



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 31 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 BSC (Hons) MSc
(Res)
Councillor John Morse

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This Agenda is available online at:

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

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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

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

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



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

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

Travel and parking

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Accessibility

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If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

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

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

Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	7 Abbott's Close, Cowley - 73074/APP/2017/2843	Brunel	Single storey rear extension Recommendation: Approval	5 - 14 92 - 96
7	Land Forming Part of 84 Church Road, Hayes - 72944/APP/2017/2083	Townfield	Two storey, 2-bed detached dwelling with associated parking and amenity space. Recommendation: Refusal	15 - 26 97 - 99
8	8 Bawtree Road, Uxbridge - 18278/APP/2017/1876	Uxbridge North	Deepening of an extension to existing basement area to create habitable space, single storey rear extension and installation of rooflight to rear. Recommendation: Refusal	27 - 38 100-104

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Bannerman Centre, Brunel University, Kingston Lane - 532/APP/2017/2147	Heathrow Villages	Refurbishment of existing coffee shop and enlargement into existing office space, involving installation of kiosk sliding hatch, double doors and roller shutters and creation of external seating area. Recommendation: Approval	39 - 50 105-109
10	2 St Margarets Avenue, Hillingdon - 69131/APP/2017/2934	Brunel	Two x 2-storey 3-bed semi-detached and 1 x two-storey 3-bed detached dwellings with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling Recommendation: Refusal	51 - 64 110-117
11	5 Field Close, Harlington - 33279/APP/2017/3120	Heathrow Villages	First floor rear extension to include new rear window Recommendation: Approval	65 - 74 118-121
12	5 Field Close, Harlington - 33279/APP/2017/3121		Internal alterations to existing outbuilding to include new bathroom and boiler room within existing annexe. Insertion of new window to rear elevation. Recommendation: Approval	75 - 84 122-125

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.

13 ENFORCEMENT REPORT

85 - 90

PART I - Plans for Central and South Planning Committee

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Agenda Item 3

Minutes



CENTRAL & South Planning Committee

10 October 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), Roy Chamdal, Alan Chapman, Mo Khursheed, Peter Money, Peter Davis and John Oswell</p> <p>LBH Officers Present: James Rodger - Head of Planning and Enforcement Meghji Hirani - Planning Contracts & Planning Information Alan Tilly - Transport and Aviation Manager Glen Egan - Legal Advisor Anisha Teji - Democratic Services Officer</p>
104.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies received from Cllr Shehryar Ahmad - Wallana with Cllr Peter Davis substituting, Cllr Brian Stead with Cllr Duncan Flynn substituting, and Cllr John Morse with Cllr John Oswell substituting.</p>
105.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Ian Edwards declared a non pecuniary interest in agenda item 13 as he reported the item. He left the room during Members' discussion of the item.</p>
106.	<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 19 September 2017 be approved as a correct record.</p>
107.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
108.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items 1 - 10 were marked as Part I and would be considered in public. Agenda items 11 - 14 were marked as Part II and so would be considered in private.</p>

109.	<p>27 YEADING LANE - 11974/APP/2017/74 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for an extension to the roof to allow additional habitable roof space to include an additional rear dormer and one front roof light and conversion of roof from hip to gable end with a new gable end window. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
110.	<p>48 WHITEHEART AVENUE - 68668/APP/2017/2281 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided an overview. The application sought planning permissions for a two storey side extension and part single storey, part two storey rear extension. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved</p>
111.	<p>103 HURSTFIELD CRESCENT - 11496/APP/2017/2354 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application. The planning application sought planning permission for the erection of a porch to the front.</p> <p>Officers highlighted the addendum and made a recommendation for approval.</p> <p>Members noted that the porch would contain a WC and were informed by officers that there was no legal definition for what was contained in a porch. The application could have been called a front extension but would not affect the decisions of any future applications as long as the external size and dimensions were acceptable.</p> <p>The porch had also been conditioned to be constructed with the same materials of the existing building. The dimensions were acceptable.</p> <p>Members commented that this was a relatively narrow door and was not near the size of the other porches on the roads. Officers confirmed that the porches were over a metre in size and there was a slight difference of 100 - 200 mm.</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>
112.	<p>1 ALPHA ROAD - 41903/APP/2017/2637 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for the demolition of existing bungalow and outbuildings and erection of a two storey building to provide 4x two bed flats with associated parking and amenity space and installation of vehicular crossover to front.</p>

	<p>Officers highlighted the addendum and made a recommendation for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously refused.</p> <p>RESOLVED: That the application be refused.</p>
113.	<p>3 NORTHFIELD PARADE, STATION ROAD - 29523/APP/2017/2455 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and provided an overview of the application. The application sought planning permission for the change of use from retail to a hot food takeaway. Officers made a recommendation for approval.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
114.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
115.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in</i></p>

	<i>withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
116.	<p>ENFORCEMENT REPORT (Agenda Item 13)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
117.	<p>ENFORCEMENT REPORT (Agenda Item 14)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	The meeting, which commenced at 7.00 pm, closed at 7.23 pm.

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

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

Report of the Head of Planning, Sport and Green Spaces

Address 7 ABBOTT'S CLOSE COWLEY

Development: Single storey rear extension

LBH Ref Nos: 73074/APP/2017/2843

Drawing Nos: PD 699 Rev. C
Location Plan (1:1250)

Date Plans Received: 01/08/2017

Date(s) of Amendment(s): 01/08/2017

Date Application Valid: 09/08/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated at the end of Abbotts Close, Cowley which comprises of a cul-de-sac made up of a similar group of dwellings. The property is constructed from brick, is characterised with a gable ended roof and is set well back from the frontage to accommodate a stretched gravel drive with off street parking for up to 6 cars.

The surrounding area is residential in character and is made of mainly two storey semi-detached dwellings that are of a similar size, scale, form and appearance.

The application site has a lawful use as a HMO, the HMO has been in operation since 2011 which pre-dates the Councils Article 4 direction in this area.

1.2 Proposed Scheme

Householder consent is sought for the construction of a single storey rear extension. The proposed extension would measure 3.6 m in depth, 6.6 m in width and would be characterised with a flat roof with a maximum height of 3.0 m. The proposed extension would be finished in materials to match the existing dwelling. The two rooms to be provided are described as letting rooms on the plans.

1.3 Relevant Planning History Comment on Planning History

No relevant planning history.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 12th September 2017

3. Comments on Public Consultations

A total of 3 adjoining and nearby neighbouring properties were consulted via letter dated 11.08.17 including a site notice displayed outside the premises on 14.08.17.

One letter of representation received from the occupier of 8 Abbots Close summarised as:

- i. The property is already an unregistered HMO, with 4 students and 2 others.
- ii. Works had started approximately 4 years ago, with removal of windows and doors, and is noted the extension would be only 31 inches away from our dividing fence.
- iii. Out of the 14 homes in Abbots Close, 3 are HMO's.
- iv. Cannot take this anymore and urgently request somebody to visit the site and reject the application.

A petition was submitted on the 30th August containing 21 signatures from adjoining and nearby neighbouring properties on the grounds of the extension resulting in more occupants to an already unregistered HMO.

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:

- | | |
|----------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| 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 planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity of the adjoining neighbours.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations

and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions.

Section 3.0 Single Storey Rear Extensions states extensions should always appear subordinate to the original house, and therefore should not protrude out too far from the rear wall. This is to prevent extensions from blocking the daylight and sunlight enjoyed by neighbouring properties. Extensions up to 3.6 m deep to semi-detached properties are acceptable, however if adjoining houses benefit from deep extensions, then in such instances permission may be given for a new extension of a similar depth if it does not result in loss of daylight, sunlight and outlook.

The proposed single storey rear extension would measure 3.6 m deep, 6.6 m in width and would be characterised by a flat roof measuring a maximum of 3.0 m high. The extension would accord with the guidance as set out within the Hillingdon SPD, and by reason of its size and scale would be a sympathetic design and appearance to satisfactorily integrate with the appearance of the host dwelling. The extension would project beyond the rear elevation of the host dwelling, and as such would fail to detract from the visual amenities of the street scene and surrounding area.

The development would therefore accord with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The HDAS SPD: Residential Extensions (December 2008) states a range of pitched roof types will be acceptable, however roof designs must not significantly obstruct sunlight and daylight to any adjoining neighbours property and therefore to help prevent this the roof pitch should be as shallow as possible and should not exceed 3.4 m at its highest point in the form of a pitched roof and 3.0 m for a flat roof.

No. 5 to the North East which forms the other half of the semi-detached pair does not benefit from any form of rear addition, however as the proposed extension would extend a maximum of 3.6 m beyond the rear wall to comply with the limitations set out within the Hillingdon SPD and additionally would be set back approximately 1.6 m from the shared boundary and combined with the proposed low level flat roof, it is not considered to have a detrimental impact upon the residential amenities of the adjoining occupiers.

No. 8 Abbots Close, situated to the South-West also do not benefit from any form of rear extension. A coal shed sits equally across the shared boundary, however the proposed extension, given it would measure 3.6 m to comply with the Hillingdon SPD, would be characterised by a low level flat roof and would be set back from the shared boundary, is

considered not to appear overbearing and visually intrusive when seen from the rear aspects of the neighbouring property.

The potential impacts of the additional number of residents at 7 Abbots Close upon the adjoining neighbours in terms of the additional noise, greater comings and goings to the property, vehicle movements that would be the case with six persons in shared occupation rather than a single family dwelling relate primarily to social and behavioural issues, which for private dwellings cannot be controlled under planning legislation and are not necessarily any more likely to occur in a shared household than in a single family dwelling house. The application site, which would benefit from 6 bedrooms would be unlikely to give rise to such a significant increase in the likelihood of disturbance than if the property were to be used as a single dwelling, such that a refusal only on this basis could not be justified.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

The proposed development is therefore considered to accord with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

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 bedroom measuring a maximum of 7.5 square metres would be classified as a single bedroom for one person, and a double bedroom (2 people) should measure a minimum of 11.5 square metres.

The proposed floor plan shows 1 double bedroom at first floor measuring approximately 12.4 square metres and 4 single bedrooms split over two floors with a minimum floor area of 7.6 square metres each and all with front or rear facing outlooks. The proposed internal layout is therefore deemed sufficient to provide a satisfactory living environment for its current and future occupiers.

It is considered that the main living areas would have an adequate outlook and source of natural light. Therefore it is considered that the proposal complies with the SPD: Residential Layouts: Section 4.9 and 4.12.

With regard to private amenity space, the Council require a minimum of 15 m² of private usable amenity space per habitable room (excluding those used for communal living purposes). Given that the rear garden measures approximately 200 square metres it is considered that sufficient amenity space would be available to meet these requirements and would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The Council require the provision of up to 1 off-street parking space for every 2 habitable rooms, (excluding those used for communal living purposes). Where there is insufficient space within the curtilage to meet this parking standard, 1 space may be waived depending on the local on-street parking capacity and accessibility to public transport and local facilities. Cycle parking should be provided at a ratio of 1 space per two habitable rooms and this parking should be conveniently located in an enclosed area within the curtilage of

the property.

The application site benefits from a large frontage laid entirely in gravel, and is capable of accommodating up to 6 off street car parking spaces within the curtilage of the boundary. The application site would retain a side access, with cycles able to be kept safely in the rear garden, as such the proposed development is considered to comply with Policy AM14 of the Hillingdon Local Plan: Part Two 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, number PD 699 Rev. C.

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 6 or 8 Abbott's Close.

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

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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.

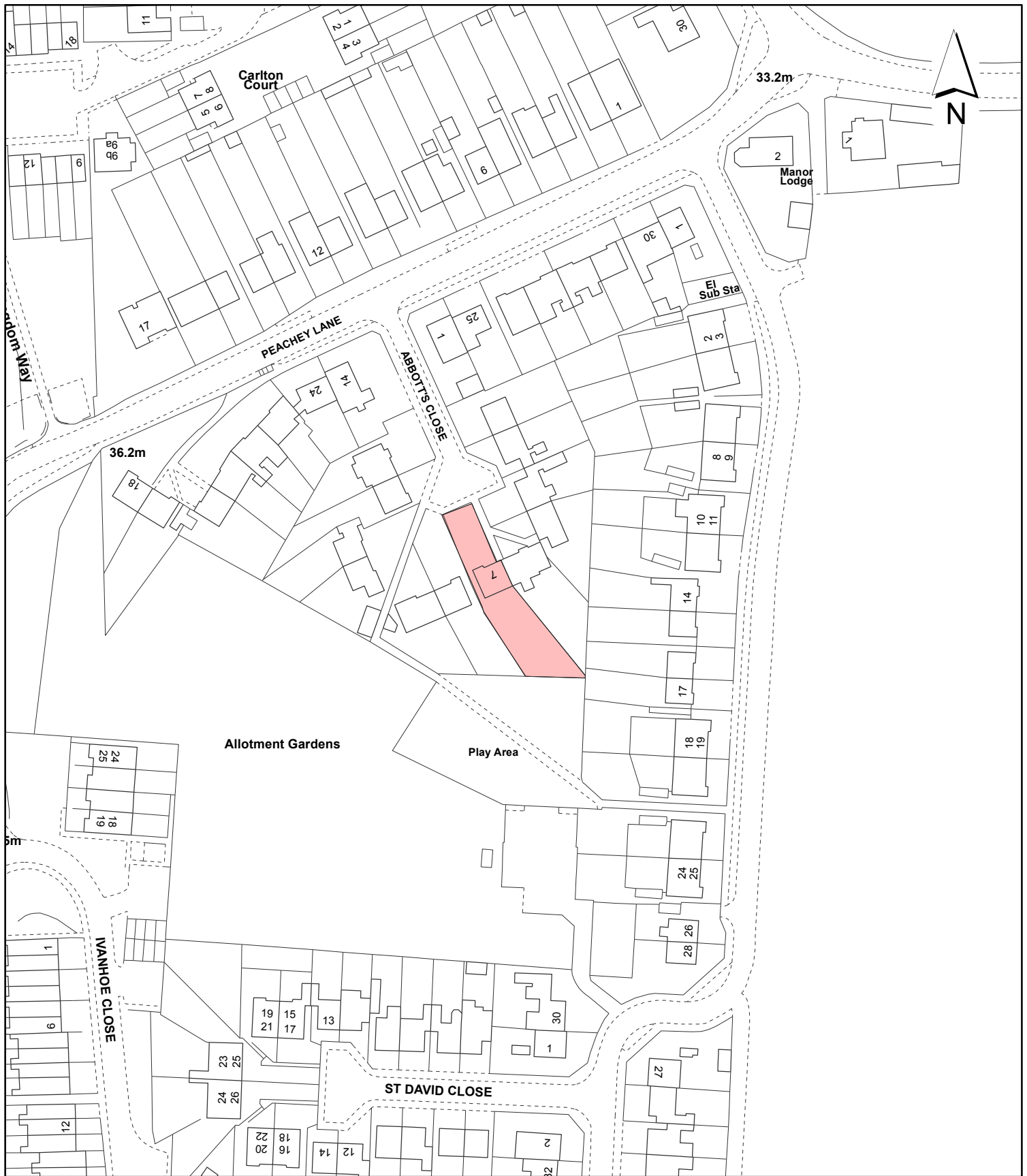
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result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

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7 Abbots Close

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

Planning Application Ref:
73074/APP/2017/2843

Scale:
1:1,250

Planning Committee:
Central & South

Date:
October 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 84 CHURCH ROAD HAYES

Development: Two storey, 2-bed detached dwelling with associated parking and amenity space.

LBH Ref Nos: 72944/APP/2017/2083

Drawing Nos: AC/84/2016/C Rev. 1
Design and Access Statement

Date Plans Received: 07/06/2017 **Date(s) of Amendment(s):** 07/06/2017
Date Application Valid: 11/07/2017

1. **SUMMARY**

The application is for a development to provide one additional 2 bedroom dwelling with associated parking and amenity space.

It is considered to be acceptable in terms of its impact on the character and appearance of the area and the area of private amenity space, but unacceptable in terms of the internal floor area to be provided.

It is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

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

2 NON2 **Non Standard reason for refusal**

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016).

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a backland development located on land to the rear of 84 Church Road, which has its principal frontage onto Churchfield Close. The site is partially the back garden of 84 Church Road and partially an area of open space, which fronts Churchfield Close. The area of open space, which was previously owned by the Council was not a usable public open space moreover an area of vacant land in which a large tree was

positioned.

The site has a large whitebeam tree to the front and a number of trees in the area which would form the garden to the proposed dwelling. There are no TPO or Conservation Area designations affecting the site or constraining development.

Access to the site would be from Churchfield Close and there would be no access from Church Road.

The site is located within an established residential area of Hayes.

3.2 Proposed Scheme

The proposal is for a two storey, 2-bed detached dwelling with associated parking and amenity space

The scheme would comprise of the erection of a 2 bedroom single family dwelling house and would seek to reflect the scale and style of the adjacent terraced houses on Churchfield Close.

The proposed development would have a frontage onto Churchfield Close and 2 parking spaces would be provided to the front of the proposed property.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- **11th August 2017**

6. Consultations

External Consultees

Consultation letters were sent to the occupiers of neighbouring properties on Church Road and Churchfield Close on 12 July 2017 and a Site Notice was posted 18 July 2017.

A petition with 21 signatures and 2 further comments were received stating the following:

- The loss of parking spaces within Churchfield Close would cause problems as there is already limited parking available.
- The parking is limited to residents only and yet there have been vehicles parked within the Churchfield Close for individuals that do not live there and not visiting any resident. It has been known for these vehicles to park in the residents' area for periods of varying time.
- During the building of the property parking will become even more of a problem. Residents will have to find a parking space elsewhere including outside of Churchfield Close. This will cause problems to any individual who may be elderly, disabled or visitors who come to visit a resident.
- There are also vehicles parked along the road to the entrance of Churchfield Close. It is believed that individuals who live in West Avenue park there.
- There will also have to be no vehicles parked in front of the area to be built so that large/small vehicles can park and deliver any items which are required for the building of the property. Owners would have to be contacted to move their vehicles. This will also cause issues with parking.
- The loss of this amenity at Churchfield Close could lead to the possibility of residents fighting for a space to park their vehicle. It is therefore requested that the application 72944/APP/2017/2083 be refused on the grounds of the loss of this amenity.

Officer Comment: The comments made are addressed in the main body of the report.

Internal Consultees

Trees/Landscape Officer:

This site lies to the rear (East) of the garden of 84 Church Road and fronts onto Churchfield Close a small residential cul-de-sac. The empty plot forms a gap between two houses and is dominated by a

mature whitebeam tree, *Sorbus aria*. There are no TPO or Conservation Area designations affecting the site or constraining development. The site was inspected in December 2016 to consider the condition and value of the Whitebeam, prior to the sale of the land.

Until recently the site was council-owned. It was sold following a report by the Strategic Property Governance Group, dated 15 December 2016 which recommended that an additional sum of £500 (to the land purchase price) be paid to the Council to provide replacement planting. The principle of permitting the removal of the whitebeam to facilitate the development of the site was agreed at the time of the sale of the land. There are also trees/hedges along the rear boundary of the site which will need to be protected or replaced. The front garden should provide at least 25% soft landscape in accordance with Hillingdon's design guidance and saved policy BE38. If the application is to be approved, landscape conditions will be required.

No objection subject to conditions H10, RES8, RES9 (parts 1, 2 and 5) and RES10.

Highways Officer:

This application is to develop a 2b detached home in Churchfield Close Hayes (r/o 84 Church Road). Churchfield Close is a local road (cul-de-sac) on the Council Road Network. There is evidence of parking stress in Churchfield Close and surrounding roads as not all properties have off-street car parking. The site has a PTAL value of 1b (very poor) which suggests there will be a very strong reliance on private car trips to and from the site. The existing site has no vehicular access and is currently open space.

The proposal is to erect a 2b home on the spare block along with 2 off-street car parking spaces and 2 cycle parking spaces. This level of car parking is within Council's maximum car parking policies. The proposal will result in additional traffic but the levels are not significant. In order to provide access to the parking bays a new crossover will have to be constructed at the applicant's expense and this crossover will result in the loss of at least one on-street car parking space which could be of concern to local residents but this is not an issue that could be sustained at an appeal.

The design details of the front garden are not clear and the applicant should be made aware of the Council's Front Garden Guidance and the need to for refuse/recycling bin stores and trundle distances. I suggest that if approval is likely that 2 secure covered cycle storage spaces be conditioned along with refuse/recycle bin storage. On the basis of the above comments I do not have significant highway concerns over the above application.

Environmental Protection Unit:

No objection, but recommended informatives in the event of the application being approved.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy and to a lesser extent, emerging policy. Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back

gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a community's sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

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

There is in general no objection to the principle of an intensification of use on existing residential sites and it is considered that in this instance the loss of a proportion of the back garden and a small area of open space in this location would not be detrimental to the local context of the area. The proposed redevelopment of the private back garden would not have an unacceptable detrimental impact on the character and appearance of the area.

In this respect the application would be consistent with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19, BE22 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.1 and 7.4 of the London Plan, and guidance within HDAS.

However, this is also dependent upon compliance with all other relevant policy, which is considered below.

7.02 Density of the proposed development

The density of the proposed development is considered acceptable subject to compliance with all other relevant planning policies.

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

Compliance is required with Built Environment policies BE13, BE19 and BE22 in order to harmonise with the existing street scene and character of the surrounding area.

There would be a gap of 1 m to each of the boundaries on either side of the proposed dwelling. Under Policy BE22, the Council requires a minimum of a 1 m gap for 2-storey buildings to allow for views between the houses. This would help to prevent the development having the appearance of linking the two existing terraces together. This gap also allows access to the rear garden other than through the hall and the kitchen.

Whilst the Whitebeam tree is not protected, its loss would have a negative impact on the character of Churchfield Close. However, it has previously been agreed that it can be removed and a scheme for replacement planting can be secured by a condition.

The building design, bulk and scale seeks to replicate the existing properties on Churchfield Close by virtue of height and fenestration design. A shallow pitched roof is also proposed to match the adjoining properties. The proposed property is considered to be acceptable and subject to a condition ensuring the materials matched those of existing properties, the development would be consistent with Policies BE13, BE19 and BE22 of the Hillingdon Local Plan Part Two (saved policies) (2012).

7.08 Impact on neighbours

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

The separating distance between facing windows at first floor level at 84 Church Road and the proposed dwelling is shown on the plans to be 21 m, so is compliant with the minimum requirement in paragraph 4.9 of the Hillingdon Design and Accessibility Statement: Residential Layouts (HDAS).

When the 45 degree rule is applied to the neighbouring properties on Churchfield Close, the new dwelling result in no impacts on daylight, sunlight, overshadowing or overbearing impact as the rear elevation of the new dwelling would be on the same line as the existing ones.

Impacts on neighbours are therefore considered to be acceptable.

7.09 Living conditions for future occupiers

Policy BE24 seeks to protect the privacy of residents. HDAS and the London Plan (2016) recommend minimum sizes in relation to internal floor area for new dwellings.

Internal floor areas are assessed against the Housing Standards (Minor Alterations to the London Plan 2016). The house, as shown on the plans would be a 2 storey, 2 bedroom, 3 person house, requiring a minimum internal floor area of 70 m². The plans show that the ground floor has an internal floor area of 33.7 m² and the first floor 31.1m², making the total internal floor area of 64.8m². This is below the minimum standard required by the London Plan and therefore the application cannot provide sufficient internal living space. In this respect it would conflict with Policy 3.5 and Table 3.3 of the London Plan (2016), the

Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

The living conditions of future occupiers are, therefore, considered to be unacceptable and are a reason for refusal.

Paragraph 4.15 of the Council's adopted Supplementary Planning Document HDAS: Residential Layouts sets out the requirement for amenity space provision for new developments and states that for a 2 bedroom house a minimum of 60m² should be provided. The plans state that the rear garden is 55m², however when measured it amounts to 46sq.m which falls well below the requirement and it is considered that the proposal would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Adequate parking needs to be provided to meet the requirements of Policy AM14 of the Local Plan Part Two (saved policies).

The proposed development includes 2 off-road car parking spaces to serve the new dwelling. This level of parking is considered acceptable and is consistent with Policy AM14. Officers have also considered the concerns raised by residents with regard to loss of on-street parking and the Highway engineer does not consider that the impact would be such to substantiate a reason for refusal which could be upheld at appeal.

As such, the proposals, subject to the imposition of suitable conditions are deemed to accord with planning policy.

7.11 Urban design, access and security

See section 7.07

7.12 Disabled access

The application does not specifically address the needs of disabled people, although it gives some recognition of lifetime requirements. This element of the proposal could therefore be conditioned if all other parts of the proposals were deemed to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

It is proposed to remove the single Whitebeam tree fronting Churchfield Close to facilitate the development. The Landscape Officer has confirmed that it was agreed that the Whitebeam can be removed subject to the provision of replacement planting. The proposed landscape plan provides indicative details of replacement planting only. The Landscape Officer also considers that suitable conditions should be imposed on any grant of planning permission to secure a suitable landscaping scheme. Subject to the imposition of such a condition, the scheme is considered to accord with policies BE13 and BE38.

7.15 Sustainable waste management

Whilst bin stores are not shown on the plans, they could be located within the front or rear

garden of the property and therefore this matter could be controlled by condition and is therefore considered to be an acceptable element of the scheme.

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 main issues raised by consultees related to parking on Churchfield Close. The proposed dwelling would be self-sufficient in parking, but would result in a length of kerb the width of the house being unavailable for existing residents. Whilst there is clearly pressure on parking on the Close at present, it is not anticipated that the increase of one house would have such a severe impact on parking to warrant refusal of the application on this ground.

Concerns are also raised with regard to the impact of construction traffic, and whilst the comments are noted, the harm would be of a temporary nature and subject to compliance with considerate contractors code of practice, is not considered to be a reason for refusal on this application.

7.20 Planning obligations

Community Infrastructure Levy (CIL) -

As presently calculated the development would be liable for a London Borough of Hillingdon CIL of £7850.13, and a Mayoral CIL, charged at a rate of £35 per m2, totalling £3073.72.

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 principle of housing development on this site is acceptable as is the development in terms of external design and impacts on neighbours. However, it is considered that the internal space would be insufficient for a 2 storey, 2 bedroom, 3 person dwelling as would the provision of usable, private amenity space and would result in unacceptable living conditions for future residents. The application is thus recommended for refusal on these grounds.

11. Reference Documents

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

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

The London Plan (2016)

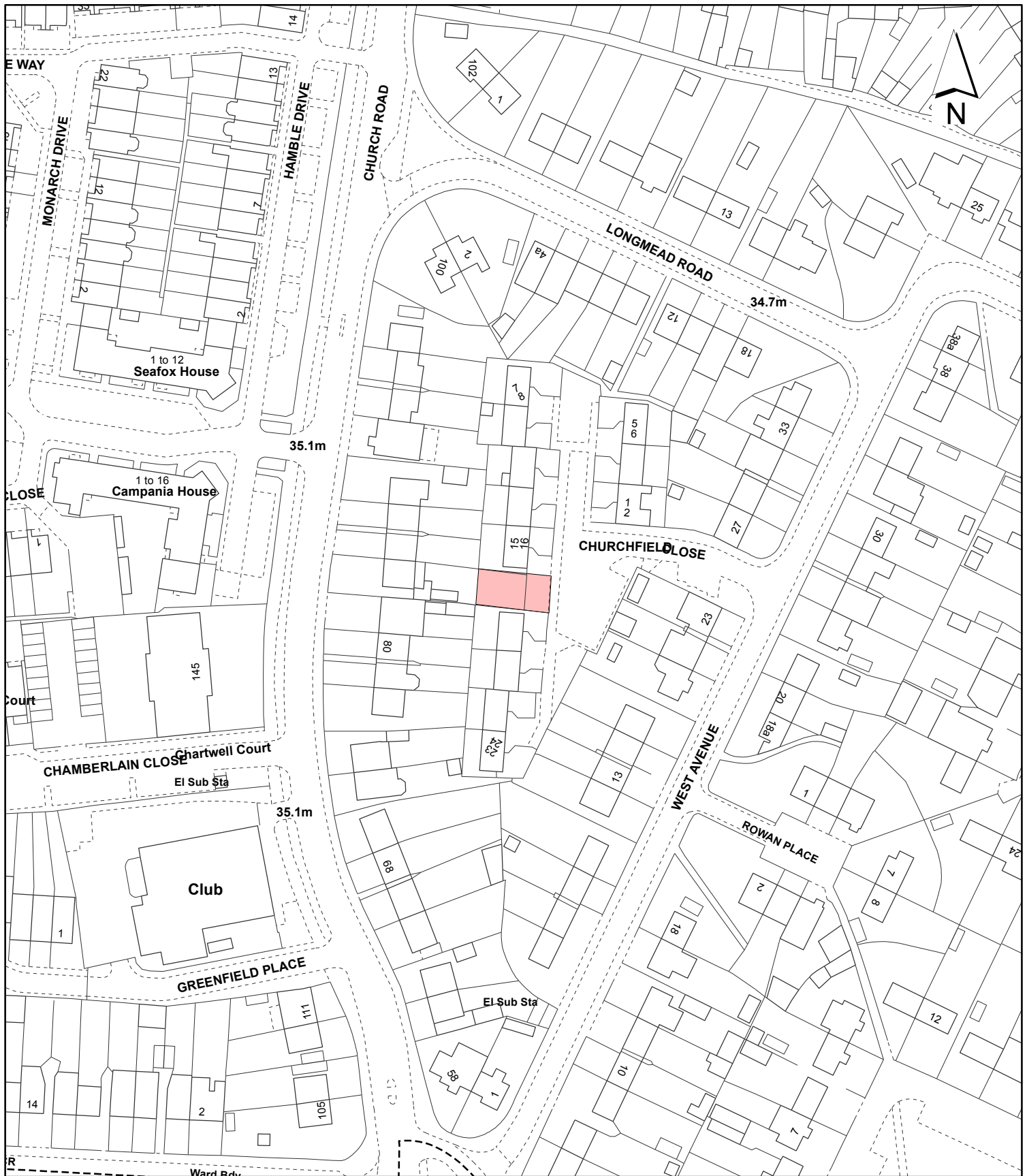
The Housing Standards Minor Alterations to The London Plan (March 2016)

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

Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 84 Church Road**

Planning Application Ref:
72944/APP/2017/2083

Planning Committee:
Central & South

Scale:
1:1,250

Date:
October 2017

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



Report of the Head of Planning, Sport and Green Spaces

Address 8 BAWTREE ROAD UXBRIDGE

Development: Deepening of and extension to existing basement area to create habitable space, single storey rear extension and installation of rooflight to rear

LBH Ref Nos: 18278/APP/2017/1876

Drawing Nos: SKMPD-PA-8BR-002 Rev. B
SKMPD-PA-8BR-003 Rev. C
Design and Access Statement
SKMPD-PA-8BR-001 Rev. D
Product and Solution Specification Sheet
Sustainable Drainage System Report

Date Plans Received: 22/05/2017 **Date(s) of Amendment(s):**
Date Application Valid: 22/05/2017

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a semi-detached dwelling on the south-east side of Bawtree Road. Bawtree Road is a quiet residential cul-de-sac situated within a residential area to the east of Uxbridge Town Centre.

The application property and its adjoining neighbour is one of a pair of identical properties, the front of which are unaltered. The rear of the properties comprise identical two storey 'outriggers' which abut up against each other and at the shared boundary and project across their respective rear elevations. The side return wall abuts onto the rear of each dwelling by approximately 1.5m from the rear/side elevation edge, the remaining width contains a bedroom window at first floor level and a door opening leading to a ground floor lounge within the main body of the dwelling. There are external steps leading up to this door opening.

There is a single storey extension with a tiled lean-to roof to the rear of the application property and adjoining property no.10 Bawtree Road that is part of the original building. There is also a 'make-shift' temporary shelter attached to the single storey element of the application property constructed of timber with a perspex roof covering.

The internal floor levels between the main body of the application property and the 'outrigger' are not in alignment and there are internal steps leading down to the rear of the dwelling. There is a difference in internal floor level between the main body of the house and the outrigger of 0.55 metres and a further difference between the outrigger and single storey element of 0.98 metres. The difference in levels between the internal floor level at the front of the house (the main part of the dwelling) and the ground level at the rear of the house is approximately 1.3-1.5 metres.

There is an existing basement beneath the main body of the house, accessed via an internal stairwell, measuring 18sqm with a floor to ceiling height of 1.7m. Given its central

Uxbridge location the wider area comprises a diverse mix of residential and non-residential uses (primarily retail and commercial uses associated with Uxbridge Town Centre). The immediate vicinity is residential in character and Bawtree Road comprises a mix of detached and semi-detached residential dwellings.

The application property falls within the 'Developed Area' as outlined within the Hillingdon Local Plan - Part Two (Saved Policies).

1.2 Proposed Scheme

The proposal involves the expansion of the existing basement both in terms of depth, in order to allow increased floor to ceiling height, and in floor space, with the extended basement encompassing the majority of the dwelling footprint. A patio area would be dug out to the rear of the building and this would enable the basement to be served by bi-folding doors to the rear of the basement which would open out to the patio. Retaining walls would be provided either side of the patio.

The basement area would measure approximately 14 metres in length by 4.1 metres in width at full ceiling height (2.4 metres), with a 1.4 metre wide section with raised floor levels adjacent to the party wall shared with No. 10 Bawtree Road. The basement would be accessed by an internal staircase. Additional natural light would be provided by roof lights to be installed within a new sloping roof to be formed over the basement where it projects beyond the ground floor footprint and also through the use of a glazed area of ground floor within the bay window area on the front elevation.

The existing internal ground and first floor levels within the outrigger would be raised so as to match the floor levels within the main dwelling. The existing lean-to single-storey extension to the rear of the dwelling would be replaced with a taller flat roof extension that would enable the interior floor level to be raised. The proposed extension would occupy the same footprint as the existing and would include French doors with a Juliet balcony to the rear elevation. The base of the extension would be on higher ground than the existing extension as a result of the site level works where the level would be raised by approximately 0.98 metres. The overall height of the extension would be 2.95 metres which would be similar to the height of the existing extension although the roof gap between the roof top and the eaves of the outrigger roof would be reduced from approximately 1.9 metres to approximately 1.2 metres on account of the altered ground levels.

The first floor level would be raised without any external modifications to the outrigger save for a roof light to be provided to serve a first floor rear bedroom.

Other fenestration to the rear of the dwelling would be altered to reflect the revised floor levels.

The existing downward sloping rear garden would be levelled.

The existing clay roof tiles would be replaced with slate tiles.

1.3 Relevant Planning History

18278/APP/2015/4309 8 Bawtree Road Uxbridge

Enlargement of basement to create habitable space and ground floor rear extension

Decision Date: 20-07-2016 Not Determined **Appeal:**25-AUG-16 Dismissed
18278/APP/2017/3476 8 Bawtree Road Uxbridge

Ground floor rear extension, dormer loft conversion and cellar to basement conversion

Decision Date:

Appeal:

Comment on Planning History

A previous application for a basement extension and additions to the rear of the dwelling was refused due to concerns relating to surface water management and its impact on the extended basement, the quality of living space provided within the basement due to lack of natural light provision and the failure of the rear extension to harmonise with the existing dwelling.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 26th June 2017

3. Comments on Public Consultations

Site notices were displayed adjacent to the site and neighbouring residents were also sent letter notifying them of the proposed development and inviting comments.

3 letters of objection received:

There are still no formal policies on basement extensions in Hillingdon. Digging beneath a property of this age could cause collapse and damage neighbouring properties. Glazing provided within the basement would not provide sufficient light or ventilation. Groundwater issues have not been addressed and the basement will form a dam that will cause damage to neighbouring property and undermine foundations. The groundwater trial excavation was dug during a dry late winter / early spring. Independent surveys on groundwater levels should be required and provided. This scheme is overdevelopment of a historic house. The level of detail provided on the method of construction of the basement is not sufficient.

3 letters of comment (from 2 addresses):

Concerned that Juliet balcony would overlook my property although this could be mitigated by sympathetic planting or fencing. How will soil and debris be removed? Concern over stability of the structure and potential impact on nearby electricity substation which could lead to power cuts.

1 letter of support:

A wonderful job has been done on existing refurbishments and the proposed works will create a wonderful family home.

Petition of Objection with 28 signatories:

Concern over structural stability and impact on the nearby electricity substation. The construction works will disrupt the road, the quiet environment and result in the loss of on

street parking.

Officer Comment:

It is noted that objections have been raised against the potential impact of construction works upon the character and appearance of the surrounding area. The timing and duration of these works would be controlled by Environmental Health legislation whilst any irresponsible parking would be subject to enforcement. Construction works are temporary in nature and, if necessary, can be regulated by planning condition so as to minimise impacts on neighbouring residents. It would not be reasonable to refuse the application due to potential impacts of construction works.

Structural integrity of the building during excavation works for the basement is subject to separate building control regulations and is not a planning matter. The Planning Inspector made this clear in the appeal report for the previous application.

Scottish and Southern Electricity (SSE) have already stated that they do not object to the proposed works.

Groundwater studies consisted of a recently dug excavation as well as borehole log data recorded over a number of years. The Council's Flooding and Drainage Officer has stated that further investigations would be required as the borehole statistics are not specific to the site and the groundwater excavation was not dug to a sufficient depth or at the correct time of year. These details can be obtained prior to commencement of any development through the use of a planning condition.

INTERNAL CONSULTEE'S

FLOOD WATER MANAGEMENT OFFICER:

A site investigation report dated February 2016 has been submitted which includes data from borehole logs and other sources which suggest that there is no groundwater present. However the borehole logs are outdated (1973 to 1989) and are not specific to the site.

The Council will not support basement developments that extend the full width or length of the site.

A Sustainable Drainage System Report dated May 2017 has been submitted with this application. This has adequately demonstrated that surface water can be managed on site and will bring added biodiversity benefits to the development.

We will require developers to demonstrate by methodologies appropriate to the site that their proposals:

- a) Maintain the structural stability of the building and neighbouring properties;
- b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- c) Avoid cumulative impacts upon structural stability or the water environment in the local area;

A site investigation is required which should be carried out at the correct time of year (April/May) to determine the presence or absence of groundwater. This is particularly important as this is a semi detached property and there is an electrical substation located adjacent to the property.

An additional 2.5m excavation trial pit has also been dug with no groundwater detected. It's unclear when this pit was dug, groundwater can vary depending on the time of year. The depth of the proposed basement is increasing from existing 1.78m to proposed 2.4m. The trial pit was not dug to sufficient depth as groundwater can fluctuate up to 1m.

It is noted that the geology consists of London Clay. The British Geological Survey GeolIndex Onshore "Hydrogeology 1:625,000 scale" mapping shows the site as "Rocks with essentially no groundwater". However a site investigation is required to determine this.

It's proposed that a perimeter drain will be installed internally and externally which will provide a route for any groundwater to get around the basement. The applicant needs to provide the detail of what this would look like on the plans.

Officer Comment: The basement extension does not extend either the full width or length of the site. The required investigation could be secured through the use of a planning condition which would be attached to any approval granted, as stipulated by the Planning Inspector in the appeal report for the previous application.

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:

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

LPP 5.12 (2016) Flood risk management

- LPP 5.13 (2016) Sustainable drainage
LPP 7.4 (2016) Local character
LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

DESIGN:

The proposed works would be concentrated to the rear of, and underneath, the existing dwelling. The proposed rear extension would occupy the same footprint as the existing lean-to style extension to the rear and the mono-pitched roof over the basement towards the rear of the site would be at a minimal height and not be visually apparent in views from the street. As such, it is not considered that the proposed works would appear disruptive within the street scene nor would they detract from the character and appearance of the wider surrounding area.

The replacement of clay roof tiles would be acceptable as there is slate present on the roofs of similar dwellings, such as 12 and 14 Bawtree Road and, in any case, these works could be carried out under Householder Permitted Development Rights.

Whilst the proposed works would increase the floor area available within the dwelling, it is not considered that this would be to the extent that the general character of the dwelling as that of a family home would be compromised.

With regards to the impact of the proposed works on the existing building, it is noted that the previous application was refused due to concerns over the design of the rear extensions and that this position was supported by the planning appeal inspector. The current application has sought to rectify concerns relating to the length of the flank (western) of the previous scheme by decreasing the width of the rear extension so that it remains in line with the existing outrigger projection. Furthermore, the footprint of the rear extension would be similar to that of the current lean-to extension whilst the height of its flank wall would not be significantly increased.

However, whilst the proposal has addressed concerns over the size of the rear extension and the unbalancing effect caused by wrapping round the outrigger, the regularisation of interior floor levels, and the resultant need to increase the height of the single-storey extension to the rear, results in a poorly proportioned rear elevation to the dwelling with an incongruous narrow gap between the roof top of the single-storey extension and the eaves line of the outrigger and an assortment of poorly aligned windows and openings.

It is therefore considered that the proposed extension would fail to harmonise with the proportions of the existing building, in conflict with Policy BE 15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

FLOODING & DRAINAGE:

The application includes a Sustainable Drainage System Report which provides details of groundwater levels in the form of borehole data and trial excavations. The Council's Flood and Drainage Officer considers that the basement extension can be formed without causing damage to the property or neighbouring properties through groundwater impact, provided further site specific data on groundwater levels is provided prior to development commences along with details of a suitable drainage scheme to manage surface and

ground water. This can be secured by condition so that development would only proceed if sufficient details were provided.

OCCUPANT AMENITY:

The proposal is considered to have addressed objections raised against the previous scheme in relation to the amount of natural light that would permeate into the basement. The rear portion of the basement will benefit from a large array of glazing on the rear elevation which will be exposed to sunlight due to the digging out of the patio within the rear garden as well as a number of roof lights on the mono-pitched roof towards the rear. A section of glazed flooring would be installed within the bay window projection to the front of the dwelling and it is considered that this would allow an adequate level of natural light to permeate through the bay window and down into the basement. It is noted that this approach was supported, in principle, by the Planning Inspector in assessing the previous application.

However, the proposed first floor bedroom to the rear of the property would not provide suitable living conditions for occupants. By raising the internal floor level, and in spite of removing the ceiling within the existing bedroom, the room would be unacceptably cramped due to low ceiling height, on account of the sloping nature of the ceiling, and would fail, by a significant margin, to ensure that a minimum of 75% of the bedroom has a ceiling height of either a minimum of 2.3 metres as set out in Technical housing standards - nationally described space standard (2015) or the greater height of 2.5 metres as required by Policy 3.5 and Table 3.3 of the London Plan (2016). Furthermore, the bedroom would be served by a single roof light which would be positioned at such an angle as to provide no demonstrable outlook for the occupants of the bedroom, therefore failing to provide high quality indoor space as required by Policy 7.6 of the London Plan.

It is therefore considered that the proposed development would fail to provide acceptable living conditions for occupants of the dwelling, in conflict with the above mentioned policies.

NEIGHBOUR AMENITY:

The proposed basement extension would not unacceptably intensify the use of the dwelling, with its character remaining that of a family home. Views from the basement windows towards neighbouring properties would be interrupted by the site topography as well as boundary treatment.

The topography of the site, which slopes downwards from the rear of the dwelling towards the rear boundary of the site, means that the ground floor windows of the property are at a higher level in relation to those at neighbouring dwellings to the rear. The existing ground floor bathroom window to the rear of the dwelling would be replaced with a French door arrangement and a Juliet balcony which would serve a reception room. Whilst this arrangement would offer an increase in potential overlooking, it is considered that sufficient distance is maintained between this window and neighbouring windows serving habitable rooms to prevent undue levels of overlooking.

The height of the single-storey extension would not be greatly increased from that of the existing extension that it will replace and its footprint would also be similar. As a result, it is not considered that it would bring about any unacceptable increase in overshadowing of neighbouring properties nor would it appear overbearing towards them.

It is therefore considered that the proposed development complies with Local Plan Policies BE 20 and BE 21.

EXTERNAL AMENITY:

The proposed extensions would be built largely within the footprint of the existing dwelling, with the exception of the mono-pitched roof formed over the basement alongside the outrigger to the rear of the dwelling. This would not result in the loss of any significant proportion of garden space and it is considered that the rear garden will continue to provide adequate, usable external amenity space, in accordance with Local Plan Policy BE 23.

CONSTRUCTION ISSUES

A major concern of the adjoining neighbour is that the foundations to the Party Wall between the properties will be adversely impacted upon, resulting in damage to his property. It is important to note that the Party Wall Act and Building Control consent processes are the relevant legislative processes whereby professional surveyors will consider the structural implications of basement work to the Party Wall. Given the unusual nature of the proposals (such basements are not common in Hillingdon so close to a Party Wall) officers did ask the applicant for clarification that the relevant Party Wall notice had been served (as such notices should be served at least 2 months before work commences). In this case the correct notice has already been served (officers have seen a copy of the Party Wall structure notice). It is therefore not only the case that the structural issues connected to the Party Wall will be addressed through the Party Wall Act, but that this separate process has already commenced in this case.

6. RECOMMENDATION

That the Planning Inspectorate be advised that had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed rear extension due to it being poorly proportioned in relation to the existing dwelling by way of the height of the single-storey rear extension in relation to the eaves height of the outrigger roof as well as the poor alignment of fenestration, represents an incongruous addition and alteration which would not harmonise with the architectural composition and proportions of the original or adjoining dwellings and would be detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

2 NON2 Non Standard reason for refusal

The rationalisation of interior floor levels as a result of the proposed works would result in the first floor bedroom to the rear of the dwelling being cramped, with less than 75% of the room having a ceiling height of 2.5 metres or above, and would also not benefit from an

acceptable level of outlook due to the only opening being a upward angled roof light. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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

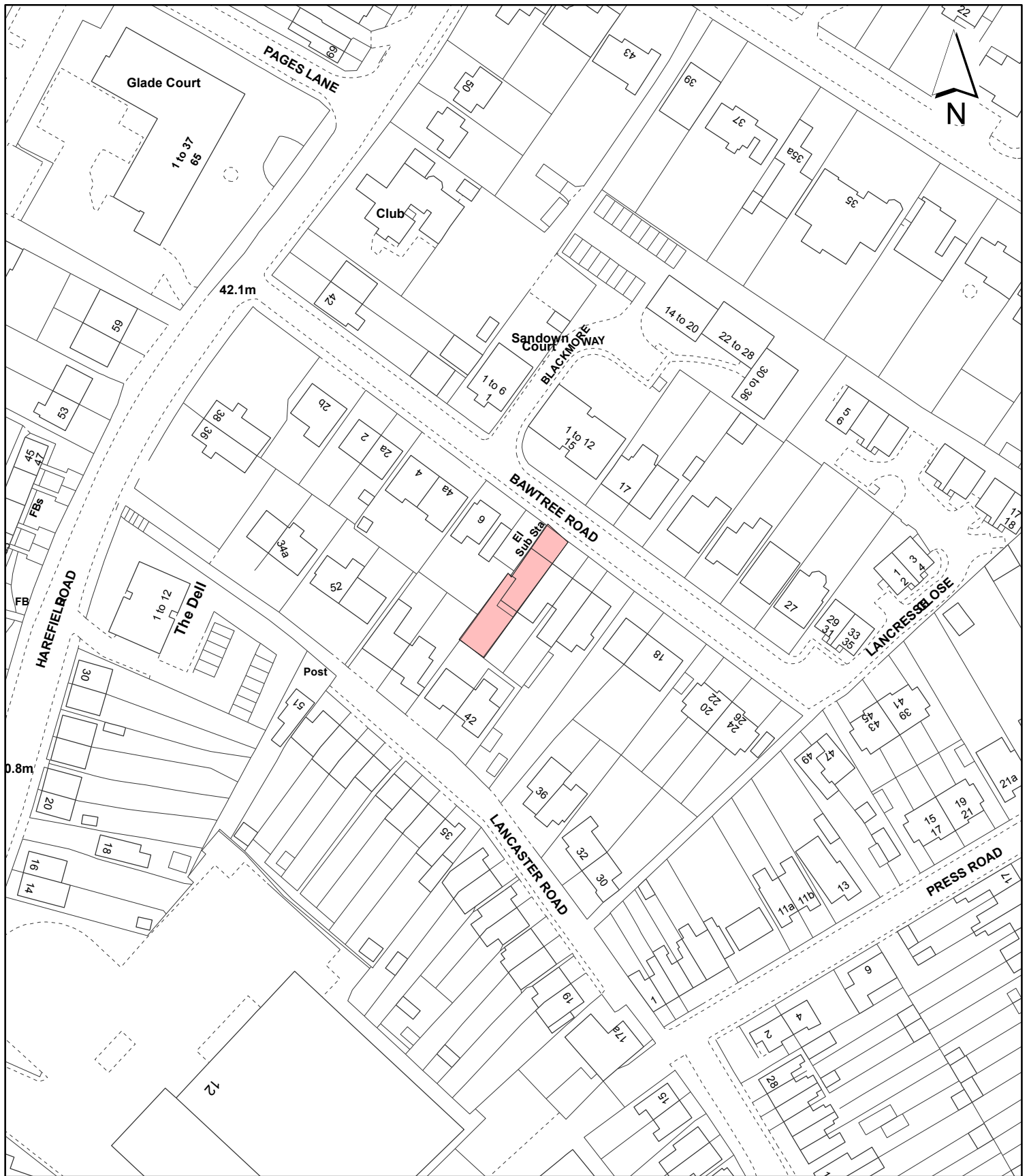
Part 2 Policies:

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
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.4	(2016) Local character

LPP 7.6 (2016) Architecture

Contact Officer: James McLean Smith

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

8 Bawtree Road

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

Planning Application Ref:
18278/APP/2017/1876

Scale:
1:1,250

Planning Committee:
Central & South

Date:
October 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BANNERMAN CENTRE, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Refurbishment of existing coffee shop and enlargement into existing office space, involving installation of kiosk sliding hatch, double doors and roller shutters and creation of external seating area.

LBH Ref Nos: 532/APP/2017/2147

Drawing Nos: DWG003223 49
DWG003223 01 Rev. C
DWG003223 50

Date Plans Received: 13/06/2017

Date(s) of Amendment(s):

Date Application Valid: 13/06/2017

1. **SUMMARY**

Planing permission is sought for the refurbishment of part of the ground floor of the Bannerman Centre, at the heart of the Brunel University campus, currently used as a cafe and administrative offices, for use as a new coffee shop facility.

No objections are raised to the use of this part of the building for class A3 use, as this facility would serve and remain ancillary to the main use of the campus as an educational establishment.

The works would not increase the developed area of the campus, and it is considered, given the modest scale of the proposals, which are mainly internal, that the works would not have a greater impact on the openness of the Green Belt in this location.

The limited works to the external fabric of the building would complement the character and amenity of the area and harmonise with the scale, form, architectural composition and proportions of the original building and would not be detrimental to the setting of the adjacent listed building.

Approval is recommended accordingly, subject to conditions.

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 DWG003223 49 and

DWG003223 01 Rev. C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

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

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

REASON

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

4 B25 External Openings/Machinery (Not Shown in Plans)

Where external machinery/equipment or external openings are proposed for the cafe hereby approved, details of the siting and sound insulation of such works (for example, refrigeration and air conditioning, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter permanently retained. The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS 4142/BS 8233.

REASON

To ensure that the use does not detract from the amenities of local residents and to ensure that the development presents a satisfactory appearance in accordance with Policies OE1 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13 New development must harmonise with the existing street scene.

BE10	Proposals detrimental to the setting of a listed building
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R16	Accessibility for elderly people, people with disabilities, women and children
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

3

The Local Planning Authority has actively engaged with the applicant at the application stage of the planning process, in order to achieve an acceptable outcome. 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 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance.

4 159 Councils Local Plan : Part 1 - Strategic Policies

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

5 114C Compliance with Building Regulations Access to and use of

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

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

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

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

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

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

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

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).

3. CONSIDERATIONS

3.1 Site and Locality

The Bannerman Centre building is located at the centre of site 1 of the Brunel University campus, fronting onto the pedestrian spine road, just west of the Grade 2 listed Lecture Theatre block and adjacent to the Library building, which is locally listed.

The application relates to the ground floor of the building, which is currently used as a coffee shop and as an office administration area.

The application site is designated as Green Belt.

3.2 Proposed Scheme

Planning permission is sought for the refurbishment of the existing coffee shop space and conversion of the existing administration office space, increasing and extending coffee shop seating area covers internally and externally. The proposals include new counters and furniture layout, removal of an existing internal stud wall, reconfiguring existing electrical services, adding new lighting and refurbishing of all floors and walls. Externally, the proposals include the replacement of a section of existing glazing with new glazed

double doors to match the existing double doors and replacing an existing window section with a new glazed sliding kiosk hatch.

The proposal will provide for 182 covers internally, together with associated storage areas. Externally 56 covers are proposed, within a dedicated seating area protected by cafe barriers, within the tree lined open space to the east of the building, off the pedestrian spine road.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted on 16/1/03 (Ref:532/APP/2002/2236) for the erection of a four storey extension to the Library Building, located at site 2 of Brunel University's Uxbridge Campus. The proposed extension provided 5,470 square metres of additional academic floor space, stop shop centre and cafe.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE10 Proposals detrimental to the setting of a listed building
- BE15 Alterations and extensions to existing buildings
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- R16 Accessibility for elderly people, people with disabilities, women and children
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.16 (2016) Green Belt
- NPPF1 NPPF - Delivering sustainable development
- NPPF9 NPPF - Protecting Green Belt land
- NPPF12 NPPF - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Two local residents associations, Cleveland Road Neighbourhood Watch and Cleveland Road Residents Association were consulted. No responses have been received.

Internal Consultees

TREE AND LANDSCAPE OFFICER

The site is occupied by an existing building in the centre of the campus to the east of Cleveland Road and west of the River Pinn. There are no TPO's or Conservation Area designations affecting the site. The campus lies within the Green Belt.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. Most of the application involves the refurbishment of an existing coffee shop and office space. An external seating area is to be furnished within the treelined open space to the east of the building.

RECOMMENDATION: No objection and no need for landscape conditions.

URBAN DESIGN AND CONSERVATION OFFICER

No objection as this building is a modern addition to the campus and the changes to the elevations are such that there would be no negative impact on the setting of the adjacent grade II listed Lecture Theatre or the adjoining Locally Listed Library.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

Historically, Brunel University has been identified in the Local Plan as a major developed site within the Green Belt. Although the NPPF no longer refers to major developed sites, paragraph 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The works would not increase the developed area of the campus, and it is not considered given the modest scale of the proposals, that the works would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

In addition, Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is considered relevant. This policy reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt. The proposed

coffee shop would serve the main use of the campus as an educational establishment. The proposed use is therefore directly related and associated with the University, in compliance with Saved UDP Policy PR22.

Given the above considerations, no objection is raised to the principle of the development at this location.

7.02 Density of the proposed development

Not applicable to this application.

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

the Bannerman Centre is located to the west of the Grade 2 listed Lecture Theatre building and is adjacent to the locally listed Library building. Of particular relevance is Saved UDP policy BE10. This seeks to ensure that development does not have a detrimental impact on the setting of a listed building.

The Urban Design and Conservation Officer notes that the Bannerman Centre building is a modern addition to the campus and considers that the changes to the elevations are such that there would be no negative impact on the setting of the adjacent Grade 2 listed Lecture Theatre or the adjoining Locally Listed Library.

It is therefore considered that the proposal would not have a detrimental impact on the heritage assets, in accordance with to Saved Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Whilst alterations and extensions to existing buildings are not necessarily inappropriate development in the Green Belt, the NPPF makes it clear that this is on the proviso that such extensions or alteration are not disproportionate in relation to the size of the original building. Local Plan Part 2 Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed extensions would not have a detrimental effect on the visual amenity of the Green Belt.

The University campus is situated within a relatively isolated area of designated Green Belt and the campus itself is relatively built up and urbanised, with institutional buildings 10-15m in height. Given the relatively modest scale of the proposed external works, it is considered that these could be implemented without a significant impact on the appearance of this part of the site and its immediate context. In addition, the proposal involves works in an area of the campus that has been previously developed.

It is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore considered that the amenity and openness of the Green Belt would not be harmed to a detrimental degree by the proposals, in accordance with Saved Policy OL4 of the Hillingdon Local Plan: Part 2 -Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Part 1 Policy BE1 of the Local Plan requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. Saved Part 2 Policy BE13 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012) seek to ensure that new development complements or

improves the character and amenity of the area. Saved UDP Policy BE15 states proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The majority of the works involve internal alterations, which would not impact on the external environment. Externally, the aim is to create a space which connects the unit to the buildings within the surrounding area, many of which have retail elements to them, along the Central Pedestrian Spine Road. This east-west pedestrian route is very clearly defined, and the major buildings easily identified from it. It is considered that the proposed external seating areas, off this spine road will re-enforce these linkages and be made more attractive, around existing hard landscaping features. The streetscape would be urban in character, but existing hard and soft landscaping will be retained, to produce a softer appearance, complementing the existing more informal seating, meeting areas, lighting and other security features designed to enhance user comfort.

The proposed design and appearance of the limited external works are considered acceptable, in accordance with Part 1 Policy BE1 of the Local Plan, Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and London Plan Policies 7.1 to 7.8.

7.08 Impact on neighbours

The location of the proposed works are within the University campus and there are no residential properties within the vicinity of the site.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application

7.11 Urban design, access and security

These issues have been considered in other section of this report.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The main external pedestrian access into the restaurant is through three sets of double doors on the main glazed fascia, with push button disabled access control. All points of entry have a level threshold throughout. The scheme does not obstruct any pedestrian route or reduce accessibility around the campus. The works will comply with Approved Document M, 2013 of the Building Regulations and BS 8300:2001.

The scheme is considered to comply with Policy R16 of the Hillingdon Local Plan:Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Tree and Landscape Officer notes that no trees or other landscape features of merit will be affected by the proposal. Most of the application involves the internal refurbishment of an existing coffee shop and office space. An external seating area is to be furnished

within the existing tree lined open space to the east of the building. Since the existing hard and soft landscaping around the building will be retained and will not be affected by the proposals, the Tree and Landscape officer raises no objections to the scheme. As such, the scheme is considered to comply with Policy BE38 of the Hillingdon Local Plan:Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Refuse points will be created for staff and public use throughout the catering facility. Waste will be decanted from these to a mobile bin back of house where it can then be taken to the buildings central bin store for the contract refuse collector to pick up at the allotted times.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been 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 principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

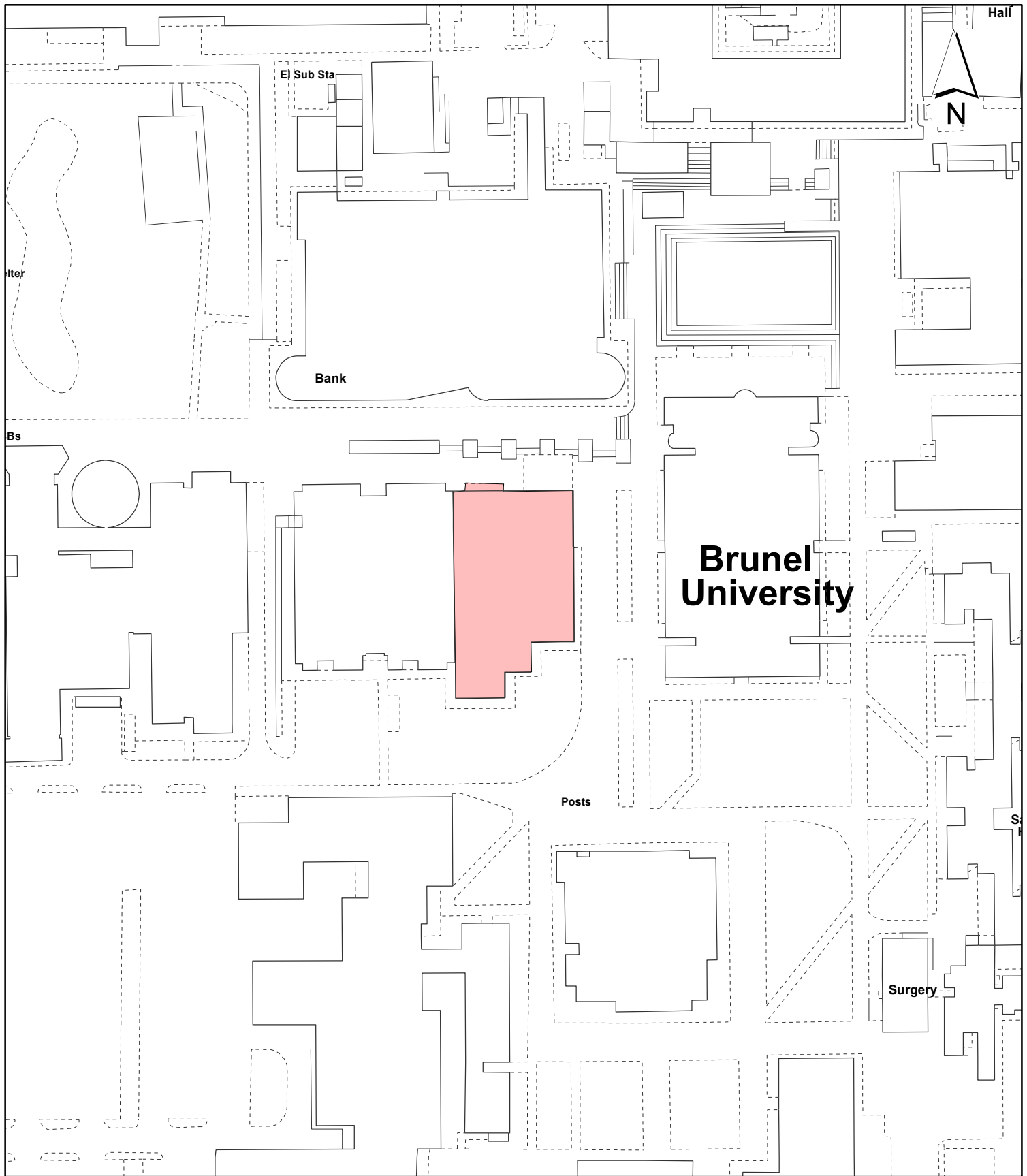
There are no adverse highway, ecological or amenity issues associated with this development. Subject to conditions, the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Bannerman Centre
 Brunel University**

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

Planning Application Ref:

532/APP/2017/2147

Scale:

1:1,250

Planning Committee:

Central & South
 Page 49

Date:

October 2017



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 2 ST MARGARETS AVENUE HILLINGDON

Development: Two x 2-storey 3-bed semi-detached and 1 x two-storey 3-bed detached dwellings with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling

LBH Ref Nos: 69131/APP/2017/2934

Drawing Nos: 4929-8 Rev. D
4929-II
4929-7 Rev. B
4929-9 Rev. B
4929-6
4929-10

Date Plans Received: 09/08/2017

Date(s) of Amendment(s):

Date Application Valid: 14/08/2017

1. SUMMARY

The application is for a development of two x 2-storey 3-bed semi detached dwellings and 1 x two-storey 3-bed detached dwelling with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling.

It is considered that, due to the cramped form of the proposed development, poor quality amenity space and overbearing impact on adjacent properties, the application should be refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting in this open prominent position, size, scale and site coverage, results in a cramped appearance which is considered detrimental to the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore represent an overdevelopment of the site, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

Due to insufficient spacing between houses 2B and 2C there would be an unacceptable overbearing impact on, and lack of daylight and sunlight to, the rear window of 2B, which would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is therefore contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units 2A and 2C would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the 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.
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 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. CONSIDERATIONS

3.1 Site and Locality

The site forms a prominent corner plot located on the South side of St Margarets Avenue, at its junction with Micawber Avenue. The site currently comprises a detached dormer bungalow. At the end of the rear garden, adjacent to the side boundary with No. 38B Micawber Avenue is a vehicular access which serves the front parking areas at No. 38B. The side boundary of the application site is covered by established hedges screening the rear garden of the donor property. This is an established residential area which predominantly comprises detached bungalows of varying design on spacious and green plots located in a Developed Area as identified in the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme is for the development of two x 2-storey 3-bed semi-detached and 1 x two-storey 3-bed detached dwellings with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling.

The proposal would create two new non matching semi-detached properties on the corner of St Margarets Avenue and a detached house behind, which would front onto Micawber Avenue.

3.3 Relevant Planning History

69131/APP/2013/1411 2 St Margarets Avenue Hillingdon Uxbridge

2 x 2- bedroom, semi-detached chalet bungalows with habitable roofspace, with associated parking and amenity space and installation of 3 vehicular crossovers and internal alterations to existing bungalow

Decision: 20-08-2013 Withdrawn

69131/APP/2013/903 2 St Margarets Avenue Hillingdon Uxbridge

ERECTION OF A PAIR OF SEMI-DETACHED CHALET BUNGALOWS OF TWO BEDROOMS EACH WITH OFF STREET PARKING AND PRIVATE AMENITY SPACE INVOLVING TWO PROPOSED CROSSOVERS AND MINOR ALTERATIONS TO EXISTING DWELLING

Decision: 10-05-2013 NFA

69131/APP/2014/4385 2 St Margarets Avenue Hillingdon Uxbridge

ERECTION OF A PAIR OF SEMI-DETACHED CHALET BUNGALOWS OF TWO BEDROOMS EACH WITH OFF STREET PARKING AND PRIVATE AMENITY SPACE INVOLVING TWO PROPOSED CROSSOVERS AND MINOR ALTERATIONS TO EXISTING DWELLING.

Decision: 09-02-2015 NFA

69131/APP/2015/878 Land Forming Part Of 2 St Margarets Avenue And 2 St Margarets Ave
2 x single storey, 2-bed, semi detached dwellings with habitable roof space with associated parking and amenity space and installation of 3 vehicular crossovers to front and side involving internal alterations to existing bungalow

Decision: 02-11-2015 Refused

69131/APP/2016/17 Land Forming Part Of 2 St Margarets Avenue And 2 St Margarets Ave
Single storey, 1-bed, detached bungalow with associated amenity space and parking and installation of 2 vehicular crossover to front and side involving alterations to rear elevation of existing bungalow

Decision: 07-03-2016 Refused **Appeal:** 21-12-2016 Allowed

69131/APP/2017/1122 2 St Margarets Avenue Hillingdon

Two x 2-storey, 3-bed and 1 x two-storey 4-bed detached dwellings with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling

Decision: 30-05-2017 Refused

Comment on Relevant Planning History

There have been previous applications on the site for a single dwelling and a pair of semi-detached dwellings, with both proposals retaining the existing bungalow. Both proposals were refused planning permission.

The single dwelling proposal in 2016 (ref 69131/APP/2016/17) was refused due to impacts on neighbouring properties, impacts on the street scene and insufficient parking provision. The application was allowed on appeal.

The proposal for a pair of semi-detached dwellings in 2015 (ref 69131/APP/2015/878) was refused due to the proposed siting, site coverage, loss of rear garden space, bulk, height, design and proximity of the development being considered to result in a cramped appearance, over-development, which would cause material harm to the neighbouring dwellings and visual amenities of the street scene. The development also failed to demonstrate that adequate parking could be provided.

An application in 2017 (ref 69131/APP/2017/1122) proposed a new detached dwelling to replace the existing dwelling, and 2 further detached dwellings in the garden behind. It was refused due to the cramped layout of the development, a lack of suitable external amenity space, the overshadowing and overbearing impact on the house at No.4 and the lack of suitable parking provision.

4. Planning Policies and Standards

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

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

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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 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

Not applicable

5.1 Advertisement Expiry Date:-

5.2 Site Notice Expiry Date:- **15th September 2017**

6. Consultations

External Consultees

Site Notice expiry date - 15th September 2017

3 responses were received from members of the public opposing the scheme, and the main areas of concern were -

- Not in keeping with the bungalows on Micawber Avenue.
- Overlooking of 35 Micawber Avenue.
- Construction will cause untold disruption to our environment.
- Damage would be caused to the resurfaced road.
- Removal of trees will harm the environment.
- Loss of sunlight to the lounge and garden of 4 St Margarets Avenue.
- Impact on 38B Micawber Avenue.
- Development would be totally over dominant.

Ward Councillor: This is an overdevelopment of the site and building a property on an existing garden is against our policies. Request that the application is reported to committee.

Officer comment. If damage was caused to the resurfaced roads this is not a material planning consideration and would have to be dealt with under other legislation.

All other comments are addressed within the main body of the committee report.

Internal Consultees

Trees/ Landscape Officer:

The site has been the subject of a number of applications recently, including app. ref. 2017/1122.

1. The previous application included a tree report by GHA to assess the impact on trees and provide an acceptable method statement. This report (or an updated version) remains relevant and needs to be submitted in support of the current application.

2. Dale Venn's dwg. No. 4929-10 indicates that the front gardens of units 2A and 2B will be dominated by car parking. It fails to provide 25% soft landscape as recommended in Hillingdon's design guidance.

3. A hedge is proposed along the site fronting onto St Margaret's Avenue. However, there is an inadequate width to establish and support a hedge in this location.

The application is unacceptable. There is insufficient space and opportunity to provide appropriate landscape enhancement. The proposal fails to satisfy saved policy BE38 and will be detrimental to the character and appearance of the area.

Officer Comment: The GHA tree report referred to above has not been submitted for consideration with this application, therefore insufficient information has been provided to assess the impact on the existing trees at the site.

Highways Officer:

This application is for the redevelopment of the site on the corner of St Margarets Avenue and Micawber Avenue Hillingdon. Both of these roads are local roads under the Council Road Network. The existing house on St Margarets Avenue has two existing crossovers in place. There are weekday parking restrictions in place on both the St Margarets Avenue and Micawber Avenue frontages.

There have been a number of recent applications to develop the site for housing and the latest had lack of offsite car parking as one of its reasons for refusal. The site has a PTAL value of 2 (poor) which suggests there will be a strong reliance on private car trips at the site. On the Micawber Avenue frontage there is a young street tree. The proposals include three detached dwellings with a new access on Micawber Avenue and one new access on the St Margarets Avenue frontage. This would involve the re-instatement of the existing crossovers at the applicant's expense.

The layout plans show 6 off-street car parking spaces along with cycle parking storage and refuse/recycling bin stores and all of these proposals are supported. The proposals will result in additional traffic to the area but this is unlikely to be significant. On the basis of the above comments I have no significant highways objections to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy and to a lesser extent, emerging policy. Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

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

Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk. Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against

residential development within rear gardens at national, strategic and local level.

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of the back garden in this location would be detrimental to the local and historical context of the area. The proposed redevelopment of the private back garden would have a detrimental impact on the character and appearance of the general area.

The proposals would give the impression of having been squeezed into a limited space and has little or no sense of space about them, given the proximity of the proposed houses to the boundaries of the site. Thus, when balanced against the limited contribution the developments would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, and guidance within HDAS.

7.02 Density of the proposed development

The scheme proposes 3 houses on a site of 744 m². This would give a density of 40 dwellings per hectare. Whilst this density accords with the density standards for this area, density is a numerical calculation only and must be considered in light of all other material planning considerations.

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 existing house and garden make a positive contribution to the character and appearance of this corner plot and are consistent with the character of the surrounding area. The proposed development would appear cramped on the plot due to the narrow spaces between the houses and their height, which is greater than most of those around it.

In particular there would be a space of only 7 m between the rear French doors of 2B and the side wall of 2C. This is contrary to the guidance in HDAS which requires a minimum of 15 m between facing walls to avoid an unacceptable overbearing impact.

Paragraph 53 of the National Planning Policy Framework advises that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area' whereas the London Plan comments (in Paragraph 3.34) that "Directly and indirectly that back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to

communities' sense of place and quality of life. In this case, a new property has already been built in the back garden (No.38B), reducing the garden's contribution to the character of the area. The proposed development would make a further significant change to the character and appearance of the area.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that "new development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable area". The removal of the existing house and construction of 3 houses on small plots is therefore considered to be inappropriate development, by virtue of over-development.

This part of St Margarets Avenue is predominantly characterised by detached bungalows with reasonable size rear gardens. The proposed detached dwelling would be visible from the main Micawber Avenue frontage and would be highly visible from the rear gardens of the neighbouring properties at No.4 St Margarets Avenue and 38B Micawber Avenue.

Although the height of the proposed detached dwelling would be similar in height to some of the existing properties along this part of Micawber Avenue, its overall site coverage and proximity to the site boundaries would be considered to appear dominant, obtrusive and out of character with surrounding development.

Therefore, the development would be contrary with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and contrary to the objectives of the NPPF (2102), London Plan Policy 3.5 (2016) and Hillingdon Local Plan Policy BE1 (2012).

7.08 Impact on neighbours

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable distance between buildings. Furthermore, a minimum of 21 m overlooking distance should be maintained. No.2C would be more than 21 m away from those across the roads on St Margarets Avenue and Micawber Avenue, but would be only 6 m from the garden boundary of 4 St Margarets Avenue. The close proximity of the house to the boundary would result in it being overbearing in relation to the rear windows and garden of No.4.

In assessing impacts on sunlight and daylight, the Council applies a 45 degree rule where a 45 degree angle is taken from the centre of the nearest habitable room window on the neighbouring property. In this case, the 45 degree line from the nearest window of No.4 would be encroached by the far corner of No.2C at ground floor level only, which would normally be acceptable. However, due to the rear elevation of No.4 being South facing, the rear windows and garden of No.4 would be overshadowed by No.2C when the sun comes around to the West in the evenings. With the houses also being close to the boundary, the overshadowing and overbearing effect on No.4 would be unacceptable.

In addition, No.2C would be immediately to the South of No.2B and would block much of the sunlight and daylight to the rear windows and garden of No.2B. This arrangement is considered to be unacceptable.

In relation to concerns relating to overlooking of the dwellings across the road at 33, 35 and 37 Micawber Avenue, the relationship between the houses would be no different to anywhere else on Micawber Avenue and would exceed the 21 m spacing required by the guidance contained in the Hillingdon Design and Accessibility Statement; Residential Layouts (2008). In addition, proposed unit 2C would have no habitable room windows at first floor level resulting in no impacts of overlooking towards no.4 St Margarets Road.

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREAS

The new houses would have the following internal floor areas:

No.2A - ground floor 58.2 m², first floor 56.3m², total 114.4 m². This would exceed the minimum requirement for a 2 storey, 3 bedroom, 5 person house, which is 93 m².

No.2B - ground floor 60.6 m², first floor 54 m², total 114.6 m². This would exceed the minimum requirement for a 2 storey, 3 bedroom, 5 person house, which is 93 m².

No.2C - ground floor 55.6 m², first floor 33.6 m², total 89.2 m². This would exceed the minimum requirement for a 2 storey, 3 bedroom, 4 person house, which is 84 m².

The internal floor areas therefore comply with Policy 3.5 of the London Plan and the nationally described housing standards.

EXTERNAL AMENITY SPACE

The areas of external amenity space have been measured on the submitted plans and are as follows:

No.2A - 58.8 m² minus 3 m² cycle shed = 55.8 m². This is below the minimum standard required by HDAS for a 3 bedroom dwelling which is 60m².

No.2B - 114 m². This exceeds the minimum standard required by HDAS for a 3 bedroom dwelling.

No.2C - 59.2 m² minus 3m² cycle shed = 56.2 m². This is below the minimum standard required by HDAS for a 3 bedroom dwelling which is 60m².

Therefore the development would provide insufficient private amenity space for Nos. 2A and 2C and therefore conflicts with Policy BE23 of the Hillingdon Local Plan Part Two - saved policies and guidance in HDAS paragraph 4.15.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Two new crossovers are proposed to provide accesses to the new dwelling, one to serve Nos.2A and 2B and one to serve No.2C. These will replace two existing crossovers, so there should be no additional impact on pedestrian safety.

The consultation response from the Council's Highways Officer confirmed that the development would rely on cars but would not lead to significant additional traffic. In this respect the proposal is consistent with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

The Parking Standard for 3 bedroom houses is a maximum of 2 spaces, as contained in the London Plan. This is an area which has a very low PTAL score of 2 (poor) and is

heavily parked. On this basis, off-street parking should aim to provide the maximum of 6 spaces. The plan shows a total of 6 parking spaces, with 2 allocated for each property. This would be consistent with Policy 6.13 of the London Plan (March 2015) and the Mayor's adopted car parking standards and Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

BUILDING BULK AND SCALE

The proposed houses are gable fronted and have hipped or gabled roofs to the rear. They would be of a similar height to many of the others in the area. Whilst the design is similar to those already approved opposite at 1 St Margarets Avenue, it is the close spacing of the houses and a lack of rear garden to Nos.2A and 2C and the short distance between Nos.2B and 2C that would make the group appear over dominant in the street scene, thus impacting negatively on character and appearance.

IMPACT ON EXISTING TREES

A tree survey was undertaken by a qualified arboriculturalist to support the previous application, but no supporting information relating to trees has been submitted with this application.

The lack of this information has meant that the Landscape Officer has been unable to fully assess the likely impacts of the development. Were the scheme otherwise acceptable this issue would also have required resolution.

PRIVATE AMENITY SPACE

As set out above, the outdoor amenity space would not be of a high quality, providing only a 6 m distance from the rear of the houses to the rear boundary with No.4. This close proximity could impact on the privacy of inhabitants of all the existing and proposed dwellings through noise etc. The basic area standards would only be met for one of the dwellings.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Landscape comments have been covered above.

7.15 Sustainable waste management

Provision has been made on the proposed plans for the storage of waste within the front gardens of the proposed properties which is considered to be acceptable in principle, subject to conditions seeking to provide a bin store.

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

Concerns have been raised by the immediate neighbours at No.4 and No.38B. These have been addressed through the assessment above, with the impacts on No.4 being of particular concern.

7.20 Planning obligations

Based on the current calculation the CIL requirement would be £20,202.53 for the Hillingdon CIL and £7,910.31 for the Mayoral CIL. Total CIL £28,112.84

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

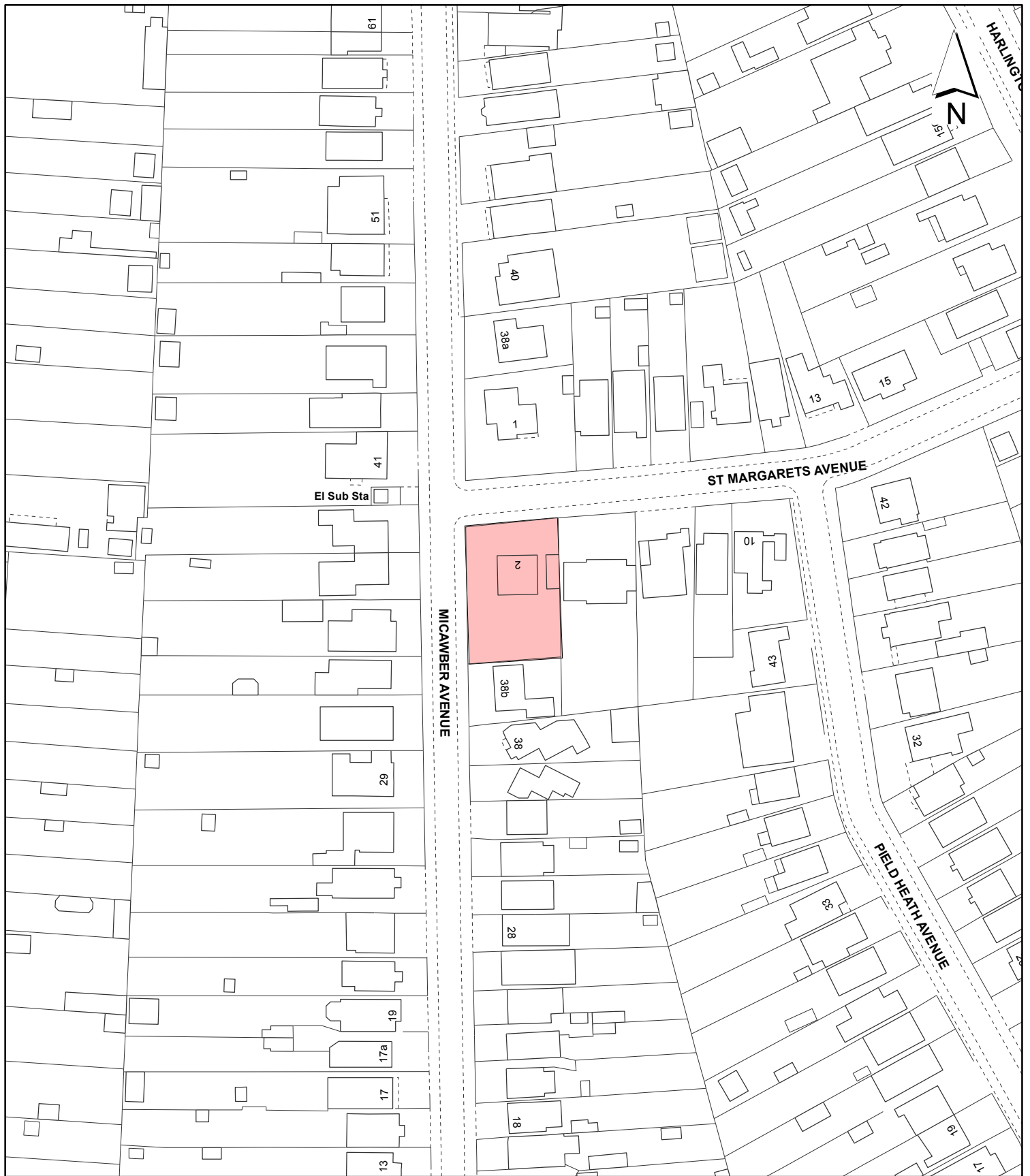
For the reasons set out above the proposed development is considered to conflict with adopted planning policy, both nationally and locally. The proposals also have a number of practical drawbacks. For those reasons it is recommended that the application is refused.

11. Reference Documents

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

Contact Officer: Colin Blundel

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

2 St Margerets Avenue

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

Planning Application Ref:

69131/APP/2017/2934

Scale:

1:1,250

Planning Committee:

Central & South

Date:

October 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 5 FIELD CLOSE HARLINGTON

Development: First floor rear extension

LBH Ref Nos: 33279/APP/2017/3120

Drawing Nos: 5FC PA 01 Rev. A
5FC PA 02 Rev. A

Date Plans Received: 25/08/2017

Date(s) of Amendment(s):

Date Application Valid: 25/08/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site and locality is predominantly residential in nature and is situated immediately south of a large area of green space. The property itself is a semi-detached dwellinghouse and is situated among a number of other semi-detached properties.

The site is not located in a Conservation Area but is subject to potentially contaminated land and forms part of the Harlington Village Residents Association.

Under the Council Constitution, all planning applications which have a recommendation for approval on a site which has enforcement history must be presented to planning committee as is the case in this application. It should be noted that the enforcement notice has been complied with and is not relevant to this application.

1.2 Proposed Scheme

This Householder Planning Consent application is for a first floor rear extension. This measures 3 metres in depth, 3.5 metres in width and is set down from the main roof ridge. All proposed materials, including the new tiles and brickwork, will match the existing.

1.3 Relevant Planning History

33279/APP/2013/2256 5 Field Close Harlington

Installation of dormer to rear and 2 rooflights to front (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 30-09-2013 **Approved** **Appeal:**

Comment on Planning History

A Certificate of Lawful Development application for the installation of a rear dormer and 2 rooflights to front was granted in 2013 but has not, as of yet, been implemented. In conjunction with this, an application for internal alterations to the existing outbuilding was submitted in 2017 (33279/APP/2017/3121). This includes a new bathroom, boiler room and the implementation of a new window to the rear elevation. This application is being considered at planning committee.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 24th October 2017

3. Comments on Public Consultations

EXTERNAL CONSULTATION

Letters were sent to adjoining neighbours. A site notice was erected at the site and all consultations expire on the 24/10/2017. No comments have been received to date. As the consultation period expires on the 24/10/2017, the addendum report will provide an update of any further responses received.

Planning Enforcement Officer Comments:

The site has been subject to 5 enforcement investigations.

Of relevance is the large outbuilding, which in 2007 was alleged to be in use a separate residential unit. As a result of the enforcement investigation the owner submitted CLD (33279/APP/2010/1215) which was granted on 20 September 2010 for use of the outbuilding as a games room. Following granting of CLEUD for outbuilding, the owner submitted a new householder seeking use as an annexe, 33279/APP/2010/2702 dated 23 November 2011. Although originally refused by the LPA, it was granted on appeal. In July 2016, the outbuilding was subject to another investigation, this time it was established the outbuilding had not been completed as per the plans approved under application reference 33279/APP/2010/2702. Accordingly a Breach of Condition Notice achieved compliance in May 2017.

Furthermore, the property has been investigated for use a sui generis HMO however a breach of planning control was not identified and the matter was closed.

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:

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 proposals compliance with design guidelines and its associated effect on residential amenity.

LAND USE

The works proposed relate to a householder development only and are acceptable in principle subject to meeting the requirements of all other planning policies.

DESIGN

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions at paragraph 6.4, states that a first floor rear extension should only extend up to 3.6 metres in depth on a plot more than 5 metres wide.

The proposal is for a 3 metre deep extension and thereby complies with the SPD. The proposed development is also designed to use materials which match the existing. The form of the proposed development is therefore judged to accord with policies BE13 and BE15 as it harmonises with the original dwellinghouse and the surrounding area.

AMENITY

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states 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.

The set back of the property by 2 metres from the boundary adjoining with 4 Field Close ensures that adequate light can penetrate into and between these neighbouring properties. The 2 metre set in of the first floor extension from the adjacent property at 6 Field Close does not affect the amenities of this property. The first floor element therefore would not compromise the 45 degree angle of sight from the nearest habitable room windows on either adjoining property and the proposal accords with policy BE20.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states 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.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed first floor rear extension is not significant in size, is sited appropriately and thereby accords with policies BE19 and BE21.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. The proposed development maintains the existing level of external amenity space and accords with policy BE23.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours. The submitted plans indicate that no windows are proposed within the side elevations. Further, the implementation of the new rear first floor window will not infringe upon the privacy of neighbours.

HIGHWAYS

The works proposed relate to a householder development only and are acceptable in principle as there are no changes to the highway layout or parking provision on site.

RECOMMENDATION: 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 5FC PA 01 Rev. A and 5FC PA 02 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) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 4 or 6 Field Close.

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:

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.

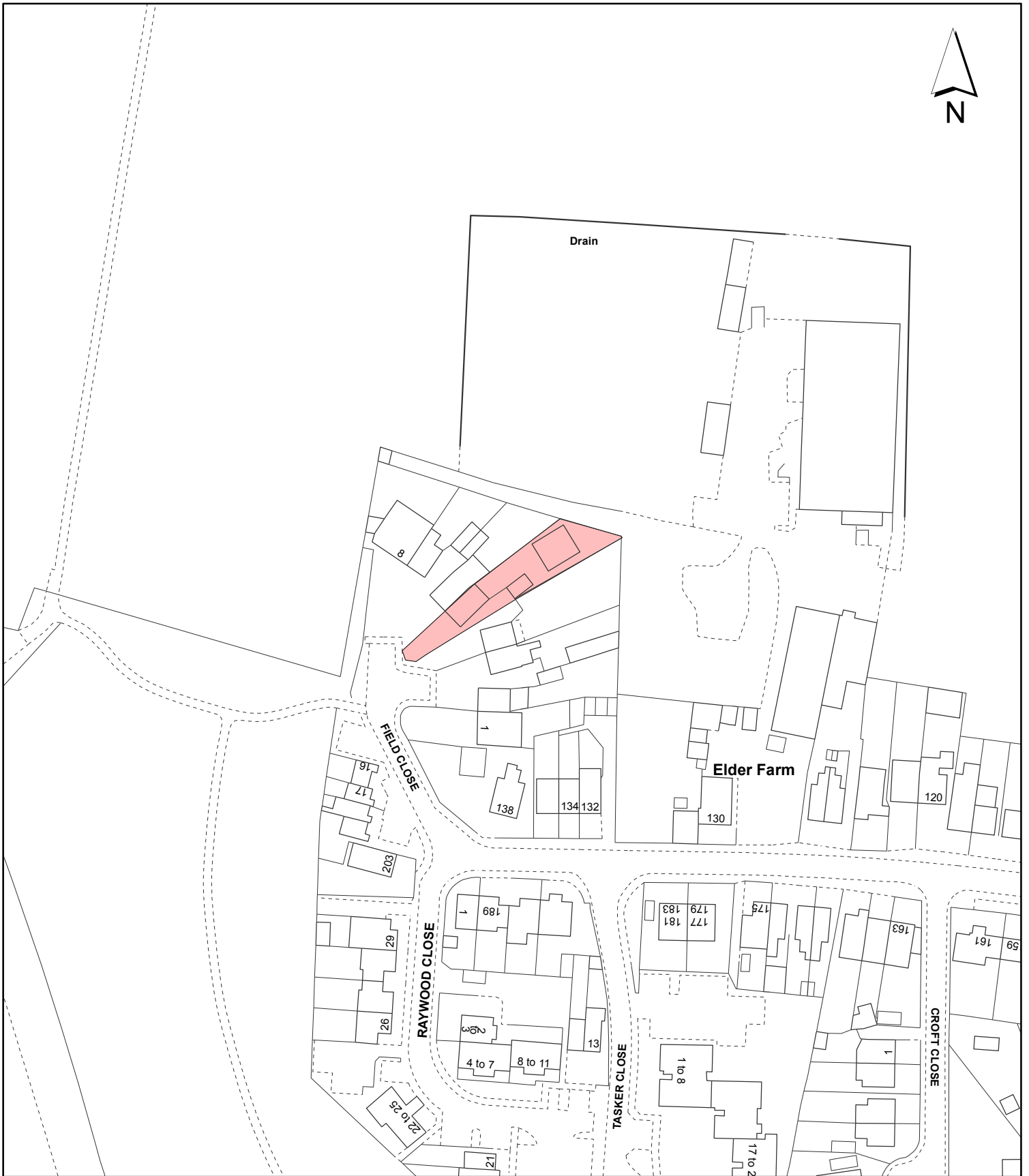
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

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: Michael Briginshaw

Telephone No: 01895 250230



Notes:

Site boundary

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Site Address:

5 Field Close

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

Planning Application Ref:
33279/APP/2017/3120

Scale:
1:1,250

Planning Committee:
Central & South
 Page 73

Date:
October 2017



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Report of the Head of Planning, Sport and Green Spaces

Address 5 FIELD CLOSE HARLINGTON

Development: Internal alterations to existing outbuilding to include new bathroom and boiler room and insertion of new window to rear elevation

LBH Ref Nos: 33279/APP/2017/3121

Drawing Nos: O PA 01 Rev. A
O PA 02 Rev. A

Date Plans Received: 25/08/2017 **Date(s) of Amendment(s):**

Date Application Valid: 25/08/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site and locality is predominantly residential in nature and is situated immediately south of a large area of green space. The property itself is a semi-detached dwellinghouse and is situated among a number of other semi-detached properties.

The site is not located in a Conservation Area but is subject to potentially contaminated land and forms part of the Harlington Village Residents Association.

Under the Council Constitution, all planning applications which have a recommendation for approval on a site which has enforcement history must be presented to planning committee as is the case in this application.

1.2 Proposed Scheme

This Householder Planning Consent application is for internal alterations to the existing outbuilding. This involves the change of use of two storage rooms for use as a bathroom and boiler room. A window would also be installed into the existing shower room.

1.3 Relevant Planning History

33279/APP/2010/1215 5 Field Close Harlington

Single storey detached outbuilding in rear garden for use as a games room (Application for a Certificate of Lawfulness for an Existing Development)

Decision Date: 20-09-2010 Approved **Appeal:**

33279/APP/2010/2702 5 Field Close Harlington

Conversion of a single storey rear outbuilding to be used as an annex to main dwelling.

Decision Date: 18-01-2011 Refused **Appeal:** 12-APR-11 Allowed

Comment on Planning History

A Certificate of Lawful Development for an existing development was approved for the single storey detached outbuilding in the rear garden in 2010. This was intended for use as

a games room. A Householder Planning Consent application was then refused for the conversion of this outbuilding for use as an annexe to the main dwelling in 2010. This was, however, allowed at appeal.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 24th October 2017

3. Comments on Public Consultations

EXTERNAL CONSULTATION

Letters were sent to adjoining neighbours. A site notice was erected at the site and all consultations expire on the 24/10/2017. No comments have been received to date. As the consultation period expires on the 24/10/2017, the addendum report will provide an update of any further responses received.

Planning Enforcement Officer Comments:

The site has been subject to 5 enforcement investigations.

Of relevance is the large outbuilding, which in 2007 was alleged to be in use as a separate residential unit. As a result of the enforcement investigation the owner submitted CLD (33279/APP/2010/1215) which was granted on 20 September 2010 for use of the outbuilding as a games room. Following granting of CLEUD for outbuilding, the owner submitted a new householder seeking use as an annexe, 33279/APP/2010/2702 dated 23 November 2011. Although originally refused by the LPA, it was granted on appeal. In July 2016, the outbuilding was subject to another investigation, this time it was established the outbuilding had not been completed as per the plans approved under application reference 33279/APP/2010/2702. Accordingly a Breach of Condition Notice achieved compliance in May 2017.

Furthermore, the property has been investigated for use as a sui generis HMO however a breach of planning control was not identified and the matter was closed.

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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-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 proposals compliance with design guidelines and its associated effect on residential amenity.

LAND USE

The Hillingdon Design and Access Statement (HDAS) for Residential Extensions SPD requires that outbuildings must only be used for normal domestic uses related to the residential use of the main house. For example, an outbuilding can be used for car parking, storage, a playroom, a green house, a garden shed, a gym, a summer house and a hobby room provided it is ancillary in use to the main house. The outbuilding cannot be used as a self contained residential unit as this could cause issues over privacy, overlooking, noise and general disturbance.

The nature of the proposed alterations will create an outbuilding which is ancillary to the main dwellinghouse in so far as the outbuilding does not have a kitchen and the users of the annexe would be utilising the facilities from the main dwellinghouse. The proposal involves the alteration of the existing storage rooms for use as a bathroom and a boiler room. This is in addition to the existing living room, office, bedroom and ensuite. The appeal decision from the previously allowed scheme noted that the proposed layout would not include a kitchen, meaning that the occupiers of the annexe would be dependent on the host dwelling. Thus, the internal alterations to the outbuilding cannot technically be considered capable of independent occupation from the main dwelling and is not tantamount to a separate dwelling in a position where such a dwelling would not be accepted. It was for this reason that the 2011 appeal was allowed. As such, this forms a material consideration in the determination of this application. As the current proposals would still have no kitchen within the outbuilding, the changes maintain the status of the outbuilding as being dependent on the host dwelling and is therefore considered ancillary, based on the appeal decision. On balance and in light of the previous appeal decision, the proposal accords with policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the adopted Supplementary Planning Document HDAS: Residential Extensions.

DESIGN

The only proposed external change to the outbuilding involves the insertion of a shower room window which will be on the side elevation and would not have an impact on the design of the outbuilding. This accords with the HDAS for Residential Extensions SPD.

AMENITY

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting.

As an annexe there would be no need for separate amenity space and the existing rear garden would be sufficient for the occupiers of the host dwelling and annexe. The proposed development also does not involve the removal of external amenity space and accords with policy BE23.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

It is not judged that the proposed shower room window on the side elevation to the outbuilding would infringe upon the privacy of the occupants or neighbours given the position of the window relative to the garden fencing. A condition would, however, be proposed to secure obscure glazing to protect neighbour privacy, should the use of the room being served by this window be altered at a later date.

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states 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.

The proposal is deemed to complement residential amenity and accords with policies BE19 and BE23.

HIGHWAYS

The works proposed relate to a householder development only and are acceptable in principle as there are no changes to the highway layout or parking provision on site.

As an annexe there would be no need for separate car or cycle parking. The proposal thereby accords with policies AM7 and AM14.

RECOMMENDATION: 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 O PA 01 Rev. A and O PA 02 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 HO6 Obscure Glazing

The proposed window within the outbuilding shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

4 B32 Ancillary Uses

The outbuilding the subject of this approval shall only be used as a residential annex and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling at 5 Field Close.

REASON

To ensure the proposed alterations comply with policies BE19, BE23 and BE24 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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of

the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-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.

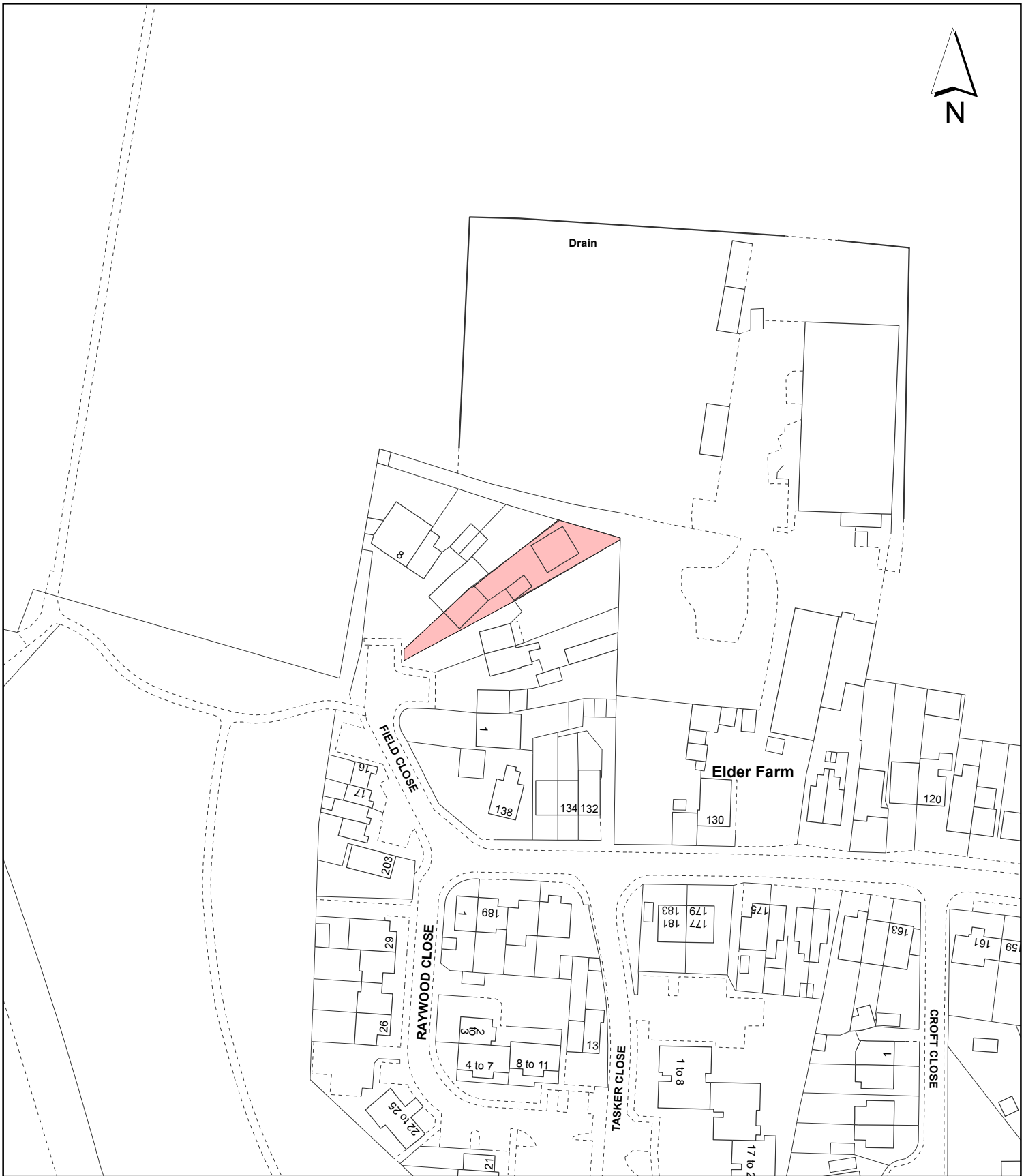
D) No bonfires that create dark smoke or nuisance to local residents.

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: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

5 Field Close

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

Planning Application Ref:

33279/APP/2017/3121

Scale:

1:1,250

Planning Committee:

Central & South
Page 83

Date:

October 2017



HILLINGDON
LONDON

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PART II by virtue of paragraph(s) 1, 2, 3, 5 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for Central & South Applications Planning Committee

Tuesday 31st October
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Head of Planning, Sport and Green Spaces

Address 7 ABBOTT'S CLOSE COWLEY

Development: Single storey rear extension.

LBH Ref Nos: 73074/APP/2017/2843

Date Plans Received: 01/08/2017

Date(s) of Amendment(s): 01/08/2017

Date Application Valid: 09/08/2017

7 Abbott s Close Uxbridge Hillingdon UB8 3RY

01 AUG 2017



Site Plan shows area bounded by: 505844.65, 181811.04 505986.08, 181952.46 (at a scale of 1:1250), OSGridRef: TQ 5918188. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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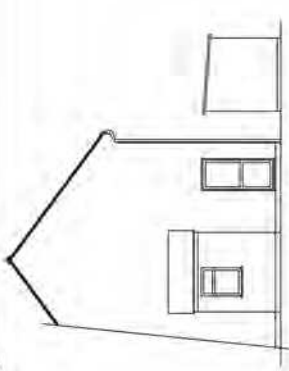
7 Abbott s Close Uxbridge Hillingdon UB8 3RY



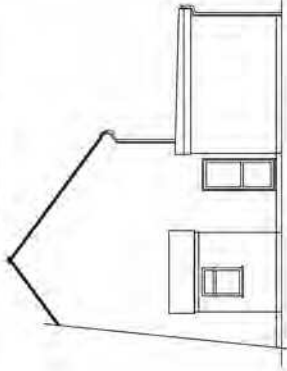
Block Plan shows area bounded by: 505867.27, 181835.83 505957.27, 181925.83 (at a scale of 1:500), OSGridRef: TQ 5918185. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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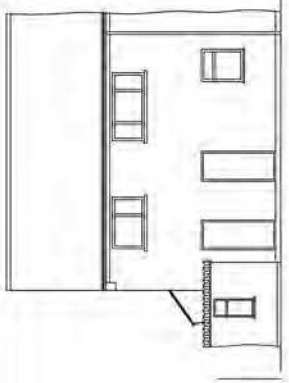
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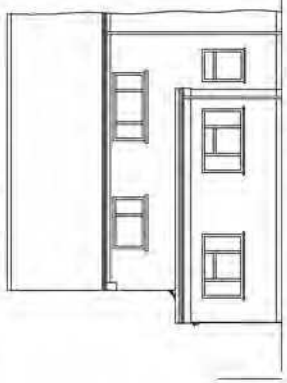
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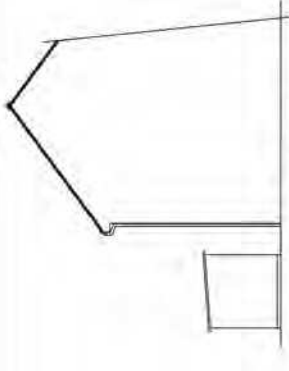
Proposed Side Elevation



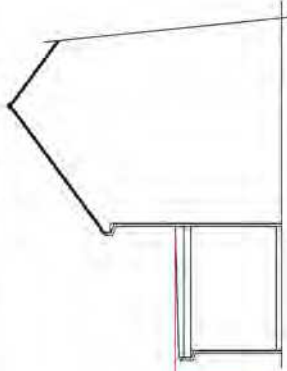
Existing Rear Elevation



Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



Scale Bar

General Notes

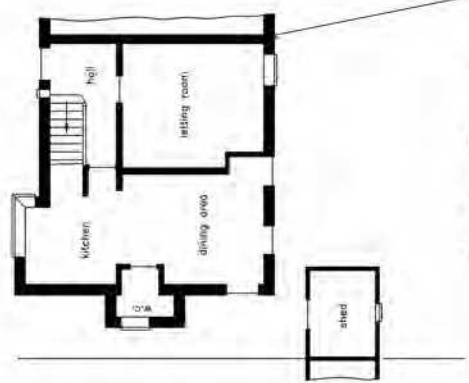
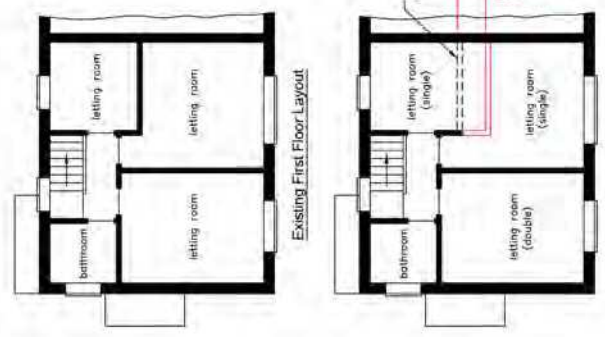
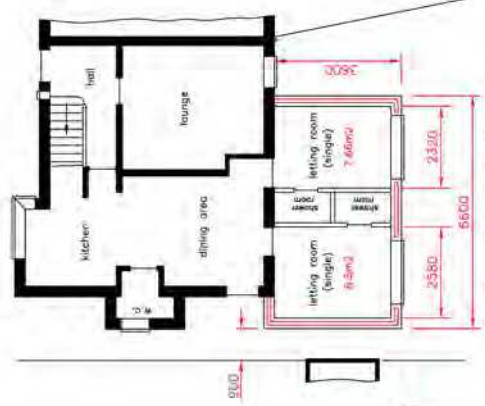
1. SEE SEPARATE SHEET FOR SITE LOCATION MAP.
2. ALL EXTERNAL MATERIALS TO MATCH & BLEND WITH EXISTING.
3. EXISTING SHED TO BE REMOVED & ACCORDING OWNER'S WISHES TO BE RELOCATED TO A NEW AREA.
4. OFF-STREET PARKING FOR A NUMBER OF VEHICLES EXISTS IN FRONT DRIVEWAY.
5. PROPERTY IS CURRENTLY REGISTERED AS AN H.M.O. LICENSE No. U2/014375 (issued 17/10/13).

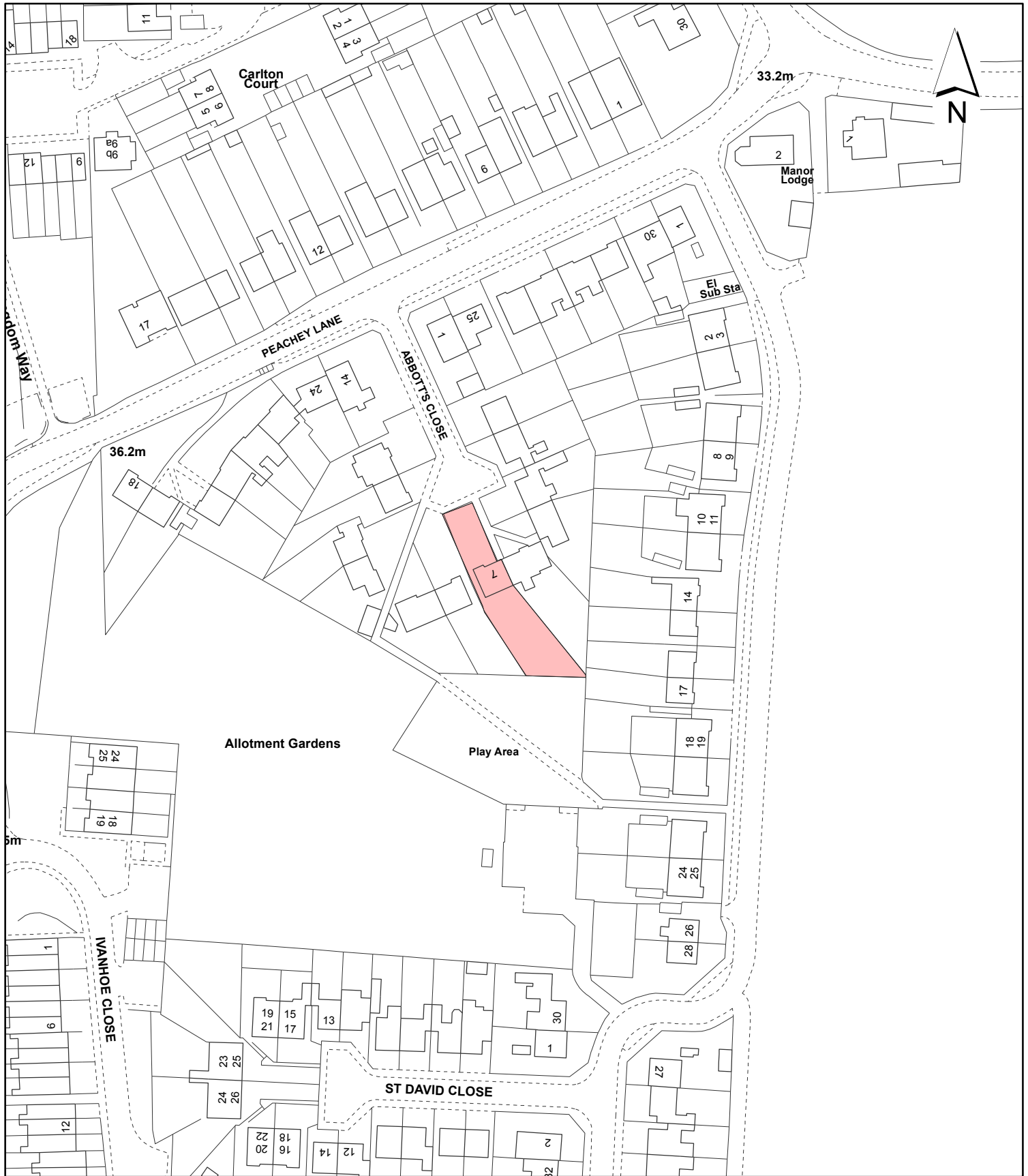
No.	Revision/Issue	Date
C	final four bed room size amended	05/10/17
B	note 5 added, proposed from 4.0m to 3.6m new room areas added	25/9/17
A	ground floor letting room changed to lounge	15/8/17

DAVEY DESIGNS LTD.
 Drawn By:
 P. Davey
 10, Chantry Road,
 Maidenhead,
 Berks.
 SL6 1TS
 Tel. 01628-671982

Site Address & Title:
PROPOSED SINGLE STOREY REAR EXTENSION AT: 7, ABBOTTS CLOSE, COWLEY, UXBRIDGE, UB8 3RY FOR K. BAINS Esq.

Project:	rear extension	Sheet:	1 of 1
Date:	October 2017	Drng No.	PD 699C
Scale:	1:100		





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Site Address:

7 Abbots Close

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

Planning Application Ref:
73074/APP/2017/2843

Scale:
1:1,250

Planning Committee:
Central & South

Date:
October 2017

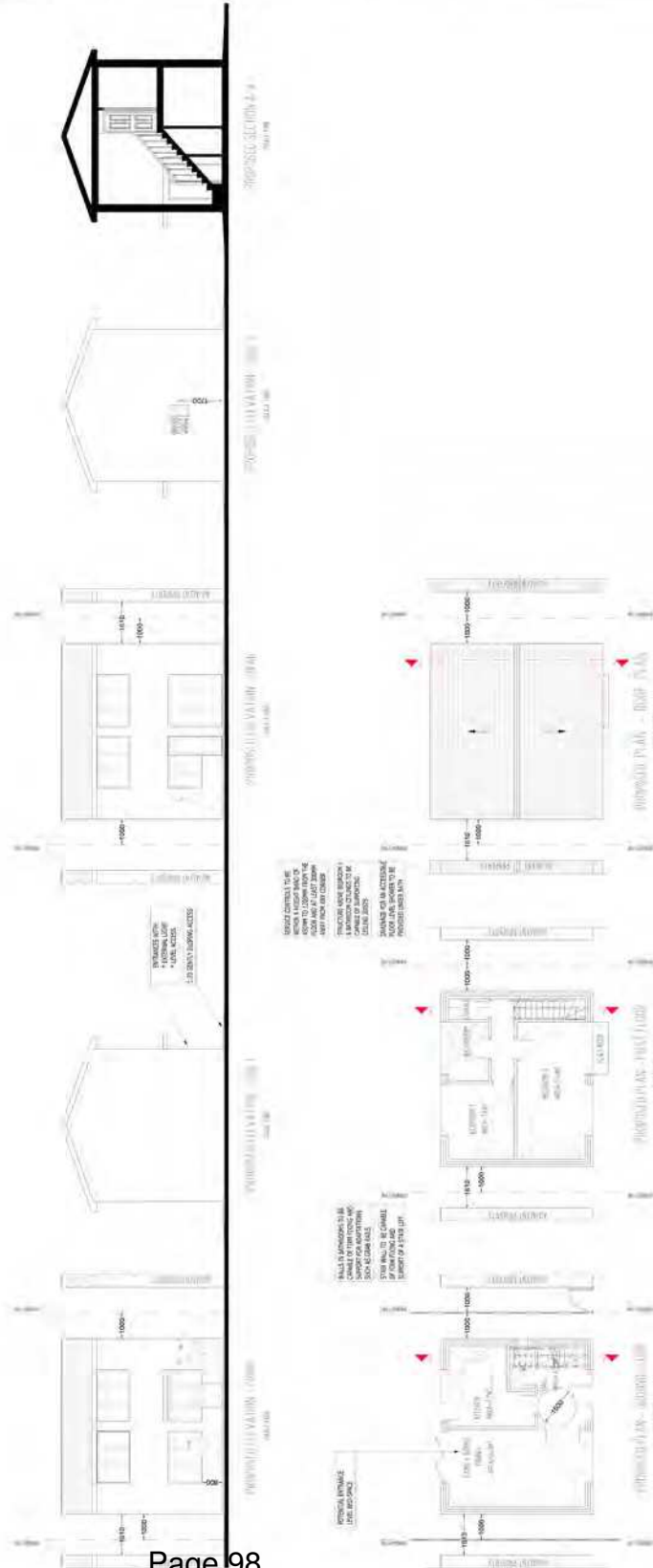
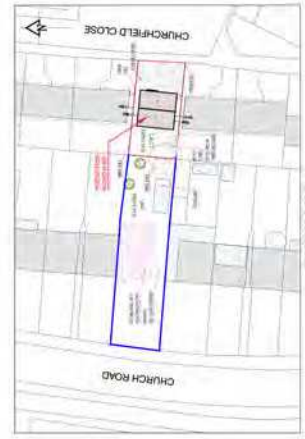
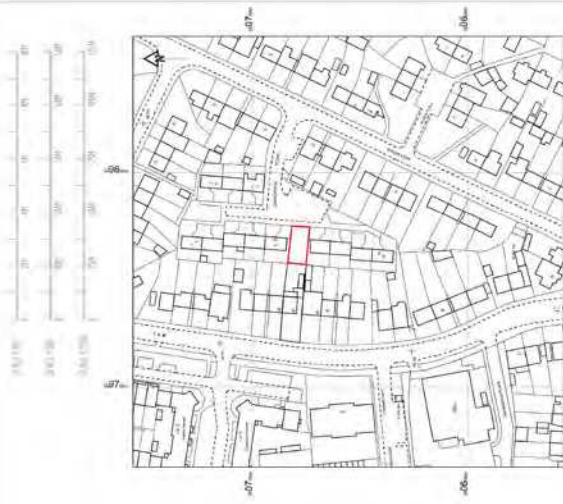


HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 84 CHURCH ROAD HAYES
Development: Two storey, 2-bed detached dwelling with associated parking and amenity space.
LBH Ref Nos: 72944/APP/2017/2083

Date Plans Received: 07/06/2017 **Date(s) of Amendment(s):** 12/10/2017
Date Application Valid: 11/07/2017 07/06/2017



Page 98

NOT APPROVED FOR CONSTRUCTION

All measurements to be checked on site and not scaled from this drawing.
 Any discrepancies to be reported to The White House Design LTD.
 Party will (etc) act 1997 to be agreed with adjoining neighbours prior to commencing.
 All works to the satisfaction of local authority inspector.
 No deviation from these drawing what so ever.
 unless agreed in writing with The White House Design LTD.

DESCRIPTION
 ERECTION OF A NEW 2 BEDROOM DWELLING

THE WHITE HOUSE DESIGN LTD
 CONSULTING CIVIL AND STRUCTURAL ENGINEERS
 7 PROGRESS BUSINESS CENTRE
 WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ
 TEL: 01628 660 444
 FAX: 01628 660 555

SITE ADDRESS:
 84 CHURCH ROAD
 HAYES
 UB5 2LL

REVISIONS

1	28-09-2017	PLANNING ALTERATION
DATE: 25-04-2017		
SCALE: 1:100, 1:500, 1:1250 @ A1		
DRAWING TITLE: PLANNING		
DRAWN BY: AC		
CHECKED BY:		
DRAWING NUMBER: AC04/2016/C		



Notes:

 Site boundary

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Site Address:

**Land Forming Part of
 84 Church Road**

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

Planning Application Ref:
72944/APP/2017/2083

Scale:
1:1,250

Planning Committee:
Central & South
 Page 99

Date:
October 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 8 BAWTREE ROAD UXBRIDGE

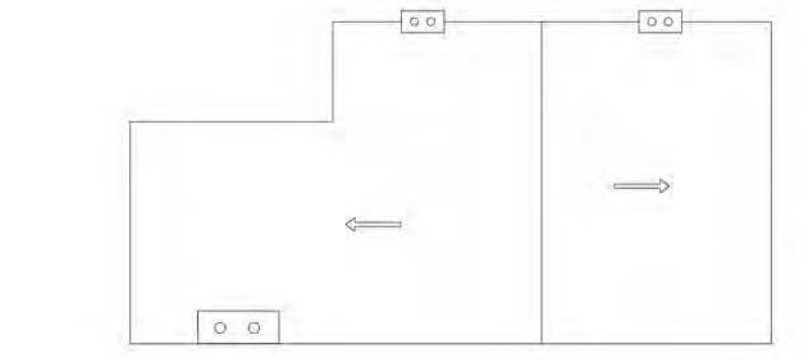
Development: Deepening of and extension to existing basement area to create habitable space, single storey rear extension and installation of rooflight to rear.

LBH Ref Nos: 18278/APP/2017/1876

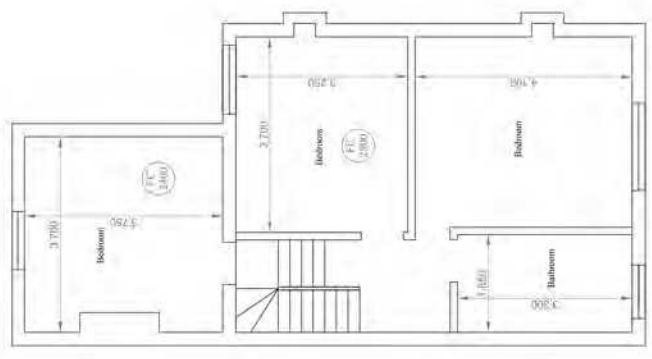
Date Plans Received: 22/05/2017

Date(s) of Amendment(s):

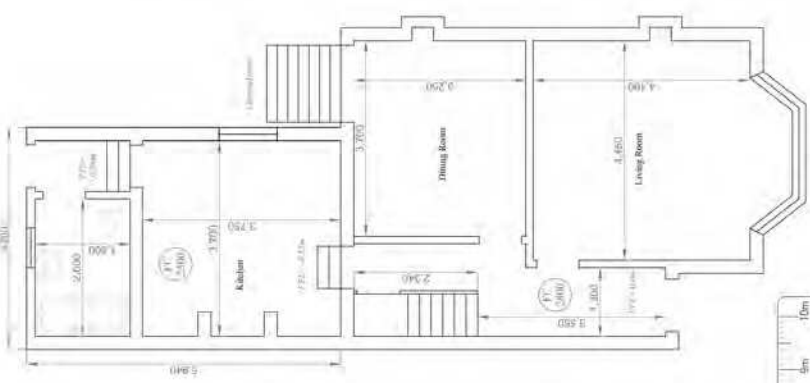
Date Application Valid: 22/05/2017



Existing
Roof Plan
- 1:50



Existing
First Floor Plan
- 1:50



Existing
Ground Floor Plan
- 1:50

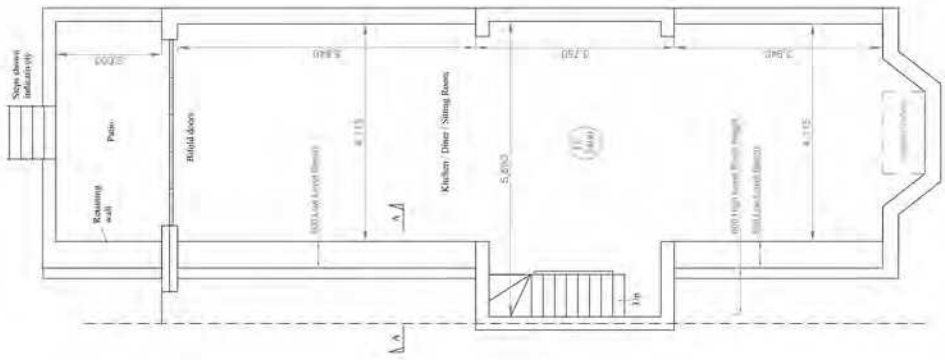


Existing
Basement Plan
- 1:50

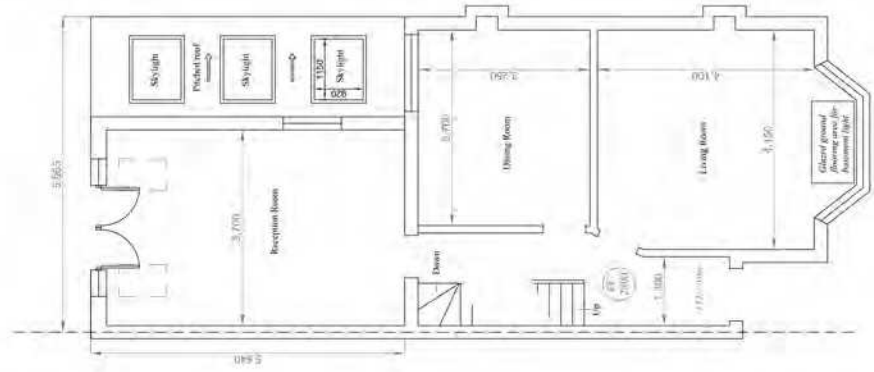
NOTES
 1. All dimensions must be checked on site and are liable from this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

SKM Planning & Design
 52 Breakspen Road South,
 Ickenham, UB10 8JL
 Tel: 01895 624 678
 Mob: 07851 087 174
 e: mail@skmplanning.co.uk
 www.skmplanning.com

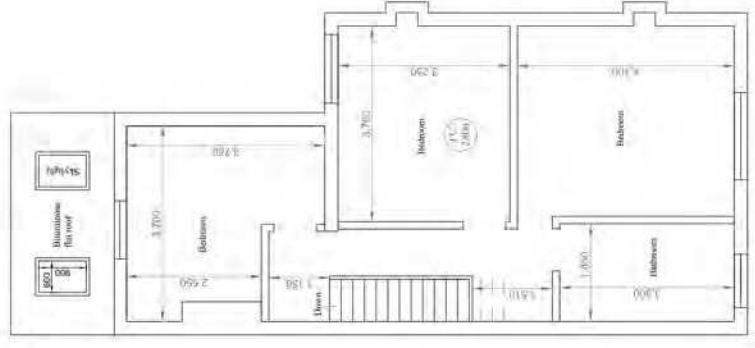
Item/Ref	Quantity	Description, Material, Comments etc	Unit	Scale
Designed by	SKM	Approved by - date	18.11.15	As shown
Drawn by	SKM	Checked by - date	27.09.15	
Project Name: Basement, Ground Level Extension				
Project Address: SKMFP-PA-BBR-002				
Drawing Title: SKMFP-PA-BBR-002				Sheet: 2 of 3



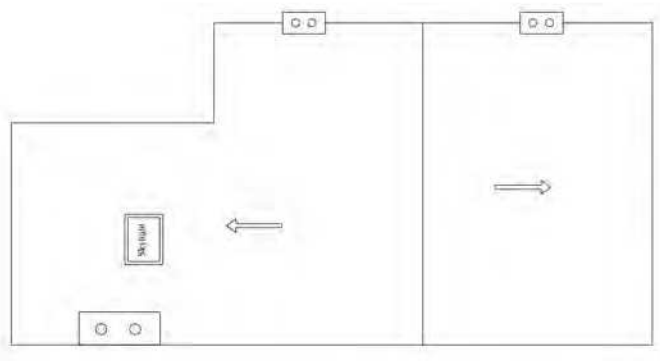
Proposed Basement Plan
- 1:50



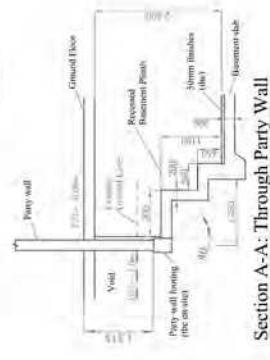
Proposed Ground Floor Plan
- 1:50



Proposed First Floor Plan
- 1:50



Proposed Roof Plan
- 1:50



Section A-A: Through Party Wall and proposed basement
- 1:50

- NOTES**
1. All dimensions must be checked on site and are liable from this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

SKM Planning & Design
52 Breakspool Road South,
Ickenham, UB10 8JL
Tel: 01895 624 478
Mob: 07851 087 174
e: mail@skmplan.co.uk
www.skmplan.com

Item	Quantity	Description, description, material, dimension etc	Area by Reference	Scale
Designed by	SKM	Approved by - date	27.09.15	As shown
Drawn by	SKM	Checked by - date	27.09.15	As shown
Project Name				Basement, Ground Level Extension
Project Address				SKM/PD-PA-BER-003
Project Location				Uxbridge, UB8 1PU
Project Stage				3 of 3

BAWTREE ROAD

Sub Sta EI

8

10

Proposed ground floor and first floor extension areas shaded



Site Plan
1:200



Location Plan
1:1250

- NOTES
1. All dimensions must be checked on site and are subject to this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

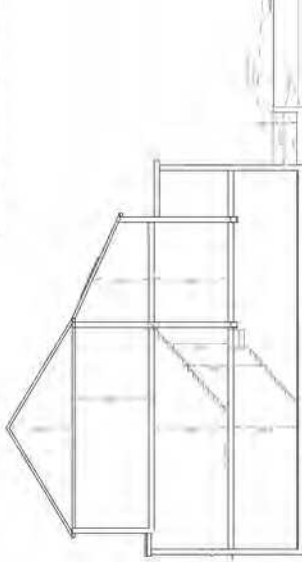
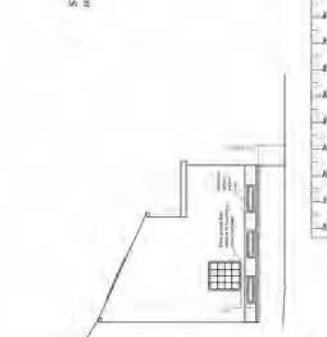
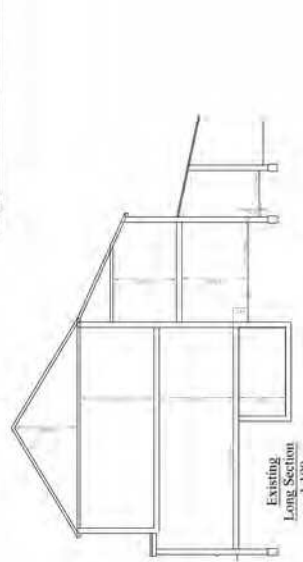
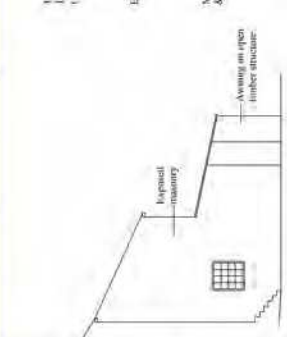
SKM Planning & Design
52 Breakspoor Road South
Ickenham, UBB10 8JH
Tel: 01896 624 479
Mob: 07981 1087 174
e: maliborad@skmail.co.uk
www.skmplanning.com

Item #	Quantity	Item Name, description, etc	Approved by	Checked by	Scale
1	50M	SKM	SKM	SKM	As shown
2	27.05.17	BBR	BBR	BBR	As shown

Mr D Lee & C Salcedas
8 Bawtree Road,
Uxbridge, UBB8 1PU

SKMFP/PA/BBR-001

Scale: D
Sheet: 1 of 3





Notes:

 Site boundary

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Site Address:

8 Bawtree Road

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

Planning Application Ref:
18278/APP/2017/1876

Scale:
1:1,250

Planning Committee:
Central & South
 Page 104

Date:
October 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BANNERMAN CENTRE, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Refurbishment of existing coffee shop and enlargement into existing office space, involving installation of kiosk sliding hatch, double doors and roller shutters and creation of external seating area.

LBH Ref Nos: 532/APP/2017/2147

Date Plans Received: 13/06/2017

Date(s) of Amendment(s):

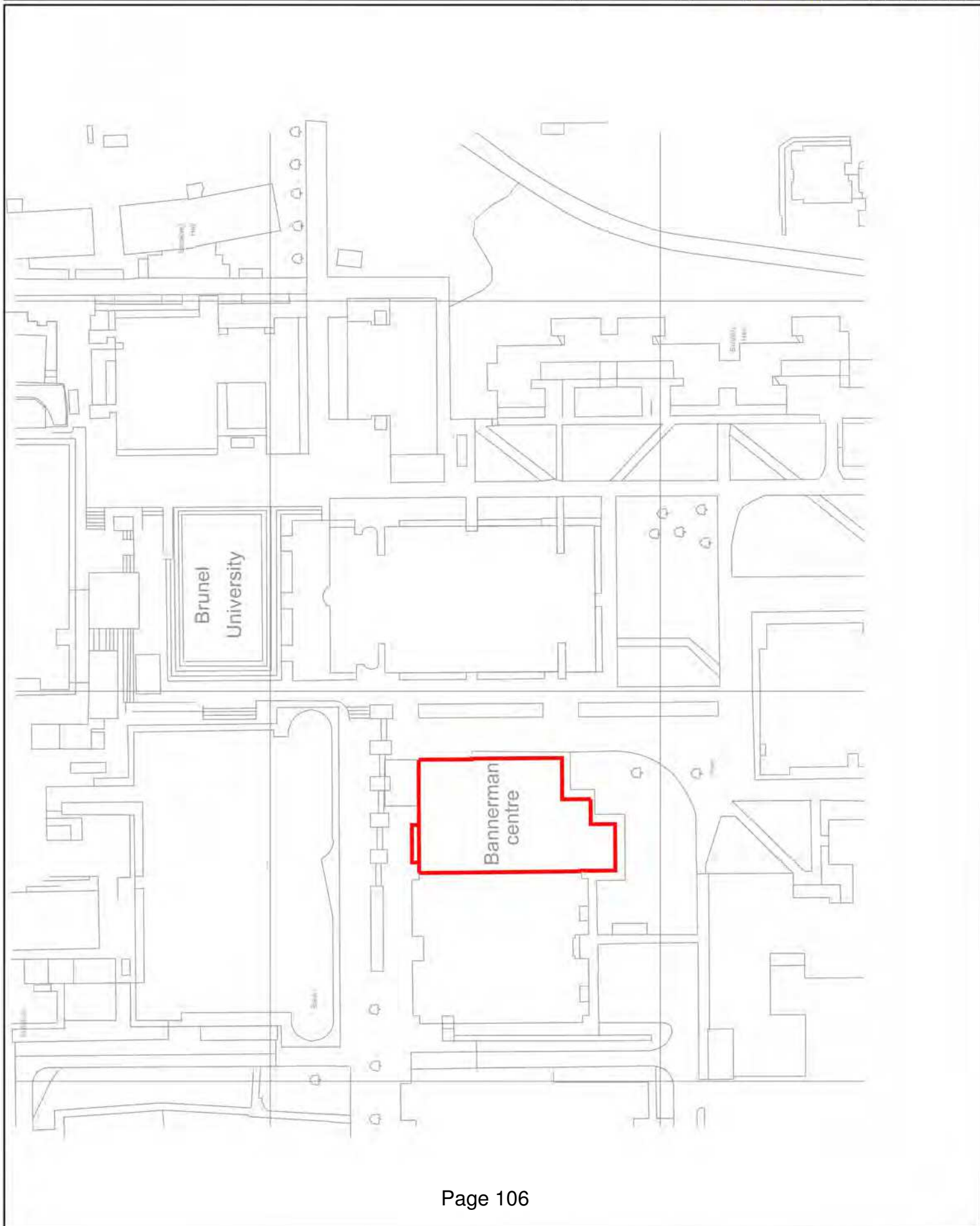
Date Application Valid: 13/06/2017

No.	Date	Amendments	By



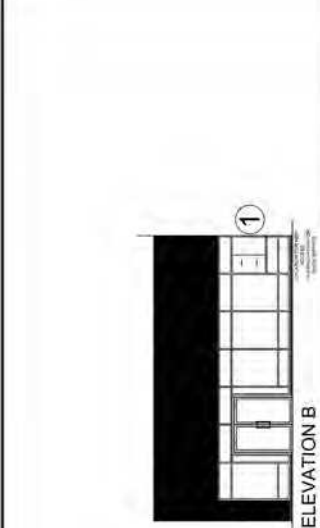
The
Chertwells - Brunel University
Bannerman Grd Fir - 1966 Cafe
Location Plan

Scale:	1:1250 @ A4
Date:	12.05.17
Drawn by:	db
Designed by:	XXX
Checked by:	XXX
Approved by:	XXX
Status:	Preliminary
Drawing no:	DW00002235
Project no:	PJA16286
Revision:	-



Rev	Date	Amendments	By

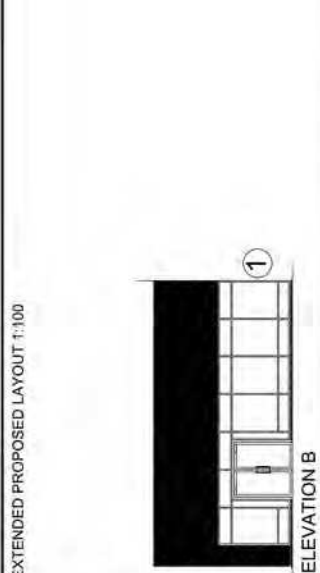
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ELEVATION B



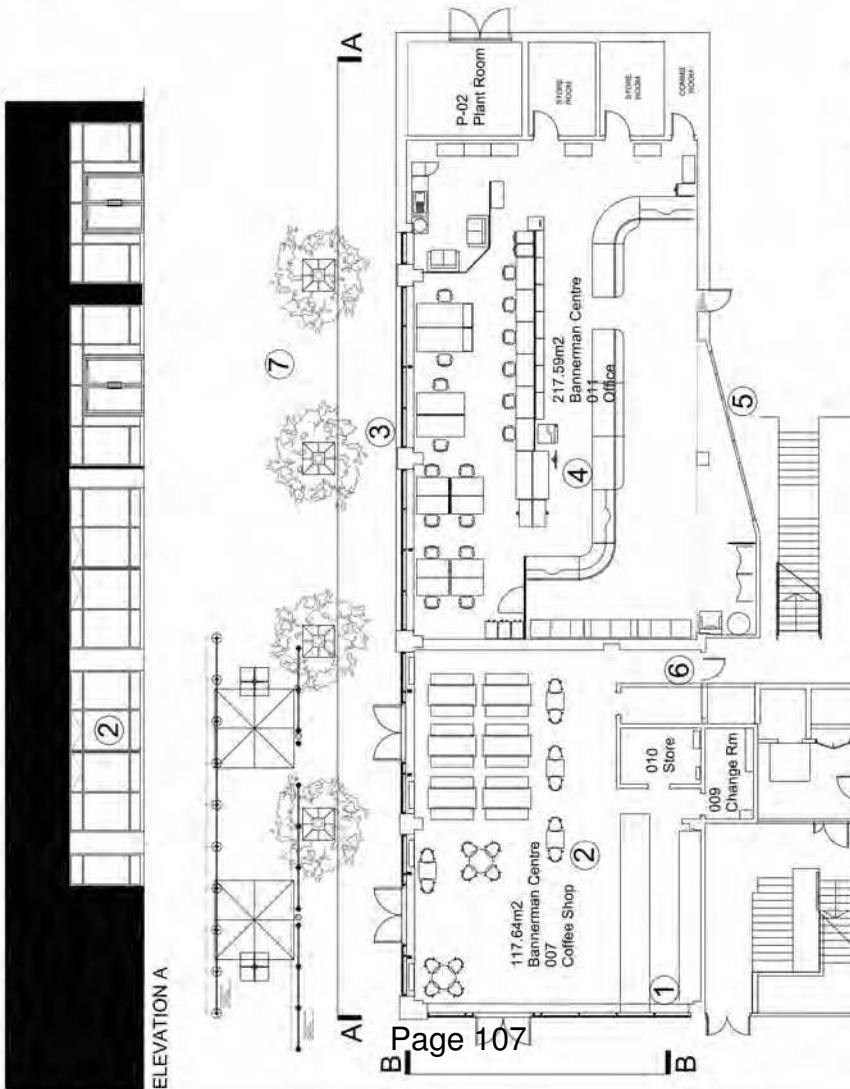
ELEVATION A



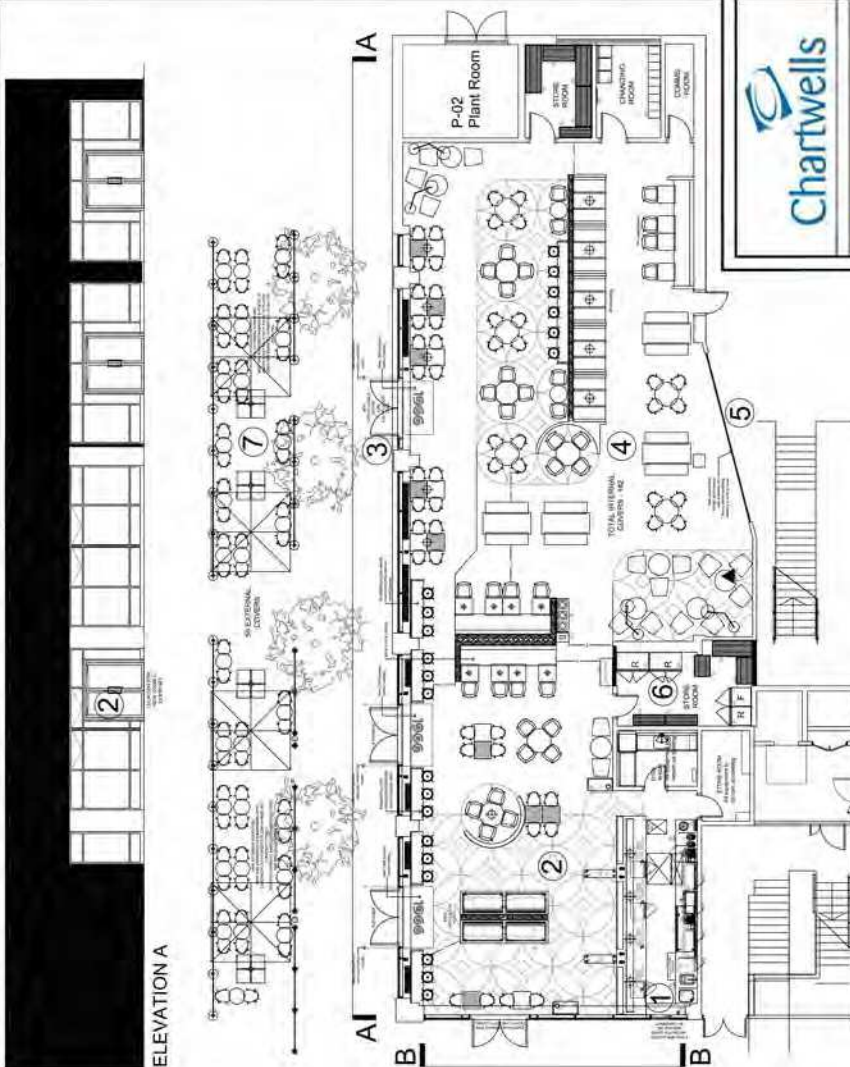
ELEVATION B



ELEVATION A



EXISTING



PROPOSED

1. FORM NEW KIOSK SLIDING HATCH IN EXISTING WINDOW
2. REFURBISH EXISTING COFFEE SHOP SPACE INCLUDING NEW COUNTERS, FURNITURE, FLOOR & WALL FINISHES
3. FORM NEW GLAZED DOUBLE DOOR WITH ACCESS CONTROL IN EXISTING WINDOW SET
4. EXISTING ADMINISTRATION OFFICE CONVERTED TO EXTENDED SEATING AREA FOR COFFEE SHOP. REMOVE EXISTING STUD WALL RECONFIGURE SERVICES ADDING NEW LIGHTING LAYOUT AND REFURBISH FLOORS, WALLS TO SUIT. INCORPORATE FURNITURE LAYOUT
2. REMOVE EXISTING BI-FOLDING DOORS AND REPLACE WITH NEW ELECTRIC ROLLER SHUTTER
3. RECONFIGURE EXISTING CORRIDOR AND STORE MAKING INTO LARGER STORE
4. INTRODUCE NEXT EXTERNAL SEATING AREA

Chartwells

cds-wilman

Title		Chartwells - Brunel University Bannerman Ctr Ftr. 1966 Cafe Change of Use Application	
Scale	1:100 @ A1	Drawn By	RKH
Date	08/08/2017	Designed by	VAR
Checked by	PHELMANITY	Approved by	
Project no	PA1612885	Revision	
Drawing no	DHC000231-08		



Rev	Date	Amendments	By
A	03.03.17	Increase in furniture numbers, addition of equipment schedule.	RH
B	10.05.17	Updated equipment schedule.	DDB
C	08.06.17	Updated equipment schedule.	DDB

GENERAL NOTES FOR MAIN CONTRACTOR

1. All furniture and equipment shall be delivered to site by the contractor and installed in accordance with the schedule of materials and equipment schedule.

2. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

3. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

4. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

5. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

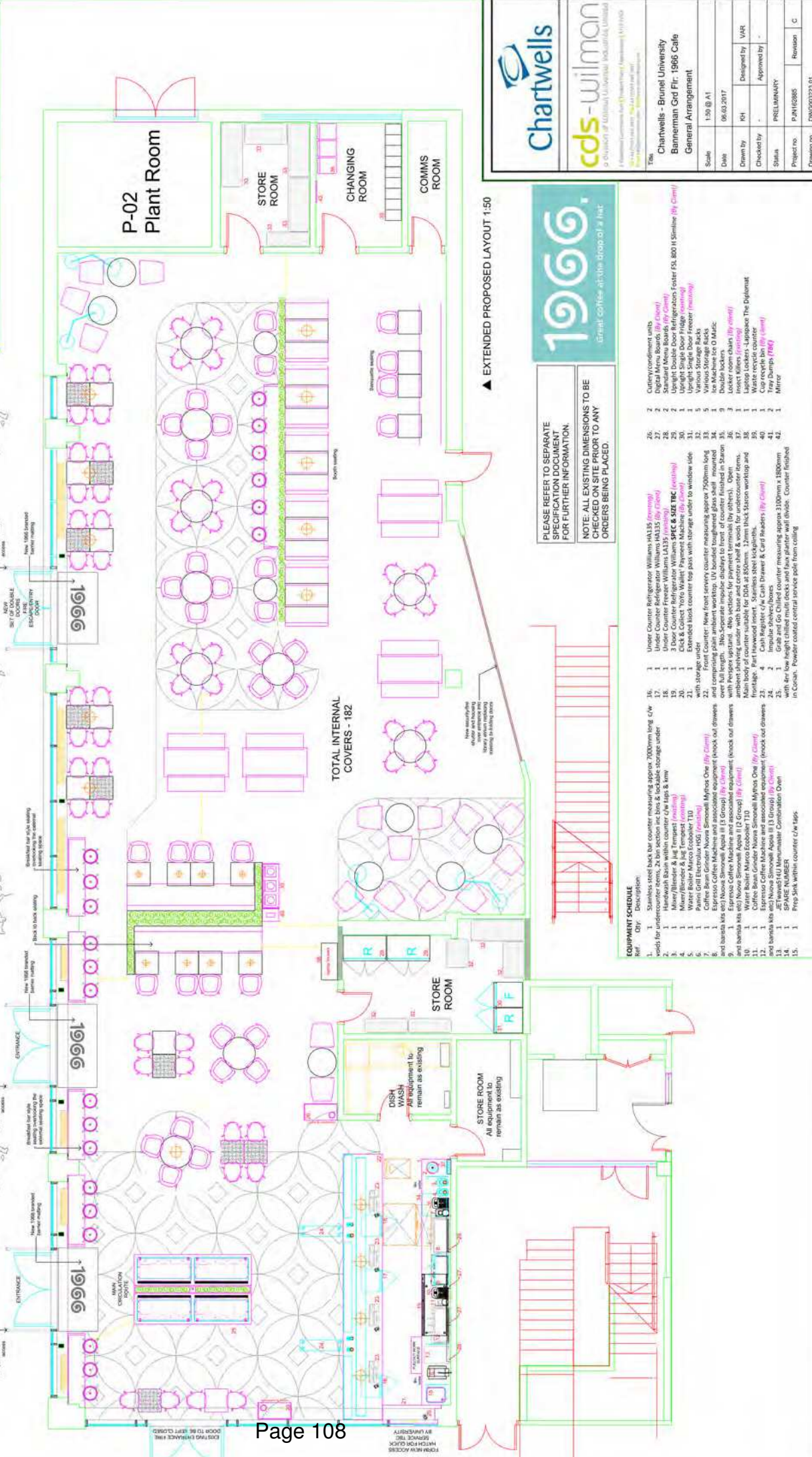
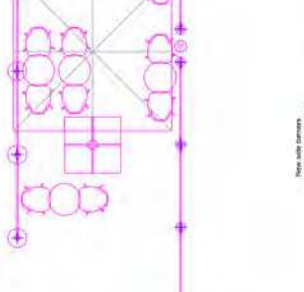
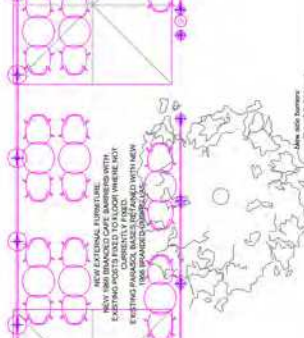
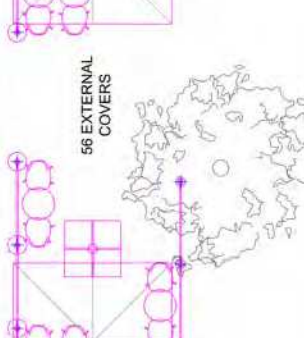
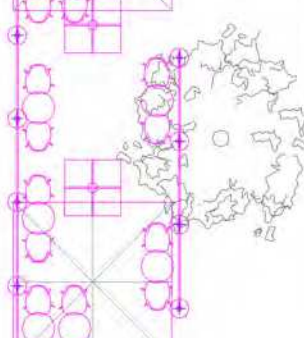
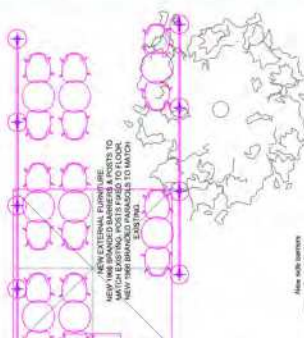
6. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

7. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

8. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

9. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.

10. The contractor shall be responsible for the removal of all existing furniture and equipment from the site.



1966.
Great coffee with the drop of a hat

PLEASE REFER TO SEPARATE SPECIFICATION DOCUMENT FOR FURTHER INFORMATION.
NOTE: ALL EXISTING DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY ORDERS BEING PLACED.

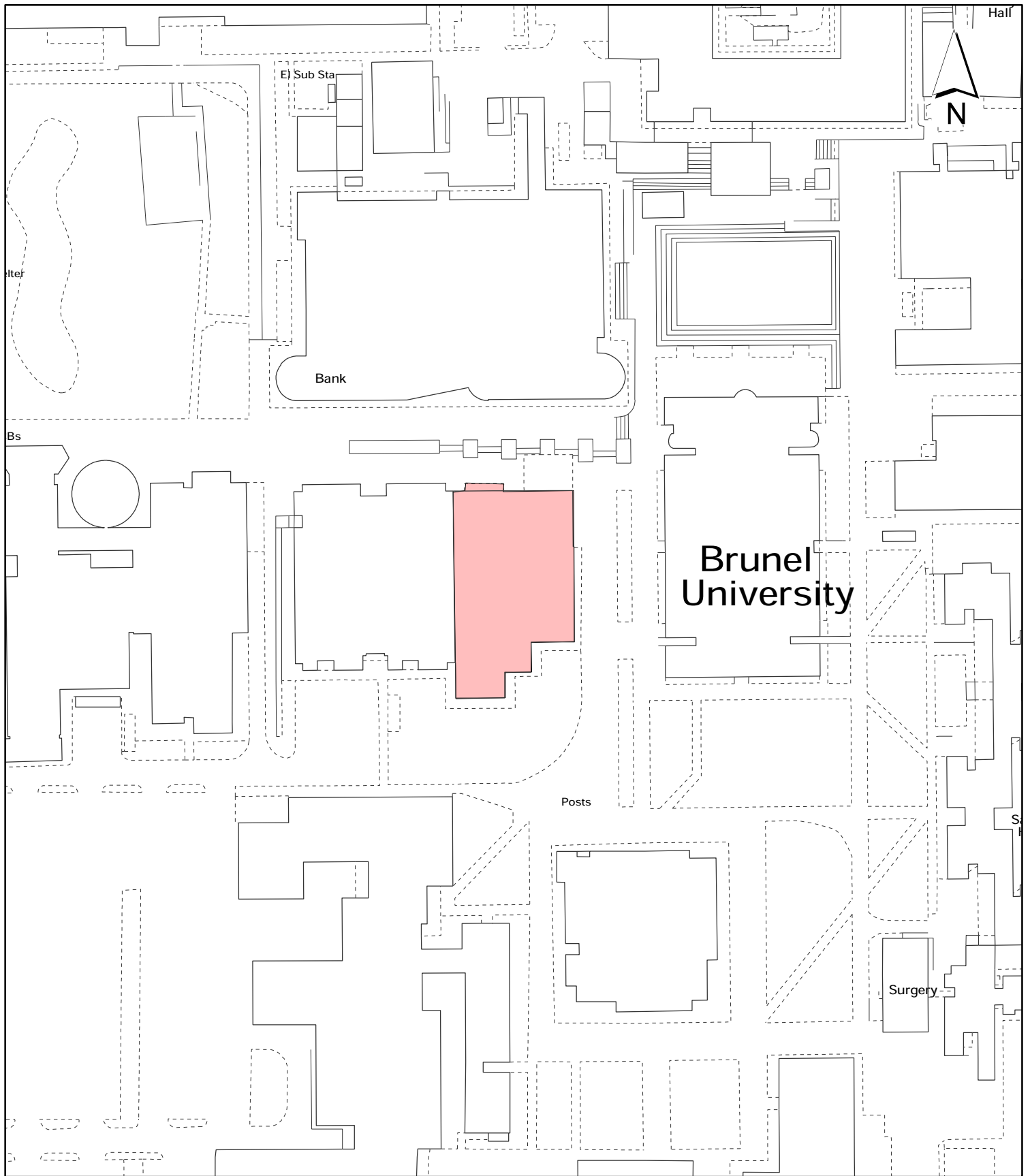
Ref.	Qty.	Description
1.	1	Stainless steel back bar counter measuring approx 7000mm long c/w
2.	1	Under Counter Refrigerator Williams HA135 (By Client)
3.	1	Under Counter Freezer Williams LA135 (By Client)
4.	1	Handwash basin within counter c/w taps & mirror
5.	1	Mixer/Bleender & Juice Tempster (By Client)
6.	1	Water Boiler Marco Ecoboller T10
7.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia III (3 Group) (By Client)
8.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia II (2 Group) (By Client)
9.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia III (3 Group) (By Client)
10.	1	Coffee Bean Grinder Nuova Simonelli Mythen One (By Client)
11.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia III (3 Group) (By Client)
12.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia III (3 Group) (By Client)
13.	1	Espresso Coffee Machine and associated equipment (knock out drawers and baskets with 60) Nuova Simonelli Appia III (3 Group) (By Client)
14.	1	SPARE NUMBER
15.	1	Prep Sink within counter c/w taps.

Ref.	Qty.	Description
26.	2	Cutlery/condiment units
27.	2	Digital Menu Boards (By Client)
28.	2	Standard Menu Boards (By Client)
29.	2	Upright Single Door Fridge (By Client)
30.	1	Upright Single Door Freezer (By Client)
31.	1	Various Storage Racks
32.	1	Ice Machine (By Client)
33.	1	Double lockers
34.	1	Locker room chairs (By Client)
35.	1	Locker room chairs (By Client)
36.	1	Locker room chairs (By Client)
37.	1	Locker room chairs (By Client)
38.	1	Locker room chairs (By Client)
39.	1	Locker room chairs (By Client)
40.	1	Waste recycle counter
41.	1	Cup recycle bin (By Client)
42.	1	Waste Dumps (By Client)
43.	1	Waste Dumps (By Client)
44.	1	Waste Dumps (By Client)
45.	1	Waste Dumps (By Client)

Chartwells
cds-wilman
A Division of Chartwells Inc. (a subsidiary of Wilman University Industries Limited)
100 University Avenue, Toronto, Ontario M5S 1A5
Tel: (416) 593-8888
Fax: (416) 593-8889
www.chartwells.com

Chartwells - Brnoel University
Bannerman Crd Fir: 1966 Cofe
General Arrangement

Scale: 1:50 @ A1
Date: 06.03.2017
Drawn by: RH
Checked by: VAR
Status: PRELIMINARY
Project no: PAM162885
Revision: 1
Drawing no: DWG00223.01



Notes:

 Site boundary

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Site Address:

**Bannerman Centre
 Brunel University**

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

Planning Application Ref:
532/APP/2017/2147

Scale:
1:1,250

Planning Committee:
Central & South
 Page 109

Date:
October 2017

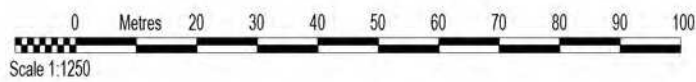
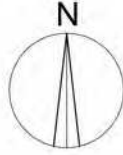


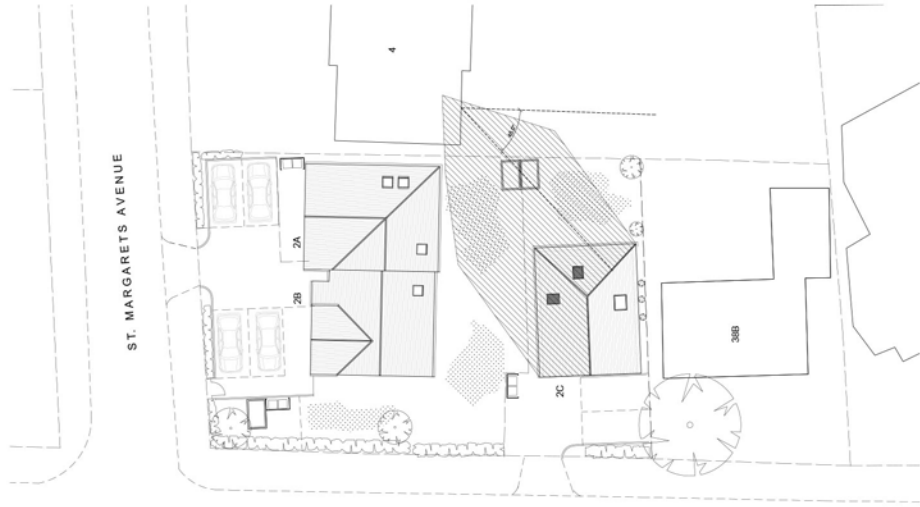
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

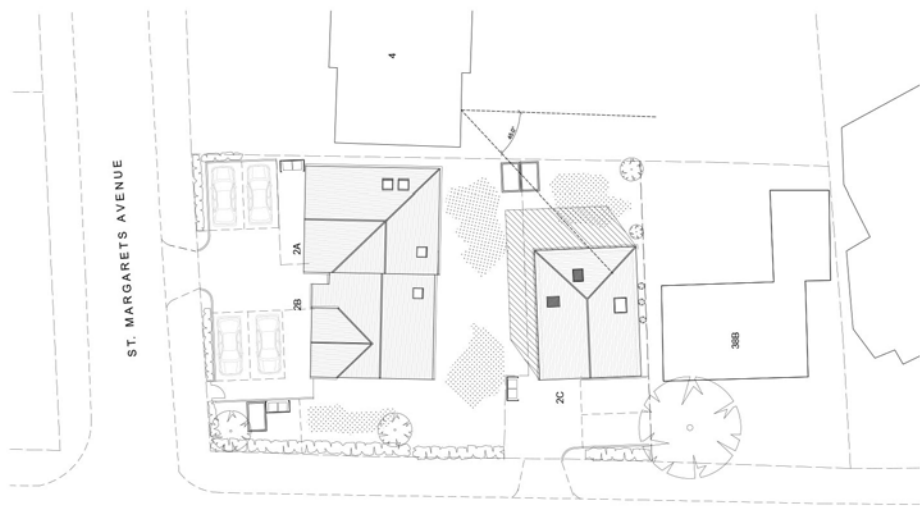
Address 2 ST MARGARETS AVENUE HILLINGDON
Development: Two x 2-storey 3-bed and 1 x two-storey 3-bed detached dwellings with associated parking and amenity space, involving installation of vehicular crossover to front and demolition of existing dwelling.
LBH Ref Nos: 69131/APP/2017/2934

Date Plans Received: 09/08/2017 **Date(s) of Amendment(s):** 11/08/2017
Date Application Valid: 14/08/2017

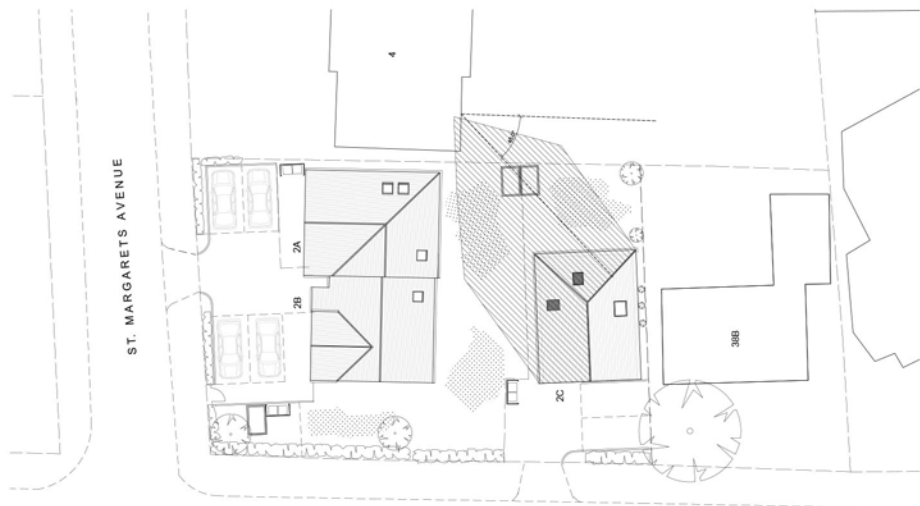




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 time: 16:04
 sun elevation: 24.63°
 sun azimuth: 234.15°

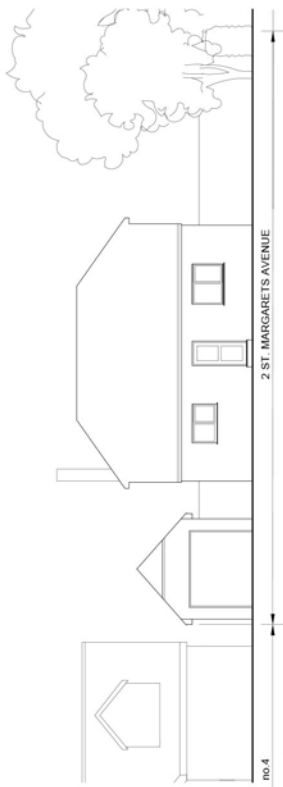


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 date: 23 June
 time: 15:15
 sun elevation: 52.33°
 sun azimuth: 234.24°



Shadow :
 date: 23 April
 time: 15:15
 sun elevation: 26.36°
 sun azimuth: 234.26°

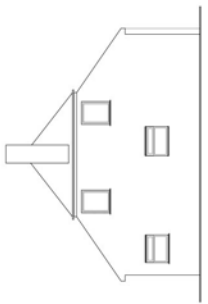
AMENDMENTS	DATE	REV.
COPYRIGHT RESERVED		
ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE		
JOB 2 ST MARGARETS AVENUE HILLINGDON UB8 3HH		
CLIENT G P PROPERTIES (UK) Ltd.		
DRAWING PROPOSED SITE PLANS, SUN PATH		
DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX 01895-237045		
SCALE 1:200 @ A1	DRAWING No.	REV.
DATE - AUG '17		
DRAWN - UK		
CHECKED - DV		
		4929-10



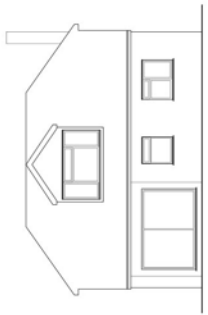
NORTH ELEVATION 1:100

no. 4

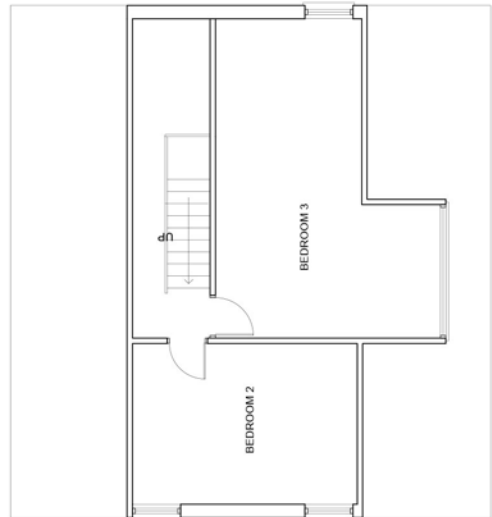
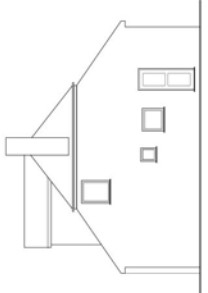
WEST ELEVATION



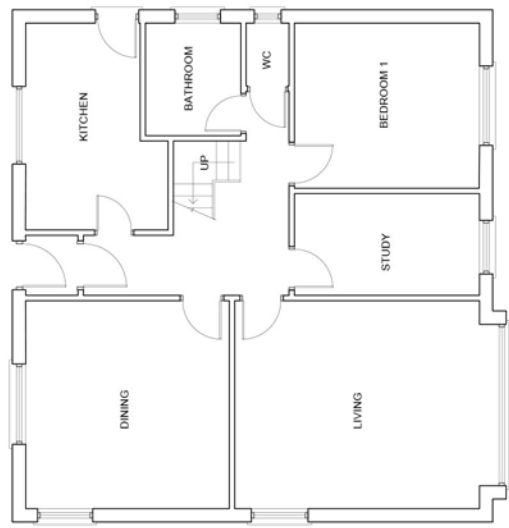
SOUTH ELEVATION



EAST ELEVATION



FIRST FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



SITE PLAN 1:200

TREE SURVEY:

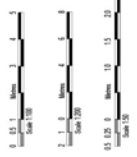
TREES

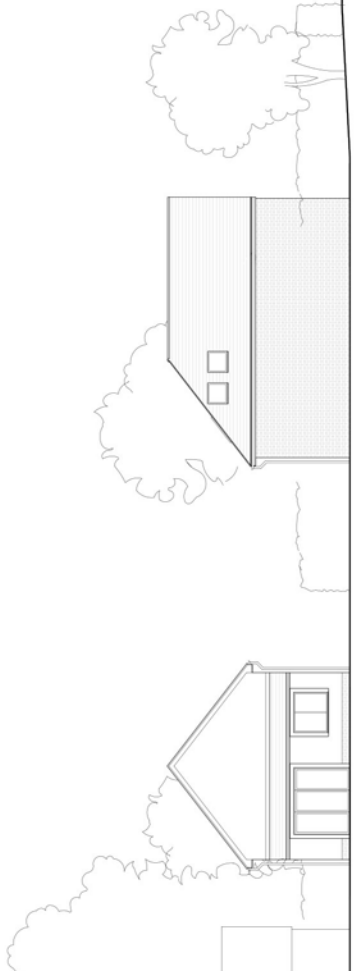
- T1 GOLDEN LAWSON CYPRESS ht. 5m, dia. 220mm
- T2 CHERRY ht. 5m, dia. 370mm, crown reduced
- T3 WEEPING WILLOW ht. 7m, dia. 260mm, crown reduced, overshadowed by T4
- T4 HORNEBEAM ht. 8m, dia. 620mm, not on site.

HEDGES

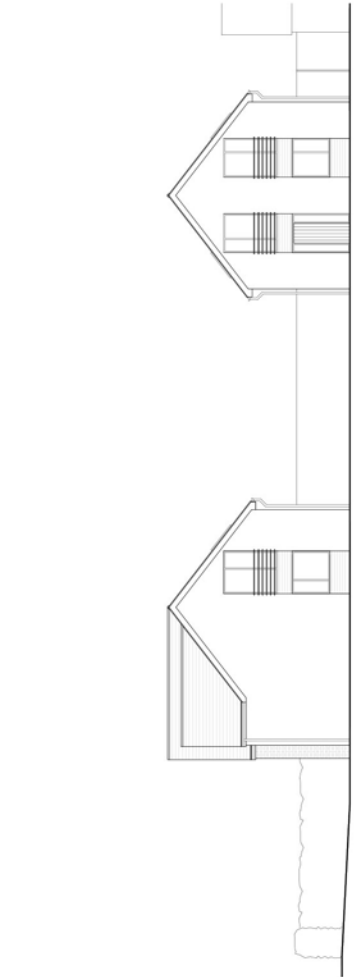
- H1 LAUREL AND FORSYTHIA ht. 1.8m.
- H2 PRIVET ht. 2m.
- H3 GOLDEN LEYLANDII ht. 1.8m.

AMENDMENTS	DATE	REV.
COPYRIGHT RESERVED		
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JOB		
2 ST MARGARETS AVENUE		
HILLINGDON		
UB8 3HH		
CLIENT		
G P PROPERTIES (UK) LTD.		
DRAWING		
AS EXISTING WITH TREE SURVEY		
DALE VENN ARCHITECTS		
Architects, Planners & Surveyors		
HIGH HOUSE HARLINGTON ROAD		
HILLINGDON, MIDDLESEX O1895-237445		
SCALE AS SHOWN @ A1	DRAWING NO.	REV.
DATE: MARCH 17	4929-6	
DRAWN: UK		
CHECKED: DV		

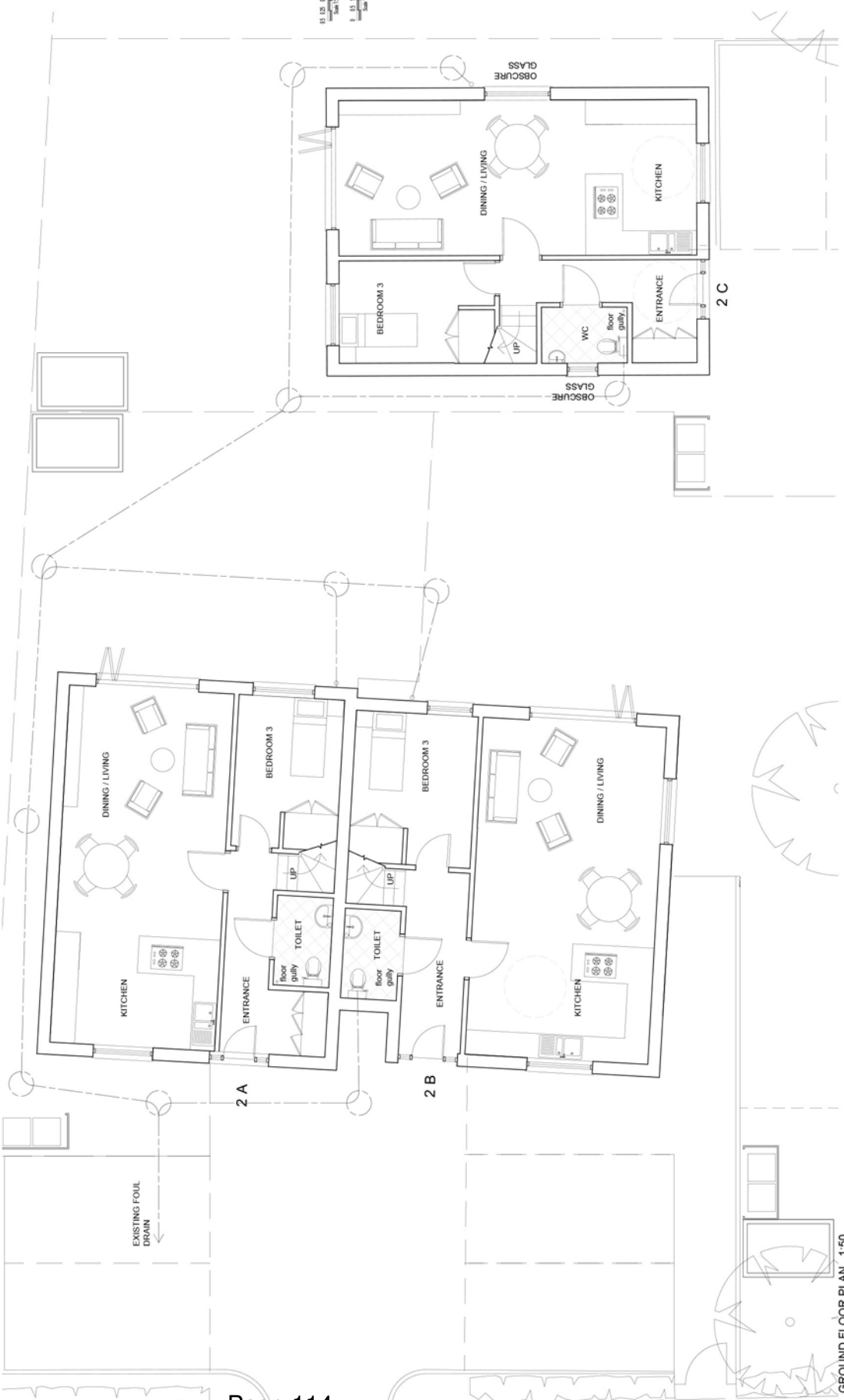




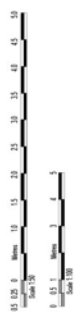
EAST ELEVATION



WEST ELEVATION 1:100



GROUND FLOOR PLAN 1:50



VISION LIMITED, HOUSE 2A	AUST 17	D
EAST ELEVATION WINDOWS	AUST 17	C
DRAINAGE	AUST 17	B
HOUSE PLAN AND ELEVATION	AUST 17	A
INSTRUMENTS	REV.	

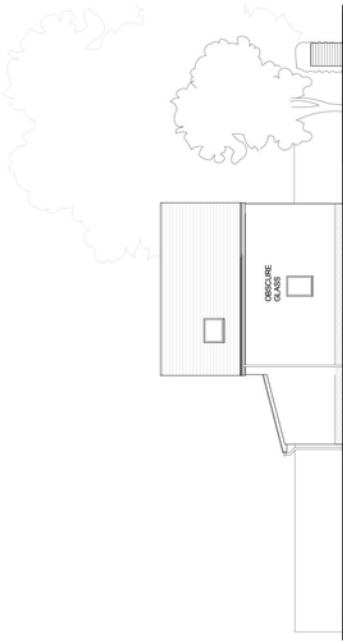
COPYRIGHT RESERVED

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

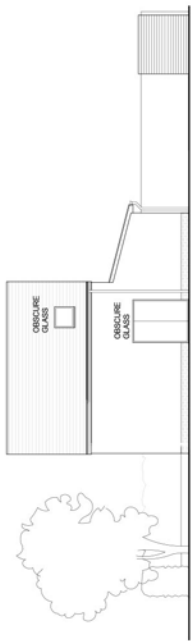
JOB	2 ST MARGARETS AVENUE HILLINGDON UB8 3HH
CLIENT	G P PROPERTIES (UK) LTD.
DRAWING	PROPOSED GROUND FLOOR PLANS

DALE VENN ARCHITECTS Architects, Planners & Surveyors HIGH HOUSE, HARLINGTON ROAD, HILLINGDON, MIDDLESEX. 01895-237345

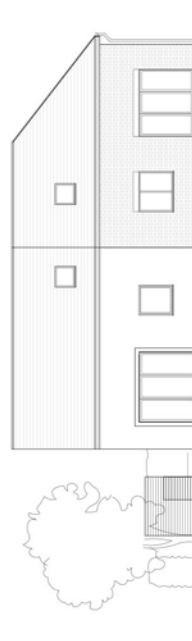
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DATE: JUNE 17		
DRAWN: LX		
CHECKED: DV		
		4929-8
		D



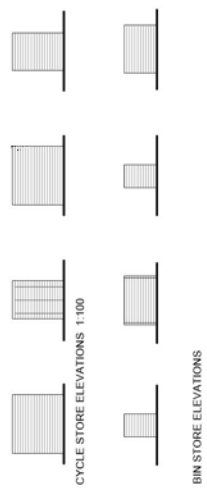
HOUSE 2C NORTH ELEVATION 1:100



HOUSE 2C SOUTH ELEVATION

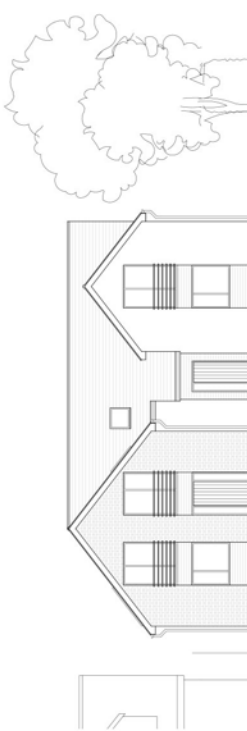


HOUSE 2A, 2B SOUTH ELEVATION

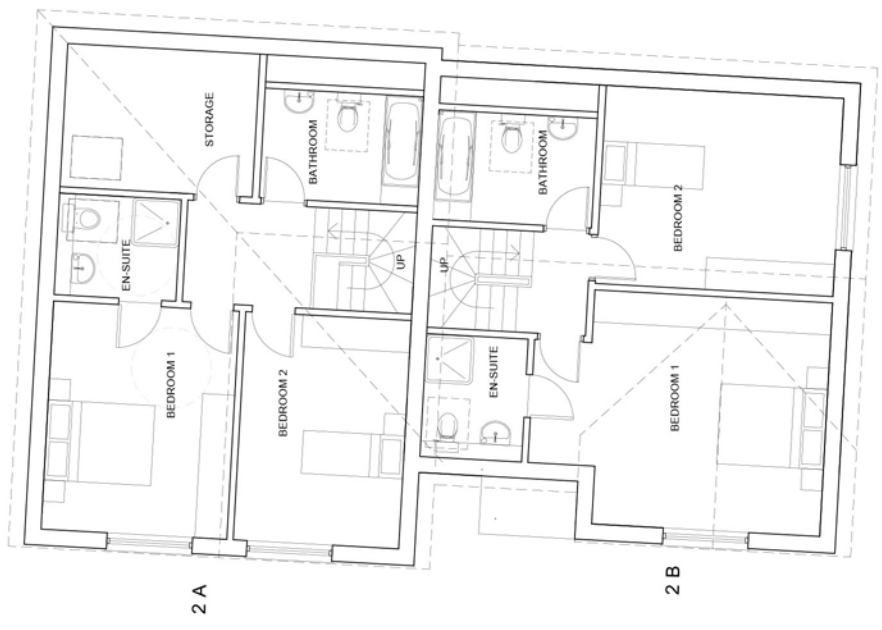


CYCLE STORE ELEVATIONS 1:100

BIN STORE ELEVATIONS



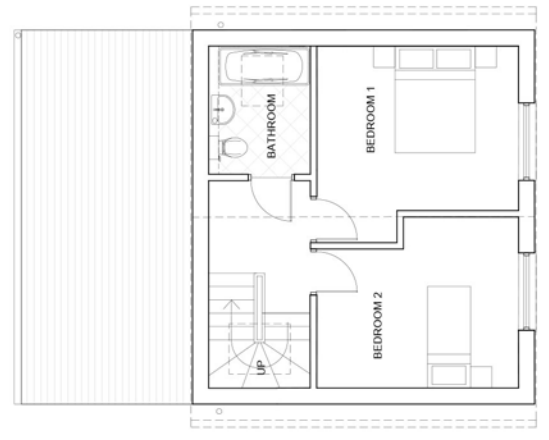
HOUSE 2A, 2B NORTH ELEVATION 1:100



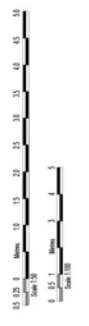
2 A

2 B

FIRST FLOOR PLANS 1:50



2 C



ELEVATIONS - WINDOWS AUF 17 B
 HOUSE 2C PLAN AND ELEVATIONS AUF 17 A
 ARCHITECTURE AUF 17 A
 COPYRIGHT RESERVED REV.
 ALL SCALED DIMENSIONS MUST BE TYPED ON SITE

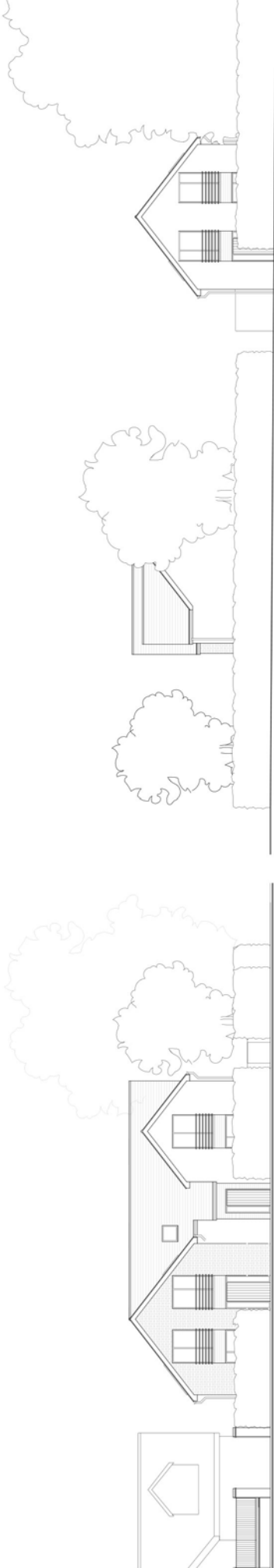
JOB
 2 ST MARGARETS AVENUE
 HILLINGDON
 UB8 3HH

CLIENT
 G P PROPERTIES (UK) LTD.

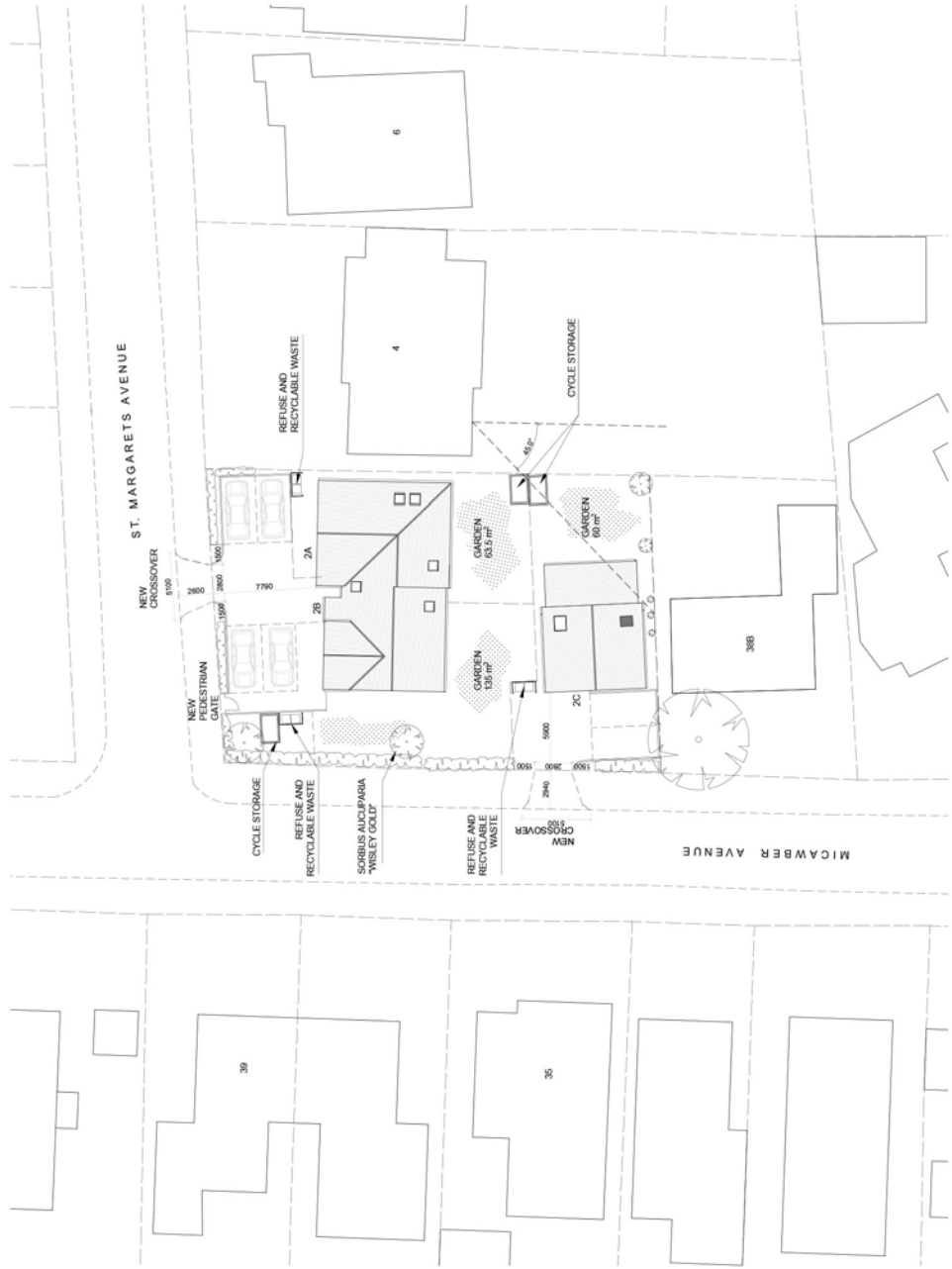
DRAWING
 PROPOSED FIRST FLOOR PLANS AND
 ELEVATIONS

DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE, HARLINGTON ROAD,
 HILLINGDON, MIDDLESEX GL1896-237445

SCALE 1:50 @ A1	DRAWING No.	REV.
DATE - JUNE 17	4929-9	B
DRAWN - UK	CHECKED - DV	



no. 4
 STREET ELEVATION (NORTH) 1:100
 2 ST. MARGARETS AVENUE
 STREET ELEVATION (WEST)
 2 ST. MARGARETS AVENUE
 388 MICAWBER AVE.



ROOF WINDOW
 HOUSE PLAN AND ELEVATION
 ARCHITECTS
 A. REV.
 B. REV.
 ALL SCALED DIMENSIONS MUST BE TYPED ON SITE
 COPYRIGHT RESERVED

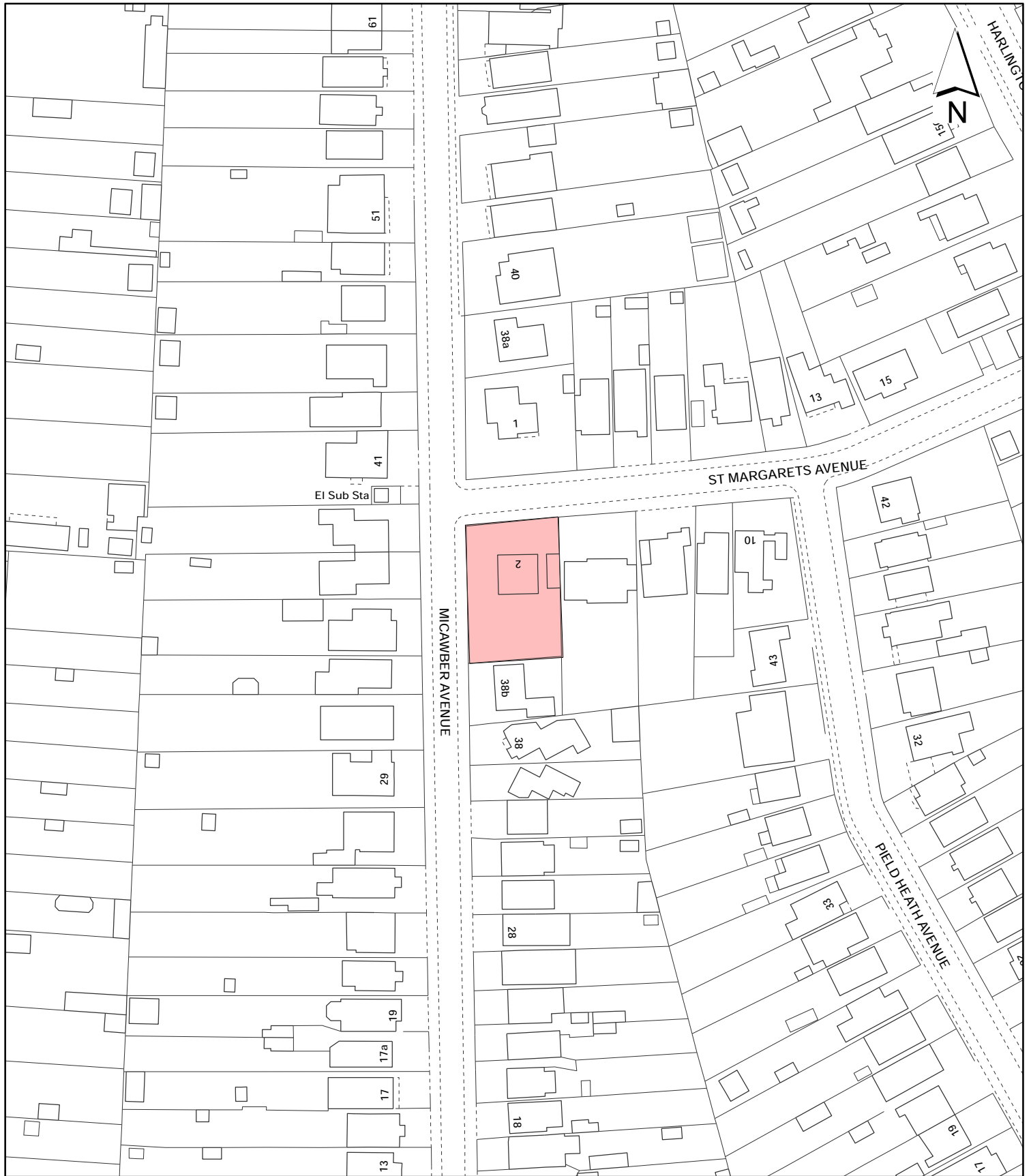
JOB
 2 ST MARGARETS AVENUE
 HILLINGDON
 UB8 3HH

CLIENT
 G P PROPERTIES (UK) LTD.

DRAWING
 PROPOSED PLAN AND ELEVATIONS

DALE VENN ARCHITECTS
 Architects, Planners & Surveyors
 HIGH HOUSE, HARLINGTON ROAD,
 HILLINGDON, MIDDLESEX O1896-237445

SCALE	1:50, 1:100 & 1:200	REV.	
DATE	JUNE 17	DRAWING NO.	4929-7
DRAWN BY		CHECKED BY	B



Notes:

 Site boundary

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Site Address:

2 St Margerets Avenue

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

Planning Application Ref:
69131/APP/2017/2934

Scale:
1:1,250

Planning Committee:
Central & South
 Page 117

Date:
October 2017



Report of the Head of Planning, Sport and Green Spaces

Address 5 FIELD CLOSE HARLINGTON
Development: First floor rear extension to include new rear window
LBH Ref Nos: 33279/APP/2017/3120

Date Plans Received: 25/08/2017 **Date(s) of Amendment(s):**
Date Application Valid: 25/08/2017



PROPOSED FIRST FLOOR
REAR EXTENSION



1:500 SITE PLAN



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1:1250 LOCATION PLAN

Revisions	
No.	Date By Contents

Drawing Title	
Location Plan & Site Plan	

Project	
First floor rear extension	

Scale	Date	Drawn by
As stated	August 2017	SD

Client Details	
Mr Ahif Mohammed	
5 Field Close	
Harlington	
Middlesex	
UB3 5ND	

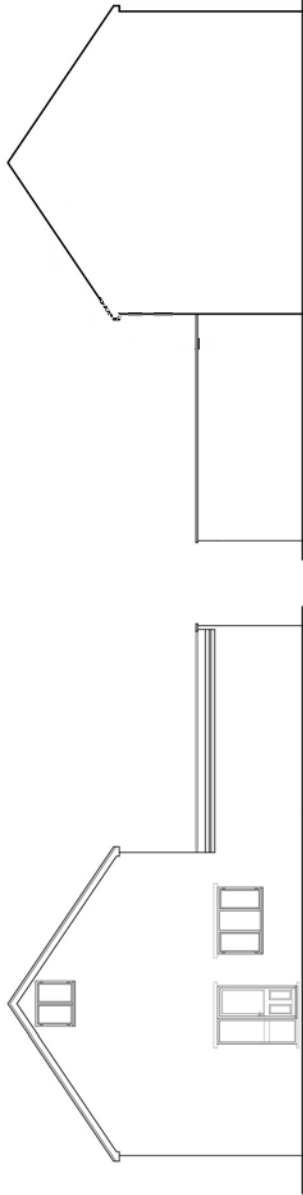
Dwg.No.	Rev.
5FC PA 02	A



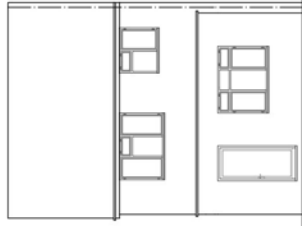
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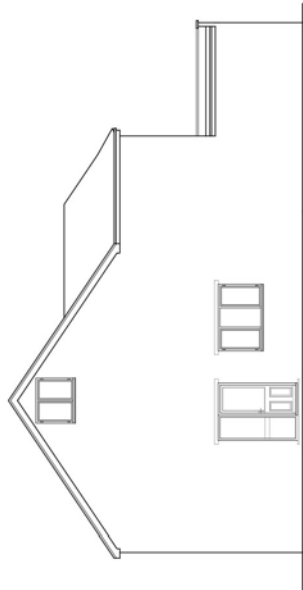
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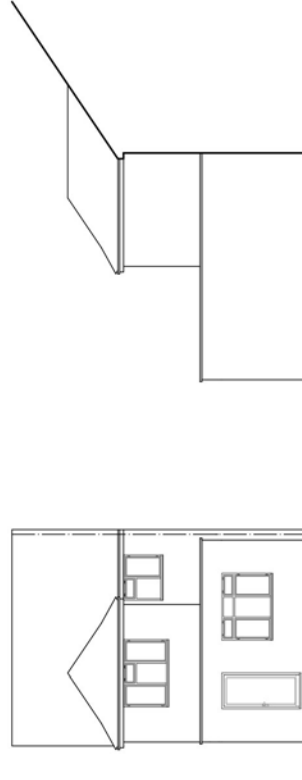
EXISTING FLANK ELEVATION



EXISTING REAR ELEVATION

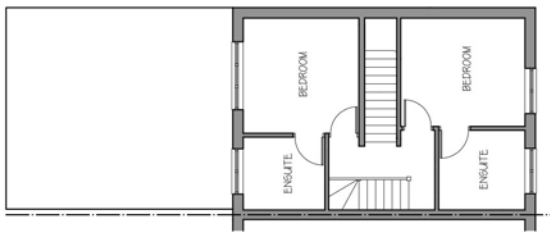
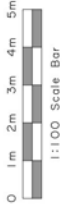


PROPOSED FLANK ELEVATION

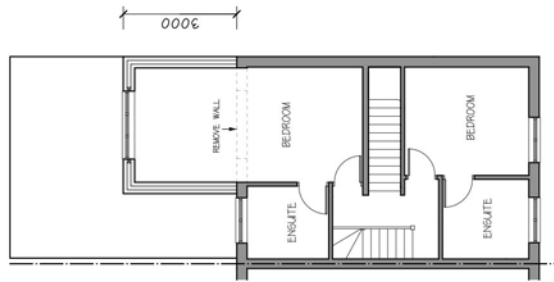


PROPOSED REAR ELEVATION

PROPOSED FLANK ELEVATION



EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

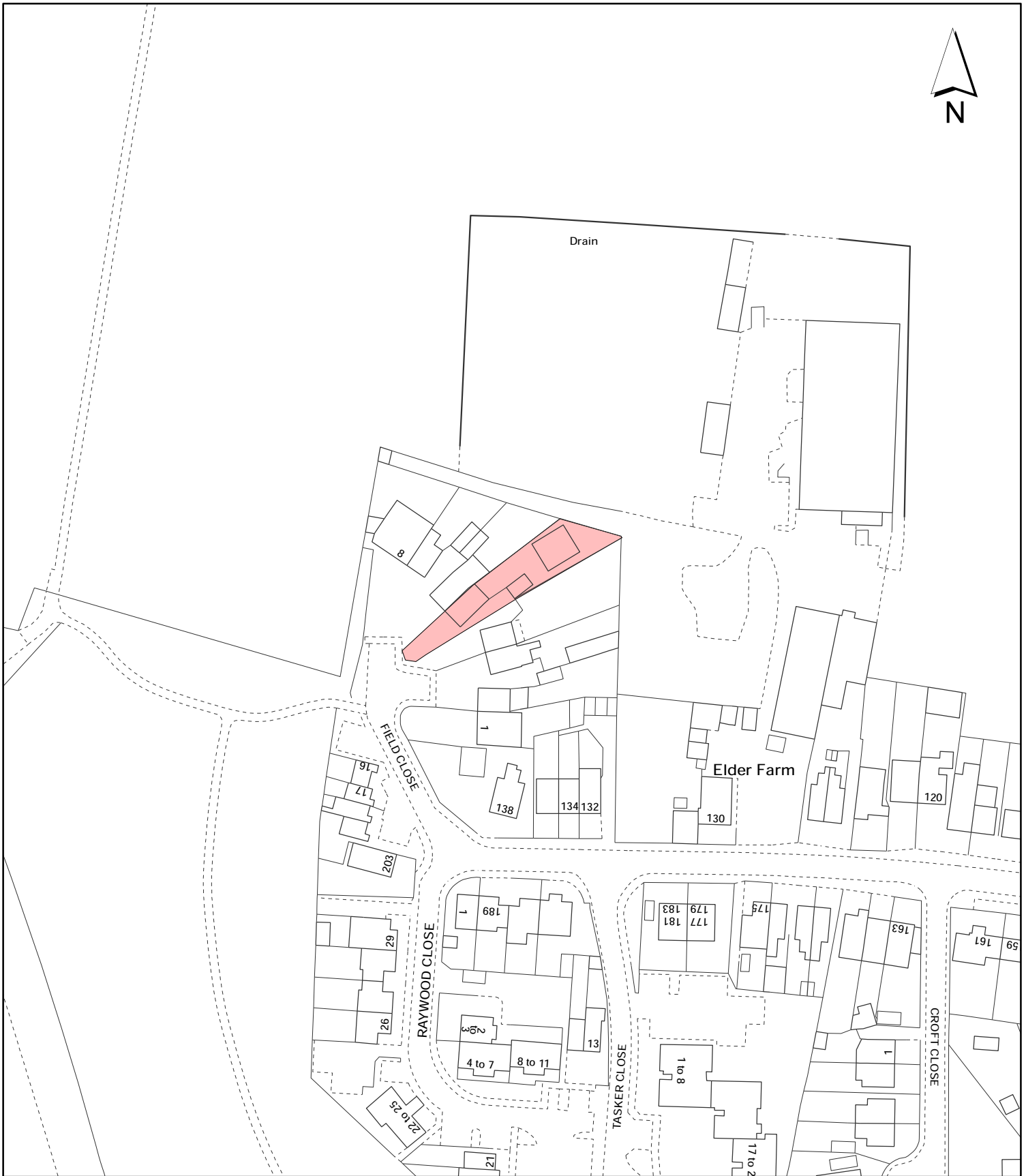


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN (UNCHANGED)

Revisions		Contents	
No.	Date	By	Contents
Drawing Title Existing & Proposed Floor Plans and Elevations			
Project First floor rear extension			
Scale	Date	Drawn By	SD
1:100	August 2017		
Client Details Mr. Arif Mohammed 5 Field Close Harlington Middlesex UB3 5ND			
Dwg. No. 5FC PA 01			Rev. A



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Site Address:

5 Field Close

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

Planning Application Ref:

33279/APP/2017/3120

Scale:

1:1,250

Planning Committee:

Central & South
Page 121

Date:

October 2017



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 5 FIELD CLOSE HARLINGTON

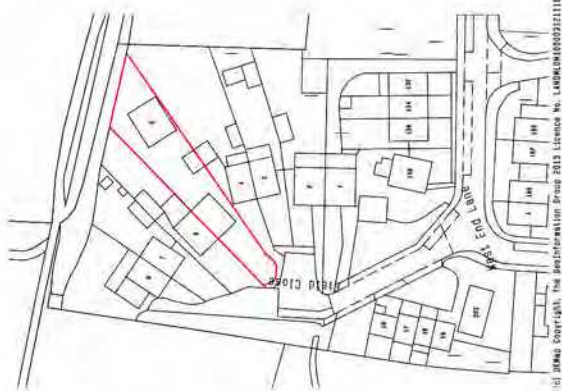
Development: Internal alterations to existing outbuilding to include new bathroom and boiler room within existing annexe. Insertion of new window to rear elevation

LBH Ref Nos: 33279/APP/2017/3121

Date Plans Received: 25/08/2017

Date(s) of Amendment(s):

Date Application Valid: 25/08/2017



1:1250 LOCATION PLAN

EXISTING OUTBUILDING



1:500 SITE PLAN

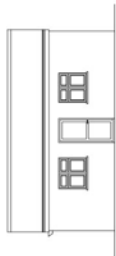


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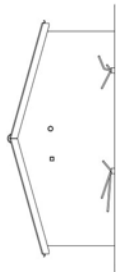


1:500 Scale Bar

No.		Date		By		Contents	
Revisions							
Drawing Title							
Location Plan & Site Plan							
Project							
Internal alterations to existing outbuilding to include new bathroom and boiler room within existing annexe and new rear window							
Scale		Date		Drawn by		SD	
As stated		August 2017					
Client Details							
Mr Ahf Mohammed 5 Field Close Harlington Middlesex UB3 5ND							
Dwg No.		0 PA 02		Rev.		A	



EXISTING FRONT ELEVATION - 1:100



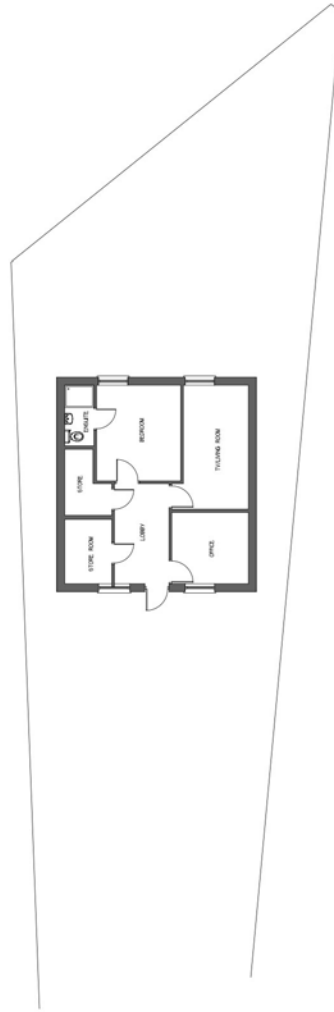
EXISTING FLANK ELEVATION - 1:100



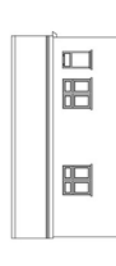
EXISTING REAR ELEVATION - 1:100



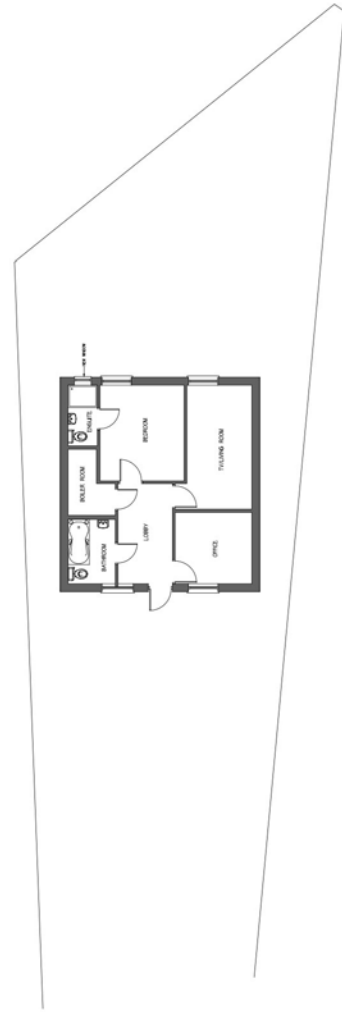
EXISTING FLANK ELEVATION - 1:100



EXISTING GROUND FLOOR PLAN - 1:100

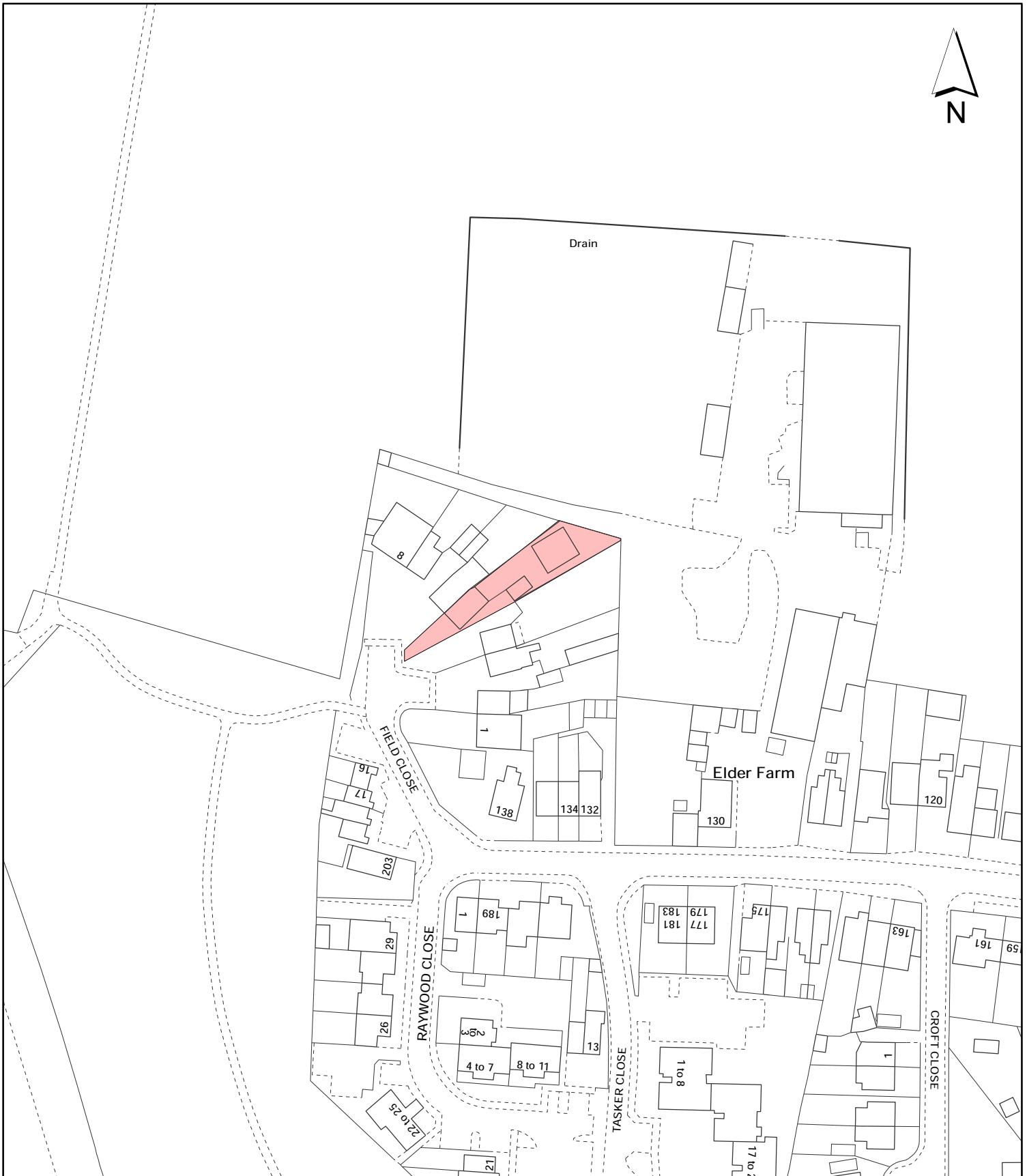


PROPOSED REAR ELEVATION - 1:100



PROPOSED GROUND FLOOR PLAN - 1:100

No.	Date	By	Contents
Revisions			
Drawing Title Floor Plans & Elevations			
Project Internal alterations to existing outbuilding to include new bathroom and boiler room within existing annexe and new rear window			
Scale	Date	Drawn by	SD
1:100	August 2017		
Client Details Mr. Ashif Mohammed 5 Field Close Herlington Middlesex UB3 3ND			
Original No.	0 PA 01		Rev. A



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

Planning Application Ref:
33279/APP/2017/3121

Scale:
1:1,250

Planning Committee:
Central & South
 Page 125

Date:
October 2017



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 LONDON

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