



HILLINGDON
LONDON



Central & South Planning Committee

Date: THURSDAY, 11 JANUARY
2018

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
Councillor John Morse

Published: Wednesday, 3 January 2018

Contact: Luke Taylor
Tel: 01895 250 693
Email: ltaylor3@hillington.gov.uk

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,
3E/05, 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

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

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

Emergency procedures

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;

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 6
- 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	7-21 Norfolk Road, Uxbridge 32703/APP/2017/3744	Uxbridge North	Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use, to include three new dormers to rear, and four front roof lights to create a two-bed, self-contained flat with associated parking. Recommendation: Refusal	7 - 20 130 - 139
7	7-21 Norfolk Road, Uxbridge 32703/APP/2017/3751	Uxbridge North	Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use, to include three new dormers to rear and four front roof lights to create a two-bed self-contained flat with associated parking. Recommendation: Refusal	21 - 36 140 - 150
8	Land adjacent to 1 Belgrave Mews, Cowley 72586/APP/2017/3797	Uxbridge South	Single-storey garage. Recommendation: Refusal	37 - 46 151 - 156

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	2 Wimborne Avenue, Hayes 70262/APP/2017/4100	Barnhill	Part two-storey, part single-storey side/rear extension. Recommendation: Refusal	47 - 54 157 - 163
10	16 Blacklands Drive, Hayes 9067/APP/2017/3519	Charville	Conversion of three-bed dwelling to one one-bed and one two-bed dwellings, with associated parking and amenity space, & installation of vehicular crossover and gate. Recommendation: Approval	55 - 72 164 - 170
11	141 Charville Lane, Charville 72426/APP/2017/2914	Charville	Erection of two cabins, single-storey workshop building, gate / fence, demolition of existing buildings and change of use from scrapyards (Sui Generis) to car repairs (Use Class B2). Recommendation: Approval	73 - 88 171 - 175
12	382 Sipson Road, West Drayton 70385/APP/2017/3794	Heathrow Villages	Retention of hardstanding and provision of landscaping to front, and relocation of cycle and bin store to rear (Part Retrospective). Recommendation: Approval	89 - 98 176 - 182

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	99 - 106
14	ENFORCEMENT REPORT	107 - 116
15	ENFORCEMENT REPORT	117 - 128

PART I - Plans for Central and South Planning Committee 129 - 182

This page is intentionally left blank

Minutes



CENTRAL & South Planning Committee

12 December 2017

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Mo Khursheed, Peter Money and John Morse</p> <p>LBH Officers Present: Glen Egan (Office Managing Partner - Legal Services), Zenab Haji-Ismail (Principal Planning Officer) and Manmohan Ranger (Transport Consultant) and James Rodger (Head of Planning and Enforcement)</p>
145.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor David Yarrow with Councillor Ray Graham substituting.</p>
146.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Peter Money declared a pecuniary interest in agenda item 7 and left the room when the item was discussed. Councillor Ian Edwards declared a non-pecuniary interest in agenda item 15 and left the room during the Committee's deliberations of this item.</p>
147.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meeting were approved.</p> <p>RESOLVED: That the minutes of the meeting on 23 November 2017 were approved as a correct record.</p>
148.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
149.	<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 items marked Part I would be considered in public and items marked Part II would be considered in private.</p>

150.	<p>86 HARLINGTON ROAD - 25724/APP/2017/3067 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the application and highlighted the addendum. The application sought to change the use class of 86 Harlington Road, Hillingdon from Class C3 dwellinghouse to a 4-bed HMO. Members were informed that there were no registered HMOs within a 100 metre distance of the application property therefore this proposal would not constitute an over-concentration of HMO uses in the area in accordance with the Interim Planning Policy Document. The proposal was to amend internal floor areas only with no external alterations and would not impact negatively on the street scene. Members were also advised that condition 7 in the report which referred to landscaping would be removed as it duplicated condition 3. An additional condition regarding parking was to be added as detailed in the addendum. Furthermore, Members were informed that a request had been made by a Ward Councillor for the application to be heard at a Committee meeting.</p> <p>Members sought clarification regarding the number of people who would reside at the HMO and were advised that the maximum number would be 4 as detailed in condition 4 on page 6 of the report.</p> <p>Responding to further questions from the Committee, officers confirmed that the property lay within an Article 4 area and guidance regarding the maximum number of HMOs in an area had been adhered to; the guidelines stated that no more than 20% of properties could be converted to HMOs in a given area and this had not been exceeded. All policy issues had been addressed and there were no more than 20% of HMOs currently in the immediate vicinity.</p> <p>Further clarification was sought regarding the issue of parking and Members were advised that 3 spaces would be made available which was adequate. The Committee referred to the Ward Councillor's concerns as detailed in the addendum regarding potential overspill of people and were informed that resident numbers in the HMO would not exceed four; therefore overspill would not be a cause for concern. Councillors were also reassured that condition 3 covered the issue of bicycle parking at the property.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application was approved.</p>
151.	<p>29 MANOR LANE, HARLINGTON - 15434/APP/2017/2674 (<i>Agenda Item 7</i>)</p> <p>Councillor Money had declared a pecuniary interest and left the room during the Committee's deliberations of this item.</p> <p>Officers presented the application which sought to construct a single storey side extension involving demolition of the existing garage and amendments to the porch at 29 Manor Lane, Harlington.</p> <p>The Committee commented that the proposed development was acceptable and felt it would be in keeping with the street scene.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application was approved.</p>

	RESOLVED: That
152.	<p>26 COLDHARBOUR LANE - 72611/APP/2017/3569 (<i>Agenda Item 8</i>)</p> <p>Officers presented the application which sought to change the use of a ground floor flat at 26 Coldharbour Lane, Hayes from Use Class A1 to Use Class A2 for use as an estate agent's. Members were informed that this was a retrospective application.</p> <p>Members commented that the change was minimal and did not raise any concerns regarding the application.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application was approved.</p>
153.	<p>66 FAIRWAY AVENUE - 29143/APP/2017/3100 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the application which sought to install a side dormer, enlarge the roofspace to create habitable accommodation and erect a single storey front extension and porch. Councillors were informed that the application had been deferred from the Committee on 23 November 2017 to enable clarification of the neighbouring impacts of the proposal. It was confirmed that the site was situated in "West Drayton Garden City Area of Special Local Character".</p> <p>Members felt that the proposed development was out of keeping with the area and the original dwelling house and concern was expressed regarding the increased height and the incongruity of the side dormer. It was felt that the development would impact negatively on the street scene.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
154.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>

155.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
156.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
157.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer’s report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority</i></p>

	<p><i>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>
158.	<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>
159.	<p>ENFORCEMENT REPORT (Agenda Item 15)</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.02 pm, closed at 7.32 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. 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 7-21 NORFOLK ROAD UXBRIDGE

Development: Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self-contained flat with associated parking

LBH Ref Nos: 32703/APP/2017/3744

Drawing Nos: 638/01
638/03
638/02
Design and Access Statement
638/05
638/04
638/301
638/302
638/303
638/304

Date Plans Received: 18/10/2017

Date(s) of Amendment(s):

Date Application Valid: 18/10/2017

1. SUMMARY

The application seeks planning permission for the conversion of roof space to habitable use to include 3 dormer windows to rear and 4 front roof lights to create a 2-bed self contained flat with associated parking. The proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents. The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal fails to provide amenity space of sufficient size and quality commensurate to

the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted December 2008
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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. 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. This is a resubmission of a previously refused scheme, and application for pre-application advice where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the North West side of Norfolk Road and comprises a two storey block of flats, with the appearance of a row of 4 terraced units. To either side of the built development there are vehicular access points, and to the rear of the building, set against the rear boundary and abutting the North East side are four lock up garages (which appear to be well used). The site is on a gradient with the land dropping away to the rear. The application site is within the North Uxbridge Area of Special Local Character, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the conversion of roof space to habitable use to include 3 rear dormers and 4 front roof lights to create a 2-bed self contained flat with associated parking.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application under reference 32703/APP/2017/3751 for the conversion of roof space to habitable use to include 3 new gable ends to rear and 4 front roof lights to create a 2-bed self contained flat with associated parking is also submitted for consideration.

An application for pre-application advice under application reference 32703/PRC/2017/117 for the creation of an additional flat was submitted recently. The conclusion was:

"The current proposal, based on the plans and supporting documents that have been submitted could not be supported as the proposed development would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character.

Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety."

32703/APP/2017/764 - Conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front was refused for the following reasons:

1. The roof alteration/extensions, by reason of the size, scale, bulk, and design of the rear dormer windows would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2. The proposed front extensions/stair towers, by reason of their position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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

The following planning history is considered to be of relevance to this application:

32703/APP/2010/1254 - Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of main roof ridge with 5 front rooflights, 3 rear and 1 side dormers was refused for the following reasons:

1. The proposed raising of the existing roof form together with the three rear facing and one side facing dormer windows and the rooflights to the front, by reason of their siting, bulk and design, would result in overly dominant and discordant features in relation to the architectural composition of the original building and the wider street scene, to the detriment of visual amenity. The proposal would therefore be detrimental to the character and appearance of this original building, the North Uxbridge Area of Special Local Character and the wider area, contrary to Policies BE5, BE13, BE15, and BE19 of the

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to the Council's Supplementary Planning Documents HDAS 'Residential Layouts'.

2. The floor areas shown for the proposed flat would be below the minimum 50 m² required for a 1-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to policy H7 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), to the Council's Supplementary Planning Document HDAS Residential Layouts, and to Policies 4B.1, 4B.3 and 4B.6 of the London Plan (2008).

3. The proposed development would not be provided with any off street parking, and therefore the development is considered to be deficient in car parking provision to the Council's approved car parking standards, leading to possible unauthorised or on-street parking to the detriment of public and highway safety and therefore contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed development would not be provided with any dedicated external amenity space. This is considered to be to the detriment of future occupiers and as such, would be contrary to policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

Application 32703/C/87/2074, sought permission for the erection of an additional storey containing four flats. This application was refused due to; (1) the proposal would result in an over development of the site, with the third storey being out of character with the surrounding area and over dominant in relation to surrounding properties; and (2) the scheme did not make adequate provision for the parking of vehicles.

Application 32703/D/88/1514, sought permission to form a new roof, including 14 dormer windows and a rear balcony access, to form 2 x 2-bed flats, together with an external staircase. This application was refused due to; the proposal would result in an over development of the site; an over dominant roof form; the proposed parking would result in a loss of amenity space; and the balcony and staircase would overlook the rear gardens of other properties.

Application 32703/APP/2001/894, sought permission to convert the existing roof space to create two apartments, involving dormer windows and an enclosed staircase at either end. This application was subject of an appeal against non determination and was dismissed due to; the proposed works would have a seriously detrimental effect on the appearance of the building and the street scene, and the location of the additional car parking spaces, was unsatisfactory as they would interfere with the access to the garage block and one of the flats, and their use would harm the residential amenities of the occupiers of the existing flat.

Application 32703/APP/2002/1755 sought permission for the conversion of the roof space to a studio flat, involving two rear dormers, this application was refused due to; a flat development designed as a single cohesive development, would be detrimental to the visual amenities of the locality and the amenities of residents of the existing accommodation. (May 2005)

Application 32703/APP/2003/2684, this application sought permission for the conversion of the roof space to form habitable room for the existing flat, involving two rear dormers, as a

significant period of time had passed without formal contact, and in view of the above, it is considered that no further action would be taken (2009).

It should be noted since the determination of many of these previous applications, the Local Planning Authority has formally adopted the Hillingdon Design and Accessibility Statements: Residential Layouts and Extensions. These documents give guidance on a number of issues that would effect this proposal, such as, new development opportunities, minimum floors space standards, amenity areas, loft conversions and roof alterations, etc. As such, these would carry significant weight in the determination of this application.

Furthermore, the area is now designated as North Uxbridge Area of Special Local Character adopted 2004/5, and therefore Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is a further consideration.

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.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

H7 Conversion of residential properties into a number of units

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

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

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:- Not applicable

6. Consultations

External Consultees

North Uxbridge Residents Association and 29 neighbouring properties were consulted by letter dated 24.10.17 and a site notice was displayed to the front of the site which expired on 23 November 2017

2 letter of objection and a petition have been received raising the following issues:

1. Out of keeping with the locality.
2. Concerns regarding the increased demand for parking in an area which suffers parking stress.

Internal Consultees

Highways Officer:

This application is to convert an existing roof space into a 2b flat There have been many previous proposals for a roof extension of an existing block of 8 flats to create an additional living space. All of these applications were refused and car parking issues were reasons for refusal. The property has a relatively large curtilage but only 1 off street parking space is present with a crossover on Norfolk Road. Norfolk Road is an unclassified residential road with a speed limit of 30 mph. The area is within CPZ U1, with on street parking restricted to residents only Mon-Sat 9 am - 5 pm. Other single and double yellow line parking restrictions are in place in the vicinity of the site. Norfolk Road is subject to existing car parking stress as many of the properties like the other flats in the block, have limited access to off-street car parking. The PTAL for the site is 2 (poor) which suggests there will be a strong reliance on private cars for trip making. The proposals would include the construction of a new car parking bay close to the existing one and that provision of an additional parking space for the new 2b flat is slightly less than that required in the car parking policy. The proposed parking bay would be very close to the existing ground floor flat. It is therefore concluded that the proposals would go some way to providing car parking for the new flat. There is mention of an additional cycle parking space on site but no details are provided so please condition at least one additional secure covered cycle parking space on the site. Considering the limited amount of car parking available locally and the demand for this type of facility, it is considered that the new car parking space should be allocated to the new flat and that flat's residents not be allowed to apply for a residents parking permit and this arrangement be secured through a S106 agreement. It is assumed that the existing refuse/recycling bin storage can cope with an additional flat. On the basis of the above comments I do not have significant highway concerns over the proposed application.

Conservation Officer:

This is a simply designed 1930s terrace divided into flats with balconies at first floor. The site is located within the North Uxbridge Area of Special Local Character.

COMMENTS: There is another similar application submitted for this site comprising of alterations within the roof space. The proposal includes 3 substantial dormer additions to the rear. Whilst not visible from the street scene they would add considerable visual bulk to the simple roof form, setting an unwelcome precedent of similar proposals in this area. The proposal is not dissimilar to previously refused schemes. It would fail to appropriately integrate with the existing modest building. The number of dormers and the size would need to be reduced.

Landscape Officer:

This site is occupied by a two-storey block of flats, situated within a residential area on the edge of Uxbridge Town Centre. The flats have a modest area of front garden behind brick wall on the front boundary, with vehicular access at each end. There are no tree or landscape designations which might constrain development, but the area is locally listed as an Area of Special local Character.

COMMENT: This application follows the refusal of application ref. 2017/764. No trees, or other landscape features of merit will be affected by the proposal.

RECOMMENDATION: If the application is recommended for approval, landscape conditions should be imposed to ensure that the landscape setting is retained and enhanced stipulating condition using RES9 (parts 1, 2, 4 and 5).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

In particular, paragraph 7.15 of the Hillingdon Local Plan (November 2012) recognises that Policy H7 of the Hillingdon Local Plan (November 2012) serves to ensure that 'conversions achieve satisfactory environmental and amenity standards'

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

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

amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The application site also lies within the North Uxbridge ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

With regard to the design of the proposed dormer windows, the SPD: Residential Extensions: Section 7.0 states careful thought must be given to the volume, height, proportion, details and position, and Section 7.4, comments that it is important that roof extensions relate well to the proportions and massing of the existing building. Section 7.16 discusses roof lights and states where a large number of roof lights are proposed in the front roof face, these will be refused. The proposal is not considered to comply with this advice, as the additional height to the existing roof form, with the number and design of the proposed dormers, together with the high number of roof lights proposed in the front elevation, are considered to result in overly dominant, bulky, discordant additions.

The proposed development would add considerable visual bulk to the simple roof form of this terrace. The 3 x rear facing dormers do not respect the fenestration arrangements of the rear of this terrace, and would appear visually intrusive on the roof form and would be considered detrimental to the visual appearance of the terrace. Furthermore, whilst it is accepted that this is quite a large roof, the overall size, scale and bulk would not be proportionate to the roof within which it is set and whilst these are not visible from the street, these would be highly visible from the rear gardens of neighbouring properties and Charlestown Lodge and Cornwall Court.

It is therefore considered that the proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. As a result, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The issues are discussed in the section above.

7.08 Impact on neighbours

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

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of

new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

With regard to the proposal it is considered that it would not cause an unacceptable loss of light or outlook to adjoining occupiers. Whilst the rear facing dormers would increase the bulk of the roof, due to the existing roof form, and the set in from the boundaries, it is not considered any material loss of amenity would arise to adjoining occupiers. The proposal therefore would accord with policies BE20, and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to any loss of privacy, the proposed front roof lights would look out over the existing public highway and would not result any additional overlooking. With regard to the proposed rear dormer windows, it is not considered these would result in a material loss of privacy having had regard to the existing first floor openings in this elevation. Therefore, the proposal is considered to comply with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The submitted plans do not include any details of noise insulation. If the scheme were considered acceptable in all other respects it is considered that it would be appropriate to secure details of noise insulation by way of condition to ensure that the proposal would not have an unacceptable impact upon the occupants of the existing flats in terms of noise and disturbance.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom 4 person flat is required to provide 70 square metres of accommodation. At a floor area of 86 square metres, the proposal exceeds this minimum standard.

Policy BE23 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) recognises that new residential buildings should 'provide external amenity space

which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The submitted plans do not include any external amenity space provision. As such the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's SPD HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

As noted in the planning history above, concerns have been previously raised that the creation of additional flats at this site, did not provide for additional on site parking leading to on-street parking/queuing to the detriment of public and highway. This revised application includes the provision of an additional car parking space within the frontage, utilising the existing crossover. The Highways Officer has advised that, subject to the applicant agreeing to enter into a Section 106 agreement to remove the rights of the future occupants of the flat to obtain a parking permit, the scheme would meet the Council's Parking standards (subject to a number of conditions to secure secure cycle storage etc). However, given that the application is considered unacceptable in visual terms, the applicant has not been approached to secure Heads of Terms for a S106 agreement.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No accessibility issues are raised,

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The flats have small front gardens bounded by a low brick wall, with private gardens/amenity space to the rear. The Council's Landscape Officer has raised no objection to the proposal subject to the imposition of landscaping conditions.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

In the event of an approvable scheme, a condition requiring details of internal noise insulation would be imposed to ensure occupants of the flats did not suffer an unacceptable loss of amenity.

7.19 Comments on Public Consultations

The issues raised by consultation are addressed in the sections above.

7.20 Planning obligations

CIL

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

Presently calculated, the amounts would be as follows;

LBH CIL £9,004.56

London Mayoral CIL £ 3,525.74

Total CIL £12,530.30

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues are raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

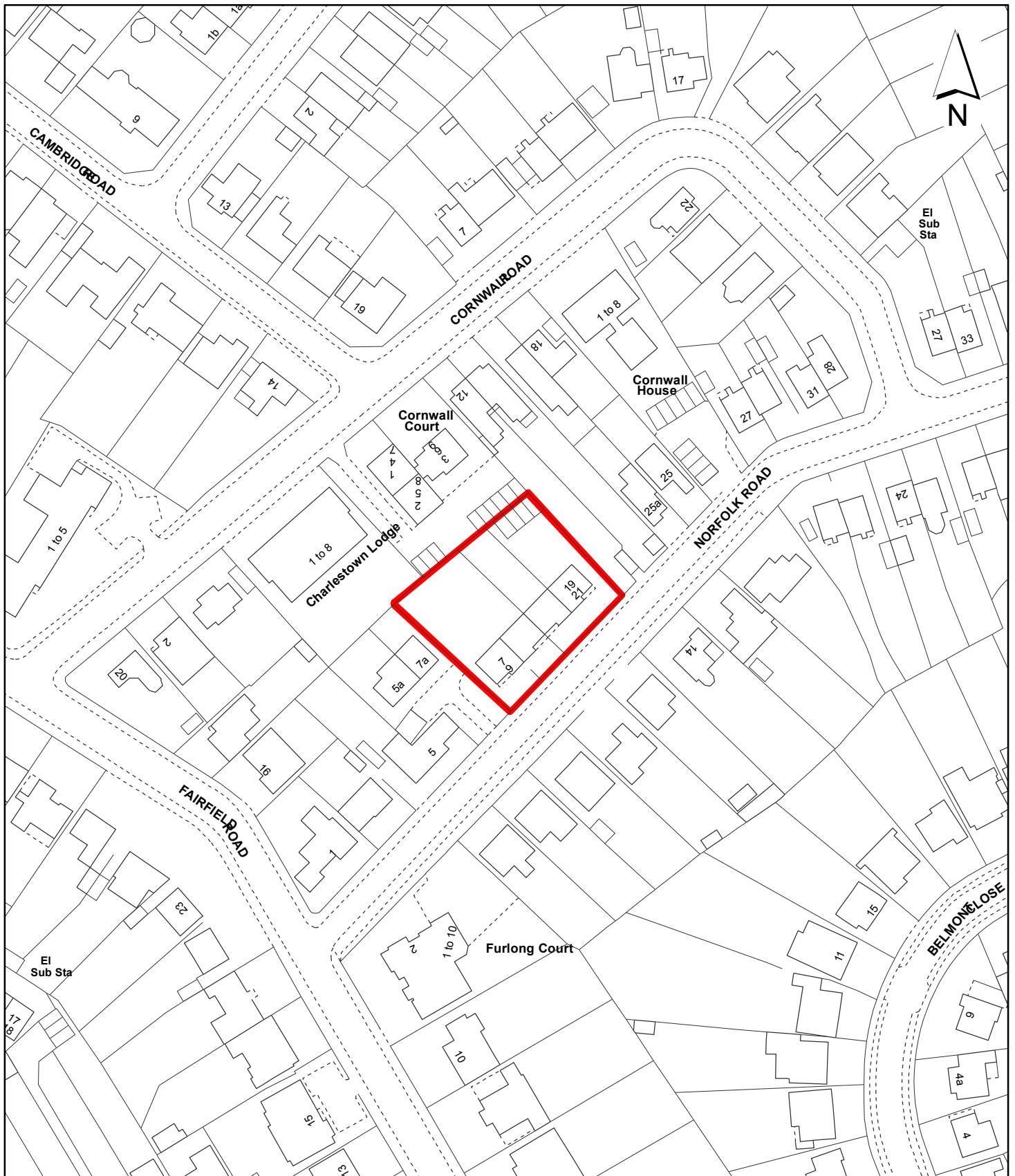
The application seeks planning permission for the conversion of roof space to habitable use to include 3 dormer windows to rear and 4 front roof lights to create a 2-bed self contained flat with associated parking. The proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents. The application is recommended for refusal.


11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>7-21 Norfolk Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>32703/APP/2017/3744</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>January 2018</p>	



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7-21 NORFOLK ROAD UXBRIDGE

Development: Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self-contained flat with associated parking

LBH Ref Nos: 32703/APP/2017/3751

Drawing Nos: 638/05
638/01
638/02
Design and Access Statement
638/03
638/04
638/304
638/305
638/306
638/307

Date Plans Received: 18/10/2017

Date(s) of Amendment(s):

Date Application Valid: 18/10/2017

1. SUMMARY

The application seeks planning permission for the conversion of roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self contained flat with associated parking. The proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard

form of accommodation for future residents contrary to Policy 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 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.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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 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.

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. 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. This is a resubmission of a previously refused scheme, and application for pre-application advice where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the North West side of Norfolk Road and comprises a two storey block of flats, with the appearance of a row of 4 terraced units. To either side of the built development there are vehicular access points, and to the rear of the building, set against the rear boundary and abutting the North East side are four lock up garages (which appear to be well used). The site is on a gradient with the land dropping away to the rear. The application site is within the North Uxbridge Area of Special Local Character, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the reconfiguration of flat 11 within the existing building and conversion of the roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self-contained flat with associated parking

3.3 Relevant Planning History

32703/APP/2001/894 7 - 21 Norfolk Road Uxbridge

CONVERSION OF ROOF SPACE TO CREATE TWO APARTMENTS, INVOLVING
INSTALLATION OF DORMER WINDOWS AND AN ENCLOSED STAIRCASE AT EACH END C
APARTMENT BLOCK

Decision: 12-10-2001 Not Determined **Appeal:** 12-10-2001 Dismissed

32703/APP/2002/1755 7-21 Norfolk Road Uxbridge

CONVERSION OF ROOFSpace TO STUDIO FLAT, INVOLVING THE INSTALLATION OF TW
REAR DORMER WINDOWS AND A FRONT ROOFLIGHT (INVOLVING THE INTERNAL
ALTERATION OF A FIRST FLOOR FLAT)

Decision: 14-04-2005 Refused

32703/APP/2003/2684 Flat 11 (7-21) Norfolk Road Uxbridge

CONVERSION OF ROOFSpace TO FORM HABITABLE ROOM INVOLVING INSTALLATION TWO REAR DORMER WINDOWS AND FRONT SKYLIGHT (INVOLVING INTERNAL ALTERATION OF A FIRST FLOOR FLAT)

Decision: 06-08-2009 NFA

32703/APP/2010/1254 7-21 Norfolk Road Uxbridge

Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of main roof ridge with 5 front rooflights, 3 rear and 1 side dormers.

Decision: 11-08-2010 Refused

32703/APP/2010/1256 7-21 Norfolk Road Uxbridge

Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of main roof ridge with 5 front rooflights, 3 rear and 1 side dormers.

Decision: 11-08-2010 Refused

32703/APP/2017/3744 7-21 Norfolk Road Uxbridge

Reconfiguration of flat 11 within existing building and conversion of roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self-contained flat with associated parking

Decision:

32703/APP/2017/764 7-21 Norfolk Road Uxbridge

Conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front

Decision: 07-06-2017 Refused

32703/C/87/2074 Jul-21 Norfolk Road Uxbridge

Erection of one additional floor containing four flats

Decision: 15-03-1988 Refused

32703/D/88/1514 Jul-21 Norfolk Road Uxbridge

Form of new roof (incl 14 dormer windows & rear balcony access) to form 2x2-bed flats & external stairs

Decision: 26-10-1988 Refused

32703/PRC/2017/117 7-21 Norfolk Road Uxbridge

Additional flat.

Decision: 14-09-2017 OBJ

Comment on Relevant Planning History

An application under reference 32703/APP/2017/3744 for the Conversion of roof space to habitable use to include 3 rear dormers and 4 front roof lights to create a 2-bed self-contained flat with associated parking is also submitted for consideration.

An application for pre-application advice under application reference 32703/PRC/2017/117 for the creation of an additional flat was submitted recently. The conclusion was:

"The current proposal, based on the plans and supporting documents that have been submitted could not be supported as the proposed development would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety."

32703/APP/2017/764 - Conversion of roof space to habitable use to include 2 rear dormers, 6 front and 2 rear roof lights and 2 new stairway entrance towers to front, to create a 1-bed self-contained flat and widening of vehicular crossover to front was refused for the following reasons:

1. The roof alteration/extensions, by reason of the size, scale, bulk, and design of the rear dormer windows would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2. The proposed front extensions/stair towers, by reason of their position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building and would be detrimental to the character, appearance and visual amenities of the street scene and the wider North Uxbridge Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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

The following planning history is considered to be of relevance to this application:

32703/APP/2010/1254 - Conversion of roofspace for habitable space to create 1 one-bedroom flat, involving raising of main roof ridge with 5 front rooflights, 3 rear and 1 side dormers was refused for the following reasons:

1. The proposed raising of the existing roof form together with the three rear facing and one side facing dormer windows and the rooflights to the front, by reason of their siting, bulk and design, would result in overly dominant and discordant features in relation to the architectural composition of the original building and the wider street scene, to the detriment of visual amenity. The proposal would therefore be detrimental to the character and appearance of this original building, the North Uxbridge Area of Special Local Character and the wider area, contrary to Policies BE5, BE13, BE15, and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and to the Council's Supplementary Planning Documents HDAS 'Residential Layouts'.

2. The floor areas shown for the proposed flat would be below the minimum 50 m² required for a 1-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to policy H7 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), to the Council's Supplementary Planning Document HDAS Residential Layouts, and to Policies 4B.1, 4B.3 and 4B.6 of the London Plan (2008).

3. The proposed development would not be provided with any off street parking, and therefore the development is considered to be deficient in car parking provision to the Councils approved car parking standards, leading to possible unauthorised or on-street parking to the detriment of public and highway safety and therefore contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed development would not be provided with any dedicated external amenity space. This is considered to be to the detriment of future occupiers and as such, would be contrary to policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

Application 32703/C/87/2074, sought permission for the erection of an additional storey containing four flats. This application was refused due to; (1) the proposal would result in an over development of the site, with the third storey being out of character with the surrounding area and over dominant in relation to surrounding properties; and (2) the scheme did not make adequate provision for the parking of vehicles.

Application 32703/D/88/1514, sought permission to form a new roof, including 14 dormer windows and a rear balcony access, to form 2 x 2-bed flats, together with an external staircase. This application was refused due to; the proposal would result in an over

development of the site; an over dominant roof form; the proposed parking would result in a loss of amenity space; and the balcony and staircase would overlook the rear gardens of other properties.

Application 32703/APP/2001/894, sought permission to convert the existing roof space to create two apartments, involving dormer windows and an enclosed staircase at either end. This application was subject of an appeal against non determination and was dismissed due to; the proposed works would have a seriously detrimental effect on the appearance of the building and the street scene, and the location of the additional car parking spaces, was unsatisfactory as they would interfere with the access to the garage block and one of the flats, and there use would harm the residential amenities of the occupiers of the existing flat.

Application 32703/APP/2002/1755 sought permission for the conversion of the roof space to a studio flat, involving two rear dormers, this application was refused due to; a flatted development designed as a single cohesive development, would be detrimental to the visual amenities of the locality and the amenities of residents of the existing accommodation. (May 2005)

Application 32703/APP/2003/2684, this application sought permission for the conversion of the roof space to form habitable room for the existing flat, involving two rear dormers, as a significant period of time had passed without formal contact, and in view of the above, it is considered that no further action would be taken (2009).

It should be noted since the determination of many of these previous applications, the Local Planning Authority has formally adopted the Hillingdon Design and Accessibility Statements: Residential Layouts and Extensions. These documents give guidance on a number on issues that would effect this proposal, such as, new development opportunities, minimum floors space standards, amenity areas, loft conversions and roof alterations, etc. As such, these would carry significant weight in the determination of this application.

Furthermore, the area is now designated as North Uxbridge Area of Special Local Character adopted 2004/05, and therefore Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is a further consideration.

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.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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:- Not applicable

6. Consultations

External Consultees

The North Uxbridge Residents Association and 29 neighbouring properties were consulted and a site notice was displayed. 3 letters and a petition have been received raising the following issues:

1. Out of keeping with the locality.
2. Rear facing dormer windows would result in an unacceptable loss of privacy.
3. Concerns regarding the increased demand for parking in an area which suffers parking stress.

Internal Consultees

Highways Officer:

This application is to convert an existing roof space into a 2b flat There have been many previous proposals for a roof extension of an existing block of 8 flats to create an additional living space. All of these applications were refused and car parking issues were reasons for refusal. The property has

a relatively large curtilage but only 1 off street parking space is present with a crossover on Norfolk Road. Norfolk Road is an unclassified residential road with a speed limit of 30 mph. The area is within CPZ U1, with on street parking restricted to residents only Mon-Sat 9 am - 5 pm. Other single and double yellow line parking restrictions are in place in the vicinity of the site. Norfolk Road is subject to existing car parking stress as many of the properties like the other flats in the block, have limited access to off-street car parking. The PTAL for the site is 2 (poor) which suggests there will be a strong reliance on private cars for trip making. The proposals would include the construction of a new car parking bay close to the existing one and that provision of an additional parking space for the new 2b flat is slightly less than that required in the car parking policy. The proposed parking bay would be very close to the existing ground floor flat. It is therefore concluded that the proposals would go some way to providing car parking for the new flat. There is mention of an additional cycle parking space on site but no details are provided so please condition at least one additional secure covered cycle parking space on the site. Considering the limited amount of car parking available locally and the demand for this type of facility, it is considered that the new car parking space should be allocated to the new flat and that flat's residents not be allowed to apply for a residents parking permit and this arrangement be secured through a S106 agreement. It is assumed that the existing refuse/recycling bin storage can cope with an additional flat. On the basis of the above comments I do not have significant highway concerns over the proposed application.

Conservation Officer:

This is a simply designed 1930s terrace divided into flats with balconies at first floor. The site is located within the North Uxbridge Area of Special Local Character.

COMMENTS: There is another similar application submitted for this site comprising of alterations within the roof space. The proposal includes 3 substantial built forms to the rear. Whilst this application refers to them as 'gable ends' with flat roof forms, they nevertheless have a built form that replicates that of a box dormer with a flat roof however rather than hung tile it is rendered. Whilst not visible from the street scene they would add considerable visual bulk to the simple roof form, setting an unwelcome precedent of similar proposals in this area. The proposal is not dissimilar to previously refused schemes. It would fail to appropriately integrate with the existing modest building. The number of gable ends and the size would need to be reduced.

CONCLUSION: unacceptable.

Landscape Officer:

This application follows the refusal of application ref. 2017/764. No trees or other landscape features of merit will be affected by the proposal, other than a small area of front garden required to accommodate an extra parking space.

RECOMMENDATION: If the application is recommended for approval please add conditions RES9 (parts 1, 2, 4 and 5).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area, as such, there would be no objection in principle to the intensification of the residential use of the site, providing that it accords with all relevant planning policies.

In particular, paragraph 7.15 of the Hillingdon Local Plan (November 2012) recognises that Policy H7 of the Hillingdon Local Plan (November 2012) serves to ensure that 'conversions achieve satisfactory environmental and amenity standards'

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings, or not, and its impact on adjoining occupiers.

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

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further stressed under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The application site also lies within the North Uxbridge ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

With regard to the design of the proposed dormer windows, the SPD: Residential Extensions: Section 7.0 states careful thought must be given to the volume, height, proportion, details and position, and Section 7.4, comments that it is important that roof extensions relate well to the proportions and massing of the existing building. Section 7.16 discusses roof lights and states where a large number of roof lights are proposed in the front roof face, these will be refused. The proposal is not considered to comply with this advice, as the additional height to the existing roof form, with the number and design of the proposed dormers, together with the high number of roof lights proposed in the front elevation, are considered to result in overly dominant, bulky, discordant additions.

The proposed development would add considerable visual bulk to the simple roof form of this terrace. Whilst this application refers to them as 'gable ends' with flat roof forms, they nevertheless have a built form that replicates that of a box dormer with a flat roof however rather than hung tile it is rendered. The 3 rear facing dormers do not respect the fenestration arrangements of the rear of this terrace, and would appear visually intrusive on the roof form and would be considered detrimental to the visual appearance of the terrace. Furthermore, whilst it is accepted that this is quite a large roof, the overall size, scale and bulk would not be proportionate to the roof within which it is set and whilst these are not visible from the street, these would be highly visible from the rear gardens of neighbouring properties and Charlestown Lodge and Cornwall Court.

It is therefore considered that the proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the character and appearance of the existing building and the Area of Special Local Character. As a result, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The issues are addressed in the section above.

7.08 Impact on neighbours

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

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

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings. The principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

With regard to the proposal it is considered that it would not cause an unacceptable loss of light or outlook to adjoining occupiers. Whilst the rear facing additions would increase the bulk of the roof, due to the existing roof form, and the set in from the boundaries, it is not considered any material loss of amenity would arise to adjoining occupiers. The proposal therefore would accord with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to any loss of privacy, the proposed front roof lights would look out over the existing public highway and would not result any additional overlooking. With regard to the proposed rear windows, it is not considered these would result in a material loss of privacy having had regard to the existing first floor openings in this elevation. Therefore, the proposal is considered to comply with Policy BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The submitted plans do not include any details of noise insulation. If the scheme were considered acceptable in all other respects it is considered that it would be appropriate to secure details of noise insulation by way of condition to ensure that the proposal would not have an unacceptable impact upon the occupants of the existing flats in terms of noise and disturbance.

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom 4 person flat is required to provide 70 square metres of accommodation. At a floor area of 86 square metres, the proposal exceeds this minimum standard.

Policy BE23 of the of the Hillingdon Local Plan: Part Two - Saved UDP Polices (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The submitted plans do not include any external amenity space provision. As such the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Polices (November 2012) and the Council's SPD HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

As noted in the planning history above, concerns have been previously raised that the creation of additional flats at this site, did not provide for additional on site parking leading to on-street parking/queuing to the detriment of public and highway. This revised application includes the provision of an additional car parking space within the frontage, utilising the existing crossover. The Highways Officer has advised that, subject to the applicant agreeing to enter into a Section 106 agreement to remove the rights of the future occupants of the flat to obtain a parking permit, the scheme would meet the Council's Parking standards (subject to a number of conditions to secure secure cycle storage etc). However, given that the application is considered unacceptable in visual terms, the applicant has not been approached to secure Heads of Terms for a S106 agreement.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No access issues have been raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The flats have small front gardens bounded by a low brick wall, with private gardens/amenity space to the rear. The Council's Landscape Officer has raised no objection to the proposal subject to the imposition of landscaping conditions.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

In the event of an approvable scheme, a condition requiring details of internal noise insulation would be imposed to ensure occupants of the flats did not suffer an unacceptable loss of amenity.

7.19 Comments on Public Consultations

The comments are addressed in the sections above.

7.20 Planning obligations

CIL

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

Presently calculated, the amounts would be as follows;

LBH CIL £9,004.56

London Mayoral CIL £ 3,525.74

Total CIL £12,530.30

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

application concerned.

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of roof space to habitable use to include 3 new dormers to rear and 4 front roof lights to create a 2-bed self contained flat with associated parking. The proposed roof additions would result in bulky and discordant additions, that would be considered to be intrusive features harmful to the

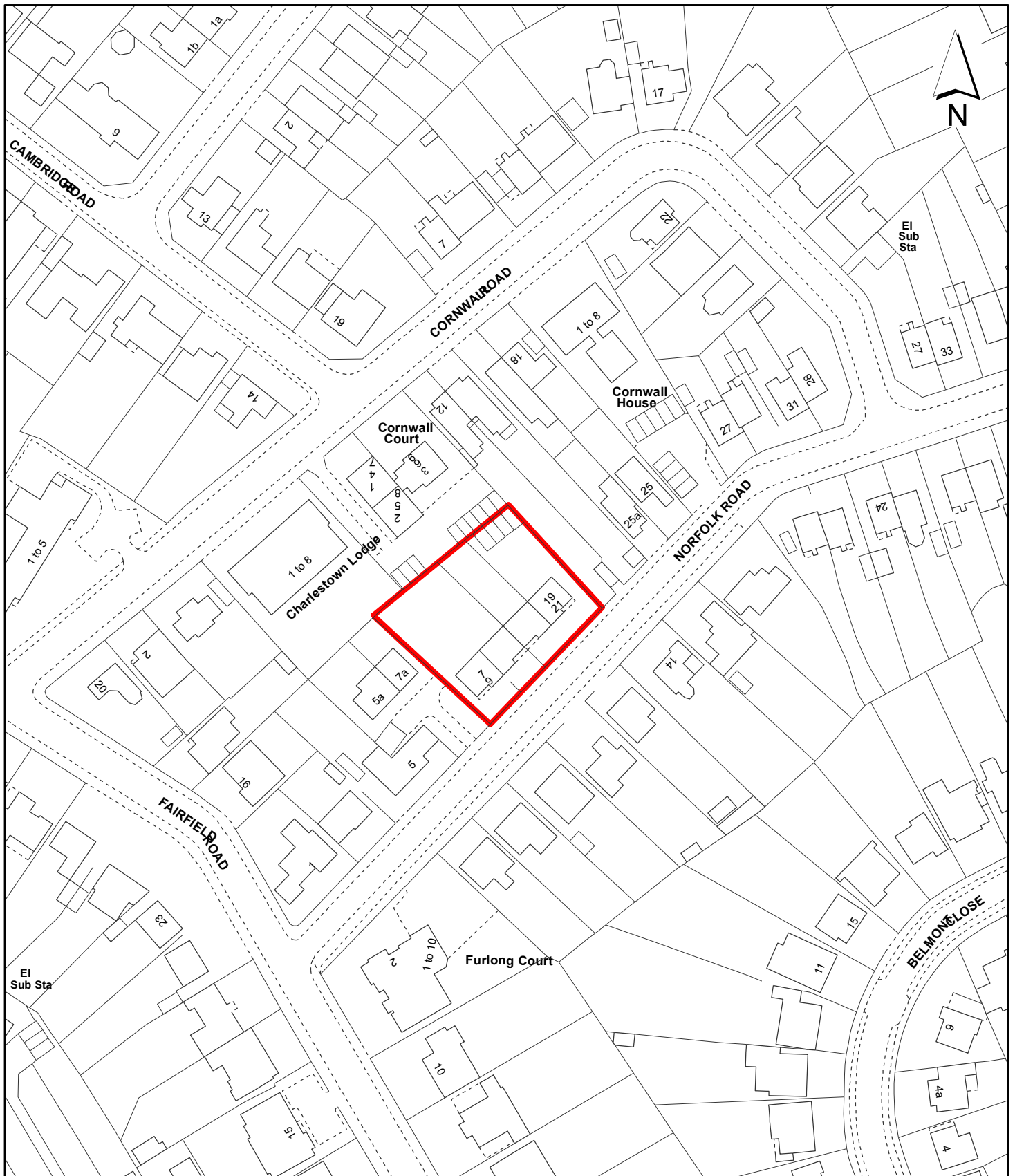
character and appearance of the existing building and the Area of Special Local Character. Furthermore the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents.


11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>7-21 Norfolk Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>32703/APP/2017/3751</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>January 2018</p>	



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 1 BELGRAVE MEWS COWLEY

Development: Single storey garage

LBH Ref Nos: 72586/APP/2017/3797

Drawing Nos: 14/2833/4
14/2833/3
14/2833/2
14/2833/1

Date Plans Received: 18/10/2017

Date(s) of Amendment(s):

Date Application Valid: 24/10/2017

1. SUMMARY

The application seeks planning permission for the erection of a single storey garage. An appeal has been submitted under appeal reference APP/R5510/W/17/3184507 against non-determination of application reference 72586/APP/2017/482 which is an identical proposal. The detached garage, by reason of its location outside of established building lines, and its overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider street scene. The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its size, scale, bulk, height and projection forward of the building line along Belgrave Mews, in this open prominent position would result in a visually obtrusive form of development, to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

3

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site, which is presently open land, is located adjacent to No. 1 Belgrave Mews, a two storey end terraced dwelling located on the Eastern side of Belgrave Mews, a residential cul-de-sac located to the South of Orchard Drive which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). This area forms part of Tree Preservation Order (TPO) 72. The immediate properties are in two rows with pitched roofs parallel to the road. The housing at Belgrave Mews was designed to be served by a separate garage court, where the two rows of garages have flat roofs.

The application site has a dropped kerb and a single yellow line across the road, whereas nearby there are marked residents parking bays parallel to the kerb. The site itself is level but has a low brick retaining wall to the Southern edge. There is a boundary fence to the South West of 29 Orchard Drive, as the North Eastern boundary of the site.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey garage. The application proposal is identical to that currently being considered under the non determination appeal reference APP/R5510/W/17/3184507.

3.3 Relevant Planning History

72586/APP/2017/482 Land Adjacent To 1 Belgrave Mews Cowley
Single storey garage.

Decision:

Comment on Relevant Planning History

72586/APP/2017/482 - Single storey garage is currently being considered by the Planning Inspectorate under reference APP/R5510/W/17/3184507 as a non determination appeal. Had the Council had the opportunity to determine the application it would have been recommended for refusal on the grounds that the detached garage, by reason of its location outside of established building lines, and its overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider street scene.

The planning history for the wider site within Belgrave Mews and other garaging sites in the Mews is quite extensive.

Planning permission was refused in 2017 and recently dismissed on appeal for the Conversion of a garage to 1 x 1-bed flat involving installation of bay windows to front and alterations to elevations at 8 Belgrave Mews. The appellant for that proposal is the applicant for the current application (application reference 44518/APP/2016/4244), it should be noted that this application has no relevance to the current proposal. Nonetheless this application has been cited in various objections because it was submitted by the same applicant as the application under determination on land adjacent to No.1 Belgrave Mews.

Of note, planning permission was refused in 2002 for the erection of a detached garage on the same parcel of land adjacent to No.1 Belgrave Mews.

In 1994 planning permission was also refused for the erection of a detached double garage adjacent to the lock-up garages opposite No.8 Belgrave Mews.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE5 New development within areas of special local character
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties were consulted by letter dated 26.10.17 and a site notice was displayed to the front of the site which expired on 27.11.17.

2 letters of objection and a petition with 24 signatories have been received raising the following concerns:

- pitched roof profile would not be in keeping with the area.
- excessive floorspace.
- parking and traffic issues.
- questionable use of the land.
- traffic.
- congestion.

Internal Consultees

Trees and Landscape Officer:

This site is occupied by a small vacant plot which is currently being used as an off-street parking space for two cars adjacent to the front garden of 1 Belgrave Mews. The site lies within the area

covered by TPO 72, but there are no protected trees at this location.

COMMENT: The site was the subject of a recent application ref. 2017/482 which was refused. No trees, or landscape features of merit will be affected by the proposal. The plot of land is triangular in shape and there will be some residual areas left over after the development. The remaining spaces should be landscaped and maintained in accordance with saved policy BE38.

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst an application for vehicular parking in connection with a specific nearby residential property could be considered acceptable, in this instance, the car parking proposed is not to facilitate a residential property and is therefore unacceptable in principle as it fails to accord with all other relevant planning policies, as set out within the body of this report.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposed development is for the erection of a single storey detached outbuilding for use as a garage. As the proposed garage will be located to the front of No.1 Belgrave Mews. For the purposes of this report, the garage will be treated as an outbuilding. As stated in HDAS Section 9.0, 'an outbuilding can comprise a garden shed, greenhouse, garage, hobby room or storeroom.'

Section 9.0 of the HDAS states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 1m. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a pitched roof should be no more than 4m in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house. This advice mainly concerns outbuildings to the rear of a property and within its curtilage, rather than to its front.

The outbuilding would be positioned in front of No. 1 Belgrave Mews and would appear very conspicuous by virtue of its pitched roof, size and siting. HDAS Section 9.0 states "Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected. Building lines within schemes should relate

to the street pattern." The proposed development would be located approximately 5.6m forward of the established building line, and in a visually prominent position. Although there is an apparent stagger of 1.5 m in the building line, this gap is marginal and forms part of the urban grain and street pattern. Furthermore, the outbuilding would appear prominent when viewed from the front gardens and windows of the neighbouring properties. The proposed siting, design and height of the garage is considered to be contrary to the intentions of the Council's HDAS and would appear incongruous in the street scene.

It is considered that the proposed garage, by reason of its location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider street scene. The development would therefore be contrary to Policies BE13, BE15, BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012 and Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

7.08 Impact on neighbours

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

The proposed development would be located in front of the neighbouring properties by approximately 5.6m and would extend approximately 3.328m high. Taking into account the separation distances and minimal height, it is unlikely that the proposed development would cause any undue loss of daylight, loss of sunlight, overshadowing or overlooking. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

As covered in other sections of this report it is nonetheless considered that the garage would represent a visually intrusive form of development; hence although it is not considered that the garage would directly impact on neighbours amenity, adjoining neighbours would nonetheless be affected by the garage appearing incongruous in the street scene.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards. The proposed garage is of a sufficient size to accommodate a car. As such the scheme would accord with Policy AM14 and AM7 of the Local Plan. In practice one of the two parking spaces available on the present open area would be lost.

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. A tree not covered by a TPO has historically been removed. In the case that the scheme was recommended for approval it is considered that a landscaping condition would have been imposed to enable landscape planting to occur and ensure compliance with policy BE38 of the Local Plan.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are addressed in the sections above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

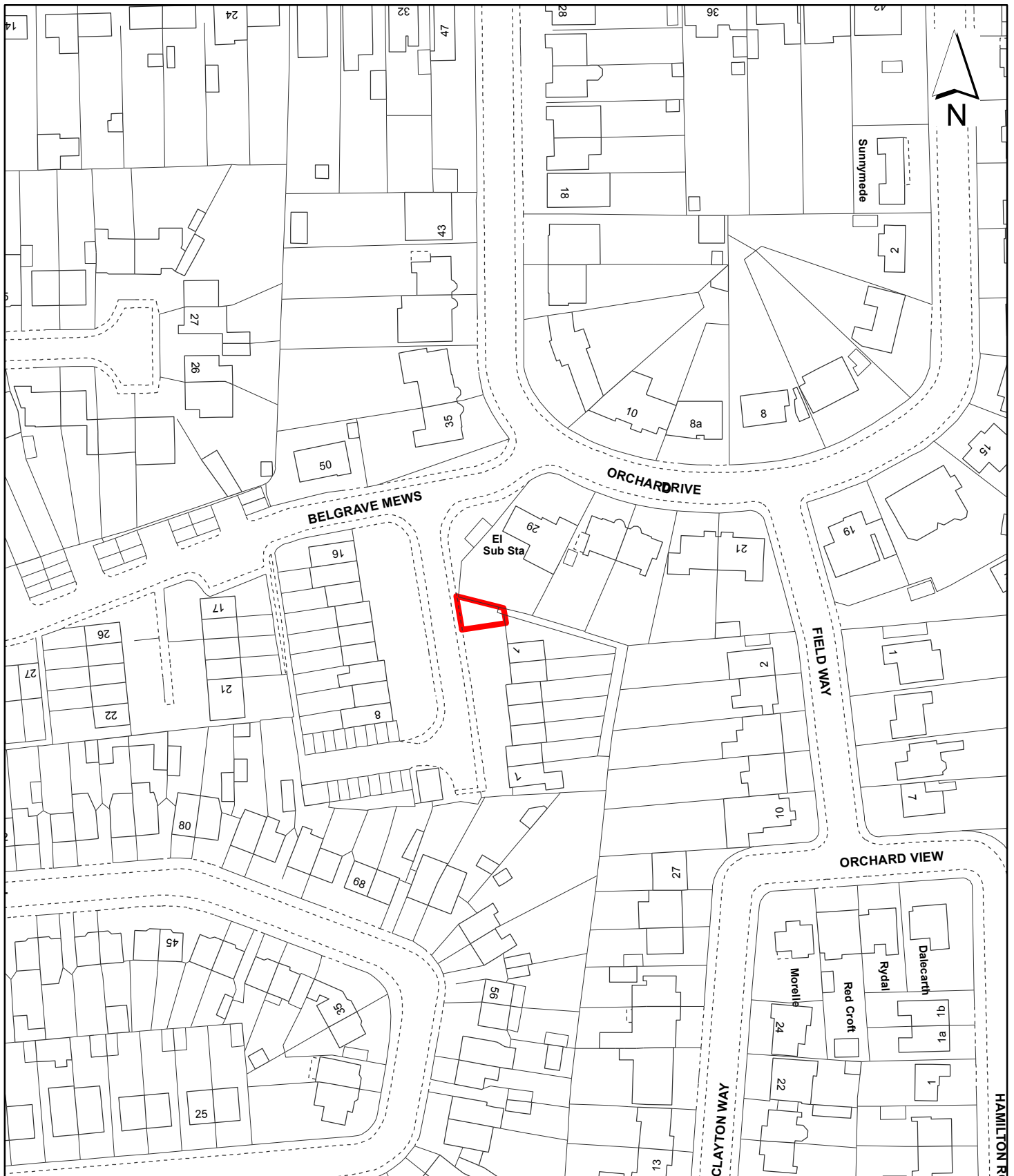
The application seeks planning permission for the erection of a single storey garage. An appeal has been submitted under appeal reference APP/R5510/W/17/3184507 against non-determination of application reference 72586/APP/2017/482 which is an identical proposal. The detached garage, by reason of its location outside of established building lines, overall size, scale, height and design would result in a visually obtrusive form of development, which would be detrimental to the visual amenity of neighbouring property owners and to the character and appearance of the wider streetscene. The application is therefore recommended for refusal.

11. Reference Documents


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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

Land Adjacent to 1 Belgrave Mews

Planning Application Ref:

72586/APP/2017/3797

Planning Committee

Central and South

Scale

1:1,250

Date

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 WIMBORNE AVENUE HAYES

Development: Part two storey, part single storey side/rear extension

LBH Ref Nos: 70262/APP/2017/4100

Drawing Nos: 17/2/WAH/104 Rev. A
17/2/WAH/103 Rev. A
17/2/WAH/102
17/2/WAH/101
Location Plan (1:1250)

Date Plans Received: 14/11/2017 **Date(s) of Amendment(s):**

Date Application Valid: 14/11/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a semi-detached dwelling located on the corner of Wimborne Avenue with Shaftesbury Way. The original property is a two storey semi-detached dwelling which has a detached outbuilding to the rear. A service road runs along the rear boundary. The principal elevation faces South East. The site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a part two storey, part single storey side/rear extension.

Officer note: This revised scheme seeks an increased width of the ground floor of the side extension by 0.5 m. The first floor of the side extension would remain 3 m as previously approved.

1.3 Relevant Planning History

70262/APP/2014/3069 Land Forming Part Of 2 And 2 Wimborne Avenue Hayes

Two storey, 3-bed attached dwelling involving part two storey, part single storey side/rear extension

Decision Date: 17-11-2014 Refused **Appeal:**23-NOV-15 Dismissed

70262/APP/2014/3075 2 Wimborne Avenue Hayes

Single storey rear extension

Decision Date: 28-11-2014 Refused **Appeal:**

70262/APP/2014/4524 2 Wimborne Avenue Hayes

Single storey rear extension

Decision Date: 12-02-2015 **Approved** **Appeal:**

70262/APP/2014/4525 2 Wimborne Avenue Hayes

Part two storey, part single storey side/rear extension involving conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and 1 side rooflight

Decision Date: 30-03-2015 **Refused** **Appeal:** 17-JUL-15 **Dismissed**

70262/APP/2017/2854 2 Wimborne Avenue Hayes

Part two storey, part single storey side extension and single storey rear extension.

Decision Date: 05-10-2017 **Approved** **Appeal:**

Comment on Planning History

70262/APP/2017/2854 - Part two storey, part single storey side extension and single storey rear extension. APPROVED

70262/APP/2014/4525 - Part two storey, part single storey side/rear extension involving conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and 1 side rooflight was refused for the following reasons:-

1. The proposed part two storey, part single storey side/rear extension, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

2. The proposed rear dormer window, by reason of its size, scale, bulk, width, design and siting in this open prominent corner position would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

An appeal was subsequently dismissed on the grounds of visual impact relating to the corner plot location and scale of the dormer which is discussed in the section below.

70262/APP/2014/4524 - for a single storey rear extension was approved.

70262/APP/2014/3075 - for a single storey rear extension (projecting 6 m in depth) was refused for the following reasons:

1. The proposed single storey rear extension, by virtue of its excessive size, scale, bulk, depth and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies

(November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 4 Wimorne Avenue, by reason of overdominance, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Planning application reference 70262/APP/2014/3069 for the erection of a Two storey, 3-bed attached dwelling involving part two storey, part single storey side/rear extension was refused for the following reasons:

1. The proposed new dwelling and extension, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property, the symmetry of the pair of semi-detached properties of which it forms part and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2. The proposal would provide an indoor living area of an unsatisfactory size giving rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan 2011, Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

14 neighbouring properties were consulted by letter dated 22.11.17 and a site notice was displayed which expired on 22.12.17.

3 letters and a petition (containing less than 20 valid signatures) have been received raising the following concerns:

- Overdevelopment.
- Cramped appearance out of keeping with the locality.
- Increased demand for parking in the locality.
- Loss of light and overshadowing impact.
- Environmental concerns.
- Extension would breach restrictive covenants.

Officer note: Restrictive covenants are not a material planning consideration.

Ward Councillor: Requests that the application is reported to Committee for consideration.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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.

Policy BE22 states development of two or more storeys should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties.

Of particular concern with the current application is paragraph 5.3 of HDAS: Residential Extensions which states that with side extensions on corner plots, where an existing return building line exists, the extension should ensure that the openness of the area is maintained and the return building line is not exceeded.

The previously refused scheme sought permission for a two storey extension which was

sited 1.2 m from the boundary. The Inspector concluded:

"This corner plot currently offers a relatively attractive prospect at the road junction and views into the site are readily available. The openness is pleasing on the eye and the set back of the main, fairly modest, building comfortably accords with the vista stemming from the properties along the local roads which generally have a fairly generous building line beyond their front gardens. The proposed side extension would be a blot upon this scene by reason of the extent of almost blank vertical walling which is proposed too close towards the back edge of the footpath. This wall would be too long and too high, offer no scope for visual relief, overly reduce planting space, and not appear suitably subordinate to the main dwelling. The footprint, change to the front and rear elevations and roof proposed would also be seen as being overly extensive. The structure as a whole would look alien in the immediate and wider context. Notwithstanding that the plot is a large one this extension would simply have too great a mass which would be jarring on the eye. The impact on the pleasing sense of openness, the gap in the street, would simply be too great"

The current scheme differs from that previously dismissed at appeal in that the extension has been reduced in width at ground floor by 0.5 m and 1 m at first floor, the two storey extension does not project beyond the rear wall of the original dwelling and the dormer has been removed. The most recently approved application under application reference 70262/APP/2017/2854 was considered, on balance, to retain sufficient space on this prominent corner plot. The addition of a further 0.5 m of bulk towards the side boundary would tip the balance to one of refusal. The additional bulk would unacceptably harm the openness of this corner plot to the detriment of its spacing, character and appearance. The proposed part two storey, part single storey side/rear extensions, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Documents HDAS:: Residential Extensions.

It is considered that the side elements of the extension would not have a detrimental impact on any neighbouring occupiers amenities. The proposed single storey rear extension would extend out 4 m from the rear elevation of the existing dwelling. Number 4 Wimborne Avenue has been previously extended to the rear and the proposed extension would not result in an adverse loss of light, outlook or privacy. Having regard to the above, the proposed extensions are considered to be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area at least 100 sq.m of rear private garden should be retained to provide adequate amenity space for a four bedroom dwelling. The resultant amenity space would be over 100 sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local

Plan Part 2.

The parking provision would remain unaffected by the proposal.

The revised application is considered unacceptable in visual terms and as such, is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey, part single storey side/rear extensions, by reason of their size, scale, bulk, width, design and siting in this open prominent corner position would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance which would detract from the character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and The Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1** 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** 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. This is a resubmission of a previously refused scheme, where the Inspectors Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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:

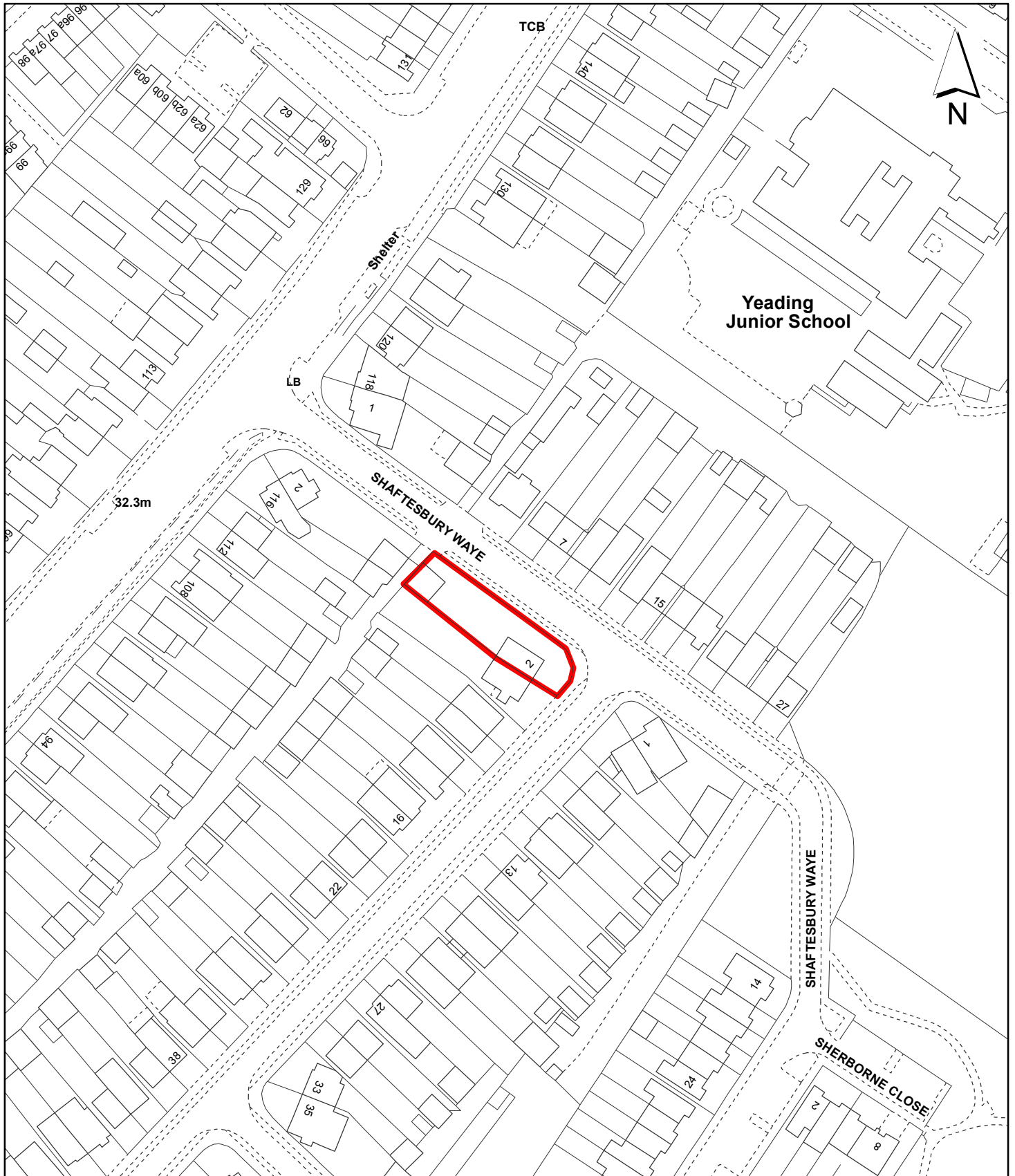
PT1.BE1 (2012) Built Environment


Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">2 Wimborne Avenue</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">70262/APP/2017/4100</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 16 BLACKLANDS DRIVE HAYES

Development: Conversion of 1 x 3-bed dwelling to 1 x 1-bed and 1 x 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate

LBH Ref Nos: 9067/APP/2017/3519

Drawing Nos: L-101 Rev. B
A-301
A-211 Rev. B
L-100
A-201
Design and Access Statement

Date Plans Received: 29/09/2017 **Date(s) of Amendment(s):** 29/09/2017

Date Application Valid: 10/10/2017

1. SUMMARY

The application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.

There is no objection in principle to the conversion of the existing dwelling into two separate residential units, provided the development complies with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Following amendments, the proposed dwellings would be provided with acceptable levels of privacy, sunlight/daylight, internal floor space and outdoor amenity space, thereby complying with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of off street parking spaces is acceptable in this location and the proposed crossovers are not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers L-101 Rev. B, A-211 Rev. B and A-301 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces of the proposed perimeter wall, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, and within three months of that written approval having been given the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage (for two cycle parking spaces per dwelling)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

5 RES12 No additional windows or doors

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

REASON

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

6 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garages, sheds or other outbuildings, nor extensions or roof alterations to any dwellinghouses hereby approved, shall be erected without the grant of further specific planning permission from the Local Planning Authority.

REASON

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

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and

London Plan (2016) Policy 5.12.

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4 m x 2.4 m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6 m and 2.0 m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 NONSC Non Standard Condition

All residential units within the development hereby approved shall be built in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

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 (2015). 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 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).

3 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

6 15 Party Walls

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

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

Notification and agreements under this Act are the responsibility of the building owner and

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a spacious corner plot which comprises a two-storey semi-detached dwelling on the Northern side of Blacklands Drive on the Eastern corner of its intersection with Meadow View Road.

Planning permission was granted on 10.11.2015 (Ref: 9067/APP/2015/2863) for a first floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving the demolition of the existing single storey rear extension. This permission has been implemented.

The application dwelling now has a single storey side and rear extension and a first floor

side extension which is set in both from the side and front. To the front is an existing dropped kerb and an area of hard-standing providing a car parking space with the remaining area soft landscaped. To the rear is good size garden area with the majority laid to lawn. There is also a detached single storey outbuilding in the corner and an existing dropped kerb across the Meadow View Road highway boundary for vehicle access to the rear.

The street scene is residential in character and appearance, and mainly comprises semi-detached dwellings with similar architectural compositions. The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate to front. The only external alteration would be the addition of a second front door to serve the one bed dwelling, numbered 16a.

The proposal has been amended and the larger dwelling, numbered 16, has been reduced from a three bed to a 2 bed dwelling. In addition the Blacklands Drive frontage has been amended to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road, removing the dropped kerb. The proposal also involves the removal of the existing unlawful rendered wall along Meadow View Road and its replacement with a 1.8 metre perimeter brick wall, with the metal gates providing vehicular access to be retained.

3.3 Relevant Planning History

9067/APP/2015/2863 16 Blacklands Drive Hayes

First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension

Decision: 10-11-2015 Approved

9067/APP/2016/1141 16 Blacklands Drive Hayes

First floor side extension, conversion of existing garage to habitable room, single storey rear extension and detached garage involving demolition of existing rear extension

Decision: 24-05-2016 Refused **Appeal:** 24-10-2016 Dismissed

9067/C/81/0061 16 Blacklands Drive Hayes

Householder development - residential extension(P)

Decision: 16-02-1981 Approved

9067/PRC/2017/128 16 Blacklands Drive Hayes

First floor side extension and conversion of dwelling into 2 self-contained units with associated car parking and amenity space

Decision: 15-09-2017 OBJ

Comment on Relevant Planning History

9067/PRC/2017/128 - First floor side extension and conversion of dwelling into 2 self-contained units with associated car parking and amenity space. There was no in principle objection however the submitted plans illustrated that one of the proposed units would fail to comply with the minimum floor standards set out within Policy 3.5 of the London Plan 2016. Dated 15.09.2017

9067/APP/2016/1141 - First floor side extension, conversion of existing garage to habitable room, single storey rear extension and detached garage involving demolition of existing rear extension. Refused on 24.05.2016, Reasons for refusal:

1. The proposed first floor side extension, by virtue of its siting, scale, bulk, width and design including the lack of a set back from the front building line of the existing dwelling and lack of a set down of the ridge from the main ridge of the roof, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original dwellinghouse, the character, appearance and symmetry of the pair of semi-detached dwellings of which it forms a part and the visual amenities of the street scene and the wider area.

2. The proposed first floor side extension, by reason of its close proximity to the western side boundary and siting in this open prominent corner position, would result in the loss of vegetation along that boundary and an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an over-development of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene.

Appeal Dismissed 24.10.2016.

9067/APP/2015/2863 - First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension. Approved 10.11.2015

4. Planning Policies and Standards

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties were consulted on 12.10.2017 and a site notice was posted to the front at the corner of the site on 13.10.2017.

One objection has been received from no.17 Blacklands Drive, stating:

- increase in parked vehicles around already busy junction.
- breach in established character of the estate.
- unwanted precedent and works appears to be completed.

Ward Councillor: Requests that the application is reported to Committee.

Internal Consultees

ACCESS OFFICER:

I have considered the detail of this planning application and have no comments to make.

HIGHWAYS OFFICER:

This application is for the conversion of an existing dwelling in Blacklands Drive Hayes to 2 flats. The proposal was subject to a previous pre-app that indicated that the proposed level of on-site parking would be sufficient.

The site is on the corner of Blacklands Drive and Meadow View Road, both roads are local roads in the Council's road network.

The site has a PTAL value of 1b (very poor) which means there will be a very strong reliance on private cars for trip making to and from the site. The site has a vehicular access on the existing corner of Blacklands Drive and Meadow View Road that leads to an attached garage. This arrangement is not safe for pedestrians and other road users.

There is also an existing access on Meadow View Road that leads to an existing out building on the property.

There is evidence of parking stress in the area as not all properties have off-street car parking. The proposal is to convert the existing dwelling to 2 flats (1 x 1b + 1 x 3b) with 3 car parking spaces provided on the site each with its own separate crossover. In order to achieve the access to the car parking a new crossover would be added in Blacklands Drive.

Recommendation: I would like the applicant to redesign the Blacklands Drive frontage to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road and reinstate the existing access as it is not safe for pedestrians and other road users.

The proposals are unlikely to generate significant amounts of additional traffic. There are no secure covered cycle spaces (3) shown on the layout plans but they can be conditioned if approval is to be granted.

Conclusion: Providing the applicant redesigns the access as suggested I do not have significant highway concerns over this application

Officer Comments:

Amended site layout plan has been submitted following the comments raised by the council's highways officer. The amended plan illustrates that:

- 2 car spaces are to be accessed by a proposed drop kerb away from the junction.
- Existing car space replaced by landscaped area.
- new pedestrian gate.
- Bins for proposed side dwelling are relocated to front.
- secured/covered cycle spaces in rear garden accessed from rear double gate.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the developed area as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is currently in residential use and there is no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of

the Hillingdon Local Plan (November 2012). Policy H7 pertains to house conversions and serves to ensure that conversions achieve satisfactory environmental and amenity standards.

7.02 Density of the proposed development

Density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

However the Council seeks to ensure that houses suitable for conversion should be over 120 m² in internal floor area, which this is at 157 m².

Minimum gross internal floor and storage is a further measure of the suitability of the size of a proposed dwelling. DCLG guidance identifies that a 2 storey, 2 bed 4 person dwelling should have a total of 79m² and a 1 bed 2 person 58m². The proposed larger dwelling (2 bed 4 person) would have a total GIA of 96.79 m², well above the required level. The smaller dwelling (1 bed 2 person) would have a total of 58.98 m². Therefore on balance, the proposal is considered acceptable.

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) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The area is residential in character and is fairly uniformly laid out, mostly featuring pairs of dwellings of similar size and design, arranged with similar spacing and plot size characteristics. Generally most of the dwellings are two storey semi and detached dwellings under hipped roofs in good size plots. The proposal would not involve any major or significant alterations/additions to the existing property. As detailed earlier the only external change would be the addition of second door to the front elevation serving the one bed dwelling to the side.

In addition the proposal also involves the removal of the existing unlawful rendered wall along Meadow View Road and its replacement with a 1.8 metre brick wall. The metal gates providing vehicular access will be retained. It is noted from the photograph's taken by previous officers that this replaced a close board timber fence along with mature trees and hedges along this boundary. The loss of this vegetation is unfortunate and the introduction of the solid rendered wall adds to the impact. However no.18 directly opposite to the West is also a corner plot which has a similar height brick wall running along the perimeter

fronting Meadow View Road along with two sets of metal gates, one single and one double. These gates are in a similar position to the existing gates for the application site and are the same colour. Furthermore the layout has also been amended such that the vehicular access has been moved away from the corner and now more to the front of the dwelling. This allows for more soft landscaping to be re-introduced to the front and side of the site, much to the overall improvement of the site. The proposed brick wall will also stop at the side of the side extension similar to the site opposite with a low red brick boundary wall retained on the bend. Therefore it is considered that in this instance given the existing street scene, the proposal would be in keeping with the character and appearance of the overall street scene, and is acceptable.

7.08 Impact on neighbours

There would be no physical additions to the existing dwelling as built according to the previous planning permission. The only alteration would be the introduction of a second door to the front elevation which would provide access to the second unit to the side, the one bed dwelling. There are no other additional windows proposed.

It is considered that there would be no adverse issues raised in regard to overlooking or privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London adopted the new national technical standards through The Housing Standards (Minor Alterations to the London Plan) in March 2016 and this 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.

The standards require that 2 storey, 2 bed 4 person dwelling should have a total of 79m² and a 1 bed 2 person 58m². The proposed larger dwelling (2 bed 4 person) would have a total GIA of 96.79 m², well above the required level. The smaller dwelling (1 bed 2 person) would have a total of 58.98 m². Therefore on balance, the proposal is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts at Paragraph 4.15 recommends that one and two bedroom dwellings should provide a minimum of 40 m² of usable amenity space.

The proposal provides some 63.68 m² and 50 m² of usable private amenity space for each plot which is in excess of the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential

Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The Highways Officer has confirmed there are no objections subject to minor changes and states:

This application is for the conversion of an existing dwelling in Blacklands Drive Hayes to 2 flats. The proposal was subject to a previous pre-app that indicated that the proposed level of on-site parking would be sufficient.

The site is on the corner of Blacklands Drive and Meadow View Road, both roads are local roads in the Council's road network.

The site has a PTAL value of 1b (very poor) which means there will be a very strong reliance on private cars for trip making to and from the site. The site has a vehicular access on the existing corner of Blacklands Drive and Meadow View Road that leads to an attached garage. This arrangement is not safe for pedestrians and other road users. There is also an existing access on Meadow View Road that leads to an existing out building on the property. There is evidence of parking stress in the area as not all properties have off-street car parking. The proposal is to convert the existing dwelling to 2 flats (1 x 1b + 1 x 3b) with 3 car parking spaces provided on the site each with its own separate crossover. In order to achieve the access to the car parking a new crossover would be added in Blacklands Drive.

Recommendation: I would like the applicant to redesign the Blacklands Drive frontage to provide 2 car parking spaces away from the corner of Blacklands Drive and Meadow View Road and re-instate the existing access as it is not safe for pedestrians and other road users.

The proposals are unlikely to generate significant amounts of additional traffic. There are no secure covered cycle spaces (3) shown on the layout plans but they can be conditioned if approval is to be granted.

Conclusion: Providing the applicant redesigns the access as suggested I do not have significant highway concerns over this application.

A revised site plan has been provided which demonstrates that these changes have now been made. In particular the two car parking spaces have been moved away from the corner of Blacklands Drive and Meadow View Road and the existing access re-instated. The existing parking to the rear remains unchanged.

The proposed dwellings maintain the existing front building line and maintain a similar level of set back from the boundary. It is therefore considered there will be no material change in

visibility into or out of the road to that currently existing. Thus in terms of both the number of parking spaces proposed and highway and pedestrian safety the proposal is considered to comply with policies AM7 and AM14 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

Secured by Design is now covered by Part Q of the Building Regulations which the development will be required to accord with.

7.12 Disabled access

If the scheme is found acceptable a condition would be recommended to secure the development was built to M4(2) in accordance with Policy 3.8 c of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development. Unfortunately there are no longer any trees or other landscape features existing on the site however the scheme has been amended so that an existing car parking area is now landscaped and a landscape condition is recommended to ensure that the development contributes to the character and appearance of the area.

7.15 Sustainable waste management

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling. This matter is the subject of a condition.

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

In addition it should be noted that the works undertaken on the property have been in relation to the existing planning permission which was granted. The additional works and alterations, in particular the rendered wall and metal gates have now been incorporated within this planning application. The proposed development provides sufficient off-street car parking which the Highways Officer has confirmed is acceptable and there are no concerns raised. Each application would have to be considered on the individual merits of the application and site taking all other material factors into consideration. It is not considered that any particular precedent would be set in this instance. All other matters have been addressed elsewhere within the report.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

The scheme would also be liable for payments under the Community Infrastructure Levy. On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per

square metre would be required for each net additional square metre added to the site as part of the development.

Presently calculated the amounts would be as follows;

LBH CIL £8,081.01

London Mayoral CIL £3,164.13

Total CIL £11,245.14

7.21 Expediency of enforcement action

It is understood that the applicant has been contacted by the Council's enforcement team in regards to the alteration and erection of the rendered wall along the side boundary with Meadow View Road. This application now seeks to regularise this matter and it is proposed that the rendered wall is to be replaced with a brick wall no more than 1.8 metres in height along the side perimeter only fronting Meadow View Road, with the metal gates to be retained.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the conversion of the existing dwelling to one 1-bed and one 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.

There is no objection in principle to the conversion of the existing dwelling into two separate residential units, provided the development complies with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Following amendments, the proposed dwellings would be provided with acceptable levels of privacy, sunlight/daylight, internal floor space and outdoor amenity space, thereby complying with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of off street parking spaces is acceptable in this location and the proposed crossovers are not considered to detract from pedestrian or highway safety.

As such the application is recommended for approval.

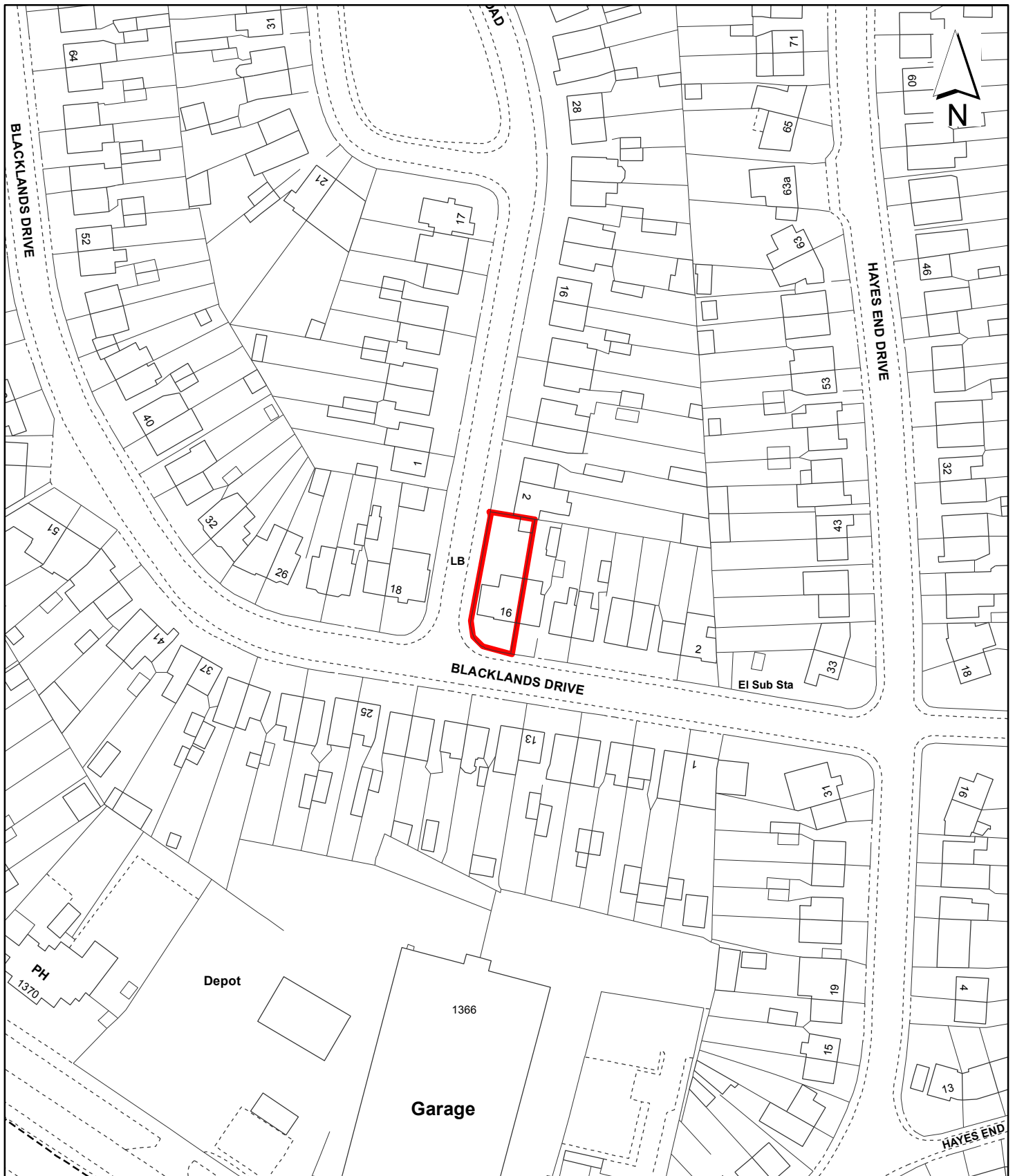
11. Reference Documents

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

The London Plan (2016)
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: Hardeep Ryatt

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**16 Blacklands Drive
Hayes**

Planning Application Ref:

9067/APP/20173519

Planning Committee

Central and South

Scale

1:1,250

Date

**January
2018**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 141 CHARVILLE LANE HAYES

Development: Erection of 2 cabins, single storey workshop building, gate/fence, demolition of existing buildings and change of use from scrapyard (Sui Generis) to car repairs (Use Class B2)

LBH Ref Nos: 72426/APP/2017/2914

Drawing Nos: Planning Statement
17-01
17-02
17-03
Transport Statement

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

Date Application Valid: 10/08/2017

1. SUMMARY

The application seeks planning permission for the erection of 2 cabins, single storey workshop building, gate/fence, demolition of existing buildings and change of use from scrapyard (Sui Generis) to car repairs (Use Class B2). The applicants have demonstrated by way of the submission of a Design and Access Statement and a Transport Statement that the proposed change of use would not detract from highway or pedestrian safety and the visual amenity of the Green Belt.

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 17-02 and 17-03, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

4 COM22 Operating Hours

The premises shall not be used except between 0800 and 18.00 Mondays - Fridays and 0800 to 12.00 Saturdays and at no time on Sundays, Public or Bank Holidays.

REASON

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

5 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016)

6 COM15 Sustainable Water Management

Within three months of the date of this approval details of a soakaway or tank to control surface water from the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The scheme will need to ensure that the new pipework should not be connected to any existing surface water network which drains to any road or sewer. Water run off from any hard paving associated with the development should also be directed to a soakaway or made permeable. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented within three months of the written approval of the details and before the workshop is erected. The installed scheme shall be retained for the duration of the development.

REASON

To ensure that surface water is controlled and the development does not increase the risk of flooding contrary to Policy EM6 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); Policies 5.12 and 5.13 of the London Plan (March 2016); the NPPF and Planning Practice Guidance (March 2014)

7 NONSC Non Standard Condition

Within three months of the date of this approval a scheme for protecting the proposed development from vibration shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of land separation, vibration techniques and other measures as are agreed by the LPA. The development shall only be undertaken in accordance with that scheme, and the approved scheme shall be implemented within three months of the written approval of the details and before the workshop is erected. Thereafter this scheme shall be maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupiers of the proposed development is not adversely affected by vibration in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8 COM16 Scheme for site noise control

The rating level of the noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

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

9 COM20 Air extraction system noise and odour

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

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with

policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 NONSC Non Standard Condition

Within three months of the date of this approval a scheme for protecting the surrounding dwellings from dust emitted from the construction works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority. The development shall only be undertaken in accordance with that scheme, and the approved scheme shall be implemented within three months of the written approval of the details and before the workshop is erected.

REASON

It is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, nose and throat. There is growing evidence and concern that dust especially the very small and fine dust particles can cause or exacerbate respiratory ill-health.

11 NONSC Non Standard Condition

Within three months of the date of this approval and prior to the commencement of operations on the construction of the workshop within the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the LPA. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction, traffic and construction materials delivery. It will ensure appropriate communication with the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangements should be made for monitoring and responding to complaints relating to demolition and construction. All further demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE5 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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 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).

3 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.

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.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

4 I47 Damage to Verge - For Council Roads:

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

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

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

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you

should ensure that the following are complied with:-

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers approximately 1180 square metres and is located on the North Western side of Charville Lane. To the East and West are residential properties with an access road leading to Abbeyfields Equestrian Centre to the rear running along the Western boundary. There is a community Centre opposite.

The application site lies within Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the Change of use from Sui Generis to Use Class B2 (General Industry) involving the removal of the original buildings and fencing and the erection of single storey workshop buildings, 2 portable cabins and gate and fence to South and West boundaries. The application is partly retrospective

3.3 Relevant Planning History

72426/APP/2016/4440 141 Charville Lane Hayes

Change of use of land from Sui Generis to Use Class B2 (General Industry), installation of 2 x portable cabins and gate and fence to South and West boundaries, involving removal of existing structures and fencing (Retrospective).

Decision: 19-05-2017 Withdrawn

72426/APP/2017/795 141 Charville Lane Hayes

Change of use of land from Sui Generis to Use Class B2 (General Industry), erection of single

storey workshop buildings, 2 x portable cabins and gate and fence to South and West boundaries involving removal of existing structures and fencing. (Retrospective).

Decision: 04-05-2017 Refused

Comment on Relevant Planning History

72426/APP/2017/795 - Change of use of land from Sui Generis to Use Class B2 (General Industry), erection of single storey workshop buildings, 2 x portable cabins and gate and fence to South and West boundaries involving removal of existing structures and fencing (refused)

72426/APP/2016/4440 - Change of use of land from Sui Generis to Use Class B2 (General Industry), installation of 2 x portable cabins and gate and fence to South and West boundaries involving removal of existing structures and fencing (Withdrawn)

The previous submission was refused on the basis that the proposal constituted inappropriate development in the Green Belt and that no special circumstances were provided to overcome the presumption against inappropriate development in the Green Belt. The proposal also failed to demonstrate that the development would not significantly increase trip generation to and from the site and that vehicles would be able to enter and leave in a forward gear to the detriment of highway safety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

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.

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.

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

OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Six neighbours were consulted for a period of 21 days expiring on the 12 September 2017.

One response was received raising the following issues:

- Traffic congestion, although the number of full time staff has reduced from the previous submission the parking spaces remain the same, which would deem that traffic flow and workload remains unchanged, which contributes to a large flow of vehicular traffic on Charville Lane. The road is in a traffic calming area due to speeding issues. There are continual traffic issues particularly during am/pm hours of the school run.
- This business would and has (prior to the previous refusal) attracted a large number of tow trucks, lorries and long trailers, which caused congestion on this narrow residential lane.
- The porta cabins are extremely unsightly, obtrusive and not in keeping with the aesthetic/characteristic view of the tree lined street. They jut out and protrude ridiculously. The application states they replace existing building, but there were none where they are located, only hedges. There is ample room on site to reposition the cabin further back where they would be visually less intrusive.
- The cabins block the light and view of 143 Charville Lane, which may be intentional if the long term aim is to knock the building at no. 143 down to make the site larger.
- This is a residential road and there is no desperate need of additional employment for such a small zone. The application demonstrate no due regard for the local community the works were undertaken within a month of purchase with no planning permission/consultation with local residents.
- The Council should verify the applicants statement on low risk flooding as recent property purchases for neighbouring properties suggest otherwise.
- Contaminated land, the site has been dormant for approximately 20 years. The applicant removed the existing structures, gates etc prior to planning putting the site/neighbours at potential contamination risk.

Internal Consultees

Environmental Protection Unit:

There is potential for noise emitted from the site affecting other premises in the area. No activities within the structures or external to the structures be operated unless the noise and pollution levels aren't at levels that would amount to statutory nuisance. If such noisy or polluting activities are

planned then prior consent must be sought and approved by the LPA. No objection subject to condition for the regulation of noise; the submission of a vibration protection scheme; the management of dust and a Construction Environmental Management Plan.

Highways Officer:

This second retrospective application is for the change of use from Sui Generis to B2 at a site in Charville Lane Hayes. The first application was refused as it did not provide sufficient detail over the traffic generated at the site. Charville Lane is a local road in Hayes with parking restrictions outside the property. There is a grass verge along the edge of Charville Lane which is part of the public highway. There is no footpath outside the site along Charville Lane.

The site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. The site is on the corner of Charville Lane and a private lane and the existing access to the site is on Charville Lane close to the corner. Charville Lane is used by parents as a parking area in the morning and afternoon when dropping off and picking up children from nearby Charville Primary School. It is assumed that the site will be used for a car repair use as there are 36 car parking spaces and some ancillary building proposed as part of the application. The existing crossover is proposed to be used as the main access to the site and it is expected that recovery trucks would be using the site when picking up and dropping off cars for repair. The latest application form indicates there will be 10 employees on site whereas previously there were 32. It is expected that there will be significant car repair activity at the site so there will be additional traffic generated by the proposed change in use given that the existing use was not previously in use. A Transport Statement by MES dated July 2017 has been supplied in support of the application. The TS says that TfL as the highway authority for the site were contacted over the scoping and it should have been LBH. The TS gave results of a Personal Injury Accident data review and that showed although there were 12 accidents in the area there was no conclusive trends. The TS compared the proposed use and the existing site use and indicated that there was very little difference in trips. However it is a long time since the site operated as a scrap yard so all the trips must be seen as additional. The TS also supplied a tracking diagram for a 3.5t rigid vehicle (Transit based) which is a smaller type of vehicle used in recovery work. With only 10 employees on site a Workplace Travel Plan will not be required. There are no secure covered cycle storage proposed (5 spaces) for the site and there is no information provided on how waste materials will be stored and then collected but these issues can be conditioned. The new entrance to the site is via a new double gate set back from Charville Lane and with a revised crossover. Ideally the access to the site should have been provided away from the existing junction with the private lane rather than close to it. The provision of a central vehicular access would afford the opportunity to provide a footpath outside the frontage of the site at the applicant's expense. There are no details of the surface material used in the parking area for run-off and spillage of material onto the highway and this can be conditioned. From the above comments there are a number of small highway issues that could be improved at the site but on their own do not provide sufficient reasons for refusal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. A Local Planning Authority should regard the construction of new buildings as inappropriate except in special circumstances. These can include the complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt. This is a previously developed site, which has a Sui Generis permission for the use of the site as a scrap yard.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan

Policies (November 2012) advises that replacement buildings within the Green Belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building; the development would not significantly increase the built up appearance of the site or having regard to the character of the surrounding area would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

The proposed development is to change the use of the site to a car repairs (Use Class B2). This includes the installation of a new workshop and two portacabins replacing 5 original structures, with an overall reduction in floor space of 37sq.m. Therefore although the portacabins would be situated further forward in the plot and therefore be more visually noticeable from the street, overall the built up appearance of the site would be reduced.

Having regard to the existing lawful use of the site the proposal would result in the re-use of a brownfield site, which would result in the increased openness of its character and appearance with the potential for environmental enhancement. an improved access and employment. Given the backdrop of the structures against the other buildings to the rear, side and opposite, on balance, it is not considered the proposal would significantly increase the built up appearance of the site or harm the visual amenity of the Green Belt.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

National Planning Policy Framework and Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Green Belt and does not create a 'built-up appearance'.

The proposed use is similar to the previous use of the site, including single storey commercial buildings, open storage and parked vehicles. The replacement of the previous 5 single storey structures, with 3, including an overall reduction in the footprint of the built environment would enhance the open character of the site. There is also potential for further environmental enhancement with the inclusion of landscaping, including the provision of a new hedgerow along the road frontage, which would further soften and screen the development. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1, OL4, BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

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

The proposed development is located within an existing business site, which submitted photographs show previously housed a number of buildings and machinery. Along the front

and side boundary the 2m high corrugated sheet fencing has been replaced with a 2.4 m high palisade fence. The proposed workshop sits in part of the footprint of an original building and would measure 36.2 m in depth, 7.8 m in width and have a pitched roof of 4.3 m in height. The two cabins are situated to the front of the site with cabin 'A' siting in part on the footprint of a former building and measuring 9.7 m in width, 3.1 m in depth and with a flat roof of 3.3 m. Cabin 'B' sits further forward, set back 1.4m from the front boundary and measures 9.7 m in width, 3.7 m in depth with a flat roof of 3.3 m. The proposal replaces 5 buildings with 3 and although the cabins are set further forward in the site than the buildings they are replacing, given the commercial nature of the site it is not considered that the proposal would be detrimental to the character and appearance of the wider area. It is also noted that the submitted Planning Statement mentions the potential for increase planting along the front boundary to further soften the appearance from the street and this could be conditioned for submission if all other aspects of the proposal are considered acceptable. Therefore the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development or uses which have the potential to cause noise annoyance will only be permitted if measures can be undertaken to alleviate the potential disturbance where a development is acceptable in principle.

The Environmental Health Officer has advised that there is potential for noise emitted from the site to affect other premises in the area and that no activities within the structures or external to the structures should be operated unless the noise and pollution levels aren't at levels that would amount to statutory nuisance. If such noisy or polluting activities are planned then prior consent must be sought and approved by the LPA. However they have raised no objection in principle subject to conditions for the regulation of noise; the submission of a vibration protection scheme; the management of dust and a Construction Environmental Management Plan.

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to safeguard neighbouring residential amenity from inappropriate development. The proposal includes the erection of a replacement single storey workshop building along the Western boundary adjacent to the access road and set back approximately 8.8 m from the rear of the site where it adjoins the Equestrian Centre. To the front of the site the two cabins are positioned 1 m from the shared boundary with nos. 143 and stand at a height of 3.3 m. Given the proposal replaces in part existing structures and the degree of separation it is not considered that the structures would significantly impact on the amenity of the neighbouring properties in accordance with the requirements of Policies BE20, BE21 and BE24.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted

Car Parking Standards.

The Council's Highway Officer has advised that the site has a PTAL value of 1b (poor) which suggests there will be a strong reliance on private cars for trip making. Charville Lane is a local road in Hayes with parking restrictions outside the property. It has a grass verge along the edge of Charville Lane which is part of the public highway. There is no footpath outside the site along Charville Lane. The site is located on the corner of Charville Lane and a private lane and the existing access to the site is on Charville Lane close to the corner. Charville Lane is used by parents as a parking area in the morning and afternoon when dropping off and picking up children from nearby Charville Primary School. The site will be used for a car repair use with 36 car parking spaces and some ancillary buildings are proposed as part of the application. This application indicates there will be 10 employees on site whereas previously there were 32. It is expected that there will be significant car repair activity at the site so there will be additional traffic generated by the proposed change in use given that the existing use was not previously in use. A Transport Statement by MES dated July 2017 has been supplied in support of the application. The TS says that TfL as the highway authority for the site were contacted over the scoping and it should have been LBH. The TS gave results of a Personal Injury Accident data review and that showed although there were 12 accidents in the area there was no conclusive trends. The TS compared the proposed use and the existing site use and indicated that there was very little difference in trips. However it is a long time since the site operated as a scrap yard so all the trips must be seen as additional. The TS also supplied a tracking diagram for a 3.5t rigid vehicle (Transit based) which is a smaller type of vehicle used in recovery work. With only 10 employees on site a Workplace Travel Plan will not be required. There is no secure covered cycle storage proposed (5 spaces) for the site and there is no information provided on how waste materials will be stored and then collected but these issues can be conditioned. The new entrance to the site is via a new double gate set back from Charville Lane and with a revised crossover. Ideally the access to the site should have been provided away from the existing junction with the private lane rather than close to it. The provision of a central vehicular access would afford the opportunity to provide a footpath outside the frontage of the site at the applicant's expense. There are no details of the surface material used in the parking area for run-off and spillage of material onto the highway and this can be conditioned. From the above comments there are a number of small highway issues that could be improved at the site but on their own do not provide sufficient reasons for refusal.

The proposal is therefore considered to comply with the requirements of Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

This is an existing commercial site, with little in the way of existing landscaping. The Planning Statement advises that it is possible to include planting areas via a Landscaping Scheme. The submission of details of such a scheme could be conditioned for submission if all other aspects of the proposal were considered acceptable.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Council's mapping system identifies the surrounding area is potentially at risk from surface water flooding. As such any development would need to ensure they would not increase this risk and contribute to surface water run off. Details for mitigation could be conditioned if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Policy OE3 advises that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, lay-out or administrative measures. The existing lawful use of the site as a scrap yard has no limitations on hours of use, any subsequent approval could impose restrictions to protect the amenity of the neighbouring properties outside of core working hours.

7.19 Comments on Public Consultations

Concerns have been raised over the loss of view from no. 143, however within Planning there is no right to a view also any future development such as potential increase in size of the site incorporating the adjacent property would require planning permission in its own right and the suitability of such a development would be assessed on its own merits at that time. All other issues raised will be addressed within the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

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

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

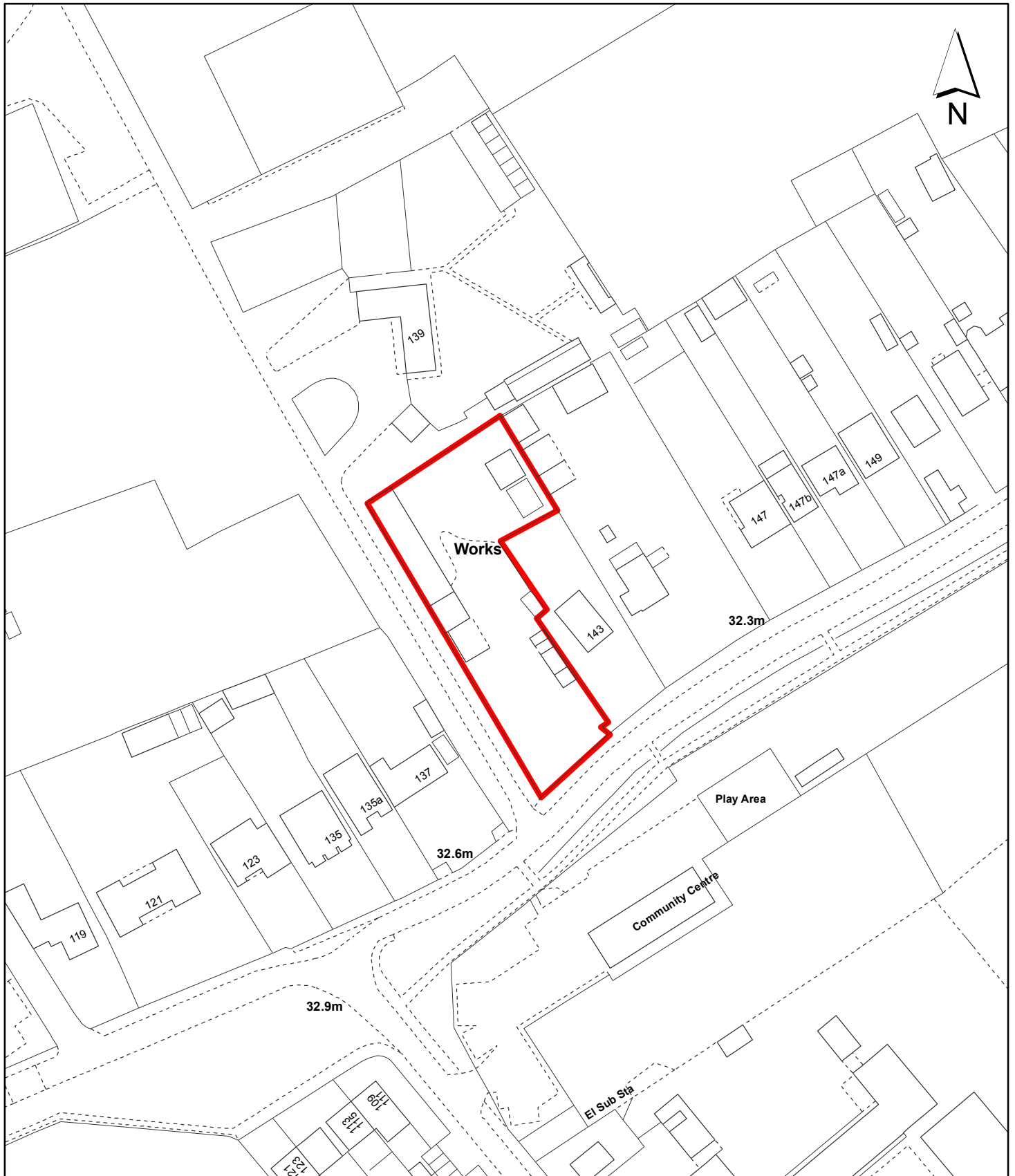
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012) and the NPPF, this application is recommended for conditional approval.

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: Liz Arnold

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

141 Charville Road

LONDON BOROUGH OF HILLINGDON
Residents Services

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

Planning Application Ref:
72426/APP/2017/2914

Scale
1:1,250

Planning Committee
Central and South

Date
January 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 382 SIPSON ROAD WEST DRAYTON

Development: Retention of hardstanding and provision of landscaping to front and relocation of cycle and bin store to rear (Part Retrospective)

LBH Ref Nos: 70385/APP/2017/3794

Drawing Nos: Drawing 72
Drawing 73
Drawing 74A
Drawing 75A
Covering Letter Dated 16th October 2017
Drawing 71

Date Plans Received: 18/10/2017 **Date(s) of Amendment(s):**

Date Application Valid: 18/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The site is located adjacent to a main road (A408) on a section that is flanked on the western side by a ribbon of residential development consisting, predominantly, of two-storey semi-detached dwellings which are set back from the road, with small gaps maintained between buildings. A residential cul-de-sac branches off the eastern side of the road. To the south of the site is the centre of Sipson village where there is a cluster of retail and community uses. To the rear (west) and the north of the site are open fields which have been restored following earlier use as a landfill site. These fields fall within the Green Belt.

The site itself is occupied by a recently constructed two-storey semi-detached dwelling which has red brick elevation walls and a tiled, hipped roof. A conservatory extension has been added to the rear and a flat roof dormer has been installed within the rear roof slope. The dwelling is set back from the road with off street car parking provided to the front, which has been entirely hard surfaced. The rear garden is predominantly surfaced with grass but includes a patio area adjacent to the dwelling. A gable roofed cycle and bin store, which is the subject of this planning application, has been positioned in the north-west corner of the garden.

1.2 Proposed Scheme

The proposal is partially retrospective in that it involves the retention of a cycle and bin store that has been positioned in the north-western corner of the rear garden. The store measures approximately 4.3 metres in width by 2.4 metres in depth and 2.5 metres to roof ridge height.

The proposal also involves alterations to the approved landscaping to the front of the site. The originally approved gravel surfacing has been replaced with brick paviors and none of the soft landscaping included within the approved scheme has been planted. The proposal

involves retaining the paviers in most areas but removing a section in the south-eastern corner in order to incorporate a lawn area. Soft landscaping in the form of hedging and shrubs will also be provided around the edges of the front amenity area, other than at the vehicular entrance.

1.3 Relevant Planning History

70385/APP/2014/3807 382 Sipson Road West Drayton

Conversion of roof space to habitable use to include a rear dormer

Decision Date: 19-12-2014 Approved **Appeal:**

70385/APP/2016/2207 382 Sipson Road West Drayton

Installation of electronic sliding gate to front and shed to rear. (Retrospective)

Decision Date: 03-05-2017 Refused **Appeal:**05-OCT-17 Part Allowed

Comment on Planning History

The previously refused application 70385/APP/2016/2207 included the provision of a tool shed within the rear garden. None of the reasons for refusal related to the tool shed nor were any objections raised by the Planning Inspector, who part approved the appeal in order to grant approval for the tool shed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

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.

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

BE38 Retention of topographical and landscape features and provision of new

planting and landscaping in development proposals.

LPP 7.4 (2016) Local character

LPP 7.5 (2016) Public realm

5. MAIN PLANNING ISSUES

DESIGN & APPEARANCE:

The cycle and bin store is located within the rear garden and does not have any visual presence within the street scene nor is it visible within the adjoining Green Belt area to the rear. The store is positioned away from the dwelling and is of modest proportions, ensuring that it does not overwhelm the existing dwelling. It is the only outbuilding within the rear garden and, therefore, does not contribute towards any sense of clutter within the site. It is noted that the original approval for the site required cycle storage facilities to be installed and that the rear garden of the site was the preferred location for these.

The area to the front of the dwelling includes off street car parking spaces, as per the original planning approval for the dwelling. However, the planning permission also required that soft landscaping was provided to the front of the dwelling in order to soften the visual impact of the building and hard surfacing, improve drainage and to ensure the site frontage included planting that would preserve and enhance the verdant and semi-rural nature of the road and the wider village setting. The approved gravel surface for the front amenity area has been replaced with paviers, this is considered acceptable provided necessary drainage measures are incorporated to prevent surface water discharge onto the highway. No soft landscaping has been planted and the site currently appears unacceptably urbanised, particular given its semi-rural location. The proposal includes a landscaping scheme that would introduce trees and shrubbery that would improve the appearance of the site and the wider surrounding area.

It is therefore considered that the development is in accordance with Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

AMENITY IMPACT:

The cycle and bin store is of modest height and is not significantly taller than existing site boundary treatment. All windows and openings face back towards the dwelling and, in any case, views from them towards neighbouring residential properties are interrupted by existing site boundary treatment. It is therefore considered that the cycle and bin store does not appear overbearing or oppressive, does not cause an undue level of overshadowing and does not allow for intrusive views towards neighbouring properties.

The building is modestly sized and will house ancillary domestic uses that would not cause unacceptable levels of noise and disturbance towards neighbouring residents.

The amount of rear amenity space available to occupants of the dwelling will remain above 100m² minimum standard required for 4 bedroom dwellings, set out in para. 4.15 in the Council's SPD for Residential Layouts. It is therefore considered that the property will continue to provide acceptable living conditions.

It is therefore considered that the development complies with Policies BE20, BE21, BE23 and BE24 of the Local Plan.

DRAINAGE:

Surface water run off from the hard surfaced elements of the site frontage will be drained into a gully that would extend across the site entrance and channel surface water to the soft landscaped area within the south-eastern corner of the site. It is considered that this is a suitable arrangement to prevent surface water discharge onto the public highway. A condition will be attached to any approval granted requiring this drainage system to be installed and thereafter maintained in use for the lifetime of the development.

6. 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 Drawing 71, Drawing 72, Drawing 74A and Drawing 75A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM9 Landscaping (car parking & refuse/cycle storage)

Landscaping shall be undertaken in accordance with the approved scheme as set out on drawings 74A and 75A. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced with suitable planting.

REASON

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

4 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees

and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

5 H15 Cycle Storage - In accordance with approved plans

The cycle and bin store shall be permanently retained on site and used for the approved purposes only.

REASON

To ensure the provision and retention of facilities for cyclists and in the interests of the amenities of the surrounding area in accordance with Policies AM 9 and BE 19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 DRC2 Surface Water Drainage

The drainage gully shown on drawing 74A and 75A shall be installed in the position shown and maintained in a working condition thereafter.

REASON

To ensure that surface water does not discharge on to the highway in accordance with Policy OE 8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm

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:

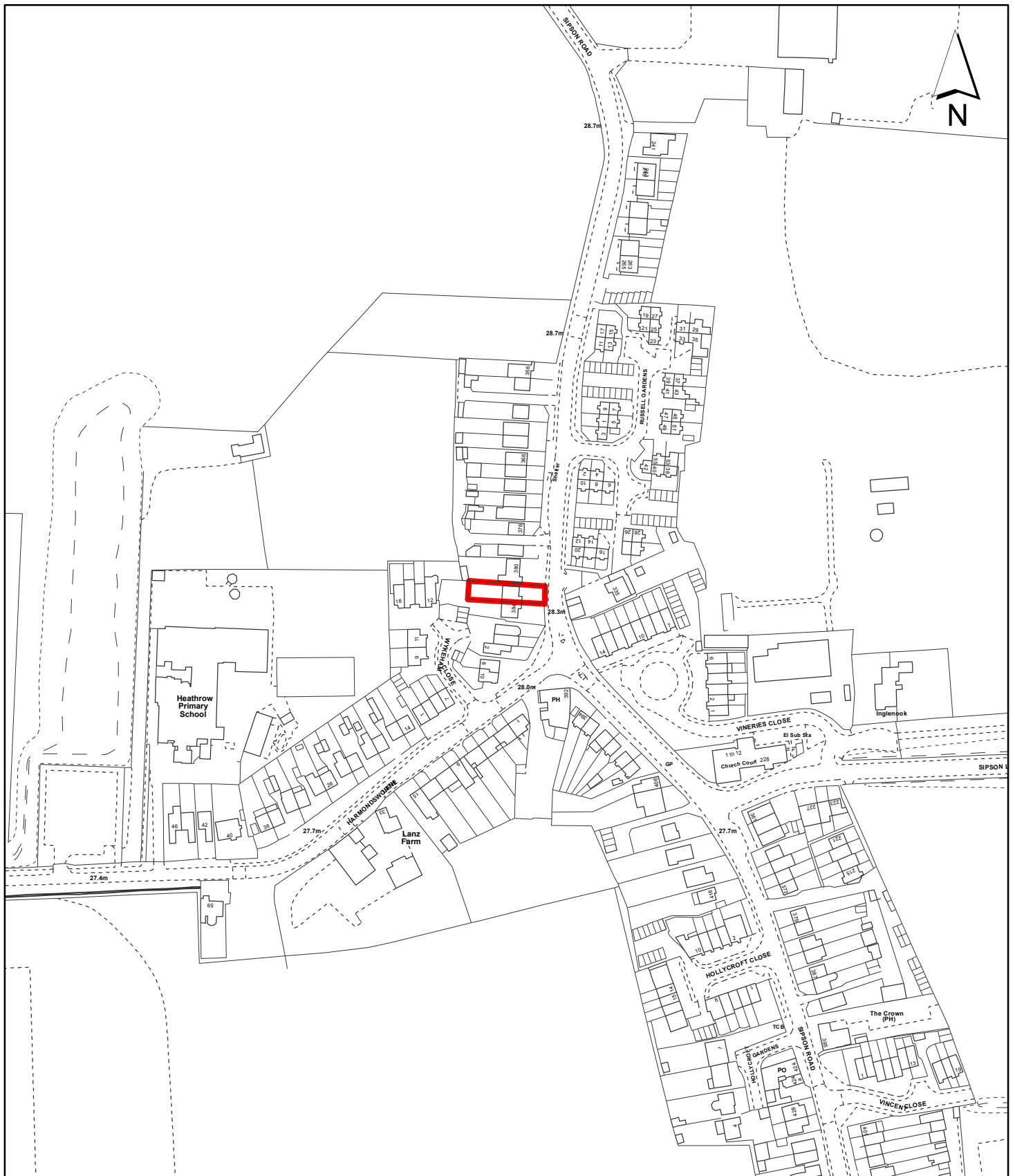
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm

- 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: James McLean Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

382 Sipson Road

LONDON BOROUGH OF HILLINGDON
Residents Services

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

Planning Application Ref:

70385/APP/2017/3794

Scale

1:2,500

Planning Committee

Central and South

Date

January 2018



HILLINGDON
 LONDON

PART II by virtue of paragraph(s) 1, 2, 6 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

This page is intentionally left blank

PART II by virtue of paragraph(s) 1, 2, 6 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

This page is intentionally left blank

PART II by virtue of paragraph(s) 1, 2, 6 of Part 1 of Schedule 12A of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

This page is intentionally left blank

Plans for Central & South Applications Planning Committee

Thursday 11th January
2018



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 129

Report of the Head of Planning, Sport and Green Spaces

Address 7-21 NORFOLK ROAD UXBRIDGE

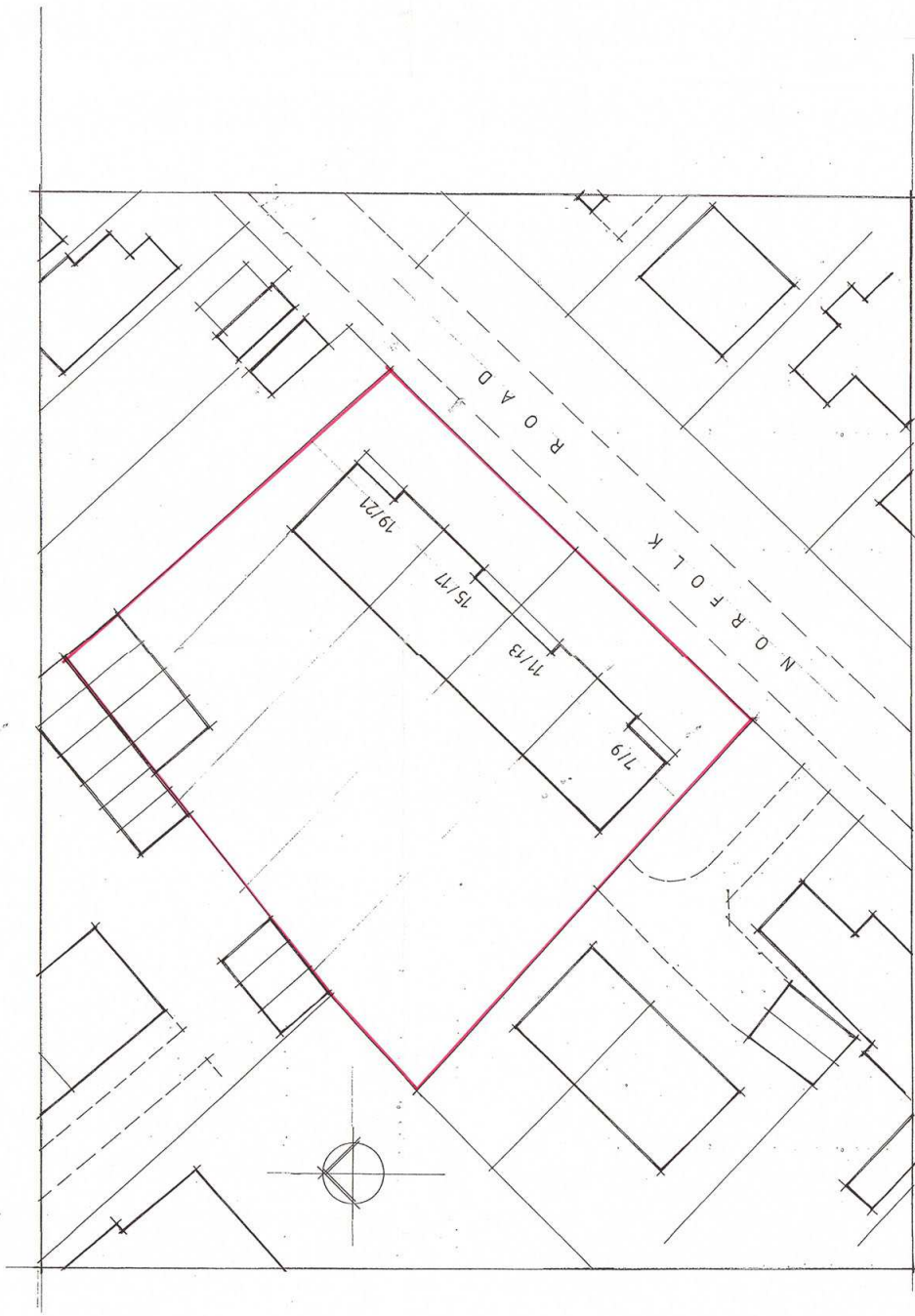
Development: Conversion of roof space to habitable use to include 3 rear dormers and 4 front roof lights to create a 2-bed self-contained flat with associated parking.

LBH Ref Nos: 32703/APP/2017/3744

Date Plans Received: 18/10/2017

Date(s) of Amendment(s):

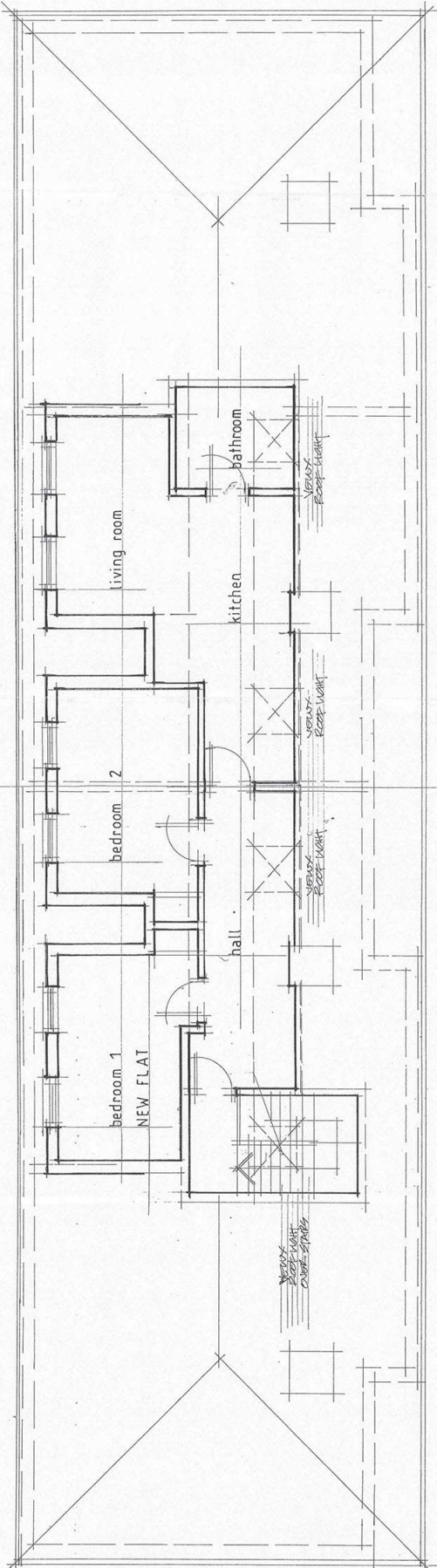
Date Application Valid: 18/10/2017



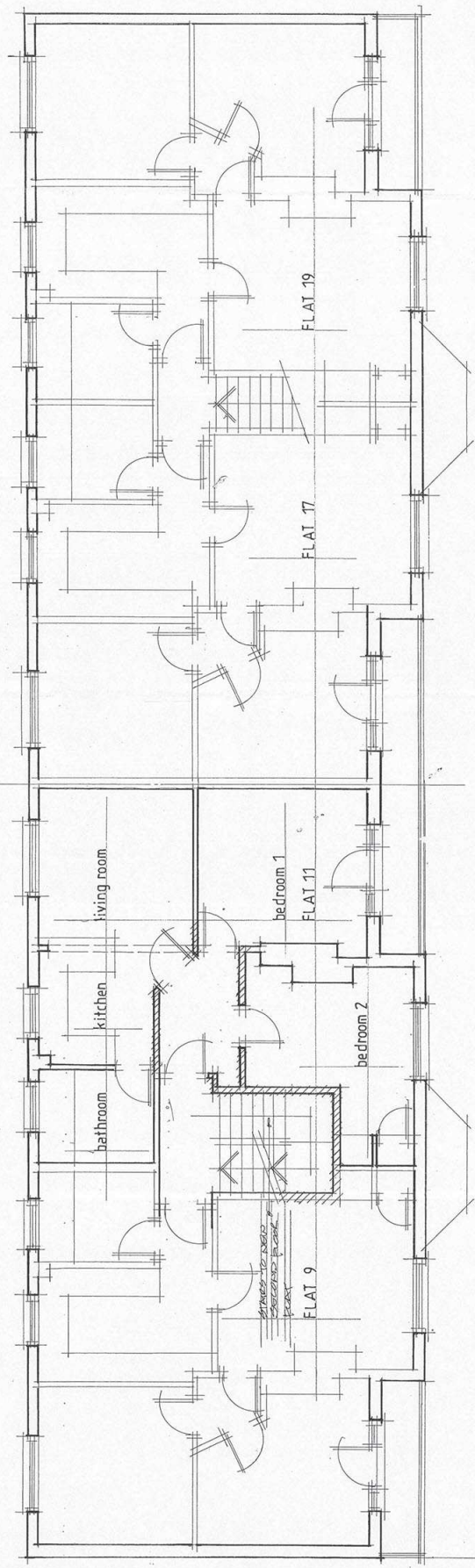
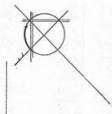
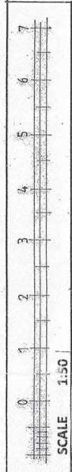
scale 1:200

SITE PLAN

DESCRIPTION	DATE	REV
DAVID F. EWINS ARCHITECT 31 BENTLEY ROAD NORFOLK ROAD NORFOLK ROAD NORFOLK ROAD		
CLIENT	18 OCT 2017	
JOB	7-21 NORFOLK ROAD UXBRIDGE	
DRAWING TITLE	SURVEY site plan	
DATE	DRAWN	CHECK
18 OCT 2017		
SCALE	1:200	
JOB No	DRAWING No	REVISION
638	01	



SECOND FLOOR PLAN



FIRST FLOOR PLAN

DESCRIPTION	DATE	REV

DAVID F. EWINS
 ARCHITECT
 11 KINGS CROSS
 LONDON EC1A 3DF
 TEL: 020 7400 2074
 FAX: 020 7400 2075

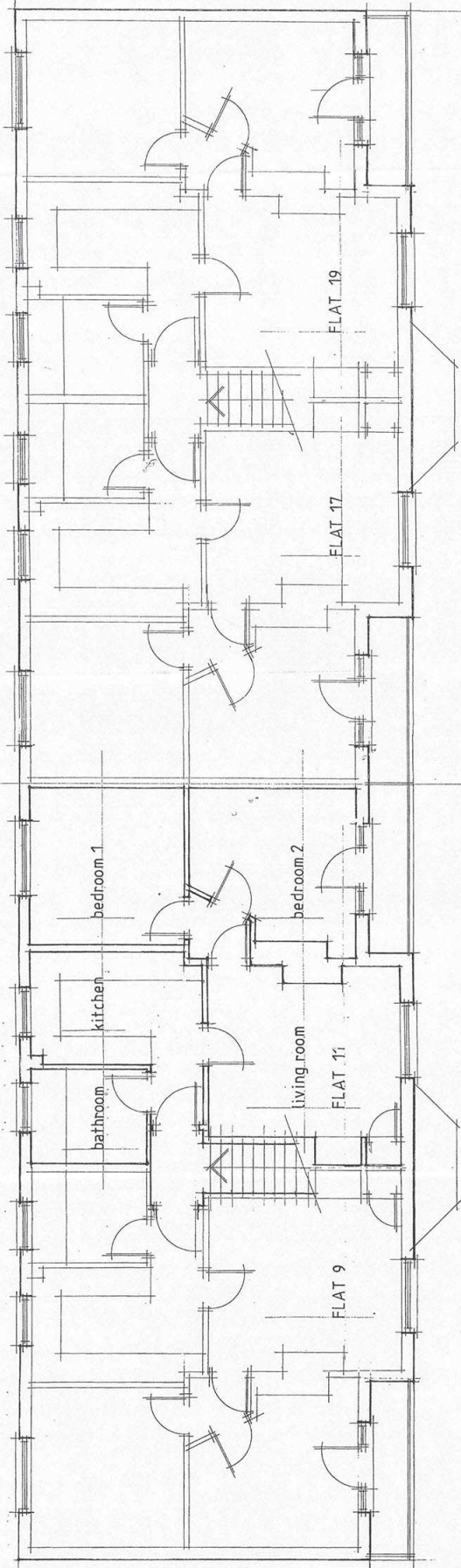
CLIENT
 18 OCT 2017

JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

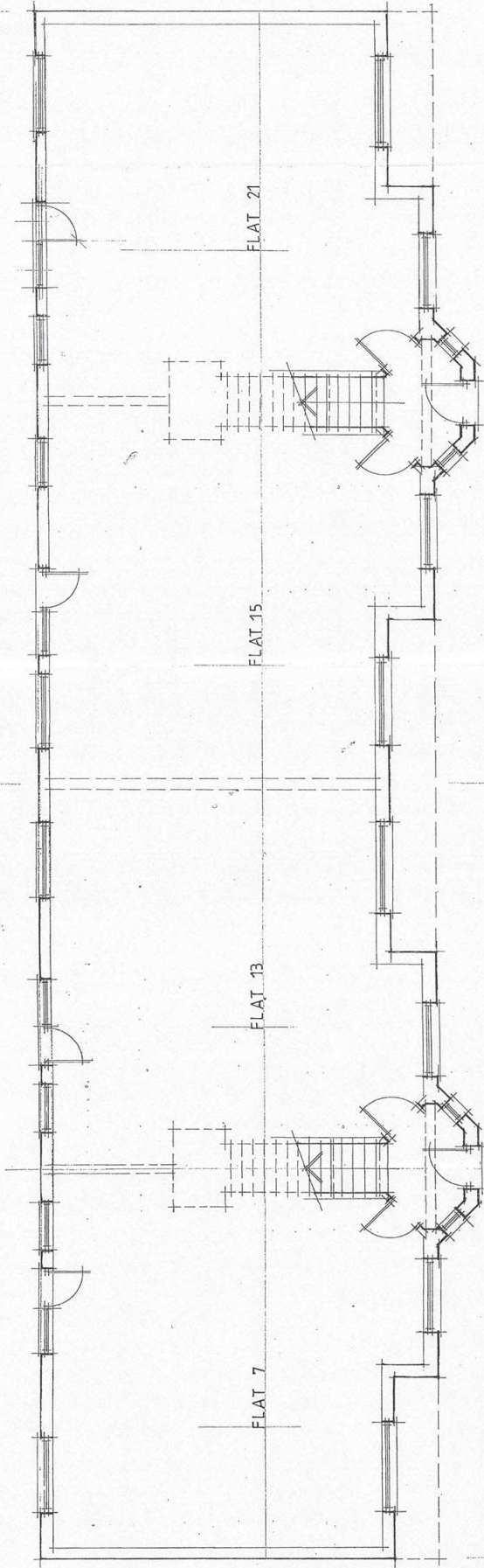
DRAWING TITLE
 PROPOSED NEW FLAT
 floor plans

DATE: 18 OCT 2017
 DRAWN: DS
 SCALE: 1:50 @ A3


JOB NO	DRAWING NO	REVISION
638	301	

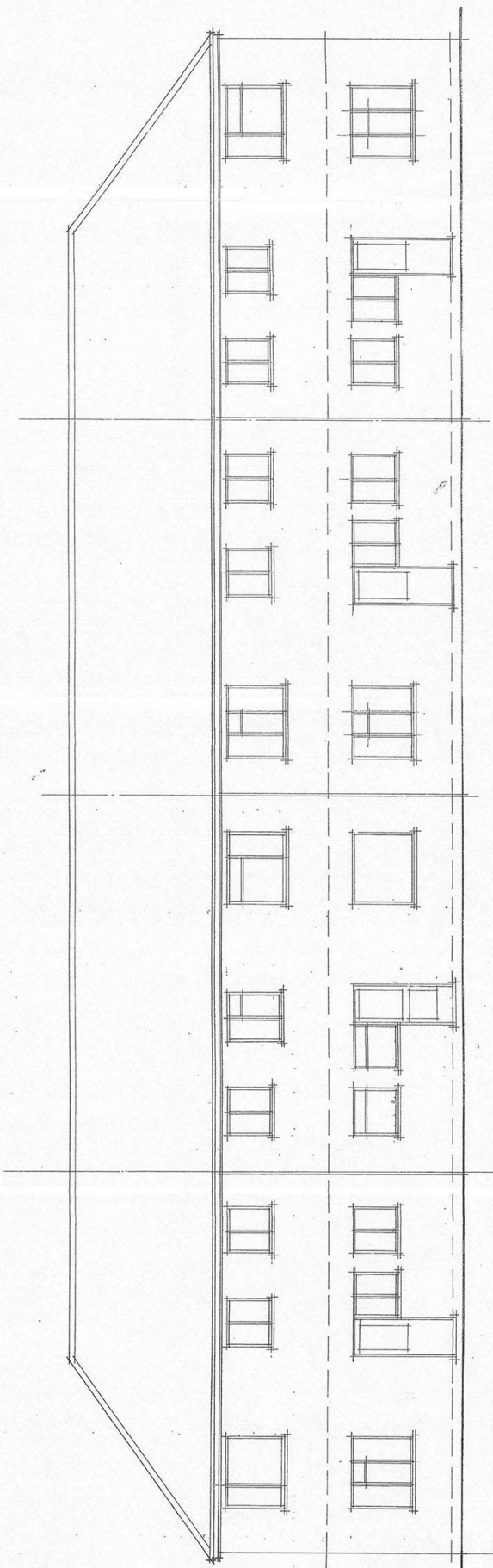


FIRST FLOOR PLAN

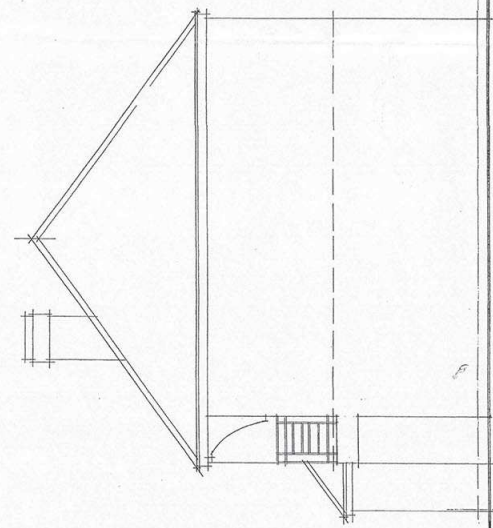


GROUND FLOOR PLAN

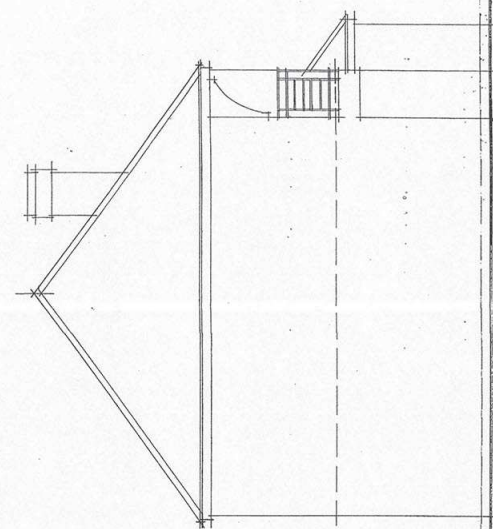
DESCRIPTION	DATE	REV
 DAVID F. EWINS (UKA) ARCHITECT <small>36 BEDFORD SQUARES ARCHITECTS PARTNERS QUALITY ASSURANCE QUALITY ASSURANCE</small>		
CLIENT		
JOB	7-21 NORFOLK ROAD UXBRIDGE	
DRAWING TITLE	SURVEY floor plans	
DATE	18 OCT 2017	
SCALE	1:50	
DRAWN BY	BRAWN	
CHECKED BY	DSE	
DRAWING NO	638	
REVISION	02	



REAR ELEVATION



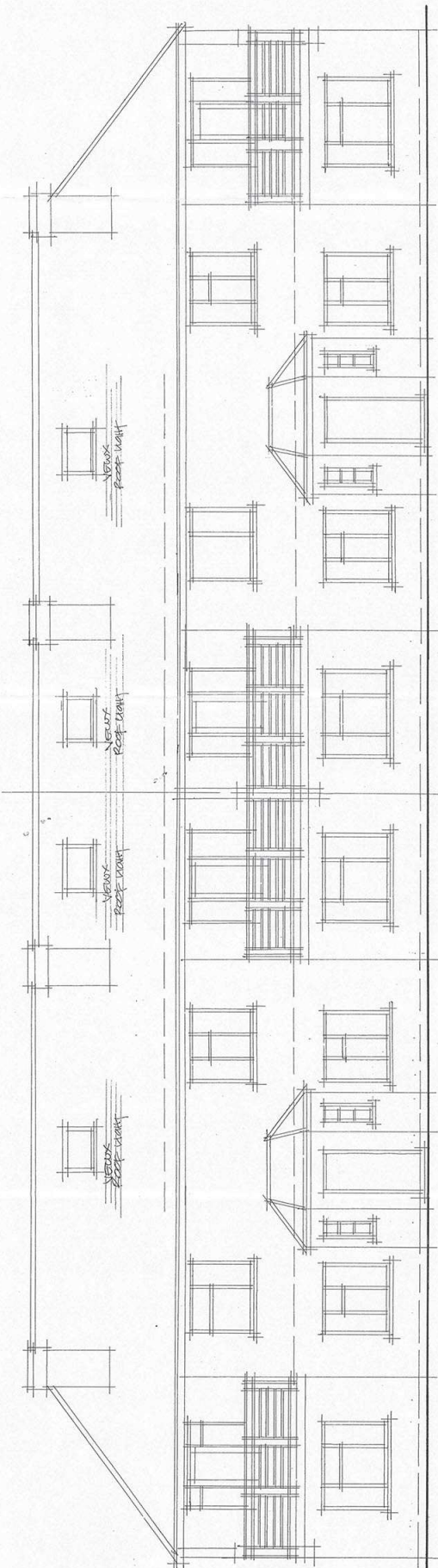
SIDE (north_east) ELEVATION



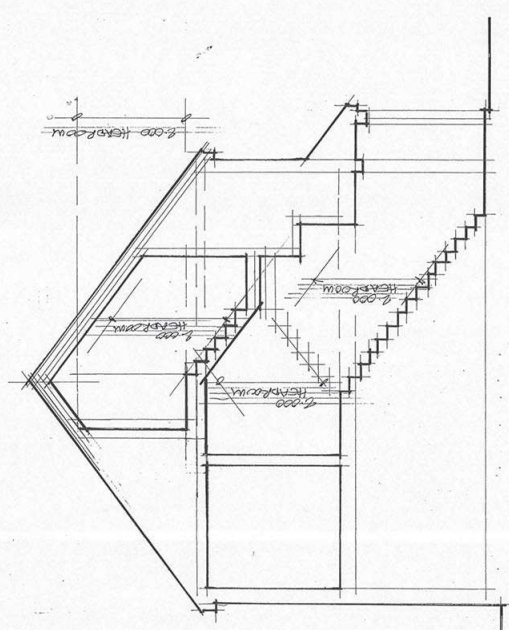
SIDE (south_west) ELEVATION

DESCRIPTION	DATE	REV

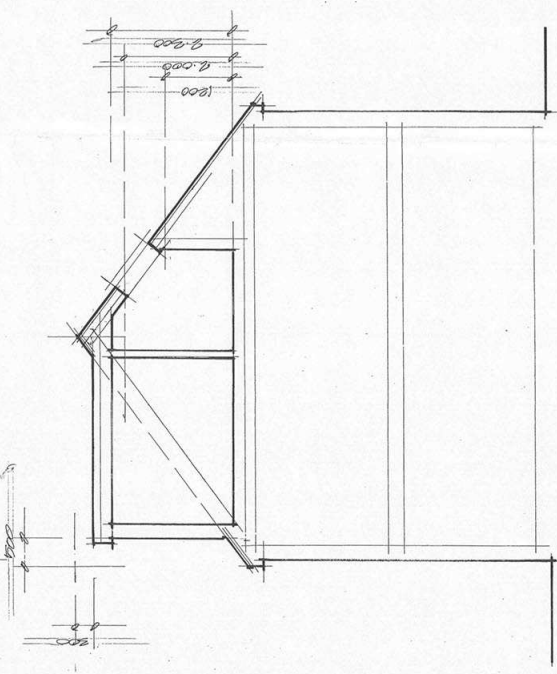
DAVID F. EWINS ARCHITECT <small>31 BOSTON GARDENS ANDOVER, MASS 01834 PHONE: 978.462.7271 FAX: 978.462.7272</small>	
CLIENT	
JOB	7-21 NORFOLK ROAD UXBRIDGE
DRAWING TITLE	SURVEY elevations
DATE	18 OCT 2017
SCALE	AS SHOWN
JOB No	638
DRAWING No	04
REVISION	



FRONT ELEVATION



SECTION THROUGH STAIRS



SECTION THROUGH NEW FLAT

DESCRIPTION	DATE	REV

DAVID F. EWINGS ^{INC}
 ARCHITECTS
 100 SOUTH GARDEN
 SUITE 1000
 WASHINGTON DC 20004
 OFFICE: (202) 850-7974
 MOBILE: (888) 752-6141

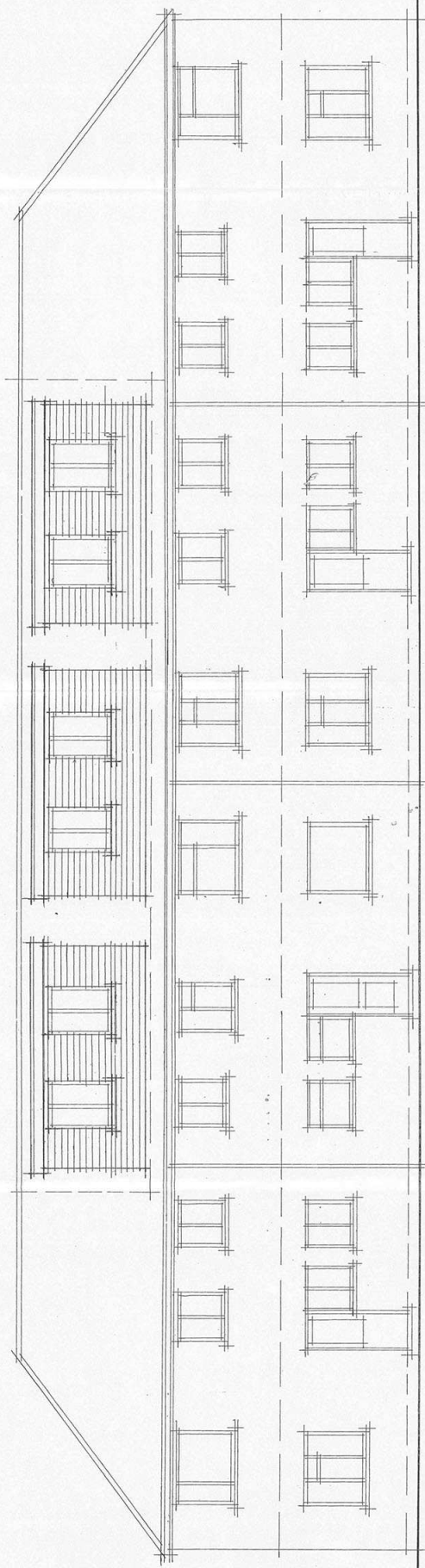
CLIENT
 18 OCT 2007

JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

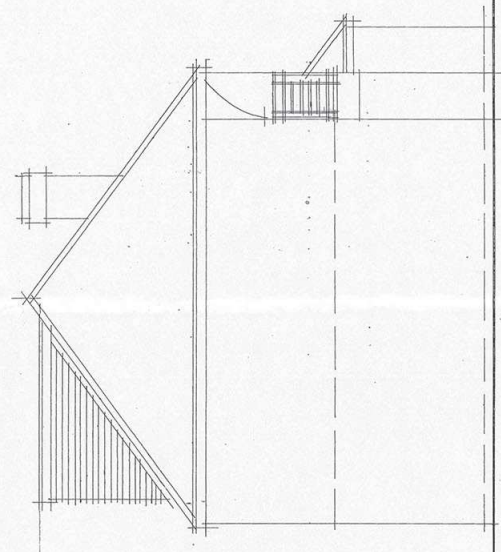
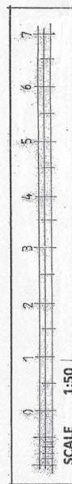
DRAWING TITLE
 PROPOSED NEW FLAT
 front elevation and sections

DATE	DRAWN	SCALE
18 OCT 2007	DFE	AS SHOWN

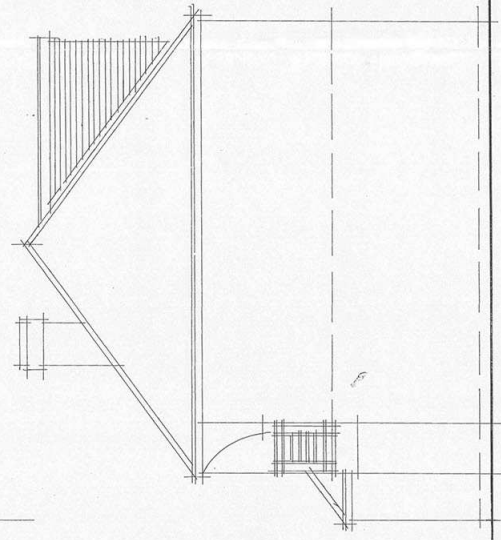
JOB No	DRAWING No	REVISION
638	302	



REAR ELEVATION



SIDE (south-west) ELEVATION



SIDE (north-east) ELEVATION

DESCRIPTION	DATE	REV

DAVID F. EWINS ARCHITECT
 38 FORTSON GARDENS
 HANOVER TOWN H.S.
 10000 W. HANOVER RD.
 SUITE 100A
 HANOVER, VIRGINIA 22961

18 OCT 2007

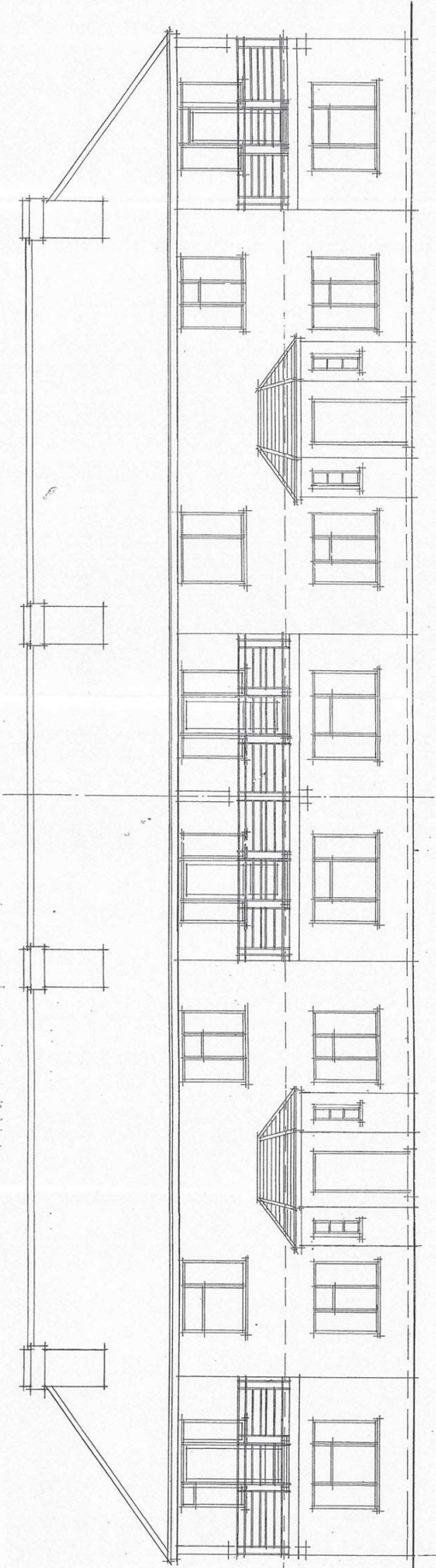
CLIENT

7-21 NORFOLK ROAD
 UXBRIDGE

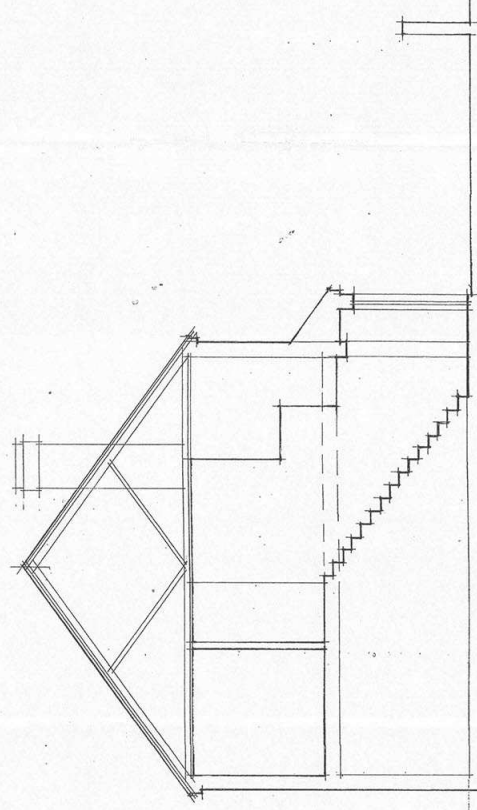
DRAWING TITLE
 PROPOSED NEW FLAT
 Rear and side elevations

DATE: 18 OCT 2007
 DRAWN: [Signature]
 SCALE: 1:50 @ A1-SCALE

JOB No	DRAWING No	REVISION
638	303	



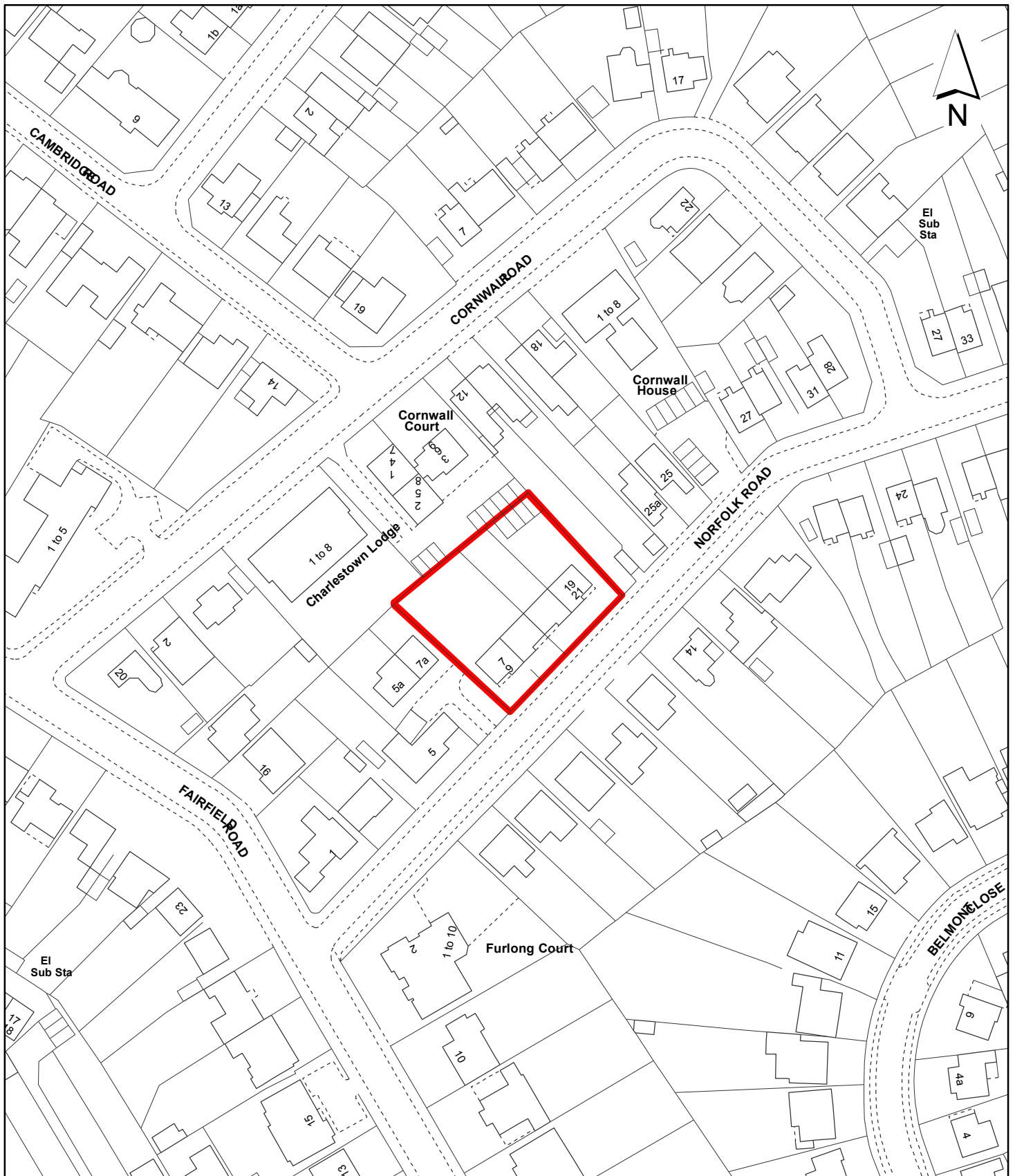
FRONT ELEVATION




SECTION

DESCRIPTION	DATE	REV

 DAVID F. EWINS ARCHITECTS <small>3 BEDFORD SQUARE 100 WASHINGTON STREET WASHINGTON, D.C. 20004 PHONE: 202.462.1234</small>	
CLIENT	
JOB	7-21 NORFOLK ROAD UXBRIDGE
DRAWING TITLE	SURVEY front elevation + section
DATE	18 OCT 2007
SCALE	1:50
DRAWN BY	LEP
CHECKED BY	
DESIGNED BY	
JOB No	638
DRAWING No	03
REVISION	



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">7-21 Norfolk Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">32703/APP/2017/3744</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7-21 NORFOLK ROAD UXBRIDGE

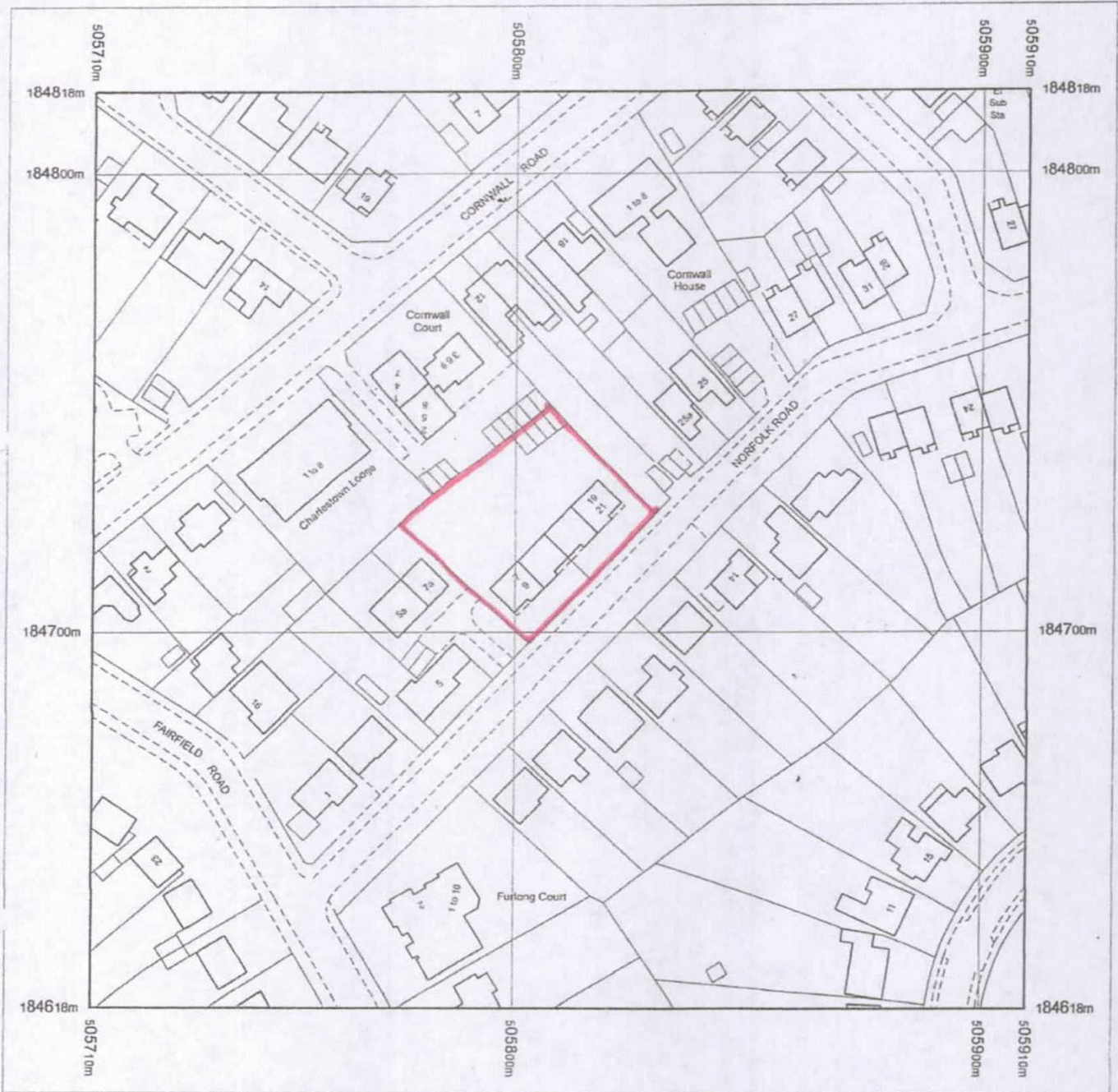
Development: Conversion of roof space to habitable use to include 3 new gable ends to rear and 4 front roof lights to create a 2-bed self-contained flat with associated parking.

LBH Ref Nos: 32703/APP/2017/3751

Date Plans Received: 18/10/2017

Date(s) of Amendment(s):

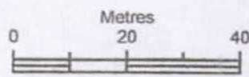
Date Application Valid: 18/10/2017



**7 NORFOLK ROAD,
UXBRIDGE,
UB8 1BL.**

**LOCATION PLAN
SCALE 1:1,250**

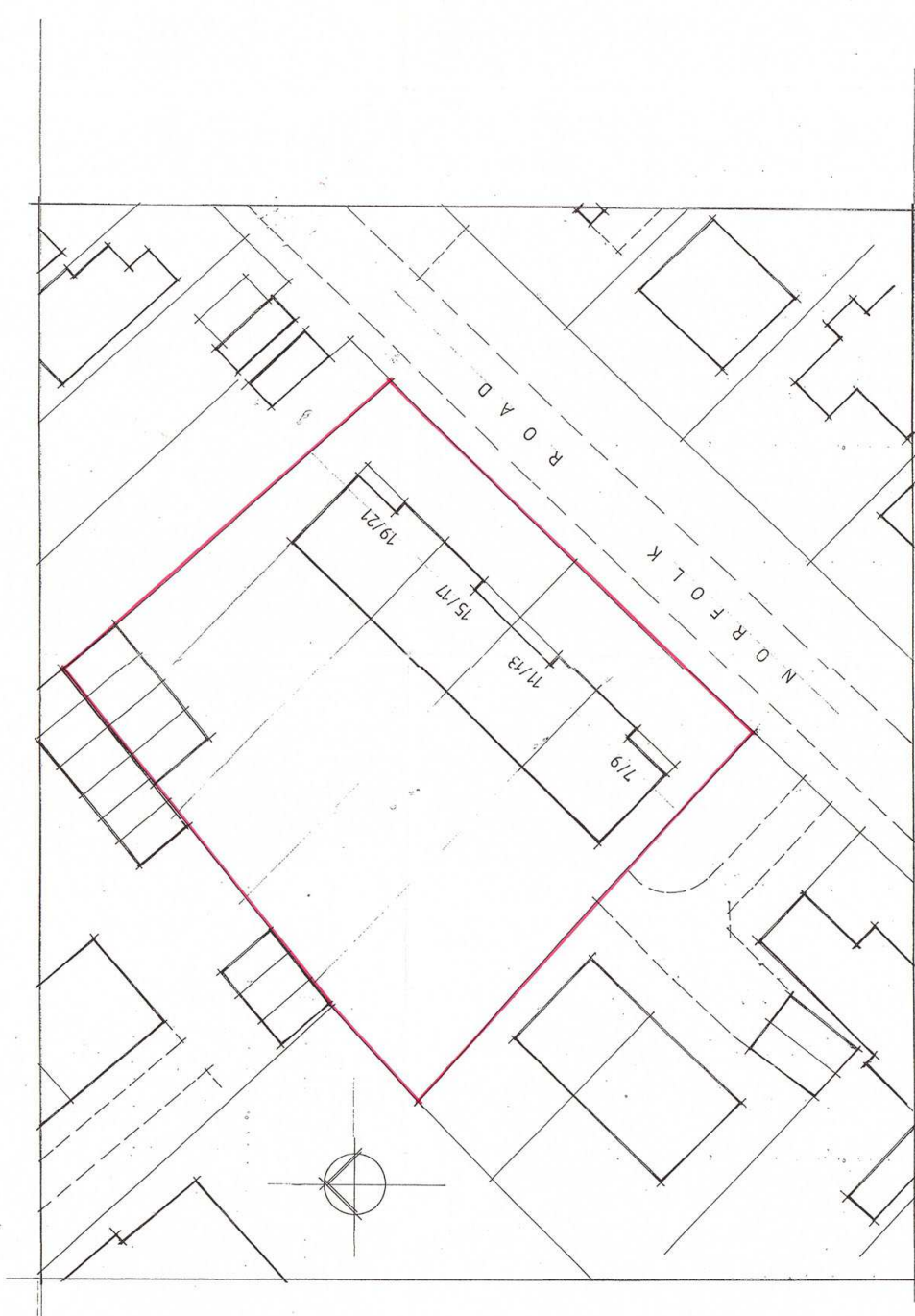
638 / 05



Scale 1:1250

Supplied by: **National Map Centre**
Serial number: 02965000
Centre coordinates: 505809.75 184718.13

Further information can be found on the
OS Sitemap Information leaflet or the
Ordnance Survey web site:
www.ordnancesurvey.co.uk



scale 1:200

SITE PLAN

DESCRIPTION	DATE	REV

DAVID F. EWINS
 A PROFESSIONAL SURVEYOR
 25 WASHINGTON ST.
 SUITE 200
 NORFOLK, VA 23510
 OFFICE: 757-650-7834
 MOBILE: 757-650-7834

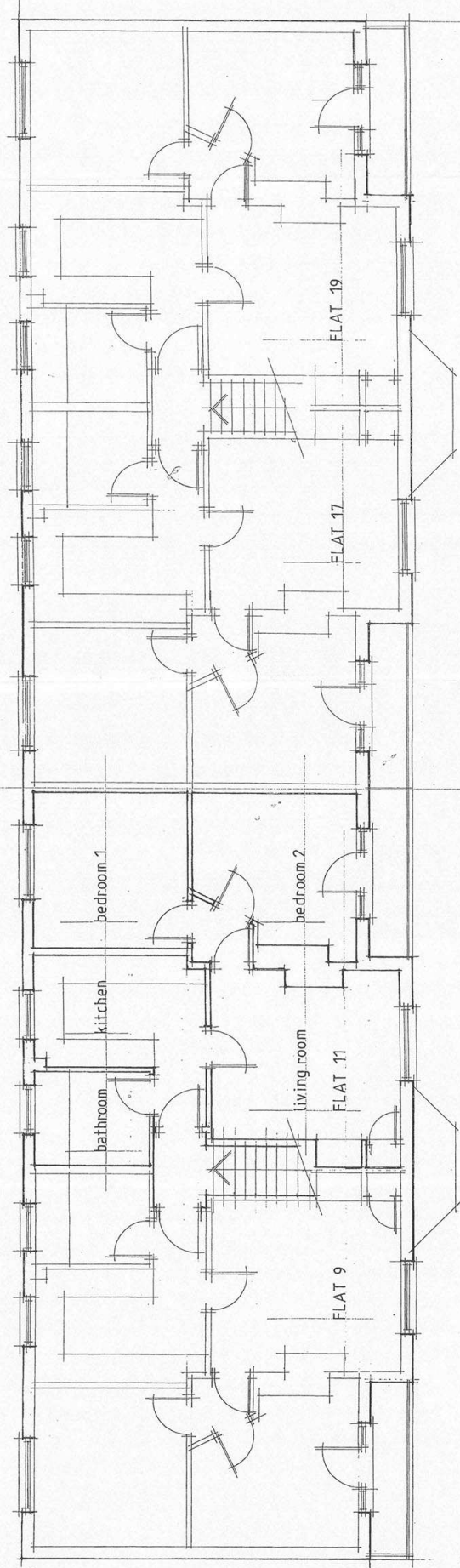
CLIENT

7-21 NORFOLK ROAD
 UXBRIDGE

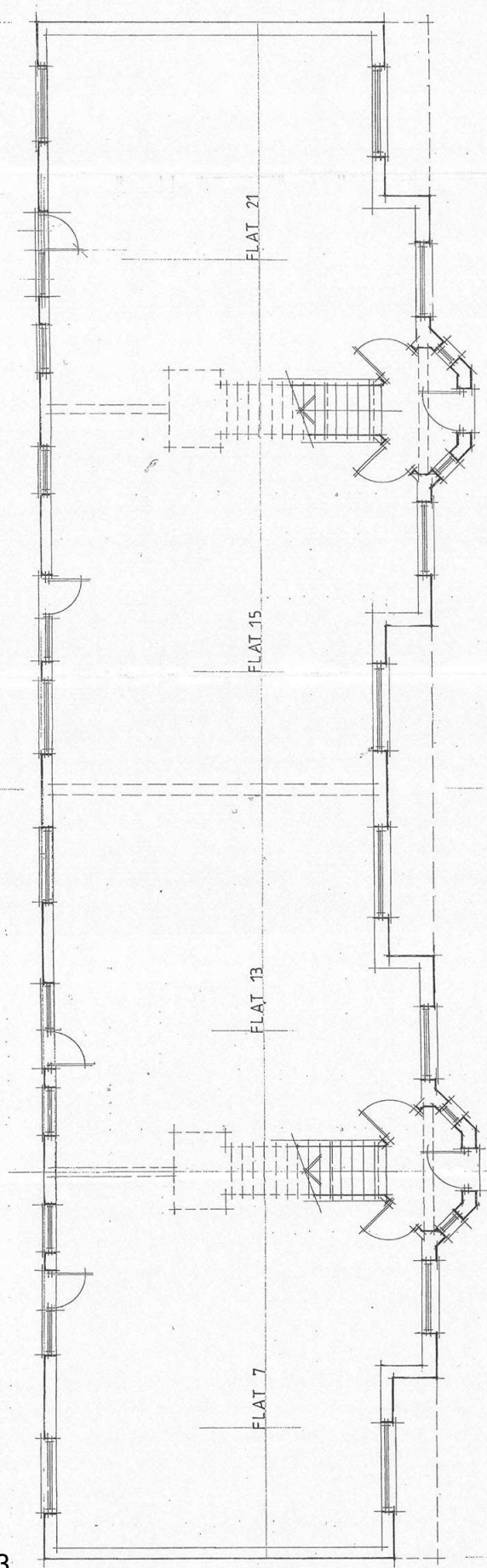
DRAWING TITLE
 SURVEY
 site plan

DATE	DRAWN	SCALE
10/18/2007	JEF	1"=200'

JOB No	DRAWING No	REVISION
638	01	



FIRST FLOOR PLAN



GROUND FLOOR PLAN

DESCRIPTION	DATE	REV

DAVID F. EWINS MRB
 A & C
 ARCHITECTS
 1000 WASHINGTON STREET
 SUITE 200
 BOSTON, MASSACHUSETTS 02108
 TEL: 617.552.1234
 FAX: 617.552.1235
 WWW.DFE.COM

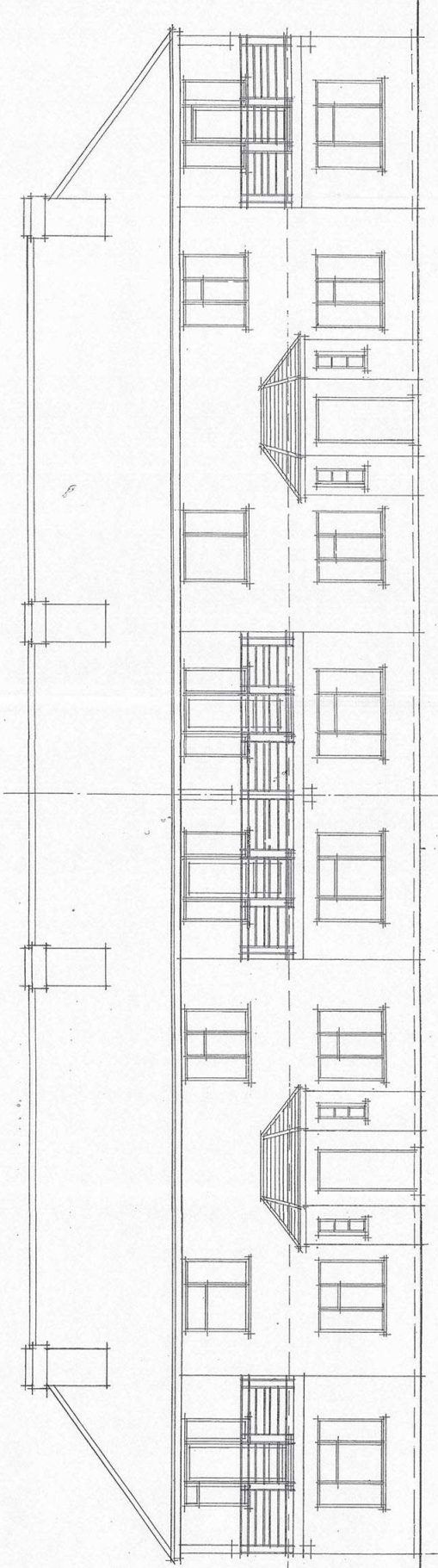
CLIENT
 18 OCT 2007

JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

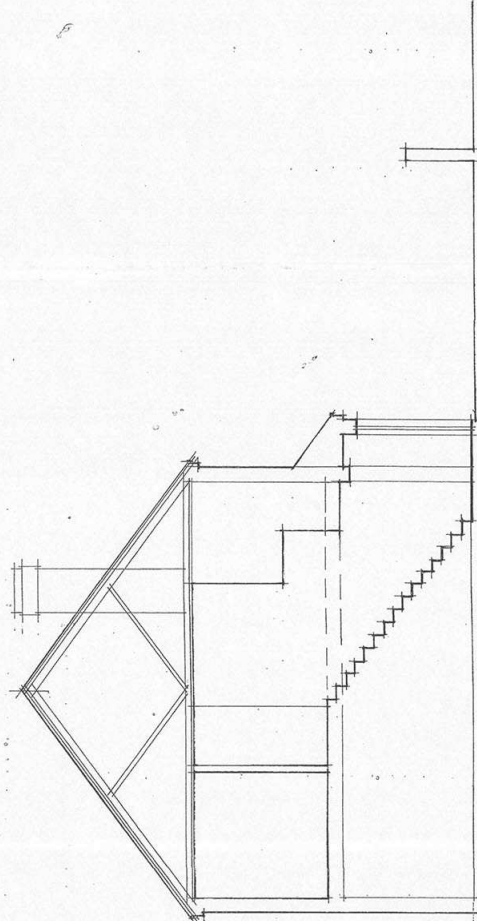
DRAWING TITLE
 SURVEY
 floor plans

DATE: 18 OCT 2007
 DRAWN: [Signature]
 CHECKED: [Signature]

DRAWING No	REVISION
638	02



FRONT ELEVATION

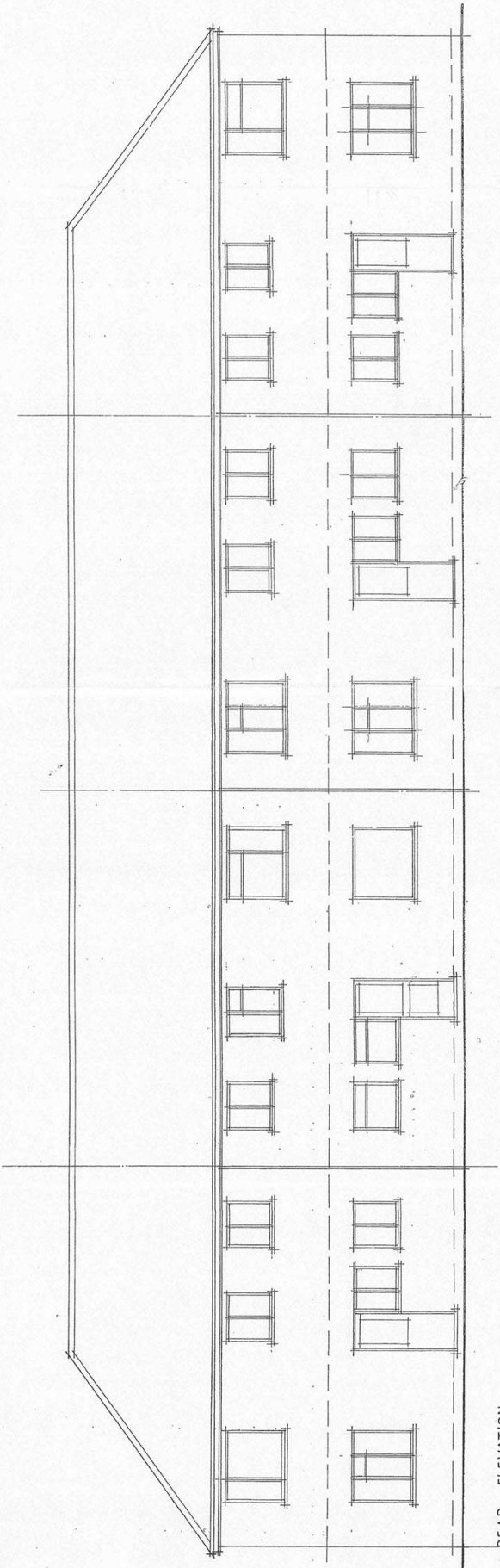


SECTION

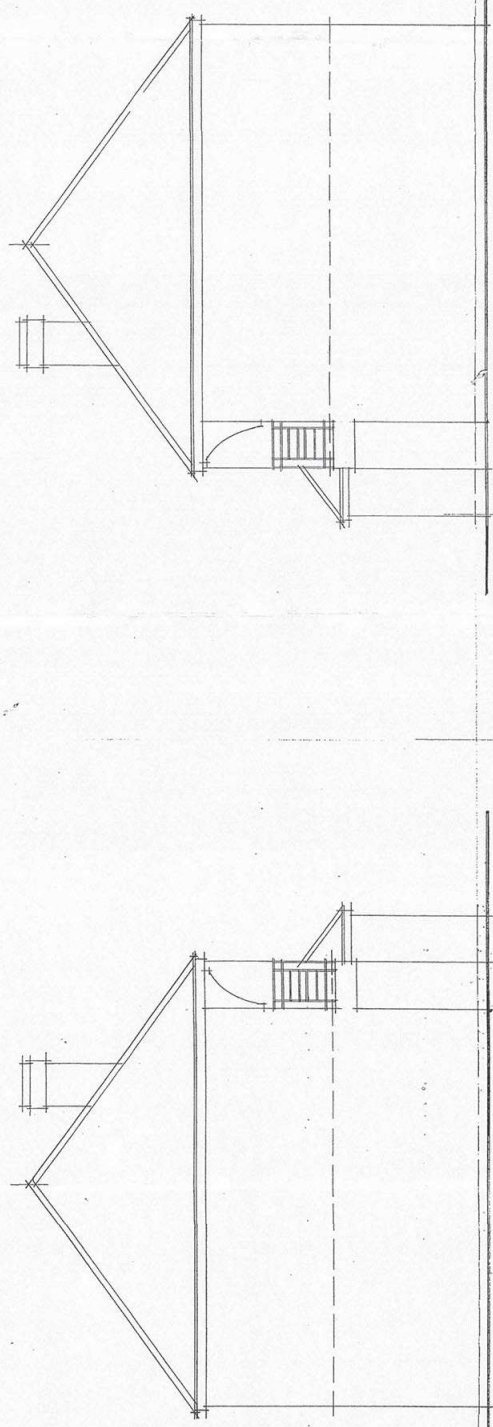
DESCRIPTION	DATE	REV

<p>DAVID F. EWINS ARCHITECTS 31 WILSON CAMPUS 100 WILSON CAMPUS WILSON CAMPUS, WILSON CAMPUS, WILSON CAMPUS OFFICE: 0202 850 7294 MOBILE: 0779 717 074 FAX: 0202 850 7294</p>		<p>CLIENT</p> <p>18 OCT 2017</p>
<p>JOB</p> <p>7-21 NORFOLK ROAD UXBRIDGE</p>		
<p>DRAWING TITLE</p> <p>SURVEY front elevation + section</p>		
DATE	DRAWN	SCALE
		1:50

<p>LIB No</p> <p>638</p>	<p>DRAWING No</p> <p>03</p>	<p>REVISION</p>
--------------------------	-----------------------------	-----------------



REAR ELEVATION

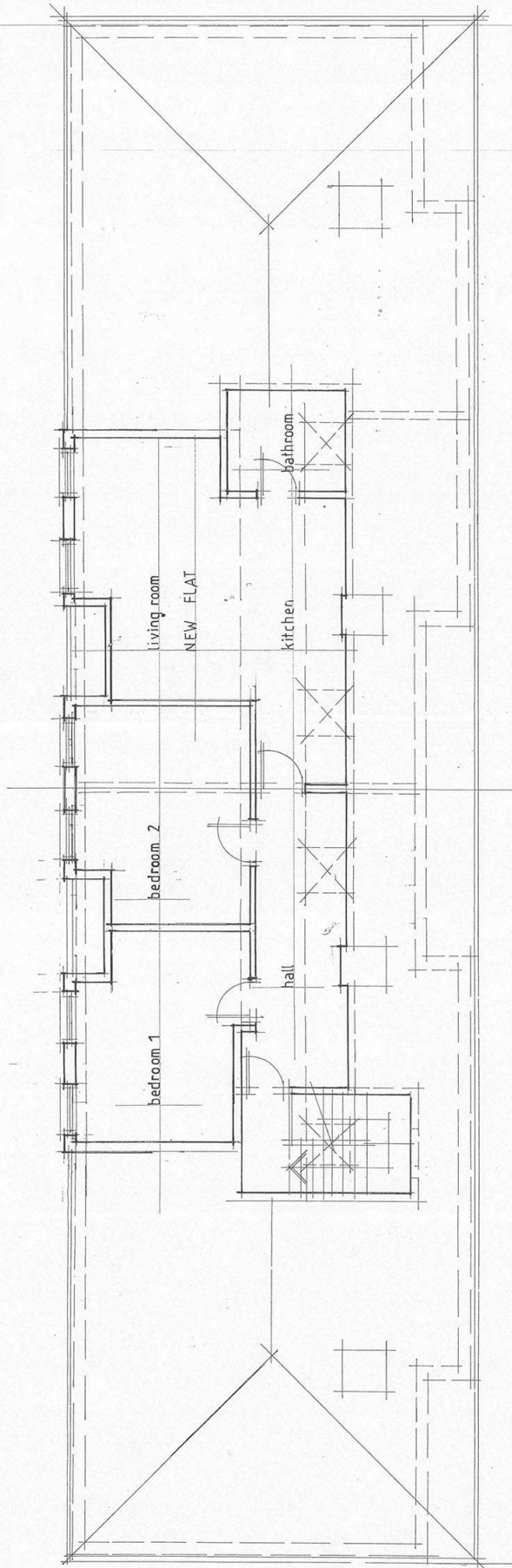


SIDE (south_west) ELEVATION

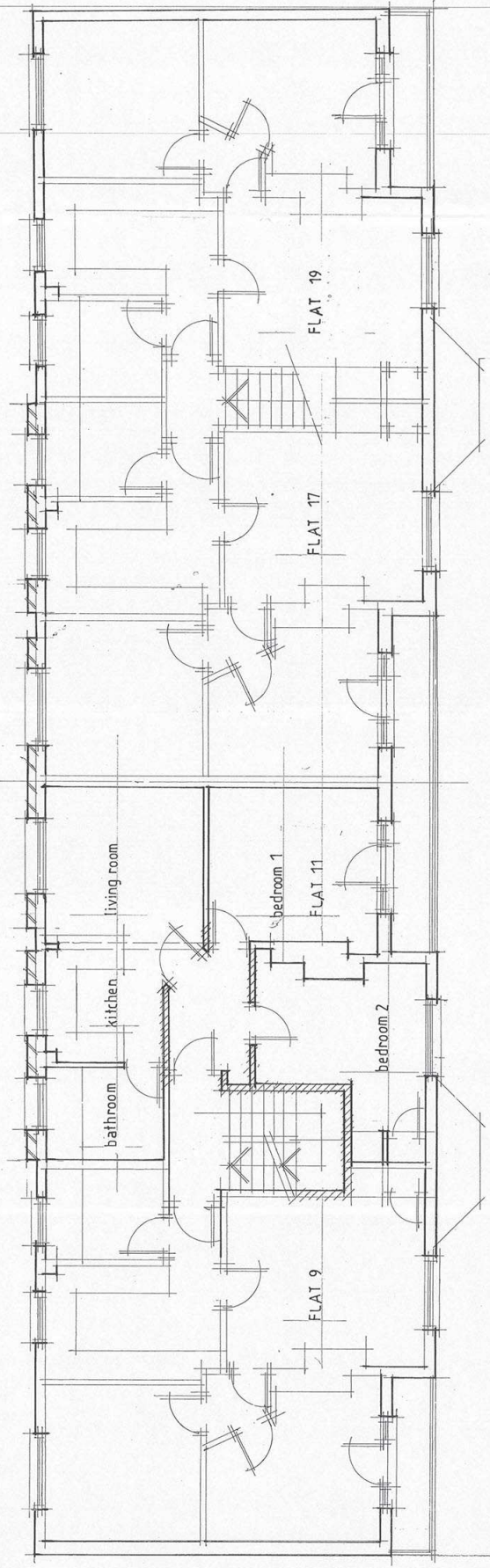
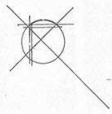
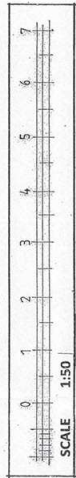
SIDE (north_east) ELEVATION

DESCRIPTION	DATE	REV

DAVID F. LEWINS ARCHITECT <small>3 HASTINGS GARDENS 1000 WEST 10TH AVENUE SUITE 100 DENVER, CO 80202</small>	
CLIENT	18 OCT 2017
7-21 NORFOLK ROAD UXBRIDGE	
DRAWING TITLE SURVEY elevations	
DATE: 18 OCT 2017	DRAWN: [Signature]
SCALE: 1/8" = 1'-0"	
DWG No	REVISION
638	04

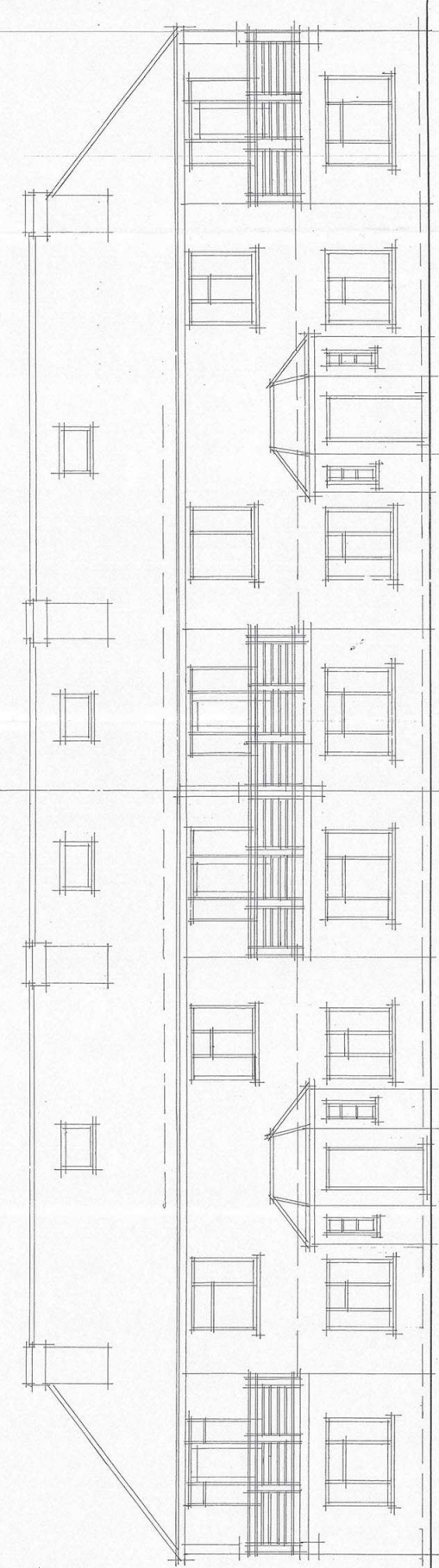


SECOND FLOOR PLAN

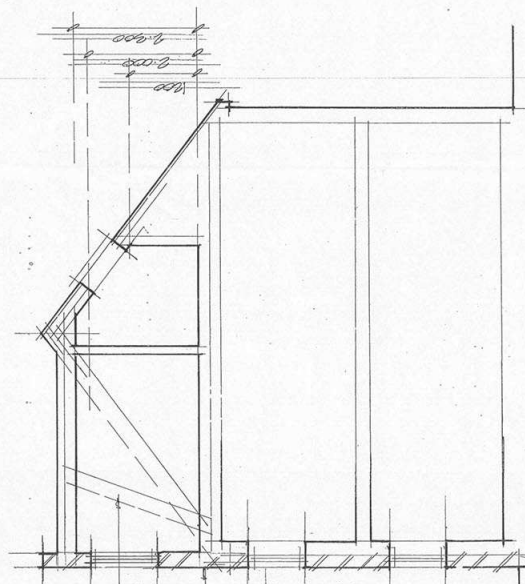


FIRST FLOOR PLAN

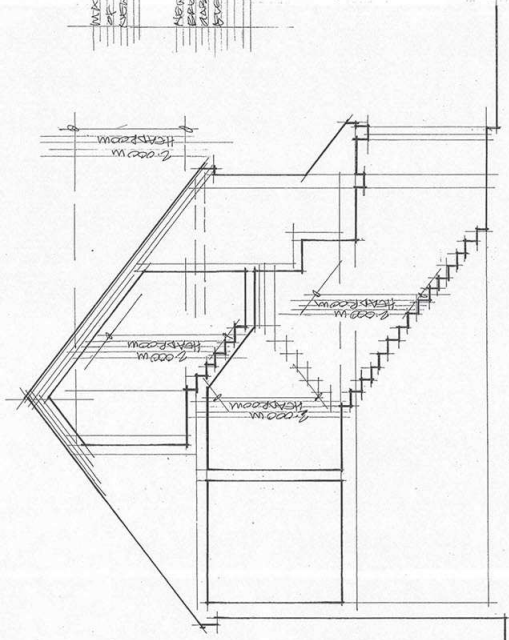
DESCRIPTION	DATE	REV
DAVID F. EWINS ARCHITECT	18 OCT 2017	
31 BUCKINGHAM GARDENS ANDOVERS WAY 9/5 CANNON SQUARE LONDON W1A 1AA		
CLIENT		
JOB		
7-21 NORFOLK ROAD UXBRIDGE		
DRAWING TITLE		
PROPOSED NEW FLAT floor plans		
DATE	DRAWN	DS
SCALE	1:50	1:50
JOB No	DRAWING No	REVISION
638	305	



FRONT ELEVATION



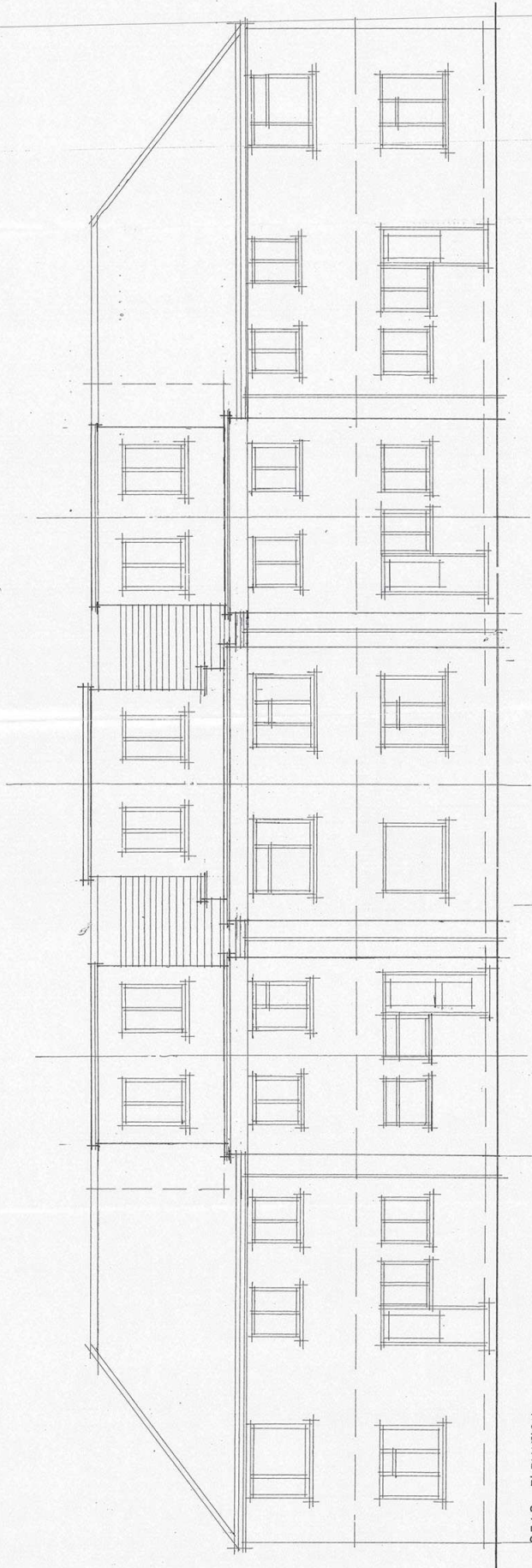
SECTION THROUGH NEW FLAT



SECTION THROUGH STAIRS

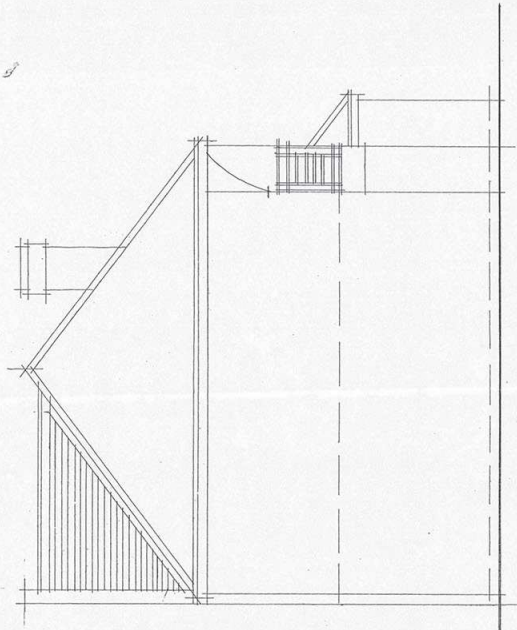
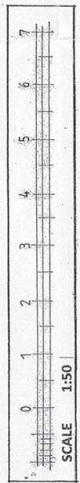
DESCRIPTION	DATE	REV

		DAVID F. EWINS RIBA ARCHITECT 31 HORTON GARDENS ANDERSON PARKS 100 WINDYBANK DUNDEE DD1 1JN
CLIENT	18 OCT 2017	
JOB	7-21 NORFOLK ROAD UXBRIDGE	
DRAWING TITLE PROPOSED NEW FLAT front elevation + sections		
DATE: 18 OCT 2017	DRAWN: [Signature]	SCALE: 1:50
JOB No	DRAWING No	REVISION
638	306	

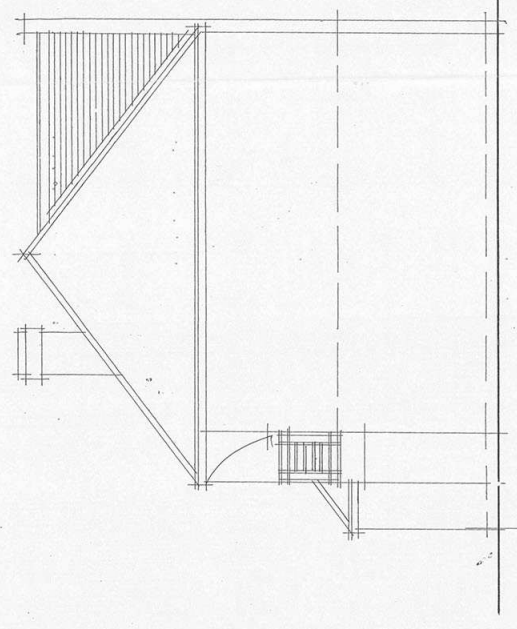


REAR ELEVATION

Notes: Please refer to the 'REAR' elevation of the 'PROPOSED NEW FLAT' drawing for details of the 'REAR' elevation. The 'REAR' elevation is shown in the 'REAR' elevation of the 'PROPOSED NEW FLAT' drawing. The 'REAR' elevation is shown in the 'REAR' elevation of the 'PROPOSED NEW FLAT' drawing.



SIDE (south west) ELEVATION



SIDE (north east) ELEVATION

DESCRIPTION	DATE	REV

DAVID F. EWINS ARCHITECT
 18000 GARDENS
 18000 GARDENS
 18000 GARDENS
 18000 GARDENS
 18000 GARDENS
 18000 GARDENS

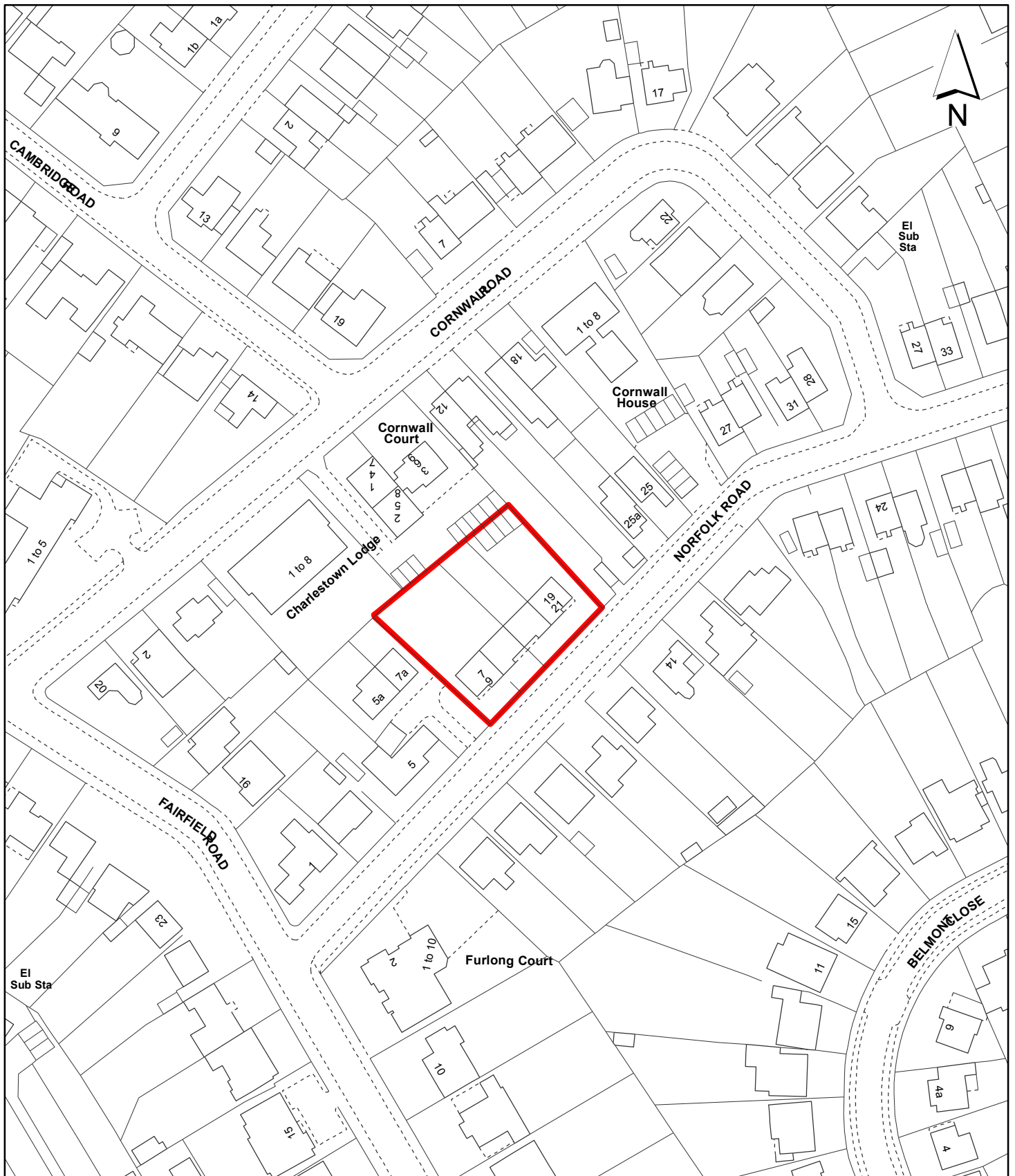
CLIENT
 18 OCT 2007


JOB
 7-21 NORFOLK ROAD
 UXBRIDGE

DRAWING TITLE
 PROPOSED NEW FLAT
 rear and side elevations

DATE	BY	DRWN	CHKD

JOB No	DRAWING No	REVISION
638	307	



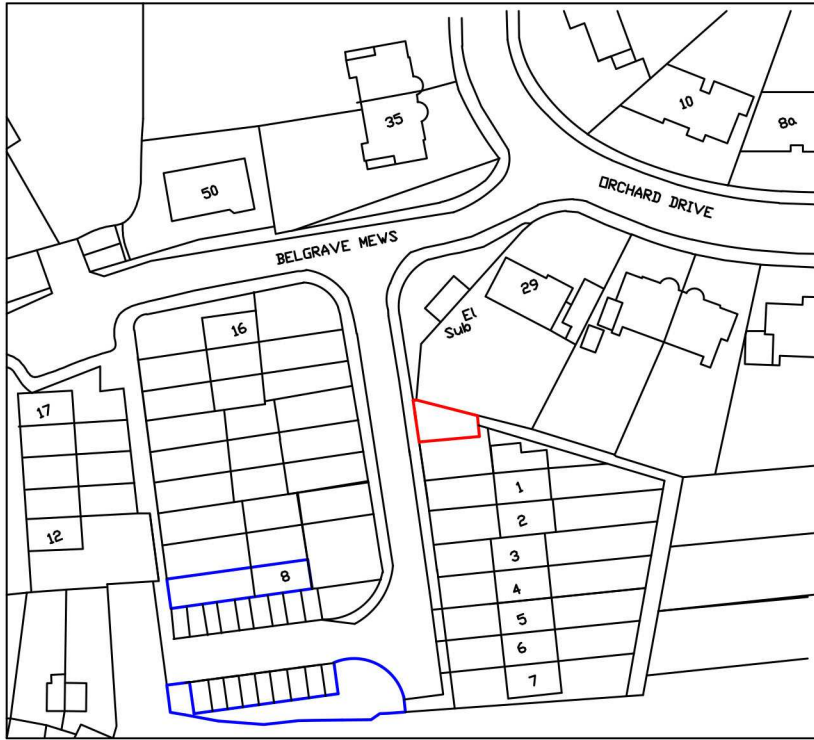
<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">7-21 Norfolk Road</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">32703/APP/2017/3751</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">January 2018</p>	



Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 1 BELGRAVE MEWS COWLEY
Development: Single storey garage.
LBH Ref Nos: 72586/APP/2017/3797

Date Plans Received: 18/10/2017 **Date(s) of Amendment(s):**
Date Application Valid: 24/10/2017



BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333

Drg. No. 14/2833/1
Scale 1250@A4
Date 08/02/17
Drawn by A.smith



PROPOSED SITE PLAN

REVISION	Drawn by
14/2833/3	A. Smith

THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eatecole Pinner Middlesex HA5 2EW Tel. 0208 868 1333



Scale Bar
 0 1 2 3 4 5 6 7 8 9 10 Metres
 1:200 @ A2

8 BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG



EXISTING SITE PLAN

REVISION	
	C

Dwg. No. 14/2833/2
 Scale 1:200
 Date 08/02/17
 Drawn by A.Smith

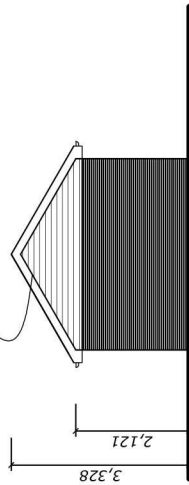
THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eatecole Pinner Middlesex HA5 2EW Tel. 0208 868 1333



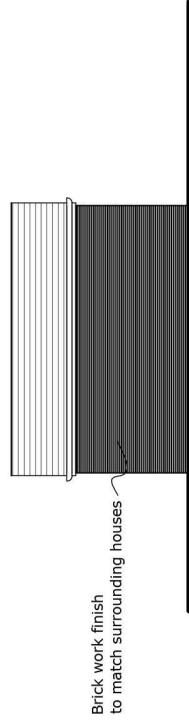
Scale Bar
 0 1 2 3 4 5 6 7 8 9 10 Metres
 1:200 @ A2

8 BELGRAVE MEWS, COWLEY, MIDDLESEX, UB8 3AG

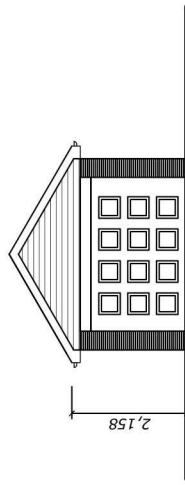
White Cladding to match existing houses in Belgrave Mews



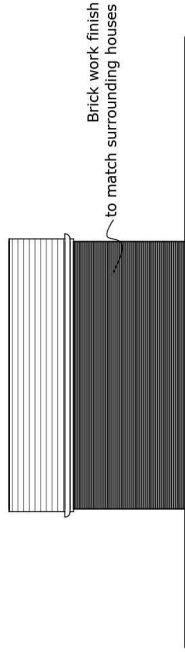
EAST ELEVATION



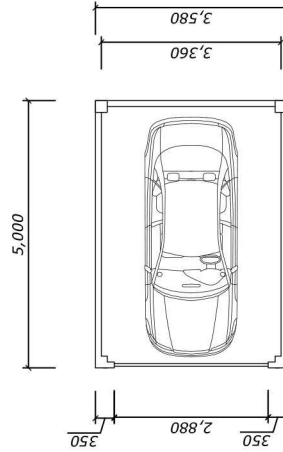
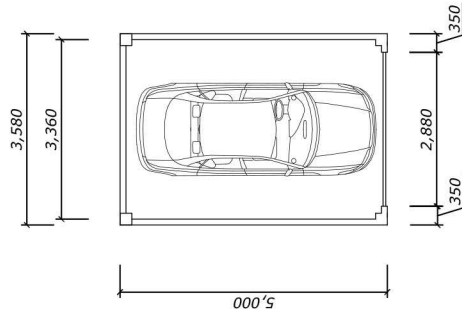
NORTH ELEVATION



WEST ELEVATION

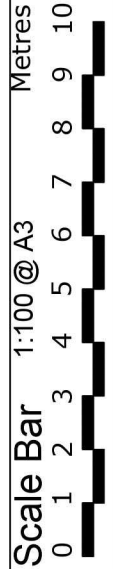


SOUTH ELEVATION



PROPOSED FLOOR PLANS

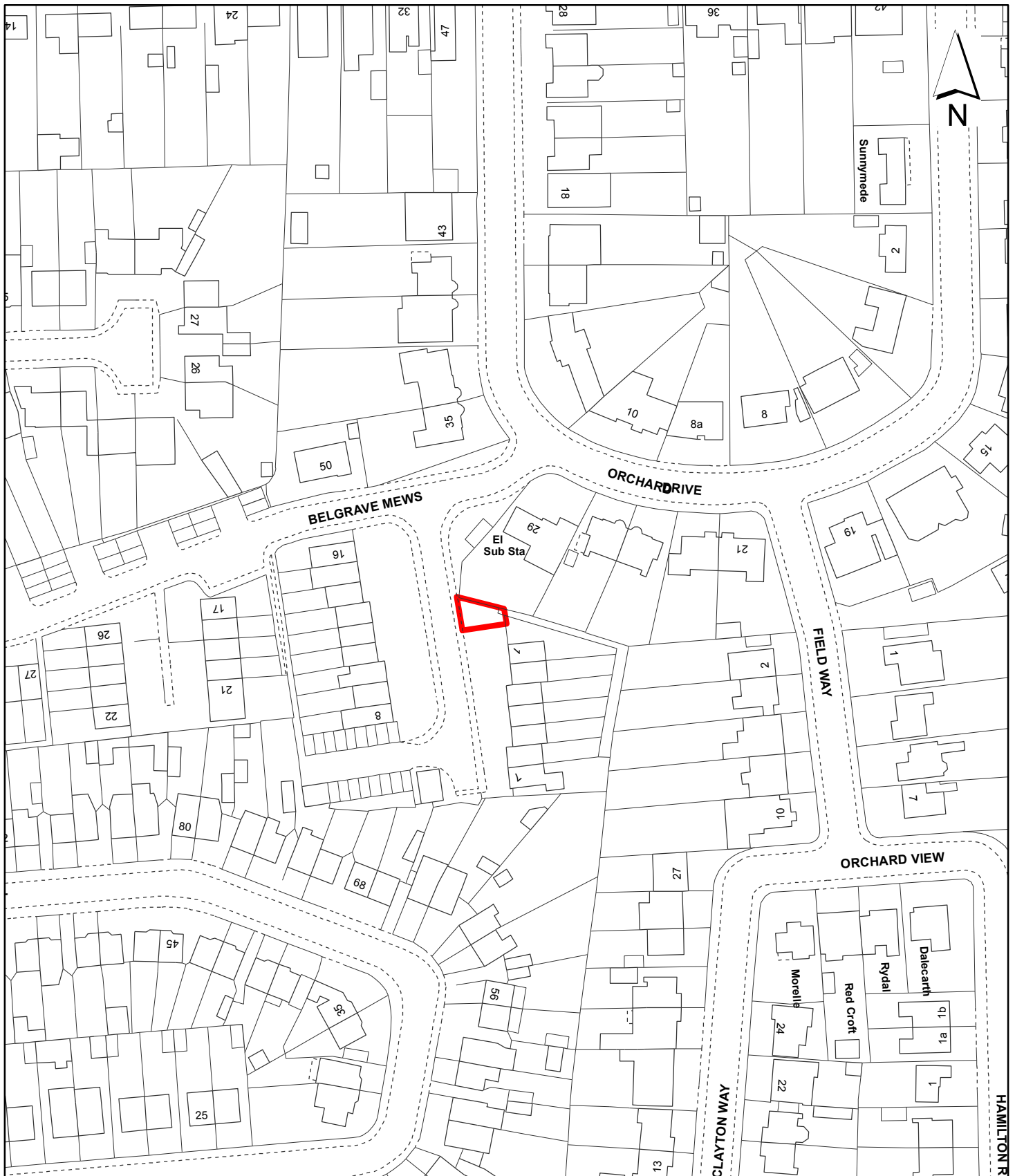
**8 BELGRAVE MEWS, COWLEY,
MIDDLESEX, UB8 3AG**




THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Emscote Pinner Middlesex HA5 2EW Tel. 0208 888 1333

Dr. No. 14/2833/4
Scale 1:100@A3
Date 08/02/17
Drawn by A.Smith

REVISION
C



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

Land Adjacent to 1 Belgrave Mews

Planning Application Ref:

72586/APP/2017/3797

Planning Committee

Central and South

Scale

1:1,250

Date

January 2018

LONDON BOROUGH OF HILLINGDON

Residents Services

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 2 WIMBORNE AVENUE HAYES

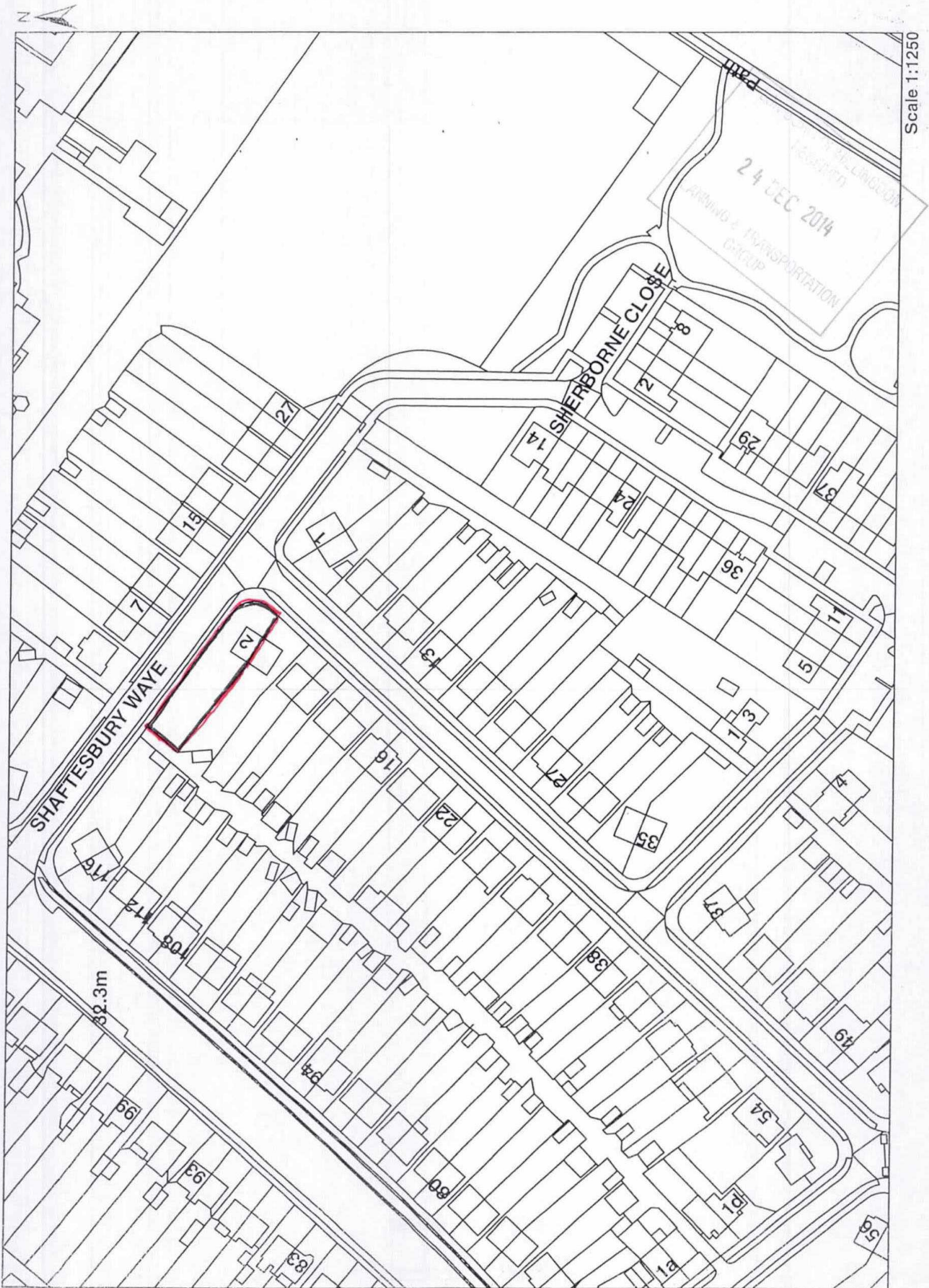
Development: Part two storey, part single storey side/rear extension.

LBH Ref Nos: 70262/APP/2017/4100

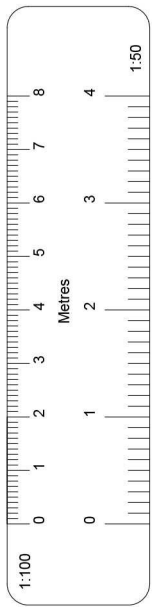
Date Plans Received: 14/11/2017

Date(s) of Amendment(s):

Date Application Valid: 14/11/2017



Scale 1:1250



All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.

All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builders to serve building notices and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1986. 2. Thames Water Build Over Agreement.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water

All proprietary materials to manufacturers recommendations
 Works to be carried out in accordance with manufacturer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BIC, BS, ELECSA, NICEIC, or NICEIC), authorised by the Secretary of State.
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

COPYRIGHT:
 PLANS 4 U LTD.
 15 NORTH PARADE
 NORTH ROAD MIDDX
 SOUTHALL UB7 2LF
 TEL: 07753 906555
 EMAIL: planning@plans1.com

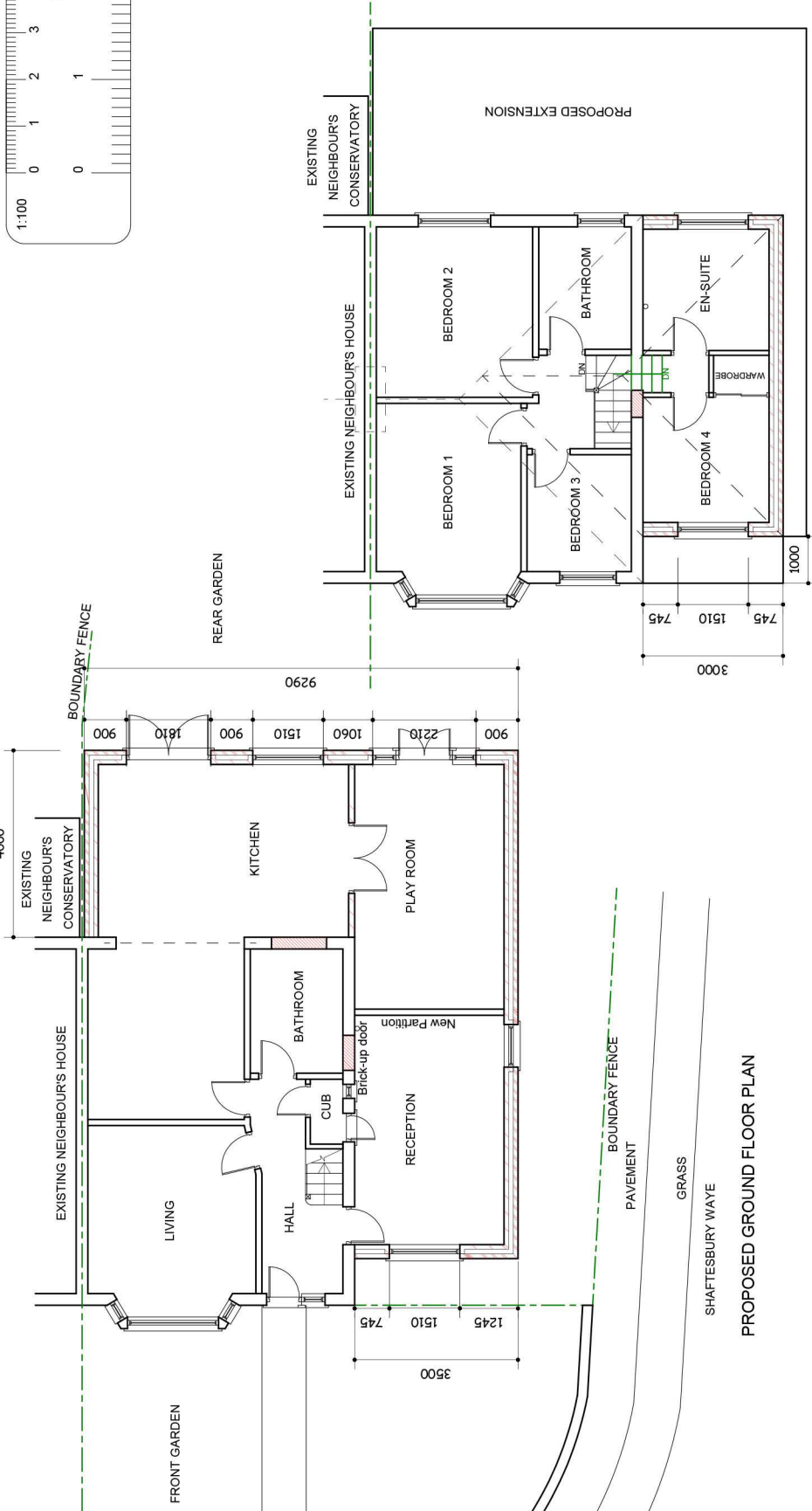
JOB TITLE:
 2 WIMBORNE AVENUE
 HAYES

DRAWING TITLE:
 PROPOSED FLOOR PLANS
 AND PROPOSED BLOCK PLAN

SCALE: 1:100

DATE: 14 NOV/2017
 DRAWN BY:

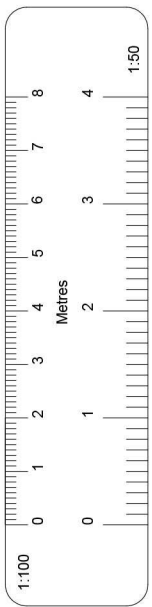
DRG. NO.	REV.
17/2/WAH/103	A



PROPOSED FIRST FLOOR PLAN



PROPOSED BLOCK PLAN (SCALE 1:200)



All dimensions verified on site.
 All work to comply with British Standards, Code of practice
 All internal works to be in accordance with client
 instructions.
 All external works to match existing
 All services to be installed in accordance with the local
 authority building surveyor.
 Builder to serve building notice and comply fully in all
 respects.
 Owner responsible for compliance with 1 Party Wall etc
 Act 1996. 2. Thames water Build Over Agreement.
 Builder to ensure all work in compliance
 with Build Over agreement as approved by
 Thames Water
 All proprietary materials to
 be used in accordance with the
 manufacturers instructions
 Work to be carried out by Gas Safe registered installer
 and to Gas Safe recommendations

All wiring and electrical work will be designed,
 installed, inspected and tested in accordance
 with the requirements of BS 7671:2001 (2004),
 the 17th edition Wiring Guidance and Building
 Regulation Part P (Electrical Safety) by a
 competent person registered with an electrical
 contractor scheme, (NICE, IET, ELECSA,
 NABIP or HICETC), authorised by the Secretary
 of State.
 The competent person is to send a self-
 certification certificate to the Local Authority
 Building Control Department within 30 days of
 completion of the electrical works. The client
 must receive both a copy of the self-certification
 certificate and a BS 7671:2001 (2004) Electrical
 Installation Test Certificate and forward copies
 to the Local Authority Building Control Dept.

Copyright:
 PLANS 4 U LTD.
 15 NORTH PARADE
 NORTH ROAD MIDDX
 SL3 1LL URGENT
 TEL: 01753 630000
 EMAIL: plans@plans4u.com

JOB TITLE:
 2 WIMBORNE AVENUE
 HAYES

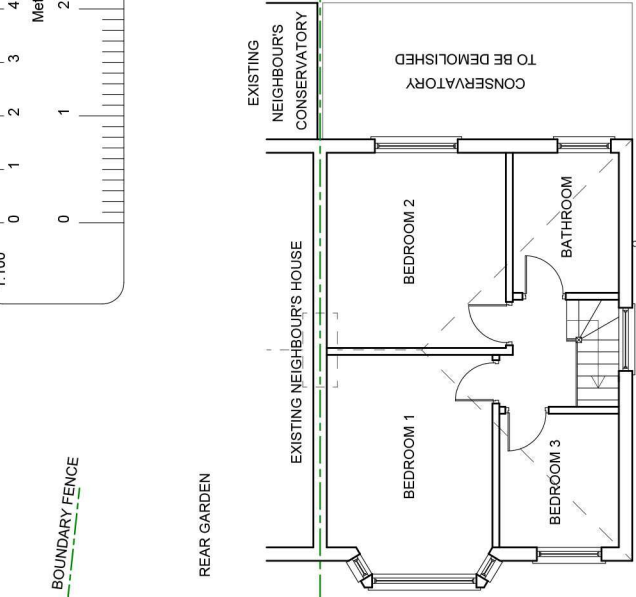
DRAWING TITLE:
 EXISTING FLOOR PLANS

SCALE: 1:100

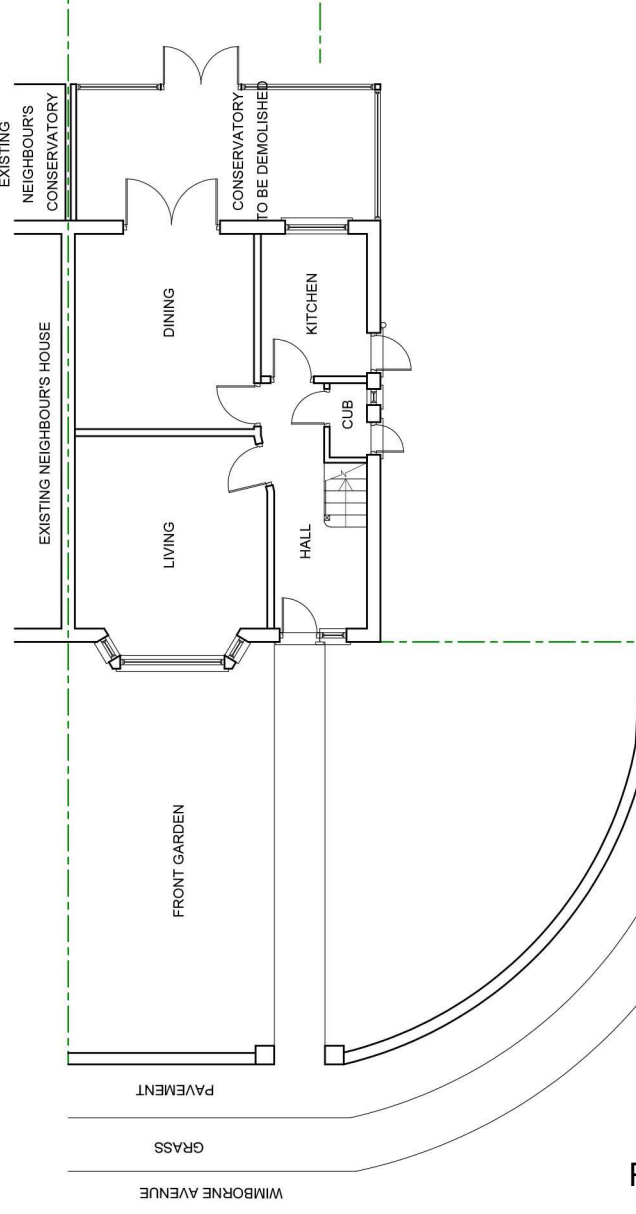
DATE: 24 MAY 2017
 DRAWN BY:

DRG. NO.
 17/2/WAH/101

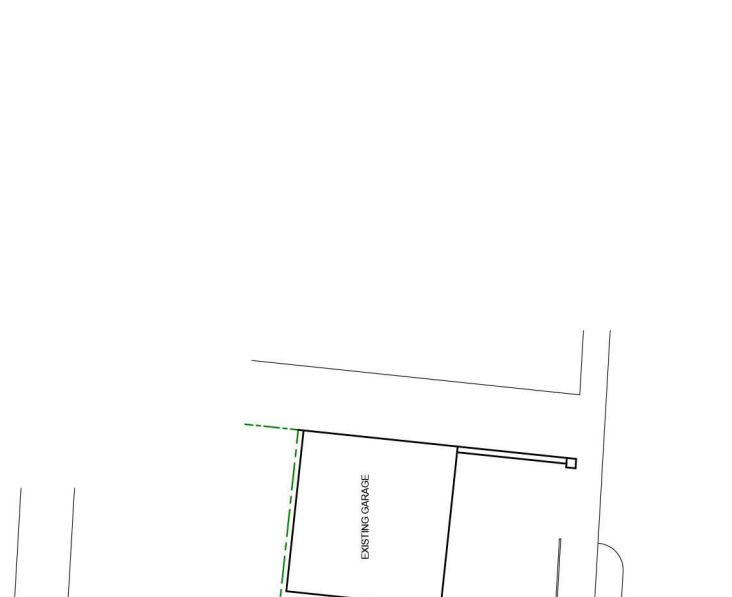
DATE	REVISION



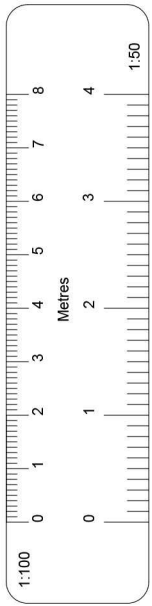
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

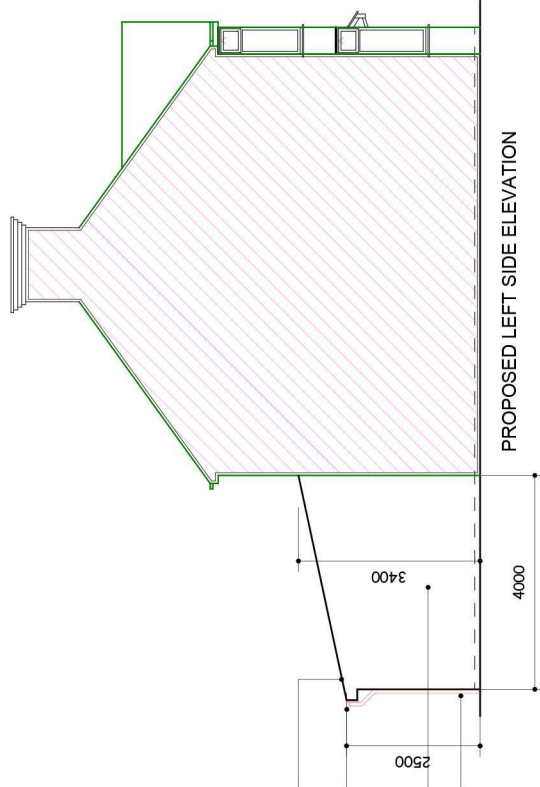


EXISTING BLOCK PLAN (SCALE 1:200)



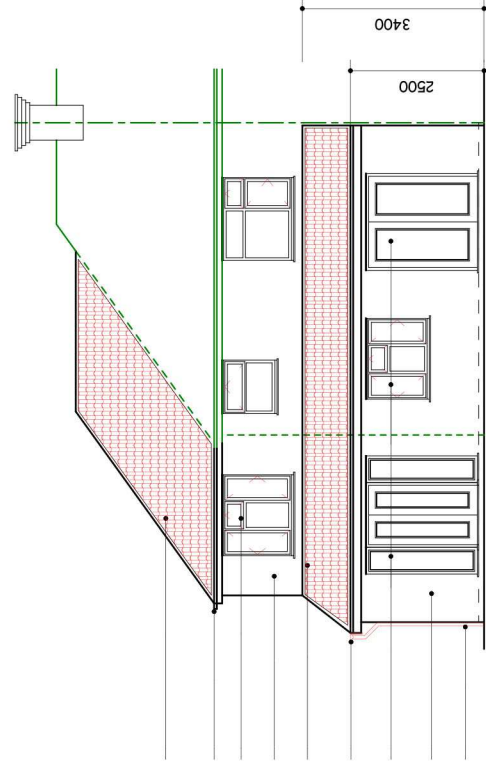
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be in accordance with the specification of the local authority building standards.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1984, 2. Thames Water Build Over Agreement.
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
 All proprietary materials to manufacturers recommendations.
 Work to be carried out by a Gas Safe registered installer and to Gas Safe recommendations.
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRC, BS, ELCCSA, NICEIC, or NICEIC), authorised by the Secretary of State.
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION
COPYRIGHT:	
PLANS 4 U LTD.	
15 NORTH PARADE	
NORTH ROAD MIDDX	
SOUTHALL UB1 2LF	
TEL: 01775 900655	
E-MAIL: planning@plans4u.com	
JOB TITLE:	
2 WIMBORNE AVENUE	
HAYES	
DRAWING TITLE:	
PROPOSED ELEVATIONS	
SCALE : 1:100	
DATE: 14 NOV 2017	
DRAWN BY:	
DRG. NO.	REV.
172/WAH/104	A



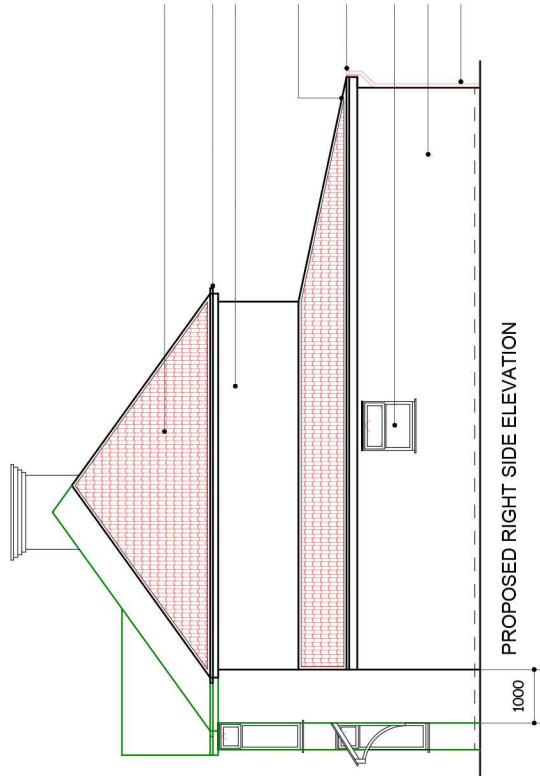
PROPOSED LEFT SIDE ELEVATION

- Pitch roof to match existing
- 100 dia. H.F.R. gutter on painted fascia
- External finish to match existing
- Pitch roof to match existing
- 100 dia. H.F.R. gutter on painted fascia
- New double glazed window
- External finish to match existing
- 64 Dia rainwater pipe discharged into soakaway

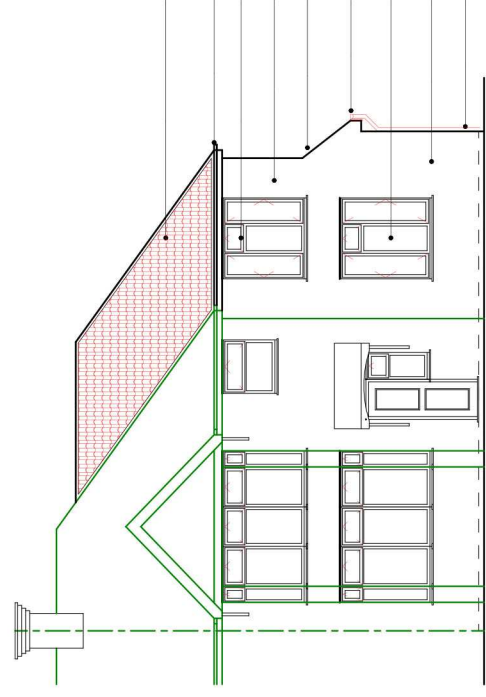


PROPOSED REAR ELEVATION

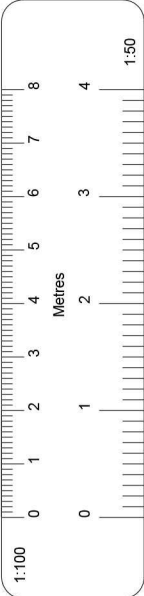
- Pitch roof to match existing
- 100 dia. H.F.R. gutter on painted fascia
- New double glazed window
- External finish to match existing
- Pitch roof to match existing
- 100 dia. H.F.R. gutter on painted fascia
- New double glazed window/door
- External finish to match existing
- 64 Dia rainwater pipe discharged into soakaway



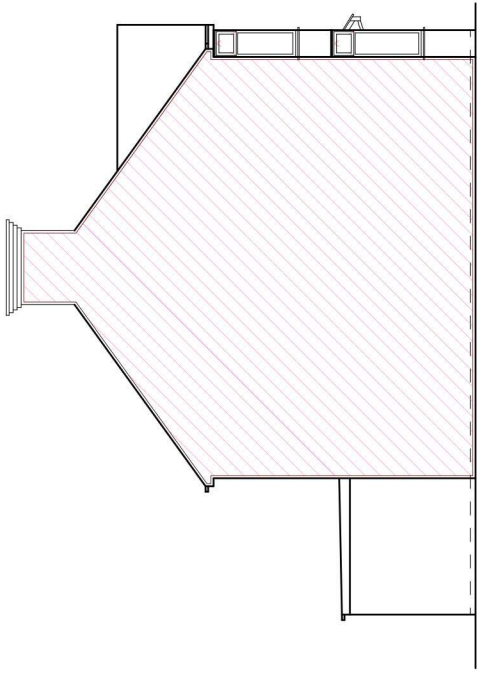
PROPOSED RIGHT SIDE ELEVATION



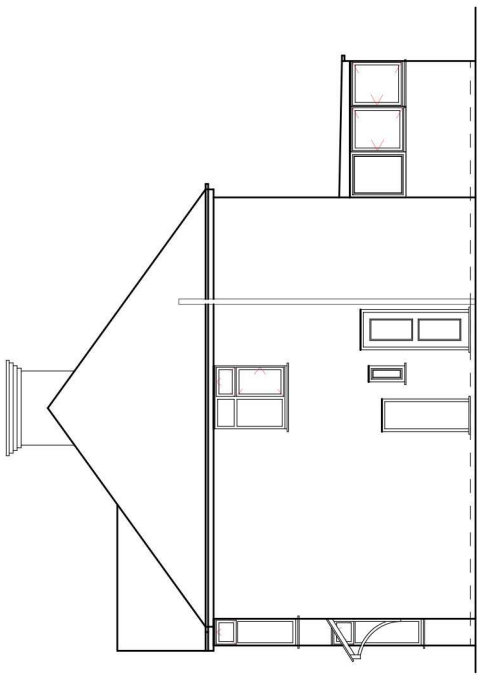
PROPOSED FRONT ELEVATION



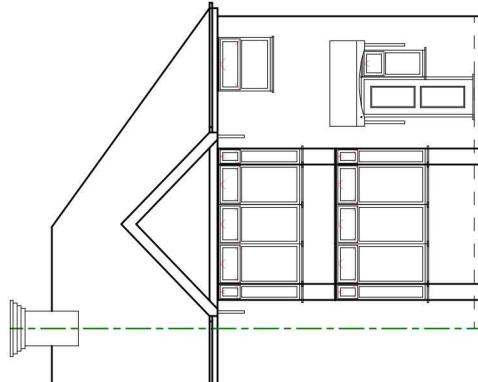
All dimensions verified on site.
 All work to comply with British Standards, Code of Practice, Approved Documents and any other relevant regulations.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building surveyor.
 Builder to serve building notices and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1986, 2. Thames Water Build Over Agreement.
 Builder to ensure all work in compliance with Building Regulations as approved by the Local Authority.
 All proprietary materials to manufacturers recommendations
 Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulations Part 18. All electrical work to be completed by a competent person registered with an electrical self-certification scheme. (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorised by the Secretary of State.
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Certificate and must submit copies to the Local Authority Building Control Dept.



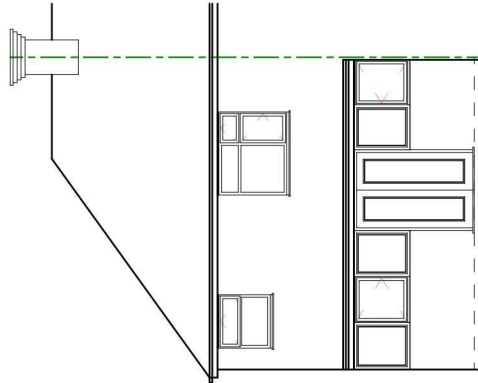
EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

DATE	REVISION

COPYRIGHT:
 PLANS 4 LTD
 15, WINDY LADE
 NORTH ROAD MIDDX
 SOUTHALL UB1 2LF
 TEL: 01775 900555
 E-MAIL: planningpermission1@hotmail.com

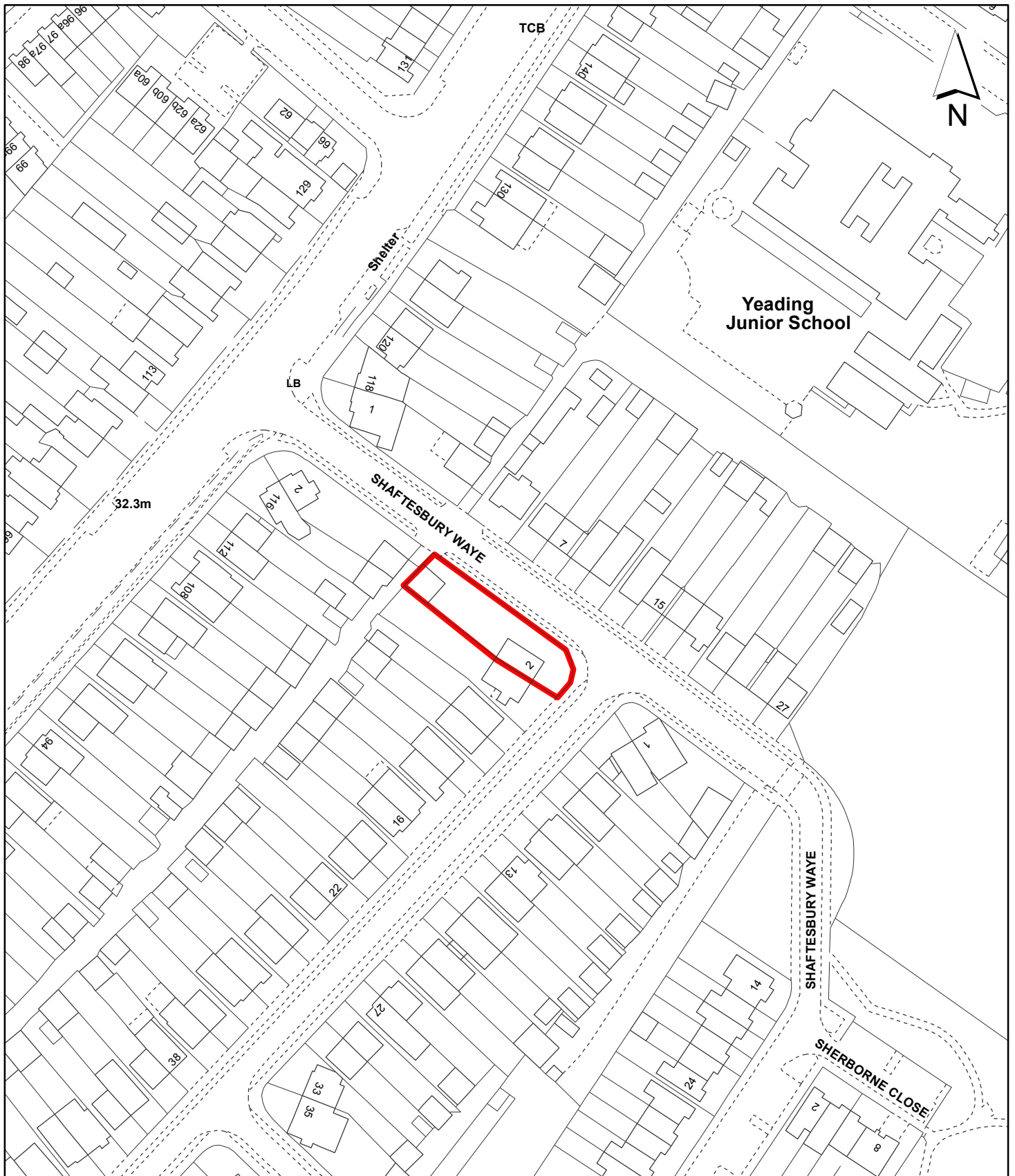
JOB TITLE:
 2 WIMBORNE AVENUE
 HAYES


DRAWING TITLE:
 EXISTING ELEVATIONS

SCALE: 1:100

DATE: 24 MAY 2017 DRAWN BY:

DRG. NO. 172/WAH/102 REV.



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>2 Wimborne Avenue</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>70262/APP/2017/4100</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>January 2018</p>	



HILLINGDON
LONDON

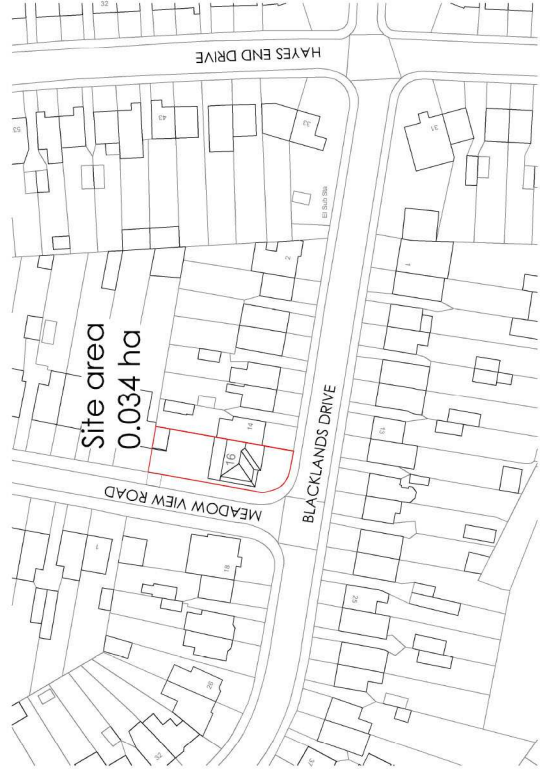
Report of the Head of Planning, Sport and Green Spaces

Address 16 BLACKLANDS DRIVE HAYES
Development: Conversion of 1 x 3-bed dwelling to 1 x 1-bed and 1 x 2-bed dwellings with associated parking and amenity space and installation of vehicular crossover and gate.
LBH Ref Nos: 9067/APP/2017/3519

Date Plans Received: 29/09/2017 **Date(s) of Amendment(s):** 29/09/2017
Date Application Valid: 10/10/2017



Existing Site Plan
scale: 1:200

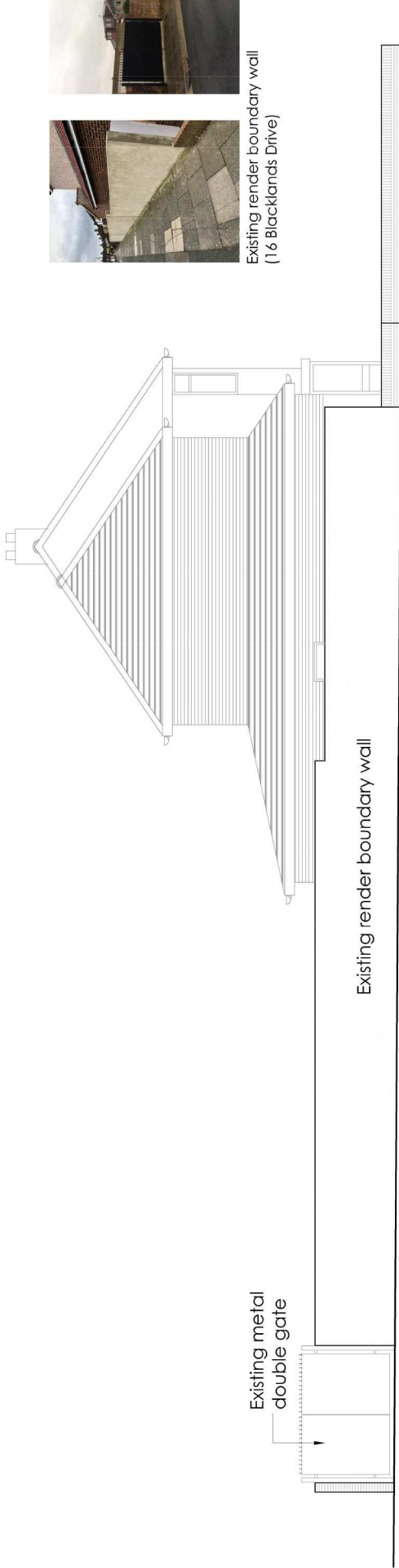


Location Plan
scale: 1:1250

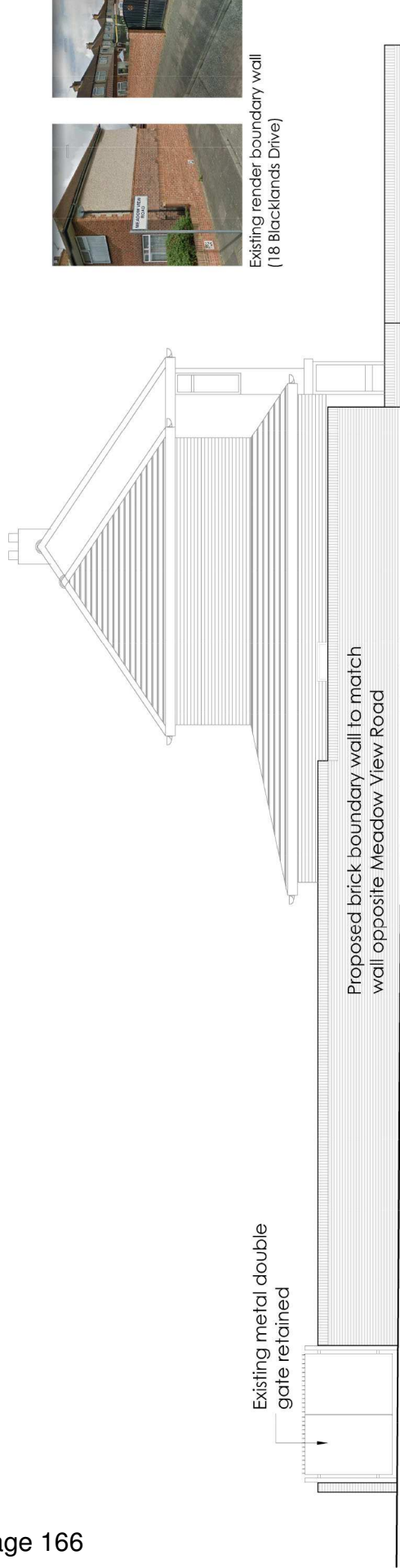


- **Project:** Conversion of dwelling into 2 self-contained units
16 Blacklands Drive, Hayes, UB4 8EU
- **Client:** Mr. Kalbir Bains
- **Title:** Existing Site Plan and Location Plan
- **Ref:** 17P0511-005
- **Rev:** -
- **Drwg No:** L-100
- **Date:** 09/2017
- **Scale:** 1:200 @ A3

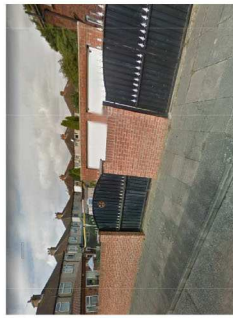
The drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.



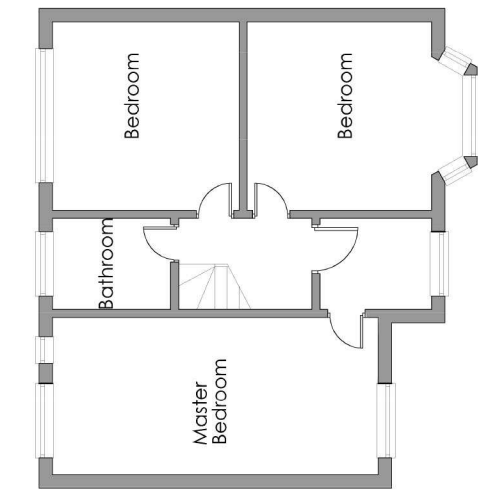
Existing render boundary wall
(16 Blacklands Drive)



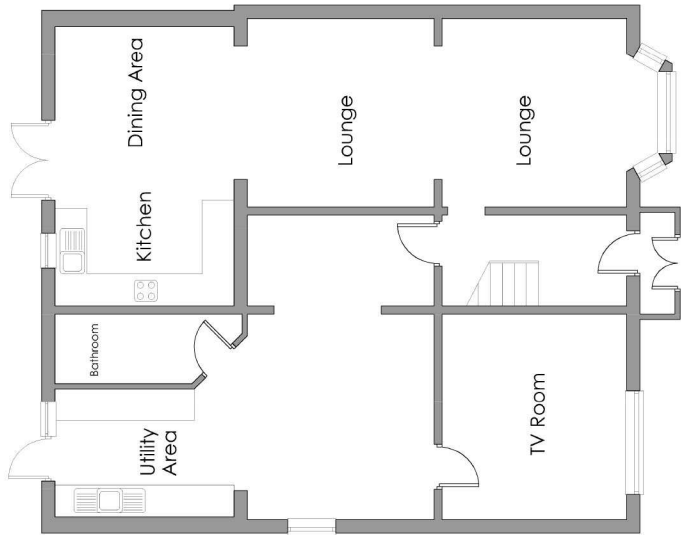
Existing render boundary wall
(18 Blacklands Drive)



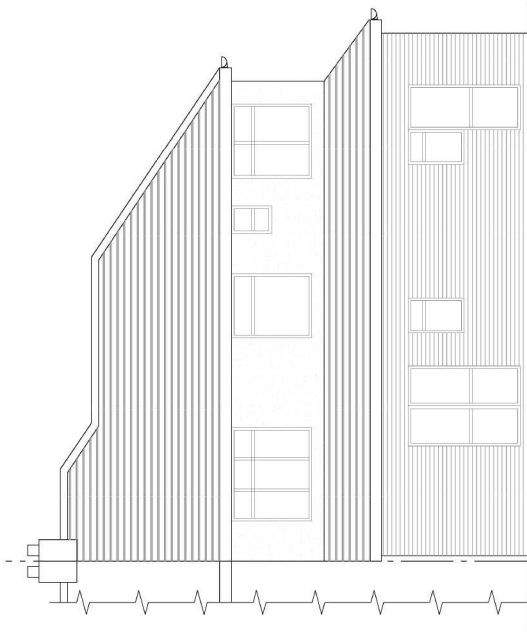
- **Project:** Conversion of dwelling into 2 self-contained units
16 Blacklands Drive, Hayes, UB4 8EU
- **Client:** Mr. Kalbir Bains
- **Title:** Existing and Proposed Boundary Wall (Meadow View Road)
- **Ref:** 17P0511-005
- **Rev:** -
- **Scale:** 1:100 @ A3
- **Drg No:** A-301
- **Date:** 12/2017



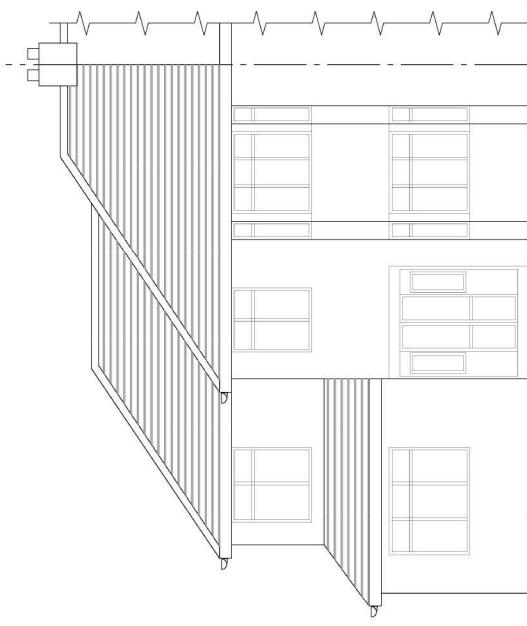
EXISTING FIRST FLOOR
Scale 1:100



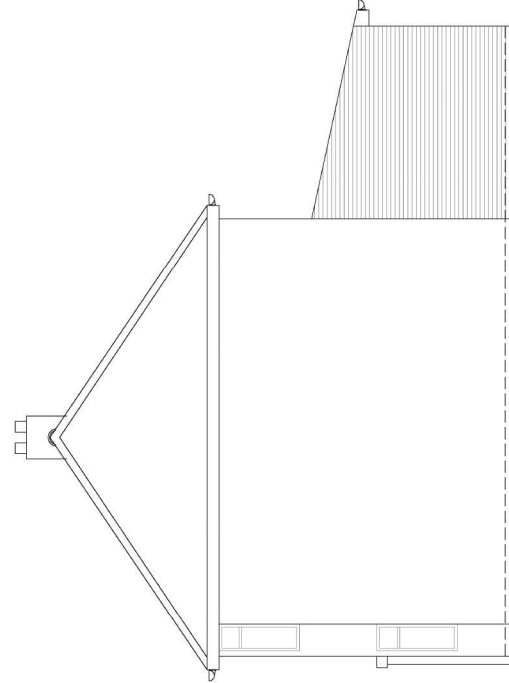
EXISTING GROUND FLOOR
Scale 1:100



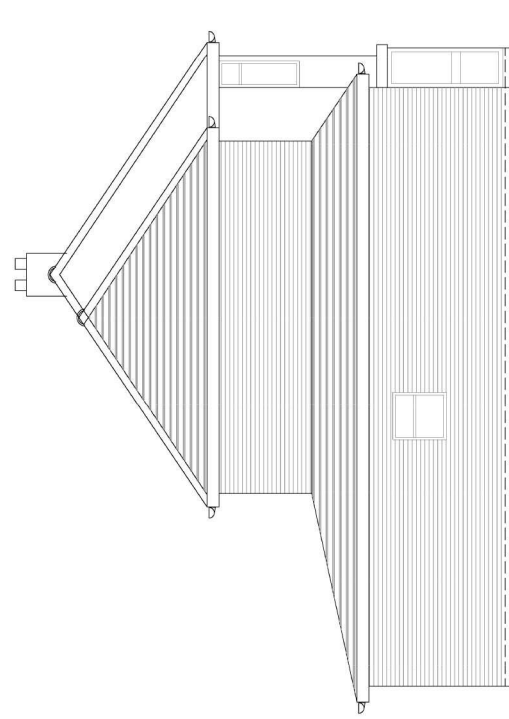
EXISTING REAR ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



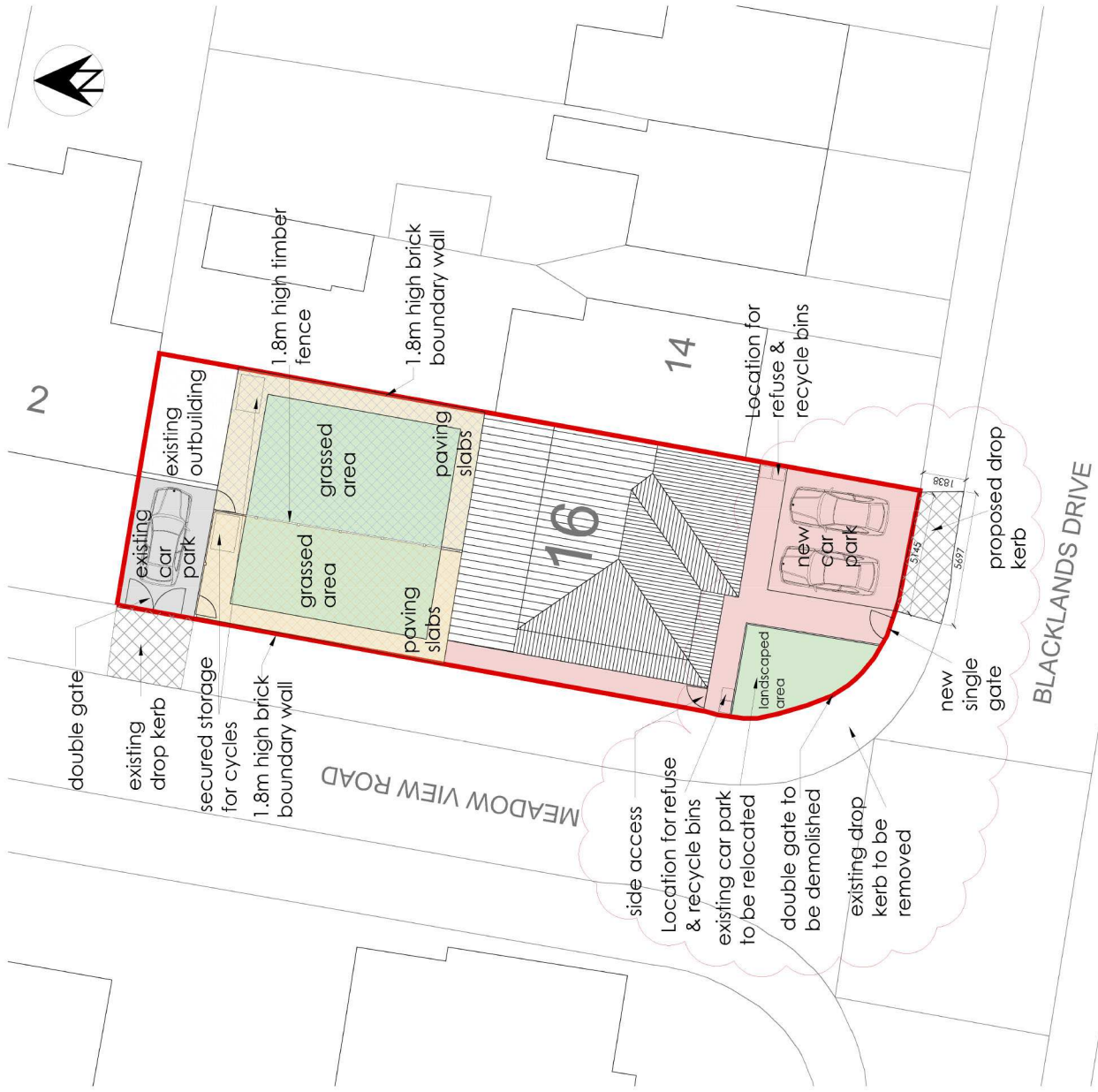
EXISTING SIDE ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100

- **Project:** Conversion of dwelling into 2 self-contained units
16 Blacklands Drive, Hayes, UB4 8EU
- **Client:** Mr. Kalbir Bains
- **Title:** Existing Plans and Elevations
- **Ref:** 17P0511-005
- **Rev:** -
- **Scale:** 1:100 @ A3
- **Dwg No:** A-201
- **Date:** 09/2017

The drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.



H.No. 16A - 1b2p
 Proposed amenity area (rear garden only - excluding car park) - 50 sq.m

Recommended amenity area
 Hillingdon HDAS - New Residential
 Layouts (1 Bedroom house) - 40 sq.m

H.No. 16 - 3b5p
 Proposed amenity area (rear garden only - excluding car park) - 64 sq.m

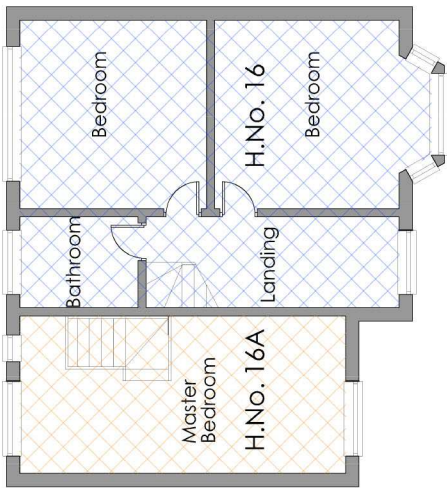
Recommended amenity area
 Hillingdon HDAS - New Residential
 Layouts (3 Bedroom house) - 60 sq.m

Proposed Site Plan
 scale: 1:200

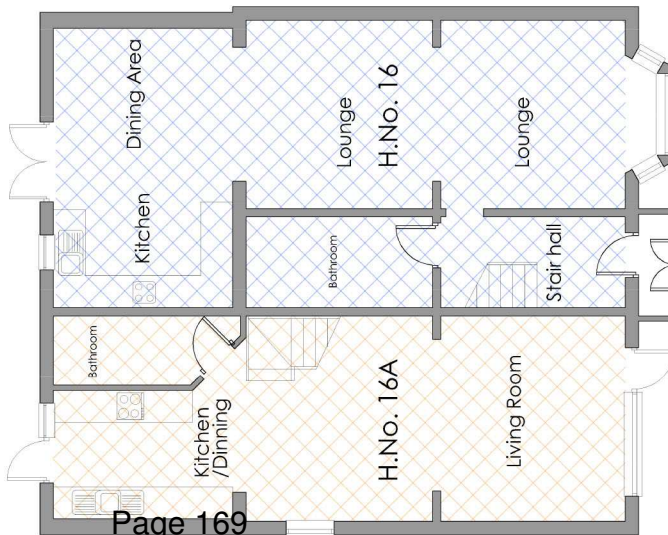
Rev A	Proposed double gate omitted	10/10/17	Project: Conversion of dwelling into 2 self-contained units 16 Blacklands Drive, Hayes, UB4 8EU
Rev B	Dimensions of new drop kerb added Existing double gate & drop kerb omitted Front car park amended Secured cycle storage shown	01/12/17	Client: Mr. Kalbir Bains Title: Proposed Site Plan Ref: 17P0511-005 Rev: B

• Drg No: L-101
• Date: 09/2017
• Scale: 1:200 @ A3

This drawing is copyright and may not be reproduced in whole or part without written authority. Do not scale off this drawing.



PROPOSED FIRST FLOOR
Scale 1:100



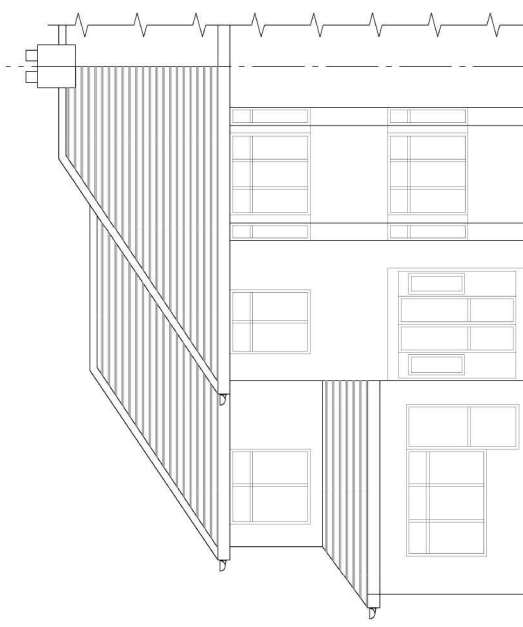
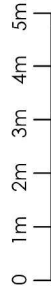
PROPOSED GROUND FLOOR
Scale 1:100



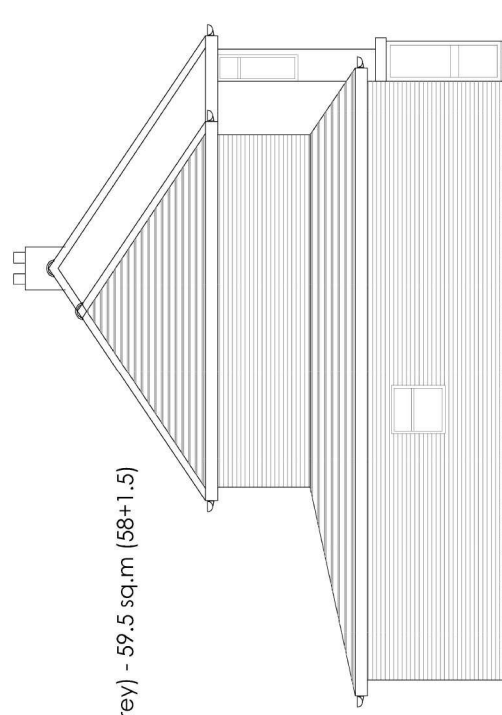
PROPOSED REAR ELEVATION (no change)
Scale 1:100

H.No. 16 - 2b4p
Ground Floor - 58 sq.m
First Floor - 40 sq.m
Total - 98 sq.m
London Plan 2016 (2 Storey) - 81 sq.m (79+2)

H.No. 16A - 1b2p
Ground Floor - 42 sq.m
First Floor - 18 sq.m
Total - 60 sq.m
London Plan 2016 (2 Storey) - 59.5 sq.m (58+1.5)



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION (no change)
Scale 1:100

PROPOSED SIDE ELEVATION (no change)
Scale 1:100

Rev A
Rev B

Ground floor internal layout amended
First floor single bedroom shown
First floor internal layout amended

21.09.17
04.12.17

• **Project:** Conversion of dwelling into 2 self-contained units
16 Blacklands Drive, Hayes, UB4 8EU
• **Client:** Mr. Kalbir Bains
• **Title:** Proposed Plans and Elevations
• **Ref:** 17P0511-005
• **Rev:** B
• **Scale:** 1:100 @ A3
• **Drg No:** A-211
• **Date:** 09/2017



Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**16 Blacklands Drive
Hayes**

Planning Application Ref:

9067/APP/20173519

Planning Committee

Central and South

Scale

1:1,250

Date

**January
2018**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 141 CHARVILLE LANE HAYES

Development: Erection of 2 x cabins, single storey workshop building, gate/fence, demolition of existing buildings and change of use from Sui Generis to Class B2 (General Industry).

LBH Ref Nos: 72426/APP/2017/2914

Date Plans Received: 08/08/2017
Date Application Valid: 10/08/2017

Date(s) of Amendment(s):

141 Charville Lane, Hayes

Site and Location Plans

Reproduced with agreement of K A & D

REVISIONS DATE



Kingbrook Hayes
7 Kingsway
Bedford
MK42 9BA
T 01234 27412
F 01234 27412
info@philips-planning.co.uk



Philips Planning Services Ltd.
Town Planning and Development Consultants

PROJECT

141 Charville Lane, Hayes

TITLE

Plans, Elevation and Site/Location Plans

CLIENT

Baldwins Repair GP Ltd

SCALE (@ A1)

DRAWN BY

DATE

1:200

LK

08/17

1:1250

PROJECT NUMBER

DRAWING NUMBER

REV

175075

17-01

GENERAL DISCLAIMER

This drawing is only valid for construction purposes. These drawings can be used for planning purposes. All measurements to be checked on site and any discrepancies to be brought to the attention of the designer

COPYRIGHT NOTICES

Copyright © 2017. All rights reserved. These drawings may not be reproduced or transmitted in any form without the written consent of Philips Planning Services Ltd.
Philips Planning Services Ltd. Copyright 2017. All rights reserved.
Licence number 0002323



SITE LOCATION PLAN

Scale 1:1250



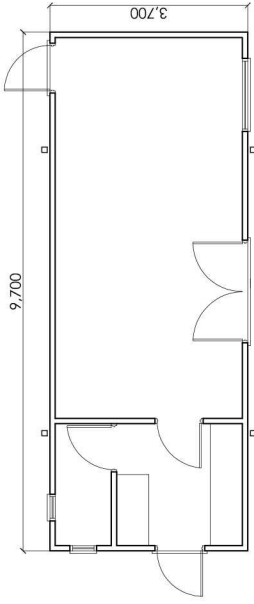
SITE PLAN

Scale 1:200

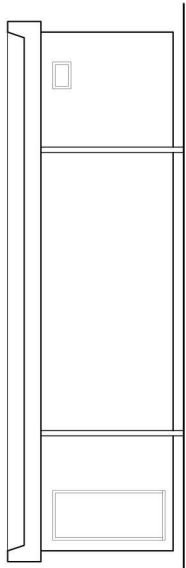


141 Charville Lane, Hayes

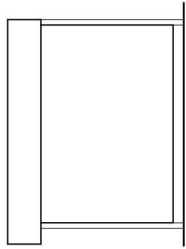
Fence and Portacabin Plans and Elevations



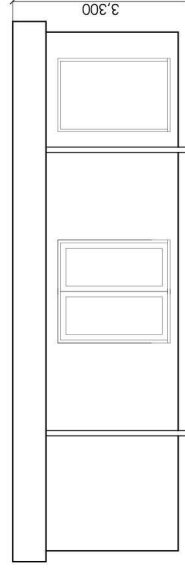
Portacabin B - Floor Plan



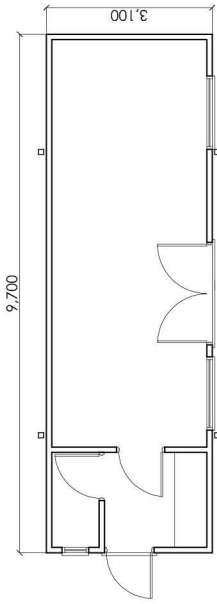
North East Elevation



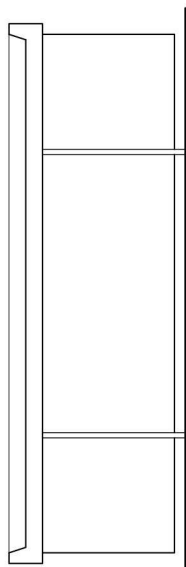
South East Elevation



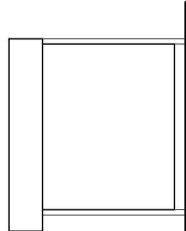
South West Elevation



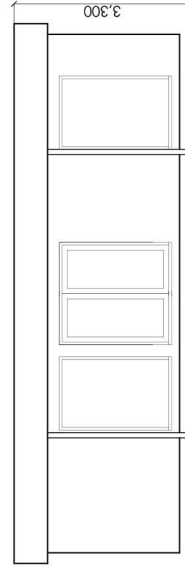
Portacabin A - Floor Plan



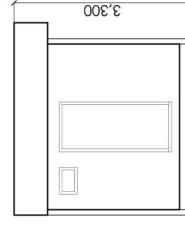
North East Elevation



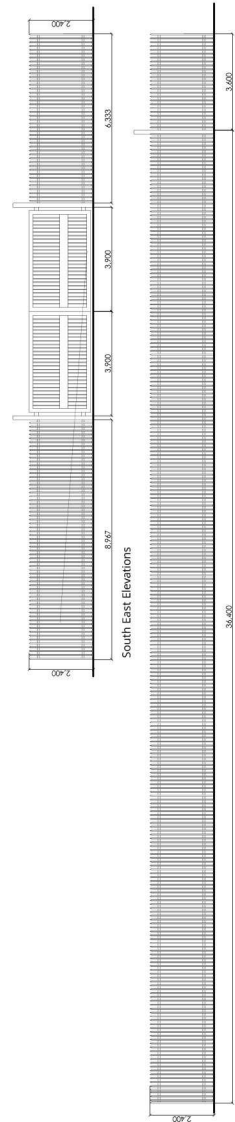
South East Elevation



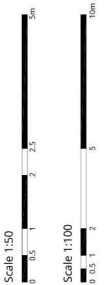
South West Elevation



North West Elevation



South West Elevations



Reproduced with agreement of K A & D

REVISIONS DATE

Kingbrook House
7 The Green
Leighton Buzzard
MK42 9BA
T 01294 272829
F 01294 272822
info@philips-planning.co.uk

P.P.S.
Phillips Planning Services Ltd.
Town Planning and Development Consultants

PROJECT

141 Charville Lane, Hayes

TITLE

Fence and Portacabin Plans and Elevations

CLIENT

Baldwins Repair GP Ltd

SCALE (@ A1) DRAWN BY DATE

1:50 LK 08/17

PROJECT NUMBER

175075

REVISION NUMBER

17-03

GENERAL DISCLAIMER

These drawings are only to be used for consultation purposes. These drawings can be scaled for planning purposes. All measurements to be checked on site and any discrepancies to be brought to the attention of the designer.

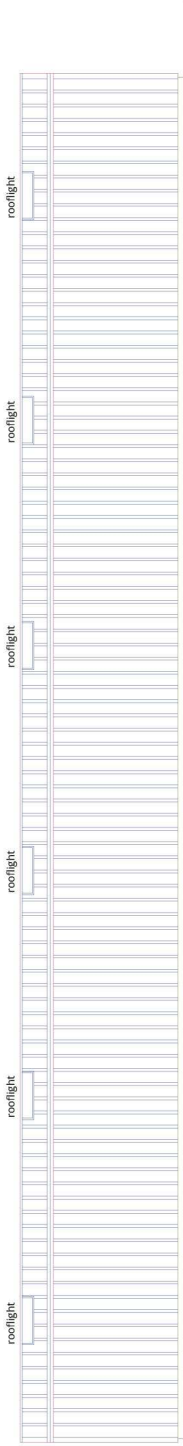
COPYRIGHT NOTICES

Copyright © 2017. All rights reserved. These drawings may not be reproduced or transmitted in any form without the written consent of Phillips Planning Services Ltd.

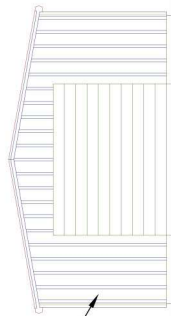
Phillips Planning Services Ltd. Copyright 2017. All rights reserved. Licence number 0002243

141 Charville Lane, Hayes

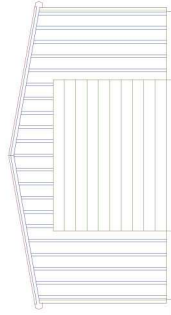
Plan and Elevations



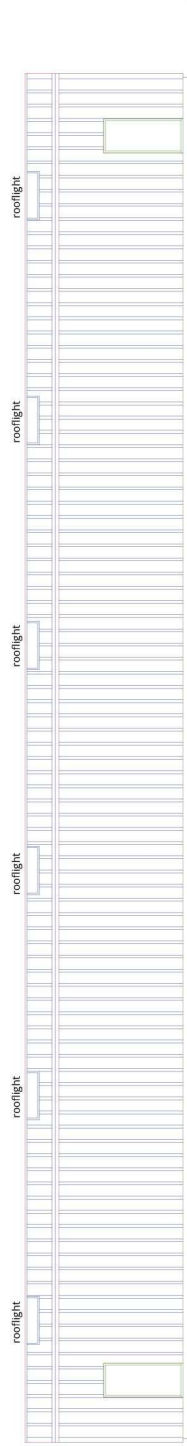
WEST ELEVATION



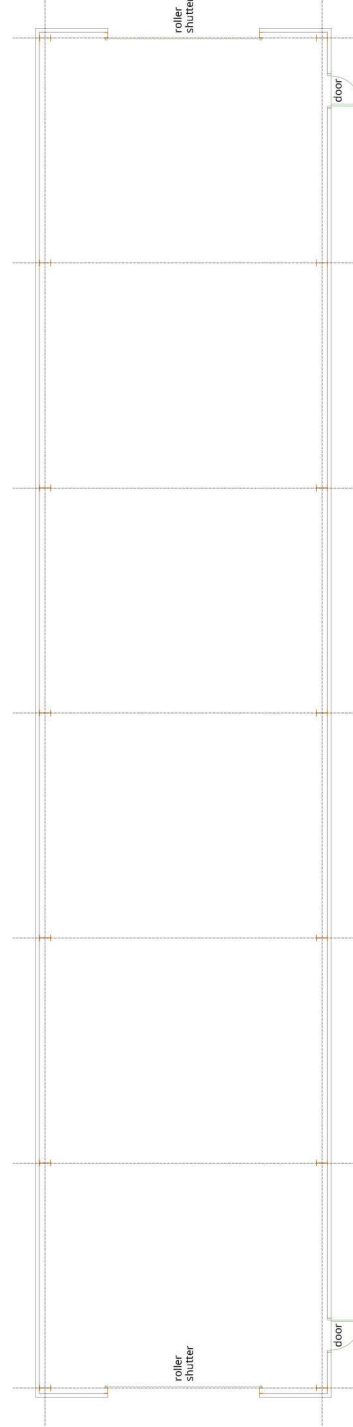
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



PLAN

Scale 1:100
0 0.5 1 2 5 10m

Reproduced with agreement of K A & D



REVISIONS DATE

p.p.s.
Kingsbrook House
141 Charville Lane
Hayes, Middlesex
MK49 9BA
T 01234 272829
F 01234 271442
info@philips-planning.co.uk
Philips Planning Services Ltd.
Town Planning and Development Consultants

PROJECT
141 Charville Lane, Hayes

TITLE
Plan and Elevations

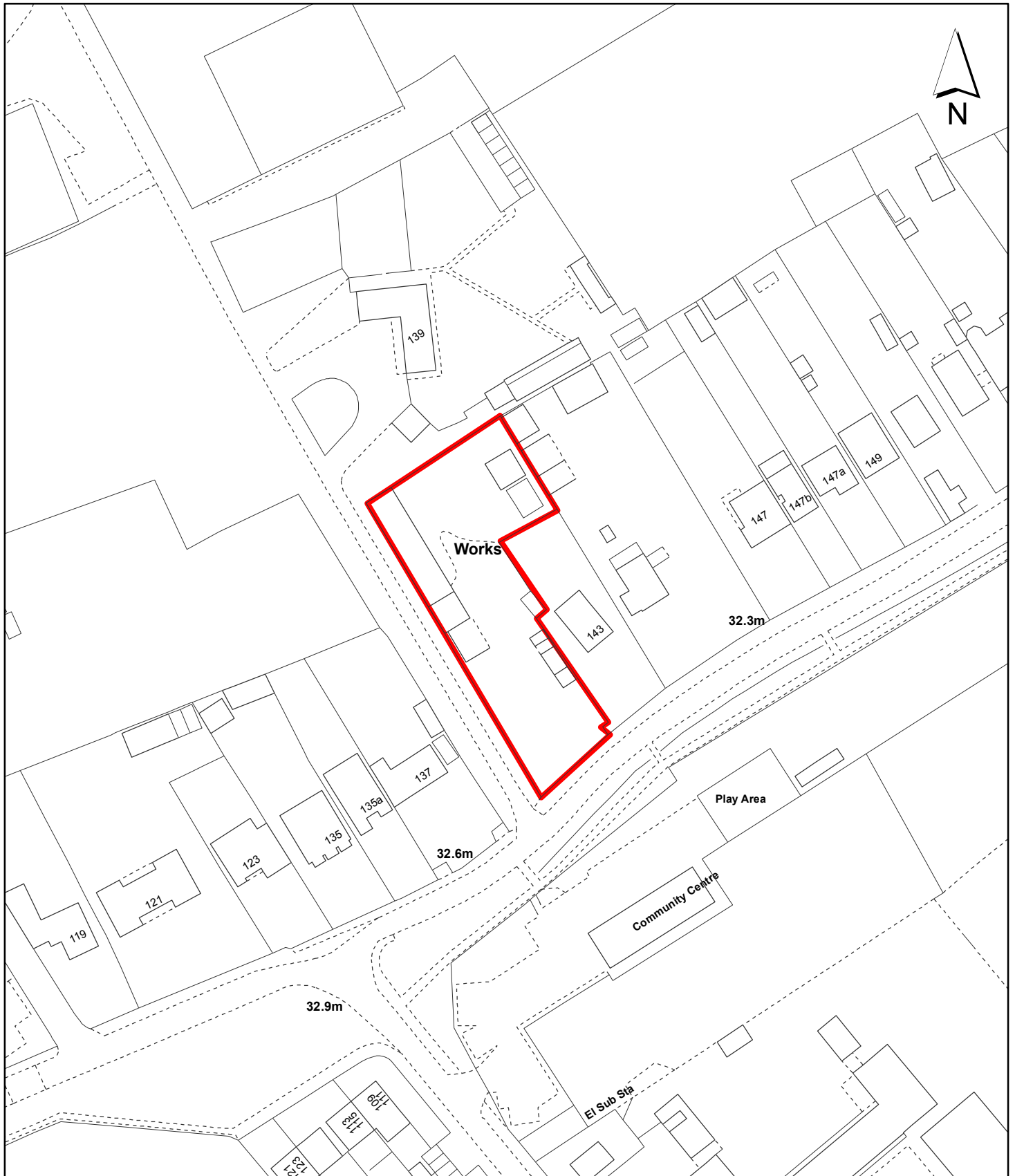
CLIENT
Baldwins Repair GP Ltd

SCALE (@ A2) DRAWN BY DATE
1 : 100 LK 08/17


PROJECT NUMBER DRAWING NUMBER REV
175075 17-02

GENERAL DISCLAIMER
Planning drawings only - not to be used for construction purposes. These drawings can be scaled for planning purposes. All measurements to be checked on site and any discrepancies to be brought to the attention of the designer.

COPYRIGHT NOTICES
Copyright © 2017 - All rights reserved. These drawings may not be copied or reproduced in whole or in part without the written consent of Philips Planning Services Ltd.
Ordnance Survey © Crown Copyright 2017. All rights reserved. Licence number: 100024822



Notes

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

141 Charville Road

LONDON BOROUGH OF HILLINGDON
Residents Services

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

Planning Application Ref:
72426/APP/2017/2914

Scale
1:1,250

Planning Committee
Central and South

Date
January 2018



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 382 SIPSON ROAD WEST DRAYTON
Development: Retention of hardstanding and provision of landscaping to front and relocation of cycle and bin store to rear (Part Retrospective)
LBH Ref Nos: 70385/APP/2017/3794

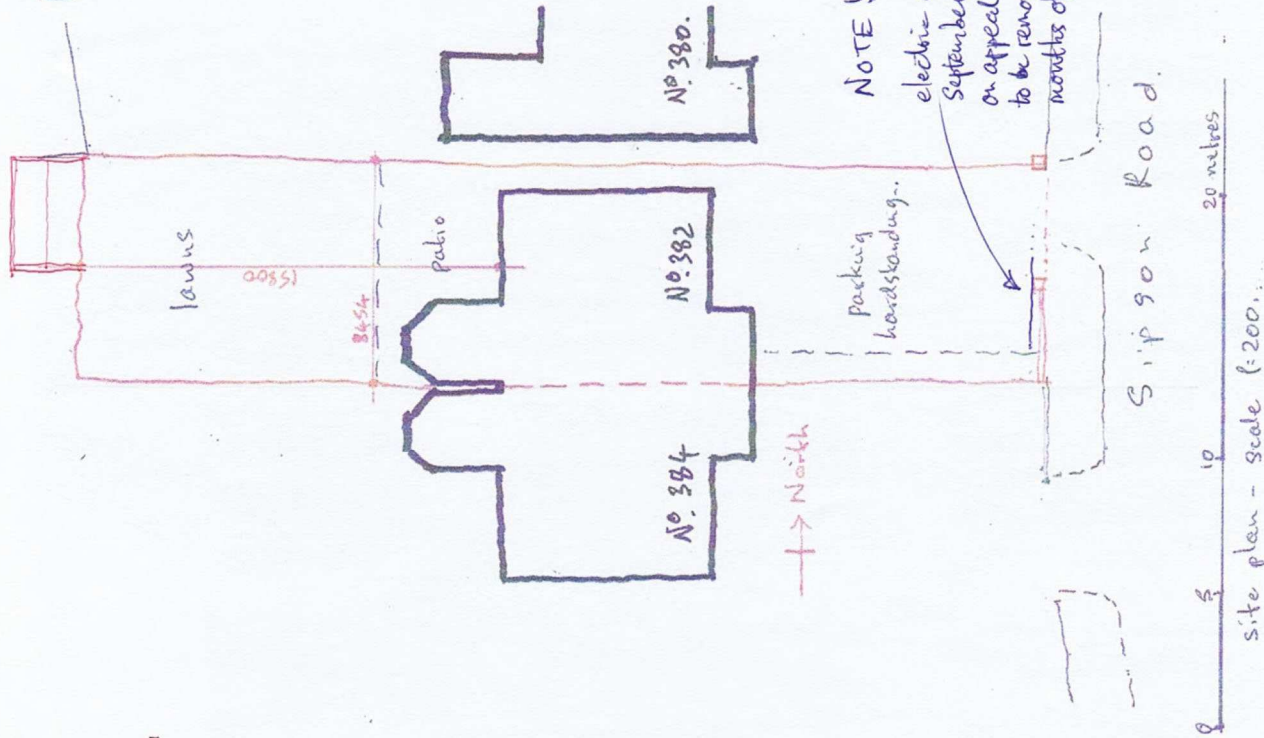
Date Plans Received: 18/10/2017 **Date(s) of Amendment(s):**
Date Application Valid: 18/10/2017

MICHAEL OAKES, B.A.HONS

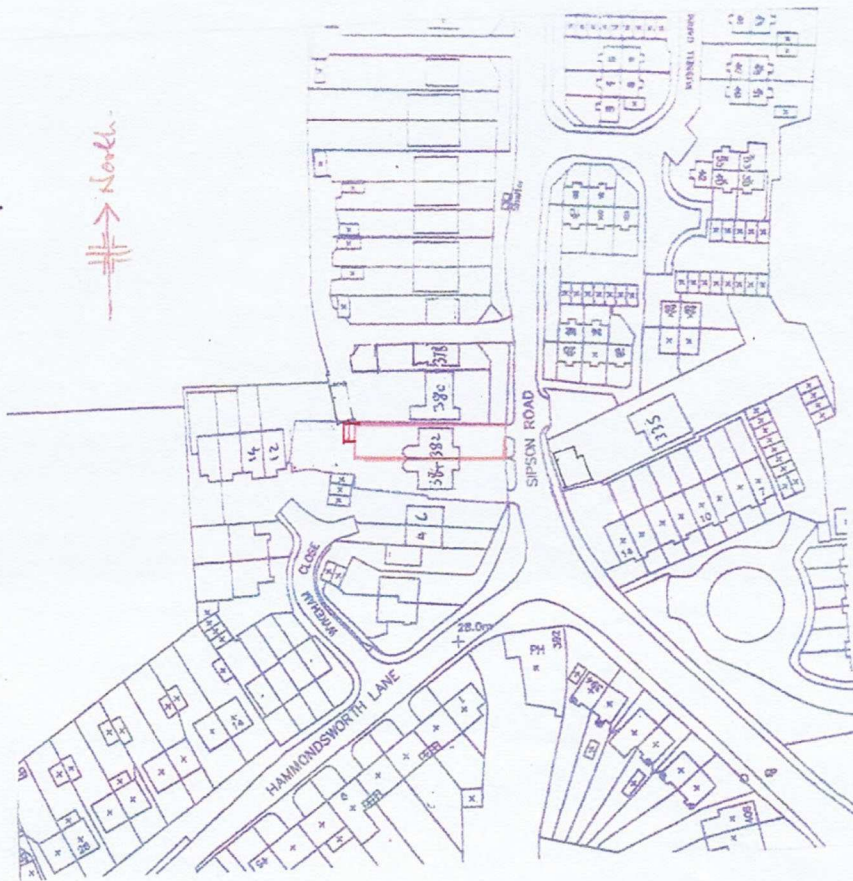
Dipl. Architecture

REGISTERED ARCHITECT
DESIGNER AND ILLUSTRATOR

email: michaeloakesarchitect@googlemail.com
Phone: 01895 235089



location plan.
drawing 71



RETROSPECTIVE PLANNING APP. TO RETAIN PAVOR HARDSTANDING, ETC.
382 Sipson Road, Sipson, West Drayton UB7 0HR. Mr. Ashraf. October 2017.

M.Oakes, Registered Architect, 10 Parkfield Avenue, Hillingdon, Middlesex, UB8 0DF, Great Britain

Note! box hedge = *buxus sempervirens*,
300-450 height full plants

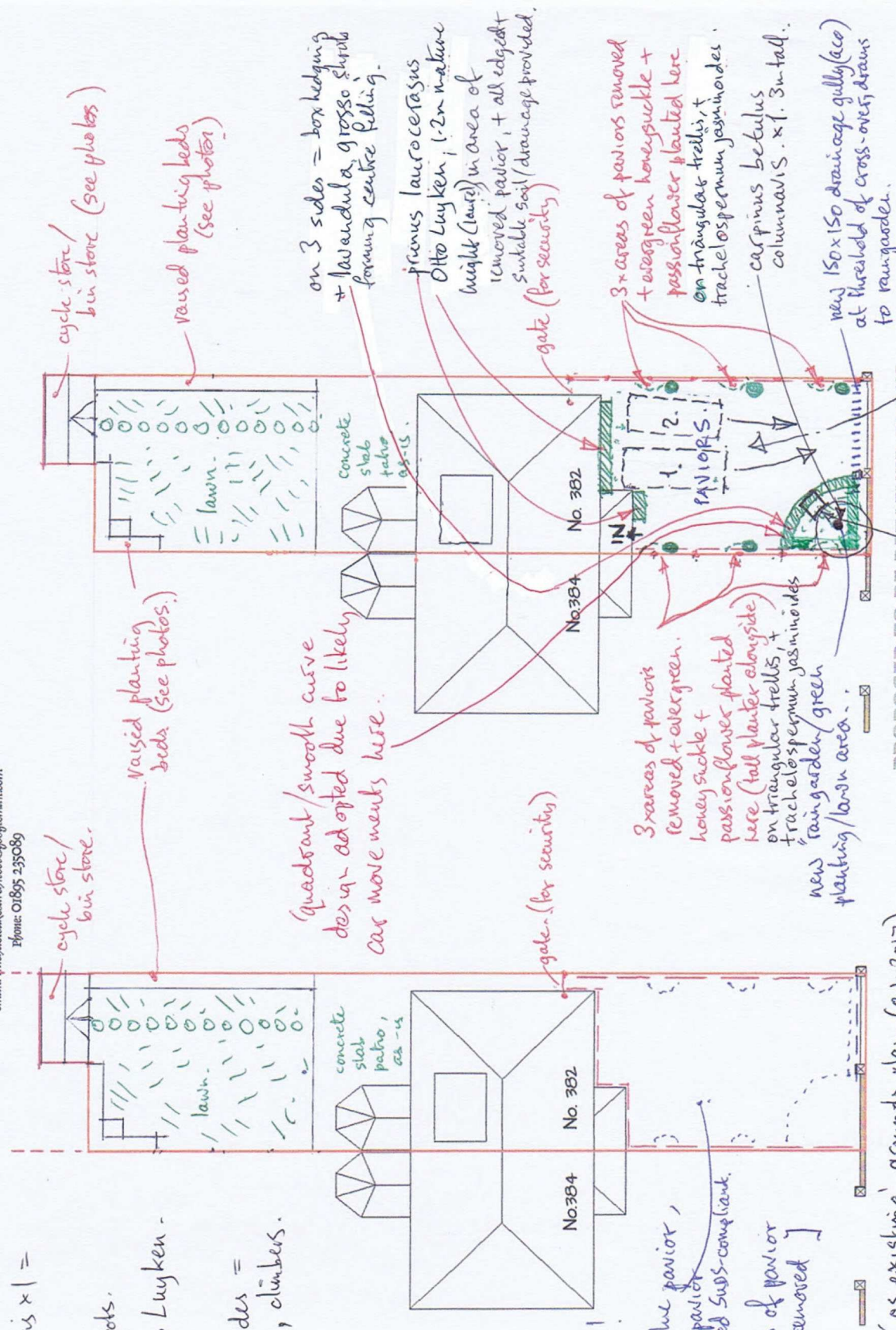
Carpinus betulus Columnaris x 1 =
2.5m - 3m height

lavandula grosso = 3 d pots.

Prunus laurocerasus Otto Luyken -
= dwarf laurel.

Trachelospermum jasminoides =
3m long, minimum 5 stems, climbers.

Proposed kept!
existing grey/blue pavilion,
with red/orange pavilion
as edging; installed SuDS-compliant.
[blue dashed = areas of pavilion
now proposed removed]



PROPOSED TO BE RETAINED PLANS

RETROSPECTIVE PLANNING APP. TO RETAIN TAVIOR HARDSTANDING, ETC
382 Sipson Road, Sipson, West Drayton, UB7 0HR. Mr. Astraf. October 2017.

drawing: 74 A.
o-trees added; front planter removed 4-12-17

MICHAEL OAKES, B.A.HONS

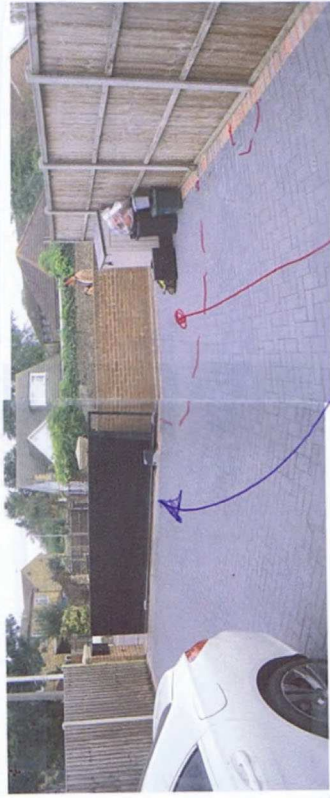
Dipl. Architecture

REGISTERED ARCHITECT
DESIGNER AND ILLUSTRATOR

email: michaeloakesarchitect@gmail.com
Phone: 01895 235086



view of existing front drive. (paviors proposed kept)



view to front/road,

new proposed
rain water garden
area (paviors removed)



view to side.



view to other side.

gate here refused
on appeal, Sept 2017,
+ now to be removed
within 3 months of
26th October 2017.



views of front of house (all kept)



[dashed red] = small areas of pavior removed/good soil added, for planting/greenery.



no face
draw gully.

new rain water
garden area (paviors removed)

drawing TB

RETROSPECTIVE PLANNING APP. TO RETAIN PAVIOR HARDSTANDING, ETC.

382 Sipson Road, Sipson, West Drayton, UB7 0HR. Mr. Ashraf. October 2017

M.Oakes, Registered Architect, 10 Parkfield Avenue, Hillingdon, Middlesex, UB8 0DF, Great Britain



blue pavior removed
new rainwater garden planter
planting here.

tree = carpinus betulus 3m tall.



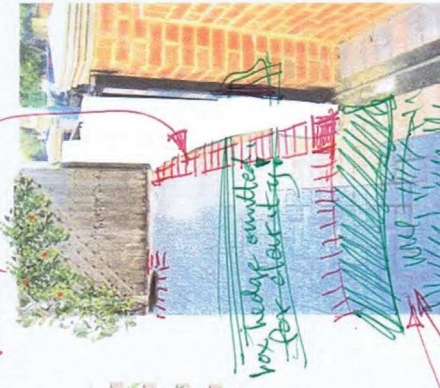
new rain-garden + box-hedging
+ lavender-grosso (lavender shrub).



Prunus laurocerasus Otto Luykin 1.2m high
dwarf laurel.



new evergreen honeysuckle + passion-flower,
on triangular treated timber trellis.



best compost, with large pebbles (30cm dia) to
inhibit weed growth, stop drying-out, for locks, etc.

RETROSPECTIVE PLANNING APP. TO RETAIN PAVIOR HARDSTANDING, ETC.

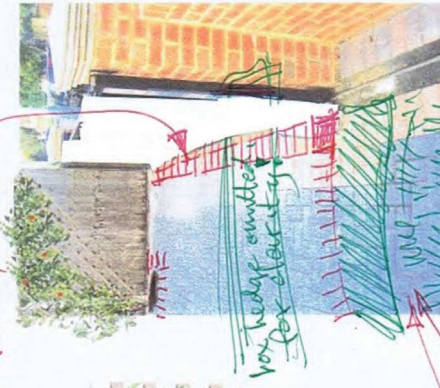
382 Sipson Road, Sipson, West Drayton, UB7 0HR. Mr. Ashraf. October 2017



looking towards the street ...

"quad-rant" / smooth
curve design adopted
due to likely
car movements
here.

'Acc drainage gully
drains to rainwater garden.

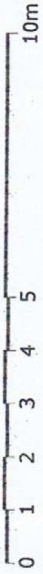


Acacia removed + planting / remainder
garden installed here.

lavandula grosso

75 A

art-tree added; front planter removed
4.12.17

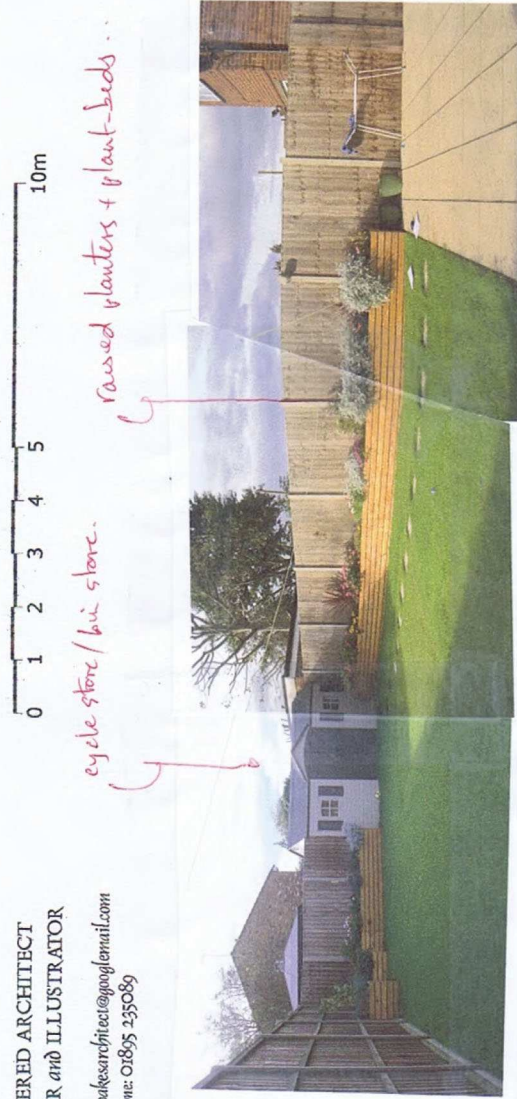


View of rear garden + store..



existing - inside of cycle store / bin store; ridge below 2.5m; eaves below 1.96m

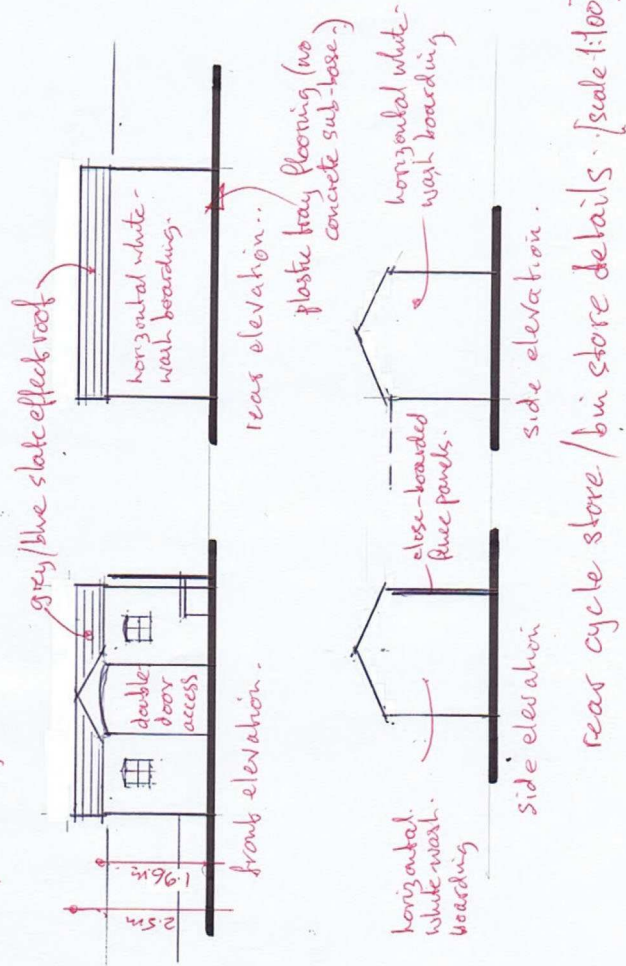
(raised planters and plant beds.

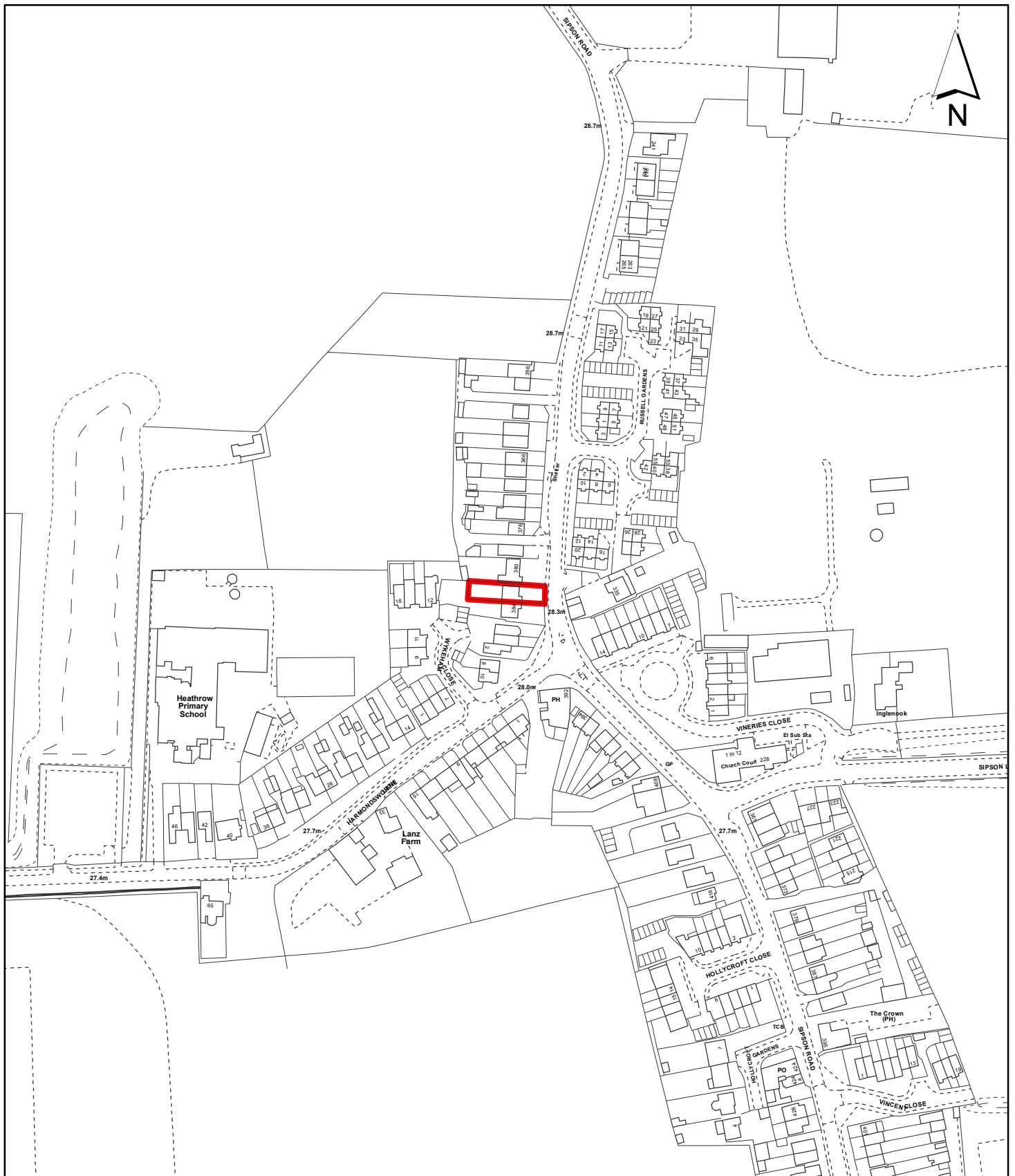


cycle store / bin store.

raised planters + plant-beds..

view of rear garden.





Notes

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

382 Sipson Road

LONDON BOROUGH OF HILLINGDON
Residents Services

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

Planning Application Ref:
70385/APP/2017/3794

Scale
1:2,500

Planning Committee
Central and South

Date
January 2018



HILLINGDON
 LONDON