



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY 10 OCTOBER
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 2 October 2017

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This Agenda is available online at:
www.hillingdon.gov.uk

Putting our residents first

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Head of Democratic Services
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Useful information for residents and visitors

Watching & recording this meeting

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

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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	27 Yeading Lane 11974/APP/2017/74	Barnhill	Extension to roof to allow additional habitable roof space to include an additional rear dormer and 1 front roof light and conversion of roof from hip to gable end with a new gable end window Recommendation: Approval	9 - 18 102 - 108
7	48 Whiteheart Avenue 68668/APP/2017/2281	Brunel	Two storey side extension and part single storey, part two storey rear extension Recommendation: Approval	19 - 28 109 - 113
8	103 Hurstfield Crescent 11496/APP/2017/2354	Charville	Porch to front Recommendation: Approval	29 - 36 114 - 120

9	1 Alpha Road 41903/APP/2017/2637	Hillingdon East	Demolition of existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front Recommendation: Refusal	37 - 50 121 - 131
10	3 Northfield Parade, Station Road 29523/APP/2017/2455	Pinkwell	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) Recommendation: Approval	51 - 62 132 - 138

PART II - MEMBERS ONLY

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

11	ENFORCEMENT REPORT	63 - 72
12	ENFORCEMENT REPORT	73 - 84
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14	ENFORCEMENT REPORT	93 - 100

PART I - Plans for Central and South Planning Committee 101 - 138

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Agenda Item 3

Minutes



CENTRAL & South Planning Committee

19 September 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, Mo Khursheed, Peter Money and John Morse</p> <p>LBH Officers Present: James Rodger - Head of Planning and Enforcement Meghji Hirani (Planning Contracts & Planning Information) and Alan Tilly - transport and Aviation Manager Roisin Hogan - Planning Lawyer Neil Fraser - Democratic Services Officer</p>
90.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Brian Stead.</p>
91.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
92.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 30 August 2017 be approved as a correct record.</p>
93.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
94.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on the agenda were Part I, and would therefore be heard in public.</p>
95.	<p>LAND AT SANDOW CRESCENT - 879/APP/2017/1462 (<i>Agenda Item 6</i>)</p> <p>Seven x 3-bed dwellings with associated parking and amenity space</p> <p>Officers introduced the report, and provided a summary of the application.</p>

The Committee was informed that there were three main areas of concern that should be examined, namely: the principle of development, highways and parking issues, and the quality of the development.

Regarding the principle of development, it was highlighted that the development did not comply with London Plan minimum internal floorspace standards and did not represent efficient use of land given the strategic location of the site, which was within a Housing Zone. The proposed development was heavily constrained by the irregular shape of the site, and was below London Plan density standards which recommended 50 units per hectare for a suburban area.

While it was not expected that the development would have a material impact on traffic in the area, the site had very poor access, both from Nestles Avenue into Sandow Crescent, and from Sandow Crescent into the site. It was therefore considered that the site was not suitable for access by larger vehicles, including emergency service vehicles, and there were concerns regarding pedestrian and vehicle safety.

With respect to the quality of the accommodation provided, it was confirmed that the London Plan standards mandated 93sq.m of internal floorspace for a development of this size. This development provided 87sq.m of floorspace, and was therefore unacceptable.

The addendum was highlighted, and it was confirmed that since the publication of the officer's report, three additional responses had been received from occupiers in Sandow Crescent and Nestles Avenue, however these did not raise any issues that were not addressed within the report.

The applicant had attempted to address the reasons for refusal, and had discussed the development with the fire brigade, who had confirmed that the concerns regarding fire safety and emergency vehicle access could be overcome by the installation of safety sprinklers and fire hydrants. However, given the potential impact on pedestrian and highway safety, the Council's highways officer considered the access unsuitable, despite the installation of sprinklers and fire hydrants.

In addition, the applicant had asserted that the development was for a two storey, three bedroom dwelling, which required an internal floor area of 84 sq.m which complied with minimum standard of 87sq.m as set out in the London Plan. However, officers confirmed that the figures quoted by the applicant were for a two storey, 4 person unit. Officers considered that the room sizes within the dwellings were two storey, 5 person units, for which the minimum standard was 93sq.m. The proposal therefore did not comply with the London Plan requirements.

The applicant had approached the owners of the two sites that immediately adjoined the development site, and neither was interested in selling. Officers accepted the difficulty of the site assembly, however the density of the proposed development meant that the potential of the site, in a Housing Zone, was underutilised. It was requested that reference to point 3.4 of the London Plan policy be added to refusal reason 3, to further address this matter.

For these reasons, it was recommended that the application be refused.

A petitioner addressed the Committee in objection to the application, on behalf of petitioners and local residents. Concerns highlighted included the difficulty of vehicle

access through what was a very narrow alleyway, often further restricted by parked cars. It was asserted that current access required driving over neighbouring property, which had resulted in property damage to fencing.

In addition, the lack of vehicle access by emergency services in the event of a fire could lead to fire spreading to neighbouring properties, whilst refuse collections would not be available, which could exacerbate an existing rodent problem. The safety of children who played in the area was highlighted, as it was felt that they would be at risk of injury from vehicles using the area, whilst residents who leased garages would be affected.

Members sought clarity from the petitioner regarding how refuse collections from existing properties was currently being conducted. The petitioner confirmed that refuse bags were left at the corner of the road, as the refuse vehicles could not get into the Crescent.

The Head of Planning suggested that the wording of refusal reason 1 could be amended to make reference to refuse vehicles.

The Chairman opened the item for debate, and confirmed that the impact on residents leasing garages was not a consideration for the Committee.

Members shared the concerns raised by planning officers and the petitioner, particularly the lack of access to emergency services and refuse vehicles, and on this basis the officer's recommendation was moved. This was seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be refused; and**
- 2. That refusal reason 1 be amended to include reference to refuse vehicles.**

96. **GARAGE SITE 85/87 MANOR WAYE - 67593/APP/2017/2114** (*Agenda Item 7*)

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

Officers introduced the report and provided an overview of the application. Considerations for the Committee included the parking provision, and the impact of the development on adjoining occupiers.

The development was confirmed to meet all Council standards in terms of car parking (with two parking spaces per residential unit), unit size, and amenity space provision. The development was confirmed to have no material impact on traffic within the area, and impact on adjoining occupiers was negligible, as the development met acceptable distance standards. The development would not result in any loss of amenity to neighbours.

The officer therefore recommended that the application be approved.

A petitioner addressed the Committee in objection to the application. The petitioner asserted that the development would result in overcrowding, and was not in keeping with the character of the area. Parking would be difficult for local residents, including

elderly and disabled residents, one of whom relied on having sufficient space to use 'dial-a-ride' services, which would be unable to manoeuvre in a constrained space. The constrained space would further impact the ability of emergency services, such as the fire brigade and air ambulance, to service the site.

The petitioner asserted that the plans outlined did not match the actual site dimensions, and that the development would result in significant overlooking and loss of privacy for neighbouring residents. Neighbours would be affected by noise, which could impact on their mental and physical wellbeing. In addition, parking in the area was already difficult, and these difficulties would be exacerbated were the development to proceed, particularly during the construction period.

There were two schools in the local area, and parents parked in the area in both in the morning and the afternoon. Children played in the local park. There were concerns that construction vehicles and additional traffic could impact on the safety of the children. In addition, trees in the area were very old, and should be retained.

The agent for the application addressed the Committee, confirming that the proposed development site was poor quality landfill ground, originally used for parking. The agent asserted that there was no policy protection to stop the applicant from seeking to improve the land.

With regard to potential overcrowding, the application met London Plan standards for houses, and Hillingdon standards for gardens and amenity space. Parking would be sufficient, with two parking spaces per unit. The Council's Highways engineer had deemed the space within the site to be sufficient for vehicles to access and manoeuvre, whilst wheelchair access was also provided.

There were no traffic safety issues arising from construction or the use of the dwellings, and there was no loss of amenity on adjoining occupiers. The loss of two trees would be mitigated by the planting of three new trees. For these reasons, the Committee was urged to uphold the officer's recommendation and grant approval.

Councillor Raymond Graham addressed the Committee, and confirmed that he accepted that the application complied with the relevant policies previously outlined. However, having visited the site, Councillor Graham raised concerns that the area would be overdeveloped, and that there would be highway, parking, and pedestrian pathway issues.

Councillor Graham suggested that the area would not be of sufficient size to allow for vehicle turning, which could be a significant issue for disabled drivers who lived in the area. Councillor Graham also raised concerns regarding tree protection and retention.

The Chairman summarised the points to be considered by the Committee before opening the item for debate. It was confirmed that the Committee could not refuse the application due to concerns over construction arrangements, and that the Committee was duty bound to observe the Council's policies and standards.

Members sought confirmation that the development would not result in overcrowding and poor living standards for the occupiers and neighbours. Planning officers confirmed that the proposal made provision for internal floor areas totalling 80 sq.m, which was in excess of the 79 sq.m required. The proposal therefore met amenity standards.

Regarding the petitioner's assertion that the plans were not correct, the planning

officers confirmed that the plans had been checked against distances set out on maps of the area, and appeared to be correct. It was confirmed that, should the application be approved, the applicant would be required to build according to the plans. Further planning permission would be required, should the applicant ever seek to vary the plans.

In response to concerns of overshadowing and loss of privacy, it was confirmed that there were to be no windows in the side elevations, and that the proposal met the 15m standard separation distances required by the Council.

It was requested that the plans for the previously approved scheme, dated 2011-2014, be reviewed to determine whether the public footpath was retained in that scheme. Officers confirmed that the previous plans had not included the retention of the footpath. The Committee was therefore bound by that approval decision and could not now mandate that the footpath be retained.

Upon a request from Members for further clarity, officers confirmed that the proposed parking provision was for tandem parking, with two spaces allocated to each dwelling, totalling six spaces. Members were concerned that these spaces could lead to disputes between neighbours. Officers suggested that to allay these concerns, Condition 2 could be amended to ensure that occupants of the site adhere to the parking rules for the lifetime of the development.

Members sought clarity over whether the dropped kerb listed on the plans would remain Council property. Officers confirmed that this was in private ownership, but that the Heads of Terms regarding the stopping up order for highways work could be amended to ensure that the kerb area was to be maintained as an open and level area, and therefore still useable.

Similarly, it was suggested that a Construction Management condition be added to ensure that the area in front of the units' front gardens be kept clear and open, to enable vehicle manoeuvring.

On this basis, the Committee moved the officer's recommendation. This was seconded and when put to a vote, unanimously agreed.

RESOLVED:

- 1. That the application be approved, subject to:**
 - a. the addition of a Construction Management condition; and**
 - b. The addition of a parking allocation condition;**

- 2. That delegated authority be given to the Head of Planning and Enforcement to amend the Heads of Terms to establish a clear area in front of the three new dwellings, that is to be used as a general vehicle turning area.**

97. **KINGS ARMS COURT - 10954/APP/2017/2353** (*Agenda Item 8*)

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

	<p>Officers introduced the report, and provided an overview of the application. The Committee was informed that the proposed change would only be applied to part of the retail space, and therefore would not have a material effect on the overall viability of the retail space within the building or wider town centre.</p> <p>Mitigation measures and planning conditions were recommended to ensure that the proposed use did not detract from the amenities of the occupants of the building and neighbouring sites.</p> <p>The applicant had requested that Condition 6 be amended to clarify that deliveries and collections from the site were not prohibited. It was recommended that delegated authority be given to the Head of Planning and Enforcement to make this requested change, and ensure that the condition clearly referenced hours of use only.</p> <p>On the basis of the above, the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the application be approved; and 2. That delegated authority be given to the Head of Planning and Enforcement to amend the wording of condition 6.
98.	<p>BRUNEL UNIVERSITY- 532/APP/2017/2319 (<i>Agenda Item 9</i>)</p> <p>Relocation of ancillary waste and chemical stores (Retrospective)</p> <p>Officers introduced the report, and confirmed that the application was seeking retrospective planning permission for works already completed. It was confirmed that the relocated refuse and chemical stores were less visible than previously, and had no impact on accommodation or the Green Belt. It was therefore recommended that permission be granted.</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>
99.	<p>TAMARA LOUNGE, BRYON PARADE - 61362/APP/2017/1902 (<i>Agenda Item 10</i>)</p> <p>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</p> <p>Officers introduced the report, and provided an overview of the application. It was confirmed that the proposed development was significantly removed from the closest residential properties, and had no impact on residential amenity. The canopy itself would be located at the rear of the site, and therefore not visible from the street. The application was therefore recommended 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.</p>
100.	<p>1 DE SALIS ROAD - 59992/APP/2016/775 (<i>Agenda Item 11</i>)</p> <p>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</p> <p>Officers introduced the report, and provided an overview of the application. The Committee was informed that, while the size of the proposed units met the Council and London Plan standards, the proposal failed to provide the minimum parking provision required, and for this reason it was recommended that the application be refused.</p> <p>On the basis that the application did not provide adequate parking provision, the officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
101.	<p>9 RYEFIELD AVENUE - 5457/APP/2017/1667 (<i>Agenda Item 12</i>)</p> <p>Two storey, 3-bed dwelling with associated parking and amenity space</p> <p>Officers introduced the report, and provided an overview of the application. The Committee was informed that application sought the erection of a 3 bedroom house attached to an existing dwelling, filling in the side of the building, forward of the building line. Such issues were addressed within the Council's Supplementary Planning Document on residential layouts which stated that such issues should be avoided. In addition, it was deemed that the proposal was out of keeping with the character of the surrounding area and detrimental to the visual amenity of the street scene due to the layout, scale, and siting of the proposed development.</p> <p>It was highlighted that the report summary had omitted additional reasons for refusal, including the size of the bedrooms (which were below minimum size standards) and concerns over parking. For the above reasons, the application was recommended for refusal.</p> <p>The Committee shared the officer's concerns, and moved the recommendation. This was seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>
102.	<p>REAR OF 1-3 COLHAM MILL ROAD - 52884/APP/2016/1978 (<i>Agenda Item 13</i>)</p> <p>2-bed detached bungalow with associated parking and amenity space</p> <p>Officers introduced the report, and provided an overview of the application. The Committee was informed that the proposal was visually at odds with the character of the area, and would result in a cramped development, with windows close to boundary lines which would result in a loss of residential amenity. In addition, the application proposed the retention of two garages, but due to the constrained nature of the</p>

	<p>development, these would be unusable. Condition 4 of the report was highlighted, and it was suggested that the reference to 'closing an important gap in the area' should be removed, as this was not the case. On this basis, it was recommended that the application be refused.</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.</p>
103.	<p>CITY FLOWER TRADERS, PACKET BOAT MARINA, PACKET BOAT LANE - 53216/APP/2017/1744 (<i>Agenda Item 14</i>)</p> <p>Change of use from Use Class B1 (Business) to Class D2 (Assembly and Leisure)</p> <p>Officers introduced the report, and provided an overview of the application. Officers asserted that the proposed use of the site was welcome, and the small floorspace would not result in a material impact to the surrounding area. The addendum was highlighted, and it was recommended that Condition 5 be amended to ensure that the amenity of occupiers of nearby boats was not adversely affected. The application was recommended for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the application be approved; and 2. That Condition 5 be amended as set out in the planning addendum.
	<p>The meeting, which commenced at 7.00 pm, closed at 8.17 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 018950250692. 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.

Report of the Head of Planning, Sport and Green Spaces

Address 27 YEADING LANE HAYES

Development: Extension to roof to allow additional habitable roofspace to include an additional rear dormer and 1 front rooflight and conversion of roof from hip to gable end with a new gable end window

LBH Ref Nos: 11974/APP/2017/74

Drawing Nos: 2016/MISC27-05
2016/MISC27-01
2016/MISC27-02
2016/MISC27-03
2016/MISC27-04

Date Plans Received: 06/01/2017 **Date(s) of Amendment(s):**

Date Application Valid: 11/01/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Western side of Yeading Lane and comprises of a detached chalet bungalow set within a 15.8 m wide plot. The property is currently in the process of being extended to the side and rear and the loft is being converted to habitable accommodation (see planning history below). To the rear there is a substantial garden which backs onto a residential dwelling on Bedford Avenue. To the front there is a large garden presently comprising of a single width driveway leading to the existing garage. There is an outbuilding and a shed to the very rear of the garden.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Local Plan - Saved UDP Policies (November 2012) where the prevailing character of the area is residential, comprising of mainly semi-detached and detached houses.

1.2 Proposed Scheme

The application seeks planning permission for an extension to the roof to allow additional habitable roofspace to include an additional rear dormer and 1 front rooflight and conversion of roof from hip to gable end with a new gable end window.

1.3 Relevant Planning History

11974/APP/2009/956 27 Yeading Lane Hayes

2 two storey buildings containing 4 one-bedroom flats (Block B) and 4 studio flats (Block A), with associated parking and amenity space involving demolition of existing dwelling (Outline application for approval of access, appearance, layout and scale)

Decision Date: 16-07-2009 Refused **Appeal:**03-MAR-10 Dismissed

11974/APP/2012/294 27 Yeading Lane Hayes

Single storey side/rear extension involving conversion of garage to habitable room and the demolition of conservatory and shed to side

Decision Date: 16-04-2012 **Approved** **Appeal:**

11974/APP/2012/295 27 Yeading Lane Hayes

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end with a new gable end window and single storey detached outbuilding to rear for use a gym (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-04-2012 **Approved** **Appeal:**

11974/APP/2015/4646 27 Yeading Lane Hayes

Change of use from dwelling house (Use Class C3) to House in Multiple Occupation (HMO) (Use Class C4) including single storey side/rear extension involving alterations to side elevations and demolition of existing side/rear elements

Decision Date: 17-02-2016 **Refused** **Appeal:**

11974/APP/2016/2171 27 Yeading Lane Hayes

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 30-06-2016 **Approved** **Appeal:**

11974/APP/2016/4138 27 Yeading Lane Hayes

Extension to existing vehicular crossover to front and installation of additional vehicular crossover to front

Decision Date: 25-01-2017 **Approved** **Appeal:**

Comment on Planning History

There has been a lengthy planning history at this application site which is listed above. Of most relevance to this application is reference 11974/APP/2016/2171 which was an application for a Certificate of Lawful Development (CLD) which was granted for the conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with a new gable end window. These works had been implemented at the time of the site visit.

It is also noted that there have been a number of enforcement investigations at this site resulting in the following action:

BREACH OF CONDITION NOTICE served on 13/04/2017, concerning a side window, came into effect on 13/04/2017 period of compliance 1 month. This notice has been complied with.

ENFORCEMENT NOTICE (OD) served on 13/04/2017, concerning a porch and the scale of outbuilding, came into effect on 19/05/2017, period of compliance 3 months. This notice has been complied with.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

11 neighbouring properties were consulted by letter dated 17.1.17 and a site notice was displayed to the front of the site which expired on 16.2.17

1 letter of objection has been received raising the following concerns:

1. The site is being over developed.
2. It is clear there appears to be an ulterior motive for the seemingly never ending planning applications dripping into the council, an HMO I think.
3. There are no plans to allow any reasoned view on the external appearance, impact, overlooking, unreasonable light and noise pollution potential etc.
4. The development by enlargement is likely to impact on the already unsuitable on road parking, this was previously a two bedroom family home. Has sufficient off road parking been provided for the property in its current form and potential number of inhabitants.

Officer Comment: The issues raised are covered in the main body of the report.

Tree and Landscape Officer: No trees or other landscape features will be affected by the proposed development. The extension is all within the existing footprint of the building and will involve no change to the external landscape.

RECOMMENDATION: No objection and, in this case, no need for landscape conditions

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the adequacy of the size of the rear garden and car parking provision.

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. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Section 7 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions considers loft conversions and roof extensions. Paragraph 7.3 states that, as a general rule, the more visible a roof is from public areas, the more important that it be well designed. Paragraph 7.5 states that it is important to create an extension that will appear secondary to the size of the roof face within which it will be set. Roof extensions that will be as wide as the house and create the appearance of an effective flat roofed third storey will be refused permission. Where the roof can be extended, the Council will recommend a small dormer window or rooflights. Paragraph 7.7 states that a dormer window or roof extension must be constructed in the centre of the roof face. Paragraph 7.8 states that on detached houses set-ins should be at least 1 m. Paragraph 7.9 states that a flat roof will normally be acceptable for a rear dormer. The design and size of the proposed windows should match those on the existing rear elevation.

The proposal complies with the advice contained within the SPD HDAS: Residential Extensions in that the rear dormer would be set in from the side of the roof by 1 m, would be set down from the ridge by 300 mm and would be set 500 mm above the eaves. The previous extension of the roof, constructed under permitted development has resulted in one gabled end and one hipped end. The current proposal would provide a second gabled end which would provide some balance to the roof. It is considered that the further proposed extensions to the roof would respect the architectural integrity of the extended dwelling and would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the detached nature of the property with a good degree of separation between the extended roof and the side boundary, the proposal would not give rise to an unacceptable loss of light or outlook to the occupants of the adjacent property at Number 25. The proposed rear facing dormer window would not introduce an unacceptable loss of privacy to occupants of nearby properties given that the outlook would be similar to the existing larger rear facing dormer. The proposal involves the insertion of a window in the gable end of the property facing Number 25. The submitted plans confirm that this window, which would serve a bathroom/dressing area, would be obscure glazed and fixed shut below 1.7

m above finished floor level. Subject to a condition to require obscure glazing and fixing shut, it is considered that the proposal would not result in an undue loss of privacy in accordance with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

A concern has been raised from the neighbour that the property could be occupied as an HMO. It is noted that the application is submitted on householder planning application forms on the basis that the property is a single private dwellinghouse. The resulting extended dwelling would be a large 4-bedroom property, however this does not in itself mean that the property would be used as an HMO. The applicant has confirmed that the extended dwelling would be used as a single private dwellinghouse. The use of the extended property as an HMO could give rise to additional parking demand that cannot be accommodated on site or on the local road network. It is therefore considered expedient to impose a condition to restrict the extended property to use as a single family dwellinghouse within the C3 Use Class.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2016/MISC27-03 and 2016/MISC27-04.

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or

without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 25 Yeading Lane.

REASON

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

5 HO6 Obscure Glazing

The window facing 25 Yeading Lane shall be glazed with permanently obscured glass and be non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 MRD4 Single Dwellings Occupation

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

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your

neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

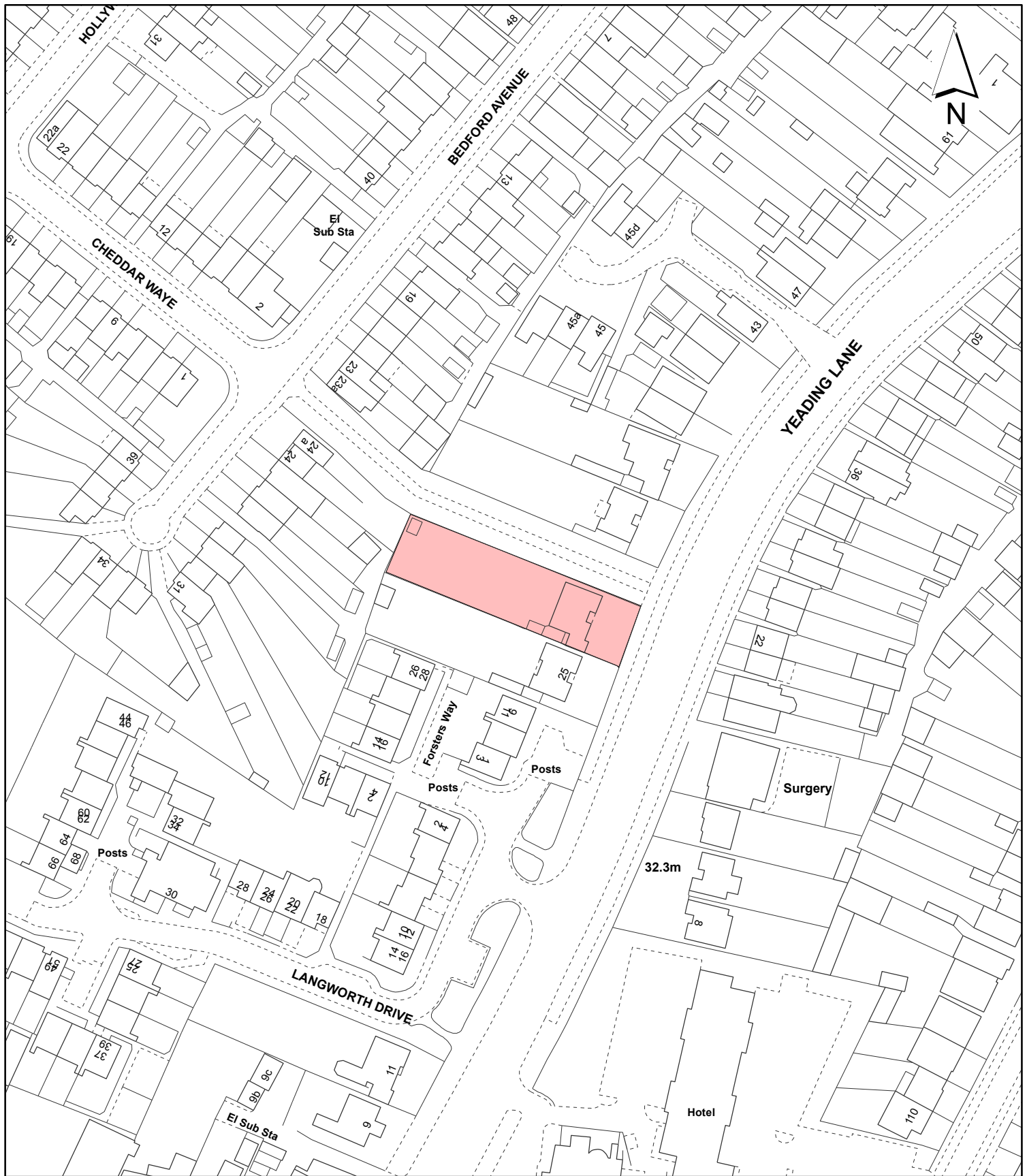
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

27 Yeading Lane

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

Planning Application Ref:
11974/APP/2017/74

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 48 WHITEHEART AVENUE HILLINGDON

Development: Two storey side extension and part single storey, part two storey rear extension

LBH Ref Nos: 68668/APP/2017/2281

Drawing Nos: P-48WA-02
P-48WA-03 Rev. A
P-48WA-01 Rev. A

Date Plans Received: 21/06/2017 **Date(s) of Amendment(s):**

Date Application Valid: 21/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of White Heart Avenue, close to the junction with Cherry Grove. The site comprises a two storey semi-detached house. The two properties have a shared ridge that runs perpendicular to the street and a roofslope which falls to the side at a dual angle creating a false gambrel roof/side dormer appearance. This architectural style is matched by the adjacent Nos. 46 and 44 White Heart Avenue, however the surrounding area is a mix of architectural types. The property has a separate outbuilding to the far end of the rear garden that was previously subject to an enforcement notice. The property has a front porch extension and the front curtilage of the property is entirely hardstanding with a dropped kerb and no front boundary treatment.

The street scene is residential in character and appearance comprising semi-detached and detached properties and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks permission for a two storey side extension and a part single storey, part two storey rear extension.

The proposed two storey side extension would be set 1.0m back from the existing front elevation of the dwelling at both ground and first floor level and would extend the full depth of the property. The side extension would have a width of approximately 1.85m at both ground and first floor leaving a 1.0m gap to the boundary of the site. The proposed side extension would have a sloping roof that continued the angle of the existing roof. The amended roof would replicate the existing false gambrel roof design. The side extension would introduce a new window at ground floor level and first floor level on the front elevation. One new window is proposed in the side elevation at first floor level facing onto No. 46 Whiteheart Avenue, this window would be fixed shut and obscure glazed to 1.7m from internal floor height.

The proposed single storey rear extension would extend across the full width of the

property and the proposed side extension with a projection from the rear elevation of 3m. The extension would have a flat roof height of 2.8m. The proposed first floor rear extension would extend from the centre of the rear of the extended dwelling. This element of the proposal would be set 2m from the shared boundary with the attached property and approximately 2.6m from the boundary with No. 46 Whiteheart Avenue. The extension would extend to a depth of 3m from the rear wall of the dwelling to match the proposed extension below. The roof of the first floor rear extension would be hipped with a ridge height some 0.6m below the ridge height of the original and extended dwelling and an eaves height to match existing.

The development would provide a dining room and kitchen extension at ground floor level plus a bedroom, bathroom and new en-suite at first floor level.

The proposed materials are given only as render and wall tiles to match the existing dwelling. Proposed window, brick and roof material details are not provided.

1.3 Relevant Planning History

Comment on Planning History

The application property has been subject to enforcement action in the past with regards to the outbuilding in the rear garden. However, other than the impact on external amenity space provision, this is not deemed relevant to the current application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Sixteen neighbouring properties were consulted by letter dated 21-07-17 and a site notice was displayed. No responses or objections to the proposals have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

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

Policies BE13 and BE15 of the Local Plan seek to ensure that development must harmonise with the character of the surrounding properties and street scene, and in particular the scale, form, architectural composition and proportions of the original building. Policy BE19 further requires that development should complement and improve the amenity of the residential area.

Section 5.0 of the HDAS states that in order to prevent harm to the visual amenity of a site and its wider setting, proposed two storey side extensions must be no more than two thirds the width of the original house and should be set-in from the site boundary by at least 1.0m. Policy BE22 also states that residential extensions and buildings of two or more storeys in height should be set back a minimum of 1.0m from the side boundary of the property for the full height of the building.

The proposed two storey side extension would be less than two thirds the width of the original house and following amendments would provide the 1.0m set in from the boundary as required by Section 5.0 of the HDAS Residential Extensions guidance and Policy BE22.

Given the architectural style of the existing and attached property, as well as numbers 46 and 44, the applicant was advised to amend the the proposed side extension so that it would more closely respect the design of the existing dwelling. The applicant has amended the proposal so that it now continues the roof form of the existing and adjacent properties. As such the proposal is no longer considered to have a detrimental impact on the character of the existing terrace and the streetscene. The application is deemed to be in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and policies BE13, BE15 and BE19 and of the Hillingdon Local Plan (November 2012) plus section 5.0 of HDAS: Residential Extensions.

HDAS: Residential Extensions paragraph 3.3 states for a semi-detached or terraced house with a plot width over 5.0m, any proposed single storey rear extension should not exceed 3.6m in depth and paragraph 3.7 states they should have a maximum roof height of 3.4m. The proposed single storey rear extension would comply with this guidance.

In terms of the first floor rear extension HDAS: Residential Extensions paragraph 6.4 states that any two storey rear extension should project no more than 3.6m for a a site such as the application property, provided that it does not extend beyond a 45 degree line of site taken from the nearest of the first floor windows of any room of the neighbouring property.

The proposed two storey rear extension would comply with this guidance as it is 3m in depth and sits outside the 45 degree line of site from the closest dwellings' (No. 50 Whiteheart Avenue) first floor windows. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed scheme involves no side windows that might overlook the adjacent property as the single side window proposed would be fixed shut and obscure glazed to 1.7m height from internal floor level. The proposal is therefore deemed to conform with Policy BE21 and BE24 of the Hillingdon Local Plan (2012).

The proposal would add an additional bedroom to the property and guidance set out in the HDAS Residential Extensions requires properties with 3 bedrooms to provide a minimum of 60 sq. m. of rear garden area. The property has an existing outbuilding within the rear garden and the garden area would be reduced to approximately 65 sq.m post development. As such the application property would still provide sufficient external private amenity space and the application is therefore deemed in accordance with Policy BE23 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS Residential Extensions.

The existing hardstanding to the front of the property provides parking for two cars and therefore the scheme is in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Car Parking Standards (Annex 1).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P-48WA-01 Rev. A and P-48WA-03 Rev. A.

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed

development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 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 46 or 50 Whiteheart Avenue.

REASON

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

5 HO7 No roof gardens

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

REASON

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

INFORMATIVES

- 1 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.

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for

approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

 - C) The elimination of the release of dust or odours that could create a public

health nuisance.

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

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

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

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

48 Whiteheart Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:
68668/APP/2017/2281

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 103 HURSTFIELD CRESCENT HAYES

Development: Porch to front

LBH Ref Nos: 11496/APP/2017/2354

Drawing Nos: 1765/PL/01
1765/PL/03
1765/PL/02
1765/PL/04
1765/PL/05

Date Plans Received: 28/06/2017

Date(s) of Amendment(s):

Date Application Valid: 28/06/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey semi-detached dwelling located on the Western side of Hurstfield Crescent, within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a porch to the front.

1.3 Relevant Planning History

11496/APP/2015/3599 103 Hurstfield Crescent Hayes

Single storey rear extension (Retrospective)

Decision Date: 20-11-2015 Refused **Appeal:**31-MAR-16 Dismissed

11496/APP/2016/1350 103 Hurstfield Crescent Hayes

Single storey rear extension (Part-Retrospective)

Decision Date: 23-05-2016 Refused **Appeal:**15-SEP-16 Dismissed

Comment on Planning History

There have been a number of applications relating to the rear extension as detailed above. A current enforcement notice has been served which requires the removal of the secondary rear extension by 1st October 2017.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbouring properties were consulted by letter dated 6.7.17 and a site notice was displayed to the front of the site which expired on 13.9.17. By the close of the consultation period, no responses had been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

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

5. MAIN PLANNING ISSUES

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

Section 8 of the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) states that porches should be designed to follow the character of the existing building; be confined to the front entrance area; be subordinate in scale and form and should not be detrimental to the visual amenity of the street scene.

The property has a front canopy which appears, from aerial photographs, to have been built in 2008 and is therefore immune from enforcement action. The proposed porch would project 1.5m from the original front wall of the dwelling, with a width of 2.5m and is similar in scale to a number of properties within the immediate locality. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed porch even when added to the existing canopy would not result in an unacceptable loss of amenity to occupants of neighbouring properties.

The existing hardstanding frontage provides parking for 2 vehicles. The application proposal would not impact on this parking provision and would therefore be in compliance with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1765/PL/03 and 1765/PL/04.

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

103 Hurstfield Crescent

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

Planning Application Ref:
11496/APP/2017/2354

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 1 ALPHA ROAD HILLINGDON

Development: Demolition of existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 41903/APP/2017/2637

Drawing Nos: 1 AR/P/08 Rev. D
1 AR/P/07 Rev. C
1 AR/P/06 Rev. F
1 AR/P/05 Rev. A
1 AR/P/04 Rev. C
1 AR/P/09
1 AR/P/03 Rev. B
1 AR/P/02 Rev. A
1 AR/P/01 Rev. B
Assessment of daylight/sunlight availability

Date Plans Received: 19/07/2017

Date(s) of Amendment(s):

Date Application Valid: 19/07/2017

1. SUMMARY

The application seeks planning permission for the demolition of the existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front and represents a resubmission following a refusal and pre-application advice. The proposed units would comply with the internal floor space standards set out in Policy 3.5 and Table 3.3 of the London Plan (2016), would not result in an incongruous addition to the street scene and have overcome the previous concerns in terms of the parking layout. However, despite a reduction in the bulk of the roof, the concerns previously raised in terms of the impact on the occupants of the ground floor flat in Pole Hill Court have not been fully and acceptably addressed. The proposed two storey building by reason of its size, scale bulk and proximity, with inadequate separation distances between the proposed dwelling and the existing ground floor flat at 32A Pole Hill Road, would be detrimental to the amenities of the occupiers of this property by reason of overdominance, overshadowing, visual intrusion and loss of outlook.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey building by reason of its size, scale bulk and proximity, with inadequate separation distances between the proposed dwelling and the existing ground floor flat at 32A Pole Hill Road, would be detrimental to the amenities of the occupiers of this property by reason of overdominance, overshadowing, visual intrusion and loss of outlook. 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.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 3.8	(2016) Housing Choice
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

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. 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 on the Northern side of Alpha Road and comprises a bungalow with accommodation in the roof space. The site is bordered to the South East by 3 Alpha Road and to the North West by 32 Pole Hill Road (comprising two flats, one at ground level, the other at first floor). Along the rear boundary lies amenity space and a parking area for a block of flats (Pole Hill Court, 32A Pole Hill Road). The rear gardens of 28 and 30 Pole Hill Road and 15 and 17 Butler Street are located opposite the application site. The application site has a PTAL of 2.

3.2 Proposed Scheme

The application seeks planning permission for the demolition of existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

41903/A/88/1370 Omega Lodge, 1 Alpha Road Hillingdon

Erection of a single storey side extension with pitched roof to bungalow

Decision: 19-10-1988 Refused **Appeal:** 10-07-1989 Dismissed

41903/APP/2016/3865 1 Alpha Road Hillingdon

Two storey building to provide 4 x 2-bed self contained flats with associated parking and amenity space involving extensions to existing crossovers to front and demolition of existing bungalow

Decision: 03-01-2017 Refused

41903/B/89/0223 Omega Lodge, 1 Alpha Road Hillingdon

Erection of single storey side extension to bungalow.

Decision: 13-06-1989 Refused

41903/C/90/0315 1 Alpha Road Hillingdon

Erection of an attached garage and single-storey side extension with pitched roof over

Decision: 02-04-1990 Approved

41903/G/94/1743 Omega Lodge, 1 Alpha Road Hillingdon

Retention of pitched roof over garage; amendment to planning permission ref. 41903C/90/315 dated 02/04/90; Erection of an attached garage and single-storey side extension with pitched roof over

Decision: 31-01-1995 Approved

41903/PRC/2016/72 1 Alpha Road Hillingdon

Demolition of existing bungalow and outbuildings and new 4 x 2-bed flats

Decision: 20-07-2016 OBJ

41903/PRC/2017/59 1 Alpha Road Hillingdon

Demolition of existing bungalow and outbuildings and erection of a two store building to provide x two-bed flats

Decision: 06-06-2017 OBJ

Comment on Relevant Planning History

The application follows a recent application for pre-application advice under application reference 41903/PRC/2017/59 for a similar proposal. The conclusion of this pre-application advice was:

"There is no objection in principle to the demolition of the existing building and the redevelopment of the site to provide additional residential units, in accordance with NPPF and Policy H3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed units would comply with the internal floor space standards set out in Policy 3.5 and Table 3.3 of the London Plan (2016), would not result in an incongruous addition to the street scene and have overcome the previous concerns in terms of the parking layout. However, despite a reduction in the bulk of the roof, the concerns previously raised in terms of the the overshadowing and loss of outlook to the occupants of the ground floor flat in Pole Hill Court have not been fully and acceptably addressed. The proposed two storey building by reason of its size, scale bulk and proximity, with inadequate separation distances between the proposed dwelling and the existing ground floor flat at 32A Pole Hill Road, would be detrimental to the amenities of the occupiers of this property by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. 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. Thus, in the form submitted, the proposal could not be supported."

1903/APP/2016/3865 for the erection of a two storey building to provide 4 x 2-bed self contained flats with associated parking and amenity space involving extensions to existing crossovers to front and demolition of existing bungalow was refused for the following reasons:

1. The proposed two storey building by reason of its size, scale bulk and proximity, with inadequate separation distances between the proposed dwelling and the existing ground floor flat at 32 Pole Hill Road, would be detrimental to the amenities of the occupiers of this property by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. 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. The proposed development by reason of the inadequate depth of the proposed parking spaces fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings. The development would

therefore lead to additional on street parking, in an area where such parking is at a premium, 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 Unitary Development Plan Policies (November 2012), the Councils adopted car parking standards and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of the excessive width of the proposed crossovers, would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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 3.8 (2016) Housing Choice

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

11 neighbouring properties were consulted by letter dated 26.7.17 and a site notice was displayed to the front of the site which expired on 13.9.17. 1 letter of comment raising concerns about noise and disturbance during construction.

Officer Comment: This issue could be addressed by the imposition of a construction informative in the event of an approvable scheme.

Ward Councillor: Requests that the application is reported to committee for determination.

Internal Consultees

Highways Officer:

The plot is currently occupied by a bungalow style dwelling. Two existing crossovers, respectively adjacent to the North West and South East property boundaries, grant access to a forecourt that provides parking space for approximately 3 cars. Alpha Road is an unclassified, residential road located at short walking distance from Uxbridge Road and its local shop parades and amenities. The speed limit is 30 mph. On-street parking is unrestricted, however, the streets surrounding the application site (also including Alpha Road itself) have narrow carriageways and experience high parking demand. As a result, local parking stress appears to be high. The PTAL for the site is 2 (poor), a result of long distance of the site from rail services. A number of local bus routes are available along the Uxbridge Road. The applicant requested pre-planning advice for these proposals and this was obtained in July 2016. The overall feedback from the Council was an objection to the scheme.

The highways comments can be summarised as follows:

The number of proposed parking spaces, six, was in line with current planning policy (maximum 1.5 parking spaces per dwelling);

Parking spaces need to be at least 4.8 m long, measured at least 0.15 m from the front of the property to the site boundary;

The proposed crossover width (the original proposal included a crossover 17.5 m wide at the back of the footway) was excessive and detrimental to pedestrian safety;

One secure bicycle storage space per dwelling was required;

The number of trips likely to be generated by the increase units would not result in severe impacts on local traffic operations.

Insofar as the current application the number of parking spaces has been kept to 6, which is in line with current standards. The parking bays appear to be of a standard length (4.8 m x 2.4 m).

Compared to the initial proposals, the crossover design has been modified so as to reduce the impact of continuous crossovers. The applicant must ensure that an unobstructed visibility above the height of 1.05 m should be maintained from each site access for vehicles at least 2.4 m in both directions along the back edge of the footway. Any fencing/hedging above 1.05 m would have to allow drivers to be able to see through it. This is for the safety of pedestrians along the footway. The proposed secure bicycle storage complies with current council standards. It is anticipated that the trips generated by proposals would not have any severe impact on local traffic operations. The proposed location of bin stores complies with advice provided in Building regulations 2010, Part H, Section H6.

On the basis of the above comments I do not have significant highway concerns over this revised application.

EPU: No objections subject to construction informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In terms of the principle of the proposed development, there is no material objection to the replacement of an already established residential use on the site, and which is within an established primarily residential area.

Subject to normal development control criteria, which have been assessed in the relevant sections section of the report and having regard to The London Plan (2016) and the Council's policies and guidelines, it is considered that the principle of new residential development in this location is considered to be acceptable.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or

improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice 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 lines of surrounding buildings.

The current building on the site is a single storey dwelling. The surrounding area is characterised by two-storey buildings with a mixture of terraced and semi-detached dwellings along with blocks of flats. The orientation and positioning of the proposed building would reflect the existing property with the front building line set back slightly from the existing front building line. The scale of the proposed development would be in keeping with the character of the surrounding area and would not appear as an overly dominant addition to the street scene. As a result it is considered that the proposed building would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 amounts 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.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The previous application raised concerns in terms of the impact that the erection of the two storey building would have on the light and outlook to the ground floor windows serving the lounge and dining area on the occupants of 32A Pole Hill Road. It is acknowledged that the roof of the proposed building has been amended to reduce the overall bulk of the building with the roof being hipped away from the boundary with this property. However the height, bulk and proximity remains similar to that which was previously considered unacceptable by the Council. The applicant has submitted a daylight/sunlight report with this application which concludes that the proposed development at 1 Alpha Road will not significantly affect

the daylight or sunlight access of the neighbouring property at 32A Pole Hill Road and that the recommendations of the BRE Guide for daylight and sunlight have been fully complied with.

The ground floor windows of the flats are located 5.8 m away from the side boundary of the site and 6.8 m away from the proposed flank elevation of the building. Despite the conclusions of the applicants report, it is considered that the two storey building 6.8 m away from these windows would have an adverse impact upon the outlook enjoyed by the occupants of this ground floor flat and have a dominating effect. As such the proposal would result in an unneighbourly form of development in conflict with 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.

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) flat is required to provide an internal floor area of 61 m² which the proposal complies with. The habitable rooms on the ground floor would not comply with the council's minimum requirements of 15m from a blank wall or fence. However, given that habitable rooms within the existing bungalow do not currently comply it is considered that a refusal on this ground would be difficult to justify in this particular case.

The Council's HDAS: Residential Layouts SPD establishes external amenity space standards for residential development. Flats with two bedrooms should be provided with a minimum of 25 square metres of amenity space. The proposal involves the provision of 4 x separate private amenity spaces to serve the proposed flats which meet this standard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - 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 Two - Saved UDP Policies (November 2012) states that developments should comply with the Council's Car Parking Standards; 1.5 parking spaces are required per dwelling.

Alpha Road is an unclassified, residential road located at short walking distance from Uxbridge Road and its local shop parades and amenities. The speed limit is 30 mph. On-street parking is unrestricted; however, the streets surrounding the application site (also including Alpha Road itself) have narrow carriageways and experience high parking demand. As a result, local parking stress appears to be high. The PTAL for the site is 2 (poor) a result of long distance of the site from rail services. A number of local bus routes are available along the Uxbridge Road.

The number of parking spaces is 6, which is in line with current standards. The parking bays are proposed to be of standard length (4.8 m x 2.4 m). Compared to the initial proposals, the crossover design has been modified so as to reduce the impact of

continuous crossovers. The Highways Officer has advised that the applicant must ensure that an unobstructed visibility above the height of 1.05 m should be maintained from each site access for vehicles at least 2.4 m in both directions along the back edge of the footway. Any fencing / hedging above 1.05 m would have to allow drivers to be able to see through it. This is for the safety of pedestrians along the footway. The proposed secure bicycle storage complies with current council standards. It is anticipated that the trips generated by proposals would not have any severe impact on local traffic operations. The proposed location of bin stores complies with advice provided in Building regulations 2010, Part H, Section H6. As such the proposal is considered acceptable in highway terms subject to the imposition of conditions, in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues are raised in terms of accessibility.

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 established garden contains a number of trees and shrubs, with the most significant trees situated on, or close to, the rear boundary.

There are no TPO's or Conservation Area designations affecting the site. There is no objection to the proposal subject to the retention of the existing trees within the rear garden and landscaping conditions to mitigate the impact of the development.

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 comments are addressed in the sections 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 the amounts would be as follows;

LBH CIL £10,274.43

London Mayoral CIL £ 4,022.96

Total CIL £14,297.39

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

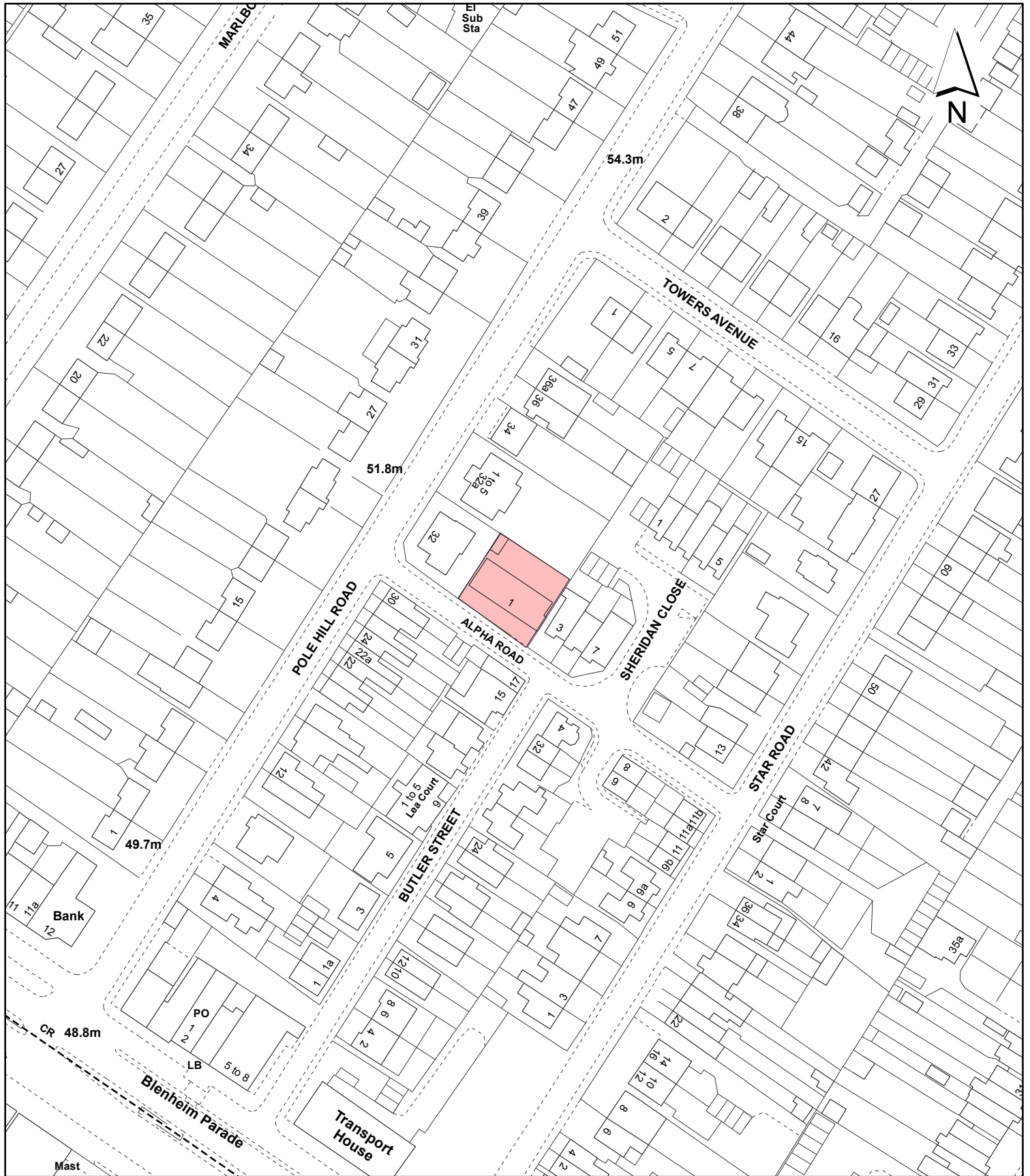
The application seeks planning permission for the demolition of the existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front and represents a resubmission following a refusal and pre-application advice. The proposed units would comply with the internal floor space standards set out in Policy 3.5 and Table 3.3 of the London Plan (2016), would not result in an incongruous addition to the street scene and have overcome the previous concerns in terms of the parking layout. However, despite a reduction in the bulk of the roof, the concerns previously raised in terms of the impact on the occupants of the ground floor flat in Pole Hill Court have not been fully and acceptably addressed. The proposed two storey building by reason of its size, scale bulk and proximity, with inadequate separation distances between the proposed dwelling and the existing ground floor flat at 32A Pole Hill Road, would be detrimental to the amenities of the occupiers of this property by reason of overdominance, overshadowing, visual intrusion and loss of outlook.

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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

1 Alpha Road

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

Planning Application Ref:
41903/APP/2017/2637

Scale:
1:1,250

Planning Committee:
Central & South
 Page 49

Date:
September 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 3 NORTHFIELD PARADE STATION ROAD HAYES

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5)

LBH Ref Nos: 29523/APP/2017/2455

Drawing Nos: Location Plan (1:1250)
ASB473-01
ASB473-02
ASB473-04
ASB473-03

Date Plans Received: 06/07/2017

Date(s) of Amendment(s):

Date Application Valid: 24/07/2017

1. **SUMMARY**

This application is for the change of use of a shop (Use Class A1) to a hot food takeaway (Use Class A5) on an existing shopping frontage at Northfield Parade on Station Road, Hayes.

It is considered that the resulting changes would be fairly minor and the proposal is consistent with policy and 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, numbers ASB473-03 and ASB473-04 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 COM24 **Hours of use Hot Food Takeaways**

The premises shall not be used for the preparation or sale of food outside the hours of 08.00 to 22.00 Mondays - Saturdays and 1000 to 2000 Sundays, Public or Bank Holidays.

REASON

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

4 COM25 Loading/unloading/deliveries

No delivery of goods or supplies or the loading or unloading of goods/supplies shall be made to or take place to the premises 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. There shall also be no waste collection from the premises outside of the hours stated.

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 COM20 Air extraction system noise and odour

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

REASON

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

6 MCD10 Refuse Facilities

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

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 of 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE13	New development must harmonise with the existing street scene.
BE28	Shop fronts - design and materials
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
LPP 4.7	(2016) Retail and town centre development
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 5.17	(2016) Waste capacity

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 I5 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

5 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.

6 125 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 2007. [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).

7 128 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located in a prominent location in a small parade of shops on the corner of Station Road and North Hyde Road. The Parade contains a range of independent shops with two hot food takeaways. It is accessed by a short length of service road set back from the main North Hyde Road. The building is currently used as a cake shop.

3.2 Proposed Scheme

The proposal is for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5). The proposal includes an external extraction flue.

3.3 Relevant Planning History

29523/81/0463

3 Northfield Parade Station Road Hayes

Change of use to Retail use 15sq.m.(P)

Decision: 19-05-1981 Approved

29523/C/84/3076 3 Northfield Parade Station Road Hayes
Advertisement (P)

Decision: 09-07-1984 Approved

29523/D/99/1797 3 Northfield Parade Station Road Hayes
Erection of a single storey extension to rear of retail shop (Class A1)

Decision: 18-10-1999 Approved

Comment on Relevant Planning History

The previous applications related to previous uses of the site and are not of direct relevance.

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:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE13 New development must harmonise with the existing street scene.
- BE28 Shop fronts - design and materials
- 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
- LPP 4.7 (2016) Retail and town centre development
- LPP 4.8 (2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
- LPP 5.17 (2016) Waste capacity

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 adjoining occupiers consulted and a site notice was posted. No comments were received from neighbouring properties or businesses.

Internal Consultees

Highways Officer:

This application is for a change of use of an existing sweet shop on Station Road Hayes to a takeaway food shop. The shop is located on Northfield Parade which has a separate service road which is subject to nearby parking restrictions. Station Road Hayes is a classified road on the Council road network. The shop is fairly small and is open 7 days per week closing at 7pm and with only 3 employees. It is estimated that the takeaway facility will not alter traffic generation in the vicinity of the shop significantly. On the basis of the above comments I do not have significant highway concerns over the above application.

Trees/Landscape Officer:

This site is occupied by a mid-terrace property which forms part of a retail parade at the junction of North Hyde Road and Station Road, in the south-east corner. There is a small service road to the front for customers and rear service access to the units for deliveries. There is no external amenity space associated with the site. No trees or other landscape features will be affected by the proposed change of use. In this situation there is no space or opportunity to secure landscape enhancements. No objection and no need for landscape conditions

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

As the application would result in the loss of a shop it has to be assessed against planning policies relating to shopping. The key policies are as follows:

Northfield Parade is classified in the saved policies of the Local Plan Part Two as a shopping parade.

Policy S6 seeks to safeguard the amenities of shopping areas through consideration of impacts on visual amenity, frontage design, compatibility with neighbouring uses and impacts on road safety.

The application does not include any significant changes to the frontage and it is not located within a sensitive area. It is therefore compliant with the policy in relation to visual amenity and frontage design. The proposal does include an extractor flue to the rear of the property and there are residential properties above. However, this is a situation which is a common occurrence throughout the borough and the details of the siting and scale of the proposed extract equipment can be required by the imposition of a pre-commencement

condition. The Highways Officer is satisfied in relation to traffic and road safety.

Policy S7 relates to the change of uses of shops in parades from A1 to other uses. It requires the parade to retain sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to ensure that the surrounding residential area is not deficient in essential shop uses. There are currently 9 shops in the parade and a large Asda Superstore immediately across the road. Two of the shops are currently used as hot food takeaways. The remaining 6 shops include a newsagents, a chemist, two food and wine shops and a flower shop. This range of shops and the Asda store are considered to provide sufficient choice for the local residents and the loss of this unit is thus considered acceptable.

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 proposal would be entirely compatible with the current use of the site and the surrounding area, and therefore is acceptable in principle. The proportion of takeaways is low along this shopping parade with only 2 of the 9 shops being takeaways, so the mix of shops and food takeaways would be acceptable and would not alter the character of the wider shopping parade.

The proposal is consistent with shopping policies S6 and S7.

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 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. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The development would lead to little difference to the street scene as there are no external changes proposed. Whilst it is anticipated that the signage to the frontage would change this would need to be the subject of a separate application.

Therefore, the development would comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the objectives of the NPPF and Hillingdon Local Plan Policy BE1.

7.08 Impact on neighbours

The premises are located on a small shopping frontage with residential accommodation at first and second floor level. Most of the ground floors of the surrounding properties are occupied by shops or businesses, with two other takeaways.

The main impacts on neighbours are likely to arise from noise from the takeaway and odours emitted from an external extractor flue to the rear.

The proposed use would require the installation of extraction mechanisms that have the potential to produce noise and odour emissions. Whilst the application does not include details of the extraction systems and mitigation measures to be used to limit noise and odour emissions, such details could be the subject of a condition requiring the submission of details to show the position of the flue and that the mechanism could be operated without subjecting neighbouring residents, including the occupants of the residential units within the building, from being subjected to unacceptable noise and odour discharged by the extraction system.

In terms of noise and disturbance from the unit itself, it is proposed to limit the hours of operation by condition to ensure that such occurrences are within acceptable hours.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The number of cars accessing the site would be likely to be the similar to the existing. No concerns have been raised by the Highways Officer.

No specific car parking is provided for the premises, but the Highways Officer is satisfied that this is not a significant issue.

7.11 Urban design, access and security

These issues are covered in Sections 7.07 and 7.12.

7.12 Disabled access

This was not specifically addressed by the application, but the shop does have a level threshold to allow for access.

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

The details of the extractor flue will be required to be approved through the addition of a condition.

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

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 application is considered to be consistent with adopted policies in relation to shopping parades. Suitable mitigation measures and conditions are recommended to ensure that the proposed use does not detract from the amenities of the occupants of the building and neighbouring sites.

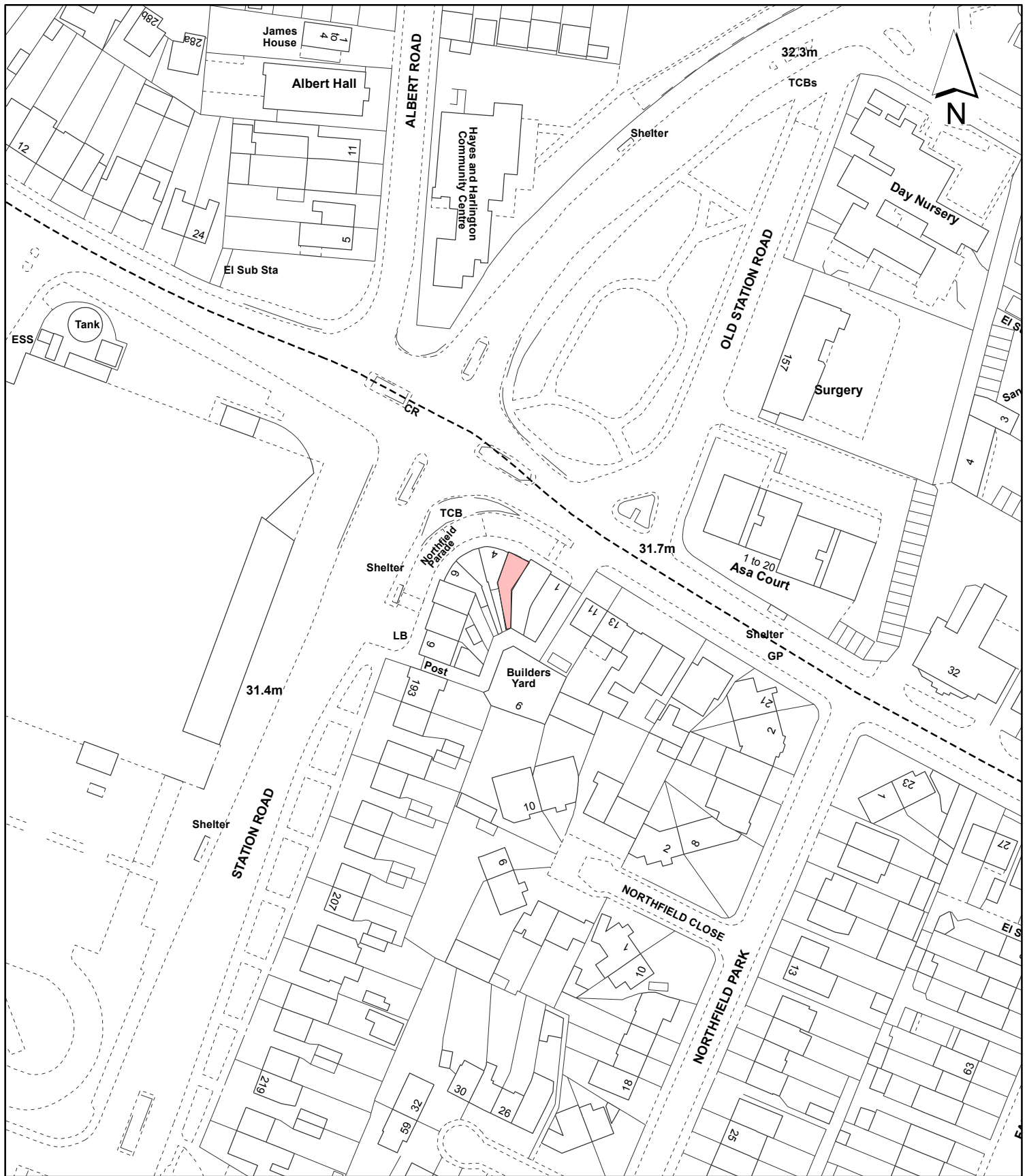
The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
National Planning Policy Framework (2012)

Contact Officer: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**3 Northfield Parade,
 Station Road**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

29523/APP/2017/2455

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 10th October
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address 27 YEADING LANE HAYES

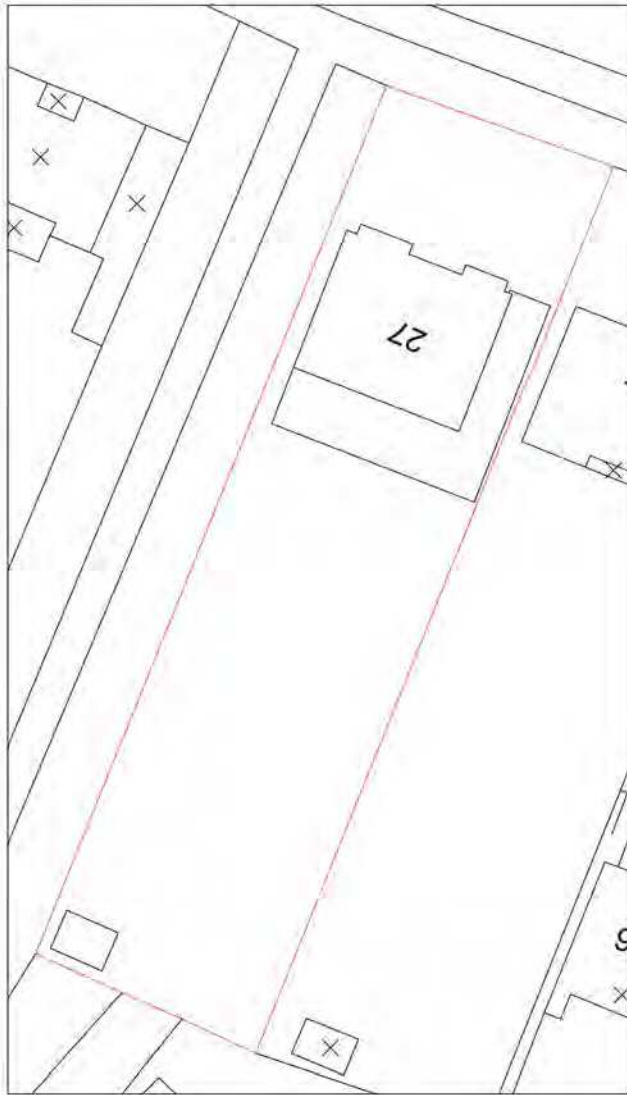
Development: Extension to roof to allow additional habitable roofspace to include an additional rear dormer and 1 front rooflight and conversion of roof from hip to gable end with a new gable end window

LBH Ref Nos: 11974/APP/2017/74

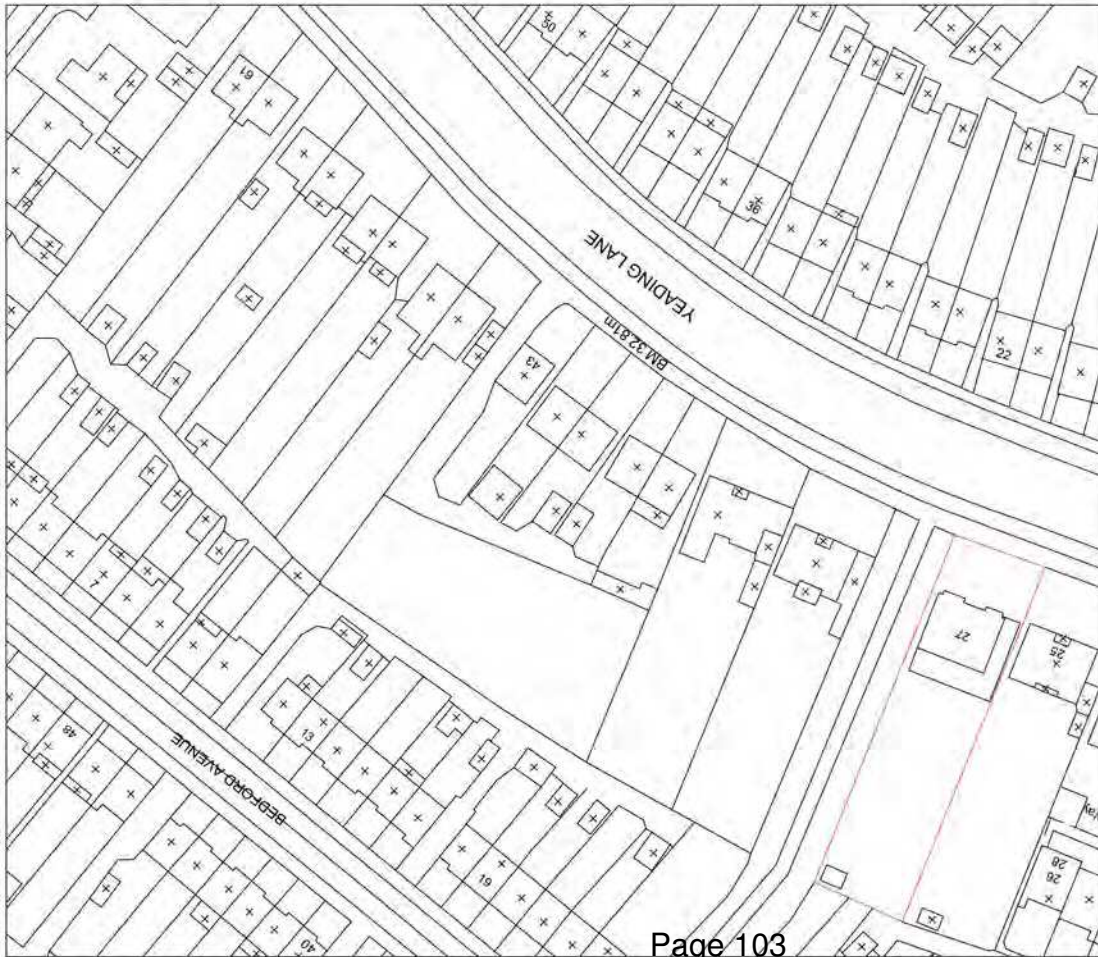
Date Plans Received: 06/01/2017

Date(s) of Amendment(s):

Date Application Valid: 11/01/2017



Block Plan
Scale 1:500



Location Plan
Scale 1:1250

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETER.
2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE

Title:

Location & Block Plans



Site Address

27 Yeading Lane
Hayes
Middlesex
UB4 0ND

Scale: 1:1250/500@A4

Date: 04/01/2017

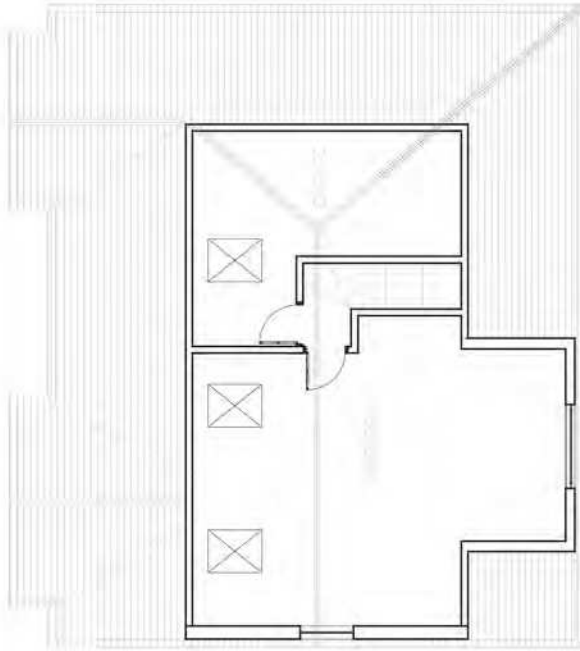
Drawing No.: 2016/MISC27 -05

Drawn By: FP

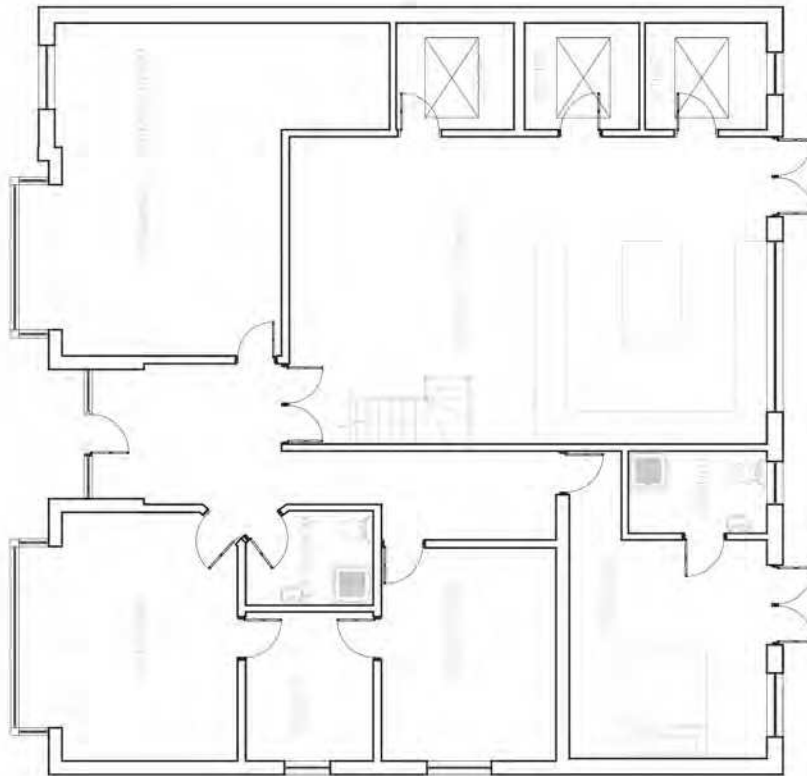
Revision Date:

e mail -
falucipatel@yahoo.com
(M) +44 (0) 7671 486 254





Existing Loft Plan
Scale 1:100



Existing Ground Floor Plan
Scale 1:100

Revision Date:

Scale: 1:100 @A3

Date: 04/07/2017

Drawing No. 2016/MISC27-01

Drawn By: FP

www.faluckpate.com
(01) 444 (0) 7871 485 254

Site Address

27 Yeading Lane

Hayes

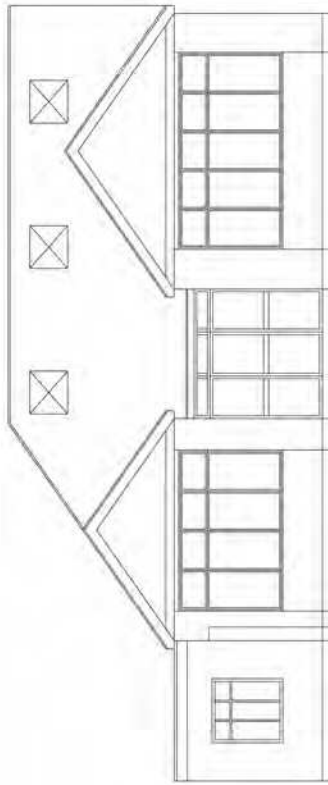
Middlesex

UB4 0ND

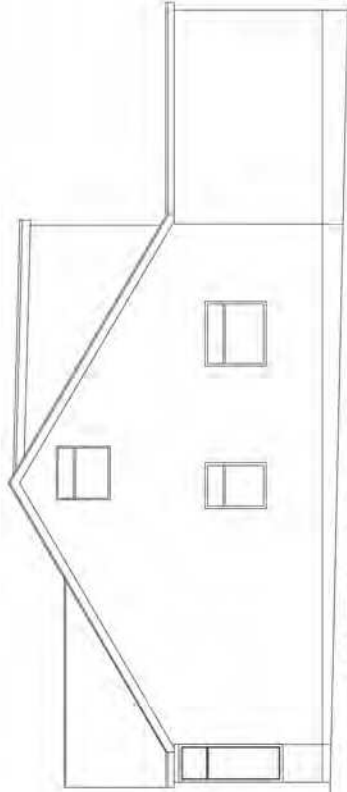
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Existing Floor Plans

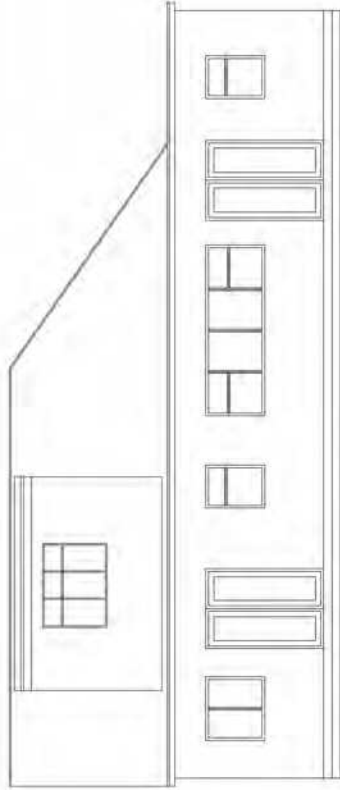
- GENERAL NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETER.
 2. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
 3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.



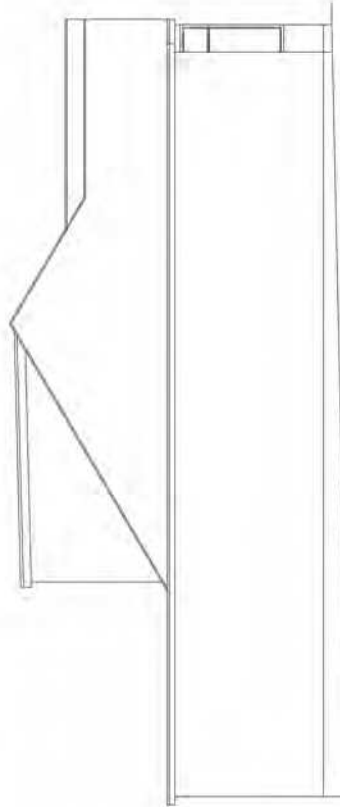
Existing Front Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100



Existing Rear Elevation
Scale 1:100



Existing Side Elevation
Scale 1:100

- GENERAL NOTES:
- 1 ALL DIMENSIONS ARE IN MILLIMETER.
 - 2 VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BUILDING OR STARTING CONSTRUCTION. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY OR VARIATION.
 - 3 ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

Title:

Existing Elevations

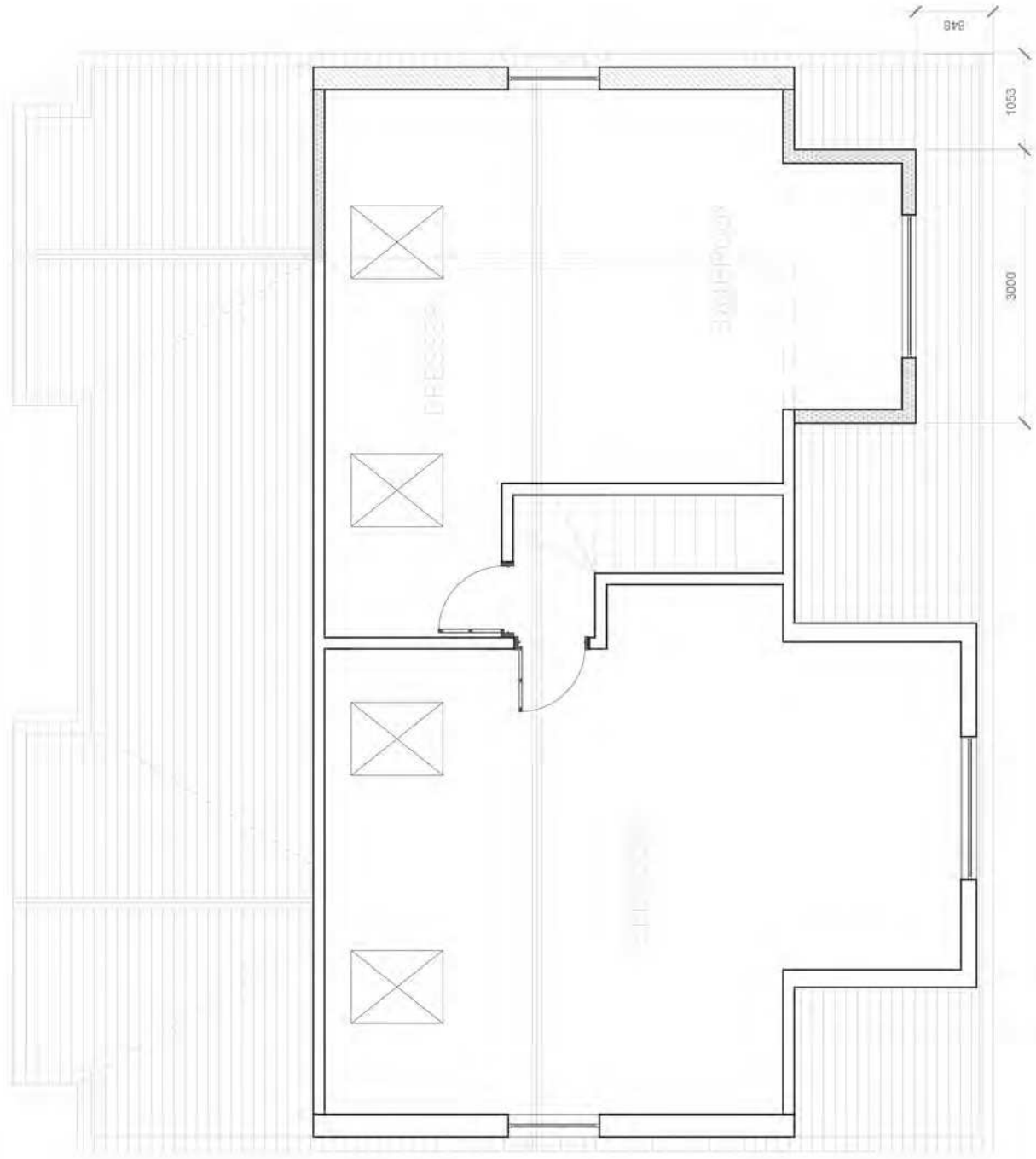
Site Address
27 Yeading Lane
Hayes
Middlesex
UB8 0ND

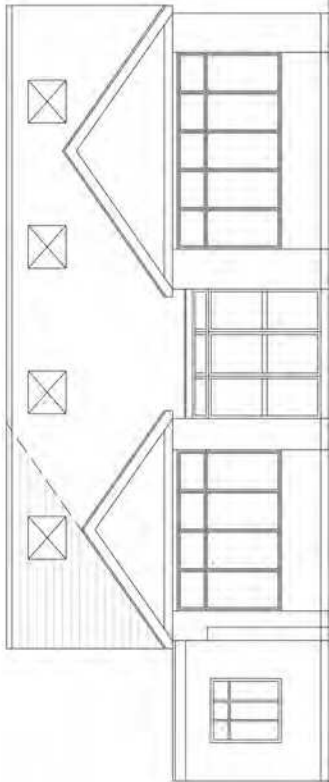
Scale: 1:100 @A3
Date: 04/01/2017
Drawing No.: 2016/MISC27-02
Drawn By: FP

Revision Date:

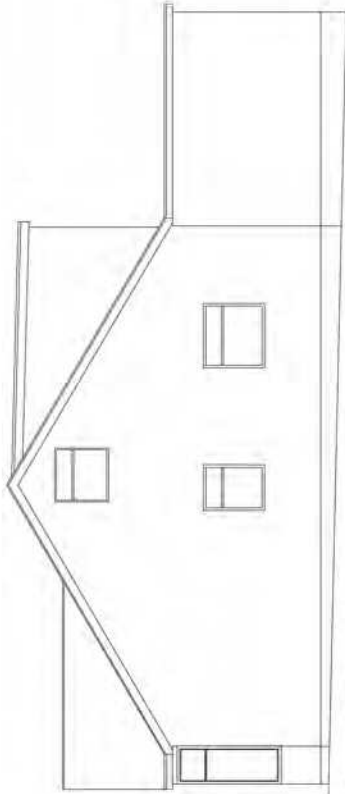
FP
mick@fallickpate.com
(01) 44 (0) 7671 88 254

**Fallick
Pate**

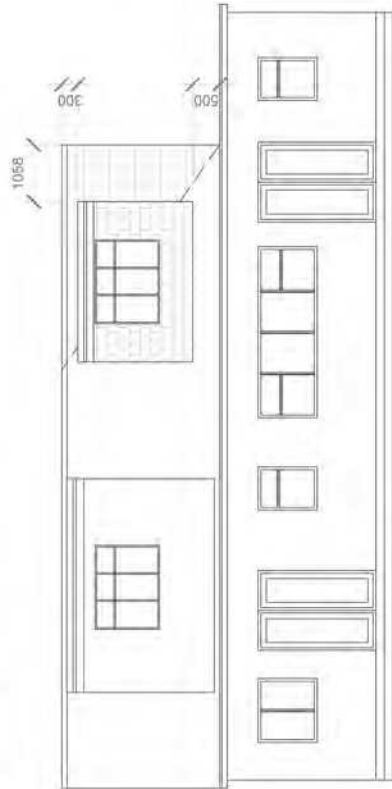




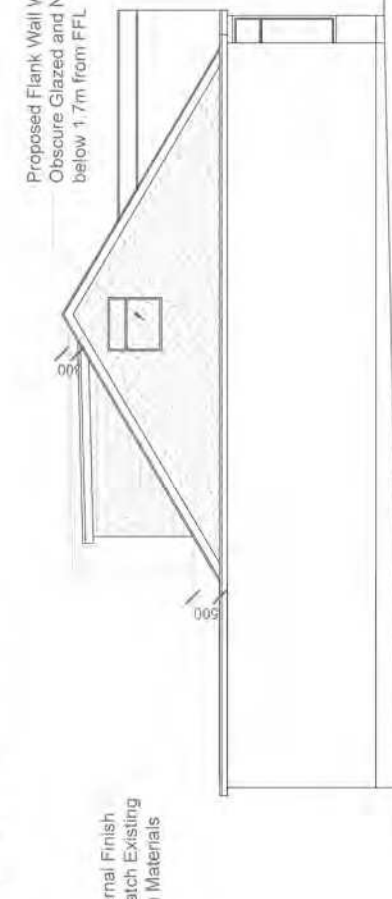
Proposed Front Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100



Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

Proposed Flank Wall Window to be Obscure Glazed and Non Opening below 1.7m from FFL

Proposed External Finish Materials to Match Existing External Finish Materials

GENERAL NOTES:
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 3. ALL WORK TO COMPLY WITH CURRENT BUILDING REGULATIONS AND CODES OF PRACTICE.

Title:

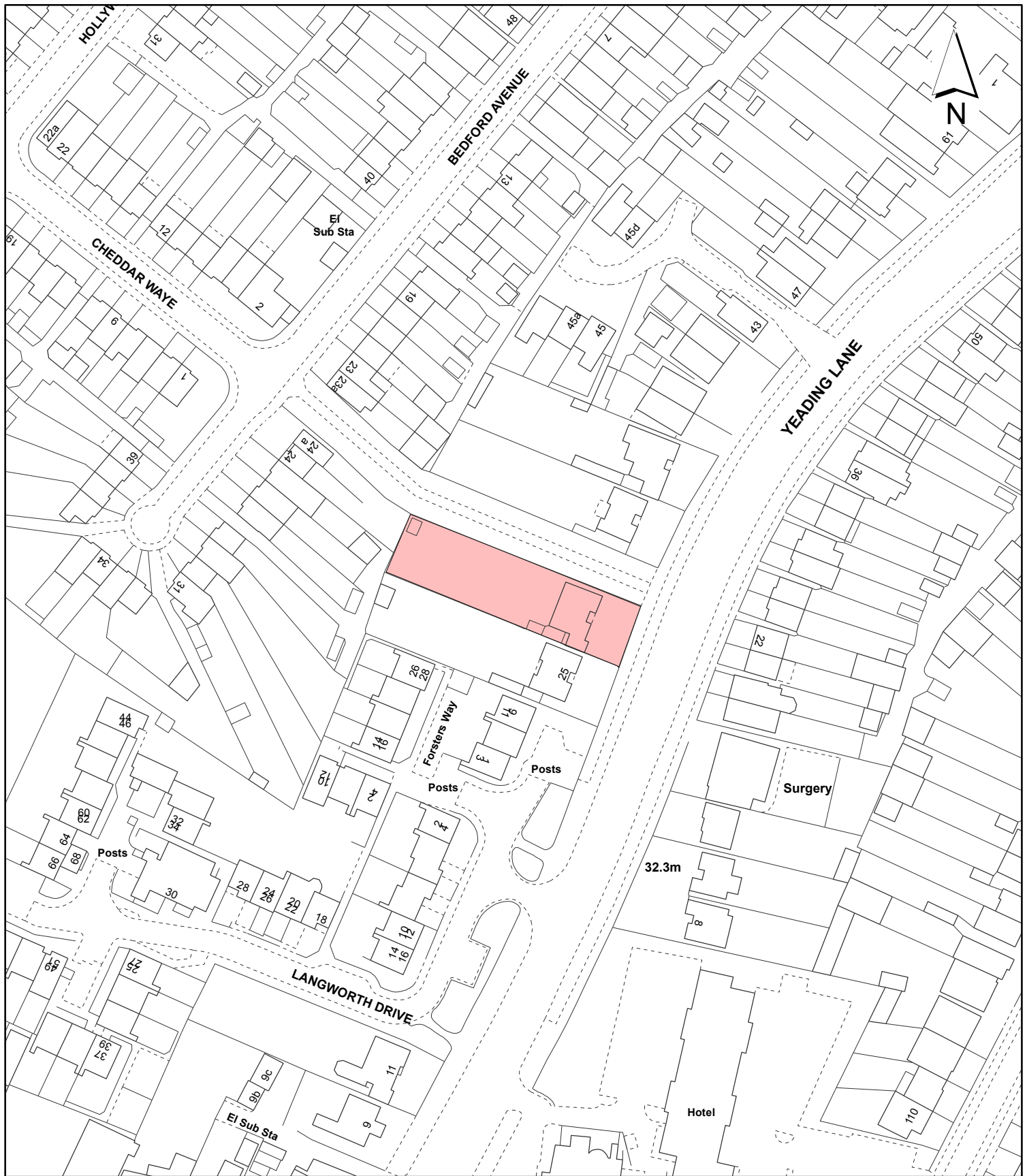
Proposed Elevations

Site Address
 27 Yeading Lane
 Hayes
 Middlesex
 UB8 0ND

Scale: 1:100 @A3
 Date: 04/07/2017
 Drawing No.: 2016/MISC27-04
 Drawn By: FP

Revision Date:





Notes:

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Site Address:

27 Yeading Lane

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

Planning Application Ref:
11974/APP/2017/74

Scale:
1:1,250

Planning Committee:
Central & South

Date:
September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 48 WHITEHEART AVENUE HILLINGDON

Development: Two storey side extension and part single storey, part two storey rear extension

LBH Ref Nos: 68668/APP/2017/2281

Date Plans Received: 21/06/2017

Date(s) of Amendment(s):

Date Application Valid: 21/06/2017

NOTES
 Dimensions are not to be scaled from this drawing.

REVISIONS		
NO	DESCRIPTION	DATE BY

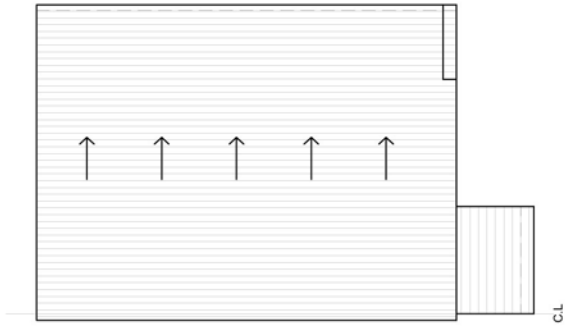


DESIGN ENDEAVOURS
 25 BIRKENHEAD GARDENS, GOSWORTHY, VIC 3838
 E: design_endeavors@gmail.com

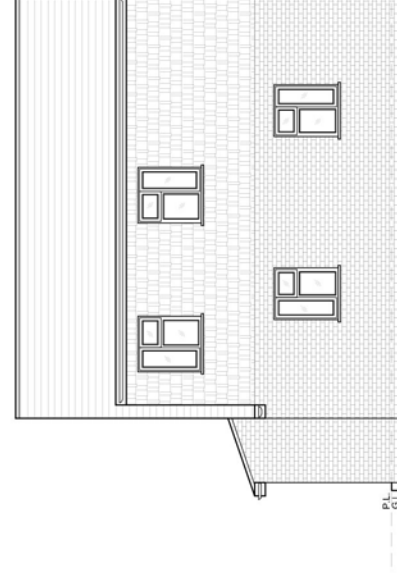
Project: 48 WHITEHEART AVENUE
 Hillborough, VIC 3527

EXISTING PLANS & ELEVATIONS

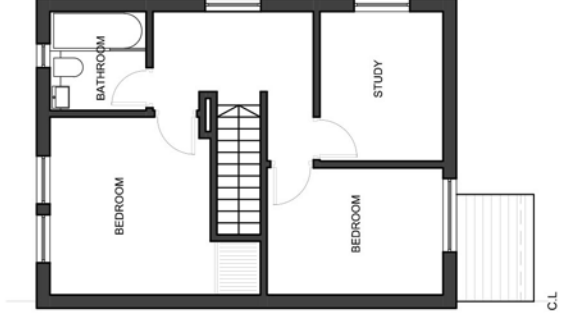
Scale:	1:100@A3	Drawn:	SFH/FA	Approved:	Date:
Job No.:	DE-377	Drawn No.:	P-48 WA-02	Rev:	JUN 17



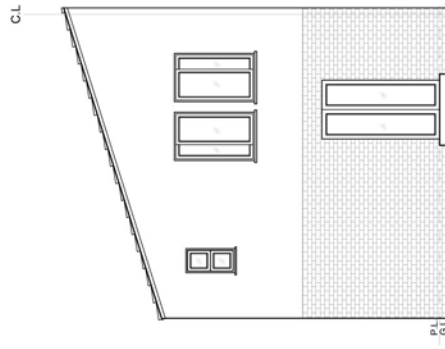
03 - ROOF PLAN



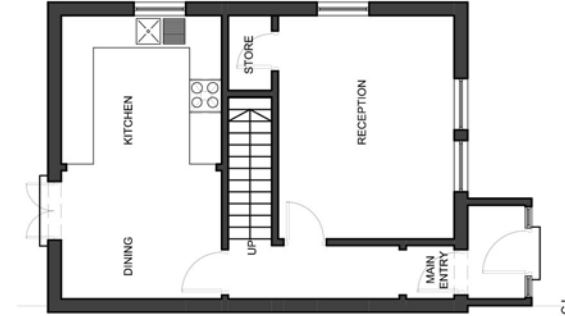
05 - SIDE ELEVATION



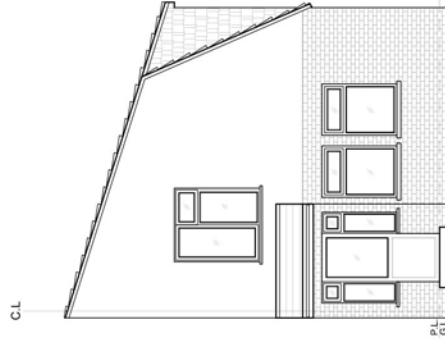
02 - FIRST FLOOR PLAN



04 - REAR ELEVATION



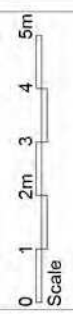
01 - GROUND FLOOR PLAN



03 - FRONT ELEVATION

NOTES
Dimensions are not to be scaled from this drawing

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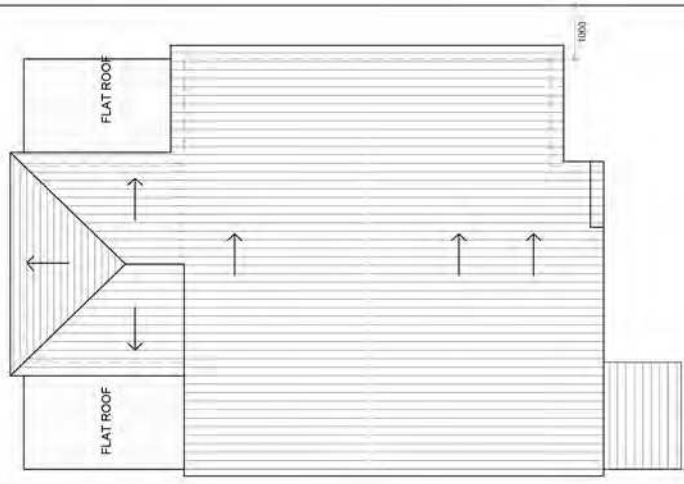


DESIGN ENDEAVOURS
 25 NEW GARDENS, GARDENHILL, VIC 3091
 E: enquiries@designendeavors.com

48 WHITEHEART AVENUE
 HILLCROSSLANE, VIC 3091

PROPOSED PLANS & ELEVATIONS

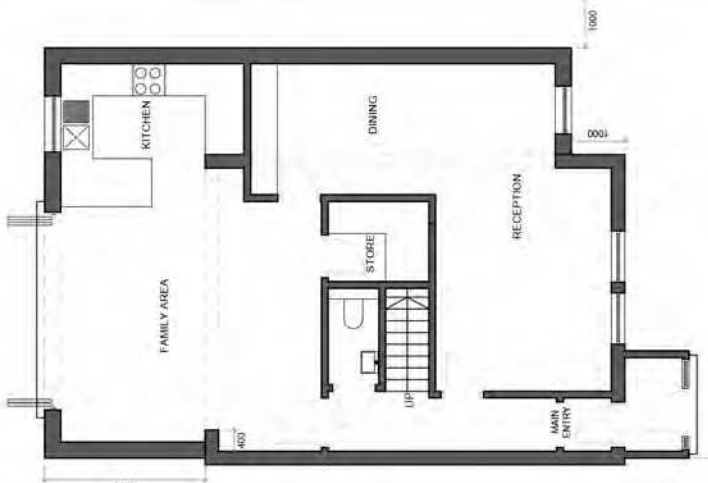
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File No.	DE-391								



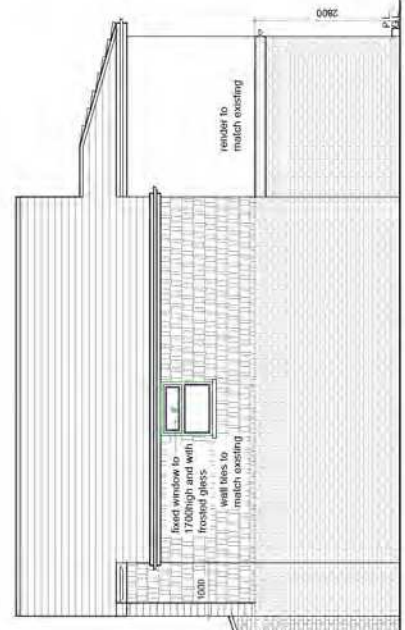
C.L. 03 - ROOF PLAN



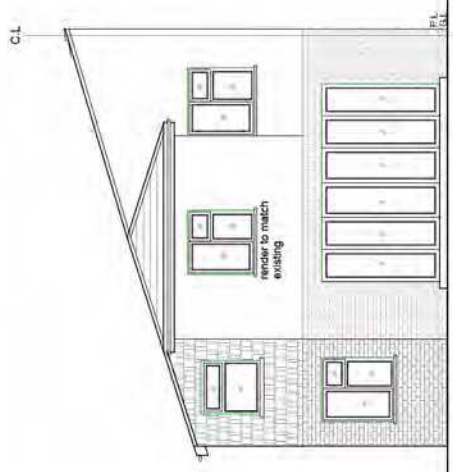
C.L. 02 - FIRST FLOOR PLAN



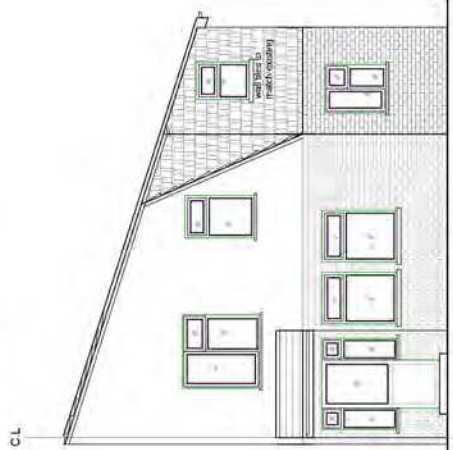
C.L. 01 - GROUND FLOOR PLAN



05 - SIDE ELEVATION



04 - REAR ELEVATION



03 - FRONT ELEVATION



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Site Address:

48 Whiteheart Avenue

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

Planning Application Ref:
68668/APP/2017/2281

Scale:
1:1,250

Planning Committee:
Central & South
 Page 113

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address 103 HURSTFIELD CRESCENT HAYES

Development: Porch to front

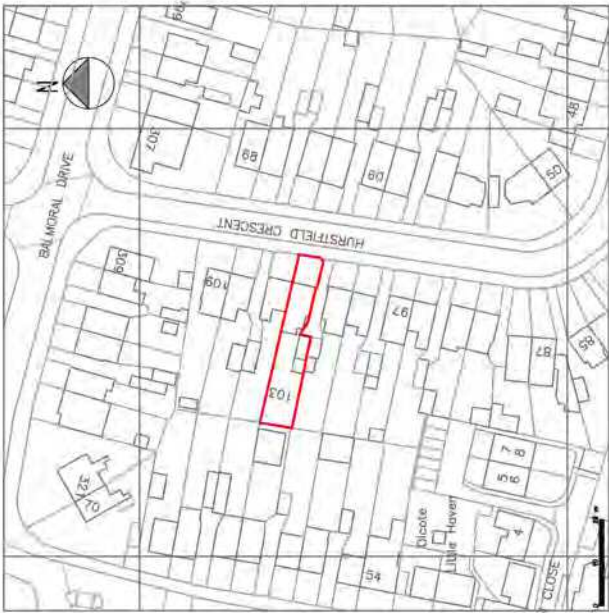
LBH Ref Nos: 11496/APP/2017/2354

Date Plans Received: 28/06/2017

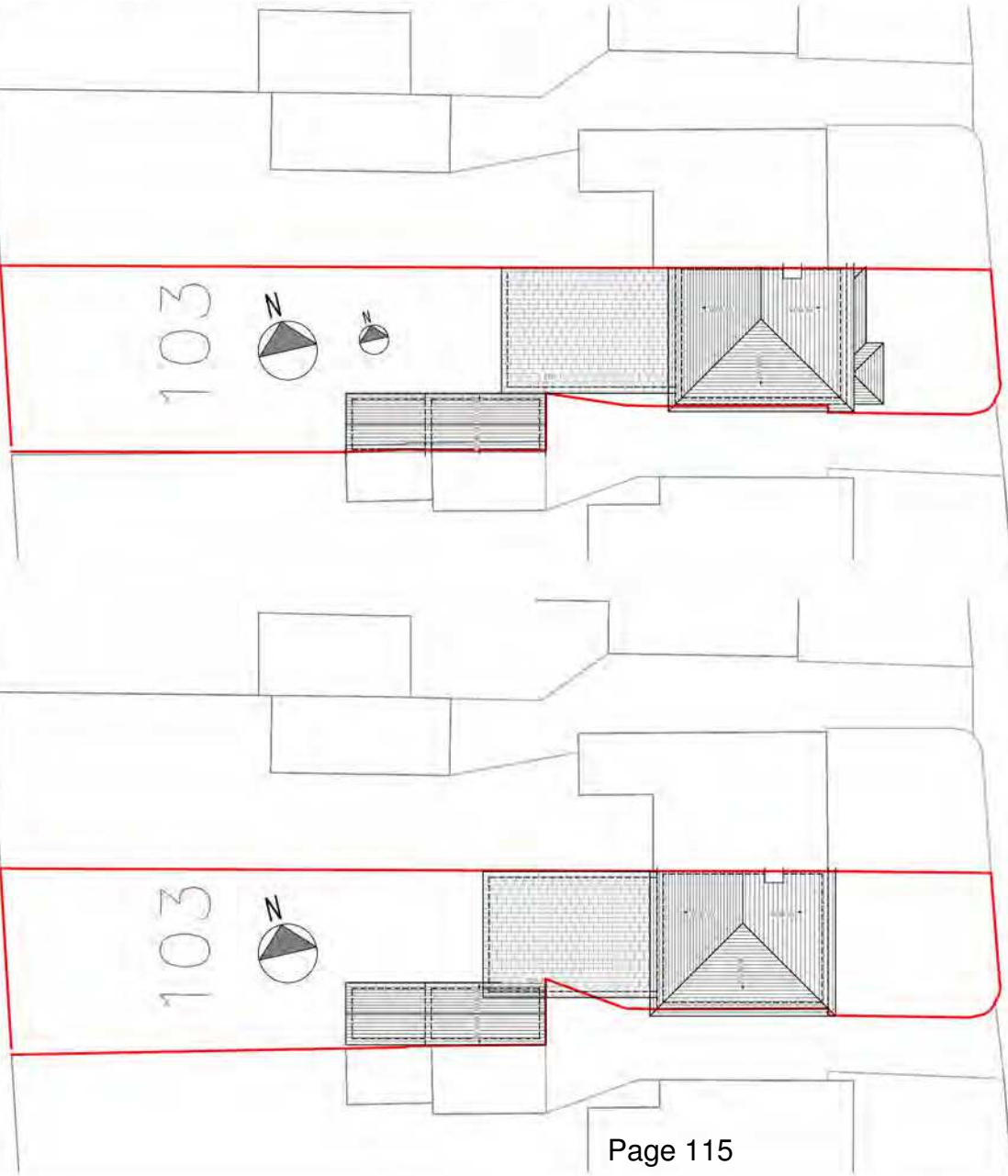
Date(s) of Amendment(s):

Date Application Valid: 28/06/2017

GENERAL NOTES:



LOCATION PLAN
SCALE 1/1250



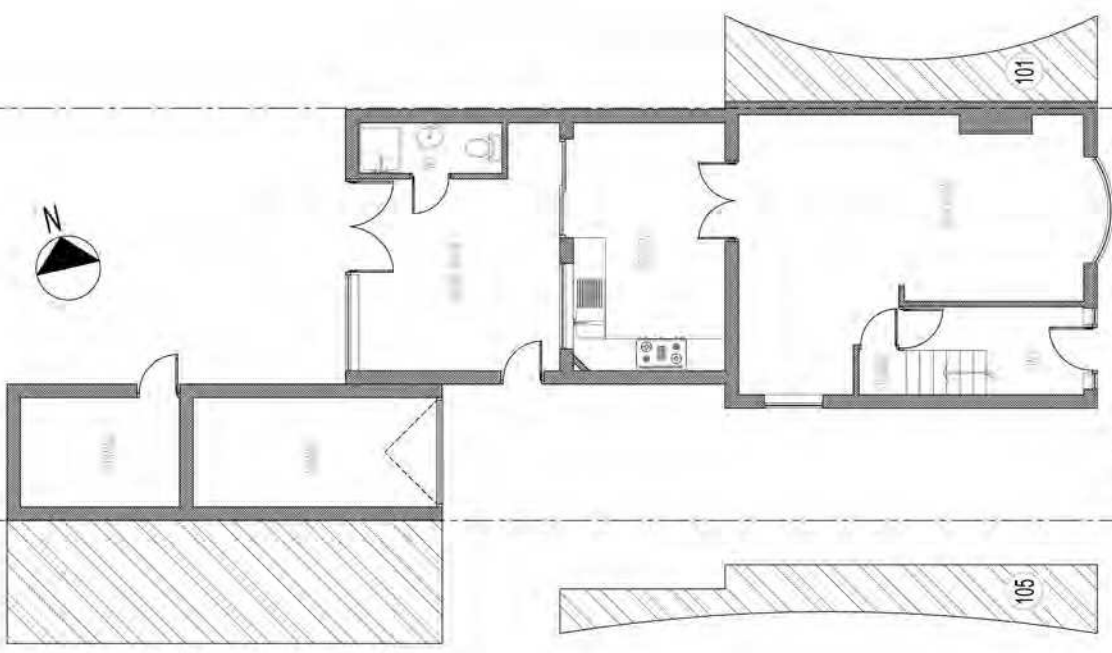
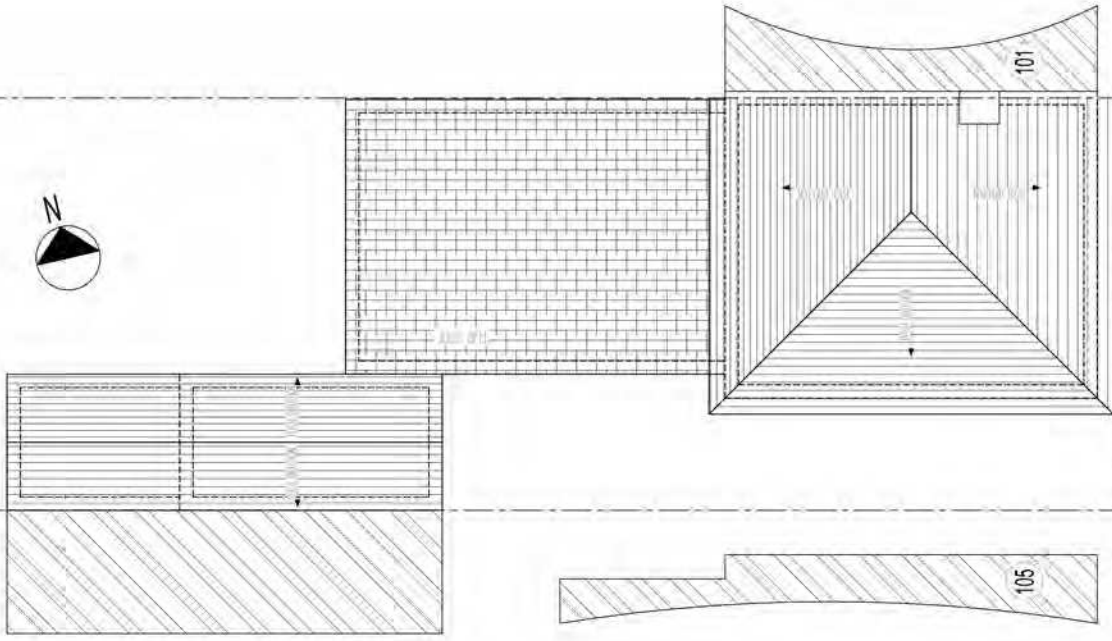
PROPOSED BLOCK PLAN
SCALE 1/200

EXISTING BLOCK PLAN
SCALE 1/200

SA ASSOCIATES Leading Space for You	LABC partner
1 VANTAGE ROAD SLOUGH BERKSHIRE SL1 2YQ TEL 01753 709775 MOB 01753 709775 WWW.SAASSOCIATES.UK.COM	Registered LABC Partner with SLOUGH BOROUGH COUNCIL
Architecture Planning	CLIENT: MR. TAJINDER SODHI 103 HURSTFIELD CRESCENT HAYES UB4 8YW
PROJECT TITLE: PROPOSED SINGLE STOREY FRONT PORCH EXTENSION WITH PITCHED ROOF	DATE: 25 MAR. 2017
SERIES: PLANNING	APPROVED: RETAL
DRAWING TITLE: BLOCK PLANS & LOCATION PLAN	SCALE: 1/200, 1/1250
DATE: 17/05/17	DATE: 17/05/17
SCALE: 1/200, 1/1250	SCALE: 1/200, 1/1250
DATE: 25 MAR. 2017	DATE: 25 MAR. 2017
APPROVED: RETAL	APPROVED: RETAL
SCALE: 1/200, 1/1250	SCALE: 1/200, 1/1250
DATE: 17/05/17	DATE: 17/05/17
DATE: 25 MAR. 2017	DATE: 25 MAR. 2017
APPROVED: RETAL	APPROVED: RETAL



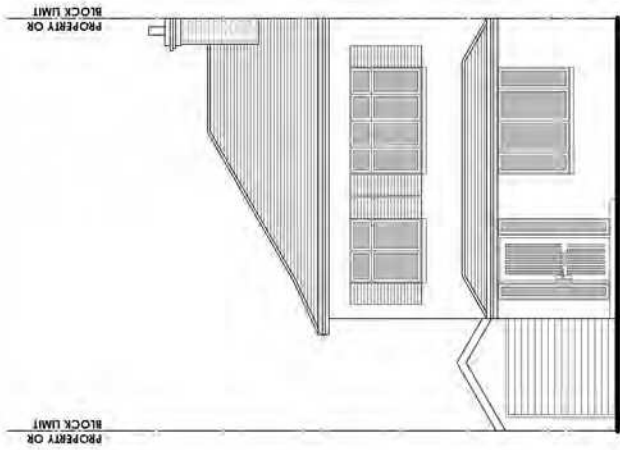
GENERAL NOTES :



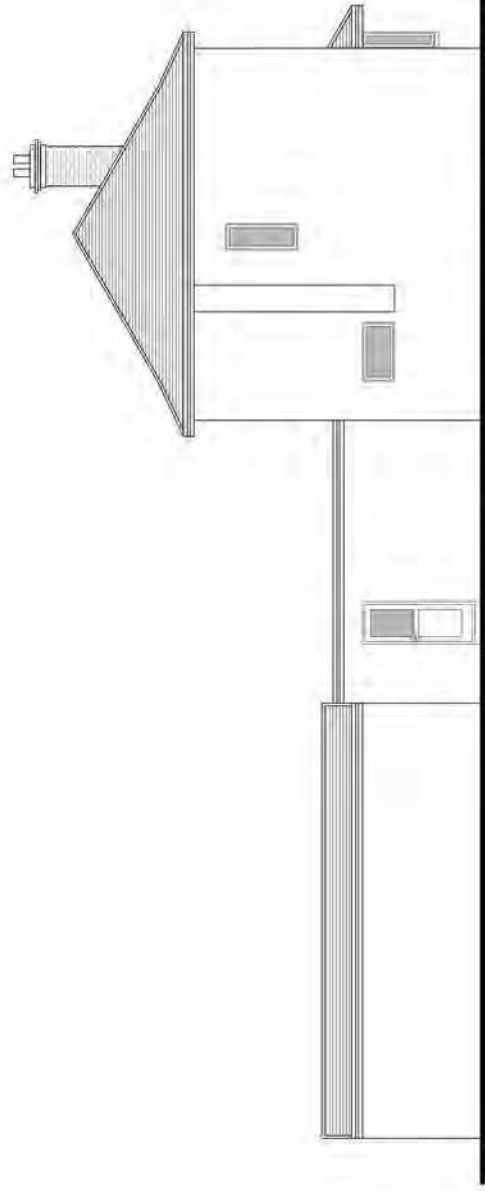
SA ASSOCIATES Establishing Space for You		LABC part of the LAB Group
Architecture Planning 1 VANTAGE ROAD SLOUGH BERKSHIRE SL1 2VQ TEL: 01753 795770 MOB: 01723 871668 www.saassociates.uk.com		
Registered LABC Partner with SLOUGH BOROUGH COUNCIL		
CLIENT: MR. TANDER SOHU 103 HURSTFIELD CRESCENT HAYES UB4 8DW		
PROJECT TITLE: PROPOSED SINGLE STOREY FRONT PORCH EXTENSION WITH PITCHED ROOF		
SERVICES: PLANNING		
DRAWING TITLE: EXISTING PLANS		
TOWN PLAN/SCALE:	DATE:	ISSUE NO.:
1/100	25 MAR 2017	1765/PL/01
CHECKED:	APPROVED:	DATE:

1:50 SCALE BAR | 1:100 SCALE BAR | 1:200 SCALE BAR | 1:500 SCALE BAR | 1:1250 SCALE BAR

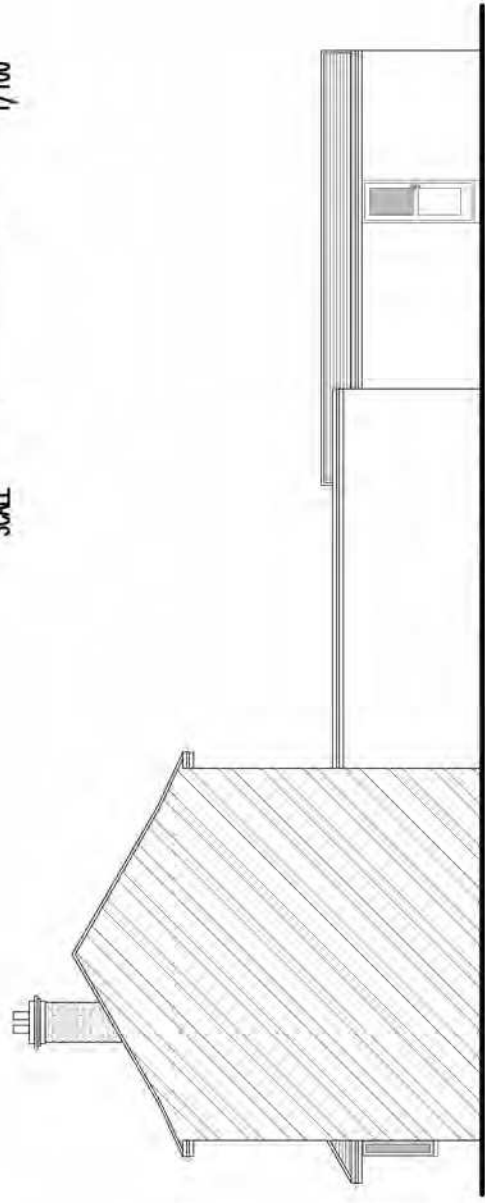
GENERAL NOTES :



EXISTING FRONT ELEVATION
SCALE 1/100



EXISTING SIDE ELEVATION (FROM NO.105)
SCALE 1/100



EXISTING SIDE ELEVATION (FROM NO.101)
SCALE 1/100

 <p>SA ASSOCIATES Forming a better future</p>	
<p>Architecture Planning</p>	
<p>1 VANTAGE ROAD SLOUGH BERKSHIRE SL1 2VQ TEL: 01753 750770 MOB: 01723 871668 www.saassociates.uk.com</p>	
<p>Registered LABC Partner with SLOUGH BOROUGH COUNCIL</p>	
<p>LABC partner</p>	
<p>CLIENT: MR. TANNER SOHU 103 HURSTFIELD CRESCENT HAYES UB4 8DW</p>	
<p>PROJECT TITLE: PROPOSED SINGLE STOREY FRONT PORCH EXTENSION WITH PITCHED ROOF</p>	
<p>SERVICES: PLANNING</p>	
<p>DRAWING TITLE: EXISTING ELEVATIONS</p>	
<p>DATE: 17/05/PL/02</p>	<p>SCALE: 1 / 100</p>
<p>CHECKED: SUNSHINE</p>	<p>DATE: 25 MAR 2017</p>
<p>CERTIFIED:</p>	<p>APPROVED:</p>
<p>REF:</p>	<p>REF:</p>

GENERAL NOTES:

REV	DATE	DESCRIPTION

Architecture | Planning

SA ASSOCIATES
Creating Space for You

1 VANTAGE ROAD
SLOUGH
BERKSHIRE
SL4 4YF
TEL: 01753 709770
MOB: 0774 8716853
WWW.SAASSOCIATES.UK.COM

LABC
partners

Registered LABC Partner with
SLOUGH BOROUGH COUNCIL

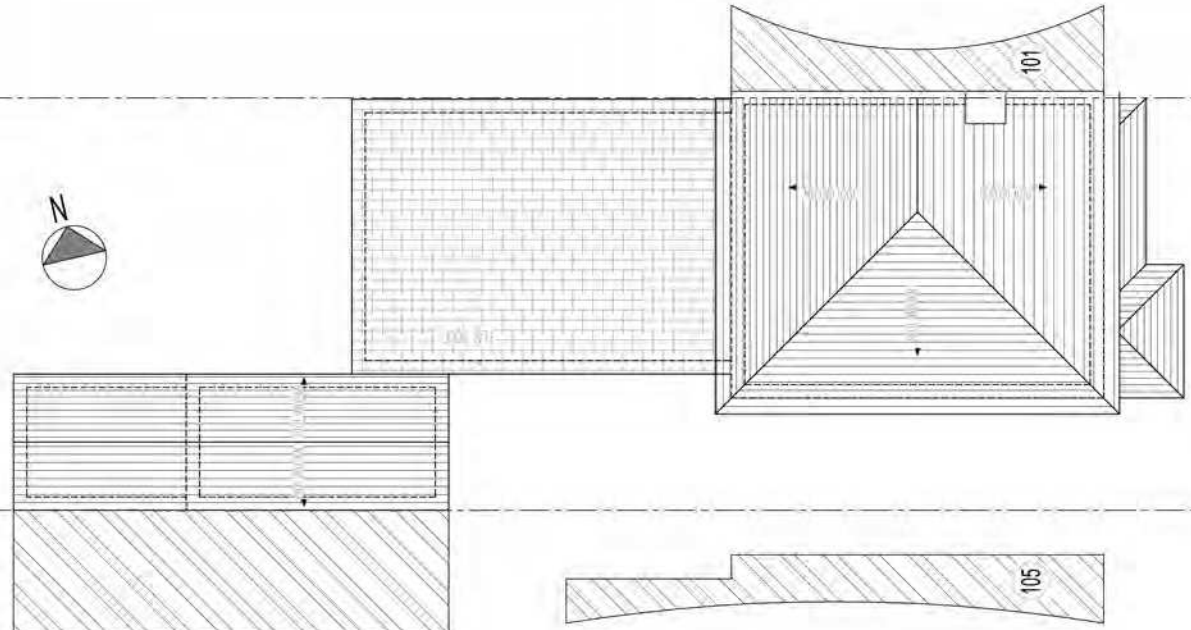
CLIENT:
MR. TANDER SINGH
103 HARSFIELD CRESCENT
HAYES
UB4 8DW

PROJECT TITLE:
PROPOSED SINGLE STOREY FRONT PORCH
EXTENSION WITH PITCHED ROOF

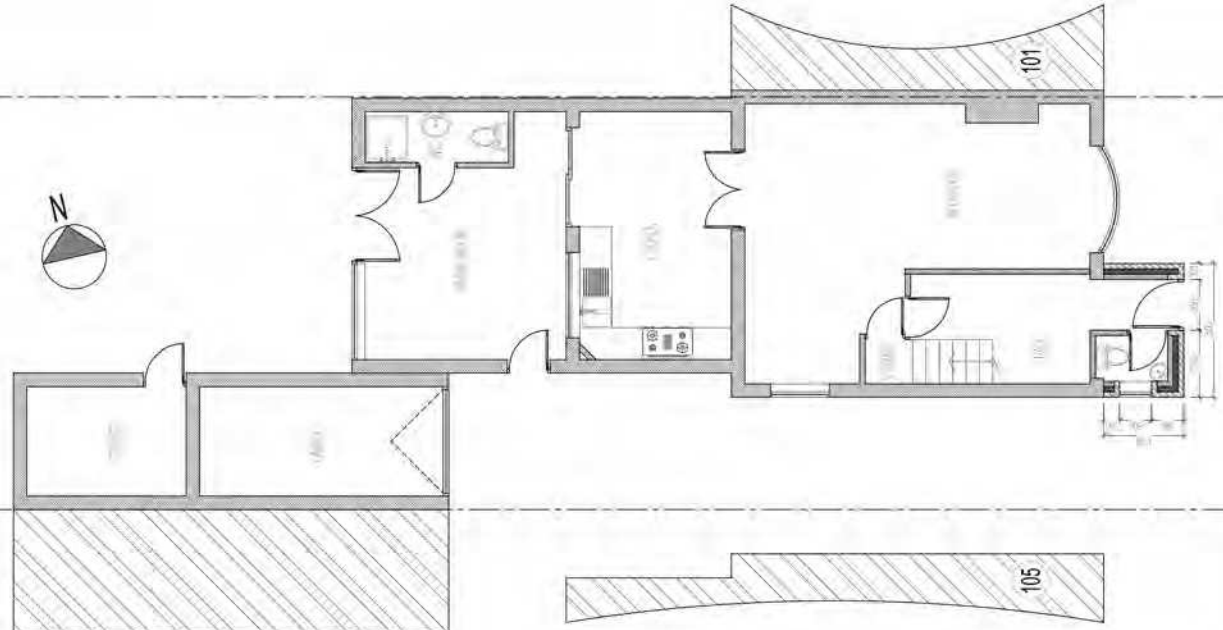
SPONS:
PLANNING

DRAWING TITLE:
PROPOSED PLANS

DATE	SCALE	DRAWING NO.
	1 / 100	1765/PL/03
CHECKED SIGNATURE	DATE	APPROVED
	25 APR 2017	
CHECKED		



PROPOSED ROOF PLAN
SCALE 1/100



PROPOSED GROUND FLOOR PLAN
SCALE 1/100

1:500 SCALE BAR 1:200 SCALE BAR 1:100 SCALE BAR 1:1250 SCALE BAR

GENERAL NOTES:

NO.	DESCRIPTION	REVISION

Architecture | Planning

SA ASSOCIATES
Creating Space for You.

1 VANTAGE ROAD
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 BERKSHIRE
 SL4 1YD
 TEL: 07523 709770
 MOB: 0774 8716693
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LABC
parttime
 Registered LABC Partner with
 SLOUGH BOROUGH COUNCIL

CLIENT:
 MR. TANDER SOHU
 103 HARSFIELD CRESCENT
 HAYES
 UB4 8DW

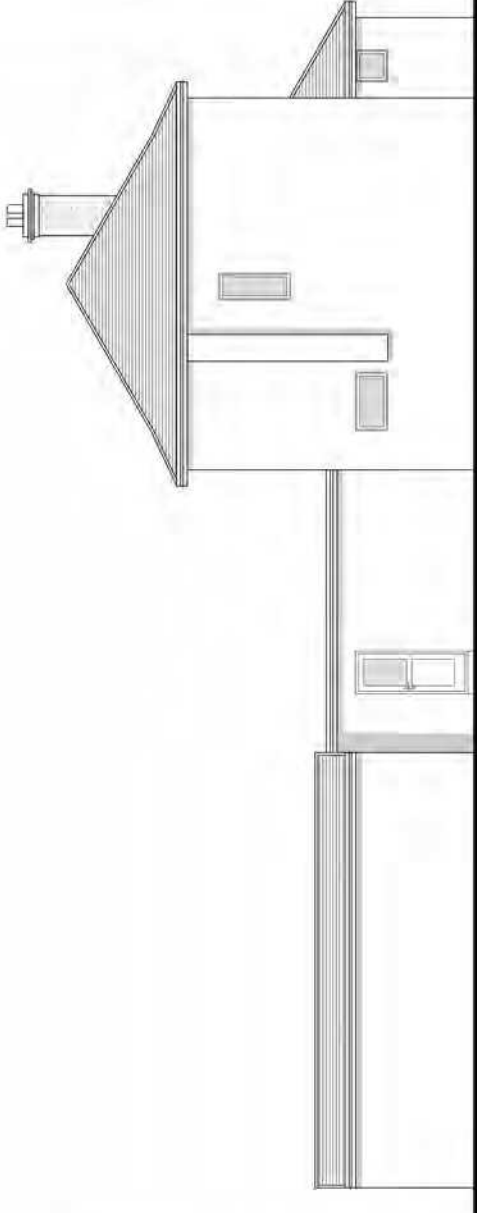
PROJECT TITLE:
 PROPOSED SINGLE STOREY FRONT PORCH
 EXTENSION WITH PITCHED ROOF

SUBS:
 PLANNING

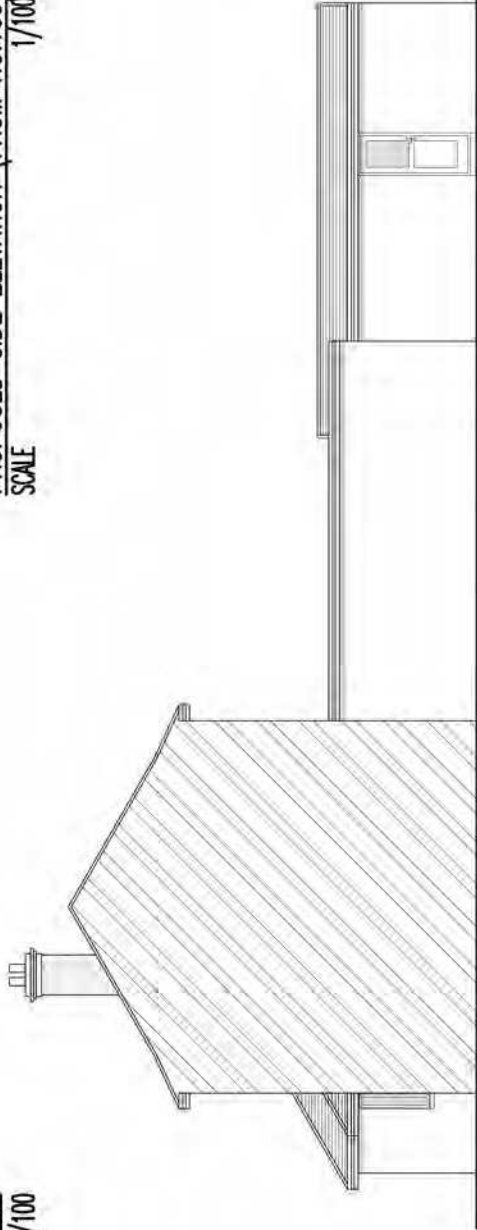
DRAWING TITLE:
 PROPOSED ELEVATIONS

DATE: 17/05/2017
SCALE: 1/100
CHECKED: 25 MAR 2017
DRAWING NO.: 1705/PL/04

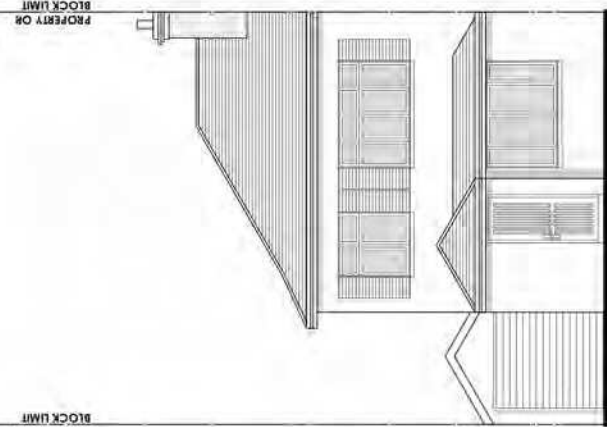
APPROVED: [Signature] **DATE:**



PROPOSED SIDE ELEVATION (FROM NO.105)
 SCALE 1/100



PROPOSED SIDE ELEVATION (FROM NO.101)
 SCALE 1/100



PROPOSED FRONT ELEVATION
 SCALE 1/100



Notes:

 Site boundary

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Site Address:

48 Whiteheart Avenue

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

Planning Application Ref:
68668/APP/2017/2281

Scale:
1:1,250

Planning Committee:
Central & South
 Page 120

Date:
September 2017



Report of the Head of Planning, Sport and Green Spaces

Address 1 ALPHA ROAD HILLINGDON

Development: Demolition of existing bungalow and outbuildings and erection of a two storey building to provide 4 x two-bed flats with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 41903/APP/2017/2637

Date Plans Received: 19/07/2017

Date(s) of Amendment(s):

Date Application Valid: 19/07/2017



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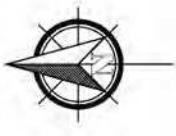
GGC DESIGN LTD
 CHARTERED ARCHITECT
 Tel: 01895 251323
 Mob: 07976 732636
 g.g.calton11@btinternet.com

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-
Project 1 ALPHA ROAD, HILLINGDON UB10 0QP NEW 4 No 2-BED FLATS		Scale 1:1250 @ A4	Drawn by AK
Description SITE LOCATION PLAN		Date 28/10/15	Checked by GC
Page 122		Drawing No. 1 AR/ P/ 01	Rev. B



NOTES:
 1. The drawings are the property of the client and shall remain the property of the client.
 2. The drawings are not to be used for any other purpose without the written consent of the architect.
 3. The drawings are not to be used for any other purpose without the written consent of the architect.
 4. The drawings are not to be used for any other purpose without the written consent of the architect.



Project No.	1 AR/P/02
Client	AK
Scale	1:500 @ A3
Date	28/10/15
Drawn by	GC
Checked by	GC
Project Name	1 ALPHA ROAD, HILLINGDON UB10 0QP NEW 4 NO 2-BED FLATS

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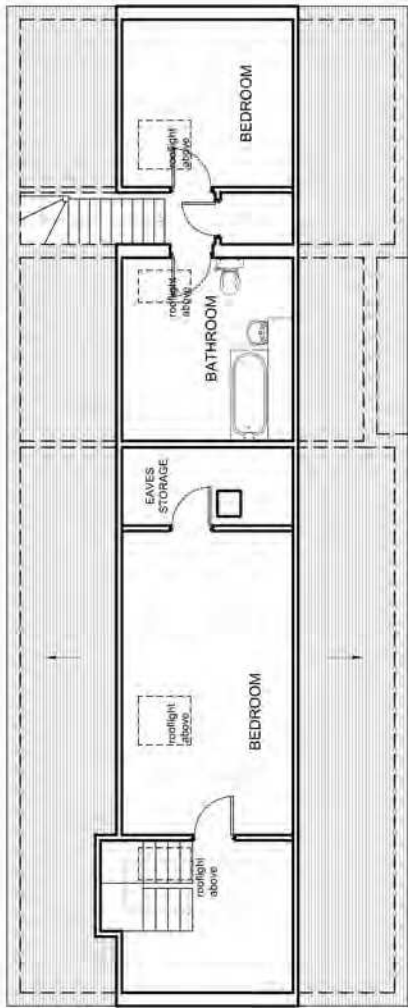

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 Mob: 07976 72836
 g.d.c@btinternet.com

PROJECT: 1 ALPHA ROAD, HILLINGDON UB10 0QP
NEW 4 No 2-BED FLATS

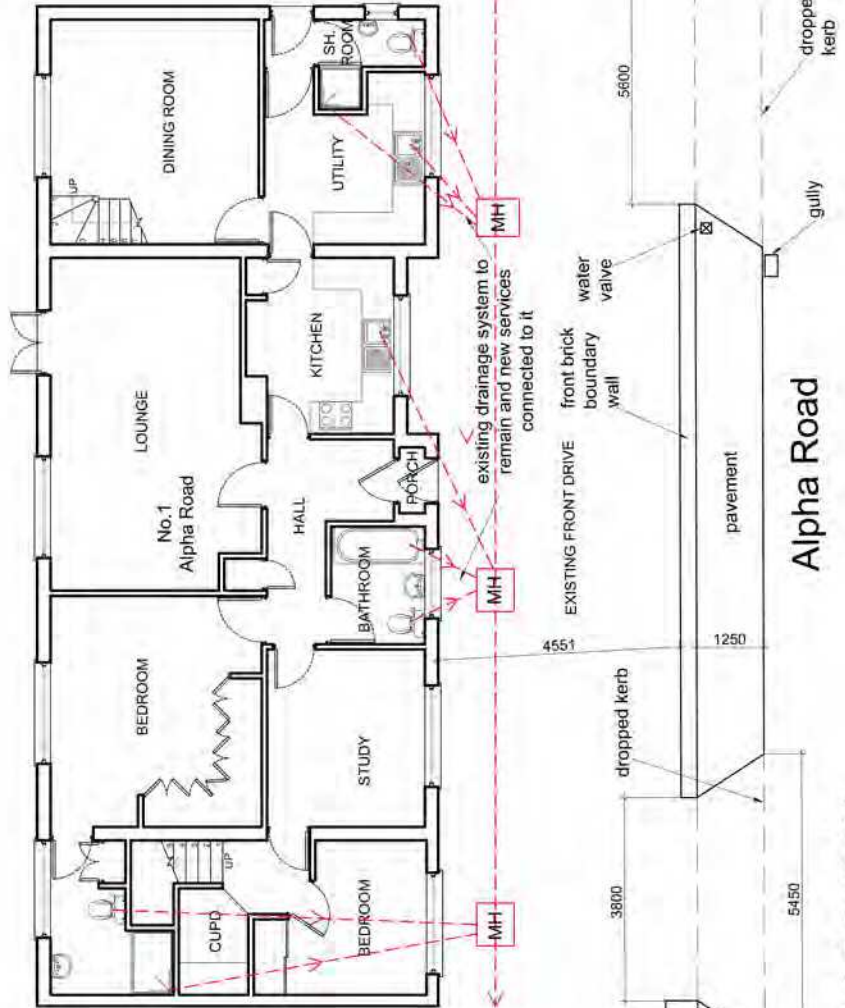
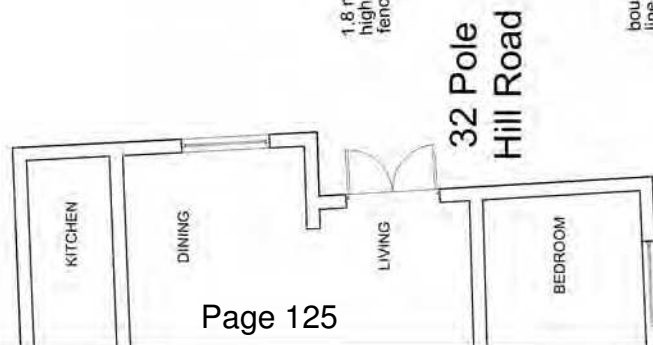
PROPOSED SITE PLAN

DATE: 28/10/15	SCALE: 1:500 @ A3	PROJECT: 1 AR/P/03	REV: B
----------------	-------------------	--------------------	--------

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EXISTING LOFT PLAN



NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL SERVICES AND UTILITIES PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

Project Name	1 ALPHA ROAD, HILLINGDON UB10 0QP NEW 4 No 2-BED FLATS
Client	1 ALPHA ROAD, HILLINGDON UB10 0QP
Architect	GDC DESIGN LTD CHARTERED ARCHITECT Tel: 01895 25 1323 Mob: 07776 726836 g.d.c@tiscali.co.uk
Scale	1:100 @ A3
Drawn	EG
Checked	GC
Date	03/08/18
Sheet	1 AR / P / 04
Of	C

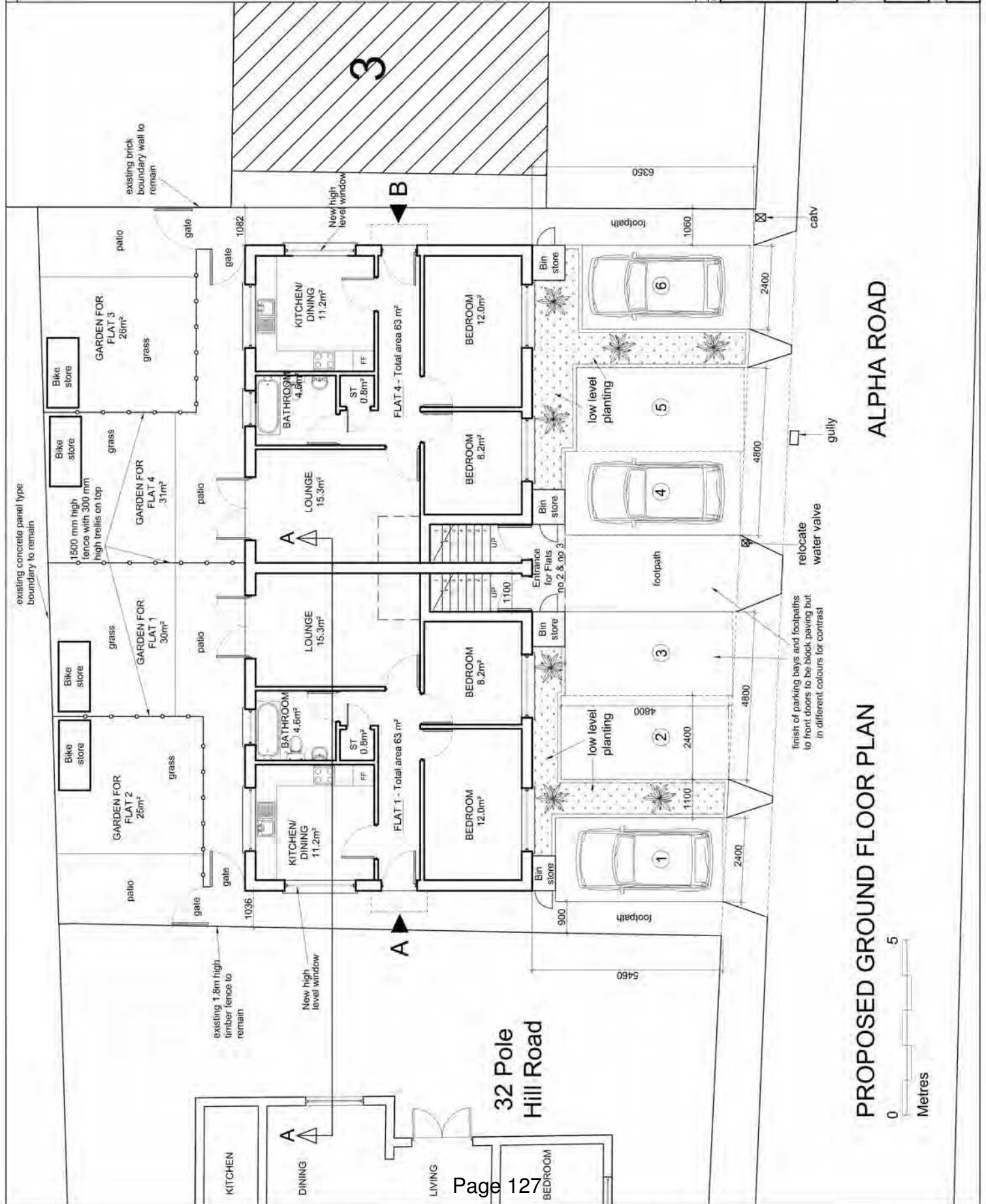
NOTES:
 1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING SERVICES AND UTILITIES PRIOR TO COMMENCING WORK.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. DO NOT SCALE FROM THIS DRAWING.



PROJECT:
 1 ALPHA ROAD - HILLINGDON UB10 0QP
 NEW 4 No 2-BED FLATS

PROPOSED GROUND FLOOR PLAN

DATE:	11/06/2018	SCALE:	AS SHOWN
PROJECT NO.:	11000/A3	CLIENT:	AK GC
DESIGNER:	GDC	DATE:	26/08/18
APPROVED:	1 AR / P / 06	BY:	F



ALPHA ROAD

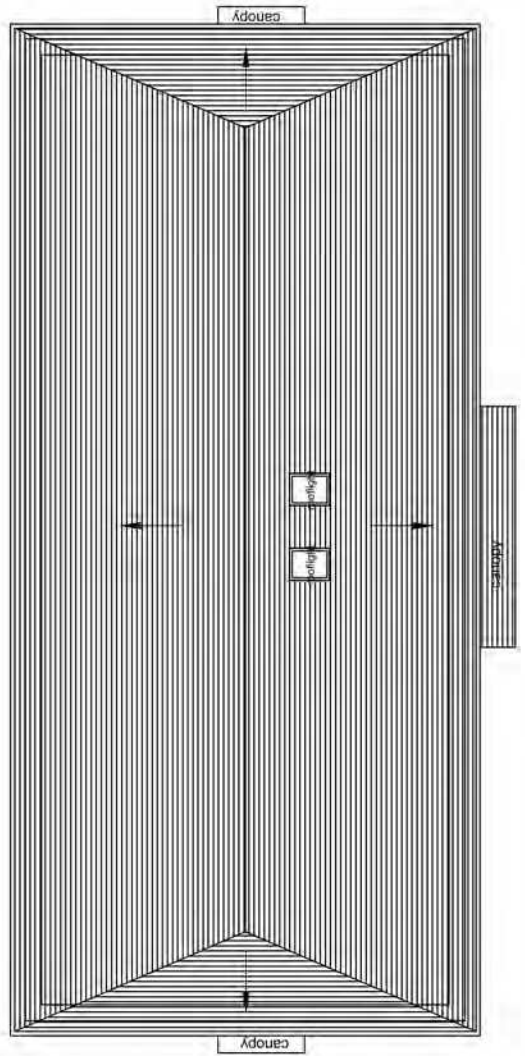
PROPOSED GROUND FLOOR PLAN



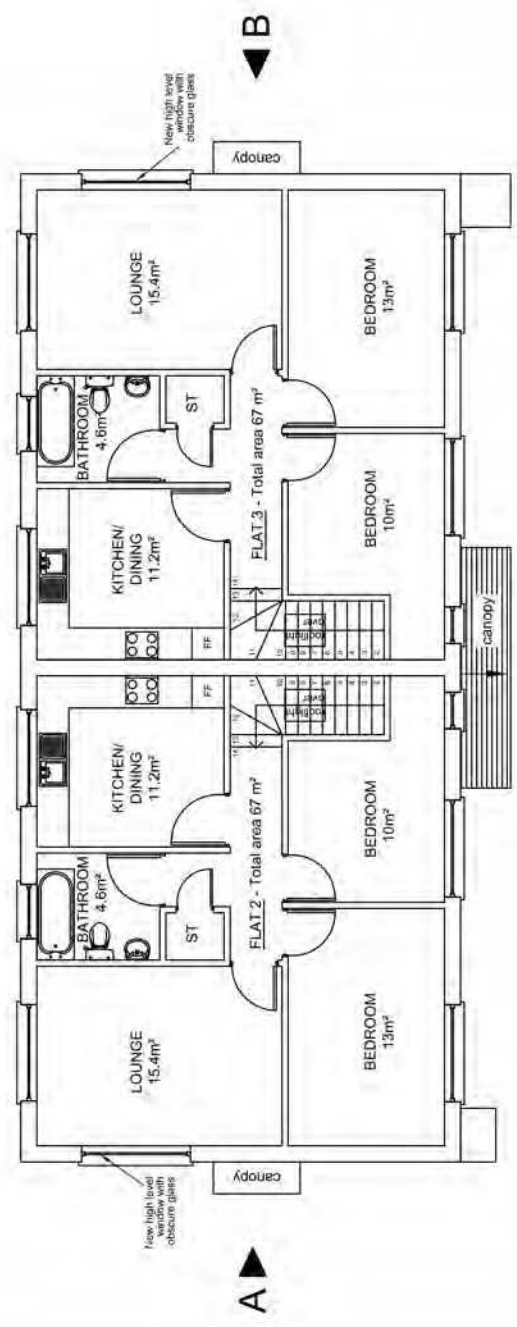
32 Pole Hill Road

SCALE

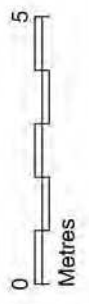
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PROPOSED ROOF PLAN



PROPOSED FIRST FLOOR PLAN



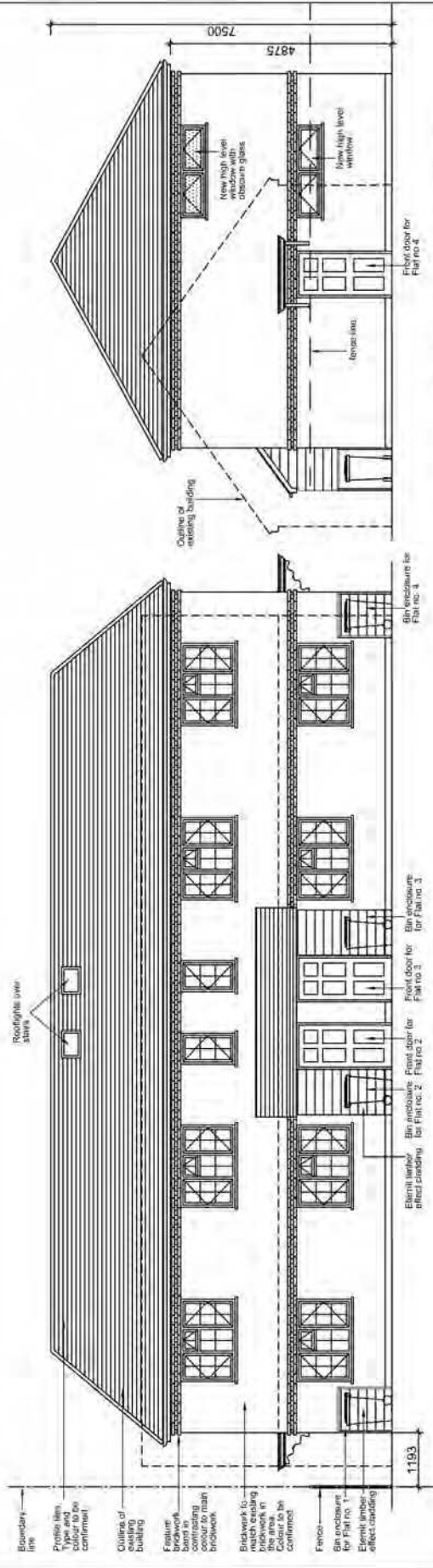
ZGC DESIGN LTD
CHARTERED ARCHITECT
Tel: 01989 251323
Mob: 01976 726365
g.zc@zgc11.lightspeed.net

PROJECT
1 ALPHA ROAD, HILLINGDON UB10 0QP
NEW 4 No 2-BED FLATS

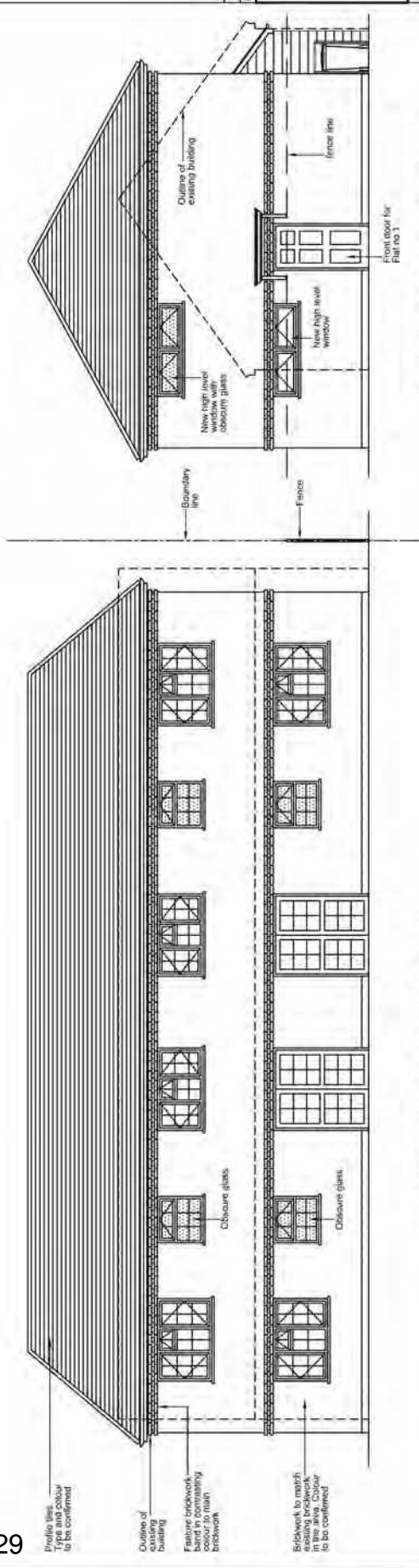
PROPOSED FIRST FLOOR PLAN AND ROOF PLAN

DATE	11/06/07	REVISED	01
BY	AK/CC	CHECKED	SC
SCALE	1:100 @ A3	SCALE	1:60 @ B3
PROJECT	1 AR/P/07	DATE	C

NOTES:
 1. The architect shall be responsible for obtaining all necessary planning permissions and consents in relation to the proposed works.
 2. The architect shall be responsible for obtaining all necessary planning permissions and consents in relation to the proposed works.
 3. The architect shall be responsible for obtaining all necessary planning permissions and consents in relation to the proposed works.



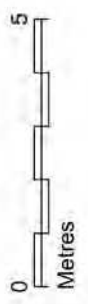
FRONT ELEVATION



REAR ELEVATION

SIDE ELEVATION B

SIDE ELEVATION A



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 Tel: 01995 251323
 Mob: 07976 726356
 g.j.c@ccdc11.com

1 ALPHA ROAD, HILLINGDON UB10 0QP
NEW 4 No 2-BED FLATS

PROPOSED ELEVATIONS

DATE	11/06/08	BY	AK/EC
SCALE	A3	CHECKED	GC
PROJECT	1 AR/P/08	NO.	D

NOTES

The Contractor must verify all dimensions at the site before setting out. Any discrepancy between the drawings and the site must be reported immediately to the Designer. The Contractor is responsible for any errors or omissions. DO NOT SCALE FROM THIS DRAWING.

Rev	Description	Issued	Date

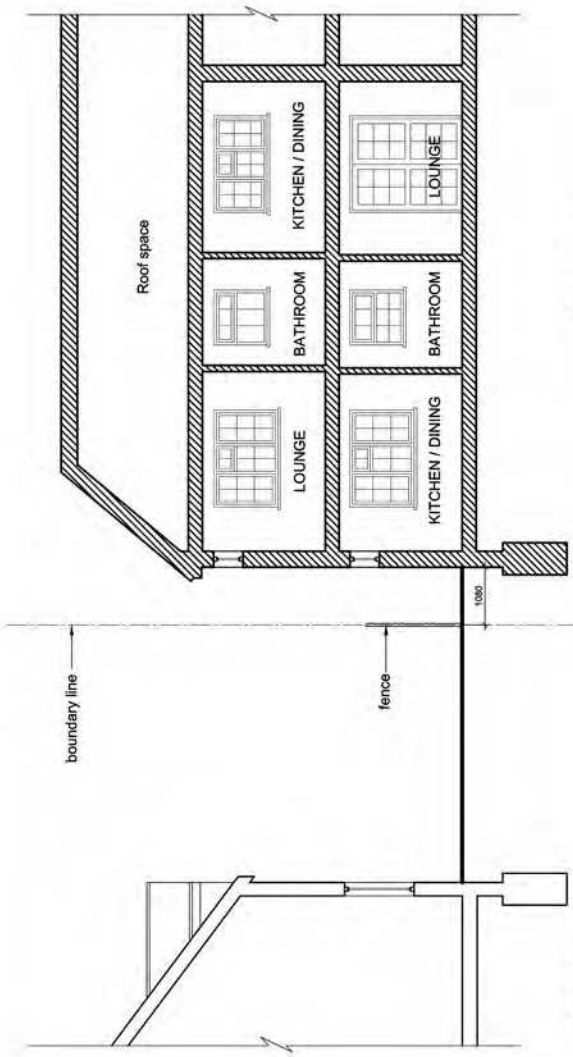


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 Tel: 01985 251323
 Mob: 07976 732836
 g.g.c@tiscali.co.uk

PROJECT
 1 ALPHA ROAD, HILLINGDON UB10 0QP
 NEW 4 NO 2-BED FLATS

DESCRIPTION
 PROPOSED SECTION AA & FRONT ELEVATION
 SHOWING MATERIALS

SCALE	1:500 @ A3	DRAWN BY	EG	CHECKED BY	GC	DATE	17/03/17
DRAWING NO.	1 AR/P/09						



1 Alpha Road
SECTION AA



1 Alpha Road
PROPOSED FRONT ELEVATION SHOWING MATERIALS



Notes:

 Site boundary

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Site Address:

1 Alpha Road

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

Planning Application Ref:
41903/APP/2017/2637

Scale:
1:1,250

Planning Committee:
Central & South
 Page 131

Date:
September 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 3 NORTHFIELD PARADE STATION ROAD HAYES

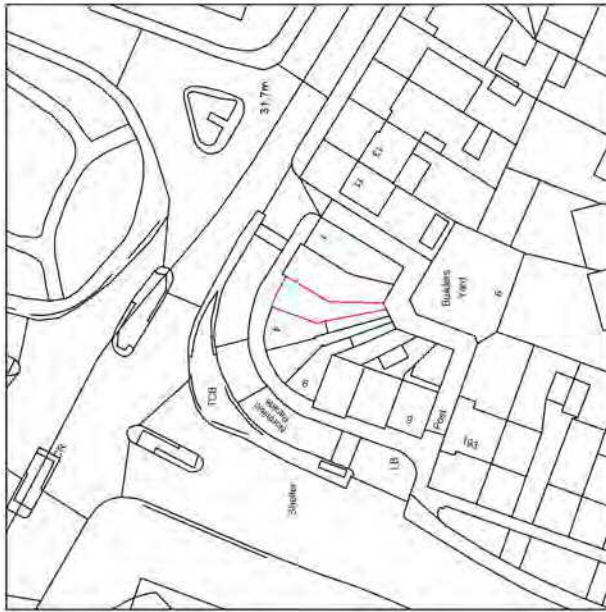
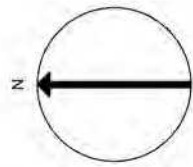
Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5)

LBH Ref Nos: 29523/APP/2017/2455

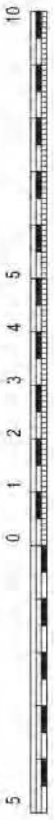
Date Plans Received: 06/07/2017

Date(s) of Amendment(s):

Date Application Valid: 24/07/2017



LOCATION PLAN
SCALE 1:1250

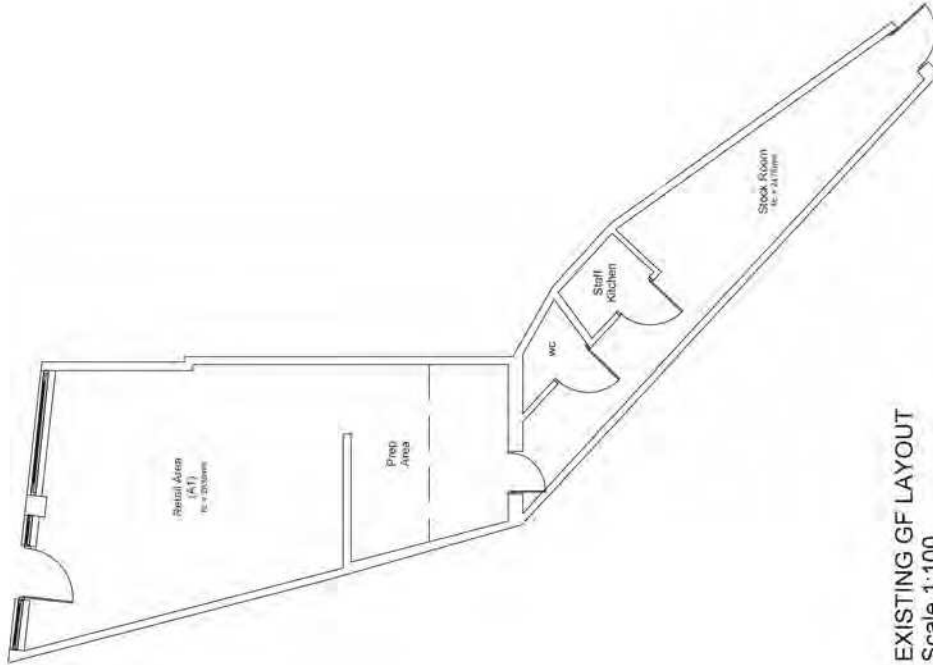


SCALE 1 : 100

REV/NOTES

When building to the boundaries the adjacent owner is to be informed in writing of the proposed works and the provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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EXISTING GF LAYOUT
Scale 1:100

Specification: FPA - COU from A1 to part A1 and part A5			
Client:	Bella Ltd	Date:	10 th February 2017
Site:	3 Northfield Parade, Station Road, Hayes, UB3 4JA	Drawn By:	Gurpreet Banning
Scale:	Refer to Drawing @ A3	Dwg No.:	ASB/P73-01

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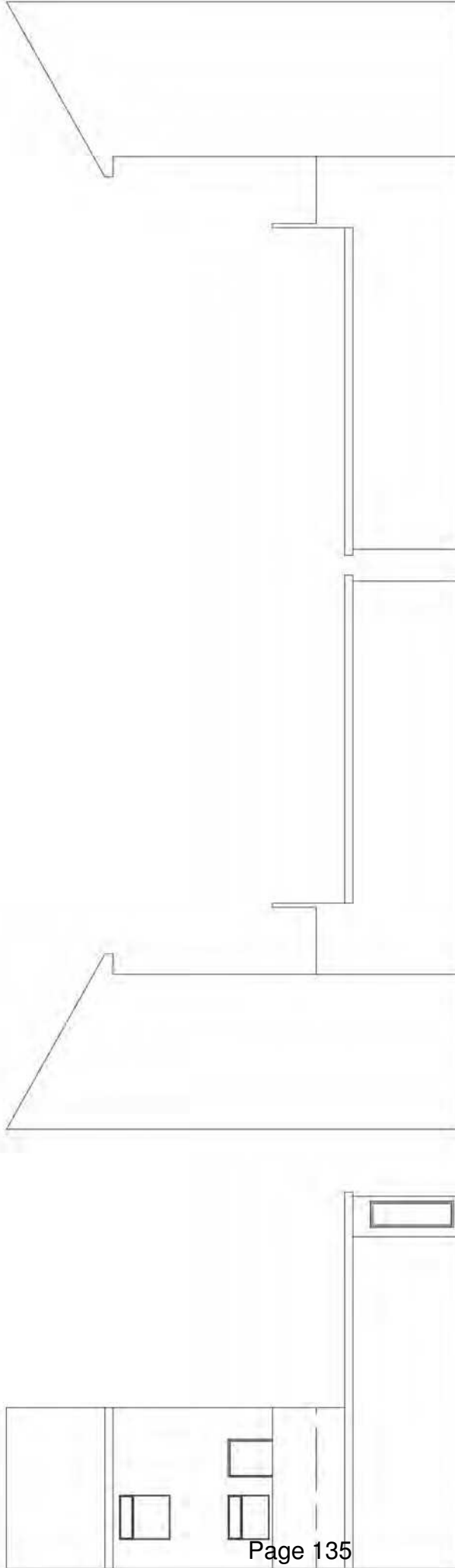
Exchange House 484
 Malsumner Boulevard
 Central Milton Keynes Tel: 07854 351 934 - 0608 139 1383
 MK9 2EA Email: asb@asbdesignzhd.com

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Metres



SCALE 1:100



EXISTING REAR & SIDE ELEVATIONS

Scale 1:100

REMARKS:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 66 of the Town & Country Planning Act 1990.

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Application:

FFA - COU from A1 to part A1 and part A5

Client: Barling Ltd

Date: 1st February 2017

Site: 3 Northfield Parade, Embury Road, Hayes UB7 4JA

Drawn By: Gloria Blomberg

Scale: Refer to Drawing @ A3

Dwg. No.: ASB473 - 02

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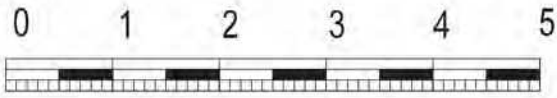
Planning consultants and Surveyors

Exchange House 484
Widmore Road
Cannock, Staffs, UK
MWS 2EA

Tel: 07854 351 924, 0309 139 1383
Email: asb@asbdesignfield.com

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Metres



SCALE 1 : 50

REVISIONS:

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Application:

FPA - COU from A1 to part A1 and part A5

Client: Berlia Ltd Date: 10th February 2017

Site: 3 Northfield Parade, Station Road, Hayes, UB3 4JA Drawn By: Gurps Benning

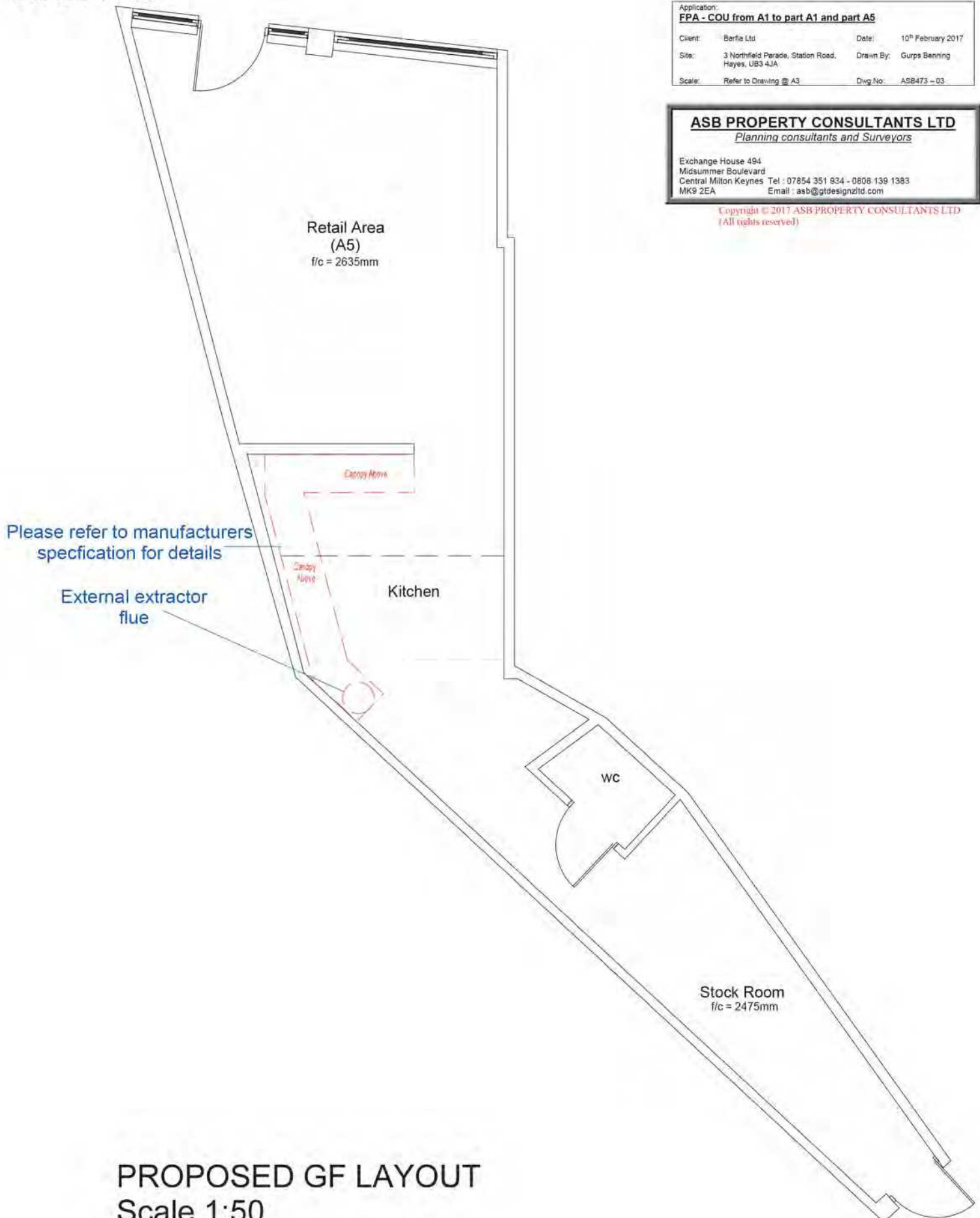
Scale: Refer to Drawing @ A3 Dwg No: ASB473 - 03

ASB PROPERTY CONSULTANTS LTD

Planning consultants and Surveyors

Exchange House 494
Midsummer Boulevard
Central Milton Keynes Tel : 07854 351 924 - 0808 139 1383
MK9 2EA Email : asb@gtdesignzLtd.com

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PROPOSED GF LAYOUT
Scale 1:50

Metres

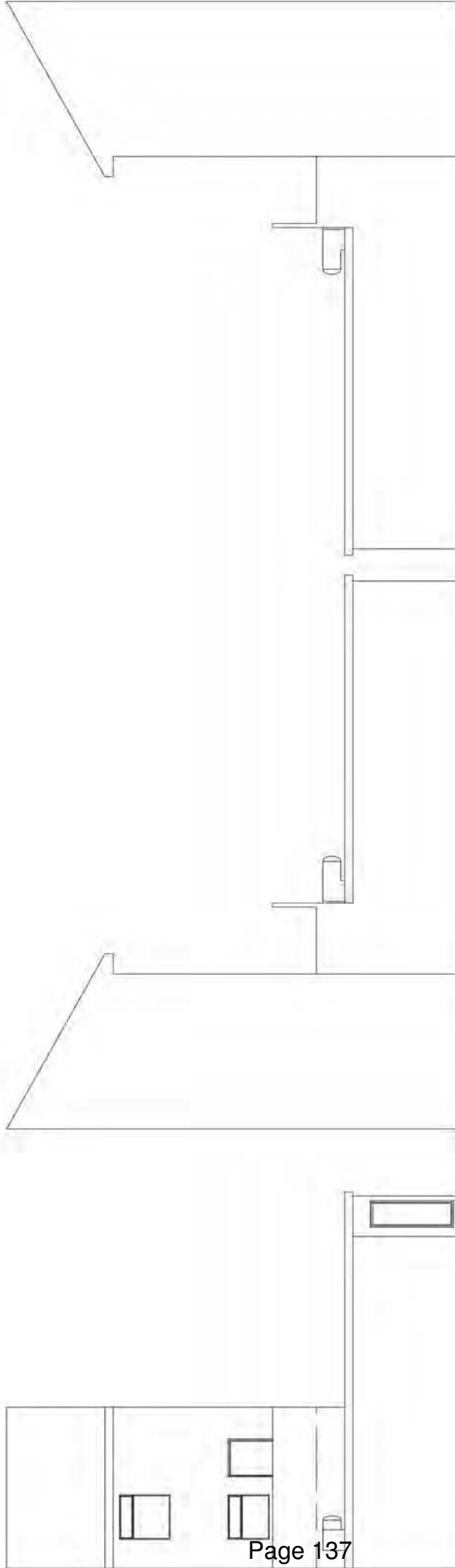


SCALE 1:100

REMARKS:

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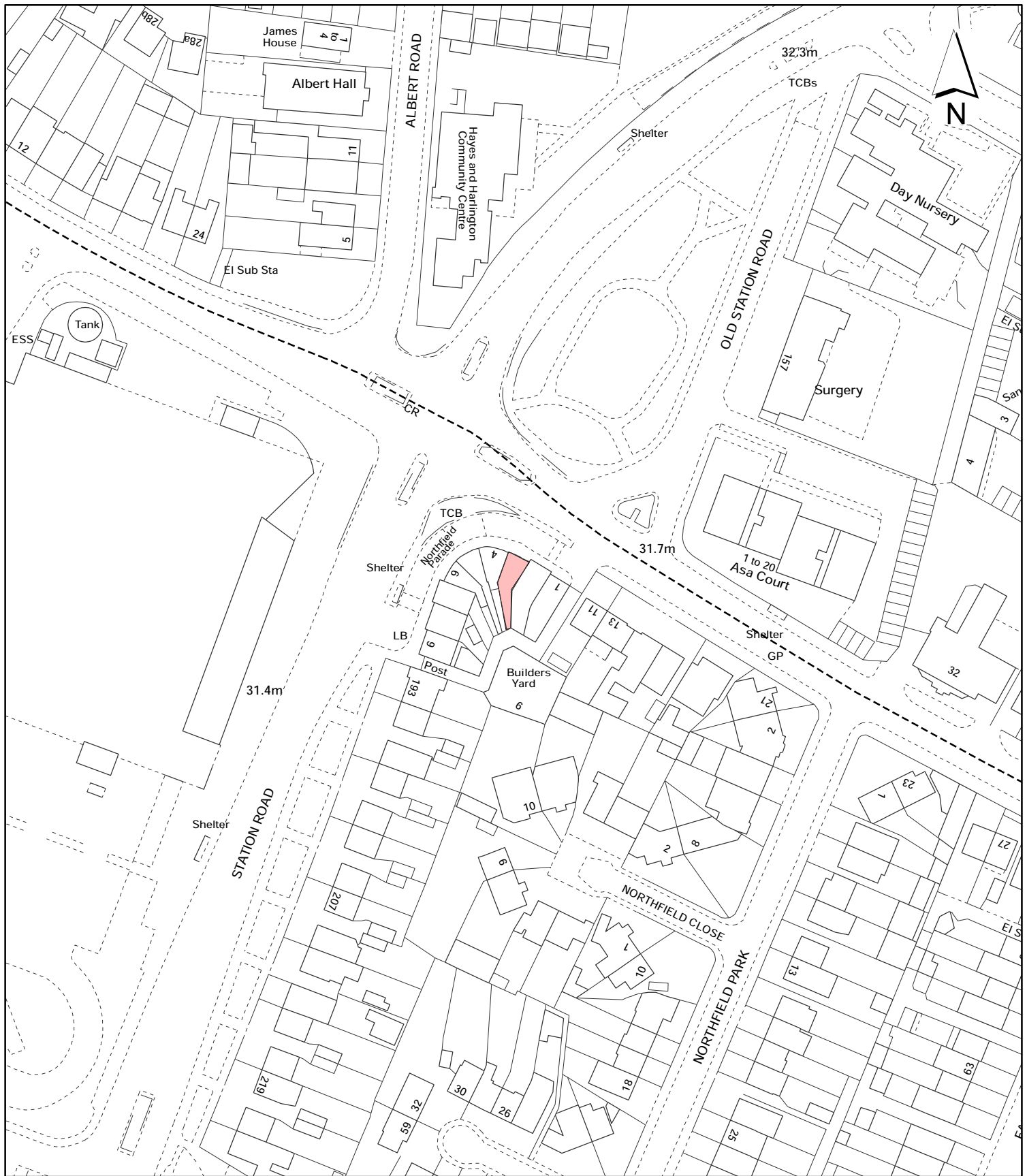
PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

Application: FPA - COU from A1 to part A1 and part A5			
Client:	Bertha Ltd	Date:	10 th February 2017
Site:	3 Northfield Parade, Station Road, Hayes, UB3 4JA	Drawn By:	Gulpa Banerji
Scale:	Refer to Drawing 05 AS	Dwg. No.:	ASB073 - 04

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Planning consultants and Surveyors

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Notes:

 Site boundary

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Site Address:

**3 Northfield Parade,
 Station Road**

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

Planning Application Ref:
29523/APP/2017/2455

Scale:
1:1,250

Planning Committee:
Central & South
 Page 138

Date:
September 2017



HILLINGDON
 LONDON