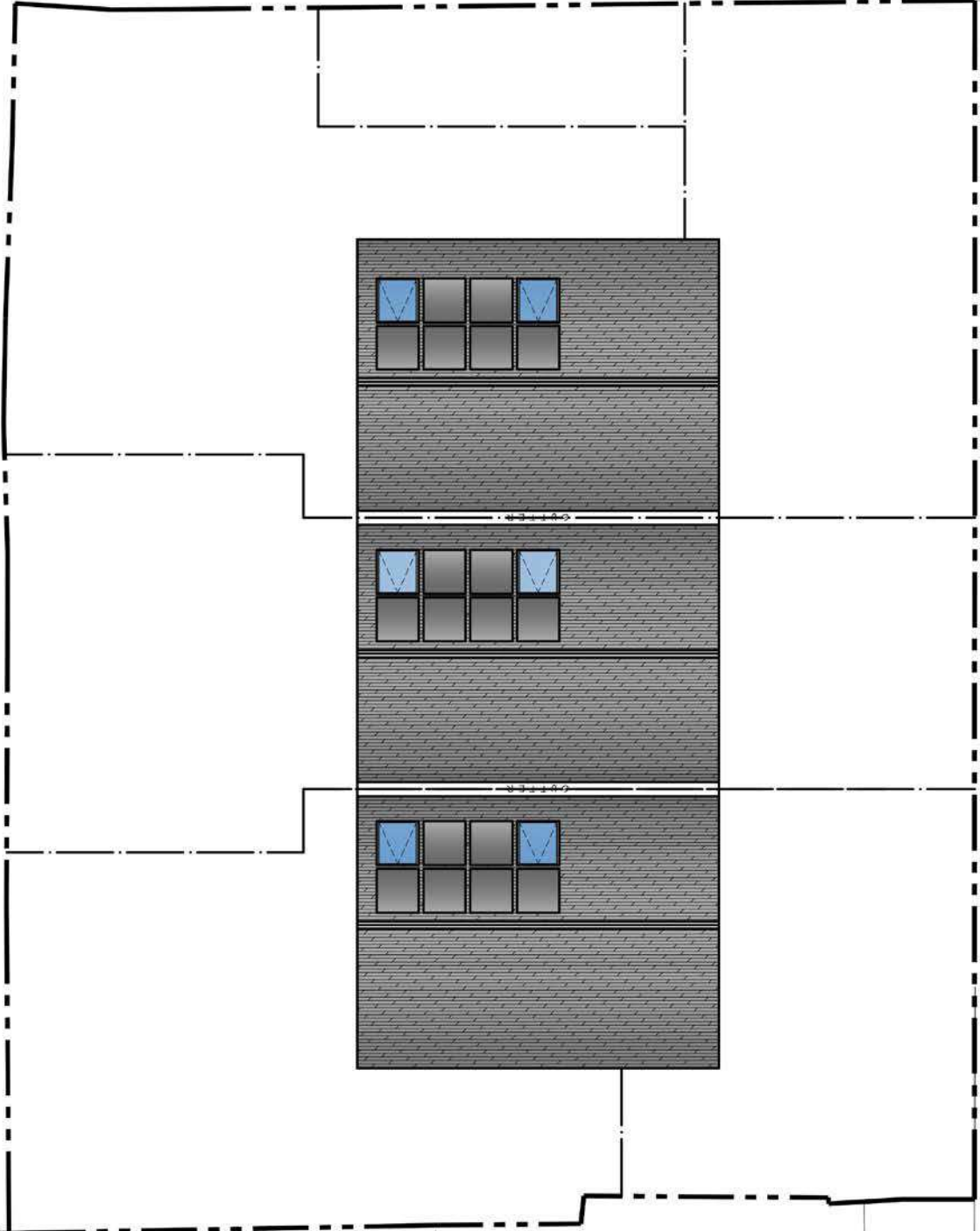
TITLE: PROPOSED ROOF PLAN

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 2017009

DRAWING NO: SI 2017009 05 REV:

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PROPOSED ROOF PLAN

M A N O R W A Y E

NOTES

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A: 25082017 ACCESS OFFICERS COMMENTS ADDED.

REV: DATE: AMENDMENT:



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interior designers

ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAYE
 URGROVE LPOB 4PG

TITLE: PROPOSED FRONT ELEVATION

SCALE: 1:100 @ A3

DRAWN BY:

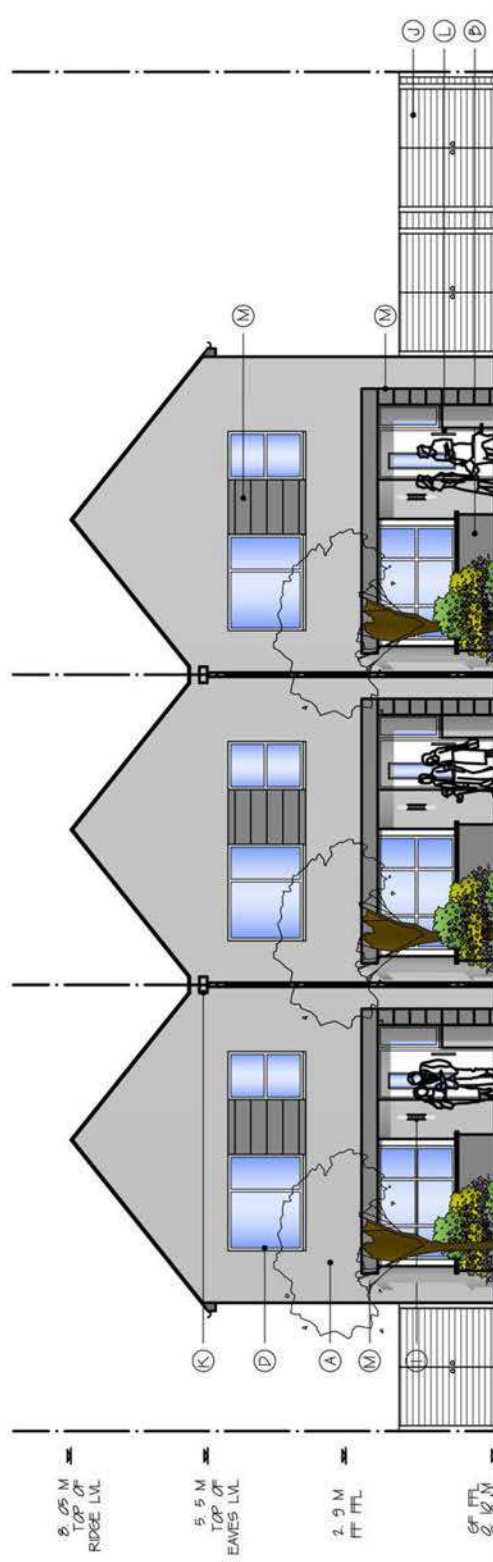
DATE: MAY 2017

JOB NO: 51 2017009

DRAWING NO: SI 2017009 06

REV: A

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PROPOSED FRONT ELEVATION
(WEST SIDE ELEVATION)

MATERIALS

- (A) ST0 RENDER SYSTEM COLOR REF: 37006 ROP 210, 212, 208 OR SIMILAR
- (B) ST0 RENDER SYSTEM COLOR REF: 37002 ROP 128, 132, 135 OR SIMILAR
- (D) ALUMINIUM TLT & TURN DOUBLE GLAZED WINDOWS IN GREY RAL : 7033
- (L) OUTDOOR UP-DOWN LED WALL-LIGHT
- (M) 18 M HIGH CLOSE BOARDED WOODEN DOORS PAINTED GREY TO MATCH WINDOWS
- (K) DARK BLACK PANDER COATED ALUMINIUM RECTANGLE PROFILE HOPPER AND ANTHRACITE CIRCULAR DOWNPIPE
- (L) SOLID WOODEN MAIN DOOR PAINTED GREY TO MATCH WINDOWS
- (M) WALL CLAD IN STANDING SEAM GREY ZINC OR SIMILAR

NOTES

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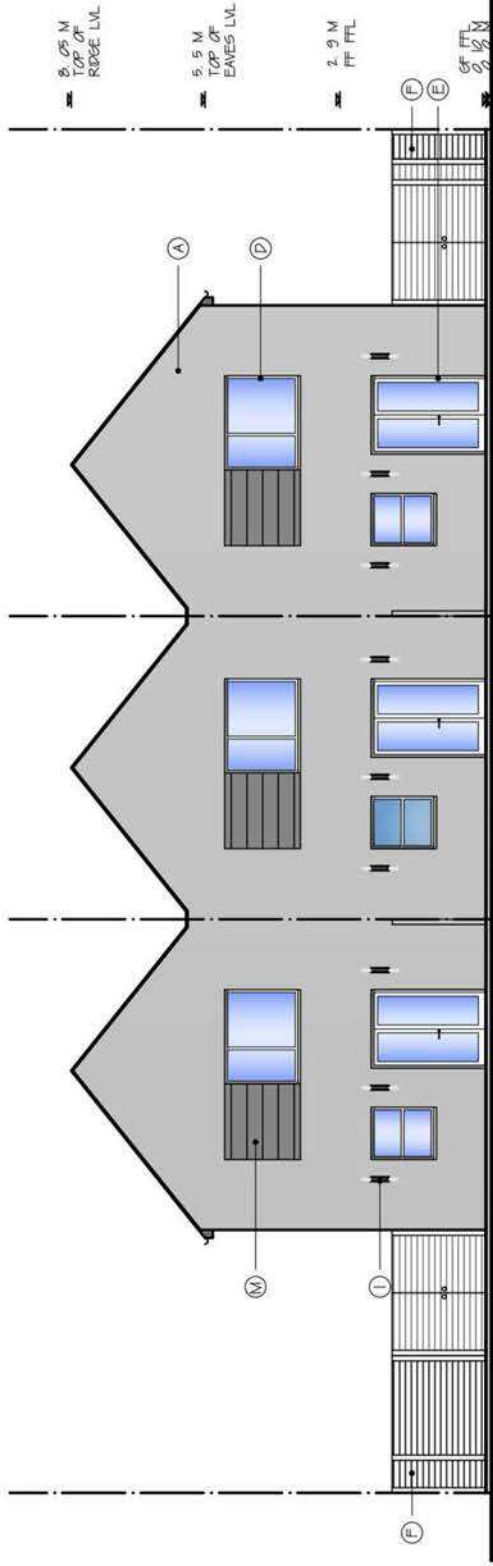
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PROPOSED REAR ELEVATION
(EAST SIDE ELEVATION)

MATERIALS

- (A) STG RENDER SYSTEM COLOR REF: 51216 ROP 210, 212, 208 OR SIMILAR
- (D) ALUMINIUM TILT & TURN DOUBLE GLAZED WINDOWS IN GREY RAL : 7053
- (E) ALUMINIUM DOUBLE GLAZED DOORS IN GREY RAL : 7053
- (F) 1.8 M HIGH CLOSE BOARDED WOODEN FENCE PAINTED IN GREY TO MATCH WINDOWS
- (M) WALL CLAD IN STANDING SEAM GREY ZINC OR SIMILAR
- (L) OUTDOOR UP-DOWN LED WALL-LIGHT

REV: DATE: AMENDMENT:



ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: Mr. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY
 UPPIDGE UB6 4PS

TITLE: PROPOSED REAR ELEVATION

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 201003

DRAWING NO: 51 201003 01 REV:

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NOTES

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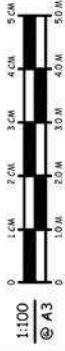
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REV: DATE: AMENDMENT:



if flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY
 URGROVE LPOB 496

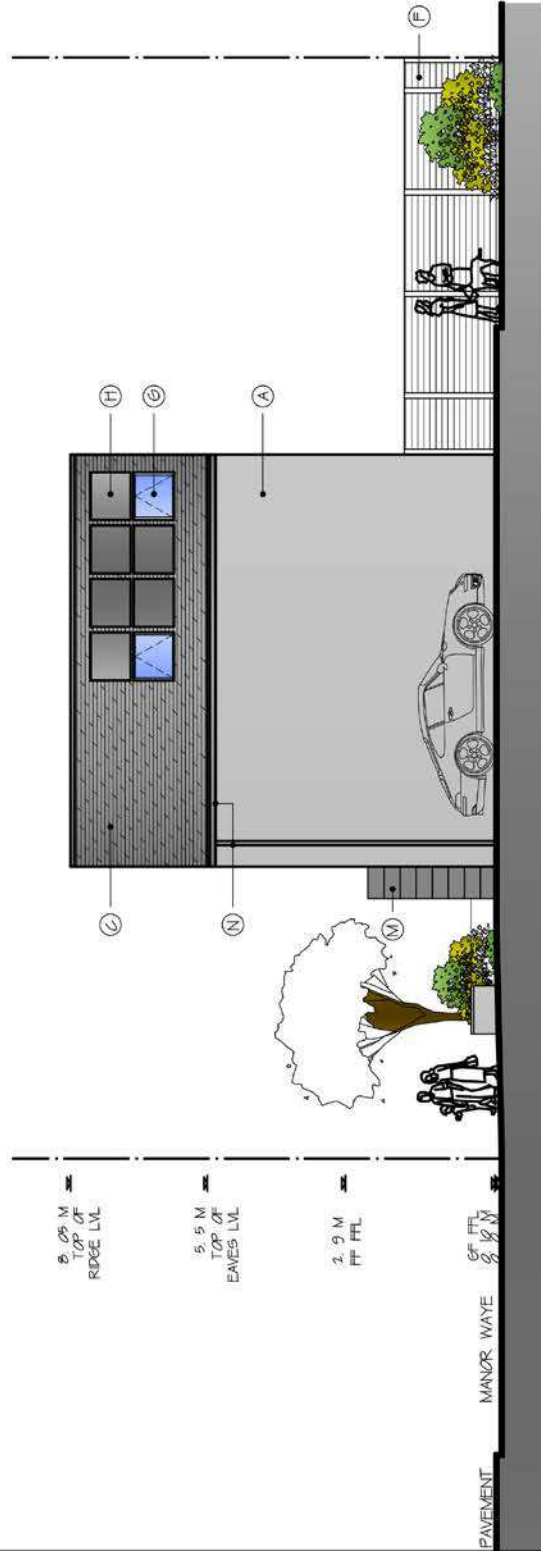
TITLE: PROPOSED OTHER SIDE ELEVATION

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 2017009

DRAWING NO: SI 2017009 09 REV:

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PROPOSED SIDE ELEVATION (SOUTH SIDE ELEVATION)

MATERIALS

- (A) ST0 RENDER SYSTEM COLOR REF: 37206 RGB 210, 212, 208 OR SIMILAR
- (B) ST0 RENDER SYSTEM COLOR REF: 37202 RGB 128, 132, 135 OR SIMILAR
- (C) SANDTOTT 20/10 CLAY TILE COLOR ANTIQUE SLATE
- (F) 1.8 M HIGH CLOSE BOARDED WOODEN FENCE PAINTED IN GREY TO MATCH WINDOWS
- (G) VELUX 50% ROOF WINDOWS OR SIMILAR
- (H) SOLAR PANELS
- (M) WALL CLAD IN STANDING SEAM GREY ZINC OR SIMILAR
- (N) ANTRACITE GREY UPVC FASCIA, SOFFIT, GUTTER & DOWNPIPE

NOTES

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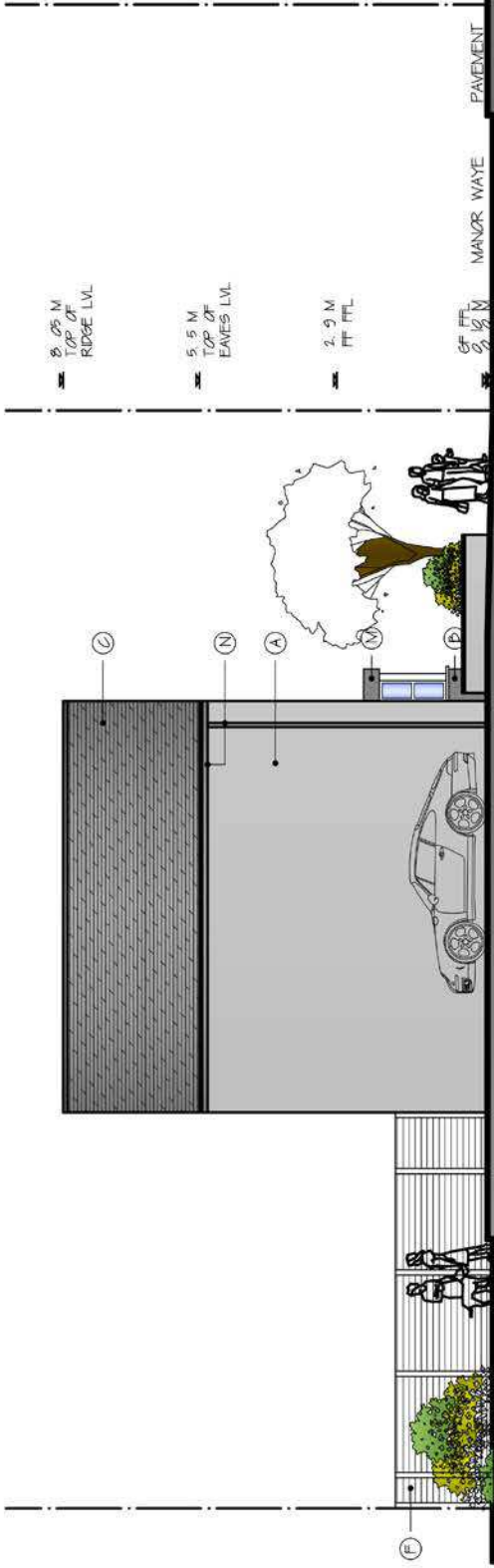
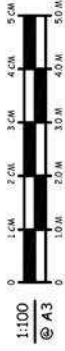
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PROPOSED OTHER SIDE ELEVATION (NORTH SIDE ELEVATION)

MATERIALS

- (A) STO RENDER SYSTEM COLOR REF: 37106 RGB 210, 212, 208 OR SIMILAR
- (B) STO RENDER SYSTEM COLOR REF: 37102 RGB 128, 132, 135 OR SIMILAR
- (C) SANDTOFT 20/20 CLAY TILE COLOR ANTIQUE SLATE
- (F) 1 & M HIGH CLOSE BOARDED WOODEN FENCE PAINTED IN GREY TO MATCH WINDOWS
- (K) DARK GREY POWDER COATED ALUMINIUM RECTANGLE PROFILE HOPPER AND CIRCULAR DOWNPIPE
- (M) WALL CLAD IN STANDING SEAM GREY ZINC OR SIMILAR
- (N) ANTRACITE GREY UPVC FASCIA, SOFFIT, GUTTER & DOWNPIPE



ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY URGROVE LPOB 498

TITLE: PROPOSED SIDE ELEVATION

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: 51 2017009

DRAWING NO: SI 2017009 08 REV:

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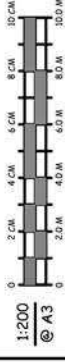
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A: 25082017 ACCESS OFFICERS COMMENTS ADDED TO FRONT ELEV.

REV: DATE: AMENDMENT:



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architectural &
 interior designers
 ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY
 URGROVE LB66 2PS

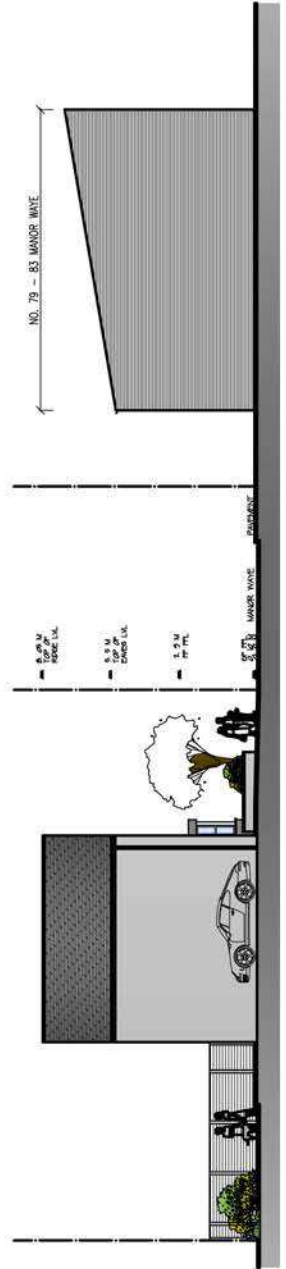
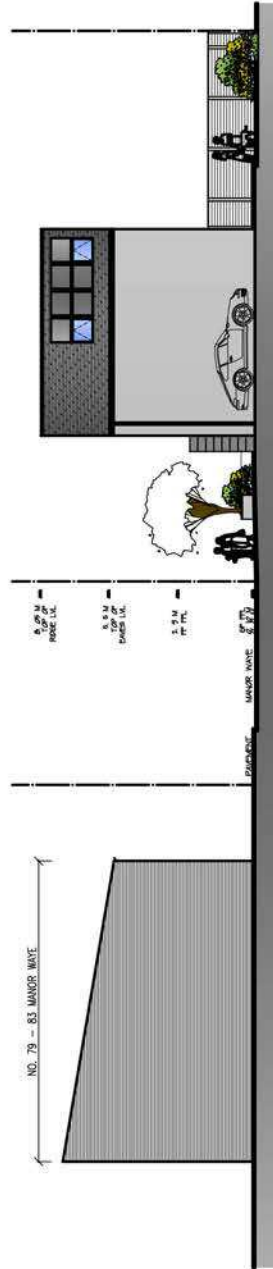
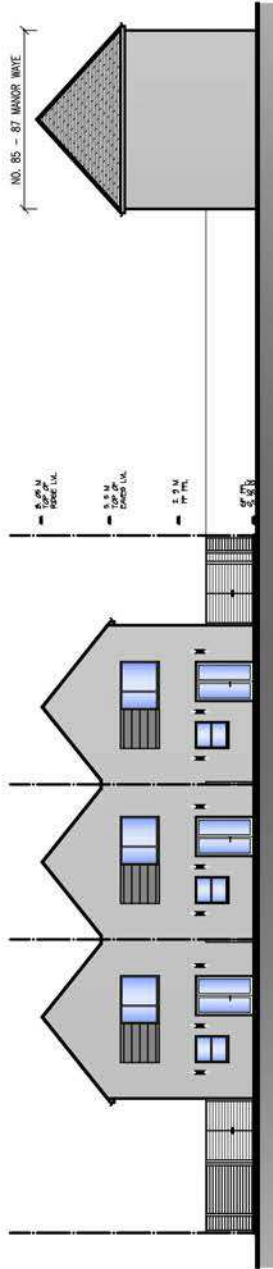
TITLE: PROPOSED
 CONTEXT ELEVATIONS

SCALE: 1:200 @ A3
 DRAWN BY:

DATE: MAY 2017
 JOB NO: 51 201009

DRAWING NO: SI 2017009 10
 REV: A

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NOTES

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A: 25082017 ACCESS OFFICER'S COMMENTS ADDED.

REV: DATE: AMENDMENT:



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ff flat 145 thornbury road TW7 4QD
 ph: 02070963935 mo:07506582244

CLIENT: Mr. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 25-27 MANOR WAY
 URGROVE LB8 1PS

TITLE:

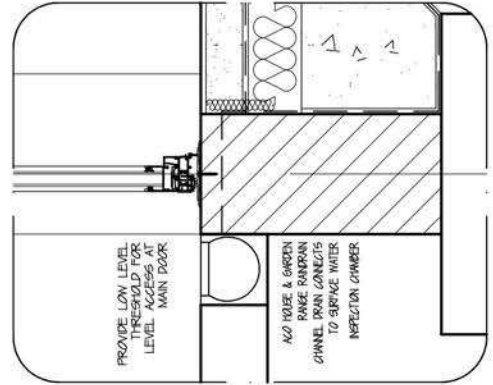
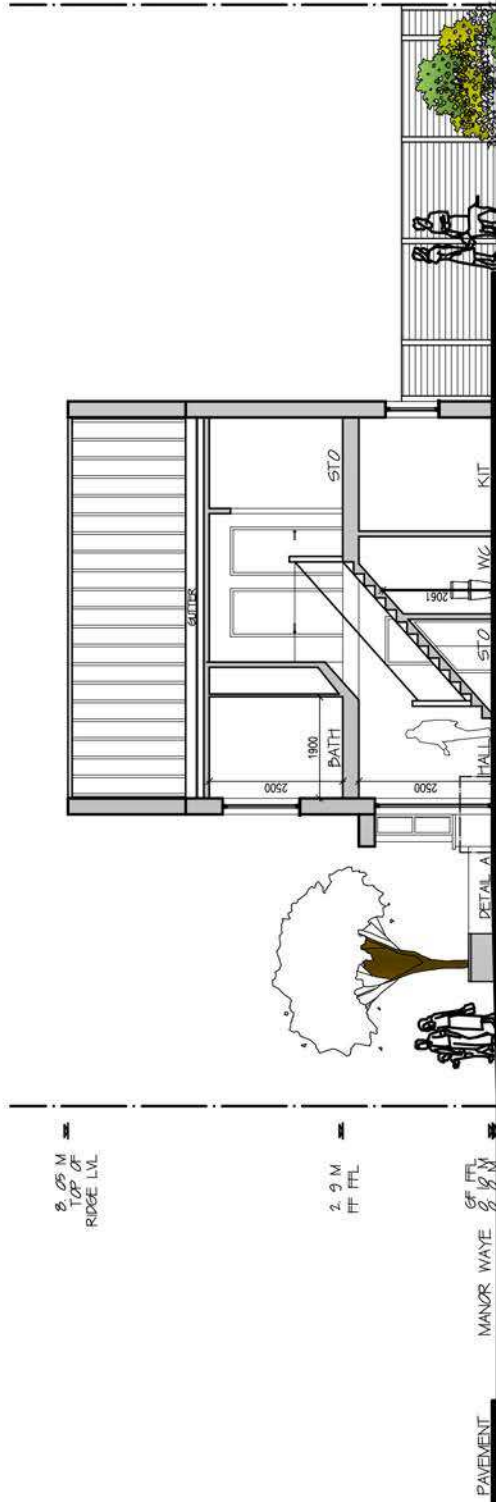
PROPOSED SECTION A-A
 THROUGH STAIRS

SCALE: 1:100 @ A3 DRAWN BY:

DATE: MAY 2017 JOB NO: SI 2017009

DRAWING NO: SI 2017009 II REV: A

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DETAIL A
 @ LEVELLED
 FRONT ENTRANCE

NOTES

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THESE DRGS. ARE PREPARED FOR THE PRE PLANNING APPLICATION ONLY.

EXISTING BOUNDARY TO BE VARIFIED ON SITE BY CLIENT / BOUNDARY SURVEYOR.

THE CLIENT / CONTRACTOR IS RESPONSIBLE FOR ENSURING COMPETENCE WITH THE CDH REGULATIONS 2015 AND APPROPRIATE HEALTH & SAFETY ON SITE PRECAUTIONS.



A: 25082017 ACCESS OFFICERS COMMENTS ADDED.

REV: DATE: AMENDMENT:



studio
infiniti
architectural &
interior designers

ff flat 145 thornbury road TW7 4QD
ph: 02070963935 mo:07506582244

CLIENT: MR. P. PAREKH (SWAN CONTRACTORS LTD)

JOB: REAR OF 85-87 MANOR WAY
URDG00E 1800 480

TITLE:

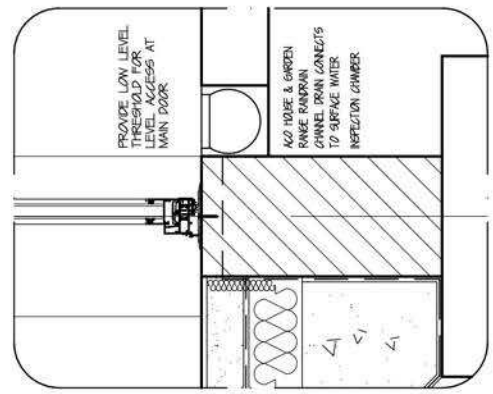
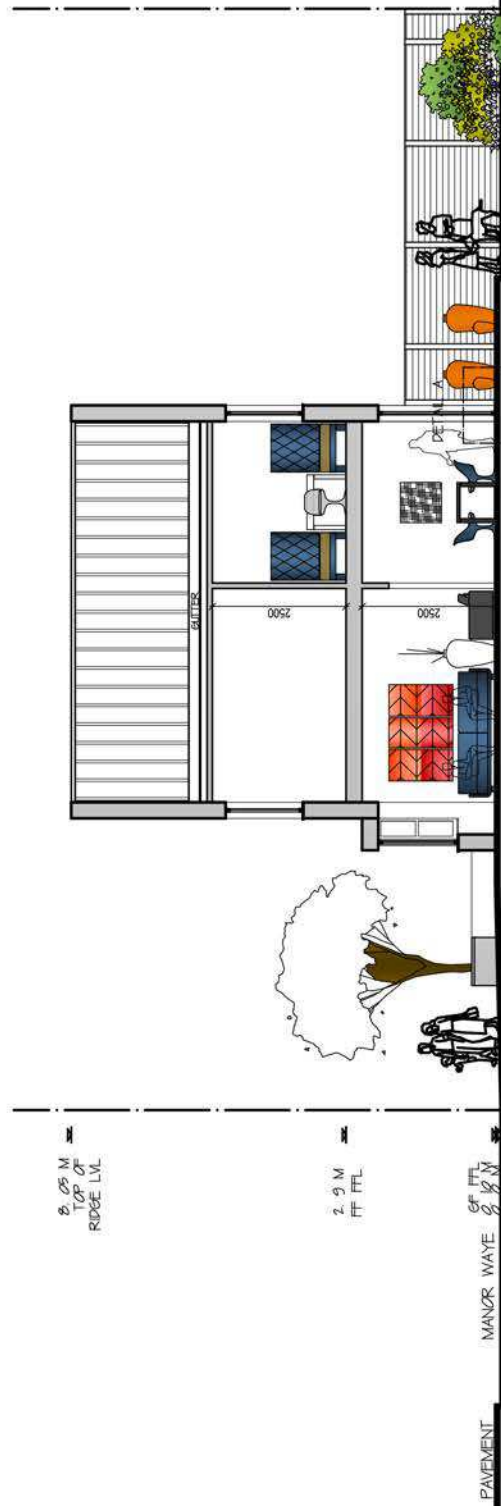
PROPOSED SECTION B-B
THROUGH DAY WINDOW

SCALE: 1:100 @ A3 DRAWN BY:

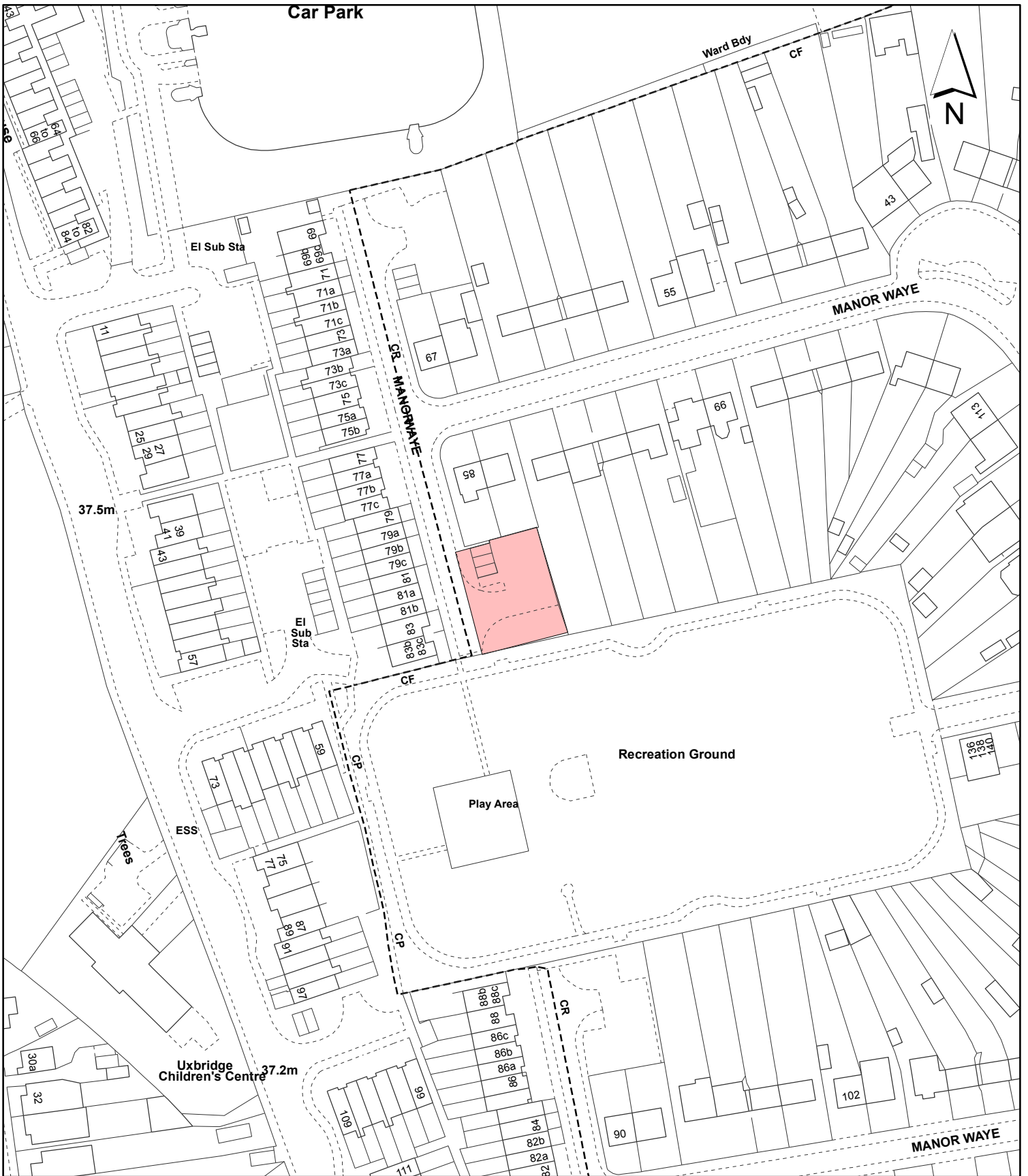
DATE: MAY 2017 JOB NO: 51 201009

DRAWING NO: SI 20170203 12 REV: A

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DETAIL A
@ LEVELLED
REAR DOORS



Notes:

 Site boundary

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Site Address:

**Garage Site,
 85 & 87 Manor Way**

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

Planning Application Ref:
67593/APP/2017/2114

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address KINGS ARMS COURT 109 COLDHARBOUR LANE HAYES

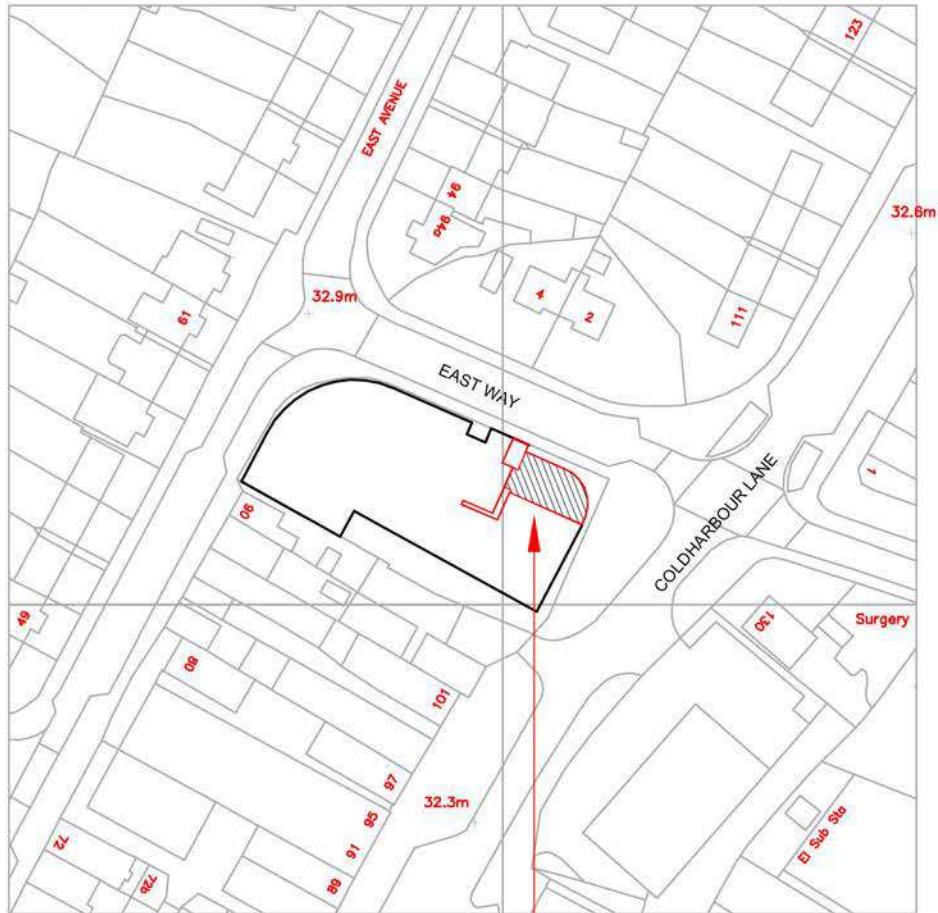
Development: Application for the change of use of part of the ground floor retail unit (Class A1) to a hot food takeaway (Class A5) and associated external alterations, including the installation of ventilation and extraction equipment and associated works.

LBH Ref Nos: 10954/APP/2017/2353

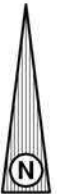
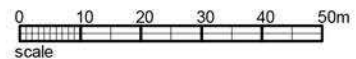
Date Plans Received: 28/06/2017

Date(s) of Amendment(s):

Date Application Valid: 30/06/2017



SITE BOUNDARY
117m² (0.0117ha)



HATTRELL DS One
Architects LLP
 CHARTERED ARCHITECTS
 COVENTRY MANCHESTER

UNIT 20 ENSIGN BUSINESS CENTRE WESTWOOD WAY
 WESTWOOD BUSINESS PARK COVENTRY CV4 8JA
 T: 024 7647 3974

ARTHUR HOUSE CHORLTON STREET MANCHESTER M1 3EJ
 T: 0161 238 3521

CLIENT	HALA GROUP
PROJECT	109 Coldharbour Lane Hayes, Middlesex. UB3 3EG
TITLE	LOCATION PLAN

SCALE @ A4	DATE
1:1250	1.12.16

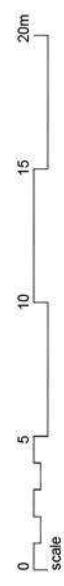
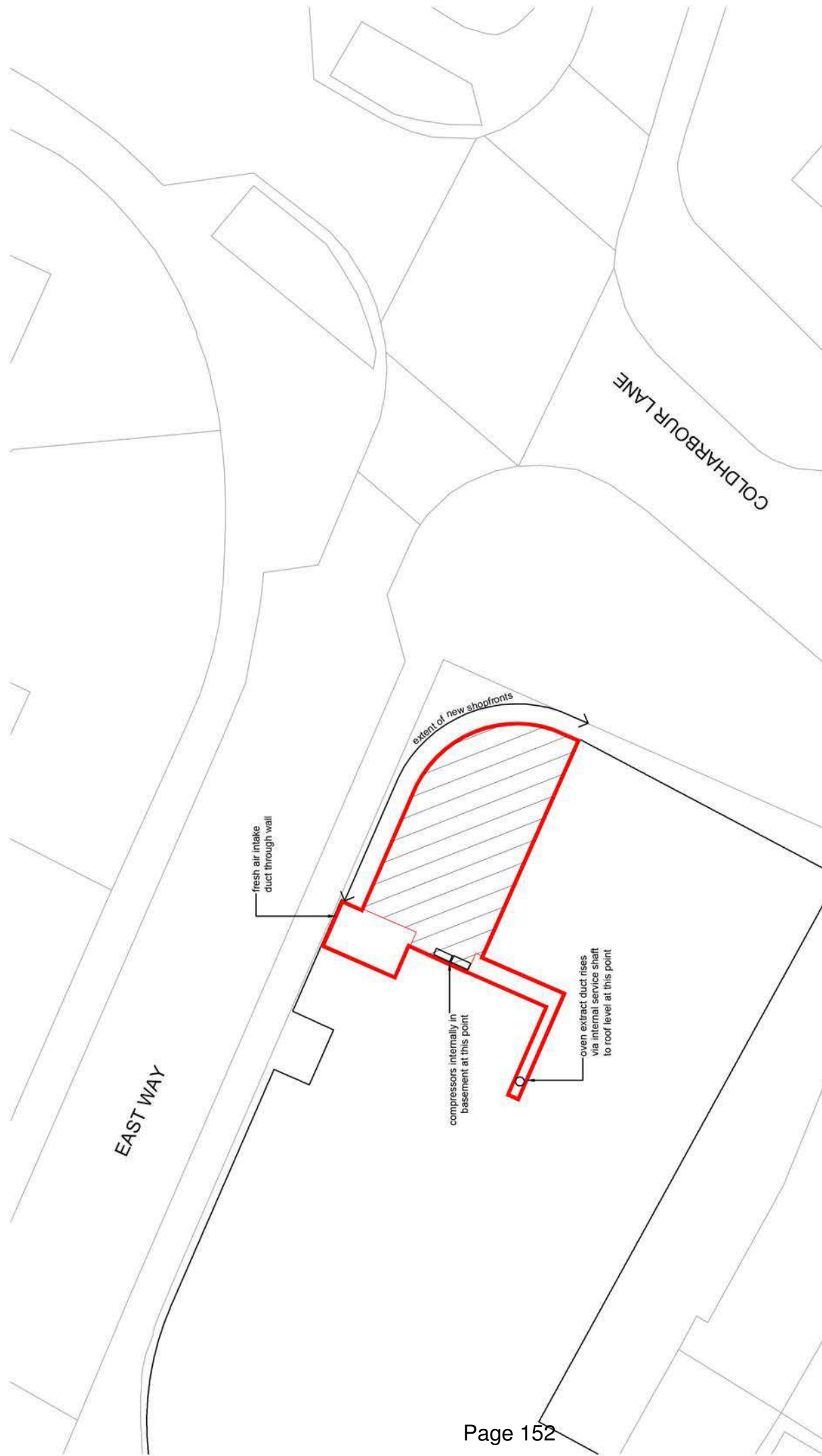
DRAWN BY	VJames
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NOTES:
 CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
 COMMENCEMENT OF ANY WORK OR PREPARING
 MANUFACTURING DRAWINGS

DRAWING No	REVISION
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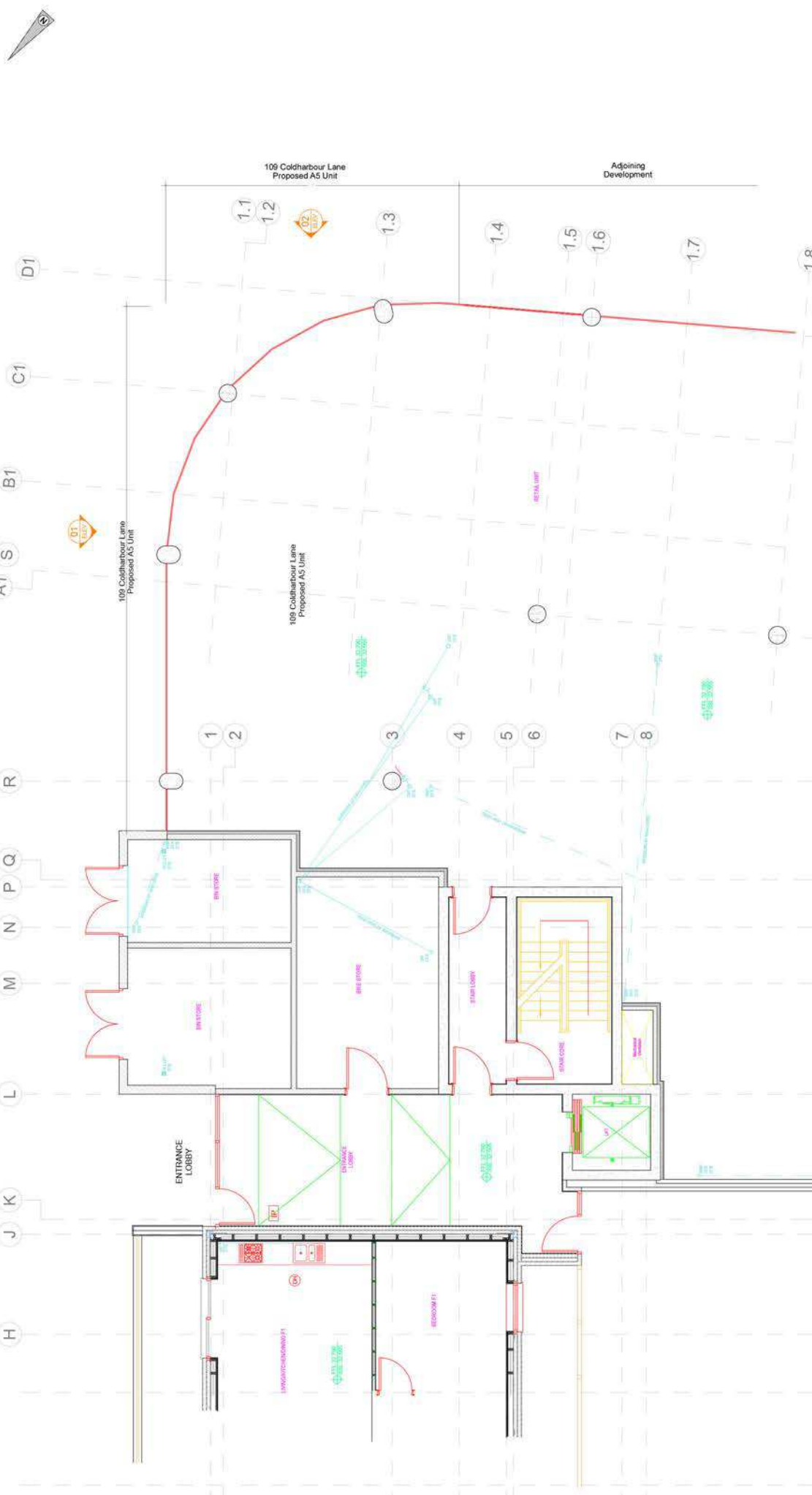
5120-LP08
 Page 151

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 NOTIFIED TO THE ARCHITECT IMMEDIATELY
 HATTRELL DS One Architects LLP COPYRIGHT



HATTRELL DS One Architects LLP CHARTERED ARCHITECTS COVENTRY MANCHESTER UNIT 20 ENSIGN BUSINESS CENTRE WESTWOOD WAY WESTWOOD BUSINESS PARK COVENTRY CV4 8JA T: 024 7647 3974 ARTHUR HOUSE CHORLTON STREET MANCHESTER M1 3EJ F: 0161 266 3821		CLIENT HALA GROUP PROJECT 109 Coldharbour Lane Hayes, Middlesex UB3 3EG TITLE BLOCK PLAN SCALE @ A3 1:200 DRAWN BY V.JARVIS DATE 1.12.16 DRAWING NO 5120-BP09 REVISION	REC. AMENDMENT DATE NOTES: CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ANY DISCREPANCIES ON THIS DRAWING ARE TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY. HATTRELL DS One Architects LLP COPYRIGHT
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SF GROUND FLOOR PLAN



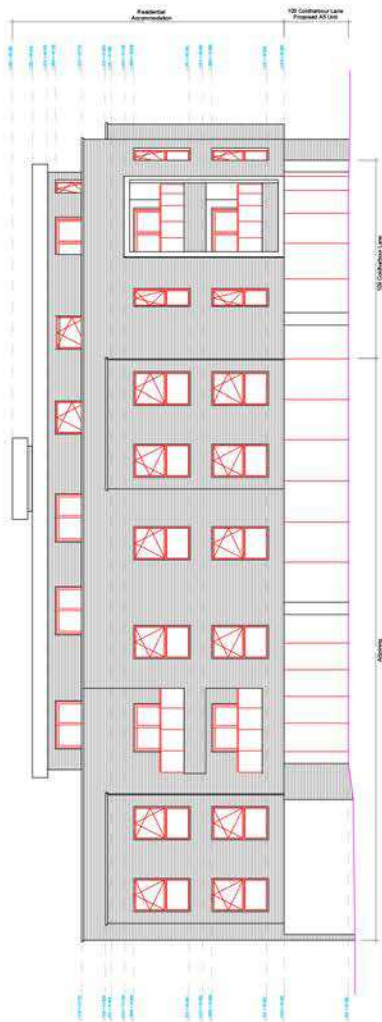
SCALE	1:50
DATE	18.12.18
APPROVED BY	ISSUED TO SITE
DESIGNED BY	AB
DRAWN BY	AB

Existing Ground Floor Plan
 DB349-EX-01
DELTA BRAVO LIMITED
 DESIGN - CONSTRUCTION - SHOPFITTING - PROJECT MANAGEMENT
 Academy House, London Road, Cambridge, Surrey, GU15 3HL

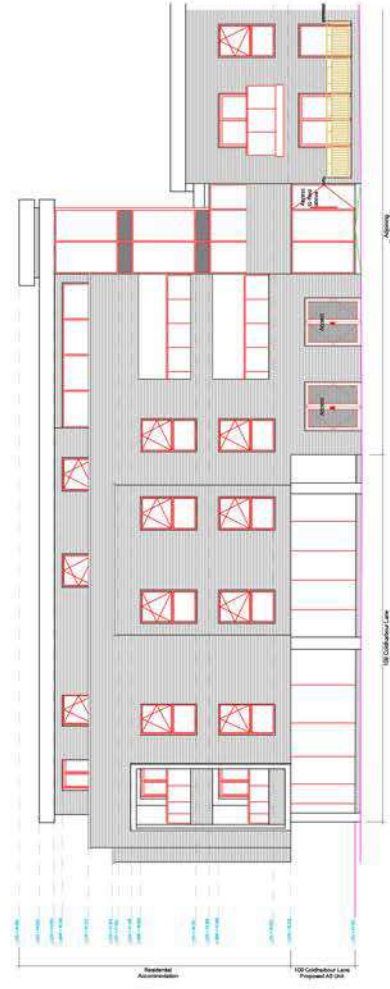
REVISION	AMENDMENTS	DATE	DRG

HALA GROUP
 109 Cold Harbour Lane,
 Hayes, UB3 3EG

PLANNING PERMISSION HAS BEEN OBTAINED FOR THE PROPOSED WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENTAL HEALTH OFFICER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENTAL HEALTH OFFICER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENTAL HEALTH OFFICER.



SIDE ELEVATION



FRONT ELEVATION



SCALE	1:100	A1
DATE	18.10.16	DRAWN BY: JAB
APPROVED BY:		ISSUED TO SITE

Existing Front and Side Elevations DB349-EX-03

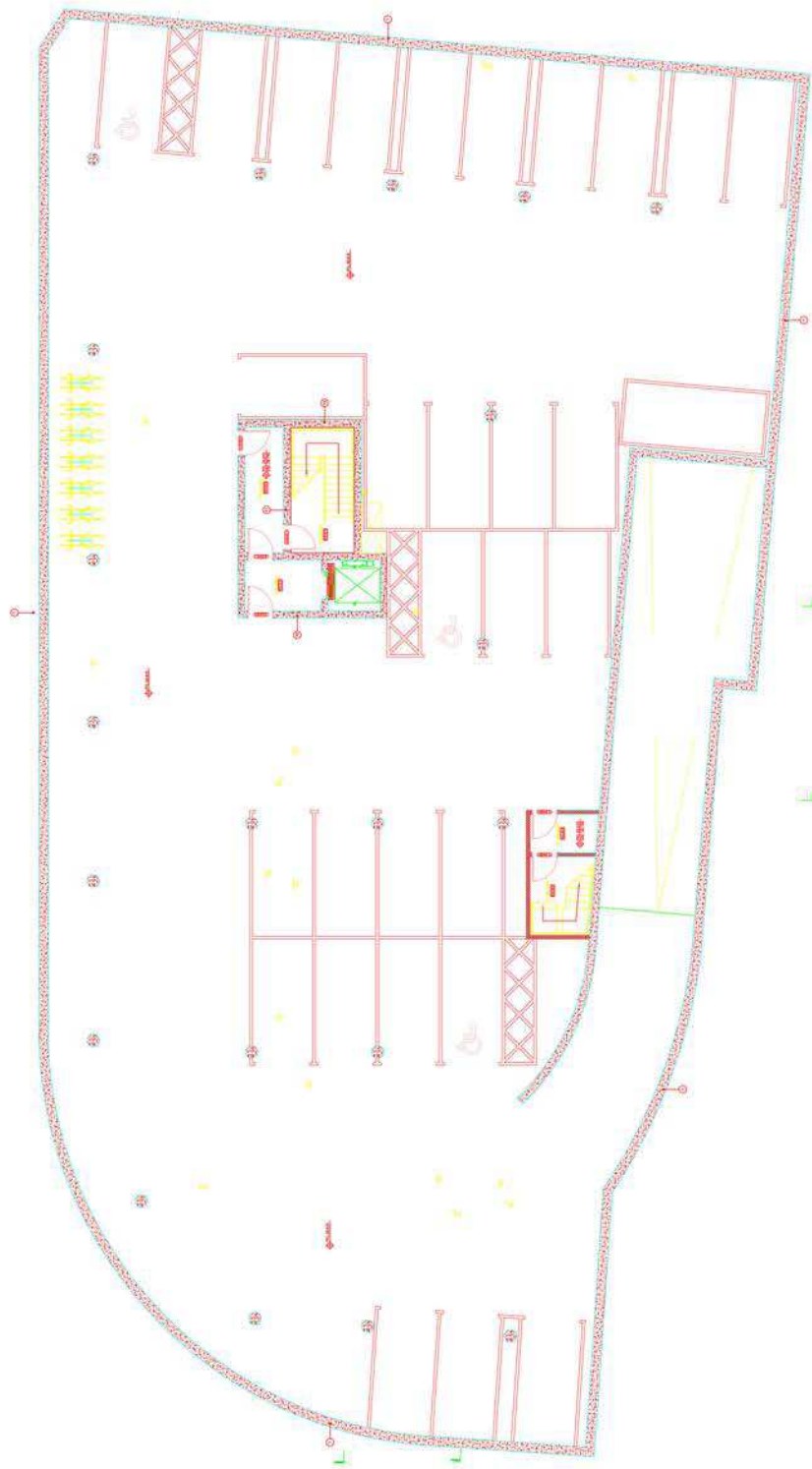


DELTA BRAVO LIMITED
DESIGN, CONSTRUCTION, SUPPLYING & PROJECT MANAGEMENT
Academy House, London Road, Camberley, Surrey, GU15 3HL

HALA GROUP
109 Cold Harbour Lane,
Hayes, UB3 3EG

REVISION	AMENDMENTS	DATE	CHKD

PERMITTED TO BE USED FOR THE CONSTRUCTION OF THE WORKS ONLY. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENT AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENT AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENT AGENCY.



Existing Basement Level Floor Plan DB349-EX-02



DELTA BRAVO LIMITED
DESIGN, CONSTRUCTION, MAINTENANCE & PROJECT MANAGEMENT
Academy House, London Road, Camberley, Surrey, GU15 9HL

SCALE	1:100	A1
DATE	18.10.16	DRAWN BY: JAB
APPROVED BY:		ISSUED TO SITE

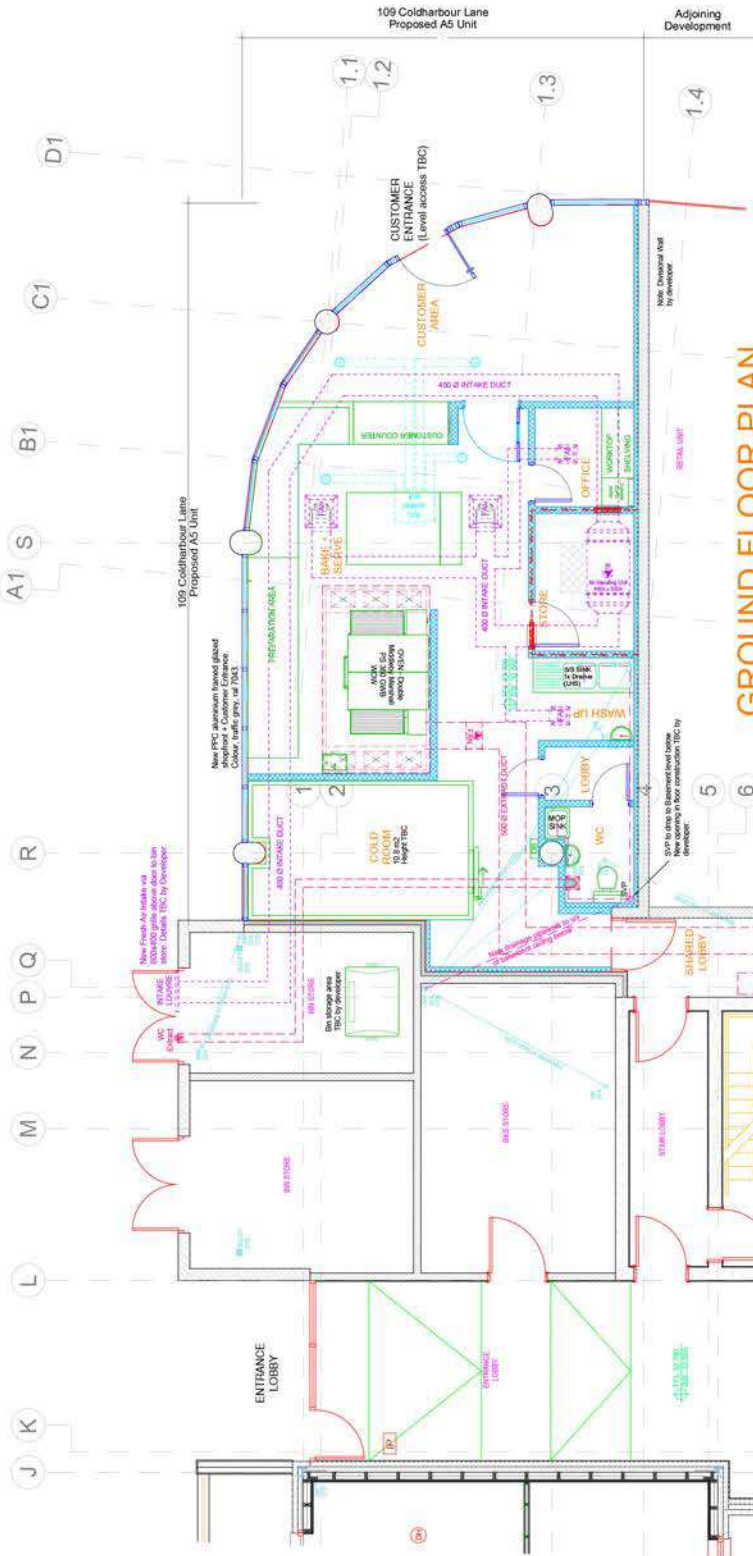
HALA GROUP
109 Cold Harbour Lane,
Hayes, UB3 3EG

REVISION	AMENDMENTS	DATE	CHKD

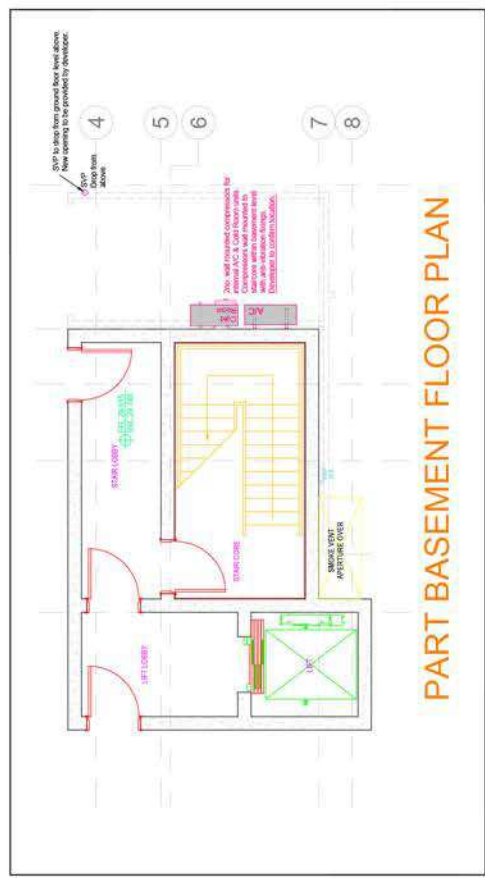
PLAN AND SECTION FORMS INTRODUCED FROM DEVELOPER CAN DRAWINGS THAT ARE NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

GROSS INTERNAL FLOOR AREA
Ground GIA: 91.8m² (988ft²)

- existing walls
- existing partitions
- new partitions
- new F8 partitions
- new F10 partitions
- new F15 partitions
- new F20 partitions
- new F25 partitions
- new F30 partitions
- new F35 partitions
- new F40 partitions
- new F45 partitions
- new F50 partitions
- new F55 partitions
- new F60 partitions
- new F65 partitions
- new F70 partitions
- new F75 partitions
- new F80 partitions
- new F85 partitions
- new F90 partitions
- new F95 partitions
- new F100 partitions



GROUND FLOOR PLAN



PART BASEMENT FLOOR PLAN



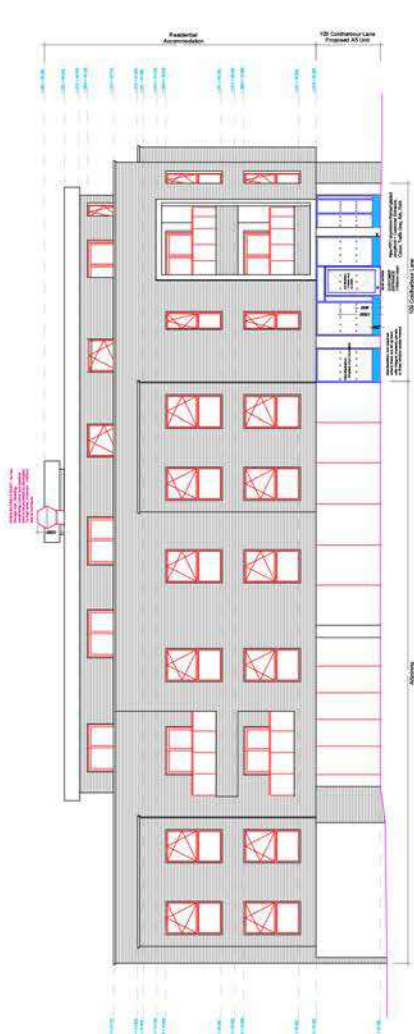
SCALE	1:50
DATE	18.10.18
APPROVED BY	ISSUED TO SITE
DRAWN BY	AB

Proposed Ground Floor Plan
DB349 - PRELIM

DESIGN - CONSTRUCTION - SHOPFITTING - PROJECT MANAGEMENT
Academy House, London Road, Cambridge, Surrey, GU15 3HL

HALA GROUP
109 Cold Harbourn Lane,
Hayes, UB3 3EG

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SIDE ELEVATION



FRONT ELEVATION



Proposed Front and Side Elevations DB349-GA-05



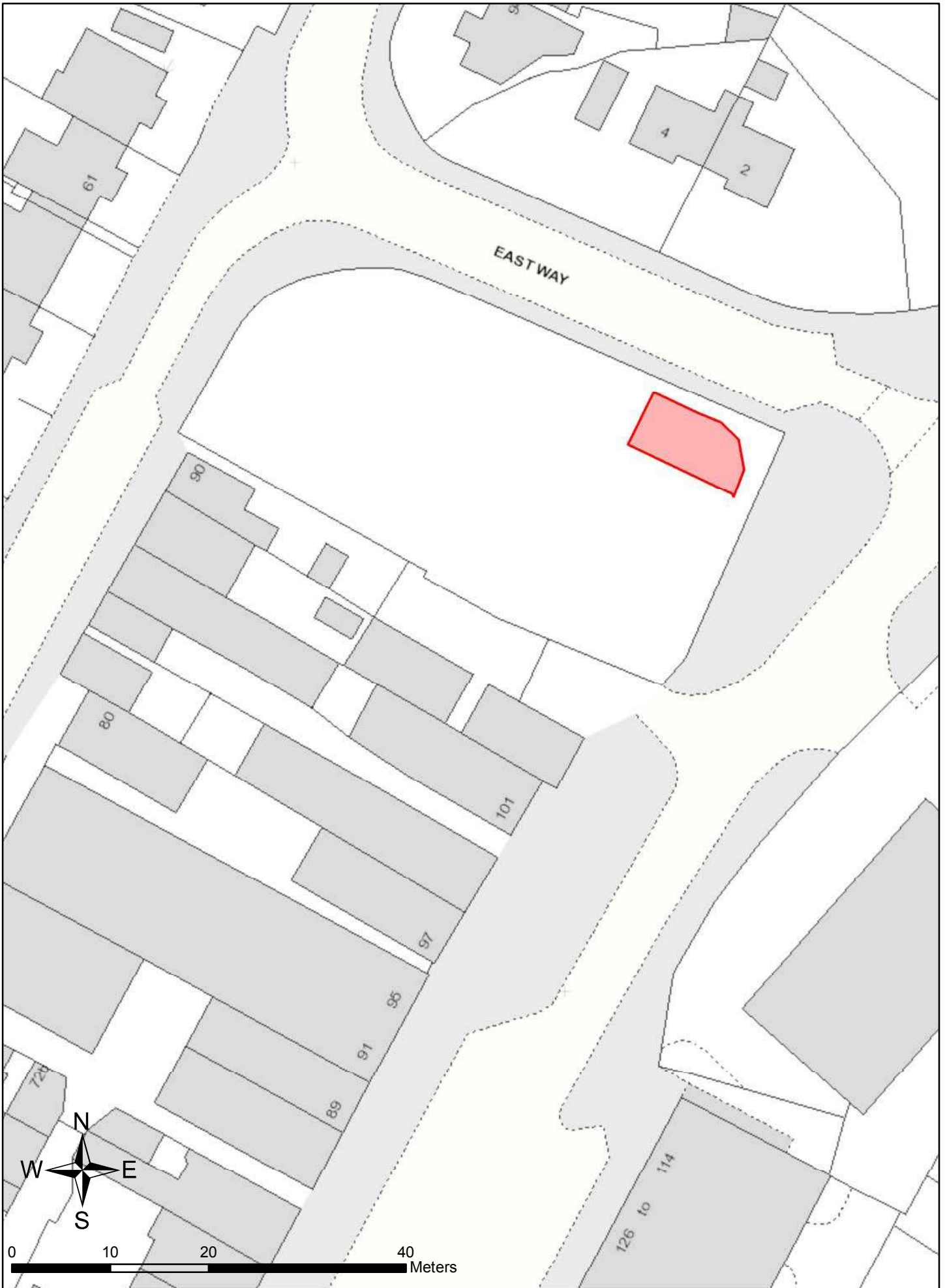
DELTA BRAVO LIMITED
DESIGN, CONSTRUCTION, PROJECTS, PROJECT MANAGEMENT
Academy House, London Road, Camberley, Surrey, GU15 3HL

SCALE	1:100	A1
DATE	20/10/16	EN
APPROVED BY		ISSUED TO SITE

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HALA GROUP
109 Cold Harbour Lane,
Hayes, UB3 3EG

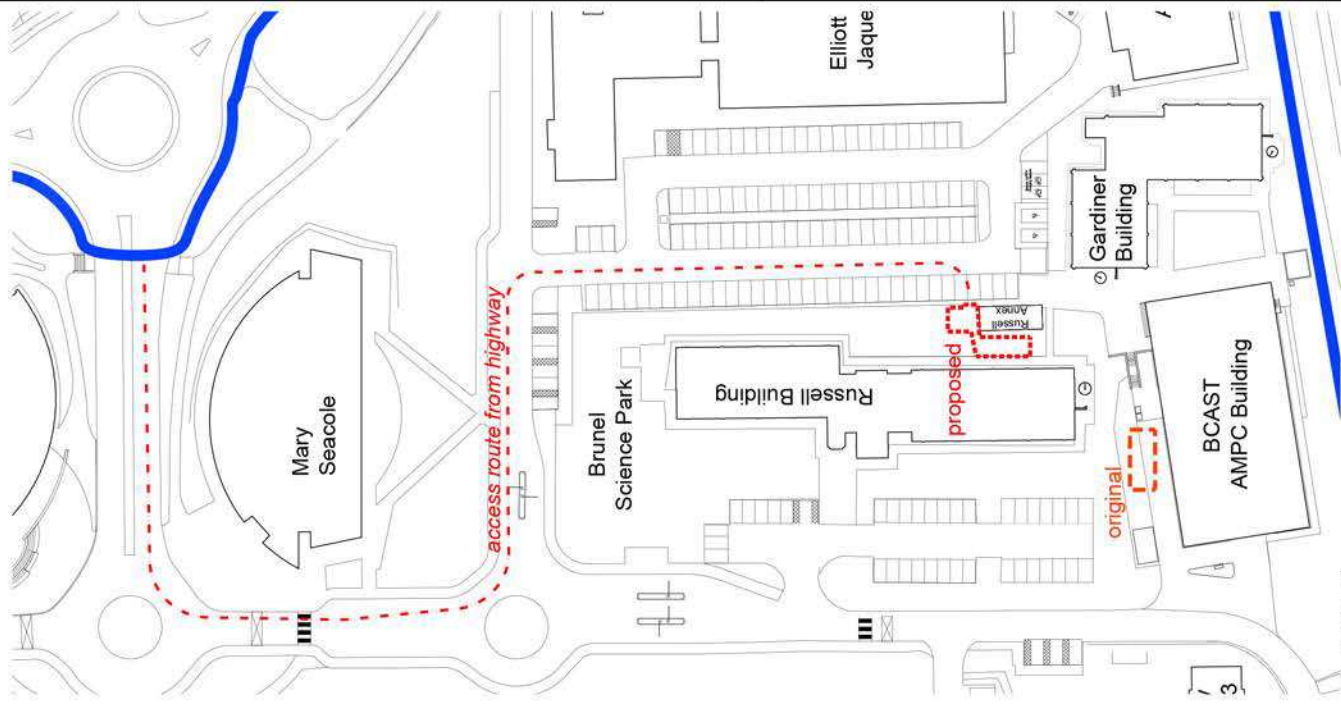
REVISION	AMENDMENTS	DATE	CHKD



Report of the Head of Planning, Sport and Green Spaces

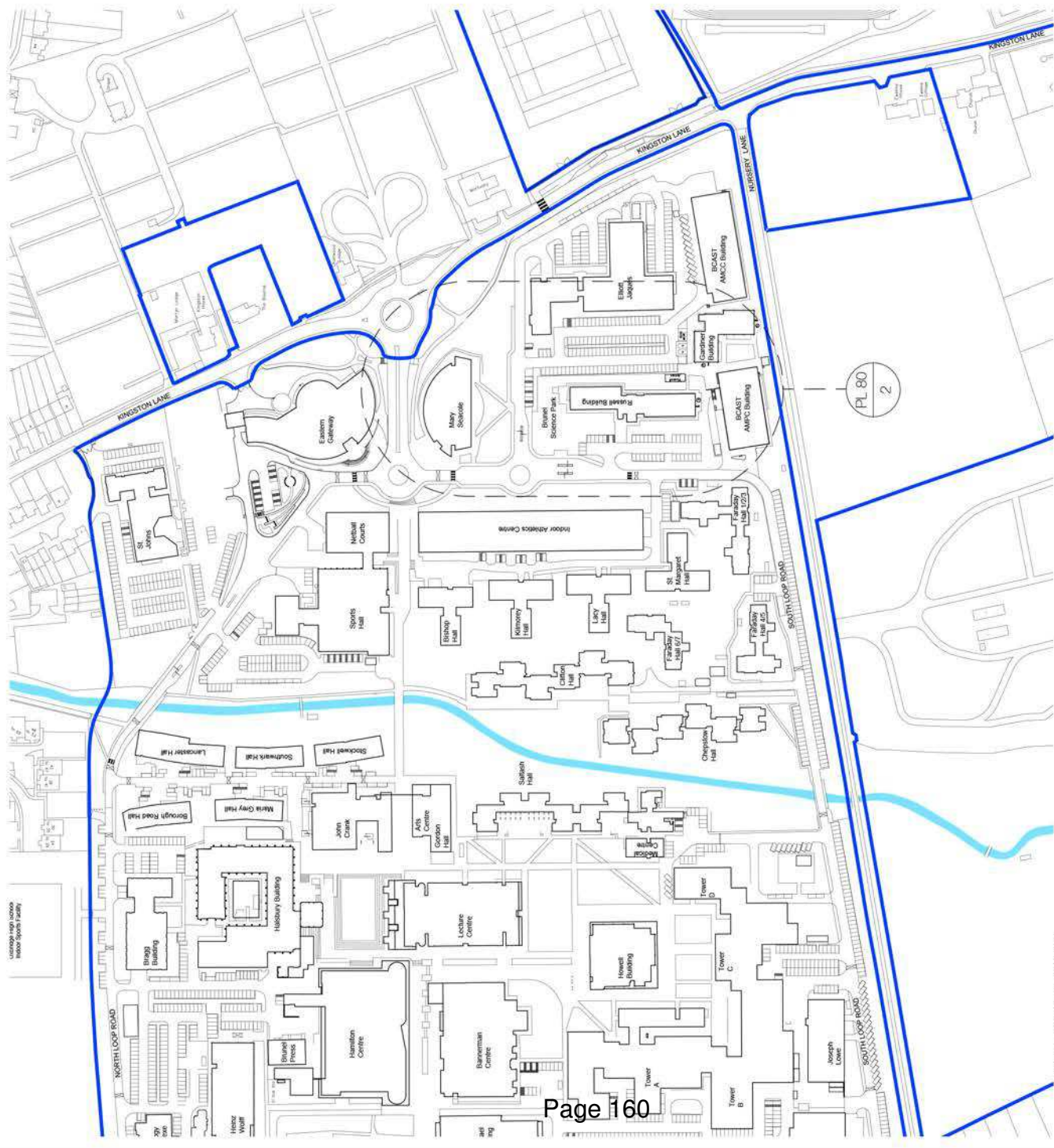
Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
Development: Relocation of ancillary waste and chemical stores.(Retrospective)
LBH Ref Nos: 532/APP/2017/2319

Date Plans Received: 26/06/2017 **Date(s) of Amendment(s):**
Date Application Valid: 10/07/2017



BRUNEL UNIVERSITY
SCIENCE PARK ANCILLARY STORAGE
PLANNING
LOCATION PLAN

Project Name	BRUNEL UNIVERSITY SCIENCE PARK ANCILLARY STORAGE	Scale	1:500 @ A1
Client	BRUNEL UNIVERSITY	Author	P-W
Project No.	6380	Version	80
Discipline	PL	Drawn By	
Checked By		Approved By	
Date		Issue No.	



PASCALL + WATSON
 PLANNING

BRUNEL UNIVERSITY LONDON
BCASST
 Brand Centre for Advanced
 Solidification Technology

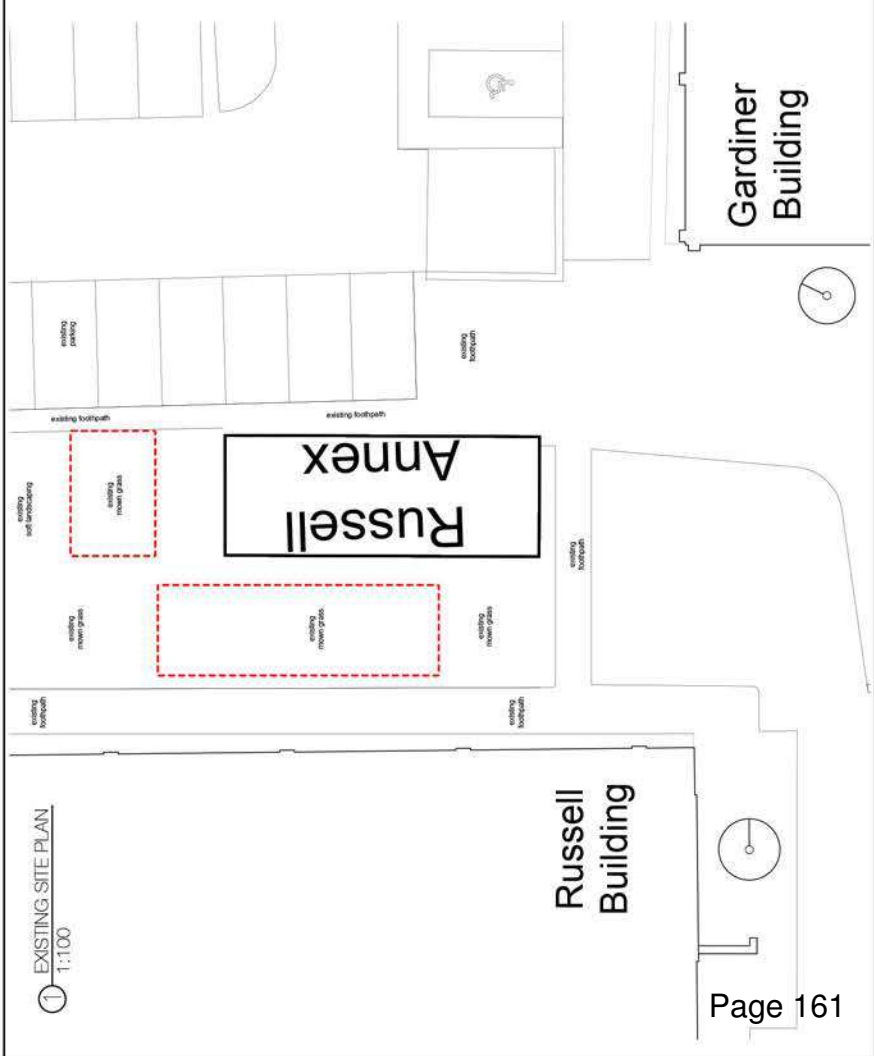
BRUNEL CAMPUS PLAN
 1:1250

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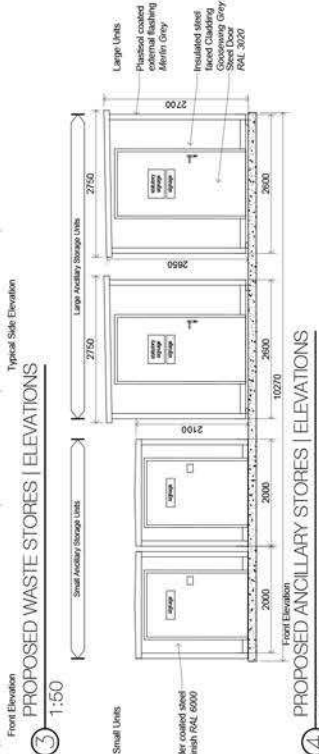
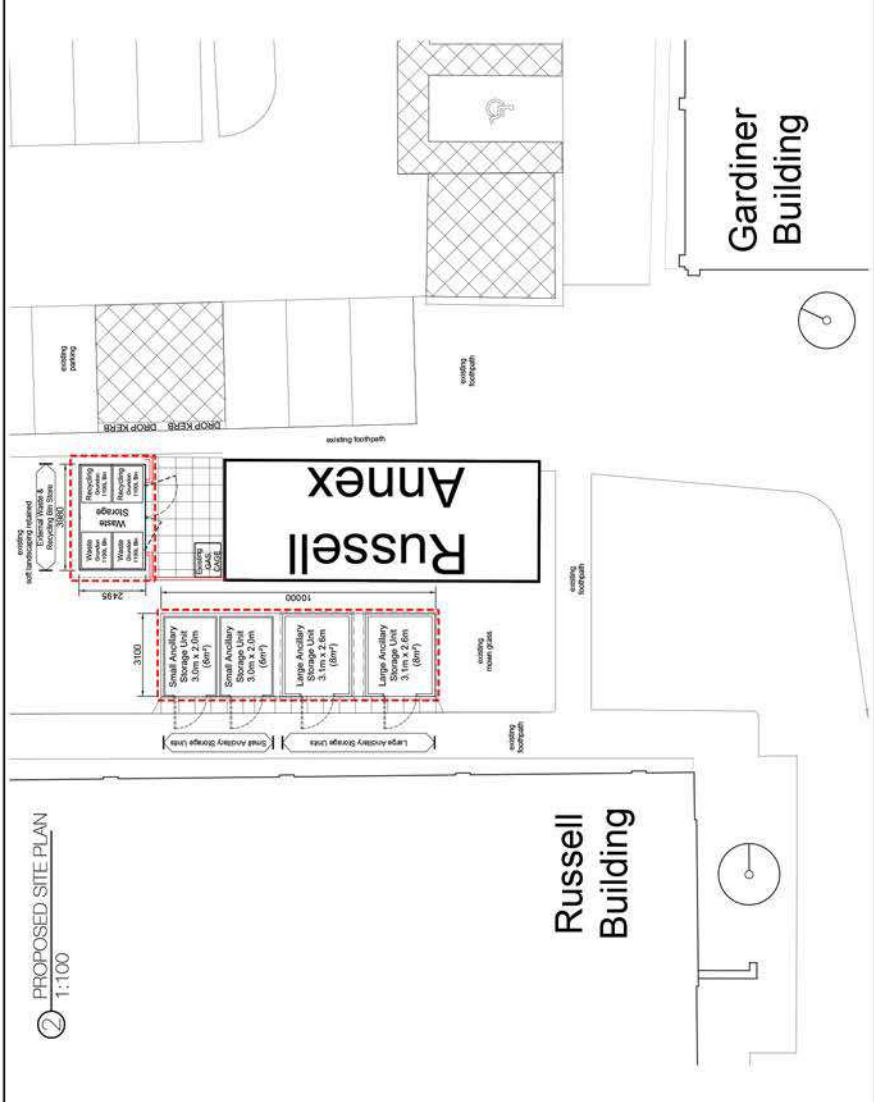
PL 80
2

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1 EXISTING SITE PLAN
1:100



2 PROPOSED SITE PLAN
1:100



4 PROPOSED ANCILLARY STORES | ELEVATIONS
1:50

5 PROPOSED WASTE STORES
1:50

6 PROPOSED SMALL STORES
1:50

7 PROPOSED LARGE STORES
1:50

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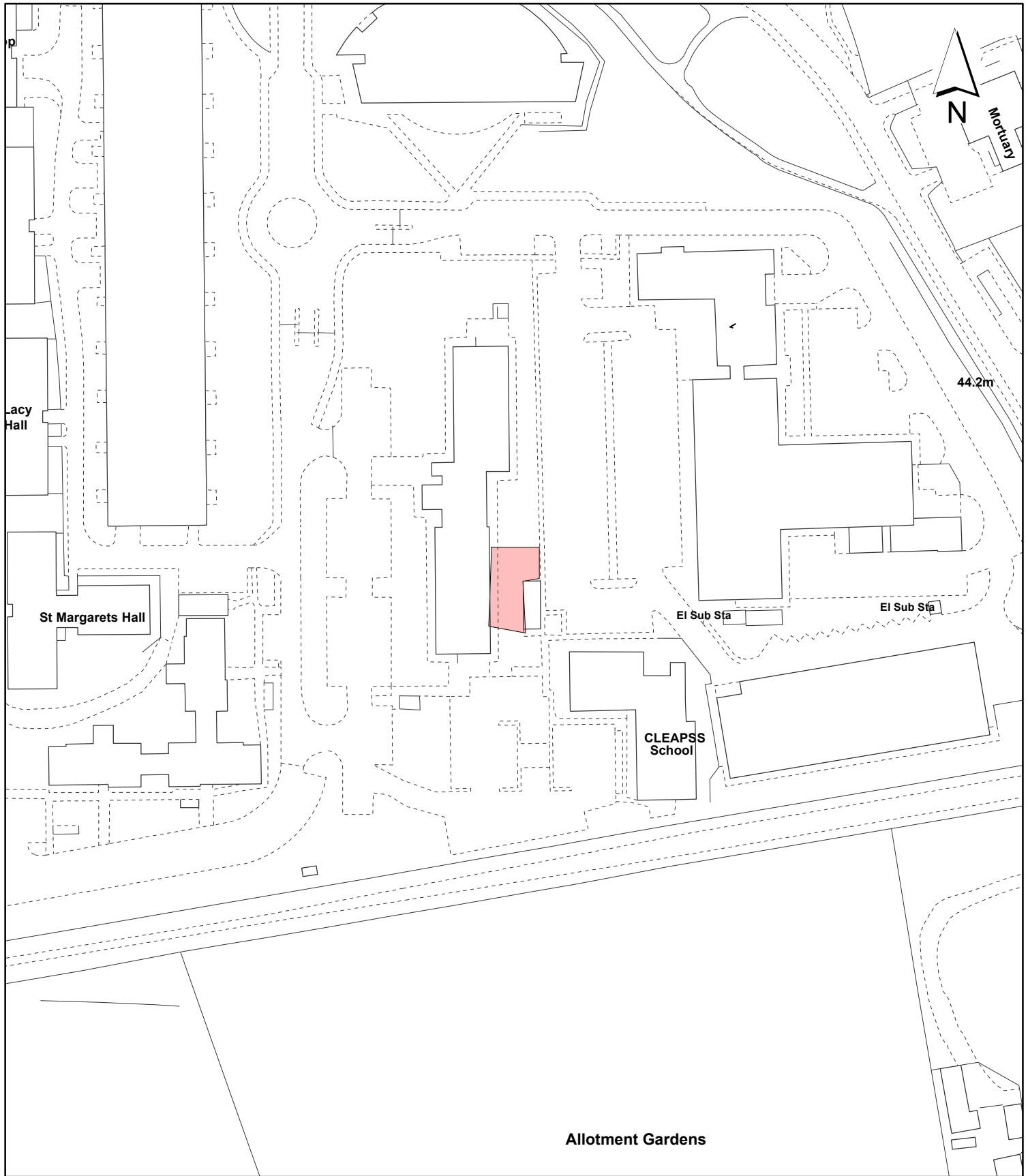
BRUNEL UNIVERSITY LONDON
Brunel Centre for Advanced Solidification Technology

BCAST
Brunel Centre for Advanced Solidification Technology

PASCALL + WATSON
The Warehouse 103 New Street, London, EC2A 4ER
Tel: +44 (0)20 5837 2600 | www.pascall-watson.co.uk

PLANNING

No.	Mail	Date	Drawn	Checked	Scale	Author	Project Name	Location	Area	Unit	Area No.	Sheet No.
1	MAL	10/07/17	PLANNING/PLANIFICATION/ISLE				BRUNEL UNIVERSITY SCIENCE PARK ANCILLARY STORAGE PLANNING	Livingston Plymouth/Devon	6380	PL	A	81



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Brunel University

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

Planning Application Ref:
532/APP/2017/2319

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON

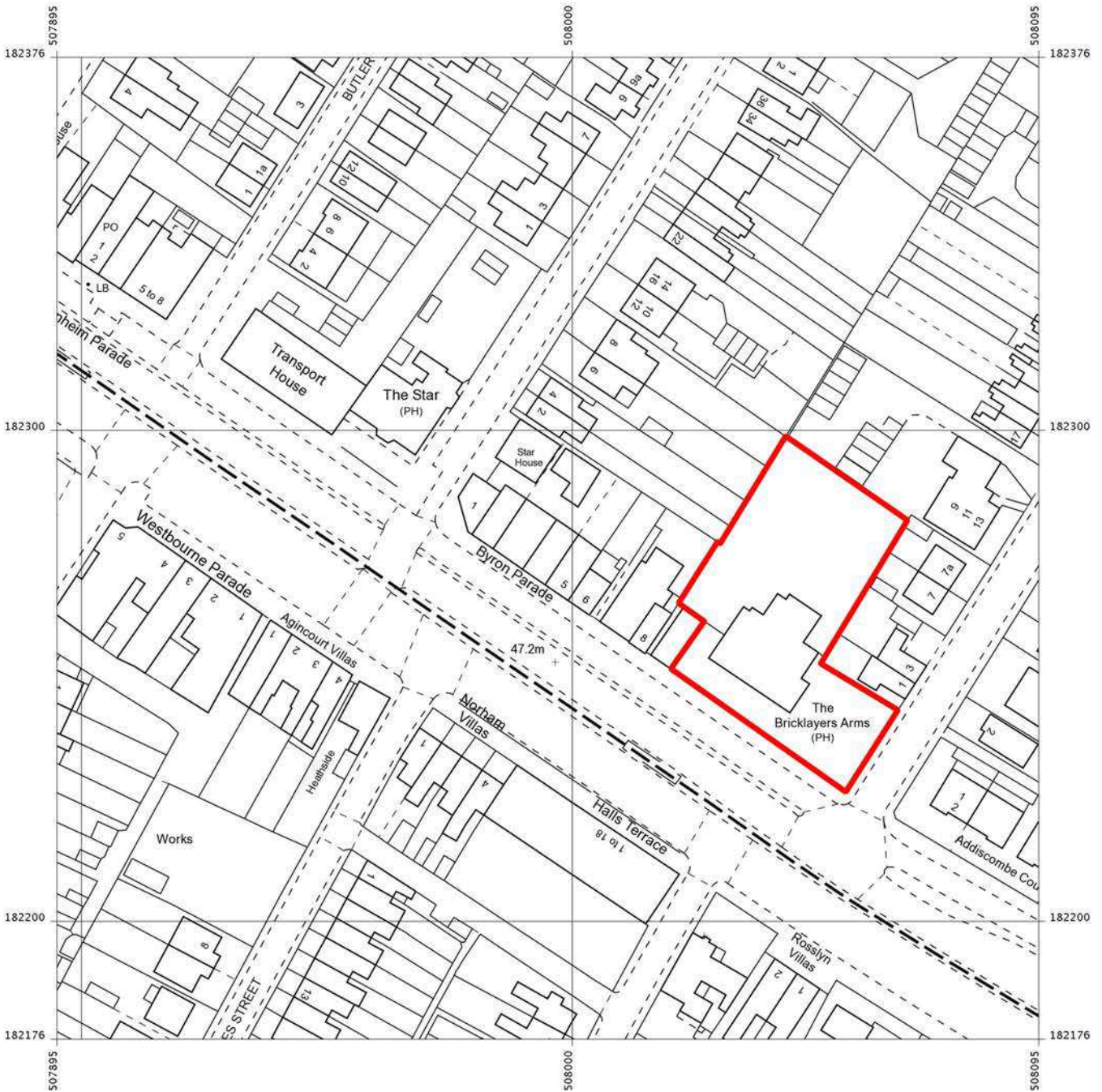
Development: Retention of a replacement single storey side/rear canopy extension and single storey store building to existing part Drinks Establishment (Use Class A4) and part Shisha Lounge (Sui Generis) following demolition of existing side/rear canopy extension incorporating a store and servery. Internal alterations to provide a cocktail area.

LBH Ref Nos: 61362/APP/2017/1902

Date Plans Received: 23/05/2017

Date(s) of Amendment(s):

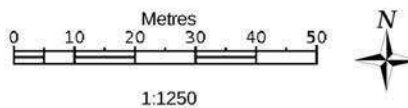
Date Application Valid: 31/05/2017



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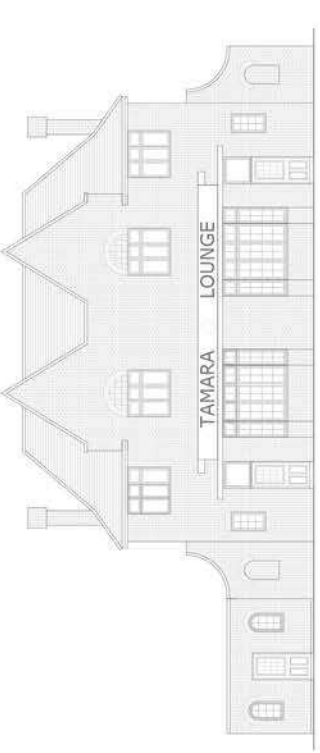


1:1250

Supplied by: **Stanfords**
Reference: OI473899
Centre coordinates: 507995 182276

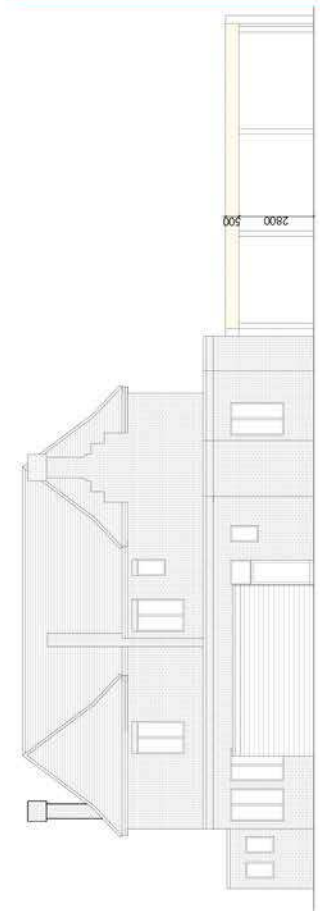
SMOKING SHELTER CALCULATIONS:

Wall A (Open wall):	11.4 x 2.80 = 31.92 m ²
Wall B (Open wall):	7.9 x 2.80 = 22.12 m ²
Wall C (Open wall):	0.3 x 2.80 = 0.84 m ²
Wall D (Enclosed wall):	6.5 x 2.80 = 18.20 m ²
Wall E (Enclosed wall):	10.6 x 2.80 = 29.68 m ²
Wall F (Open wall):	6.3 x 2.80 = 17.64 m ²
Wall G (Open wall):	1.2 x 2.80 = 3.36 m ²
Wall H (Enclosed wall):	7.9 x 2.80 = 22.12 m ²
TOTAL Open wall:	75.88 m²
TOTAL Enclosed wall:	70 m²
Open wall:	(75.88 / 145.88) X 100 = 52 %
Enclosed wall:	(70 / 145.88) X 100 = 48 %



Front elevation

Side elevation 1



Rear elevation

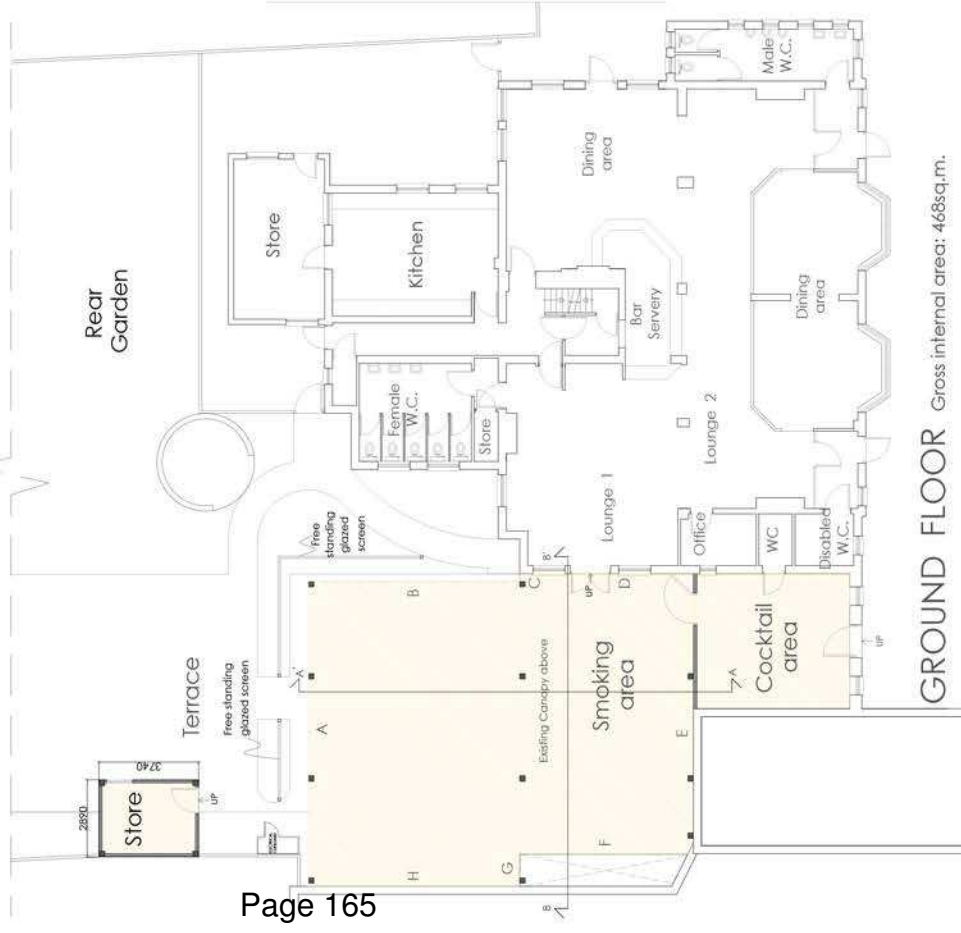
Store

Front elevation

Rear elevation

Side elevation 1

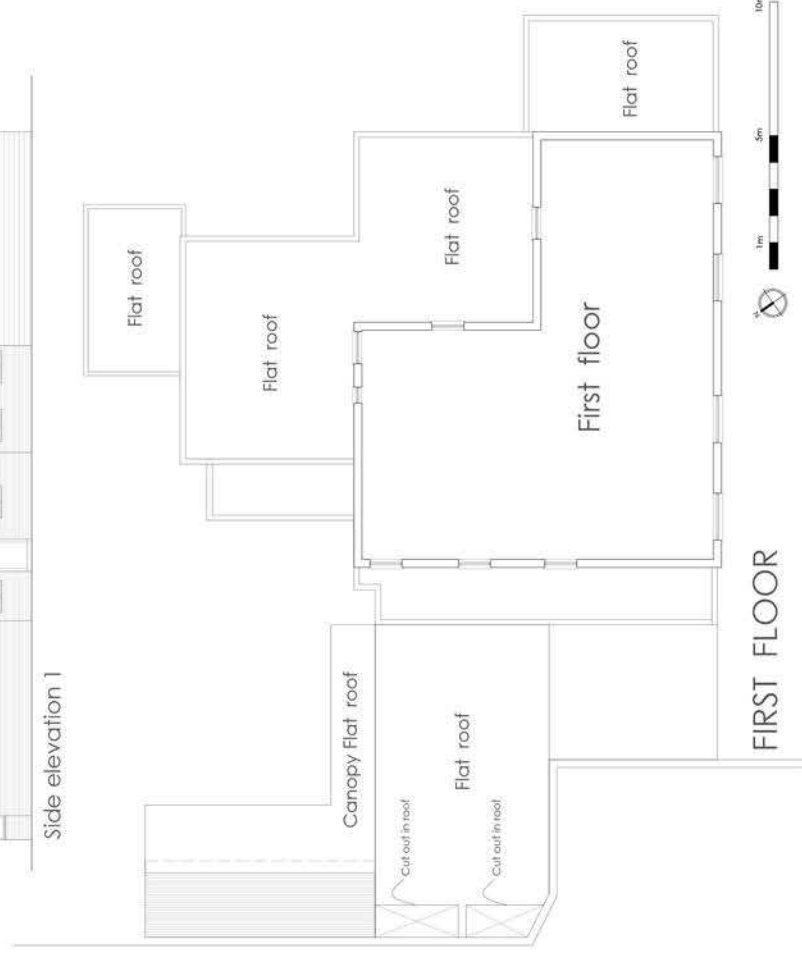
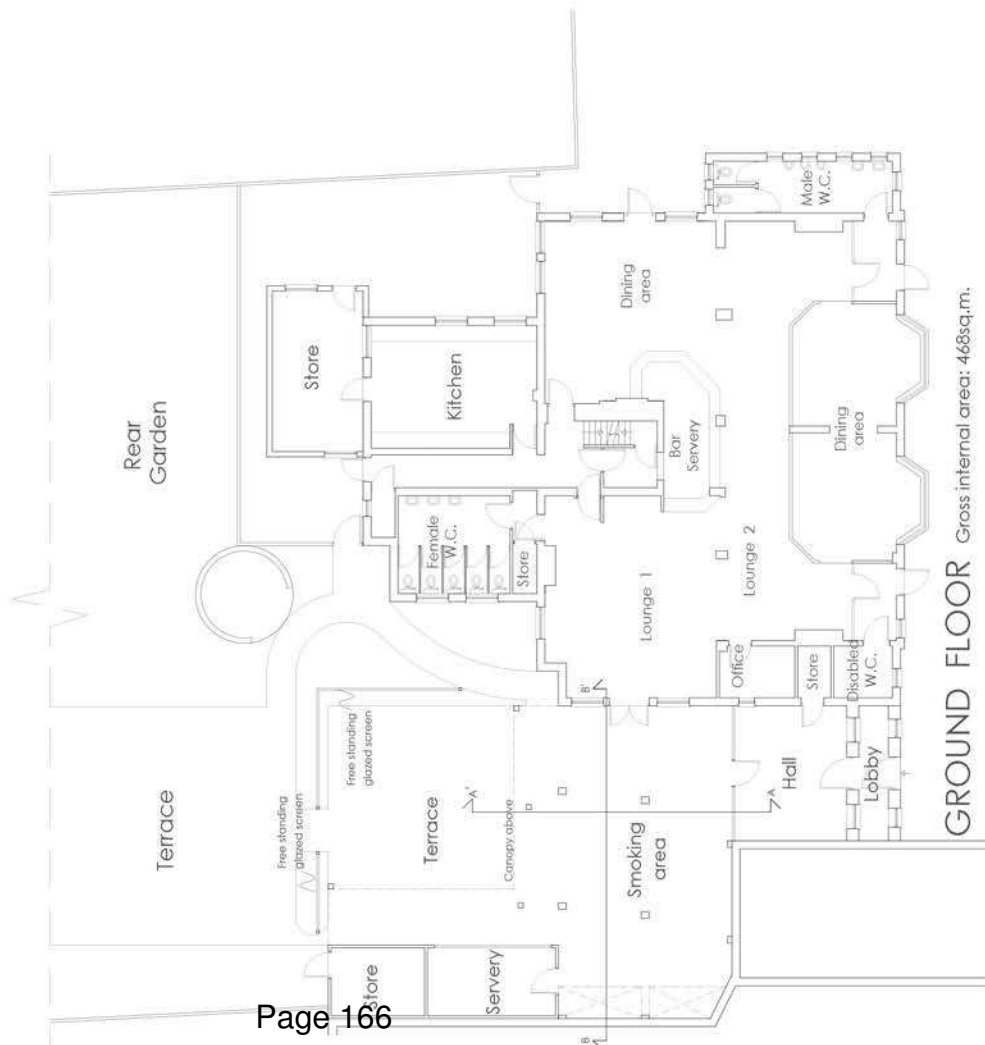
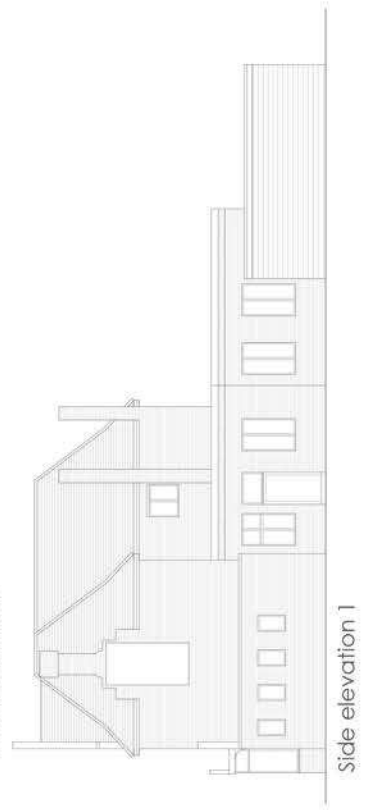
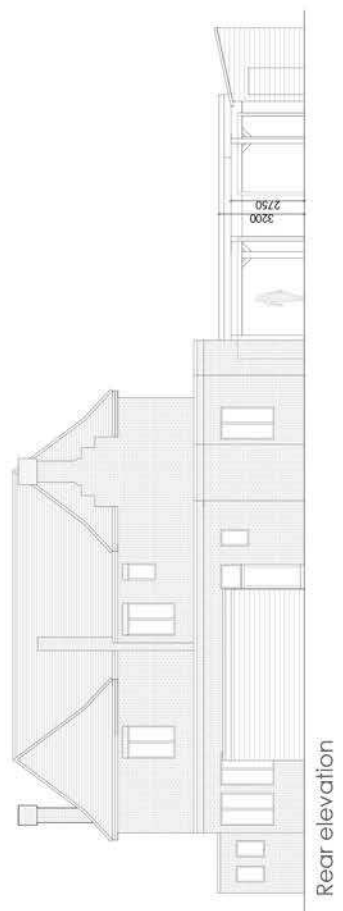
Side elevation 2



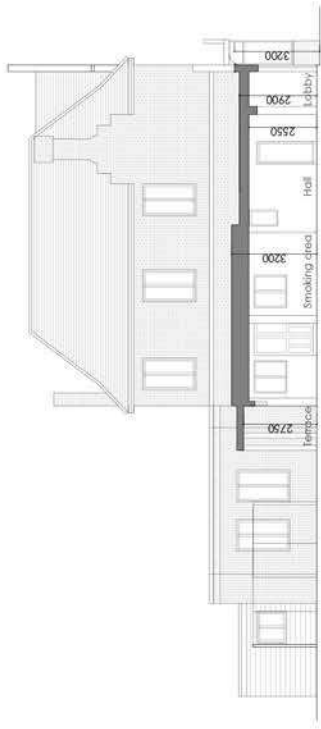
GROUND FLOOR Gross internal area: 468sq.m.



PROJECT	TAMARA LOUNGE, 48 YRON PARADE, UXBRIDGE ROAD AS EXISTING	DWG NO., SCALE	104B @ A1	DETAIL	AS EXISTING PLANS AND ELEVATIONS	ISSUED FOR DISCUSSION	15.05.2017	ISSUED FOR DISCUSSION	A 18.05.2017	AMENDED DRAWINGS	B 08.09.2017	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect
														120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 537 2304



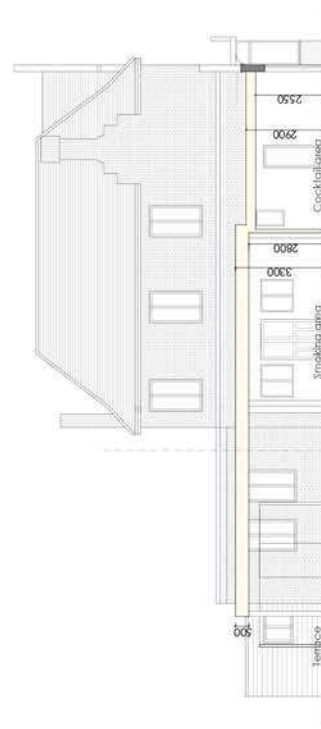
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO. SCALE	102A 1:100 @ A1	DETAIL	PRE - EXISTING PLANS, ELEVATION AND SECTIONS	15.05.2017	ISSUED FOR DISCUSSION	A 18.05.2017	ISSUED FOR DISCUSSION	PROJECT NO.	15.53
PRE-EXISTING AS AT	2015									PR Architecture Ltd. Chartered Architect 120, Palmer Road, Harrow, HA1 4JD. Tel: 0208 357 2504	



PRE-EXISTING Side elevation 1 Section A-A'



AS APPROVED Side elevation Section A-A'



AS EXISTING Side elevation Section A-A'



PRE-EXISTING Section B-B'

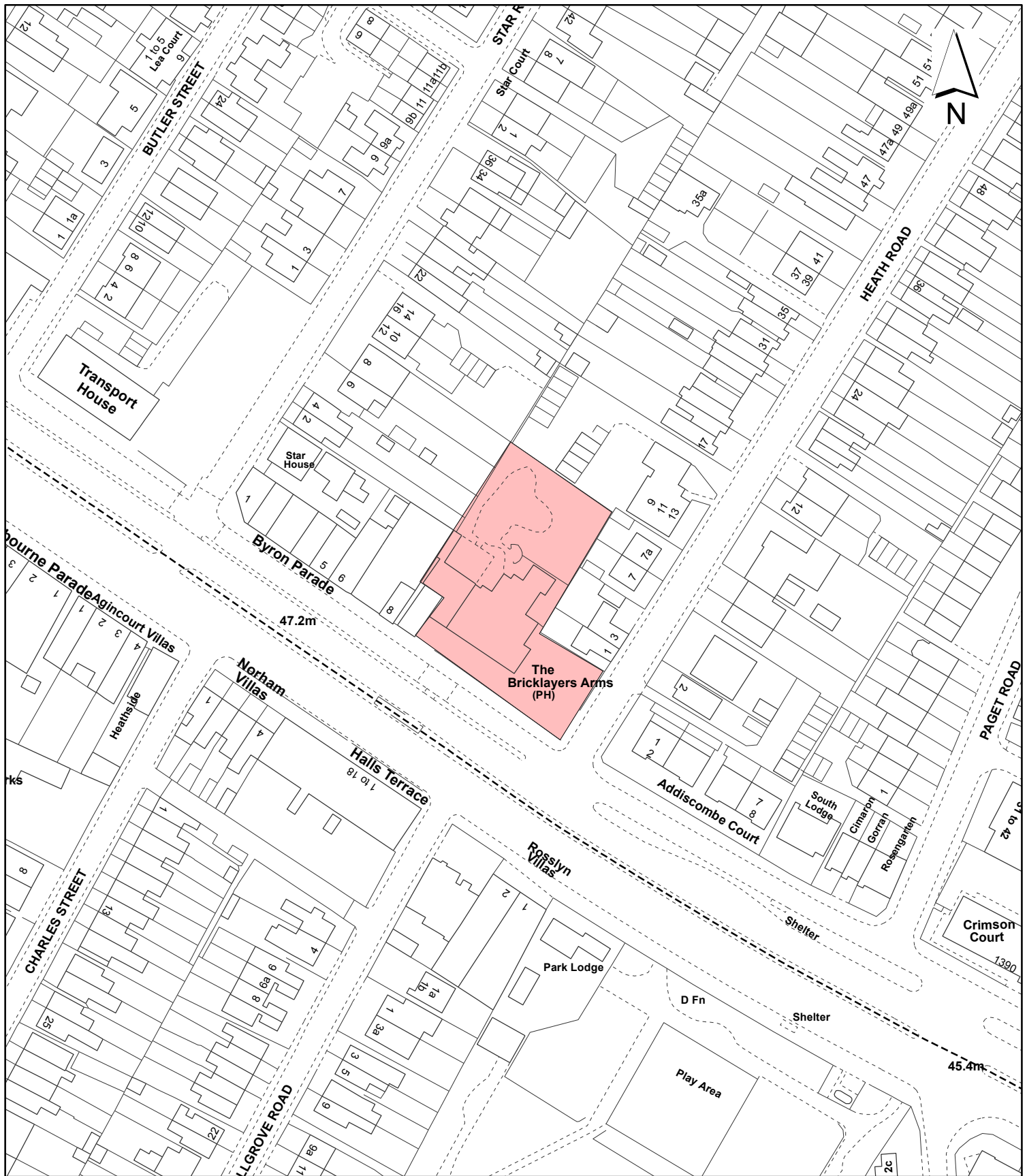


AS APPROVED Section B-B'



AS EXISTING Section B-B'

PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO. / SCALE	105A @ A1	DETAIL	SECTIONS AS PRE-EXISTING, AS APPROVED AND AS EXISTING	15.05.2017	ISSUED FOR DISCUSSION	A 18.05.2017	ISSUED FOR DISCUSSION	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Palmer Road, Harrow, HA1 4JD. Tel: 0208 357 2904
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Site Address:

**Tamara Lounge,
 Byron Parade**

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

Planning Application Ref:

61362/APP/2017/1902

Scale:

1:1,250

Planning Committee:

Central & South
 Page 168

Date:

September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 DE SALIS ROAD HILLINGDON

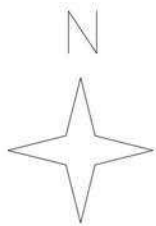
Development: Conversion of 3-bed dwelling house into 2 x 2-bed self contained flats with associated amenity space and cycle stores involving part two storey, part single storey side extension and part two storey, part single storey rear extension.

LBH Ref Nos: 59992/APP/2016/775

Date Plans Received: 24/02/2016

Date(s) of Amendment(s):

Date Application Valid: 07/03/2016



Scale: 1/1250



Metres

**1 DE SALIS ROAD, UXBRIDGE.
UB10 OSP**



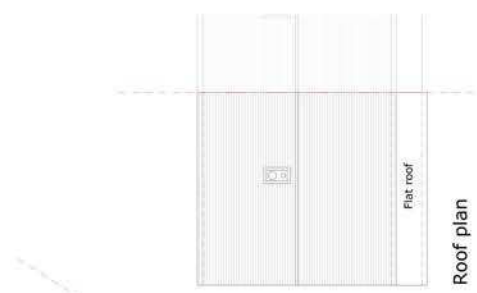
Existing Site Plan



Proposed Site Plan



PROJECT	DWG NO.	SCALE	DETAIL	13.03.2015	A.23.07.2015	B.18.02.2015	C	D	E	F	PROJECT NO.
1 DE SALIS ROAD, UXBRIDGE, UB10 0SP	01B	1:500 @ A3	EXISTING AND PROPOSED SITE PLANS	ISSUED FOR DISCUSSION	ISSUED FOR 'PRE-APP' TO PLANNING	ISSUED FOR HILLINGDON PLANNING DEPT	HILLINGDON PLANNING DEPT				15.10
PROPOSED SIDE AND REAR EXTENSIONS											

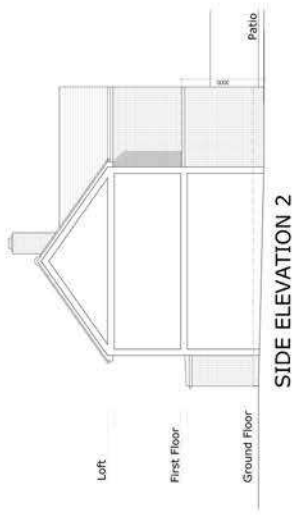


DE SALIS ROAD

Ground floor plan



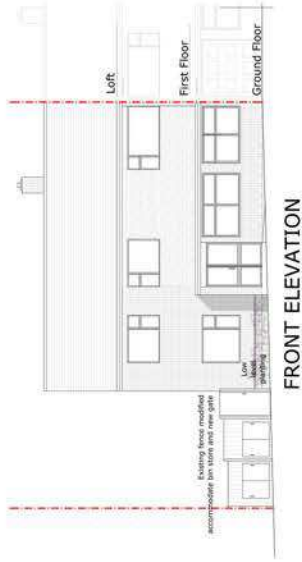
PROJECT	DWG NO.	SCALE	DETAIL	13.03.2015	A 23.07.2015	B 27.08.2015	C 18.02.2015	D	E	F	PROJECT NO.
1 DE SALIS ROAD, UXBRIDGE, UB10 0SP	02C	1:100 @ A1	EXISTING PLANS AND ELEVATIONS	ISSUED FOR DISCUSSION	ISSUED FOR 'PRE-APP' TO HILLINGDON PLANNING	REVISIONS TO DESIGN	ISSUED FOR PLANNING. HILLINGDON DEPT				15.10
PROPOSED SIDE AND REAR EXTENSIONS											



SIDE ELEVATION 2



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



FIRST FLOOR PLAN



CYCLE PARKING

CYCLE BOX LOCKER
CYCLE-WORKS VELO-BOX
www.cycle-works.com
1800L X 800W X 1300H mm

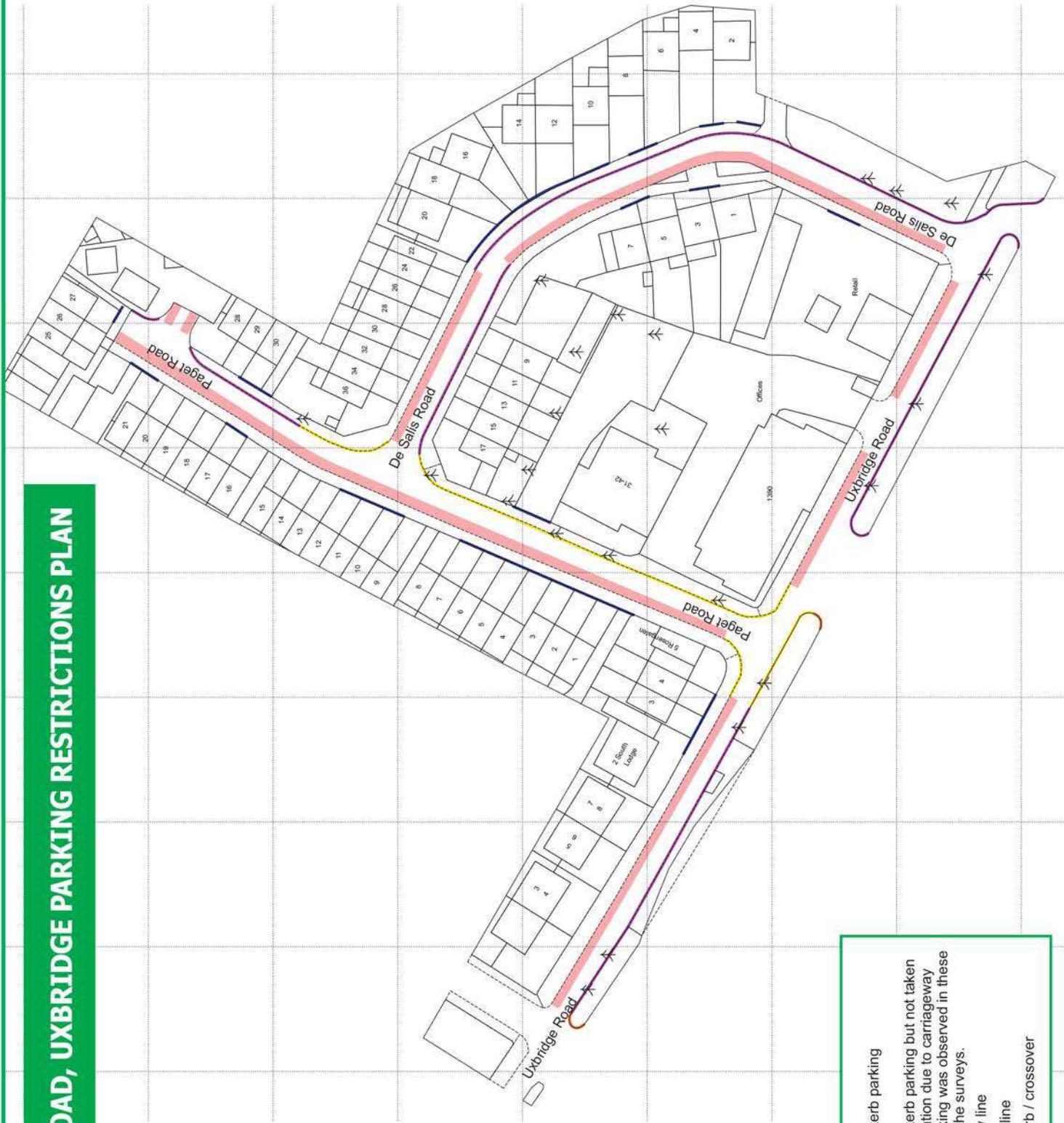
DE SALIS ROAD

GROUND FLOOR PLAN

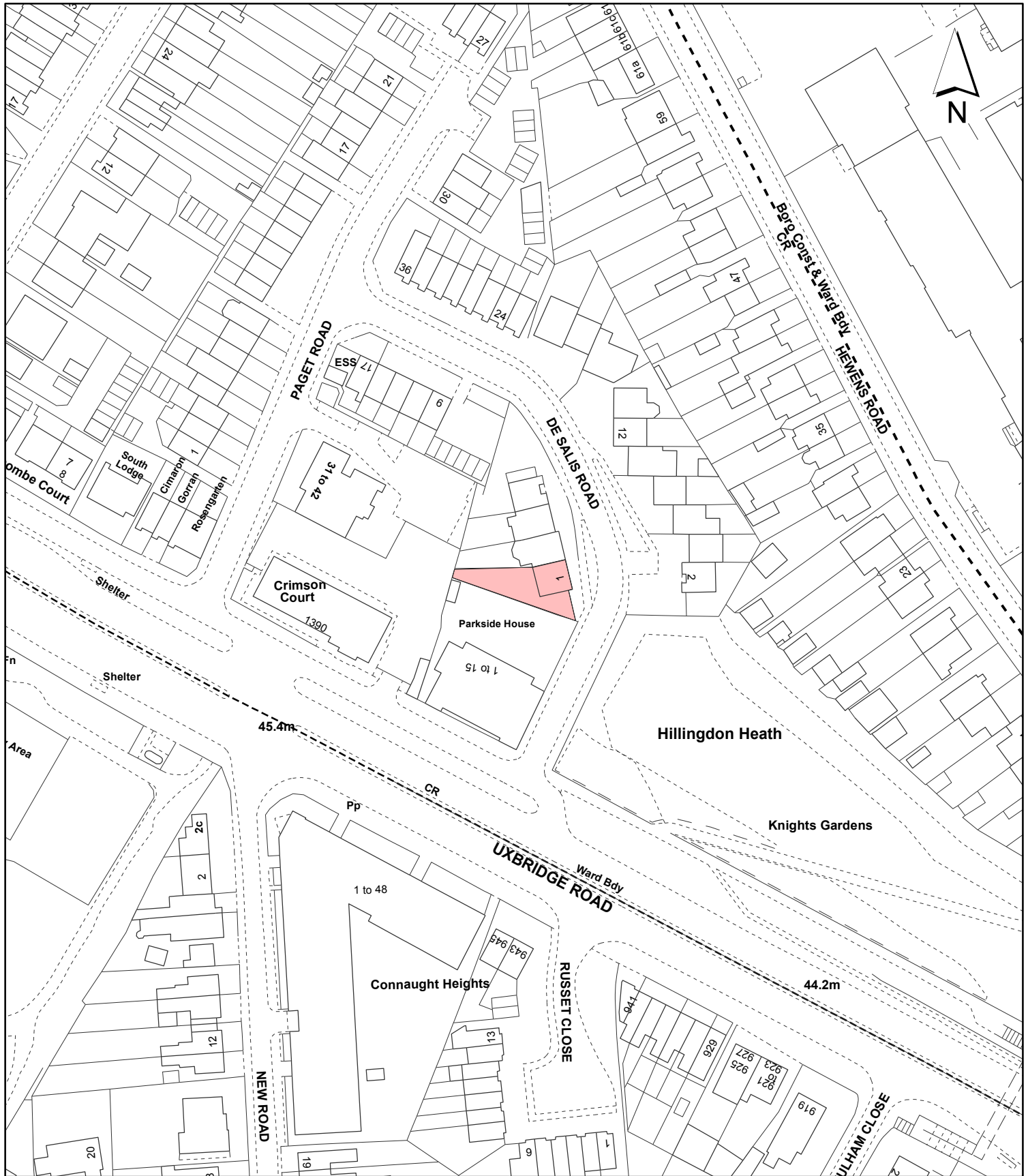


PROJECT	DWG NO.	SCALE	DETAIL	13.03.2015	A 24.03.2015	B 23.07.2015	C 27.08.2015	D 18.02.2016	E 02.03.2016	F	PROJECT NO.
1 DE SALIS ROAD, UXBRIDGE, UB10 0SP	03E	1:100 @ A1	PROPOSED PLANS AND ELEVATIONS	ISSUED FOR DISCUSSION	ISSUED FOR DISCUSSION	ISSUED FOR PRE-APP TO HILLINGDON PLANNING	REVISIONS TO DESIGN HILLINGDON PLANNING	ISSUED FOR PLANNING, HILLINGDON DEPT	QUERIES ANSWERED		15.10
PROPOSED SIDE AND REAR EXTENSIONS											

DE SALIS ROAD, UXBRIDGE PARKING RESTRICTIONS PLAN



- Unrestricted kerb parking
- Unrestricted kerb parking but not taken into consideration due to carriageway width, no parking was observed in these areas during the surveys.
- Double yellow line
- Single yellow line
- Dropdown kerb / crossover



Notes:

 Site boundary

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Site Address:

1 De Salis Road

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

Planning Application Ref:
59992/APP/2016/775

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address 9 RYEFIELD AVENUE HILLINGDON

Development: Two storey, 3-bed dwelling with associated parking and amenity space.

LBH Ref Nos: 5457/APP/2017/1667

Date Plans Received: 08/05/2017

Date(s) of Amendment(s): 11/05/2017

Date Application Valid: 22/05/2017

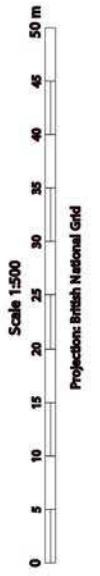
Location Plan

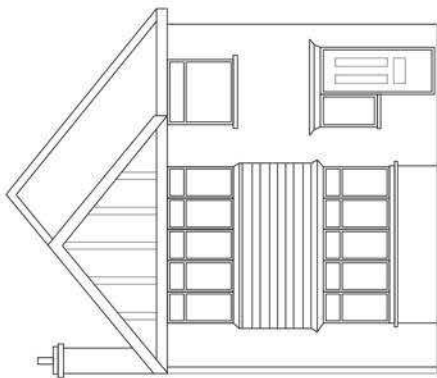


Projection: British National Grid

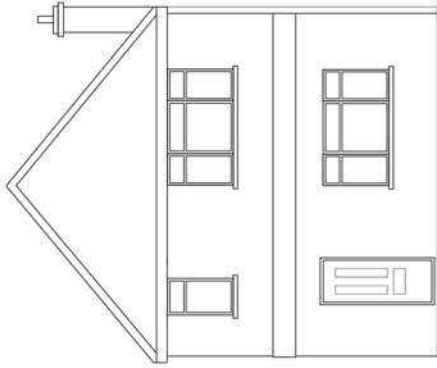


Block Plan

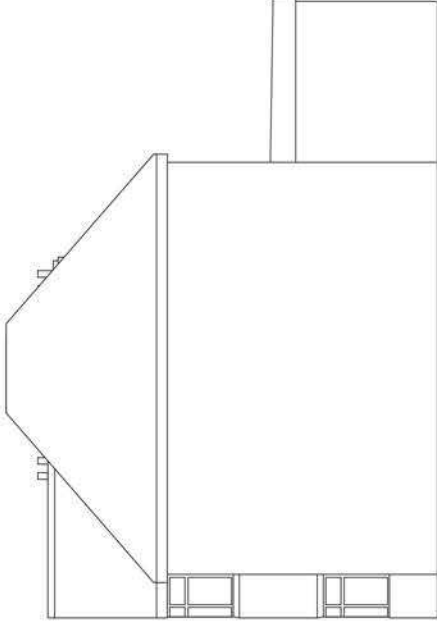




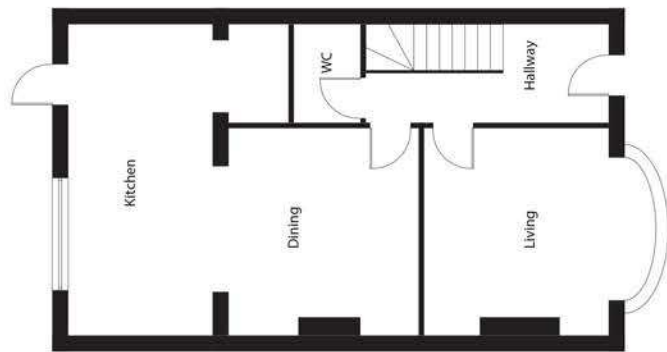
EXISTING FRONT ELEVATION



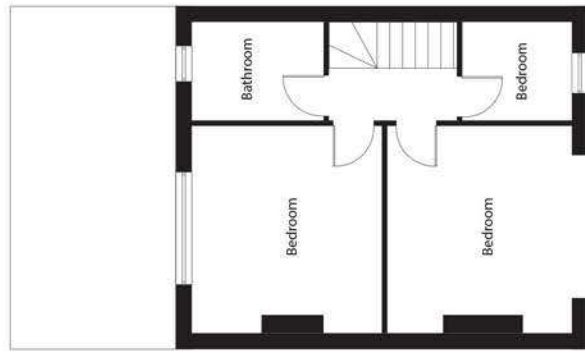
EXISTING REAR ELEVATION



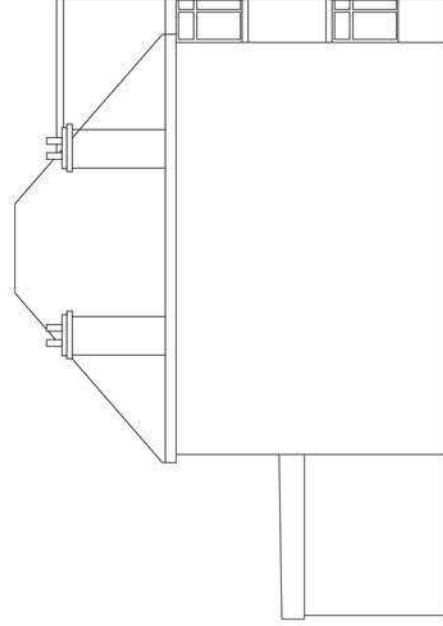
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SIDE ELEVATION



Millimetres Scale 1 to 100



STUDIO ONE
ARCHITECTURE

Drawing No: BS/001
 Client: Gurdeep Jheeta
 Project: 9 Ryefield Avenue
 Uxbridge
 UB10 9BT
 Drawing: Existing Plans and Elevations
 Scale: 1:100 @ A3
 Date: April 2017
 Drawing by: V S Rayat
 (Studio One Architecture)

These drawings should be approved by local Authority before works commence on site. No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without the permission of the Architects.

Tel: +44 7939 048 331
 Web: www.studio1architecture.com
 Email: design@studio1architecture.com



STUDIO ONE
ARCHITECTURE

Drawing No: BS3002

Client: Gundarp Jivetta

Project: 9 Ryefield Avenue

Location: Ubridge

Drawings: Proposed Plans and Elevations

Scale: 1:100 @ A3

Date: April 2017

Drawn by: V. Rajarathnam

Checked by: V. Rajarathnam

Approved by: V. Rajarathnam

These drawings should be approved by local authority before work commences on site.

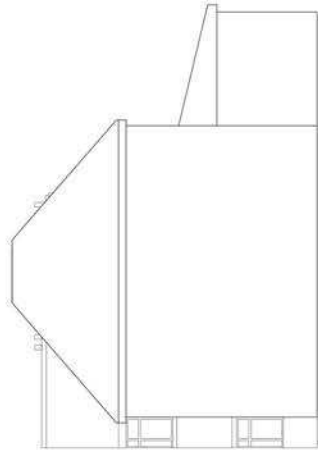
No dimensions to be taken from this drawing.

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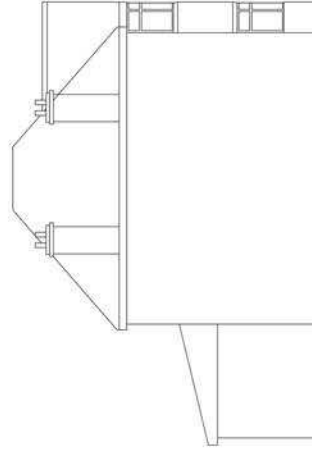
481 770 961 631

www.studioonearchitecture.com

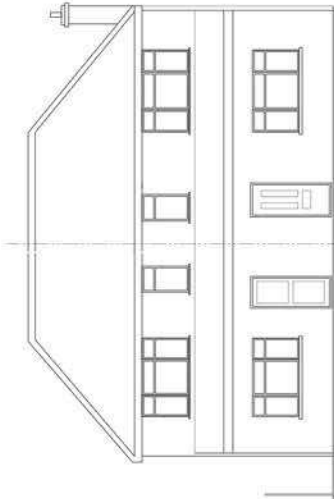
Email: designstudio@studioone.com



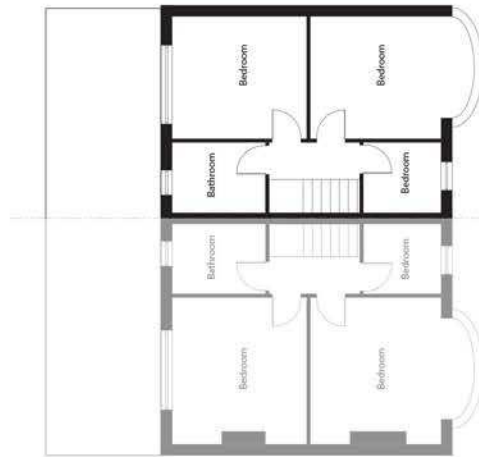
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



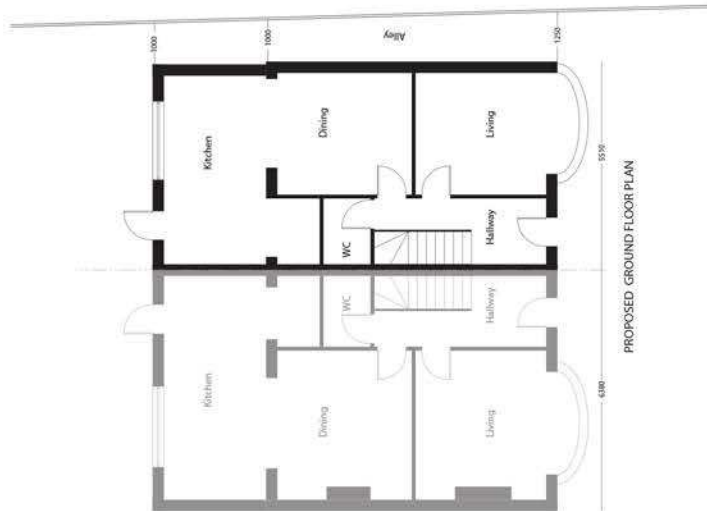
PROPOSED REAR ELEVATION



PROPOSED FIRST FLOOR PLAN



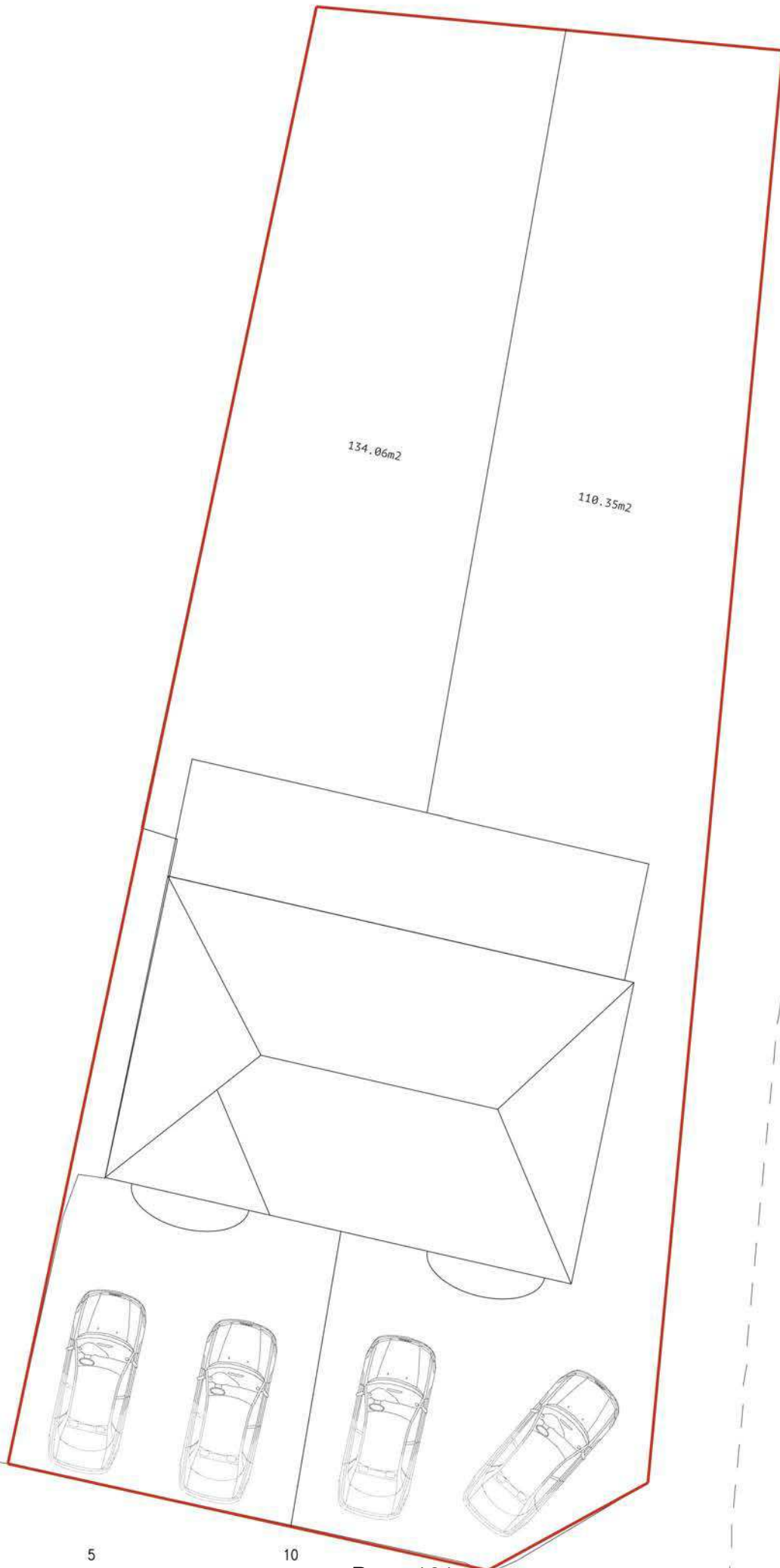
PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



Scale 1 to 100
Millimetres



134.06m²

110.35m²



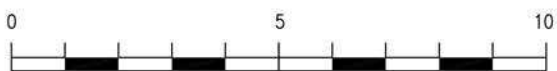
STUDIO ONE
ARCHITECTURE

Drawing No: BSJ005
 Client: Gurdeep Jheeta
 Project: 9 Ryefield Avenue
 Uxbridge
 UB10 9BT
 Drawing: Proposed Garden/Driveway
 Plans and Elevations
 Scale: 1:100 @ A3
 Date: April 2017
 Drawing by: V S Rayat
 (Studio One
 Architecture)

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Millimetres Scale 1 to 100



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Site Address:

9 Ryefield Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

5457/APP/2017/1667

Scale:

1:1,250

Planning Committee:

Central & South

Date:

September 2017



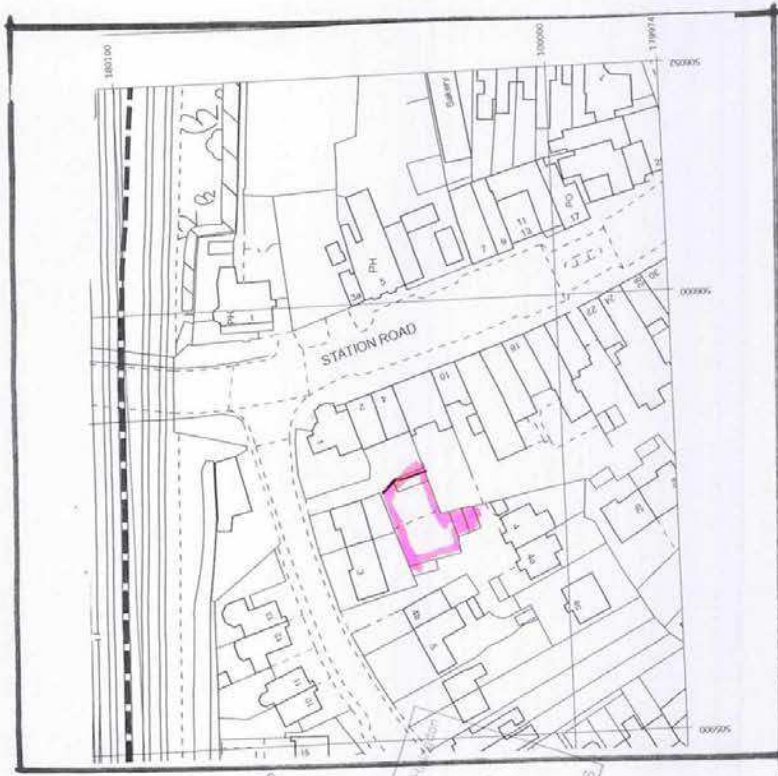
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 1-3 COLHAM MILL ROAD WEST DRAYTON
Development: 2-bed detached bungalow with associated parking and amenity space.
LBH Ref Nos: 52884/APP/2016/1978

Date Plans Received: 25/05/2016 **Date(s) of Amendment(s):** 22/02/2017
Date Application Valid: 03/05/2017

* See Pre App advice



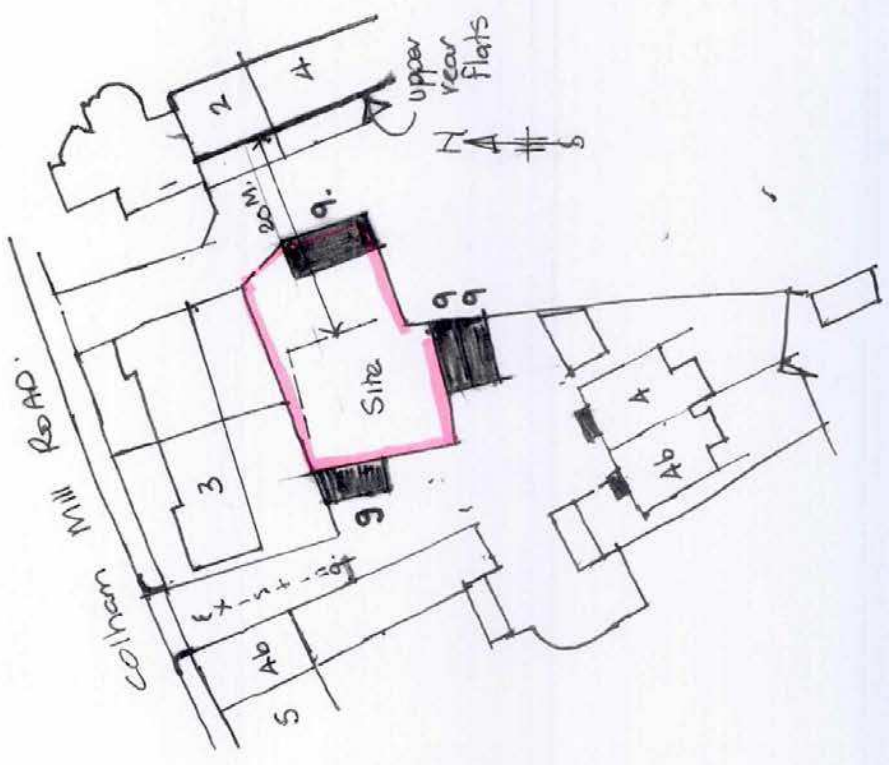
location plan 1:1260th.

PROPOSED SINGLE STREET
ECO HOME WITH STORE + GARAGES
AT LAND REAR OF 1-3 COLHAM
MILL ROAD. WEST DRAYTON
UB7.7BY. for A+N AHMED

* Current Status
garage type Detrimental to the
Development of existing Housing.
Develop land with 4
property, dual access.

- * Low level Proposal. 2 bed. B.g. Eco friendly no overloading or encroachment.
- * Incorporated L.B. of N. preapp advice.

West Drayton. UB77BY.



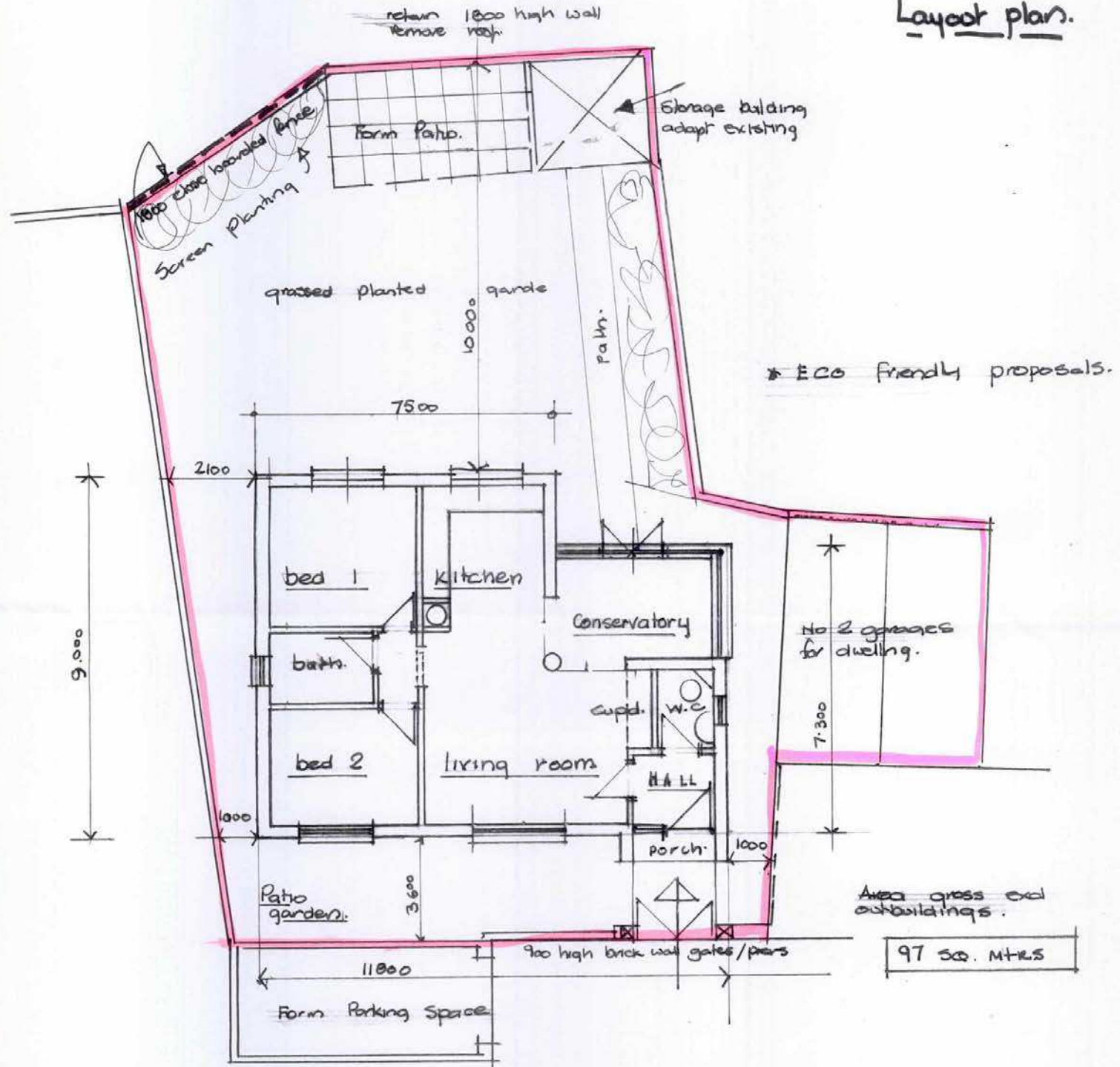
Land at Colham Mill Road
Hatton Green. West Drayton

Scale 1:500th. M.K.S.

* Existing Access to Site serves (3) garages already. No extra vehicular movement.

2

Layout plan.



GROUND FLOOR LAYOUT PLAN

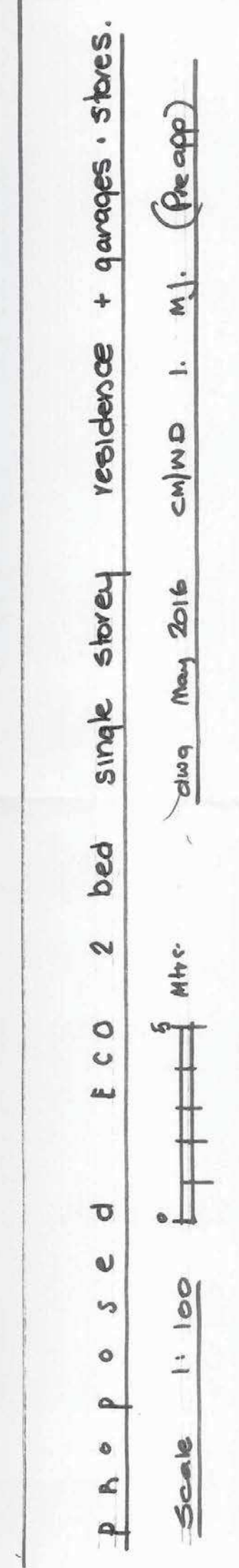
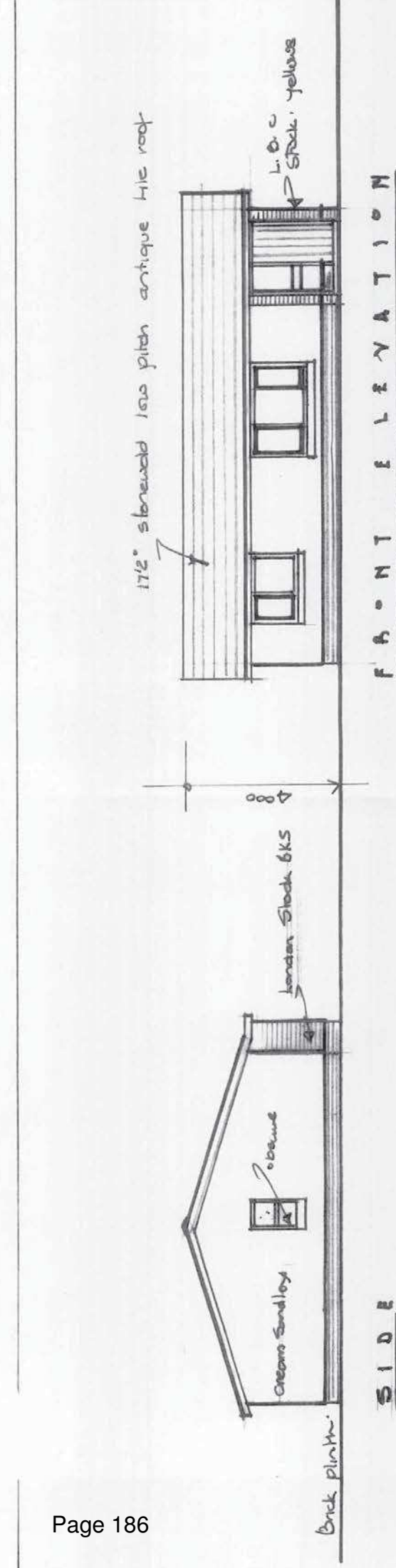
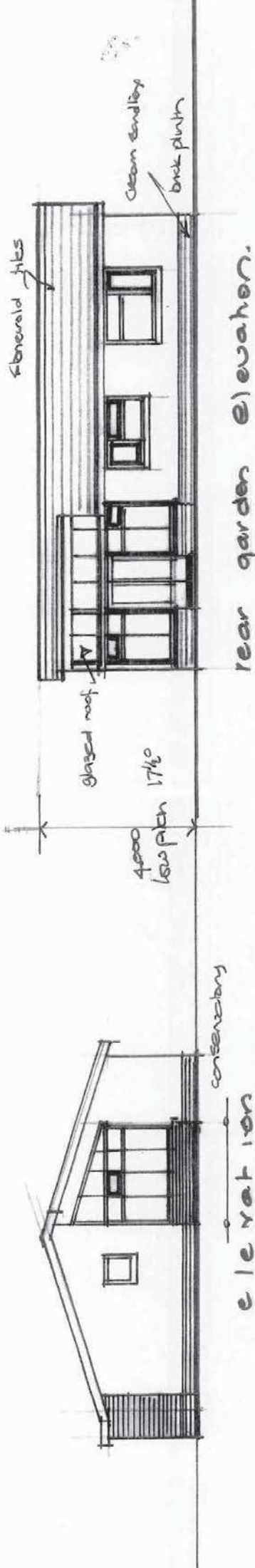
scale 1:100 5 METRES

dwg no CM/WD 2.

* proposal following pre app. L.B of H. recommendations incorporated.

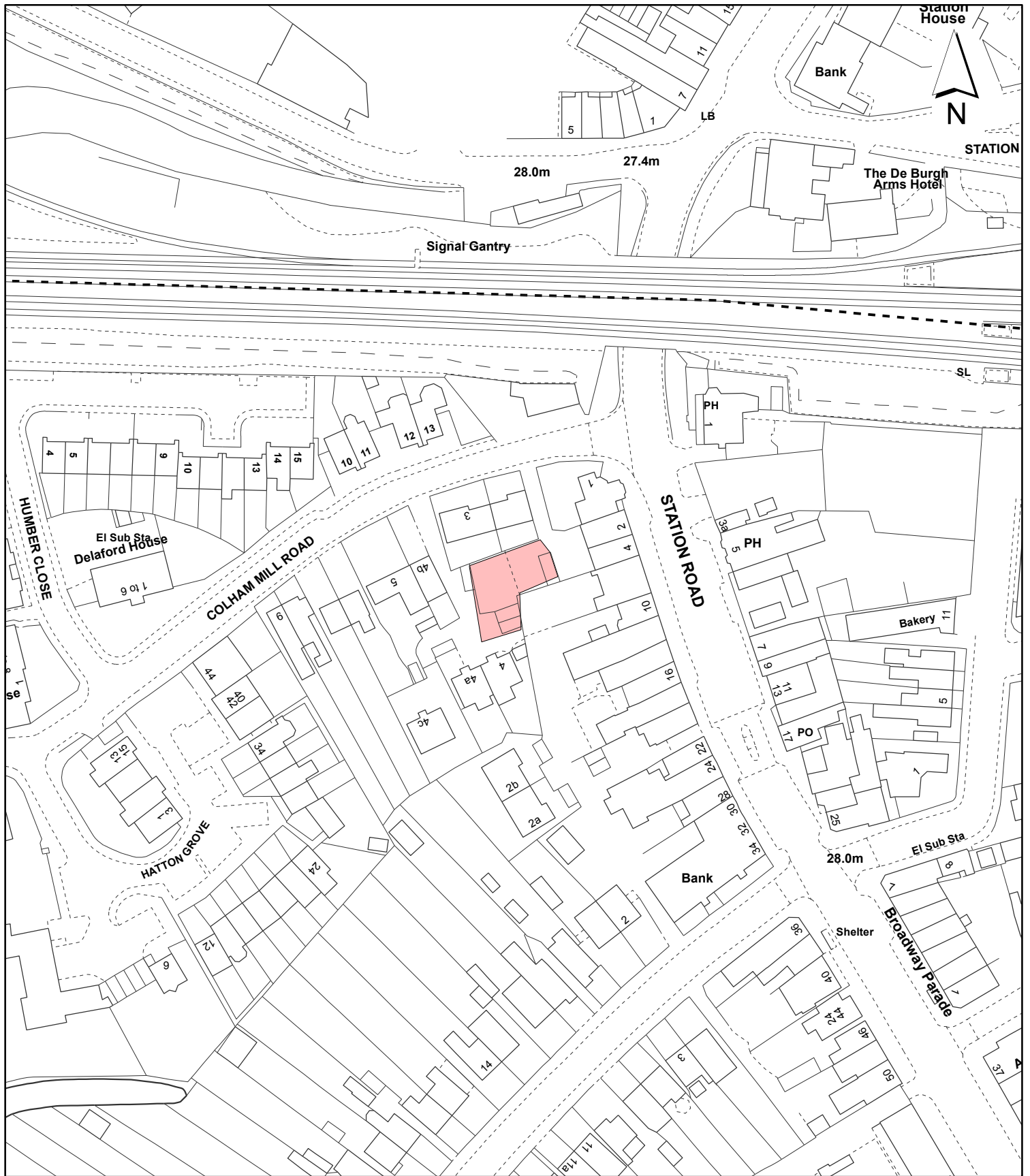
Elevations.

1



PROPOSED ECO 2 bed single storey residence + garages + stores.

Scale 1:100 Mtrs. dwg May 2016 cm/wd I. M.J. (Preapp)



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Site Address:

**Rear of
 1 - 3 Colham Mill Road**

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

Planning Application Ref:
52884/APP/2016/1978

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address CITY FLOWER TRADERS, PACKET BOAT MARINA PACKET BOAT LANE
COWLEY

Development: Change of use from Use Class B1 (Business) to Class D2 (Assembly and
Leisure).

LBH Ref Nos: 53216/APP/2017/1744

Date Plans Received: 12/05/2017

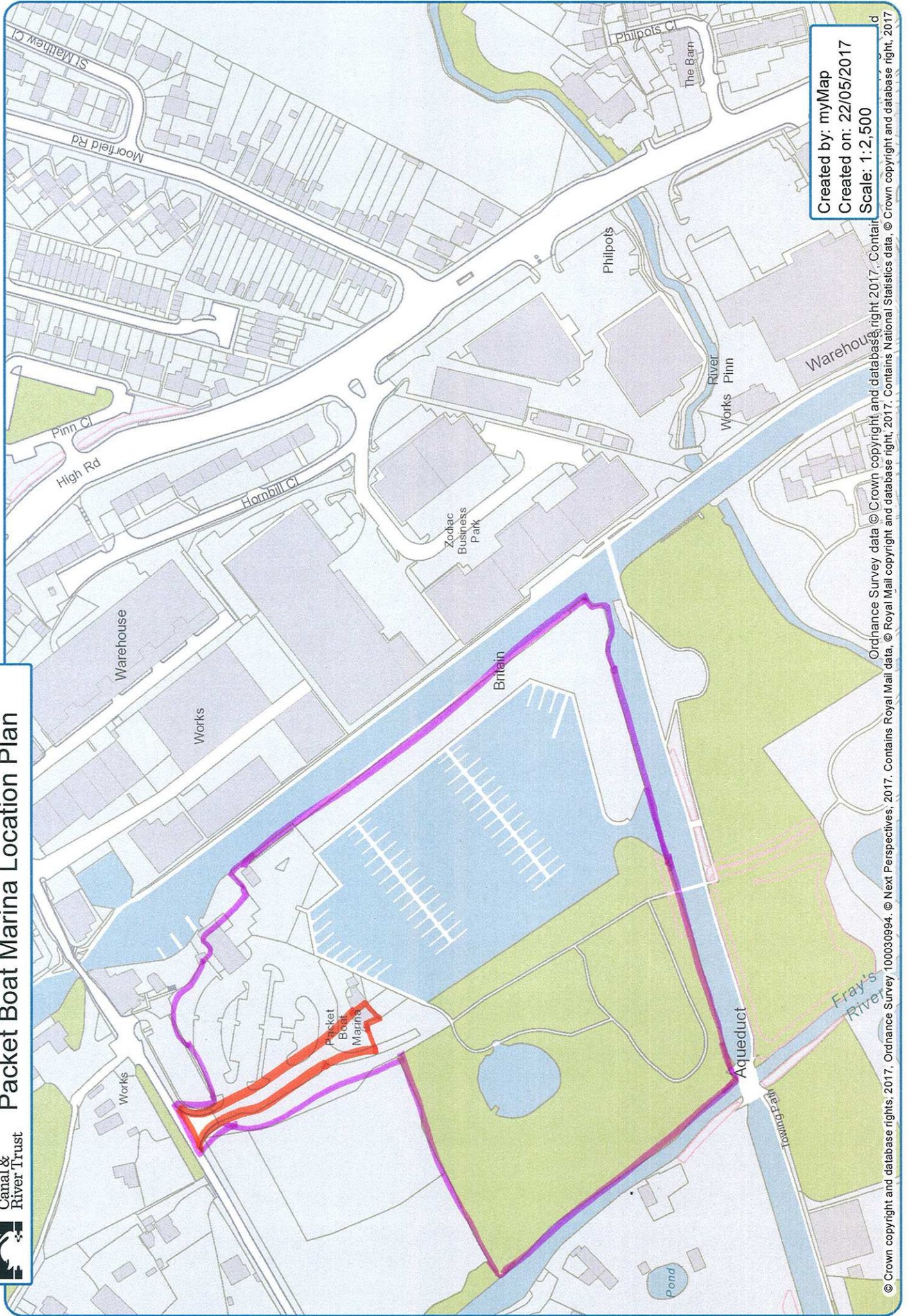
Date(s) of Amendment(s):

Date Application Valid: 09/06/2017



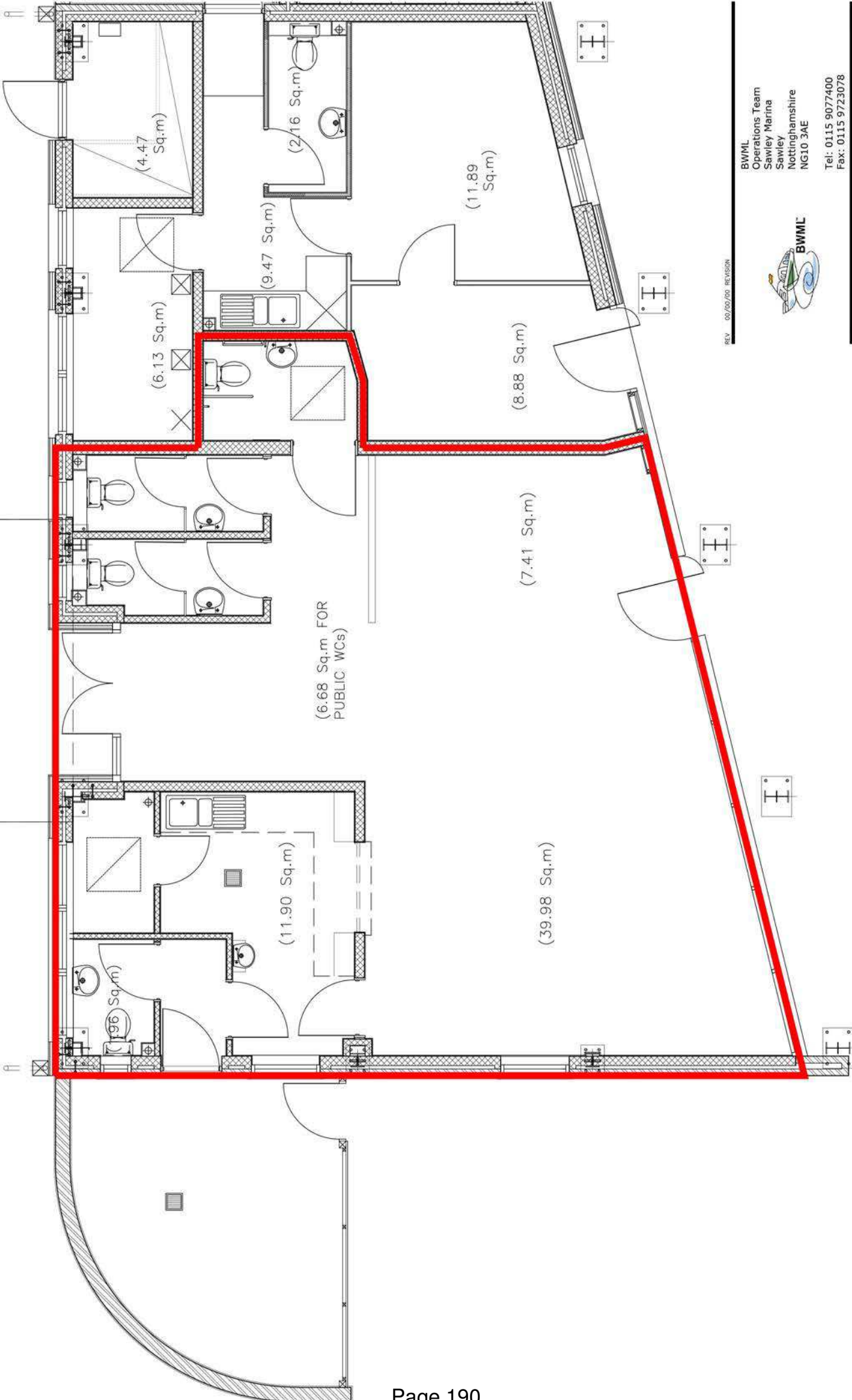
Canal &
River Trust

Packet Boat Marina Location Plan



Created by: myMap
 Created on: 22/05/2017
 Scale: 1:2,500

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REV: 00/00/00 REVISION



BWML
 Operations Team
 Sawley Marina
 Sawley
 Nottinghamshire
 NG10 3AE
 Tel: 0115 9077400
 Fax: 0115 9723078

Drwg Title: Packet Boat Marina - Lease Plan

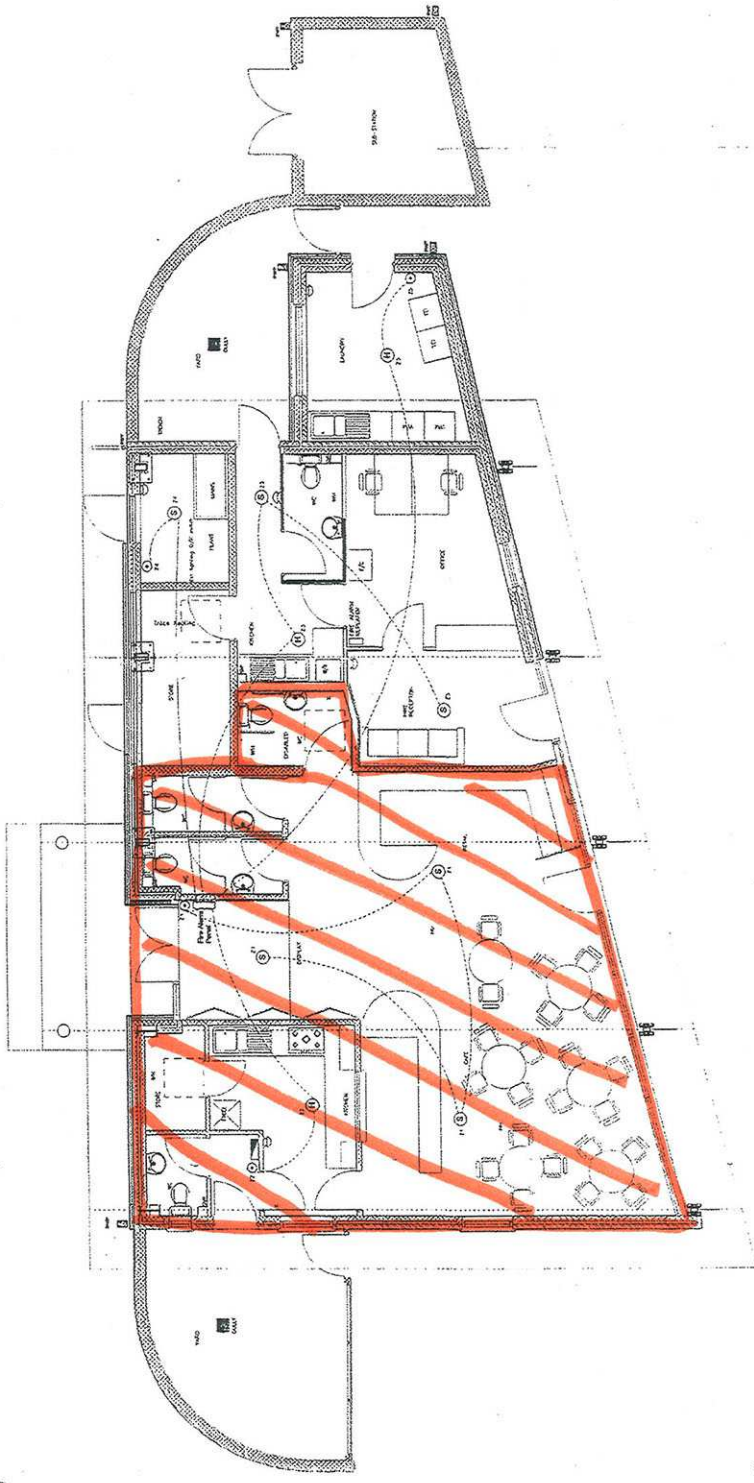
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CAD Ref: \\BWML01\Operations\Drawings\BWML Commercial Property\Packet Boat\Lease P			
Drawing No: Plan 1			
Revision: -			

LEGEND

- ⊕ Smoke detector
- ⊕ Heat detector
- ⊕ Fire alarm break glass
- ⊕ Fire alarm sounder

ZONES

- Z1 VISITOR CENTRE MAIN AREA
- Z2 KITCHEN
- Z3 HIRE CENTRE
- Z4 PLANT ROOM
- Z5 LAUNDRY



ISSUED AS PER	JAS	DATE
01/03/2010		13/01/10

AS FITTED



Lorne Stewart PLC
 Fire Alarm & Security
 Springfield House, Approach
 Springfield, Dundee
 Tel: 01246 458000
 Fax: 01246 403509

PROJECT
COWLEY FEACHEY MARINA

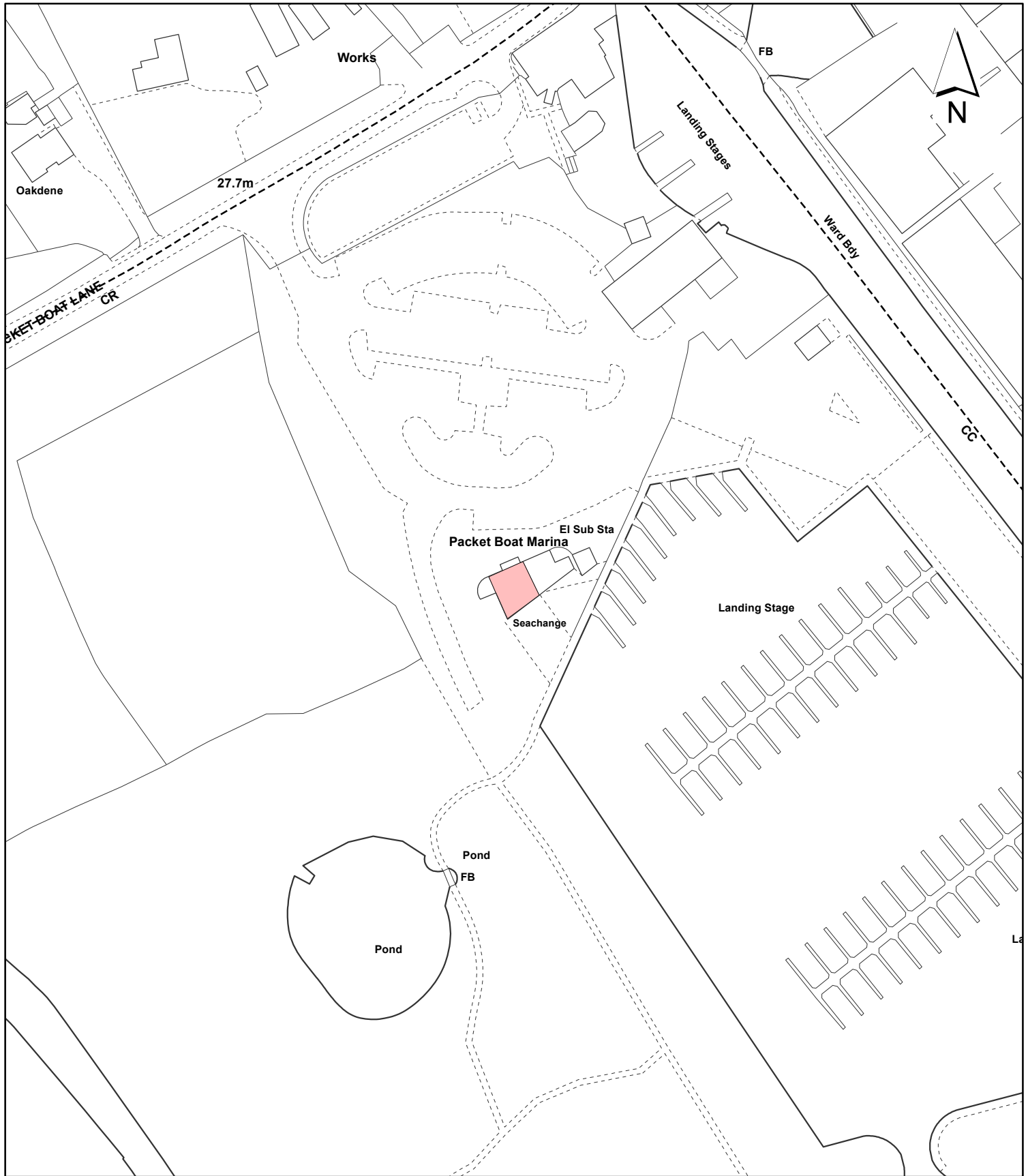
CLIENT
EDMUND NUTTALL LTD

EXISTING FLOOR PLANS

SCALE	1:100
ISSUED BY	JAS
DATE	13/01/10
PROJECT NO.	63065-E-007
REVISION	0

Scale 1:100 or 1m 5m 10m

Proposed Class D2



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Site Address:

**City Flower Traders,
 Packet Boat Marina,
 Packet Boat Lane**

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

Planning Application Ref:

53216/APP/2017/1744

Scale:

1:1,250

Planning Committee:

Central & South
 Page 192

Date:

September 2017



HILLINGDON
 LONDON