



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 20 MARCH 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 Peter Money BSC (Hons) MSc  
(Res)

Councillor John Morse

**Published:** Monday, 12 March 2018

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*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](http://www.hillingdon.gov.uk)

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

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# A useful guide for those attending Planning Committee meetings

## Security and Safety information

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## 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

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## Chairman's Announcements

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

## PART I - Members, Public and the Press

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

## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	12 Cherry Orchard - 23519/APP/2017/3254	West Drayton	Conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.  <b>Recommendation: Approval</b>	5 - 20 125 - 130

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## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Stockley Park East Main Entrance -  69635/ADV/2017/133	Botwell	Installation of freestanding sign  <b>Recommendation: Approval</b>	21 - 28  131 - 133
8	14 Moorfield Road, Cowley -  69313/APP/2017/4614	Brunel	First floor rear extension  <b>Recommendation: Approval</b>	29 - 40  134 - 137
9	29 Manor Lane -  15434/APP/2017/2673	Heathrow Villages	Conversion of roofspace to habitable use to include a front dormer.  <b>Recommendation: Approval</b>	41 - 52  138 - 144
10	74 Long Lane -  16806/APP/2017/4000	Hillingdon East	Part two storey, part single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 1 side rooflight and 3 front rooflights  <b>Recommendation: Approval</b>	53 - 64  145 - 153
11	17 Manor Road -  30753/APP/2017/3611	Townfield	2 storage sheds at rear of garden  <b>Recommendation: Refusal</b>	65 - 72  154 - 157
12	Land forming part of 28, & 28 West Walk Hayes -  71945/APP/2017/3032	Townfield	Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front  <b>Recommendation: Refusal</b>	73 - 86  158 - 162

## **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	87 - 96
14	Enforcement Report	97 - 104
15	Enforcement Report	105 - 116
16	Enforcement Report	117 - 124

## **PART I - Plans for Central and South Planning Committee      125 - 162**

## Minutes



### CENTRAL & SOUTH PLANNING COMMITTEE

1 March 2018

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Peter Money and John Morse</p> <p><b>LBH Officers Present:</b> Meghji Hirani (Planning Contracts &amp; Planning Information), Roisin Hogan (Planning Lawyer), James Rodger (Head of Planning and Enforcement), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager)</p>
	<p>The Chairman noted that Councillor Mo Khursheed, a member of the Committee, had passed away and his funeral took place earlier in the week. The Chairman noted that Councillor Khursheed was a gentleman and an outstanding colleague who was valued by all, and he would be sorely missed by everyone at the Council. The Chairman extended his thoughts and prayers to Councillor Khursheed's family and friends at this difficult time.</p>
191.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
192.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
193.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED: That the minutes of the meeting held on 7 February 2018 were agreed as a correct record.</b></p>
194.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
195.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all the items on the agenda were Part I, and would therefore be heard in public.</p>

196. **12 GROVE WAY, UXBRIDGE - 71844/APP/2017/4606** (*Agenda Item 6*)

**Two-storey side extension, single-storey rear extension, conversion of roof space to habitable use to include three rear and two side rooflights and porch to the front (Retrospective).**

This item was considered alongside Item 7.

Officers introduced the application which sought retrospective planning permission for a two-storey side extension, single-storey rear extension and conversion of roof space to habitable use to include rooflights and a porch to the front.

Members heard that two previous applications were approved in 2016, but there were differences between the approved plans and the building work that had now taken place. A first-floor element had been added without planning permission, and this was considered in-fill beneath the roof. There was no change to the appearance of the frontage of the house.

A petitioner spoke in objection to the application, and informed the Committee that he was speaking on behalf of the local residents. The petitioner noted that this was the third occasion he had spoken at a Committee regarding this site, and residents were concerned over the size and bulk of the first application. Members heard that it was the opinion of the local residents that the intended use of the property is as a house of multiple occupancy (HMO), and that this application was a precursor to a further application for a Change of Use. The Committee were informed that neighbours have experienced significant disruption from the building works taking place at the site, including inconsiderate construction, noise pollution at anti-social hours, and parking on neighbouring driveways. The petitioner noted that the application was retrospective, as the current building works were built outside the plans and unapproved, and local residents were concerned about further retrospective applications and a change of use to use the property as an HMO.

The applicant's representative addressed the Committee, and noted that the first-floor element was built as in-fill as the overhang of the roof was not suitable. The roof was built as permitted, but structural works were required as the column supporting the roof on the ground floor was not sufficient. The applicant's representative apologised to Members for the work that took place without the consent of the Committee.

Responding to Councillors' questioning, the applicant's representative confirmed that the first-floor element was necessary, as the roof was too heavy a load for the column to support. Members heard that when the works were carried out, it was decided that the column would not be enough to support the roof and a further floor had to be built for safety reasons, but the applicant's representative was not in attendance or informed of this until it had already been built.

Councillor Raymond Graham, Ward Councillor for Uxbridge North, was in attendance and spoke in support of the petitioners, noting that 29 people had signed the petition and there was a strong sense of feeling in the area about the application. The Committee heard that the building that took place without permission was intentional, and that it has caused problems for the local residents, with the police being called several times to deal with nuisance matters. Furthermore, the site has room for five vehicles to park, and neighbours have reported two metered domestic supplies were added to the property. Councillor Graham confirmed that he wished for the application to be rejected.



The Chairman confirmed that nuisance issues were not planning considerations, and drew the Committee's attention to the officer's report, which noted that "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".

The Head of Planning and Enforcement confirmed that officers concluded there were no planning considerations to support a refusal, and it was very difficult to prove that this was an intentionally retrospective application. The Legal Officer confirmed that there was evidence to support both claims that this was intentionally and unintentionally retrospective, and as such, it would be difficult to hold up on appeal.

The Committee noted that they understood the local residents' concerns, and heard from Officers that should the application be rejected by the Committee and appealed, it would be the responsibility of the Planning Appeals Inspector to impose conditions. Therefore, a successful appeal might result in some conditions that were suggested by the Council not being enforced.

Members agreed that the Council was in a difficult position, and it was important to ensure that the conditions that were proposed in the officer's report were enforced if possible. Councillors noted that on balance, it appeared that the retrospective application could have been deliberate, but it was not possible to prove this. As such, the Committee agreed that it was constrained by the planning rules and policies, and on this occasion, the application was acceptable in planning terms, and caused little harm or impact to neighbouring amenity. Members agreed that it was vital to ensure condition 5 was enforced, to prevent the dwelling being divided to form additional dwelling units or used in multiple occupancy without further permission from the Committee.

As such, Councillors reluctantly agreed to propose and second the officer's recommendation. Upon being put to a vote, six Members voted in favour of the recommendation, and one Councillor abstained.

**RESOLVED: That the application be approved.**

197. **12 GROVE WAY, UXBRIDGE - 71844/APP/2018/56** (*Agenda Item 7*)

**Details pursuant to condition 5 (Landscaping) of planning permission ref: 71844/APP/2017/329 dated 19/05/2017 (Two-storey side extension, single-storey rear extension, conversion of roof space to habitable use to include three rear rooflights and one side rooflight, and porch to front).**

This item was considered alongside Item 6.

Officers introduced the application, which considered details pursuant to landscaping at the site, as the submitted plans do not reflect the details on site as the entire frontage is laid to hardstanding. The lack of soft landscaping and permeability of the paving and boundary treatment were not considered satisfactory by officers, and the proposed was to the detriment of the visual amenity of the street scene and wider area.

Members commented that the landscaping proposed was unacceptable, and as such, moved, seconded and unanimously agreed the officer's recommendation.

	<p><b>RESOLVED: That the application be refused.</b></p>
<p>198.</p>	<p><b>141 CHARVILLE LANE, HAYES - 72426/APP/2017/2914</b> (<i>Agenda Item 8</i>)</p> <p><b>Erection of two 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).</b></p> <p>Officers introduced the item, which sought planning permission for the erection of two cabins, single-storey workshop building, a gate/fence, the demolition of existing buildings and change of use from scrapyard to car repairs. The application was previously deferred by the Committee, to request further information on a number of elements of the application.</p> <p>The Chairman thanked officers for the additional information that was provided at the start of the officer's report, and the Committee agreed that the questions raised when the application was considered at a previous Committee, have now been answered.</p> <p>Members sought clarification on the change of use, and whether the conditions proposed protect the amenity of local residents. Officers confirmed that conditions 7 and 8 were proposed and can protect the amenity of residents with respect to noise control.</p> <p>The Committee requested that changes to the wording of conditions be made, to state "general noise from the site" in relation to condition 7, and also ensure that "no repairs were made in the open", to further protect local residents' amenity. Councillors agreed that the wording of the conditions be delegated to the Head of Planning and Enforcement.</p> <p>The officer's recommendation was moved and seconded, subject to delegated authority to the Head of Planning and Enforcement to confirm the wording of the conditions, including the additions suggested by the Committee. The recommendation was then put to a vote and unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement to confirm the wording of the conditions.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.50 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. 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** 12 CHERRY ORCHARD WEST DRAYTON

**Development:** Conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

**LBH Ref Nos:** 28519/APP/2017/3254

**Drawing Nos:** 3019-06 A  
3019-01  
Location Plan

**Date Plans Received:** 06/09/2017

**Date(s) of Amendment(s):** 06/09/0017

**Date Application Valid:** 28/09/2017

### 1. SUMMARY

The application seeks full planning permission for the conversion of the dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

The application site currently benefits from planning permissions for a single storey rear and single storey front extensions which were both granted in August 2016 (App. Nos. 28519/APP/2016/2327 and 2344 refer). The site is also subject to an extant permission for the conversion of the dwelling into 1 x 2 bed and 1 x 1 bed self contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. (28519/APP/2017/1443).

Externally the material change from the previously permitted conversion scheme is the addition of a part two-storey rear extension.

The proposed scheme would provide an appropriate level of accommodation which satisfies all relevant standards and, subject to imposition of appropriate conditions, no adverse amenity issues arise for neighbours. Car parking complies with the relevant standard and the development, although it introduces a crown roof, this was also a feature of the extant permission and, on balance, it is considered that this would not be harmful to the character of the dwelling or the wider area.

It is recommended that planning permission be granted.

The application is called in for consideration by the Committee at the request of a Ward Councillor and there is also a petitions of more than 20 signatures submitted.

### 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 3019-06 A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**3 HO4 Materials**

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

REASON

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

**4 RES13 Obscure Glazing**

The side windows facing Nos 10 and 14 Cherry Orchard shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking of the proposed ground floor flat in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**5 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos 10 and 14 Cherry Orchard.

REASON

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

**6 HO7 No roof gardens**

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

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

**7 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 Means of enclosure/boundary treatments
  - 2.b 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 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 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 (2015).

**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.

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.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes

### **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](http://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 comprises a two storey detached dwelling situated on the South side of Cherry Orchard, West Drayton. The property is constructed from a yellow brick and characterised by a hipped roof with a two storey bay window feature and recessed porch. The house also benefits from an integral garage and is set well back from the adjacent highway to accommodate a large front garden which has been fully covered in hardstanding.

The surrounding area is residential in character with the houses along Cherry Orchard made up of semi-detached and detached houses that are set back from the adjacent highway to accommodate large front gardens. The West Drayton High Street is also situated within close proximity.

The site falls within the developed area as identified in the The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The proposal involves conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden. Bin storage is provided in a store to the front and covered cycle storage to the rear

#### **3.3 Relevant Planning History**

28519/80/0700                      12 Cherry Orchard West Drayton  
Householder development - residential extension(P)



**Decision:** 09-05-1980 Approved

28519/APP/2016/2327 12 Cherry Orchard West Drayton

Single storey rear extension

**Decision:** 16-08-2016 Approved

28519/APP/2016/2344 12 Cherry Orchard West Drayton

Single storey front extension and conversion of storage area to habitable use

**Decision:** 16-08-2016 Approved

28519/APP/2017/1443 12 Cherry Orchard West Drayton

Conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden.

**Decision:** 23-06-2017 Approved

#### **Comment on Relevant Planning History**

28519/APP/2016/2344: Single storey front extension and conversion of storage area to habitable use - Approved.

28519/APP/2016/2327: Single storey rear extension - Approved.

28519/80/0700: Householder Extension - Approved.

28519/APP/2017/1443: Conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. - Approved.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.



BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF	National Planning Policy Framework
NPPF6	NPPF - Delivering a wide choice of high quality homes

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Neighbours were notified on 02/10/2017 and a site notice was displayed on 06/10/2017. By the end of the consultation period 8 objections and a petition from the Cherry Orchard Residents Association were received raising the following issues:

- (1) Flats are out of keeping with the area.
- (2) The proposal will result in the loss of a family home which is contrary to local planning policy.
- (3) The proposal raises highway safety issues.
- (4) Insufficient parking for the development.
- (5) Loss of sunlight and daylight to adjoining dwelling.
- (6) Increased noise as a result of intensity of the development.
- (7) Too high density.
- (8) The front porch is excessive and visually intrusive in the street scene.
- (8) Increased refuse generation and possible vermin infestation.

Officers comments: The planning issues raised are considered throughout the report.

### **Internal Consultees**

Trees and Landscape Officer:

This site is occupied by a detached house on the South side of Cherry Orchard. At present the

whole front garden has been paved over providing off-street parking for four or five cars. There are no tree landscape constraints associated with this site. This site has been the subject of several recent applications including app.ref. 2017/1443, which was approved. No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement. Similarly the rear garden will be set out as a communal amenity area for the benefit of residents.

RECOMMENDATION: No objection subject to conditions RES9 (parts 1, 2, 4, 5 and 6).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The NPPF has a requirement to encourage the effective use of land by re-using land. The proposed site is located within the developed area as identified in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.5 states that the conversion of single dwellings into more dwellings can enable more effective use of sites to be achieved. However this type of development must seek to enhance the local character of the area. The conversion of houses into flats is unlikely to achieve a satisfactory environment where properties have a floorspace of less than 120 sq m. The redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document in conjunction with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), seeks to protect the impacts of flatted development on the character and amenity of established residential areas. Cherry Orchard comprises of a cul-de-sac with 36 dwellings, with no previous history of house to flat conversions, with Nos. 20/22 and 53/55 comprising of an original pair of semi-detached maisonettes. The proposed conversion would therefore be well under the 10% threshold. The principle of the conversion is therefore acceptable. Whilst noting the objection by the residents association and others to the loss of a large family dwelling, it is important to stress that the principle has been further accepted by the recent and extant permission for conversion of the property to 2 flats.

### **7.02 Density of the proposed development**

The London Plan (2016) considers achieving optimal site density to be vital to delivering housing supply. Site optimisation is outlined in policy 3.4 of The London Plan which states that "taking into account local context and character, the design principles in Chapter 7 (of the The London Plan) and public transport capacity, development should optimise housing output for different types of location within the relevant density range shown in Table 3.2 (site density). Development proposals which compromise this policy should be resisted".

Supporting text to the Plan goes on to say that making best use of development opportunities is a key theme of the Plan providing that proper account must be taken of the range of factors which have to be addressed to "optimise," rather than simply maximise, housing potential", good design to public transport capacity and local context and character are important factors. With regard to small sites, the Plan states that they "have specific opportunities and constraints with regards to density" and that special attention should be given to context and the surrounding urban environment.

Policy 3.5 of The London Plan, requires housing developments to be of the "...highest quality internally, externally in relation to their context, and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live."

Policy BE1 of the Local Plan: Part 2 - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accords with the development plan".

It is considered that the redevelopment of this site is supported by the policies within The London Plan in that it would contribute to housing choice and the diversification of housing supply within the borough. Residential streets and neighbourhoods within the vicinity of the site comprise mostly low density two storey housing within residential neighbourhoods. However, the wider vicinity comprises other housing types including apartments, a mix of conversion and renovation as well as purpose built flats. Given the wide range of development within the area, it is considered that the local context is conducive to a form of development of a higher density than at present.

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

Not applicable.

**7.04 Airport safeguarding**

Not applicable.

**7.05 Impact on the green belt**

The site is not within the Green Belt.

**7.07 Impact on the character & appearance of the area**

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

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

Paragraph 3.0 Single Storey Rear Extensions states extensions up to 4 m in depth will be acceptable to detached houses, with the use of a flat roof which must not exceed 3 m at its highest point.

Paragraph 6.4 of the HDAS states that the depth of a two-storey rear extension on a detached dwelling should be a maximum of 4 metres. The proposed two-storey element of the extension would be 3 metres depth which accords with guidance.

Paragraph 6.6 states that the height of a two-storey extension should not normally exceed the height of the existing building. The new roof should appear subordinate to the original roof and so should be at least 0.5 metres lower than the original roof. The proposed two storey rear extension would be to the same height as but would not exceed the height of the original roof. The height of the rear extension would not be apparent from the street. The dwelling is also lower than both its immediate neighbours. As such, it is not considered that the two-storey extension would harm the character of the area.

The proposed single storey rear extension is a minor element of the proposals. It would extend the full width of the original rear wall and would be characterised by a flat roof with a maximum height of 3 m. There is a large crown roof included as part of the development but ,on balance and given the extant permission for a crown roof, the proposals are not considered to cause sufficient harm to visual amenity to warrant refusal.

The proposed extension by reason of its size, scale, height and single storey composition is considered to be a subordinate addition to the main dwelling, and as it would project beyond the original rear wall of the host property would also have a negligible impact upon the visual amenities of the street scene.

Section 8.0 Front Extensions, Porches and Bay Windows states front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene. Porches should appear subordinate in scale and form, must not extend past the line of any bay window and in the case of being combined with a garage conversion they may be integrated with a forward extension of the garage not exceeding 1.0 m.

The proposed single storey front extension would comprise a porch and integrated conversion of the storage area to project 650 mm beyond the front elevation and measure level with the line of the original bay window feature. The front extension would be erected parallel with the original North-West building line and by reason of its size, scale and height would be a proportionate addition to the principal elevation of the host dwelling. Furthermore, due to the sufficient set back distance of the host dwelling from the front boundary, the proposed extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement to deliver 25 % of the frontage area as soft landscape. The proposed bin store is a small ancillary structure with limited visual impact. The rear amenity space is generally provided through a communal garden. Therefore the appearance, when viewed from adjoining properties, will be characteristic of the local area.

The proposed extensions are therefore considered to comply with the objectives set out in Policies BE13, BE15 and BE19 The Hillingdon Local Plan:Part Two - Saved UDP Policies (November 2012) and the HDAS Supplementary Planning Document.

#### **7.08 Impact on neighbours**

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

The application site adjoins Nos. 10 and 14 Cherry Orchard which are also two-storey detached dwelling. The adjoining neighbour to the North West at No. 10 has a detached garage which projects approximately 4 m beyond its rear elevation as well as the application dwelling. It is therefore considered that as the proposed 3.9 m deep single storey part of the rear extension would roughly align with the rear of the garage and the 3.0 metre deep second storey would be set in from this, that it would not appear over-bearing or result in over-shadowing of No.10.

The adjoining neighbours at No. 14 do not have any rear extension, however as the proposed extension would accord with the guidelines set out within the HDAS SPG for residential extensions to detached dwellings, the extension is considered not to result in a detrimental impact upon the residential amenities of the adjoining occupiers by reason of material loss of light, overbearing impact or loss of privacy.

It is considered the proposed extensions, by reason of their modest size, scale and location would not have a detrimental impact upon the residential amenities and light levels of the adjoining neighbours. The outlook from the main new windows would be to the front and rear and would not result in a loss of privacy to neighbouring properties. The new and existing ground floor flank windows would face existing boundary structures/side boundary fencing but these would need to be obscure glazed to safeguard the privacy of the ground floor flat with the shared use of side passageways.

The property would remain as providing a total of 3 bedrooms (although a study is proposed for each of the flats, at 6.7 sq.m and 4.8 sq.m, these are too small to provide an adequate sized single bedroom). It is considered that the number of residents within the self contained flats would be no more than if a single family were to occupy the dwelling and therefore there should be no more impact on neighbouring occupiers than what would reasonably be expected from a family of a similar size. On balance it is considered that the conversion of the dwelling would not have an undue impact on existing residential amenity.

The proposal would therefore comply with Policies OE1, BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

One objector raised issues associated with potential noise generation and possible vermin infestation. Whilst noise can be a planning issue, this is a detached dwelling and the overall intensity of the development is low. Any significant noise or vermin issues would be subject to Environmental Health as opposed to planning law. Refuse bins will be kept in a secure enclosure.

#### **7.09 Living conditions for future occupiers**

The London Plan 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 Housing Standards Minor Alterations to the London Plan March 2016 requires a single storey 1 bed flat for 2 people should benefit from a gross internal floor area of 50 square metres.

The proposed layout has an internal floor area of 57.22 square metres for Flat 1 at ground floor level. The proposed floor plan shows one double bedroom measuring in excess of 11.5 square metres and with a reasonable level of outlook to front and rear. The proposed internal layout is therefore deemed sufficient to provide a satisfactory living environment for its future occupiers.

Flat 2 (1 bed 2 person) would measure 58.67 square metres and would benefit from 1 double bedroom measuring in excess of 11.5 square metres and would benefit from a reasonable source of outlook via the front facing windows. The proposed internal layout is considered sufficient in regards to floor area and adequate outlook to provide a satisfactory living environment for its future occupiers.

Flat 3 (1 bed 2 person) would measure 55.68 square metres and would benefit from a double bedroom in excess of 11.5 square metres. It would have a reasonable level of



outlook from both front and rear facing windows. It is considered that the unit would have an adequate outlook and source of natural light.

Therefore it is considered that the proposal complies with the SPD: Residential Layouts: Section 4.9 and 4.12.

Policy BE23 requires amenity space provision commensurate with the size of the dwelling proposed. A 1 bed flat would require a total amenity space of 25 square metres, however in this case, the ground floor flat would have a private amenity area at the rear of approx. 20 sq.m and the flats would benefit from a shared communal living area measuring a maximum of 77 square metres. The Hillingdon SPD Residential Layouts Design Guide states communal areas should be used solely by the residents of the flats they serve and secured against unauthorised access. The rear garden would require access via a side gate which remains in place. The total amenity space exceeds minimum standards and is considered to be acceptable.

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The development provides 3 parking spaces for 3 no 1 bed flats, it is therefore policy compliant. Sometimes there are concerns that in such cases that all 3 vehicles cannot get into or out of a site independently, but in this case there is an existing cross-over which will be widened. Due to the level of hard-standing proposed there will not be any conflict between users and cars can access and exit independently. The proposed widening of the crossover will remove one on-street car parking space. However, this arrangement is as per the extant permission for conversion to two flats.

**7.11 Urban design, access and security**

These issues are discussed throughout the report.

**7.12 Disabled access**

The Access Officer has no objections.

**7.13 Provision of affordable & special needs housing**

Not applicable

**7.14 Trees, landscaping and Ecology**

This site is occupied by a detached house on the South side of Cherry Orchard. At present the whole front garden has been paved over providing off-street parking for four or five cars. There are no tree landscape constraints associated with this site. This site has been the subject of several recent applications including app.ref. 2017/1443, which was approved. No trees will be affected by the proposal. the proposed layout includes reducing some of the hard surfacing to the front in favour of providing soft landscape enhancement to deliver 25 %. Similarly the rear garden will be set out as a communal amenity area for the benefit of residents.

**7.15 Sustainable waste management**

Not applicable.

**7.16 Renewable energy / Sustainability**

Not applicable.

**7.17 Flooding or Drainage Issues**

Not applicable.

**7.18 Noise or Air Quality Issues**

Not applicable.

**7.19 Comments on Public Consultations**

## **7.20 Planning obligations**

Not applicable.

## **7.21 Expediency of enforcement action**

Not applicable.

## **7.22 Other Issues**

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), requires that where developments generate the need for additional facilities, financial contributions will be sought. Infrastructure Levy (Amendment) Regulations 2011. 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.

The proposal produces a net increase of 39.2 square metres. The applicant has claimed a self-build exemption. In the absence of this the proposal presently calculated would attract a CIL Liability of:

Hillingdon CIL £4,893.10

Mayoral CIL £1,915.90

Total CIL £6,809.00

## **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**

None.

#### **10. CONCLUSION**

The application seeks full planning permission for the conversion of the dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

The application site currently benefits from planning permissions for a single storey rear and single storey front extensions which were both granted in August 2016 (App. Nos. 28519/APP/2016/2327 and 2344 refer). The site is also subject to an extant permission for the conversion of the dwelling into 1 x 2 bed and 1 x 1 bed self contained flats involving single storey rear extension and single storey front extension with associated parking and communal garden. (28519/APP/2017/1443).

The proposed scheme would provide an appropriate standard of accommodation which satisfies all relevant standards. It is considered that no adverse issues arise in terms of impact on the character of the dwelling and the wider local area. No adverse amenity issues arise. It is recommended that planning permission be conditionally granted.

#### **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)

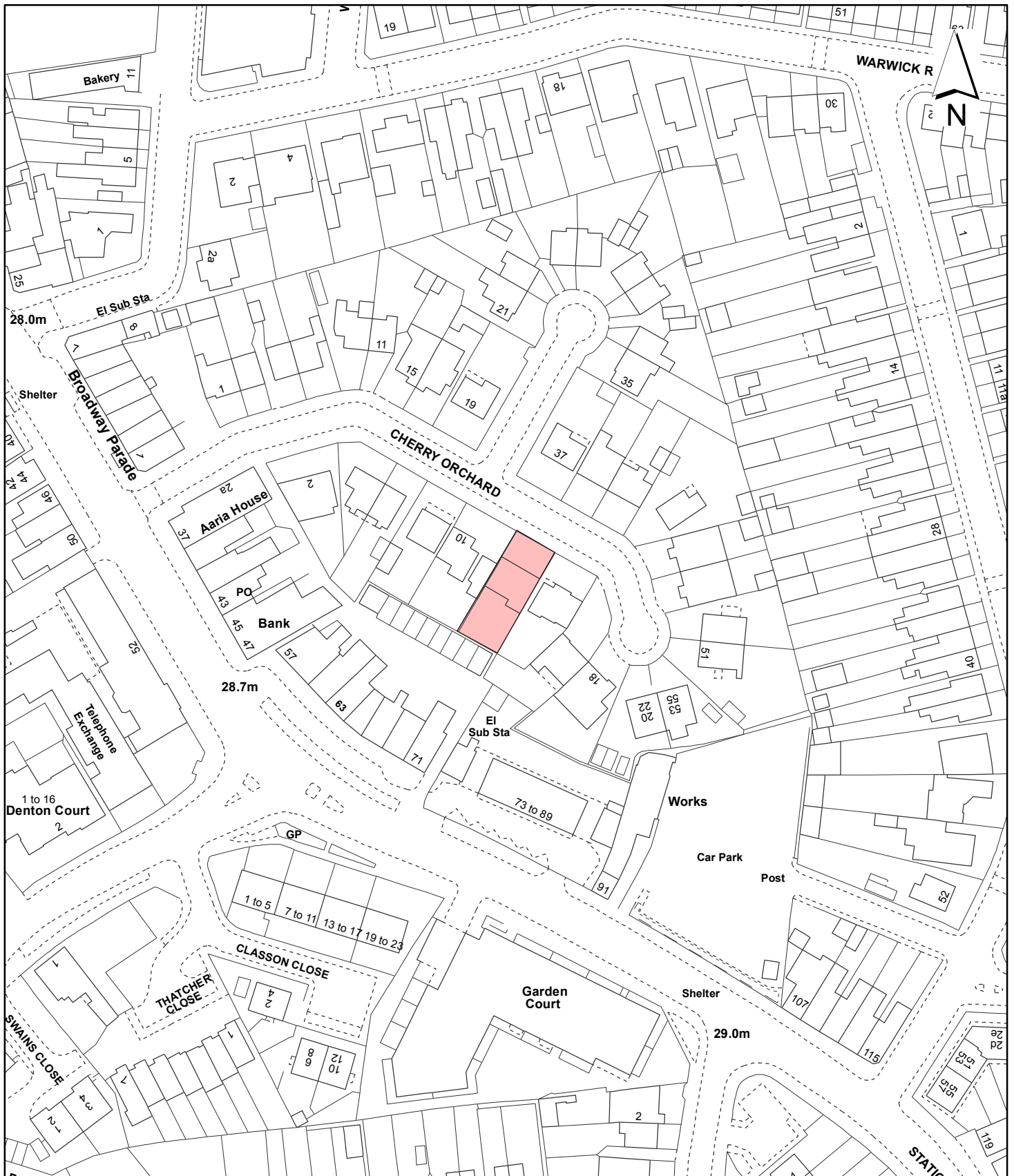
The Housing Standards Minor Alterations to The London Plan (March 2016)




Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)  
Hillingdon Design and Accessibility Statement: Residential Layouts  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**12 Cherry Orchard  
 West Drayton**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:

**28519/APP/2017/3254**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**March  
 2018**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** STOCKLEY PARK EAST MAIN ENTRANCE BENNETSFIELD ROAD  
STOCKLEY PARK

**Development:** Installation of freestanding sign

**LBH Ref Nos:** 69635/ADV/2017/133

**Drawing Nos:** Design and Access Statement  
STOCK/001 Rev. B

**Date Plans Received:** 27/11/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/01/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

Located to the East of Stockley Road, the application site comprises the principal vehicular access into Stockley Park, a 47 Ha former landfill site which was successfully redeveloped into a business park in the late 1980's. One of the first business parks of its kind, it is has been recognised for its high quality architecture and strong integration of landscaping into the design.

The site is located within the Green Belt.

#### 1.2 Proposed Scheme

The application seeks advertisement consent for the installation of one free-standing internally illuminated sign. The details of the, internally illuminated display board are:

Height: 3.5 m

Width: 3 m

Depth: 0.25 m

Materials: Mild steel frame clad in 3 mm Aluminium

Colour of text background: Black background with mostly White lettering. Branding and text relating directly to applicant, "STOCKLEY PARK" at the top of the structure.

Illumination Type: Static, Internal LED illumination.

Illuminance Level: Maximum 200cd/m<sup>2</sup>

#### 1.3 Relevant Planning History

69635/ADV/2014/9 Stockley Park East Main Entrance Bennetsfield Road Stockley

Erection of 2 x illuminated signs located on precast concrete sentinels at Stockley Park vehicular entrance.

**Decision Date:** 18-02-2014 Approved

**Appeal:**

69635/APP/2013/3674 Stockley Park East Main Entrance Bennetsfield Road Stockley

Refurbishment of main entrance to Stockley Park East, including changes to signage, installatio

of new sentinel plinths. New footpath lighting along and new security pavilion. Alterations to landscaping including new hedging, trees and shrubs to verges extending out of entrance to pedestrian crossing.

**Decision Date:** 18-02-2014      **Approved**      **Appeal:**  
69635/APP/2014/1608      Stockley Park East Main Entrance Bennetsfield Road Stockley  
Details Pursuant to Condition 3 (landscaping) of advertisement consent ref: 69635/ADV/2014/9, dated 19-02-14 (Erection of 2 x illuminated signs located on precast concrete sentinels at Stockley Park vehicular entrance).

**Decision Date:** 18-06-2014      **Approved**      **Appeal:**  
69635/APP/2014/1609      Stockley Park East Main Entrance Bennetsfield Road Stockley  
Details Pursuant to Condition 5 (landscaping) of planning permission ref: 69635/APP/2013/3674 (Refurbishment of main entrance to Stockley Park East, including changes to signage, installation of new sentinel plinths; new footpath lighting and new security pavilion; alterations to landscaping including new hedging, trees and shrubs to verges extending out to pedestrian crossing)

**Decision Date:** 18-06-2014      **Approved**      **Appeal:**

#### **Comment on Planning History**

Stockley Park as a whole was granted planning permission in 1984 and more recently:

69635/ADV/2014/9 - Erection of 2 x illuminated signs located on precast concrete sentinels at Stockley Park vehicular entrance. Approved 19.02.2014

69635/APP/2013/3674 - Refurbishment of main entrance to Stockley Park East, including changes to signage, installation of new sentinel plinths. New footpath lighting along and new security pavilion. Alterations to landscaping including new hedging, trees and shrubs to verges extending out of entrance to pedestrian crossing. Approved 19.02.2014

## **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**

Site Notice was displayed on 19.01.2018. No comments or objections have been received.

Highways - no objections:

This electronic information sign should be covered by the usual illumination condition along with no flashing and no commercial advertising otherwise I have no significant highway objection.

Trees and Landscape Officer - no objections:

This site is occupied by an area of soft landscape to the east of the security lodge and at the southern end of the lake. The area is open grassland bordered by a low hedge beyond the formal avenue of plane trees which line the entrance.

#### COMMENT

No trees, or other landscape features of merit will be affected by the proposed siting of the electronic sign board.

It is understood that the board is intended to welcome visitors to the Stockley Park campus and provide real time information. It may also incorporate contain a number plate recognition camera (ANPR).

#### RECOMMENDATION

No objection and no need for landscape conditions.

An informative could note that any necessary making good/landscape re-instatement following the installation of the sign should be undertaken.

#### 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:

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

BE13 New development must harmonise with the existing street scene.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

#### 5. **MAIN PLANNING ISSUES**

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development. The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The National Planning Policy Framework states 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'.

It is considered that the proposed advertisement would not significantly impact on the openness or visual amenities of the Green Belt. It is considered that the scale of the proposed works is appropriate to the setting of the site and the surrounding area.

It is not considered that the proposals would harm the openness of the Green Belt.

Policy BE27 of the UDP (Saved Policies September 2007) states the advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety, Policy BE29 states the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

Therefore the main considerations are the impact upon amenity and public safety.

#### Public Safety

The proposed sign, due to the type and position, is not considered to be harmful to issues of public safety. There would be no moving or flashing elements with only limited text for the benefit of the tenants of the business park. Furthermore the Highways Officer has raised no objections in this regard subject to the addition of conditions, which will be added. As such the proposed development is considered to accord with policy BE27 and BE29 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

#### Visual Amenity

The application site is clearly business and commercial in character, located to the East of Stockley Road and surrounded by commercial properties. It is considered that the sign would relate to the commercial nature of the site and would not significantly impact on the skyline with the backdrop of the buildings and mature trees set directly behind the proposed sign. It is considered the proposed sign would not be out of place within this commercial/business area. Therefore, the proposal is considered acceptable and accords with policy BE27 and BE29 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

The application is recommended for approval, subject to conditions.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 ADV1 Standard Advertisement Conditions**

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

#### REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

#### **2** HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers STOCK/001 B.

#### REASON

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

#### **3** ADV4 Intensity of Illumination - specified

The intensity of illumination of the advertisement(s) shall not exceed 200 candelas per metre<sup>2</sup>.

#### REASON

To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **4** ADVERT5 Type of illumination

The illumination of the sign is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

#### REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **INFORMATIVES**

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



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

- OL1 Green Belt - acceptable open land uses and restrictions on new development
  - BE13 New development must harmonise with the existing street scene.
  - BE27 Advertisements requiring express consent - size, design and location
  - BE29 Advertisement displays on business premises
- 3** The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

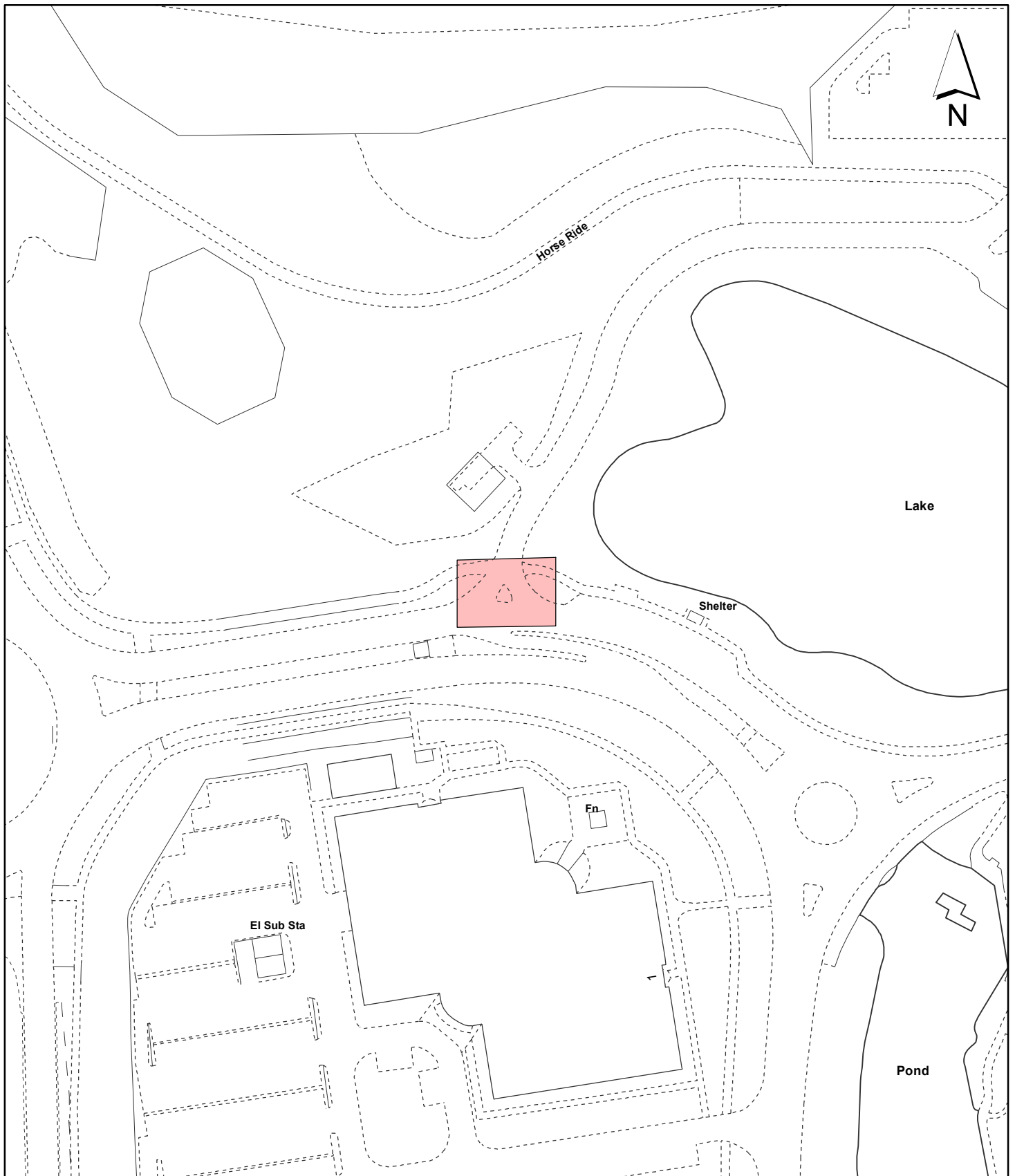
For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 4** The applicant should note that any damage caused to the existing landscaping in execution of the works should be reinstated.


**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Stockley Park East  
Main Entrance  
Benetsfield Road**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**69635/ADV/2017/133**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**March 2018**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND FORMING PART OF 14 MOORFIELD ROAD COWLEY

**Development:** First floor rear extension

**LBH Ref Nos:** 69313/APP/2017/4614

**Drawing Nos:** Flood Risk Assessment  
PL/ASB/BB22  
PL/ASB/AA11  
Design and Access Statement

**Date Plans Received:** 21/12/2017

**Date(s) of Amendment(s):**

**Date Application Valid:** 09/01/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site now comprises of a former two storey detached dwelling which has been extended and converted into two dwellings. The property has an integral single garage with hardstanding to the front and a substantial size rear garden measuring approximately 44 m deep.

The property falls within a residential area of Cowley comprising of a variety of housing types including terraced, semi-detached and bungalows. The site also backs onto the Metropolitan Green Belt and a Nature Conservation Site of Borough Grade ii Local Importance.

#### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor rear extension across the entire width of the second property to provide a third bedroom and study. It is noted that the internal floor area of the study exceeds the minimum 7.5 square metres required under the London Plan Housing Standards and the application is therefore assessed on the grounds that the proposal could result in the addition of 1 x double bedroom and 1 x single bedroom.

#### 1.3 Relevant Planning History

34264/APP/2012/1322 14 Moorfield Road Cowley Uxbridge

3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space, installation of 3 x vehicular crossovers to front involving demolition of existing detached bungalow

**Decision Date:** 05-09-2012

Refused

**Appeal:**

34264/APP/2012/3016

14 Moorfield Road Cowley Uxbridge

2 x two storey, 3-bed semi-detached dwellings including associated parking and amenity space, involving demolition of existing detached bungalow and garage

- Decision Date:** 14-01-2013      **NFA**      **Appeal:**  
34264/APP/2013/244      14 Moorfield Road Cowley Uxbridge  
2 x two storey, 3-bedroom, semi-detached dwellings with associated parking and amenity space, involving demolition of existing detached bungalow and garage (Resubmission).
- Decision Date:** 11-06-2013      **Withdrawn**      **Appeal:**  
34264/APP/2014/869      14 Moorfield Road Cowley Uxbridge  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 22-04-2014      **NFA**      **Appeal:**  
69313/APP/2013/1907      14 Moorfield Road Cowley  
2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 27-08-2013      **Refused**      **Appeal:**23-MAY-14      **Allowed**  
69313/APP/2013/1908      14 Moorfield Road Cowley  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 09-08-2013      **Refused**      **Appeal:**  
69313/APP/2013/2661      14 Moorfield Road Cowley  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 24-10-2013      **Refused**      **Appeal:**  
69313/APP/2013/3880      14 Moorfield Road Cowley  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 Metres
- Decision Date:** 07-02-2014      **Refused**      **Appeal:**  
69313/APP/2014/1561      14 Moorfield Road Cowley  
Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 02-07-2014      **Approved**      **Appeal:**  
69313/APP/2014/1566      14 Moorfield Road Cowley  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 16-06-2014      **Approved**      **Appeal:**  
69313/APP/2014/196      14 Moorfield Road Cowley

Demolition of existing bungalow and erection of 2no semi-detached two storey houses served by existing accesses

**Decision Date:** 03-04-2014      NFA      **Appeal:**

69313/APP/2014/2213      14 Moorfield Road Cowley

2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

**Decision Date:** 29-01-2015      Refused      **Appeal:**

69313/APP/2014/2335      14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

**Decision Date:** 11-08-2014      Approved      **Appeal:**

69313/APP/2015/3137      14 Moorfield Road Cowley

First floor extension to side and alterations to elevations

**Decision Date:** 06-01-2016      Approved      **Appeal:**

69313/APP/2015/669      14 Moorfield Road Cowley

Raising of roof to create first floor

**Decision Date:** 21-04-2015      Approved      **Appeal:**

69313/APP/2016/1283      14 Moorfield Road Cowley

Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

**Decision Date:** 01-11-2016      Refused      **Appeal:**24-JUL-17      Allowed

69313/APP/2016/203      14 Moorfield Road Cowley

First floor rear extension

**Decision Date:** 09-06-2016      Approved      **Appeal:**

69313/APP/2016/2731      14 Moorfield Road Cowley

First floor rear extension and single storey rear extension

**Decision Date:** 01-11-2016      Refused      **Appeal:**24-JUL-17      Allowed

69313/APP/2017/2994      14 Moorfield Road Cowley

Details pursuant to condition 5 (Flood Risk Assessment) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3164948 dated 24/07/2017 (LBH ref: 69313/APP/2016/2731 dated 14/07/2016) (First floor rear extension and single storey rear extension)

**Decision Date:** 13-11-2017      Approved      **Appeal:**

69313/APP/2017/2998      14 Moorfield Road Cowley

Details pursuant to condition 5 (Flood Risk Assessment), 6 (Boundary Treatment), 7 (Refuse) and 8 (Bike Store) of Secretary of State's Appeal Decision A ref: APP/R5510/W/16/3164948 dated 24/07/2017 (LBH ref: 69313/APP/2016/1283 dated 14/07/2016) (Conversion of existing dwelling

into 2 x 2-bed self contained dwellings with associated amenity space)

**Decision Date:** 13-11-2017      **Approved**      **Appeal:**

### **Comment on Planning History**

The application site has a lengthy planning history. Application reference 69313/APP/2016/1283 comprising the conversion of the existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space, was allowed at appeal. A further planning application reference 69313/APP/2016/2731 for a first floor rear extension was allowed at appeal. These permissions have now been implemented.

## **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**

2 neighbouring properties were consulted by letter dated 22.1.18. A site notice was displayed to the front of the site which expired on 21.2.18.

Flood and Water Management: This is a first floor extension and does not affect flood risk and therefore there are no objections.

Highways Officer: No objection providing garage is under same ownership as proposed frontage parking.

## **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.
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
LPP 3.5	(2016) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, the impact on the residential amenity of the adjoining neighbours and the location of the site within Flood Zone 3.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Section 6.0 states that rear and first floor rear extensions should not abut or come close to the shared boundary with the adjoining house(s). Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The extension should always appear subordinate to the original house, and extensions up to 4 m to detached properties will normally be acceptable.

The proposed first floor extension would follow the existing South building line to project 4 m beyond the rear elevation, would measure 7.67 m in width and would be characterised by a hipped roof set 0.5 m below the main ridgeline of the original dwelling. The extension would appear similar to that built at the adjoining property. The proposed first floor rear extension by reason of its size, scale, design and roof form is considered to be a subordinate addition and would harmonise with the character and appearance of the original dwelling and visual amenities of the street scene.

The proposed development would therefore be in accordance with 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 Supplementary Planning Document HDAS: Residential Extensions.

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

The application site comprises of a pair of semi-detached dwellings. Number 14 has recently carried out a similar first floor extension which has been completed. Their



extension would entirely screen the proposed first floor rear extension at 14A and would not have any impact upon the occupants of this property.

16 Moorfield Road forms a part of a terrace block to the Northern flank elevation which benefits from a two storey rear element and an elongated single storey rear extension along the shared boundary. It is considered that given the separation distance between the proposed extension and this dwelling, the proposal would not result in an adverse impact upon the residential amenities and light levels of the occupiers of No.16 Moorfield Road in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

The Hillingdon Local Plan: Part Two Policy BE23 states that sufficient external amenity space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

Paragraph 3.13 of the SPD recommends that a dwelling with four+ bedrooms should have at least 100 sq.m of private amenity space. The proposed extension would be at first floor level and therefore would not impinge upon the existing rear amenity area which measures in excess of 400 sq.m and is thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for a dwelling of this size is 2 spaces. The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

The application site benefits from an integral garage. The application proposes the use of the existing hardstanding to the front of the site to provide an off street parking space. Whilst this parking arrangement would block access to the garage, the garage is under the same ownership and the highways officer has confirmed that no objection is raised to the parking provision.

The site lies within Flood zone 3. The Flood and Water Management team were consulted and have not objected to the proposal, given that it is for a first floor extension.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

The application is thus recommended for conditional approval.

## **6. RECOMMENDATION**

**APPROVAL** subject to the following:



**1** HO1 Time Limit

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

**REASON**

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

**2** HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL/ASB/AA11 and PL/ASB/BB22.

**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** HO4 Materials

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

**REASON**

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

**4** HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 12 or 16 Moorfield Road.

**REASON**

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

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

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

**REASON**

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**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 (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.

## Standard Informatives

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

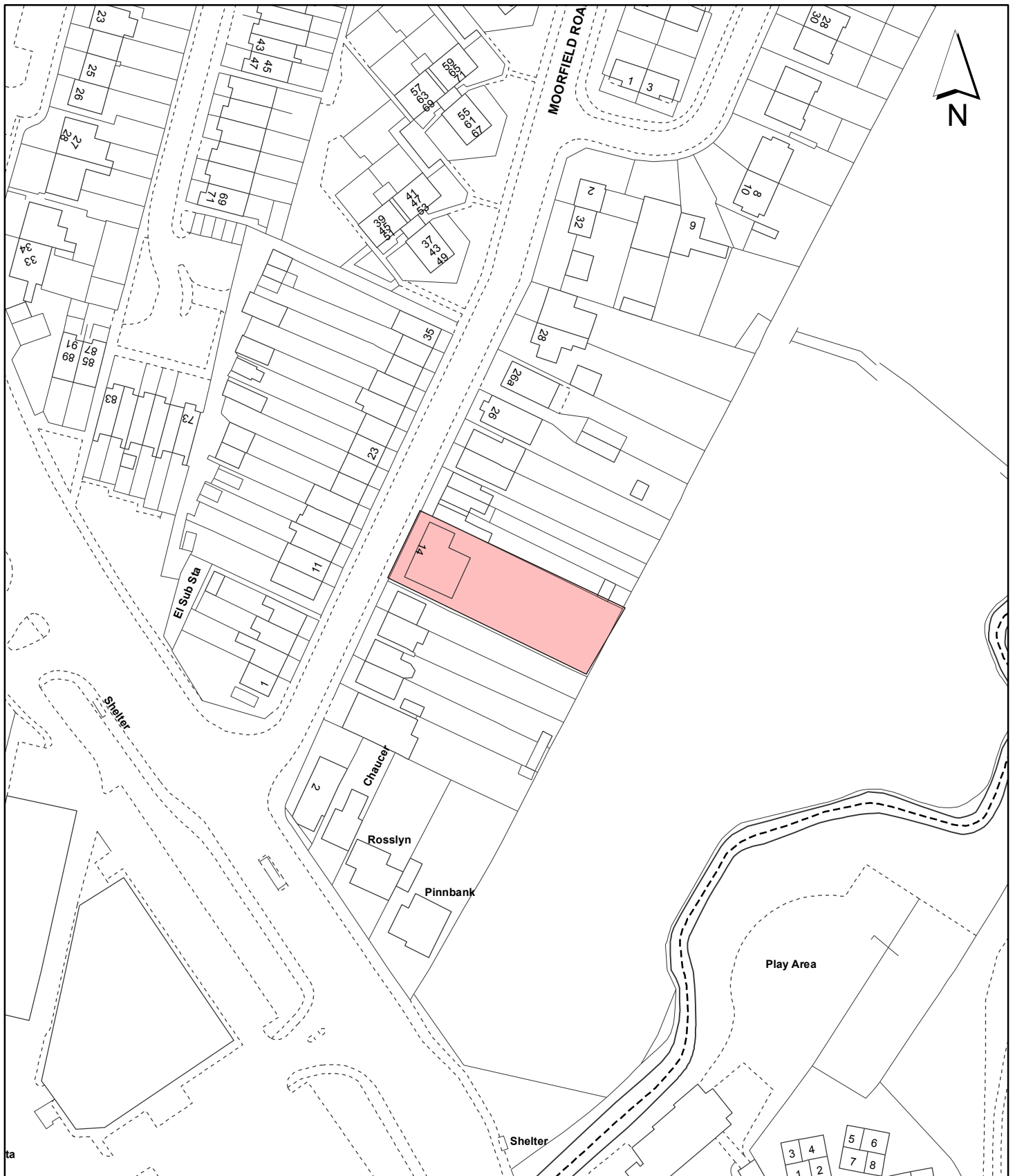
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the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



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

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



<p><b>Notes</b></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 align="center"><b>14 Moorfield Road Cowley</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p align="center"><b>69313/APP/2017/4614</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>		
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p> <p align="center">Page 40</p>	<p>Date</p> <p align="center"><b>March 2018</b></p>		



## Report of the Head of Planning, Sport and Green Spaces

**Address** 29 MANOR LANE HARLINGTON

**Development:** Conversion of roofspace to habitable use to include a front dormer.

**LBH Ref Nos:** 15434/APP/2017/2673

**Drawing Nos:** 1074-P-302  
1074-P-301  
1074-P-300  
1074-P-304 Rev. B  
1074-P-303 Rev. C

**Date Plans Received:** 21/07/2017

**Date(s) of Amendment(s):** 21/07/2017

**Date Application Valid:** 28/07/2017

28/02/2018

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located to the East side of Manor Lane. The frontage of the site along Manor Lane has a width of around 17 m, narrowing to around 10 m at the rear of the site.

The site is occupied by a single storey detached bungalow. The original part of the dwelling has a generally square footprint. The property has been extended in the past on the Southern side which has single storey additions. The extension to the Southern side of the dwelling is wider at the front than it is to the rear due to the irregular shape of the site. This side extension abuts the Southern boundary. There also exists a porch to the frontage. The side extensions and porch have flat roofs. The original dwelling has a gable ended tiled pitch roof over.

To the South of the application site is a generally similarly sized plot, No. 31 Manor Lane. The site also contains a single storey bungalow. This property is located close to the respective boundary shared between the two sites. To the North of the application site is located a recently constructed bungalow on the site known as Land to the rear of 268 High Street. There exists around 2 m space between the flank fall of No.29 Manor Lane and the boundary with the site to the North. The rear (East) boundary of the site adjoins the rear of 270 High Street. It is to be noted that No. 268 - 272 are three Listed Buildings.

The site is located just outside the Harlington Village Conservation Area. The Harlington Village Conservation Area adjoins the Northern and Eastern boundaries of the site.

### 1.2 Proposed Scheme

Planning permission is sought for the conversion of roof-space to habitable use to include a front dormer.

The proposed front dormer would be sited in a central position within the roof slope of the bungalow, would be 3m wide, 2.7m deep and 1.75m high with a flat roof. The dormer walls will be finished externally with oak cladding. The proposed front dormer would be set down



from the ridge by 0.45m and set in from the eaves by 0.75m. Fenestration would match existing.

### 1.3 Relevant Planning History

15434/APP/2011/2420 29 Manor Lane Harlington

Raising of roof to allow for creation of new floor, conversion of garage to habitable space, alterations to porch roof and alterations to ground floor rear elevation.

**Decision Date:** 06-12-2011 Refused **Appeal:**

15434/APP/2017/1197 29 Manor Lane Harlington

Replace flat roof to front porch with pitch roof  
Conversion of existing garage to a habitable room  
Conversion of roof space to habitable room with installation of rear facing dormer and front facing dormer

**Decision Date:** 02-06-2017 NFA **Appeal:**

15434/APP/2017/2652 29 Manor Lane Harlington

Conversion of roofspace to habitable use to include a rear dormer and 2 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 26-09-2017 Approved **Appeal:**

15434/APP/2017/2674 29 Manor Lane Harlington

Single storey side extension involving demolition of existing garage

**Decision Date:** 12-12-2017 Approved **Appeal:**

#### Comment on Planning History

The application property was already extended to the rear side and front.

Planning Application 15434/APP/2011/2420 for the raising of roof to allow for creation of new floor, conversion of garage to habitable space, alterations to porch roof and alterations to ground floor rear elevation was refused on 6 December 2011.

The reasons of refusal:

1. The proposal to add an additional floor to the dwelling would, by reason of its excessive size, height and bulk, not enhance the character and appearance of the street scene and area, detrimentally affect the setting of Listed Buildings and would likely set an unwanted precedent of similar developments, contrary to policies BE4, BE10, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies, September 2007.

2. The development, by reason of its design, height and siting would result in direct overlooking to habitable rooms and amenity areas of neighbouring properties, causing an unacceptable loss of privacy to the occupiers of these properties. The proposal is therefore considered contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. The proposal having regard to the size of the enlarged accommodation would fail to maintain an adequate amount of amenity space for the occupiers of the enlarged property, and as such would result in an over-intensive use of the remainder of the garden to the

detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The application for the Conversion of roof-space to habitable use to include a rear dormer and 2 front roof-lights (Application for a Certificate of Lawful Development for a Proposed Development) was approved on 26 September 2017.

The application 15434/APP/2017/2674 for a single storey side extension involving demolition of an existing flat roofed garage at the front of the property, amendments to existing porch, replacement of the flat roof with pitched roof was approved in December 2017.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 6th September 2017

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

Three neighbouring occupiers alongside with the Harlington Village Residents Association were consulted on 02/08/2017. By the close of the consultation period on 23/08/2017, one objection was received as follows:.

Although not within the Conservation Area, this property adjoins it so development could have an adverse effect on the Conservation Area and the listed properties next door. The proposed front dormer is not typical of the area will look out of place on the street scene. Two other planning applications are proposed, and if all three were to be approved it would result in an over intensive use of the site and the potential of a six bedroom house without the supporting recreational facilities to the detriment of the residential amenities of adjoining occupiers by reason of noise and disturbance. This proposal would also be detrimental to the architectural composition of the existing dwelling and fails to either preserve or enhance the character and appearance of the wider Harlington Village Conservation Area I hope permission will not be granted.

Harlington Conservation Area Advisory Panel:

Although not within the Conservation Area, the property adjoins it so development could have an adverse effect on the Conservation Area. The proposed front dormer is not excessively large and does not overlook habitable rooms and amenity areas of neighbouring properties but is not a feature of houses in the neighbouring area. This proposal should be considered alongside the two other current planning applications for changes to this property. If all three proposals were carried out the significant increase in size would result in an over development of the site and a design with discordant features.

We therefore hope permission will not be granted.

Officer comments:

The application for a rear large dormer which could have an adverse effect on the

Conservation Area was for a Certificate of Lawful Development, where the planning merits of the case cannot be considered.

The current application is for a front dormer which is facing to the open fields and the neighbouring dwellings are of a different style as such it is considered as an acceptable development.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area including the setting of the Harlington Village Conservation Area and the setting(s) of Listed Buildings, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity space for the occupants of the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area. Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in

which it is situated. Policy BE15 seeks to ensure that proposals for extensions to dwellings should also harmonise with the scale, form and proportions of the original building.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building. With regard to dormer windows HDAS advises that it is important to create an extension that will appear secondary to the size of the roof space. A dormer window must be constructed in the centre of the roof face and should be set down at least 0.3m below the ridge, set up 0.5m from the eaves and at least 0.5m from the sides.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of Conservation Areas and those features which contribute to the special architectural qualities. Policy BE4 reflects the relevant legal duties. Policy BE10 resists proposals which would be detrimental to the setting of Listed Buildings. Policy BE10 reflects the relevant legal duties.

This site adjoins the Conservation Area rather than being within it; however, the position of the proposed development is wholly screened from the Conservation Area by the existing building, and therefore the impact upon the setting of the Conservation Area is considered to be neutral. The same is true of the impact upon the setting of the Listed buildings which lie to the rear (east) of the site.

It is noted that two storey terraced properties of a similar appearance prevail along the street with three bungalows each of a different style in the middle. Given the existing feature within the street scene and the size, design and position of the proposed front dormer, there is no objection in principle to the proposed development. The proposed dormer window complies with HDAS requirements in respect to the 1m set in from the roof margins and the 0.3m set down from the ridge level, and would be constructed in the centre of the roof plane; as such it complies with HDAS design guidance and would appear as a proportionate addition that would not be overbearing. It is considered that the proposal is subordinate towards the original dwelling and would not detract from its architectural integrity of the original house and the wider area. Therefore it is considered that the proposal complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of HDAS.

It is considered that the proposals would not significantly harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance given the sympathetic siting and modest size of the dormer and the fact that its windows face out towards the street. It is also considered that there would not be any additional loss of privacy. The proposal is therefore in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires

sufficient garden space to be retained as a consequence of an extension. There would be no change to the provision of garden space as a result of this proposal and sufficient garden space of approximately 100 square metres would be retained.

There is no impact on existing parking provision as a result of this proposal.

It is noted that there are two objections to the proposal. These raise concerns at the prospect of three separate extensions being allowed. However, the rear dormer is Permitted Development (this is the proposal that would adversely impact on visual amenity). The front dormer, the subject of this planning application, is much more modest in scale and is considered acceptable, even taking into account the other development proposals.

Having taken everything into consideration, it is recommended that this application be approved.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1074-P-303 Rev. C and 1074-P-304 Rev. B.

#### **REASON**

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

#### **3 HO4 Materials**

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

#### **REASON**

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

## **INFORMATIVES**

- 1** 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).

- 2 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 You are advised that the rear dormer permitted under reference 15434/APP/2017/2652, if implemented, must be completed prior to commencing the front dormer. If this does not occur, the rear dormer will not be permitted development and will require full planning permission.

### Standard Informatives

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

#### Part 1 Policies:

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

AM14 New development and car parking standards.  
BE4 New development within or on the fringes of conservation areas  
BE10 Proposals detrimental to the setting of a listed building  
BE13 New development must harmonise with the existing street



	scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

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



vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

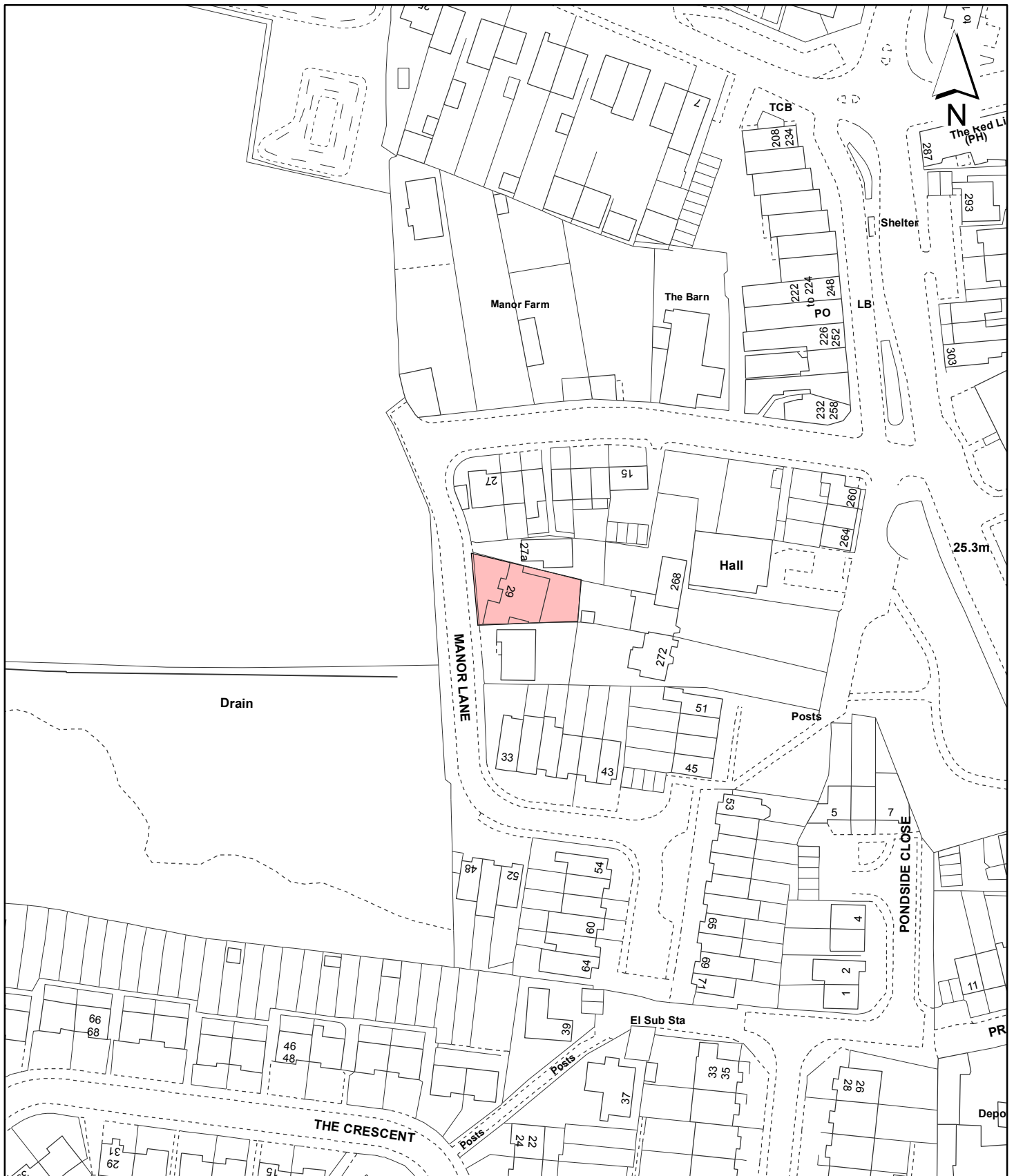
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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



hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) 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:** Katherine Mills

**Telephone No:** 01895 250230



<p><b>Notes</b></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 align="center"><b>29 Manor Lane Harlington</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>15434/APP/2017/2673</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p>	<p>Date</p> <p align="center"><b>March 2018</b></p>	

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 74 LONG LANE HILLINGDON

**Development:** Part two storey, part single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 1 side rooflight and 3 front rooflights

**LBH Ref Nos:** 16806/APP/2017/4000

**Drawing Nos:** 17/75/LLH/104 Rev. E  
17/75/LLH/103 Rev. D  
17/75/LLH/106 Rev. A  
17/75/LLH/101  
17/75/LLH/102  
17/75/LLH/105  
Location Plan (1:1250)

**Date Plans Received:** 03/11/2017

**Date(s) of Amendment(s):** 03/11/2017

**Date Application Valid:** 06/12/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises of a two storey semi-detached dwelling situated on the West side of Long Lane. The property is constructed from brick, part render to the first floor, is characterised with a hipped roof and sits within a generous size plot with a spacious front garden laid in soft landscaping and a stretched rear garden. The property benefits from an existing two storey extension with integral single garage and has recently been granted a Lawful Development Certificate for a detached outbuilding within the rear garden.

The surrounding area is residential in character and is made up mainly of a group of dwellings that are of a similar size and form.

#### 1.2 Proposed Scheme

Householder consent is sought for a part two storey, part single storey rear extension, porch to front and and conversion of roofspace to habitable use to include a rear dormer, 1 x side rooflight and 3 x front rooflights.

The proposed part two storey, part single storey rear extension would comprise of a single storey rear extension which would project 5.1 m deep, would extend the entire width of the original rear wall and would have a flat roof with a maximum height of 3 m. The part two storey element would be constructed directly above to project parallel with the Southern building line to extend a maximum of 3.6 m in depth, 4 m in width and would be characterised with a hipped roof with a maximum height of 7.1 m.

The proposed front porch would measure 800 mm in depth, 2 m in width and would have a mono-pitch roof with a maximum height of 3.5 m.

The proposed rear dormer would be sited centrally in the rear roof slope to measure 3 m in width, 1.7 m in height and would have a flat roof.

The proposed extensions and alterations would be finished in materials to match the existing.

### 1.3 Relevant Planning History

16806/14/549 74 Long Lane Hillingdon

**Decision Date:** 19-02-1973      **Approved**      **Appeal:**

16806/APP/2017/3998 74 Long Lane Hillingdon

Single storey outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for an Proposed Development)

**Decision Date:** 17-01-2018      **Approved**      **Appeal:**

#### Comment on Planning History

16806/APP/2017/3998 CLD: Single storey outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for an Proposed Development) - Granted

16806/14/549: Residential Development - Approved

### 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

A total of 8 adjoining and nearby neighbouring properties were consulted via letter dated 08.12.17 including a site notice displayed outside the premises on 16.12.17.

Two letters of representation received from the occupiers of Nos. 72 and 80 Long Lane summarised as:

1. Cannot appear to find any form of information relating to application ending in 3998 and have not been consulted about it, why?
2. Does the proposed extension extend beyond the back of my house?
3. What is the distance from No. 74 to the detached outbuilding in feet/inches?
4. Doesn't appear to be enough parking once garage is removed as it would become a four bedroom dwelling.

Officer Comment: With regards to application ending in 3998 for a Lawful Development Certificate for a proposed development, this type of application is determined on its facts rather than merits, with no statutory requirement to consult third parties. Views expressed by third parties on the planning merits of the case, or on whether the applicant has any private rights to carry out the operation, use or activity in question, cannot be considered when determining such an application. The detached outbuilding would be situated approximately 80 feet from the main house.

Concerns raised with regards to impact upon residential amenities of neighbouring properties and car parking are addressed within the main body of the report.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

AM14 New development and car parking standards.

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

LPP 3.5 (2016) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity of the adjoining neighbours, and parking.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. Policy BE22 ensures all residential extensions should be set in 1 m from the side boundary for its full height.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 6.0 of the HDAS states extensions up to 3.6 m deep will be acceptable on semi-



detached properties as long as they are designed to appear subordinate to the original house and where there is no significant overshadowing, loss of outlook and daylight to adjoining properties. Two storey extensions will be subject to meeting the 45 degree line of sight, and must not exceed the height of the existing building with roof lines constructed parallel to those of the existing building.

Section 3.0 of the HDAS:SPD for single storey rear extensions states extensions up to 3.6 m in depth will be acceptable, and up to 3.0 m in height with the use of a flat roof.

Section 7.0: Loft Conversions and Roof Alterations, states that the degree of visibility and prominence of rear roof slopes varies considerably, and therefore as a general rule the more visible a roof is from public areas the more important it is that it is well designed.

The proposed part two storey rear extension would project a maximum of 3.6 m deep at upper floor level and would be characterised by a hipped roof parallel with the Southern building line and the pitch of the main roof and would be set approximately 1.8 m below the main ridge height. The hipped roof would reflect the pitch of the roof of the host dwelling, and by reason of its set down would be a sympathetic and subservient addition to the host dwelling. The proposed part single storey rear element would project a maximum of 5.1 m deep and would be characterised by a relatively low level flat roof with a maximum height of 3 m. The single storey element would exceed the maximum depth of 3.6 m as permitted within the Hillingdon SPD, however as it would comprise of a single storey level and would extend beyond the rear elevation of the host dwelling, by reason of the overall size, scale, design and roof form of the proposed development is considered acceptable and would not detract from the character and appearance of the host dwelling and the visual amenities of the street scene.

Policy BE22 seeks for all two storey extensions to be set back a minimum of 1 metre from the side boundary for the full height, This policy seeks to protect the character and appearance of the street scene and preserve the visually open gaps between properties and prevent dwellings from visually coalescing. The proposed two storey rear extension, although situated within 1 m of the shared side boundary, would project parallel with the existing two storey side extension and would project beyond the rear wall, as such it is not considered to result in a greater visual impact upon the character and appearance of the street scene and surrounding area.

The proposed front porch would project a maximum of 800 mm beyond the principal elevation, would be of a size and scale proportionate to the front elevation, and by reason of its set back from the edge of the front boundary wall would not appear cramped within its respective plot and general setting.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third storey which will be refused permission. Dormer windows to larger semi-detached houses, set ins should be increased to at least 1 m. Rear roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

The application dwelling sits forward of the front building line of the adjoining dwelling to the South, therefore any form of roof extension to the rear roof slope would be partially visible when viewed from the South side approach along Long Lane, as such the proposed rear dormer would be set 1 m below the main ridge height of the original dwelling, 1 m above the eaves and set in a minimum of 1 m from the sides of the roof, thus by reason of its size, scale and set ins would satisfactorily integrate with the proportions of the host roof and dwellinghouse.

The front rooflights given their modest nature and appearance are considered not to detract from the visual amenities of the host dwelling and street scene.

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

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

The application site benefits from adjoining neighbours to either side, with No. 72 to the South and set back from the front building line, and No. 76 to the North which forms the other half of the semi-detached pair. No. 9 and 10 Redwood Close abut the site to the rear.

With regards to No. 72 to the South, it is considered given the adequate separation gap between the two properties in the form of their detached garage and their set back position from the front building line, the proposed part two storey rear extension with a maximum depth of 3.6 m would not infringe upon a 45 degree line of sight taken from their nearest rear habitable aspects, furthermore the use of a hipped roof would reduce the bulk and mass of the roof void to avoid appearing over-dominant and overbearing. The proposed single storey extension at 5.1 m deep would exceed the limitations set out within the Hillingdon SPD, in this particular case as the application dwelling sits forward of the front building line, it would protrude a maximum of 2 m beyond their original rear wall, and combined with the separation gap and the use of a relatively low level flat roof is considered not to result in a detrimental impact upon their residential amenities and light levels.

No. 76 to the North forms the other half of the semi-detached pair and benefits from a single storey rear extension also measuring 5.1 m deep. The Hillingdon SPD states if adjoining houses already have a deep rear extension, in such instances permission may be given for a new extension of a similar depth if it does not result in loss of daylight, sunlight, or outlook to neighbouring properties. In this case as the proposed single storey rear extension would not protrude beyond their 'new' rear wall and with the proposed two storey rear extension set back 5.2 m from the shared side boundary, the proposed extensions are considered not to result in significant over-dominance, visual intrusion and loss of outlook and light. The proposed dormer given its location within the remits of the roof slope would not result in an adverse impact upon the residential amenities and light levels of the adjoining occupiers, with the rear windows considered to face the applicants own private amenity area.

With regards to 9 and 10 Redwood Close which abuts the site along the rear boundary, the proposed extensions would maintain a minimum gap of 20 m and therefore is considered

not to result in a loss of privacy or give rise to a level of overlooking.

All habitable rooms are considered to benefit from an adequate source of outlook and light with front and rear facing aspects and the proposed extensions are considered not to result in significant over-dominance, overshadowing, visual intrusion, and loss of light and outlook upon the adjoining neighbours at Nos. 72 and 76 Long Lane to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy BE23 of the Hillingdon Local Plan states new extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings in terms of its shape and siting. This is assessed in conjunction with the Hillingdon SPD which seeks a minimum garden space standard of 100 square metres for a 4 bedroom dwellinghouse.

The application site including the proposed detached outbuilding would retain approximately 190 square metres of private usable amenity area which would exceed the minimum standard of 100 square metres for a 4 bedroom dwelling and is therefore considered to comply with Policy BE23 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and the HDAS SPD for Residential Extensions (December 2008).

The proposed development would result in the loss of the integral garage, however the block plan indicates a second space to be created within the frontage whilst retaining a minimum of 25% of landscaping and as such would accord with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 17/75/LLH/103 Rev. D and 17/75/LLH/104 Rev. E.

#### **REASON**

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

#### **3 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development

hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

**REASON**

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

**4 HO5 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 72 or 76 Long Lane.

**REASON**

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

**5 HO6 Obscure Glazing**

The rooflight window(s) facing 72 Long Lane shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 HO7 No roof gardens**

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

**REASON**

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

**7 HO10 Front Garden Landscaping**

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure 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 Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2016).

**INFORMATIVES**

## Standard Informatives

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
  - A) Demolition and construction works should only be carried out between the



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

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

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

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

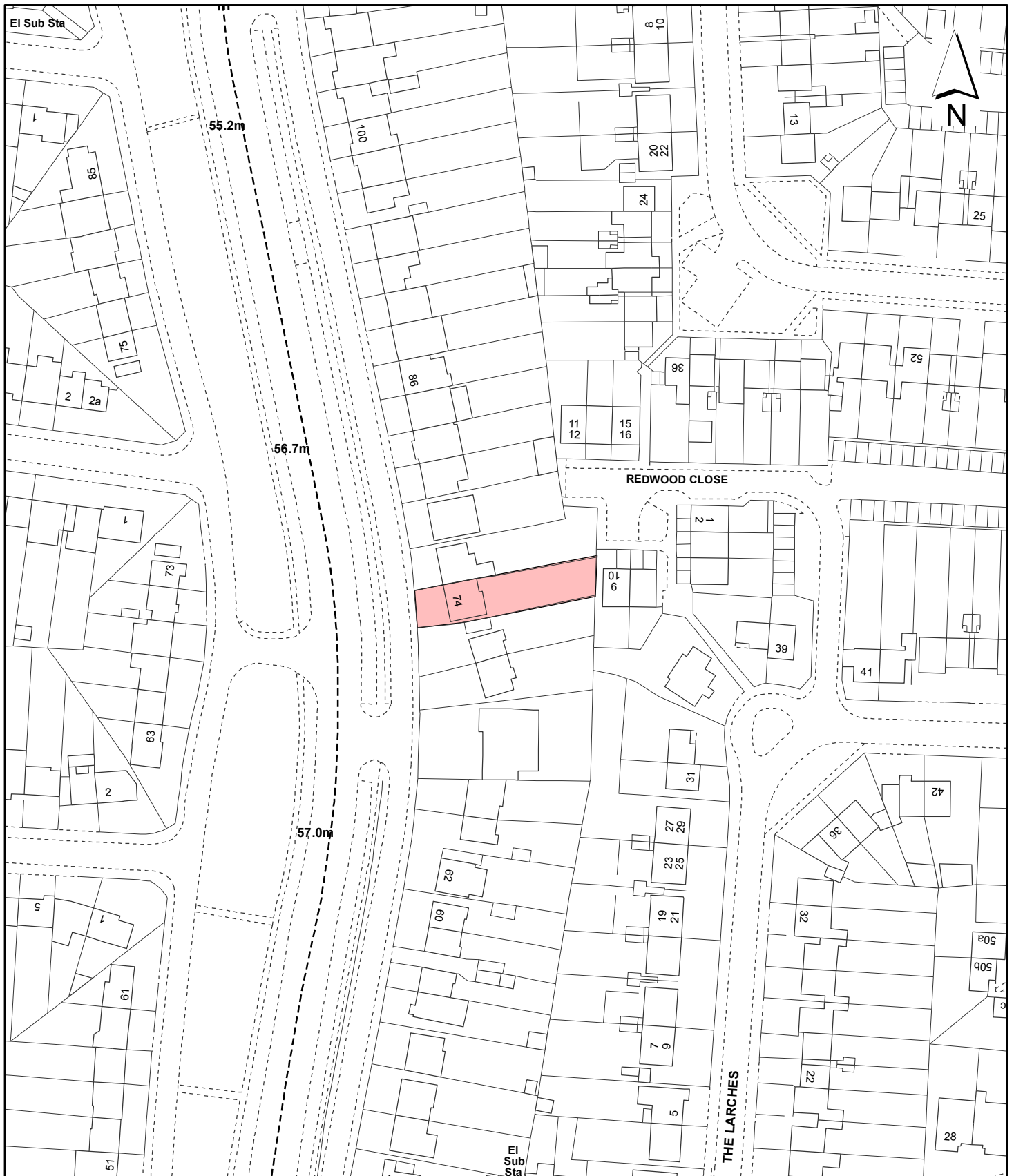
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).


**Contact Officer:** Naim Poptani

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**74 Long Lane  
Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**16806/APP/2017/4000**

Scale

**1:1,250**

Planning Committee

**Central and South**  
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Date

**March 2018**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 17 MANOR ROAD HAYES  
**Development:** 2 storage sheds at rear of garden  
**LBH Ref Nos:** 30753/APP/2017/3611  
**Drawing Nos:** HS/2412/1  
Location Plan (1:1250)

**Date Plans Received:** 04/10/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 04/10/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Manor Road. The site is bordered to the north by 19 Manor Road and to the south by 15 Manor Road. 18 Manor Road is located on the opposite side of the road. 18 Rectory Road is located at the rear of the site.

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of two storage sheds at the rear of the garden. The storage sheds would each be 5.8m deep and 5.02m wide, with a footprint of approximately 29sq.m. The sheds would be side by side; they would have a combined width of 10.55m and set apart by 0.5m. The sheds would be set in 0.60m from the southern side boundary, 0.80m from the northern side boundary and 0.23m from the rear boundary. The storage sheds would have a 3.75m high pitched roof with an eaves height of 2.35m.

#### 1.3 Relevant Planning History

30753/APP/2007/2031      17 Manor Road Hayes

ERECTION OF A TWO STOREY SIDE AND PART SINGLE STOREY/PART TWO STOREY REAR EXTENSION.

**Decision Date:** 30-08-2007      Refused      **Appeal:**

30753/APP/2007/3023      17 Manor Road Hayes

ERECTION OF TWO STOREY PART SIDE EXTENSION AND ERECTION OF PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION WITH TWO PARKING SPACES.

**Decision Date:** 27-11-2007      Approved      **Appeal:**

30753/APP/2010/2502      17 Manor Road Hayes

FRONT PORCH (RETROSPECTIVE APPLICATION)

\*\*FEE TRANSFERRED TO 30753/APP/2011/2372\*\*

**Decision Date:** 24-06-2011      NFA      **Appeal:**

30753/APP/2010/2503 17 Manor Road Hayes

Two storey side extension, part single storey, part two storey rear extension with associated parking and amenity space.

**Decision Date:** 23-12-2010 Refused **Appeal:**

30753/APP/2011/2372 17 Manor Road Hayes

Retention of Front Porch

**Decision Date:** 08-11-2011 NFA **Appeal:**

30753/APP/2011/2447 17 Manor Road Hayes

EXISTING OUTBUILDING AT REAR OF GARDEN

**Decision Date:** 21-11-2011 NFA **Appeal:**

30753/APP/2012/2546 17 Manor Road Hayes

Conversion of existing dwelling to 2 x 3-bedroom flats to include alterations to side elevation, front entrance porch with associated parking and amenity space (Part-Retrospective Application).

**Decision Date:** 19-02-2013 Refused **Appeal:**

30753/APP/2013/1048 17 Manor Road Hayes

conversion of dwelling into two flats

**Decision Date:** 23-05-2013 NFA **Appeal:**

30753/APP/2013/2970 17 Manor Road Hayes

Conversion of dwelling into two flats ( part retrospective)

**Decision Date:** 25-11-2013 NFA **Appeal:**

30753/APP/2013/3413 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats involving alterations to side elevation

**Decision Date:** 12-03-2014 Refused **Appeal:**

30753/APP/2013/514 17 Manor Road Hayes

Erection of outbuilding and front porch (Retrospective Application)

**Decision Date:** 13-06-2013 Refused **Appeal:**07-FEB-14 Dismissed

30753/APP/2014/1571 17 Manor Road Hayes

Conversion of dwelling into 1 x 3-bed and 1 x 2-bed self contained flats with associated parking and amenity space involving alterations to rear elevation and demolition of detached outbuilding to rear and porch to front

**Decision Date:** 12-08-2014 Approved **Appeal:**

30753/APP/2014/3209 17 Manor Road Hayes

Single storey detached outbuilding to rear and porch to front (Part Retrospective)

**Decision Date:** 06-11-2014 NFA **Appeal:**

**Comment on Planning History**

The application site has been subject to an enforcement investigation regarding the erection of a front porch and an outbuilding, and an enforcement notice was served in August 2011. The front porch and outbuilding were removed in June 2015, in compliance with the enforcement notice and the enforcement case was closed.

This application has been referred to planning committee for determination. The Council's constitution requires all applications relating to a site where enforcement notices have been served to be taken to planning committee (even when the enforcement does not relate to the proposal, as is the case in this instance).

Planning permission ref: 30753/APP/2014/1571 was granted in August 2014 for the conversion of the application building from a dwelling to one three-bed flat and one two-bed flat (No 17 and 17A Manor Road).

## **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**

Consultation letters were sent to 7 local owners/occupiers and a site notice was displayed. Six responses were received and the comments can be summarised as follows:

- i) property already has a number of tenants - sheds would be rented and used to house additional tenants or for non-domestic use
- ii) overshadowing of neighbours garden due to size and height of roof
- iii) there have previously been issues of noise disturbance
- iv) consultation letter not received until some days after date on letter
- v) property has been previously extended - landlord had to demolish a previous outbuilding (following enforcement notice) - base and utility connections still in place - extension not shown on location plan
- vi) right of way path for neighbour's fire exit has not been done
- vii) impact on privacy
- viii) size of the two storage sheds similar to demolished outbuilding
- ix) rear garden is fenced off
- x) front porch removed (following enforcement notice) and wall left unfinished

Officer comments:

Points i), ii), vii), viii) have been discussed elsewhere in this report. Point iii) relates to noise disturbance which would be dealt with through separate environmental legislation. Point iv) raised concern over delays in delivery of consultation letters, however, delays in the postal service are outside of the Council's control.

In regards to Points v) and x) the Council's Enforcement Officer considered the enforcement notice to be complied with following the demolition of the outbuilding and the porch and the enforcement case was closed.

Point vi) relates to rights of way which are a civil matter. Regarding Point ix) subdivision of the rear garden was allowed under planning permission for conversion of the property into two flats (ref: 30753/APP/2014/1571).

Townfield Tenants & Residents Association:  
No response was received.

Ward Councillor:  
Request application to be determined at planning committee.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

#### **5. MAIN PLANNING ISSUES**

The main planning issues are considered to be the impact of the two storage sheds on the character and appearance of the dwellinghouse, the impact on residential amenity and the impact on the character and appearance of the surrounding area.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area. Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission would not be granted for buildings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Council's HDAS: Residential Extensions SPD states that outbuildings should be positioned as far away from the house as possible in order to prevent overshadowing of neighbouring properties. Outbuildings should be set in from the boundaries by at least 0.5m. The proposed storage sheds would be located at the rear of the garden, 12m from the rear of the main building. Although the sheds would be set in 0.6m and 0.8m from the side extensions, the set in from the rear boundary would be 0.23m, and so would not comply with the Council's HDAS: Residential Extensions SPD.

The sheds would be located side by side; although the sheds would be set apart by 0.5m, they would have a combined width of 10.55m, thereby extending across the full width of the rear garden. The overall width, depth and footprint of the two sheds, in addition to the limited set in from the rear boundary, would result in a large and dominant development detrimental to the character and appearance of the surrounding area and to residential amenity. The proposal is therefore considered to be contrary to Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

In regards to height, paragraph 9.3 of the Council's HDAS: Residential Extensions SPD states that for outbuildings with a pitched roof, the roof ridge should be no higher than 4m. The proposed sheds would have pitched roofs measuring 3.75m high at the ridge and 2.35m high at the eaves, thereby complying with the Council's HDAS: Residential Extensions SPD.

Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD states that outbuildings must only be used for normal domestic uses related to the residential use of the main house; acceptable uses include car parking, storage of possessions, use as a children's playroom, green house, garden shed, gym, summer house and hobby room provided it is ancillary to the use of the main house.

The proposed sheds would provide storage space for the two flats (17 and 17A Manor Road). The proposed use of the sheds for storage is considered to be ancillary to the use of the flats in the main building, in accordance with Paragraph 9.4 of the Council's HDAS: Residential Extensions SPD. A condition to ensure that the sheds are used for purposes ancillary to the residential use of the main building would be included on any consent granted.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The property has been subdivided into one three-bed flat and one two-bed flat, following planning permission in August 2014 (ref: 30753/APP/2014/1571). The Council's HDAS: Residential Layouts SPD recommends that one-bed flats are provided with 20sq.m of external amenity space whilst two-bed flats should be provided with 25sq.m of external amenity space. The garden provides over 100sq.m of external amenity space and so the proposed sheds would not reduce the amount of external amenity space available to a level which would be unacceptable.

The parking provision would remain unaffected by the proposal.

The application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed development, by reason of its overall size, scale and proximity to the rear boundary, results in an over dominant and visually obtrusive form of development, to the detriment of the visual amenity of the surrounding residential properties and the character



and appearance of the surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

### Standard Informatives

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

#### Part 1 Policies:

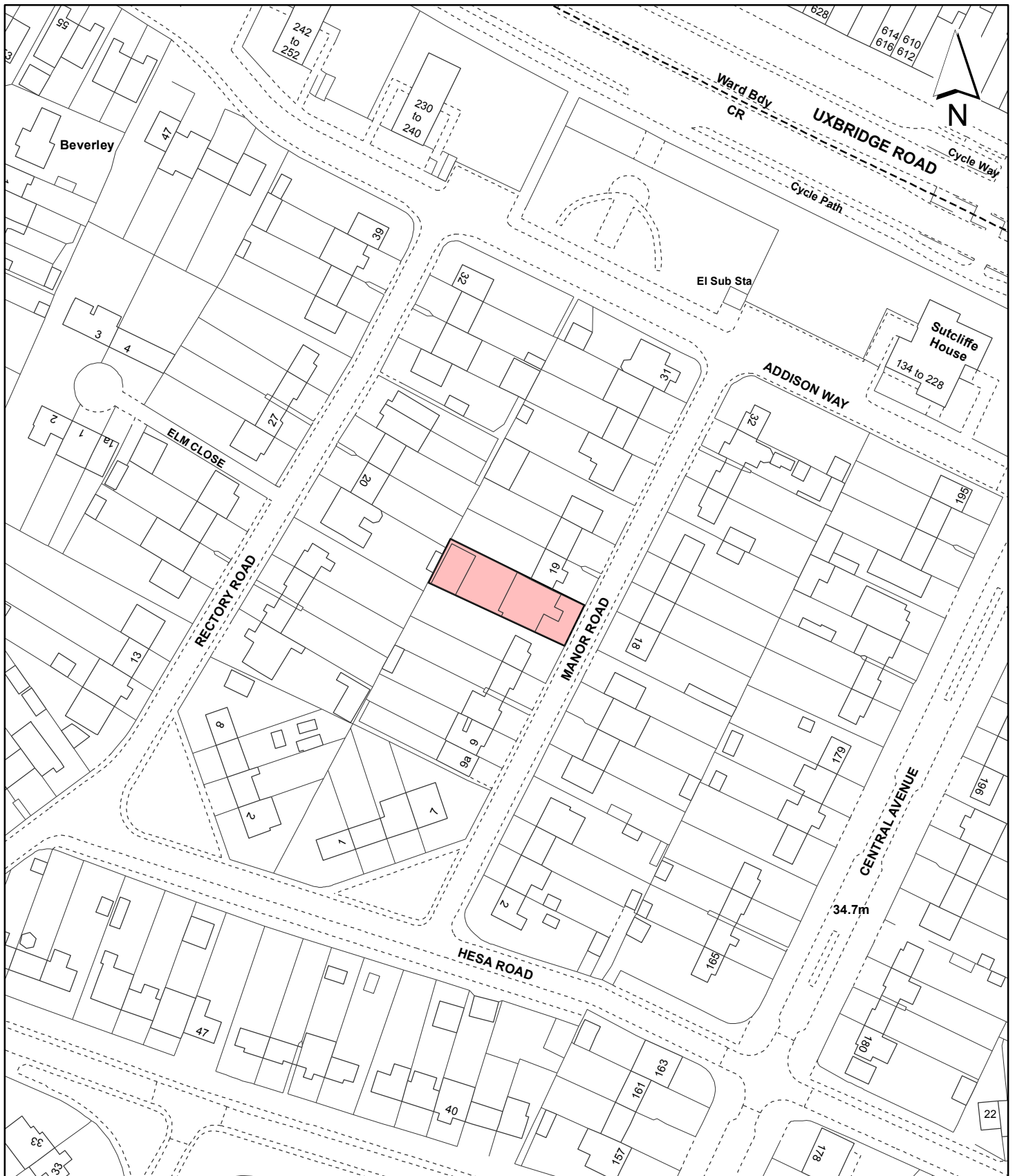
PT1.BE1 (2012) Built Environment

#### Part 2 Policies:


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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**17 Manor Road  
Hayes**

Planning Application Ref:

**30753/APP/2017/3611**

Planning Committee

**Central and South**

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Scale

**1:1,250**

Date

**March 2018**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND FORMING PART OF 28, AND 28 WEST WALK HAYES

**Development:** Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front

**LBH Ref Nos:** 71945/APP/2017/3032

**Drawing Nos:** 16/45/01 Rev. B  
Location Plan (1:1250)  
16/45/02 Rev. F

**Date Plans Received:** 17/08/2017      **Date(s) of Amendment(s):** 17/08/2017

**Date Application Valid:** 04/09/2017

**DEFERRED ON 7th February 2018 FOR SITE VISIT .**

### 1. SUMMARY

The application seeks planning permission for the construction of a new 2-bedroom house as an extension to the existing end terrace dwelling with associated crossovers, parking and amenity space. It is considered that the proposal fails to address relevant national and council's policies alongside the HDAS (SPG) and would result in a cramped form of development by reason of the siting on this open prominent position which would result in the closing of an important gap characteristic to the area and would be visually at odds with the predominant character, appearance and scale of buildings within the surrounding street scene. The proposal also fail to make sufficient parking provision to meet Council standards.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its siting, size, scale, bulk and design, would result in a cramped form of development which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the visual amenities of the street scene and the character and appearance of the surrounding East & West Walk, Botwell Area of Special Local Character. The proposal is therefore 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 - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of

public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

LPP 3.4	Supplementary Planning Document, adopted July 2006
LPP 3.5	(2015) Optimising housing potential
LPP 7.4	(2016) Quality and design of housing developments
NPPF1	(2016) Local character
NPPF6	NPPF - Delivering sustainable development
NPPF7	NPPF - Delivering a wide choice of high quality homes
	NPPF - Requiring good design

#### 4

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

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application property sits on the North-Eastern side of West Walk at the South-Eastern end of a two storey terrace of four dwellings. It lies within a cul-de sac which is home to similar houses arranged in pairs and fours. A noticeable element of the street scene is the general uniformity of the dwellings and the 'catslide' roof feature which runs along the flank elevations of the overwhelming majority of semi-detached and end of terrace properties within West Walk.

The proposal property is largely unaltered with a flank wall door and white render external facings. The dwelling has a flat rear garden and the front garden mainly covered with grass with a hard-surfaced area for parking 1 car to the front, surrounded by a mature hedge which is another typical feature of the area.

The application property adjoins 27 West Walk to the North West, which is not altered. To the South East of the application property are the rear gardens of a pair of semi-detached properties (Nos 9 and 11) fronting Crossway, positioned on the dominant corner plot at the junction of West Walk with Crossway.

The street scene is residential in character and appearance comprising two storey semi-detached and terraced houses. The application site lies within the East and West Walk Area of Special Local Character (ASLC) as identified in the the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

None.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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.

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

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

LPP 3.4 (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**

8 neighbouring properties, along with the Hayes Garden Village Residents Association, Hayes Conservation Area Advisory Panel were consulted by letter dated 08/08/2017 and re-consulted.

By the close of the consultation period on 14/12/2017, one objection received summarised as follows:

1. With the number of changes made to properties in this area, I think one more house will not change the landscape very much.
2. Object to number of beds in sheds in the area.

Officer Comment: With regard to point 2, this is not relevant to this application and no details of the location of these have been provided.

Hayes Conservation Area Advisory Panel:

The revised plans address one major issue we had identified in our earlier comments as the catslide roof is now retained, and by mirroring the layout of the proposed new house a harmonious street frontage has been produced. We note there is now provision for refuse bins on both properties.

It could be argued that as what is proposed is an extra house, rather than an extension, the lack of inset from the building line and continuation of the ridge line are acceptable. However the revised plans do nothing to address our concerns about the first floor rear extension and the oppressive and overbearing side elevation. The proposal to extend the dropped kerb will reduce the available on-street parking, which is already at a premium.

### **Internal Consultees**

Conservation And Urban Design Officer

**BACKGROUND:** This site forms part of an inter-war housing estate which is characterised by groups of 1920s/1930s terraces of four and semi-detached two storey houses, designed in a formal, cruciform layout, and designated the East and West Walk Area of Special Local Character (ASLC). The ASLC forms part of an original planned estate between Birchway and Hunters Grove, once known as Hayes Garden Village, and designed as social housing for railway workers.

East and West Walk has a spacious character with a regular rhythm of two storey houses, the gaps between the buildings adding to its very distinctive appearance.

The houses are of similar design and materials, with pantiled hipped roofs, small cat-slide roofs over the flank walls, side entrances and central stacks. Most of the frontages have retained mature hedges. There is a distinct symmetry, in terms of the architectural style and layout.

No. 28 is the end property in a terrace of four. It is largely unaltered with a flank wall door and catslide on the gable. No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

The proposal at No. 28 would involve building another unit to the terrace, which would be narrower

and thus poorly proportioned, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge and the paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Other applications for new houses which would have damaged the formal layout and character of the ASLC have been refused in the past and dismissed on appeal.

#### The Amended Drawings

The amended drawing still proposes a new house and has exactly the same floor area, rear elevation and front garden layout. The only difference is that the front door has been moved to the other side of the bay window and the roof pitch increased to allow a more traditional hip detail. This does not overcome all the issues given above. This proposal would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. Moreover, it does not accord with HDAS.

RECOMMENDATION: Unacceptable in principle.

#### Highways Officer:

A revised layout plan has been provided that still only has 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy and on that basis the application should be refused especially when the poor PTAL is considered. There is no secure covered cycle parking provided so if permission is to be granted this should be conditioned 1 space per dwelling (existing and proposed).

#### Access Officer:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 REASON: To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8 c, is achieved and maintained.

#### Environmental Protection Unit:

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

## **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.

### **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**

The application site is located within the East & West Walk, Botwell Area of Special Local Character ASLC. The visual impact of the proposal is assessed in the section below.

#### **7.04 Airport safeguarding**

Not relevant to the consideration of this application.

#### **7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further 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'. The application site also lies within the East & West Walk, Botwell ASLC. Policy BE5 of the Local Plan requires development to respect this special character.

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 comprises the front, side and rear garden area of an existing end terrace property situated on the North-Eastern side of West Walk with the rear boundaries of the rear gardens of semi-detached pair No 9 and 11 Crossway to the South East and occupies a prominent and attractive plot with an open view at the attractive flank wall with the main entrance and catslide on the gable. The dwellings in this cul-de-sac comprise similar houses arranged in pairs and fours with the 'catslide' roof feature and remains of the large front hedges.

The proposed two storey, 2-bed dwelling as amended would be attached to the end terrace property No 28 and would be marginally narrower than No 28 but would have the same depth and height as the host building as extended. The host building would be extended to the rear by 3 m at the ground floor level and by 1.6 m at the first floor level (leaving a gap of 2.35 m from the shared boundary). The main roof would be hipped with an increased roof pitch to allow a more traditional hip detail. The roof above the single storey rear extension/rear projection of the new dwelling would be mono-pitched, 3.4 m high and the pitched roof above first floor rear extension/first floor rear projection would have the ridge marginally lower than the ridge of the original house. The large exposed flank wall would be

inanimate and overbearing. The side elevation of the proposed attached dwelling would abut the shared boundary, leaving a gap of 0.1 m only.

The Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

The side entrance of the host building would be replaced to the front elevation; the front door of the proposed dwelling has been moved to the other side of the bay window. As such the front elevation of both dwellings would be almost identical. This proposal is unacceptable in principle as it would have a very detrimental effect on the character and appearance of the Area of Special Local Character and constitute a very damaging precedent. This proposal at No. 28 would involve building another unit to the terrace, which would be narrower and thus poorly proportioned, would disproportionately and adversely affect the host building, closing the gap at the end of the terrace, and destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, demonstrating an intrusive and overbearing appearance, especially observed from the side. In addition, the proposal would necessitate the removal of the whole of the large front hedge and the paving over of almost all of the front garden for parking. Terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. The existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house.

The proposed attached dwelling would make the host building unduly prominent in the street scene, given its position on the side elevation, When viewed from the South East (junction with Crossway), the proposed dwelling would be seen in the context of the other dwellings on West Walk. The proposed dwelling would occupy the full width of the plot. By reason of the increased height and bulk, proximity to the hedge/fence on the common boundary of pair of semi within corner location, it would have a prominent and cramped appearance that would be at odds with the more spacious setting and open character of the development on West Walk.

It was noticed that No.25, at the other end of the terrace was extended with a two storey side extension some time ago in 2005. This is an unattractive extension, although it was permitted in the context of an existing single storey side extension, and its position adjacent to another terrace.

Therefore, it is considered that the proposed attached dwelling would be 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 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 - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

#### **7.08 Impact on neighbours**

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

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

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

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 habitable room 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 proposed two storey dwelling abutting the shared boundary would increase the proximity, it is not considered that 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 - Saved UDP Policies (November 2012).

With regard to any loss of privacy, the proposed flank wall would be inanimate and the rear elevation would be within a considerable distance from the properties to the rear and would not result in any additional overlooking. 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 dwelling 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. For a 2 bed dwelling (4 persons) a floor area of 79 sq m would be required. The proposed plans indicate a floor area of 79 sq m which would satisfy the requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) space requirements.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts:



## Section 4.9.

The Hillingdon Design and Accessibility Statement Residential Layouts, requires the provision of adequate private amenity space, which for a 2 bed property would be a minimum of 60 sq.m. Both the existing and proposed dwellings would be provided with amenity space in excess of this and the proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **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.

West Walk is an existing local narrow road in the Council Road Network. The site has a PTAL value of 2 which suggests there will be a strong reliance on private cars for trip making to and from the site. The site has an existing driveway but no vehicular crossover provided. There is high parking stress in the area as not all properties have off-street car parking. The proposal would require 3 off-street car parking spaces in order to adhere to Planning Policy given the poor PTAL value.

A revised layout plan shows only 1 car parking space per dwelling (1 for existing and 1 for proposed) which does not meet the current planning policy, especially when the poor PTAL is considered. Considering the very limited amount of on-street parking available and the demand for this type of facility, it is considered that the proposals would be likely to result in increased parking stress and illegal/indiscriminate parking to the detriment of highway safety. The proposal is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

### **7.11 Urban design, access and security**

The issues are addressed in the sections above.

### **7.12 Disabled access**

No issues are raised in terms of accessibility.

### **7.19 Comments on Public Consultations**

The comments are addressed in the sections above.

### **7.20 Planning obligations**

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 103.8 sq metres of additional floorspace are presently calculated as follows:

Hillingdon CIL = £8,889.12

London Mayoral CIL = £3,480.54

Total = £12,369.66

### **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 two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front.

The proposal would involve building another unit to the terrace, closing the gap at the end of the terrace, destroying the rhythm and layout of the terrace and thus the pattern of the area as a whole, necessitate the relocation of the flank wall door to the front and necessitate the removal of the whole of the large front hedge. Since the terraces of five are not part of the make-up of this area and the lack of chimney, side entrance and gap between house and boundary would accentuate this. What is more, the existing house and the new house would have a two storey rear extension, the design of which would be quite at odds with the character of the house. It is considered that the proposed development would be unwelcome addition which will attract the eye and detract from the hierarchy of architecture hereabouts to the detriment of 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.

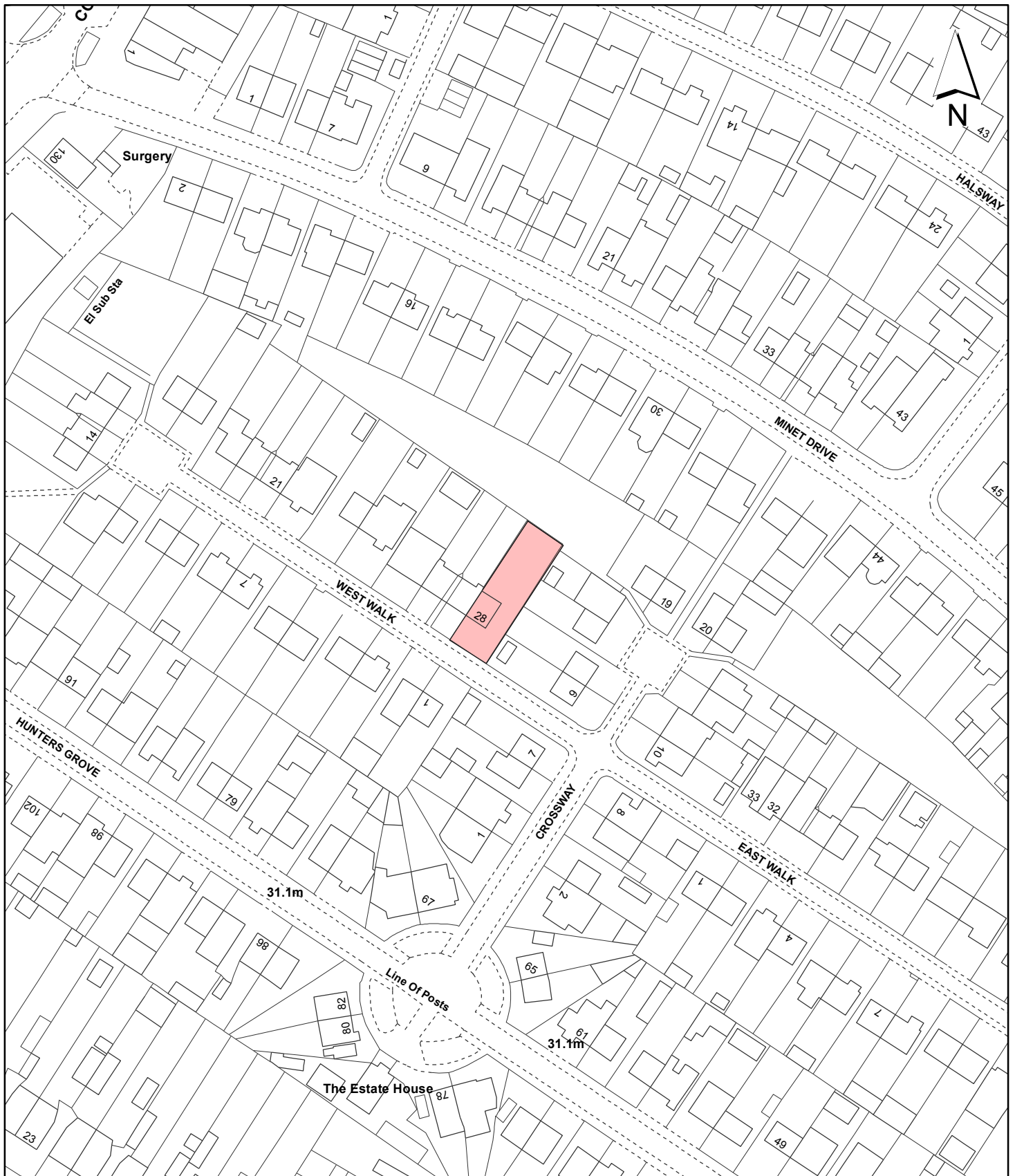
The application is thus recommended for refusal.

## 11. Reference Documents

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

**Contact Officer:** Maria Tomalova

**Telephone No:** 01895250320



<p><b>Notes</b></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;"><b>Land forming part of 28 and 28 west walk</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>71945/APP/2017/3032</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>Central and South</b></p>	<p>Date</p> <p style="text-align: center;"><b>March 2018</b></p>	

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

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# Plans for Central & South Applications Planning Committee

Tuesday 20th March  
2018



HILLINGDON  
LONDON



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Page 125

## **Report of the Head of Planning, Sport and Green Spaces**

**Address** 12 CHERRY ORCHARD WEST DRAYTON

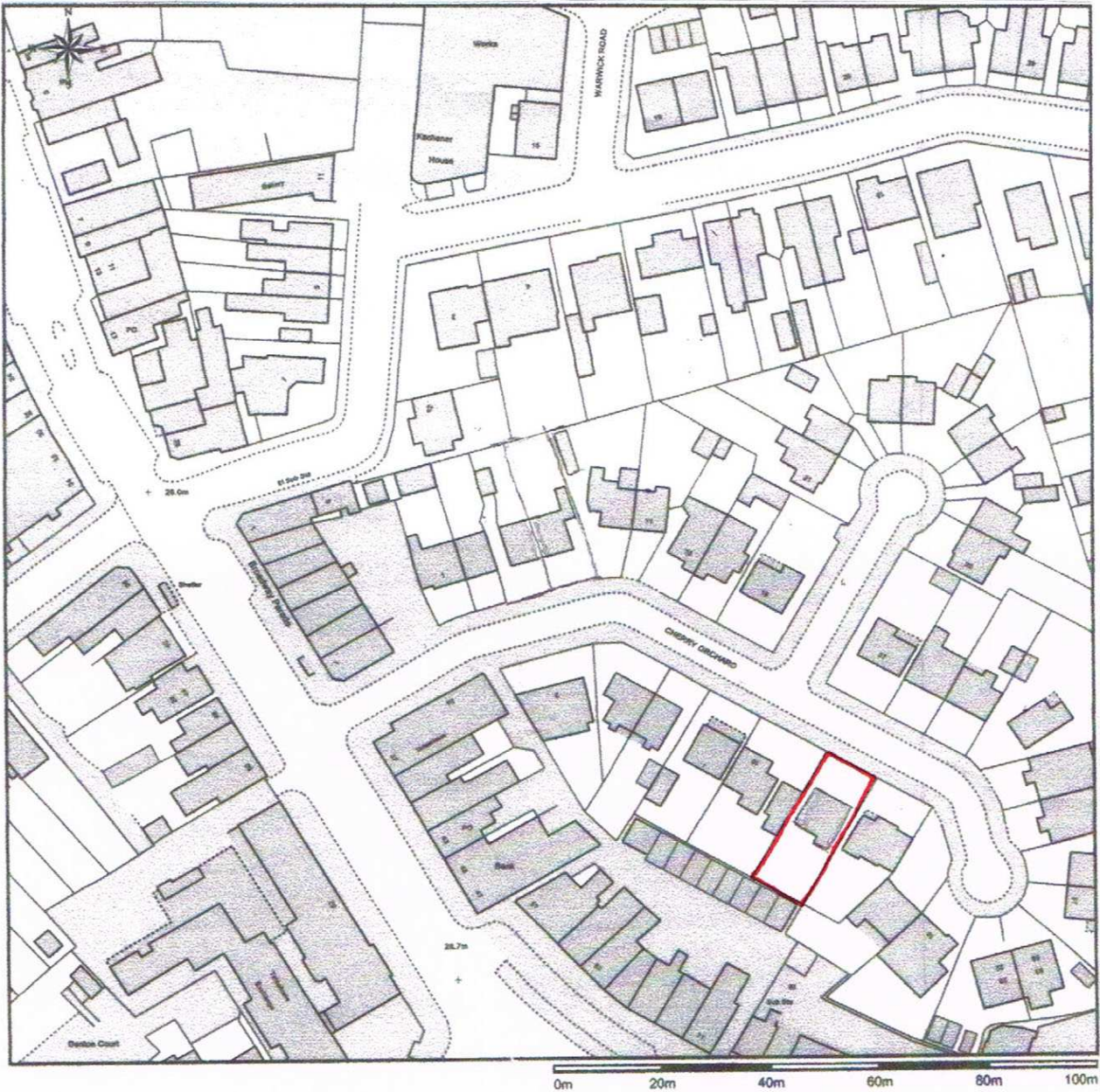
**Development:** Conversion of dwelling into 3 x 1-bed self-contained flats involving part two storey, part single storey rear extension, single storey front extension and extension to existing vehicular crossover to front with associated parking and communal garden.

**LBH Ref Nos:** 28519/APP/2017/3254

**Date Plans Received:** 06/09/2017

**Date(s) of Amendment(s):** 06/09/0017

**Date Application Valid:** 28/09/2017

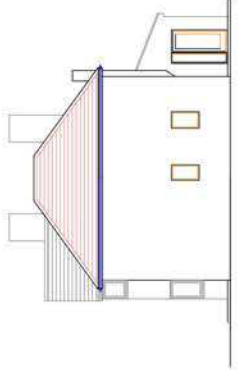


12 Cherry Orchard  
West Drayton  
UB7 7JR

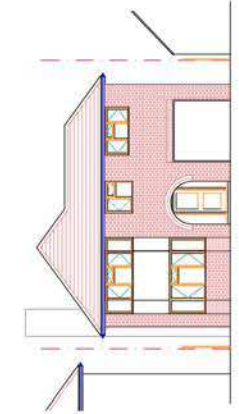
Scale 1:1250  
Dwg no: 3019-SK1



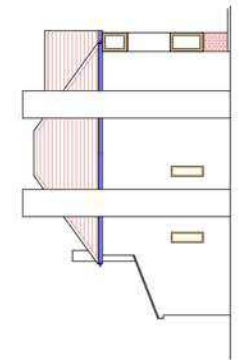
1. Do not scale from this drawing.
2. All dimensions to be indicated on this drawing unless otherwise stated or summarized with.
3. In case of discrepancy in drawings, DRAWING SERVICES' interpretation shall prevail over any other interpretation by contractors.
4. For any information not covered by these drawings refer to TOWERS DRAWING SERVICES' drawings and specifications.
5. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority before work.
6. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority before work.
7. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority before work.
8. This drawing and all copies produced therefrom shall be the property of TOWERS DRAWING SERVICES. No part of this drawing shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of TOWERS DRAWING SERVICES. If omitted.



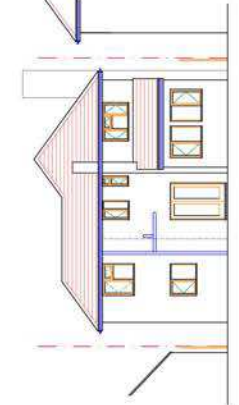
REAR ELEVATION



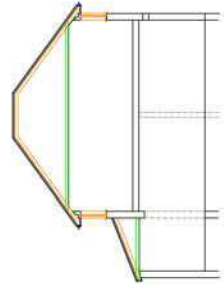
SIDE ELEVATION



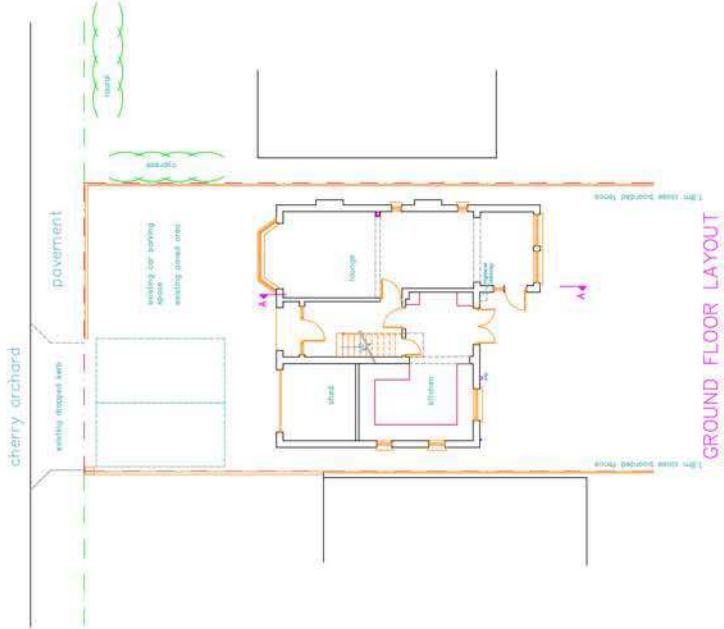
FRONT ELEVATION



SIDE ELEVATION



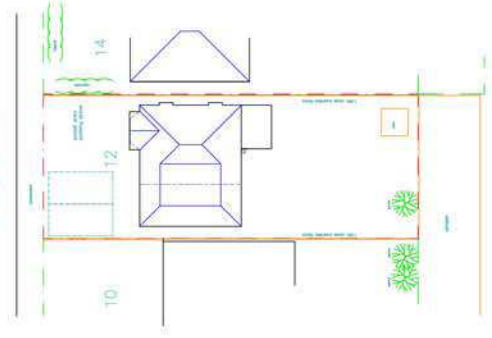
SECTION A-A



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



BLOCK PLAN  
Scale 1:200

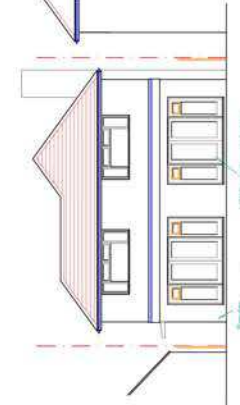


NO. 17	FIRST FLOOR AREA	REV. B
A	GENERAL POSITION	DATE JAN 14
REV.	DATE	DESCRIPTION
JOB		
12 CHERRY ORCHARD		
WEST DRAYTON		
TITLE		
EXISTING LAYOUT		
PRG. No.	3019-01	REV. B
SCALE	1:100	DATE JAN 14
CHECKED		DATE
		DATE

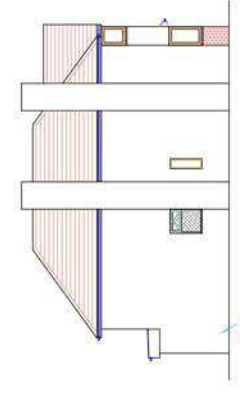
TOWERS DRAWING SERVICES.  
Herefield Oil Terminal,  
Harvil Road, Herefield, UB9 6JJ,  
01895 812822



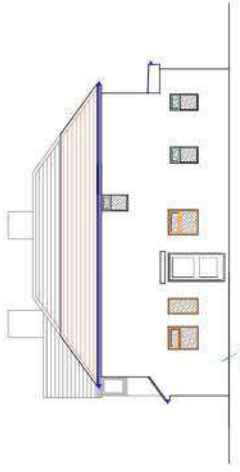
FRONT ELEVATION



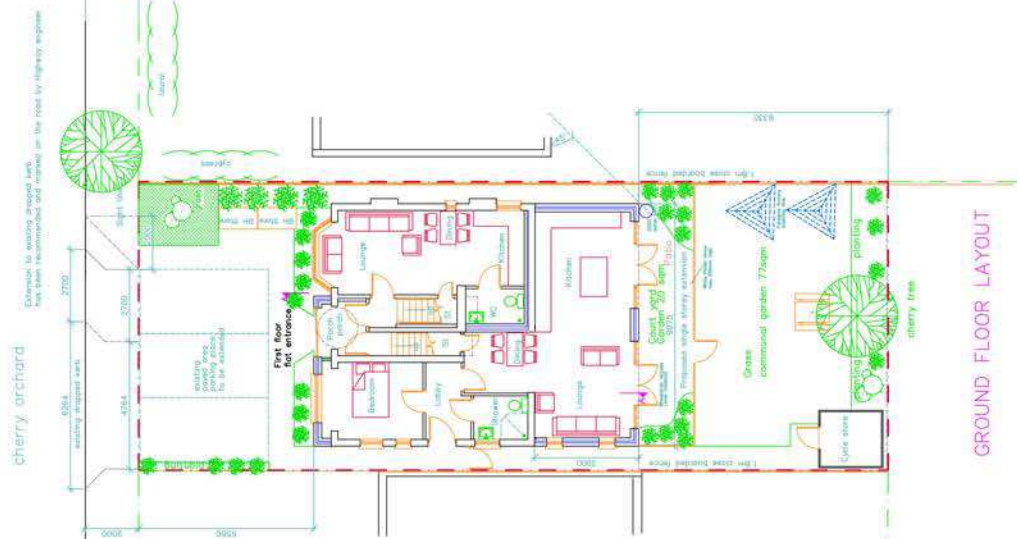
REAR ELEVATION



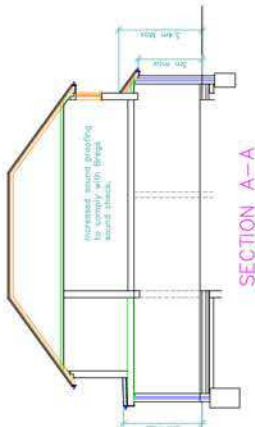
SIDE ELEVATION



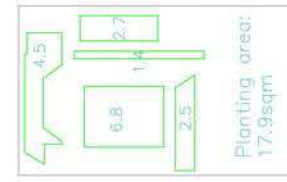
SIDE ELEVATION



GROUND FLOOR LAYOUT



SECTION A-A

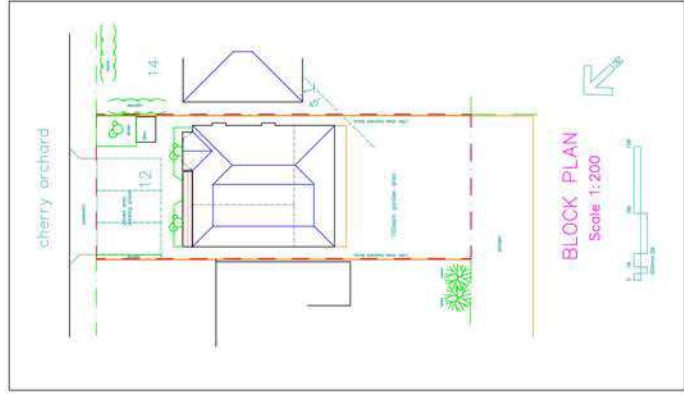


Planting area: 17.9sqm

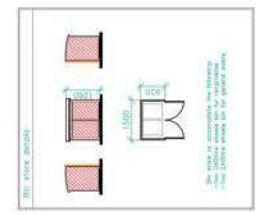
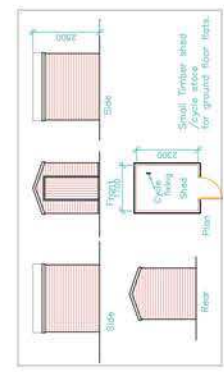


Planting area calculation

1. Do not scale from this drawing.
2. All dimensions to be shown on this drawing are in millimetres unless otherwise stated.
3. In case of discrepancies in drawings, drawings shall prevail over verbal instructions.
4. For any information not covered by these drawings refer to TOWERS DRAWING SERVICES for further information.
5. The contractor must ensure that all work is completed in accordance with the drawings and specifications.
6. It is the contractor's responsibility to ensure that all work is completed in accordance with the drawings and specifications.
7. If work commences on site without the contractor's written consent, the contractor shall be deemed to have accepted the drawings and specifications.
8. This drawing and all copies embodied therein are the property of TOWERS DRAWING SERVICES and shall remain the property of TOWERS DRAWING SERVICES. No part of this drawing may be reproduced without the written consent of TOWERS DRAWING SERVICES.



BLOCK PLAN Scale 1:200

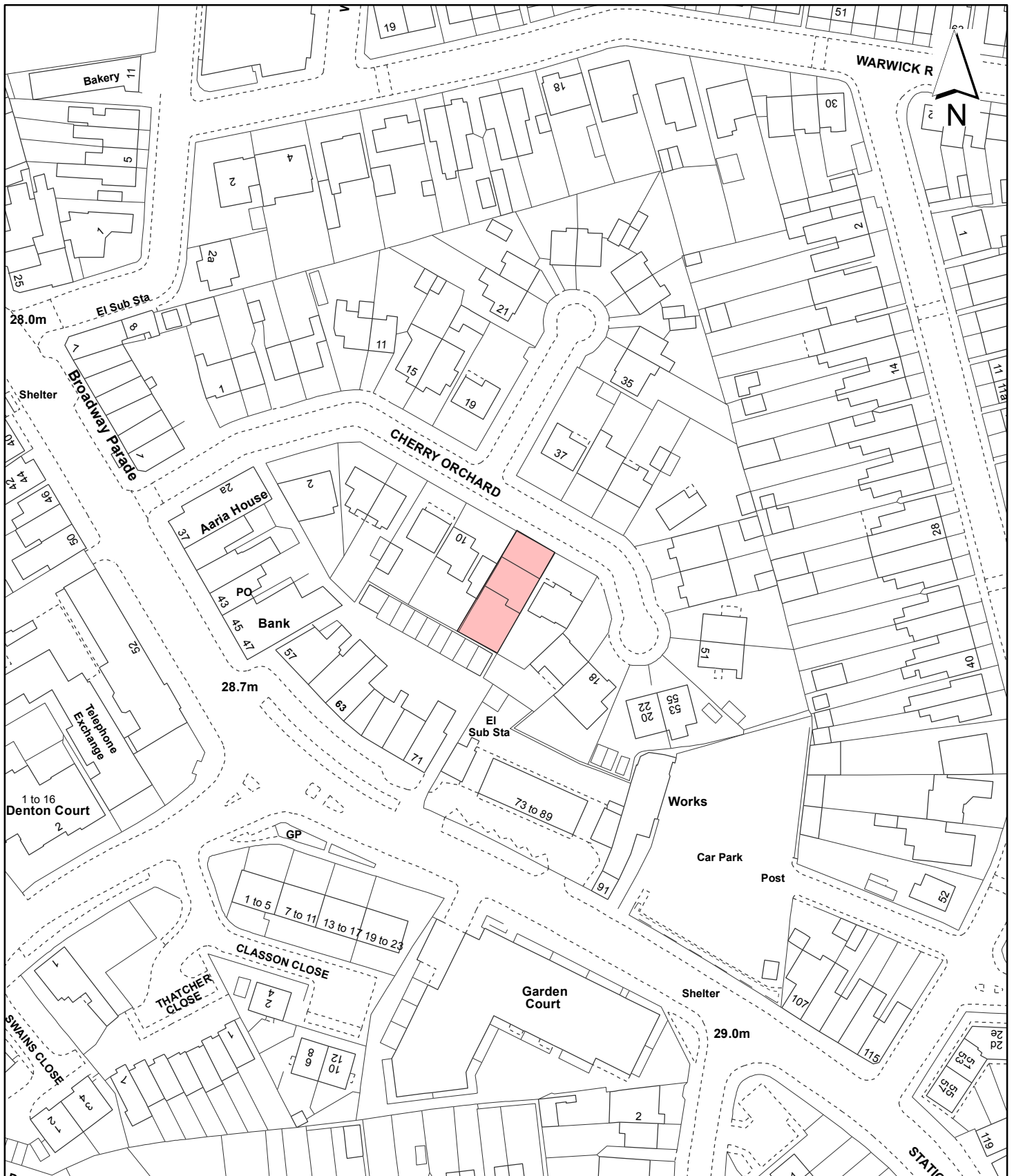


REV	DATE	DESCRIPTION
A	18/09/17	Block Plan Elevations Approved

DRG. No.	3019-06	REV. A
SCALE	1:100	DRN BY GJJ
		DATE AUG 17
		CHECKED BY
		DATE AUG 17

TOWERS DRAWING SERVICES  
 Harefield Oil Terminal  
 Harefield Road, Harefield, UB9 6JJ  
 01895 812822



**Notes**

 Site boundary

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Site Address

**12 Cherry Orchard  
 West Drayton**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**28519/APP/2017/3254**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**March  
 2018**



**Report of the Head of Planning, Sport and Green Spaces**

**Address** STOCKLEY PARK EAST MAIN ENTRANCE BENNETSFIELD ROAD  
STOCKLEY PARK

**Development:** Installation of freestanding sign

**LBH Ref Nos:** 69635/ADV/2017/133

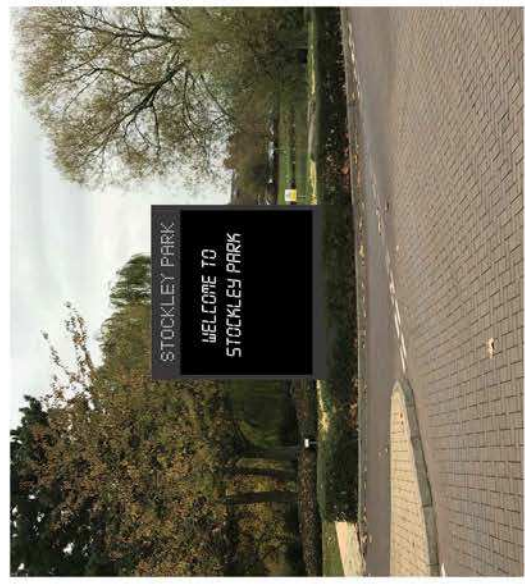
**Date Plans Received:** 27/11/2017

**Date(s) of Amendment(s):**

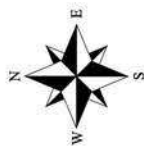
**Date Application Valid:** 11/01/2018



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  - 2) DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES.
  - 3) MEASURED SURVEY UNDERSTANDING OF THE EXISTING OCCUPATION, SURFACES, AND UTILITIES MUST BE OBTAINED FROM THE CLIENT.
  - 4) ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO WORKING COMMENCEMENT.



PHOTOGRAPH OF PROPOSED DISPLAY BOARD



KEY

- THE ARENA DEMISE
- STOCKLEY PARK DEMISE
- LOCATION OF NEW ENTRANCE DISPLAY BOARD

REV	DETAILS	DATE	BY
A.	ISSUING STOCKLEY DEMISE TO BELIE	03/07/2018	AM
B.	SCALE ENLARGED	10/07/2018	AM

CLIENT  
**STOCKLEY PARK ESTATES**  
**COMPANY LTD**

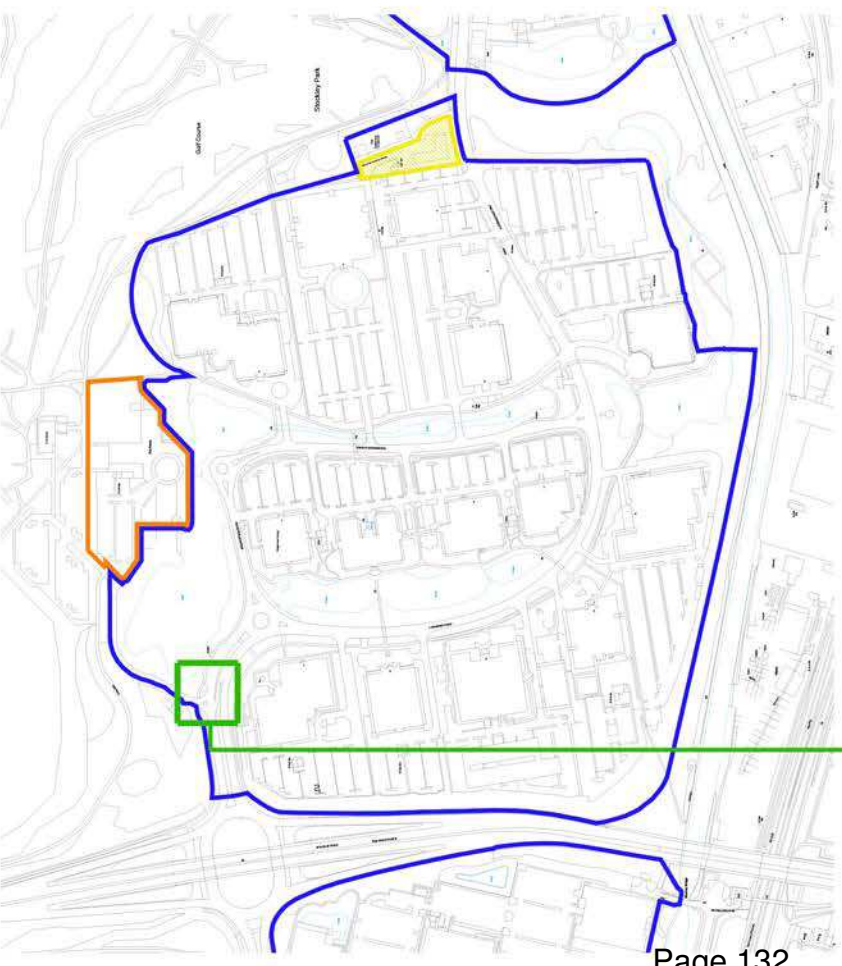
PROPERTY ADDRESS  
**STOCKLEY PARK**  
**UXBRIDGE**  
**UB11 1HU**

DRAWING TITLE  
**PLANNING APPLICATION FOR**  
**NEW ENTRANCE DISPLAY BOARD**

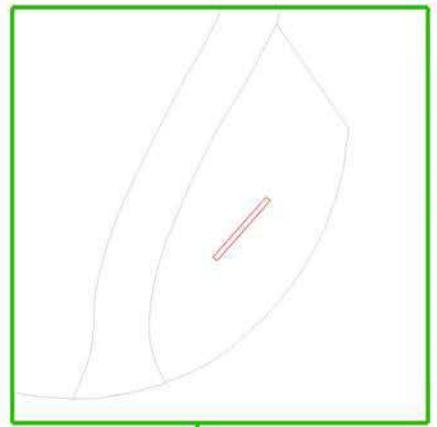
SCALE	DATE	DATE	DATE
VARIABLES SEE DRAWING	10/07/2018		
DRAWN BY	CHECKED BY		
AM	DC		
JOB NO.	DRAWING	REV.	REV.
100000	STOCKLEY	0	0

**mum**  
**BUILDING CONSULTANCY**  
 WWW.MUMAPP.COM  
 180 GREAT PORTLAND STREET  
 LONDON W1A 1LQ  
 020 7868 5500

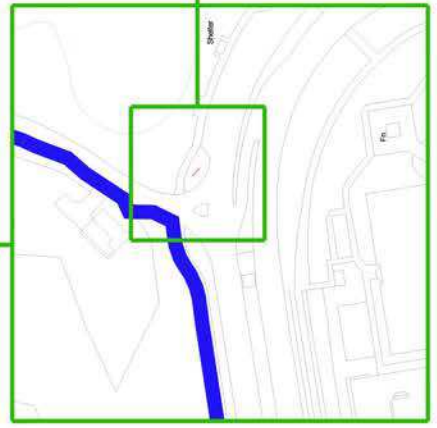
PLANNING APPLICATION



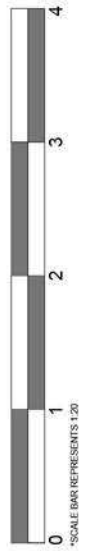
LOCATION PLAN - SCALE = 1:2500 @ A1

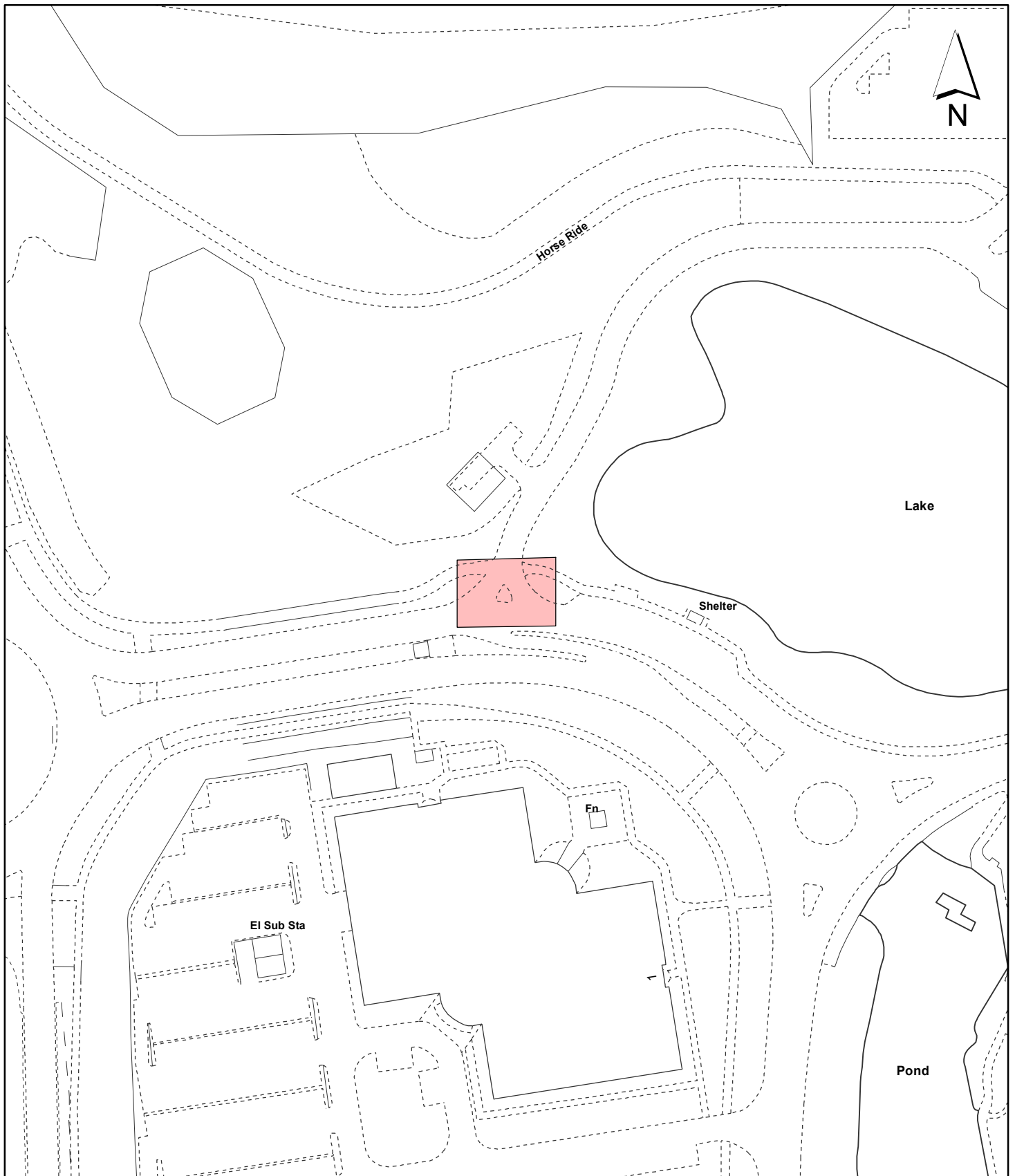


LOCATION PLAN - SCALE = 1:100 @ A1




LOCATION PLAN - SCALE = 1:750 @ A1





**Notes**

 Site boundary

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Site Address

**Stockley Park East  
Main Entrance  
Benetsfield Road**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**69635/ADV/2017/133**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**March 2018**



**HILLINGDON**  
LONDON

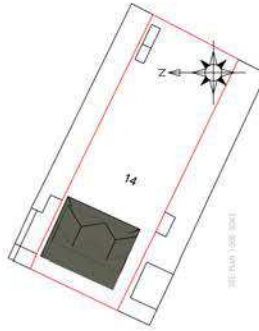
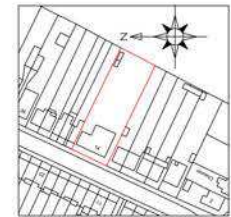
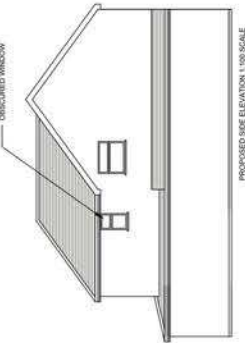
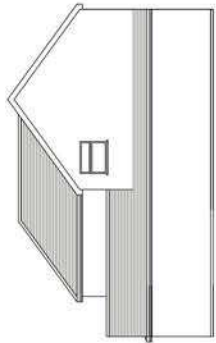
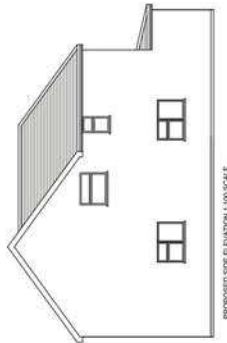
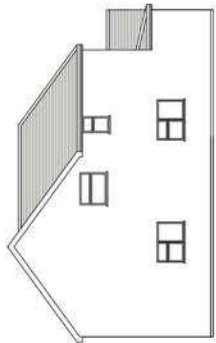
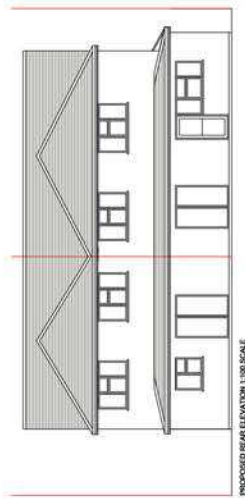
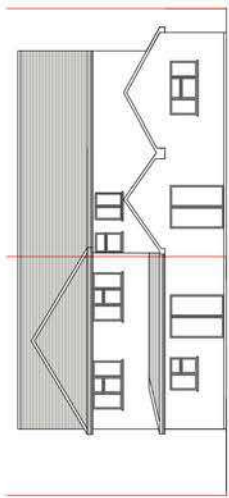
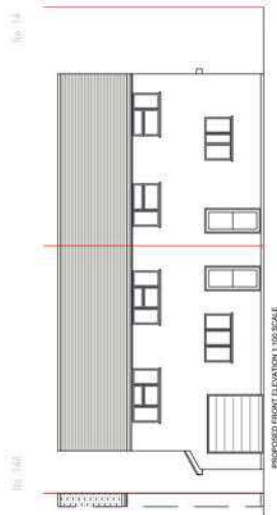
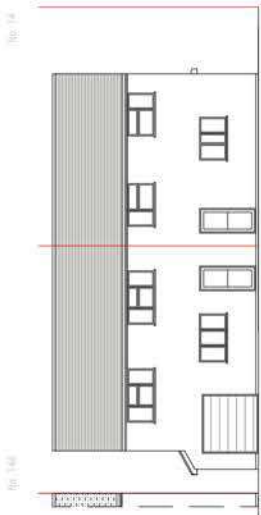
**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND FORMING PART OF 14 MOORFIELD ROAD COWLEY  
**Development:** First floor rear extension  
**LBH Ref Nos:** 69313/APP/2017/4614

**Date Plans Received:** 21/12/2017  
**Date Application Valid:** 09/01/2018

**Date(s) of Amendment(s):**





DESCRIPTION:  
PROPOSED FIRST FLOOR REAR  
EXTENSION

CLIENT: MR SINGH  
SITE ADDRESS:  
14A MOOREFIELD ROAD  
UXBRIDGE  
UB8 3SL

SCALE: 1:100 @A1  
DRAWING NUMBER: PLS/BA/IA/11  
DATE: 14/05/17  
REVISIONS:



e-mail: abj@urbanedgeps@gmail.com  
Tel: 0770 2167000

DISCLAIMER:  
THESE DRAWINGS SHOULD BE APPROVED  
BY LOCAL AUTHORITY OR ARCHITECTS  
INSPECTOR BEFORE WORK CAN START  
DO NOT SCALE FROM DRAWING  
MEASUREMENTS TO BE TAKEN ON SITE  
PARTY WALL/CT ACT 1997 TO BE  
CONSIDERED FOR NEIGHBOURHOODS BY  
CLIENT BEFORE COMMENCING WORKS.  
ALL WORKS INCLUDING FOUNDATIONS,  
RETAINING WALLS AND OTHERS TO BE WITHIN  
BOUNDARY LINES OF SITE.



DESCRIPTION:  
PROPOSED FIRST FLOOR REAR  
EXTENSION

CLIENT: MR SINGH  
SITE ADDRESS:  
14A MOOREFIELD ROAD  
UXBRIDGE  
UB8 3SL

SCALE: 1:100 @A1  
DRAWING NUMBER: P14SB6822  
DATE: 15/07/2017  
REVISIONS:



e-mail: abj@urbanplanning@gmail.com  
Tel: 0770 2167000

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INSPECTOR BEFORE WORK CAN START

DO NOT SCALE FROM DRAWING  
MEASUREMENTS TO BE TAKEN ON SITE  
PARTY WALL/CT ACT 1997 TO BE  
APPLIED TO ALL PARTY WALLS BY  
CLIENT BEFORE COMMENCING WORKS  
ALL WORKS INCLUDING FOUNDATIONS,  
RETAINING WALLS AND FENCES TO BE WITHIN  
BOUNDARY LINES OF SITE

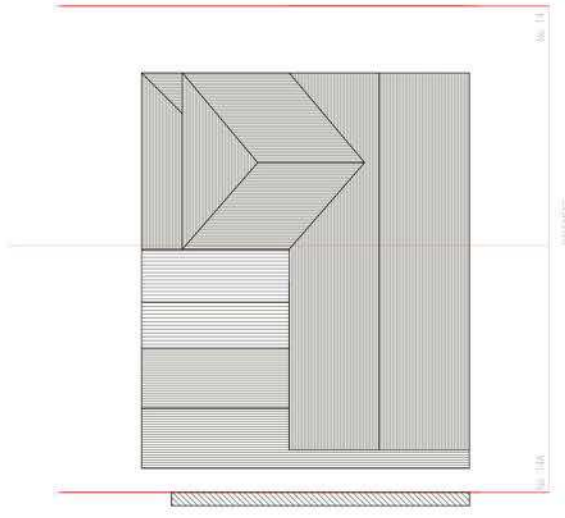


FIGURE 14A  
FIGURE 14B

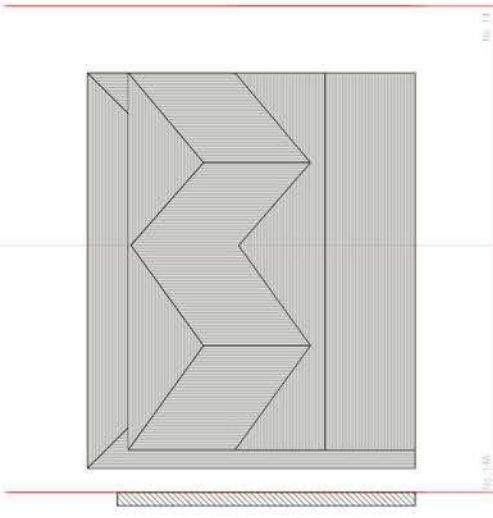


FIGURE 14A  
FIGURE 14B

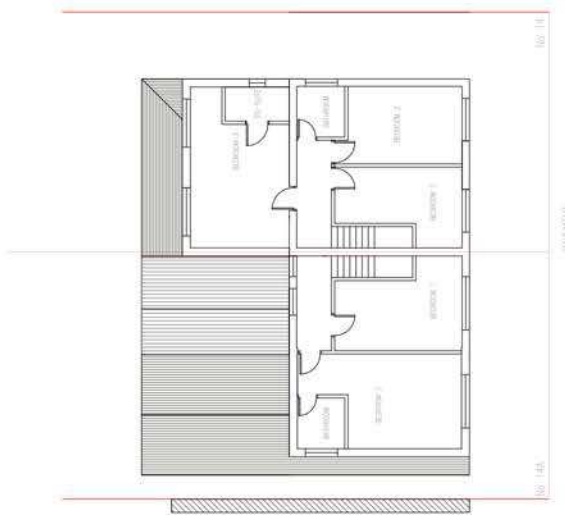


FIGURE 14A  
FIGURE 14B

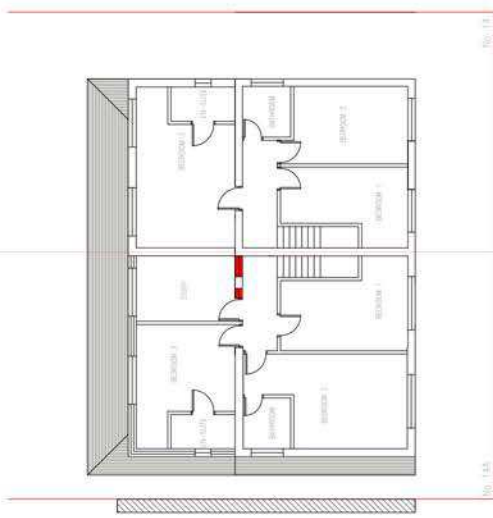


FIGURE 14A  
FIGURE 14B

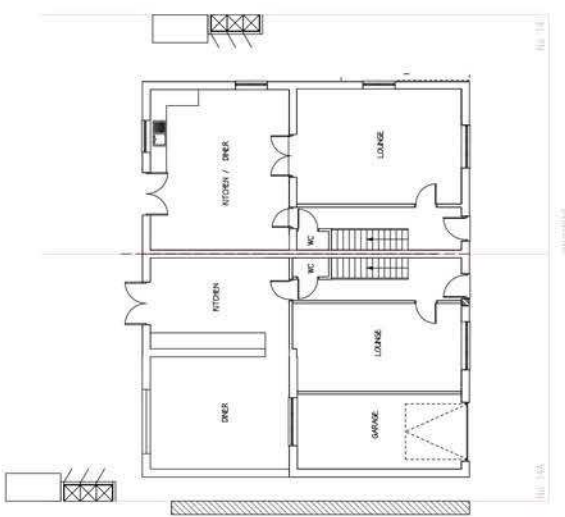


FIGURE 14A  
FIGURE 14B

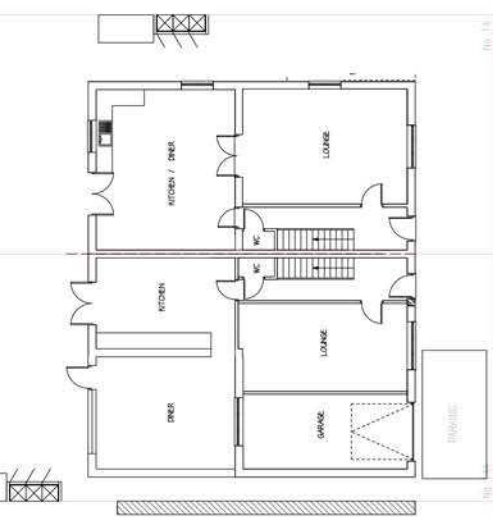
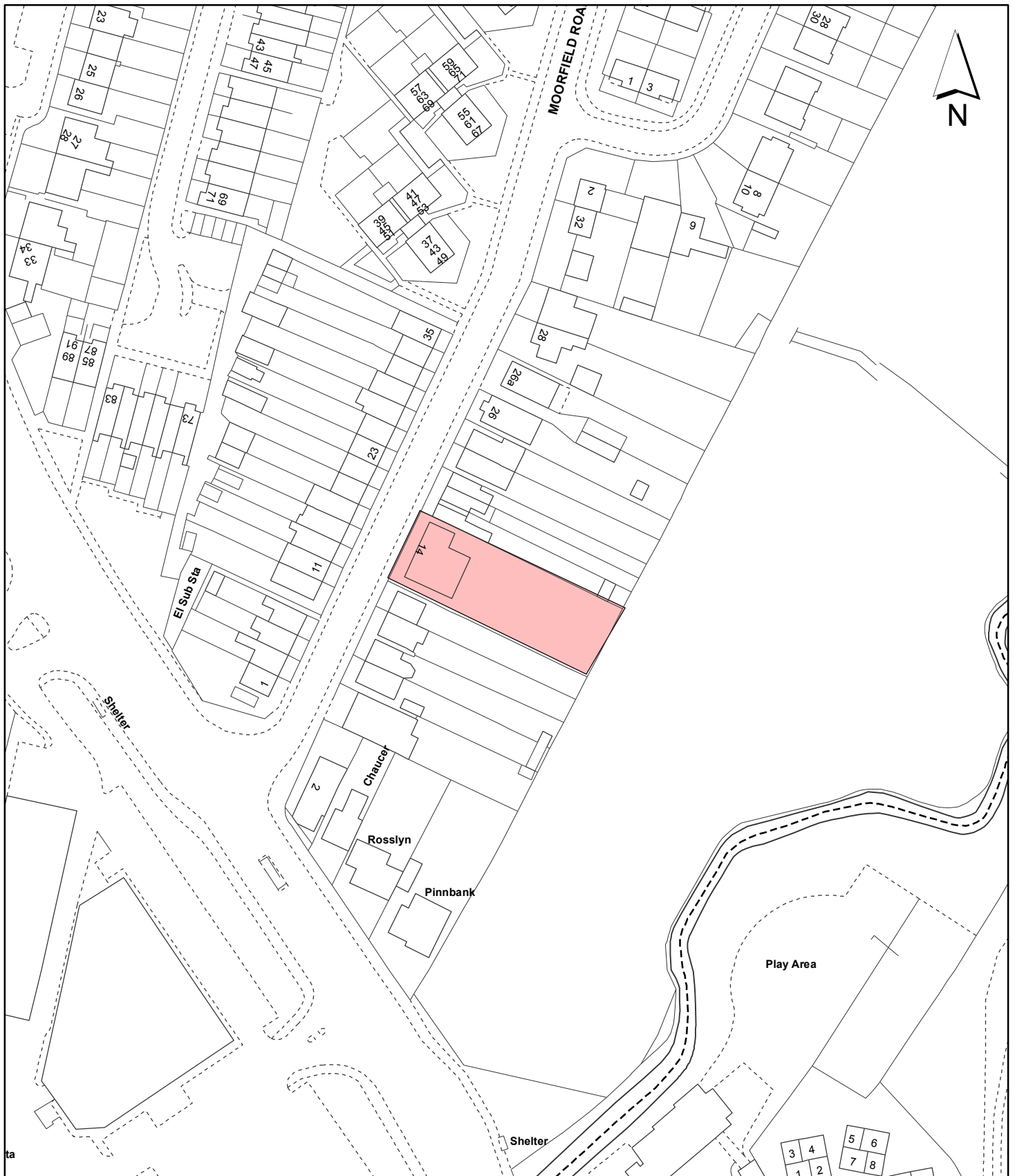


FIGURE 14A  
FIGURE 14B





**Notes**

 Site boundary

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Site Address

**14 Moorfield Road  
 Cowley**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:

**69313/APP/2017/4614**

Scale

**1:1,250**

Planning Committee

**Central and South**

Date

**March 2018**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 29 MANOR LANE HARLINGTON

**Development:** Conversion of roofspace to habitable use to include a front dormer.

**LBH Ref Nos:** 15434/APP/2017/2673

**Date Plans Received:** 21/07/2017

**Date(s) of Amendment(s):** 21/07/2017

**Date Application Valid:** 28/07/2017

28/02/2018

**General Notes**

© ABAY ARCHITECTURE RIBA

All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.

Written dimensions to be taken in preference to scaled dimensions.



Rev	Date	Amendment
-----	------	-----------

**CLIENT**

Mr. & Mrs. Money  
29 Manor Lane  
Harington  
UB3 5EG

**PROJECT**

EXISTING  
Site & Location Plan

**DATE**

18/07/17

**SCALE**

1:200 and 1:1250 @ A1

**DRAWN**

NA

**REV**

-

**DRAWING NUMBER**

1074-P-300

Neha Abayawardana RIBA  
abay-architecture@yahoo.com

**ABAY ARCHITECTURE**

**General Notes**

• ABAY ARCHITECTURE RIBA  
 All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.  
 Written dimensions to be taken in preference to scaled dimensions.

**ABAY ARCHITECTURE**

Rev	Date	Amendment

**CLIENT**  
 Mr. & Mrs. Money  
 29 Manor Lane  
 Harlington  
 UB3 5EG

**PROJECT**  
 EXISTING  
 Plans

**DATE**  
 18/07/17

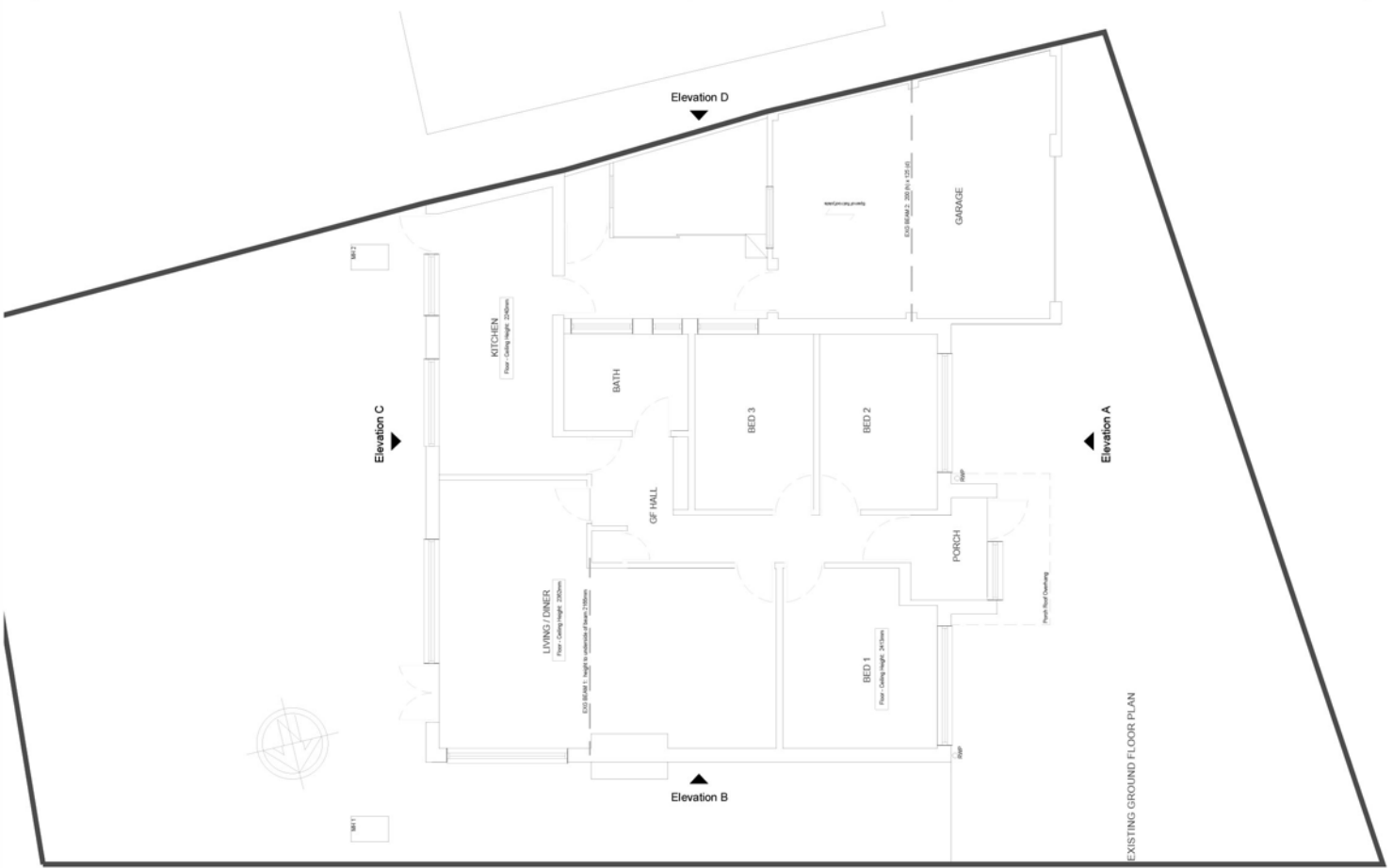
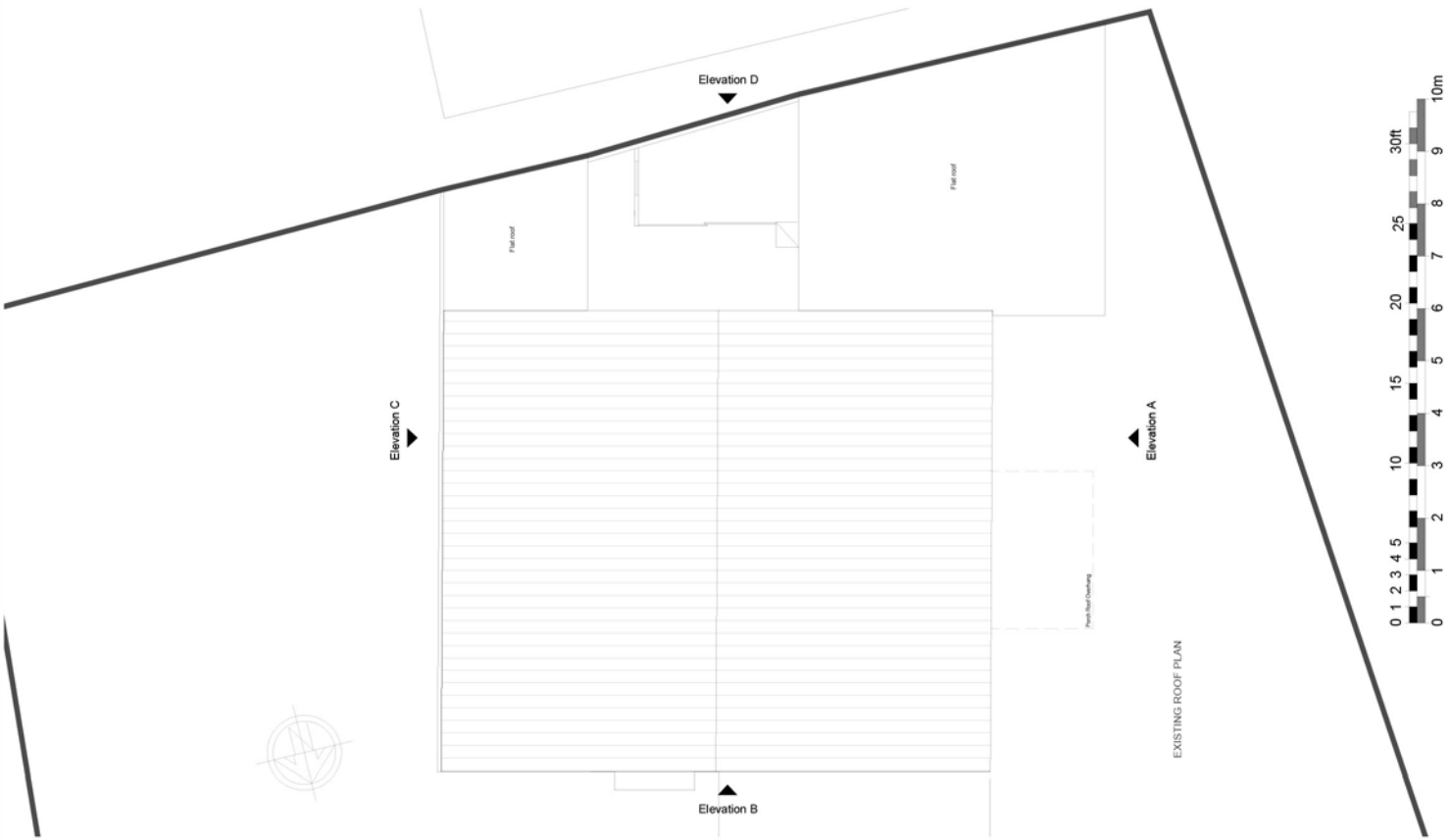
**SCALE**  
 1:50 @ A1

**DRAWN**  
 NA

**REV**

**DRAWING NUMBER**  
 1074-P-301

Neha Abayawardana RIBA  
 abay-architecture@yahoo.com

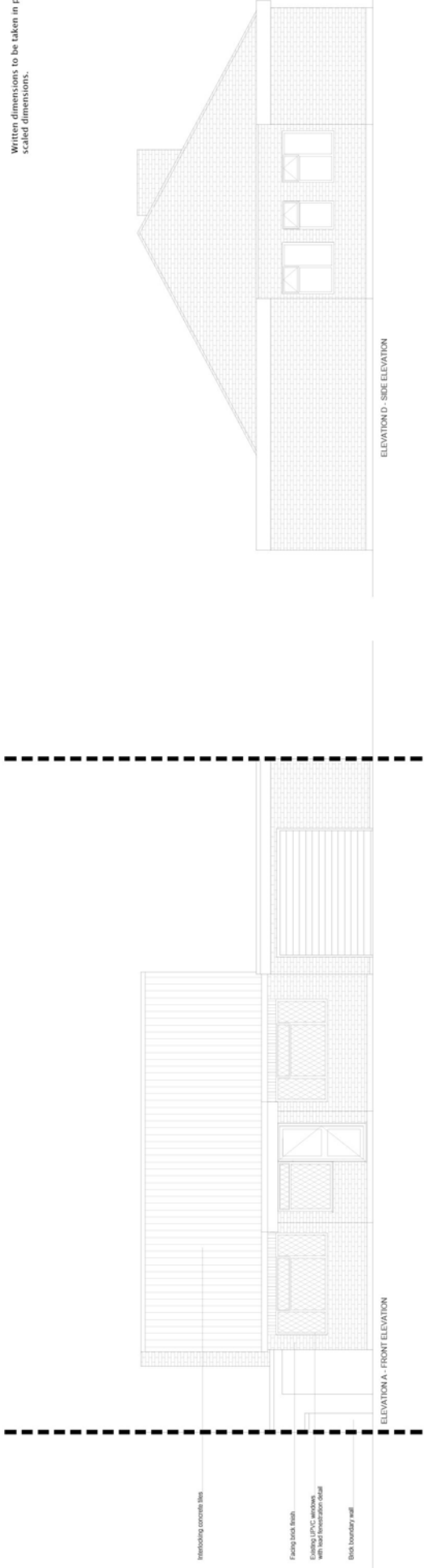


**General Notes**

© ABAY ARCHITECTURE RIBA

All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.

Written dimensions to be taken in preference to scaled dimensions.



Reinforcing concrete ties

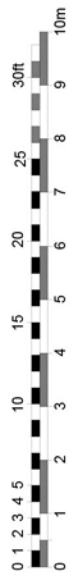
Facing brick finish  
Existing UPVC windows  
with lead replacement detail  
Block boundary wall

ELEVATION A - FRONT ELEVATION

ELEVATION D - SIDE ELEVATION

ELEVATION C - REAR ELEVATION

ELEVATION B - SIDE ELEVATION



Rev	Date	Amendment
-----	------	-----------

**CLIENT**  
Mr. & Mrs. Money  
29 Manor Lane  
Harrington  
UB3 5EG

**PROJECT**  
**EXISTING**  
**Elevations**

**DATE**  
18/07/17

**SCALE**  
1:50 @ A1

**DRAWN**  
NA

**REV**

**DRAWING NUMBER**  
1074-P-302

Neha Abayawardana RIBA  
abay-architecture@yahoo.com

ABAY ARCHITECTURE



**General Notes**

© ABAY ARCHITECTURE RIBA

All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.

Written dimensions to be taken in preference to scaled dimensions.

Rev	Date	Amendment
C	26.01.18	Loft layout amended.
B	16.01.18	Amendments to front dormer
A	12.12.17	Dormer style and scale amended.

**ABAY ARCHITECTURE**

**CLIENT**  
Mr. & Mrs. Money  
29 Manor Lane  
Harrington  
UB3 5EG

**PROJECT**  
PROPOSED  
Plans

**DATE**  
18/07/17

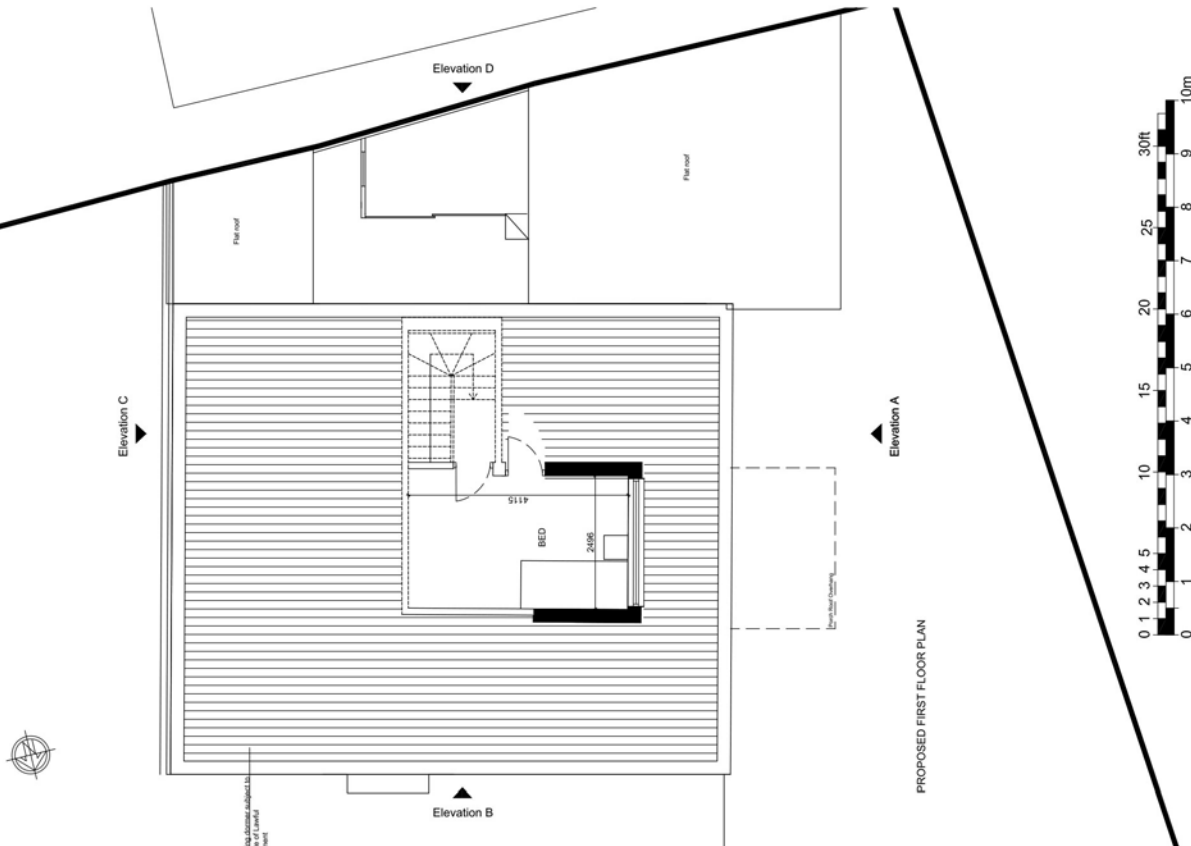
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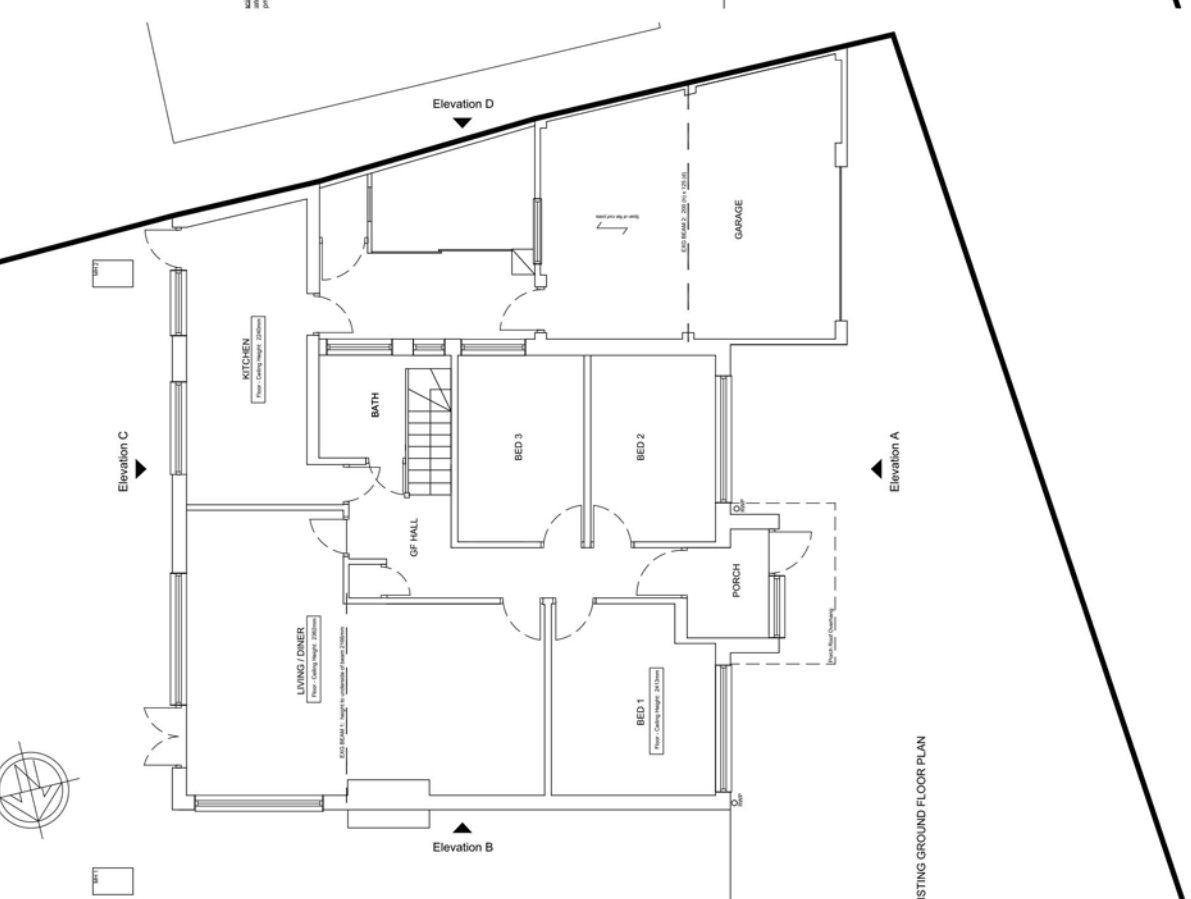
**REV**  
C

**DRAWING NUMBER**  
1074-P-303

Neha Abayawardana RIBA  
abay-architecture@yahoo.com



PROPOSED FIRST FLOOR PLAN



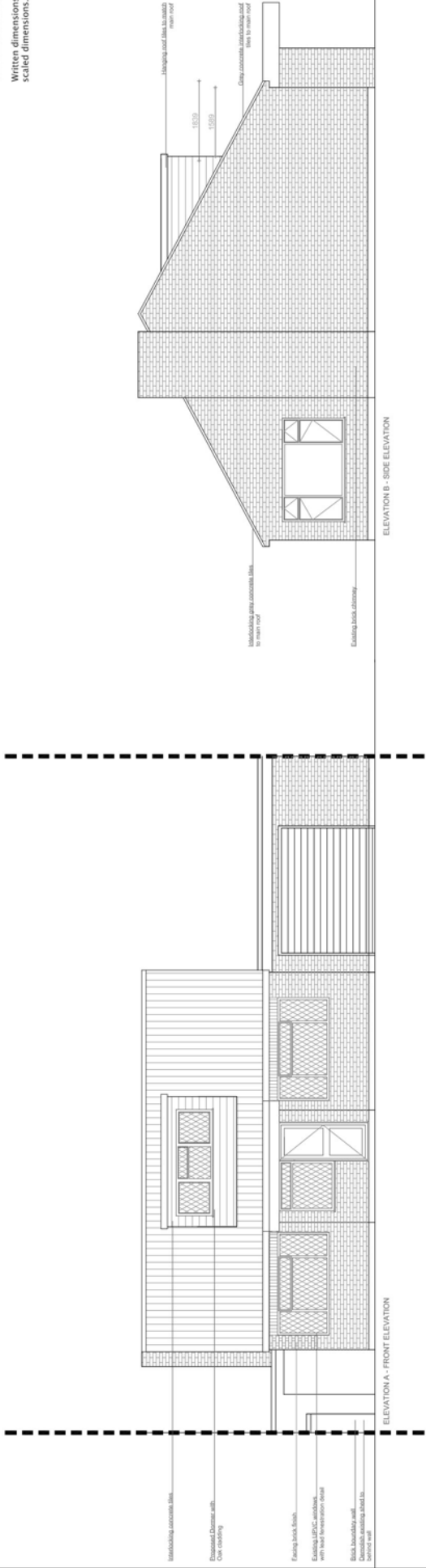
EXISTING GROUND FLOOR PLAN

**General Notes**

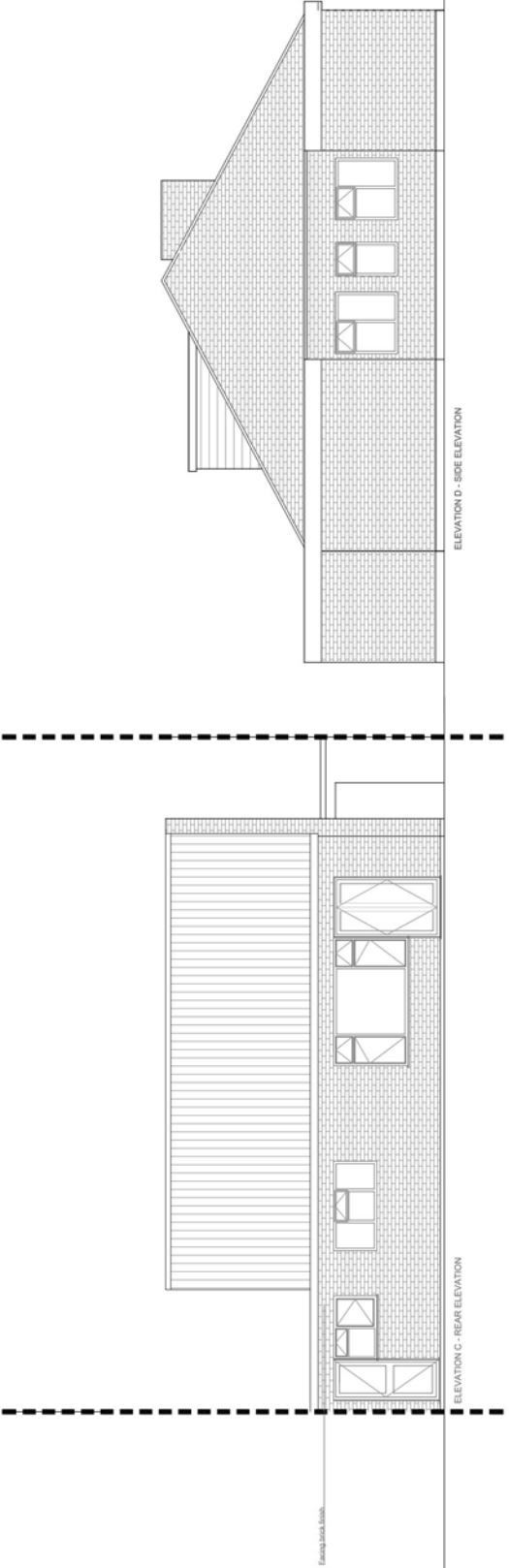
© ABAY ARCHITECTURE RIBA

All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.

Written dimensions to be taken in preference to scaled dimensions.



Rev	Date	Amendment
B	16.01.18	Amendments to front dormer
A	12.12.17	Dormer style and scale amended.



**ABAY ARCHITECTURE**

**CLIENT**  
Mr. & Mrs. Money  
29 Manor Lane  
Harrington  
UB3 5EG

**PROJECT**  
**PROPOSED**  
Elevations

**DATE**  
18/07/17

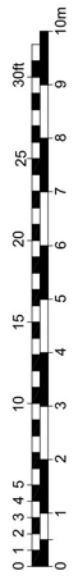
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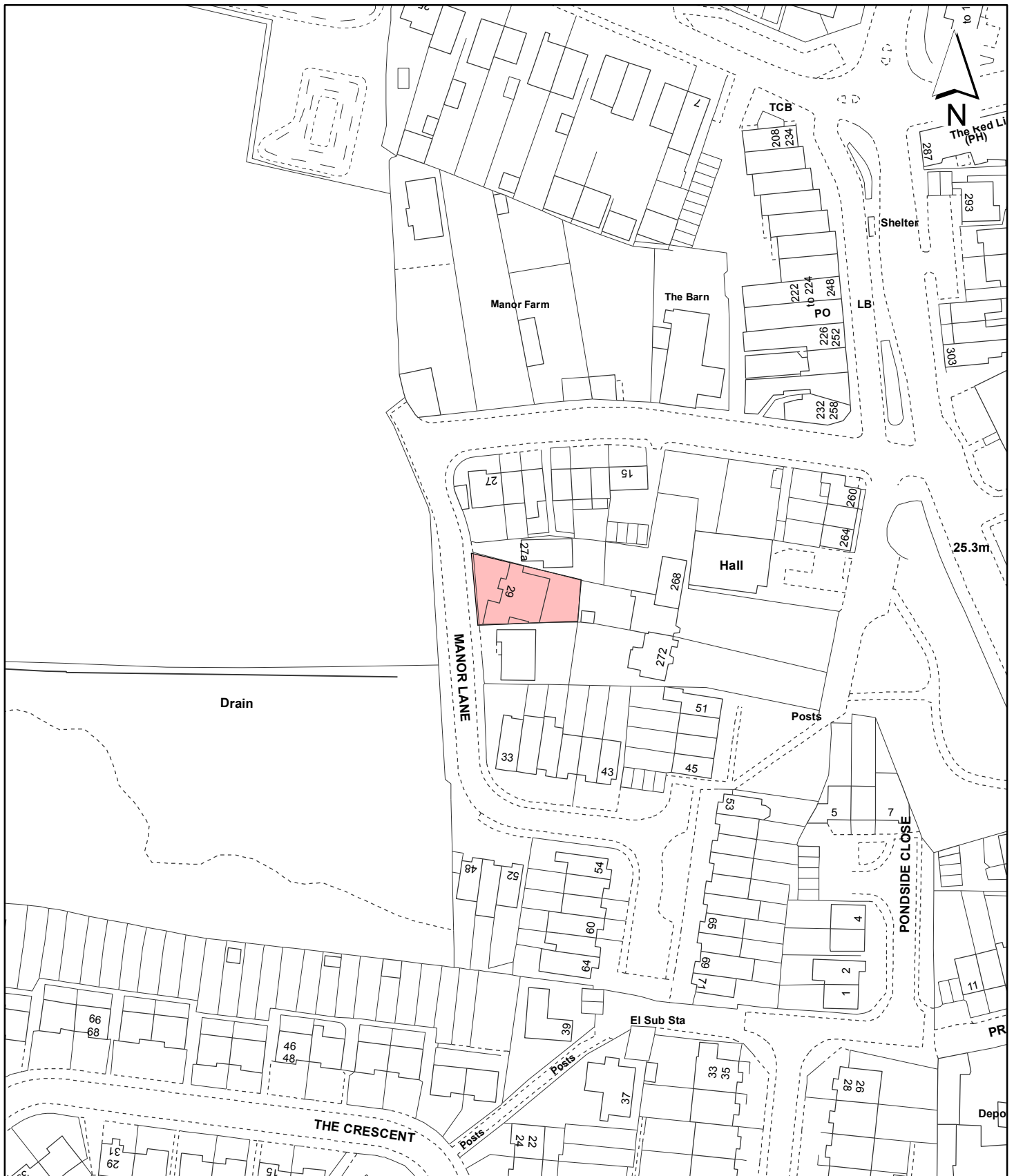
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**REV**  
B

**DRAWING NUMBER**  
1074-P-304

Neha Abayawardana RIBA  
abay.architecture@yahoo.com





<p><b>Notes</b></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 align="center"><b>29 Manor Lane Harlington</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b></p> <p align="center"><b>Residents Services</b></p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>15434/APP/2017/2673</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>Central and South</b></p>	<p>Date</p> <p align="center"><b>March 2018</b></p>	



**Report of the Head of Planning, Sport and Green Spaces**

**Address** 74 LONG LANE HILLINGDON  
**Development:** Part two storey, part single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 1 side rooflight and 3 front rooflights  
**LBH Ref Nos:** 16806/APP/2017/4000

**Date Plans Received:** 03/11/2017      **Date(s) of Amendment(s):** 03/11/2017  
**Date Application Valid:** 06/12/2017      06/12/2017

SITE LOCATION PLAN

AREA 2 HA

SCALE: 1:1250 on A4

CENTRE COORDINATES: 507484 , 183073

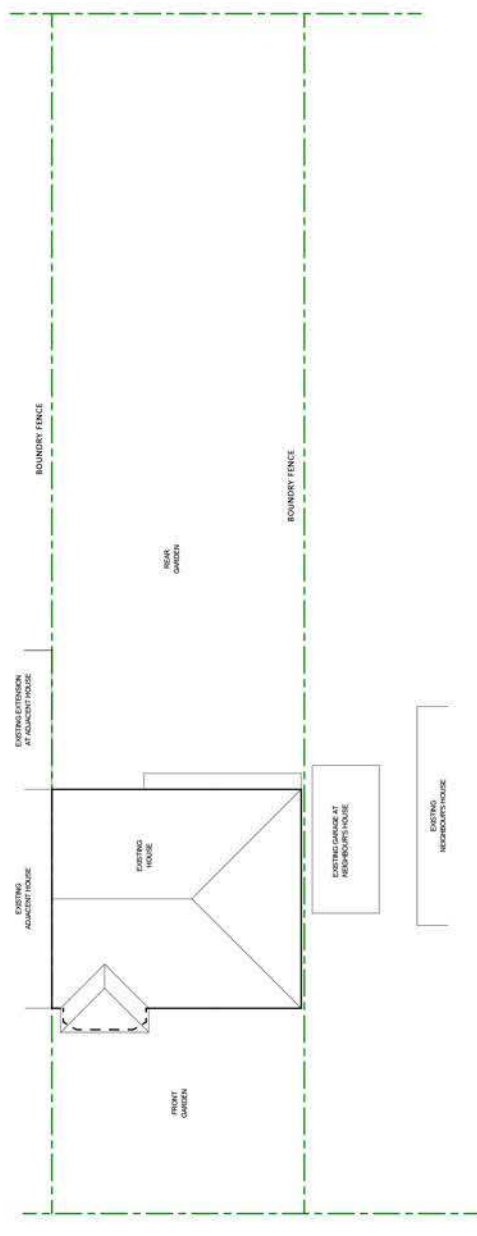
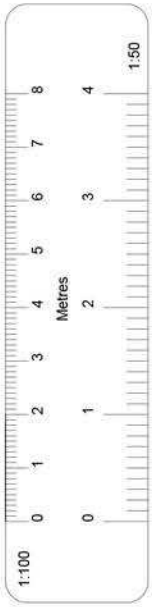


Supplied by Streetwise Maps Ltd

[www.streetwise.net](http://www.streetwise.net)

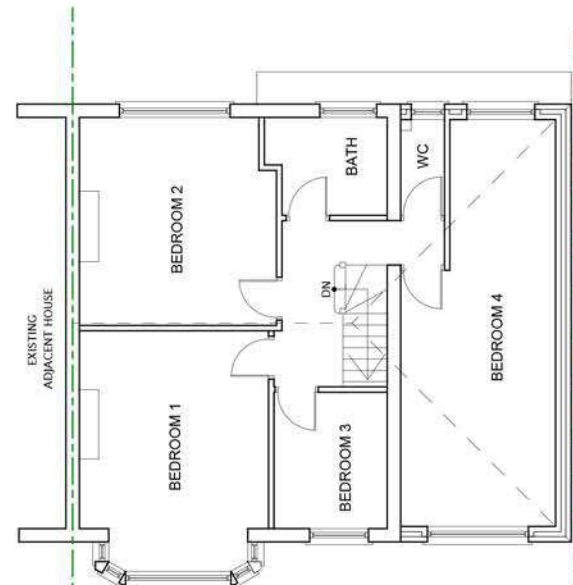
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16:03:58 31/10/2017

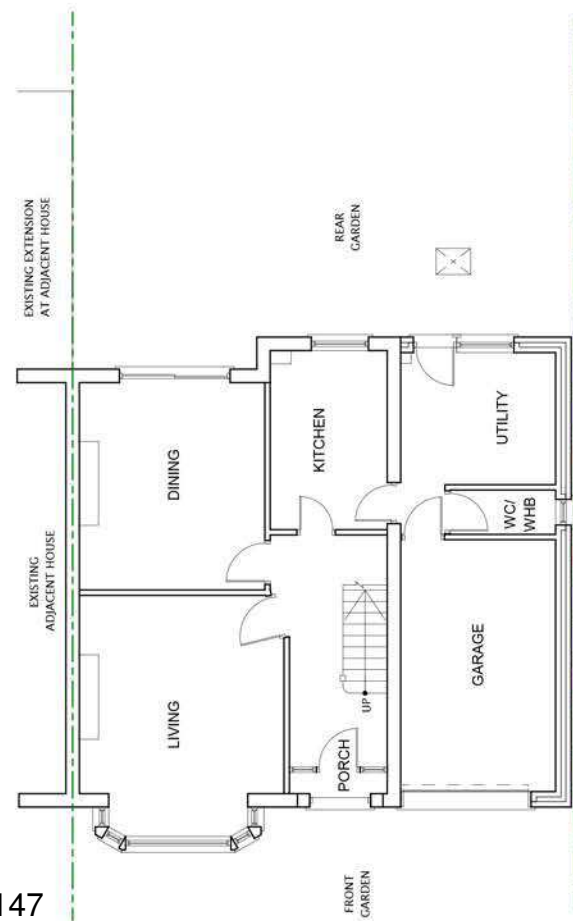


EXISTING BLOCK PLAN (SCALE 1:200)

All dimensions verified on site.  
 All work to comply with British Standards, Codes 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 building surveyor.  
 Builder to serve building notice and comply fully in all respects.  
 Owner responsible for completion with 1 Party Water etc. Act 1996.2. Trimmings water Build Over Agreement.  
 All work to be in accordance with the Building Regulations with Build Over agreement as approved by Thomas Water.  
 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 living and electrical work will be designed, installed, inspected and signed in accordance with the Building Regulations (BS7671:2001 (IET Wiring Regulations), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) 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 is responsible for the payment of the Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.  
 Upgrade doors to minimum 20mins. fire rated.  
 Smoke detection provided through out complying with requirements of BS5839 part 6.

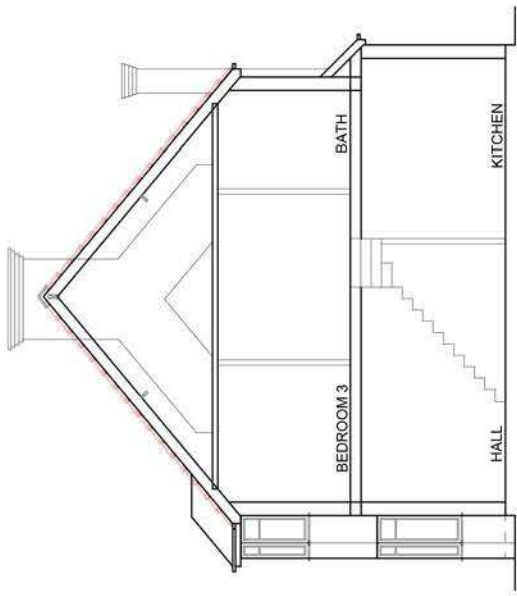
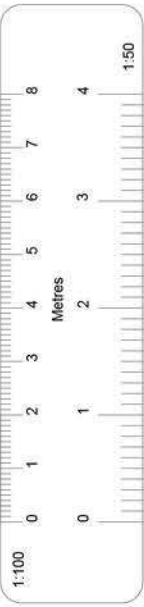


EXISTING FIRST FLOOR PLAN

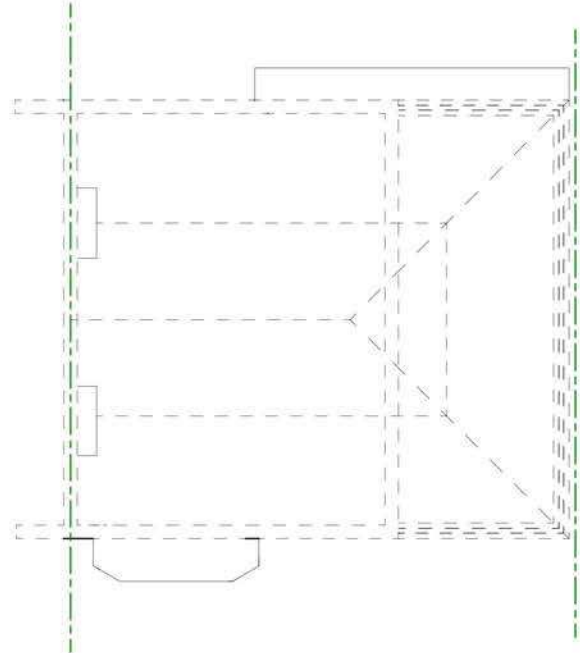


EXISTING GROUND FLOOR PLAN

DATE	REVISION
COPYRIGHT	
JOB TITLE: 74 LONG LANE, HELLINGDON.	
DRAWING TITLE: EXISTING FLOOR PLANS AND BLOCK PLAN	
SCALE: 1:100	
DATE: OCT 2017	DRAWN BY:
DRG NO. 1775SLH101	REV.



EXISTING LOFT SECTION



EXISTING LOFT FLOOR PLAN

All dimensions verified on site.  
 All work to comply with British Standards. Code of practice.  
 All work to be in accordance with client instructions.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of 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 necessary notices 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. All electrical work to be carried out by a competent person registered with an electrical self-certification scheme, (BRE, BS, 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. All work to comply with the Local Authority Building Control Dept.

- Ⓜ Upgrade doors to minimum 20mins. fire rated.
- Ⓢ Smoke detection provided through out complying with requirements of BS5839 part 6.

DATE	REVISION

COPYRIGHT

JOB TITLE  
 74 LONG LANE,  
 HELLINGDON

DRAWING TITLE  
 EXISTING LOFT FLOOR PLAN AND SECTION

SCALE : 1:100

DATE: OCT. 2017

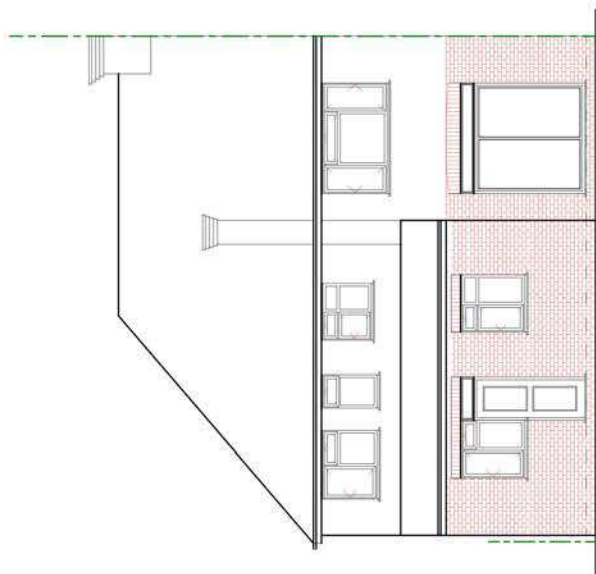
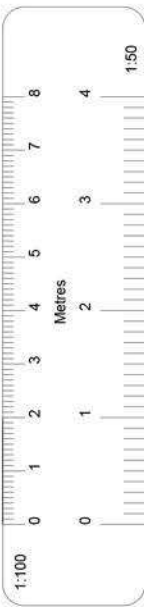
DRAWN BY:

DRG. NO.

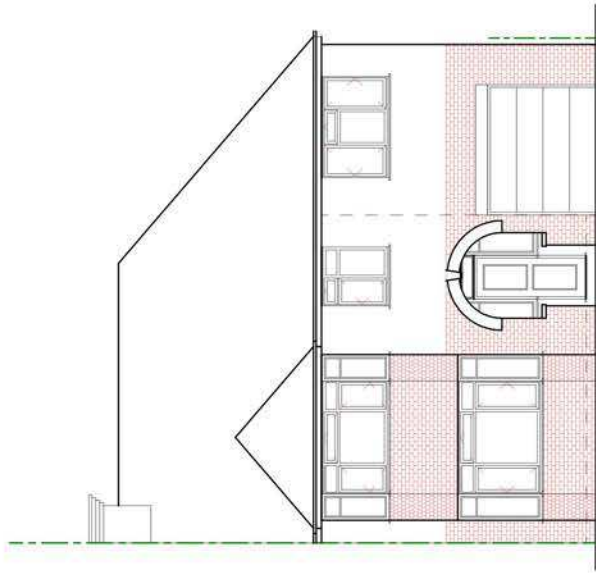
REV.

1775LUP105

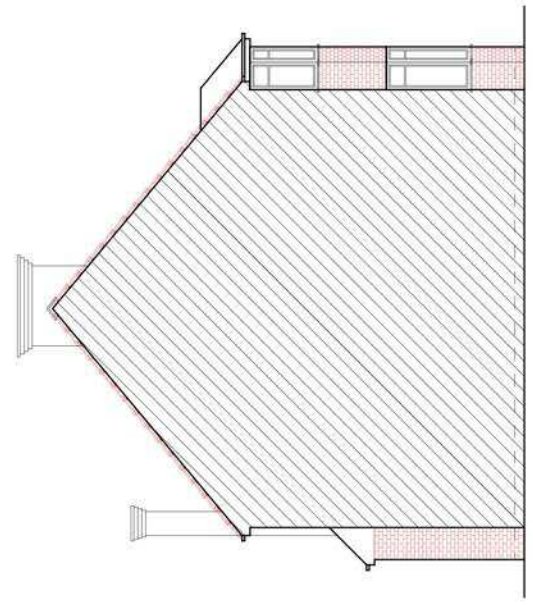




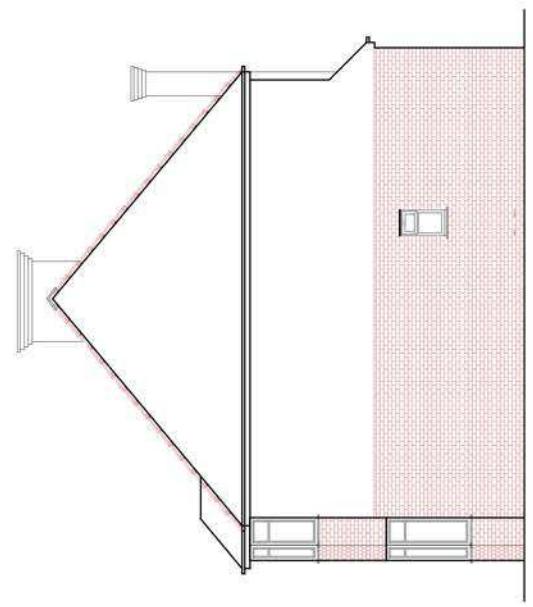
EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION

All dimensions verified on site.  
 All work to comply with British Standards, Codes of practice.  
 All internal works to be in accordance with client requirements.  
 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 1996, 2. Thames water Build Over Agreement.  
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.  
 All necessary permits to be obtained.  
 All necessary recommendations to be followed.  
 Works 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 the relevant self-regulating body (SRP) (BSI, ELCESA, 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 Test Certificate and forward copies to the Local Authority Building Control Dept.  
 Upgrade doors to minimum 20mins, fire rated.  
 Smoke detection provided through out complying with requirements of BS5839 part-6

DATE	REVISION

COPYRIGHT:

JOB TITLE:  
 74 LONG LANE,  
 HILLINGDON

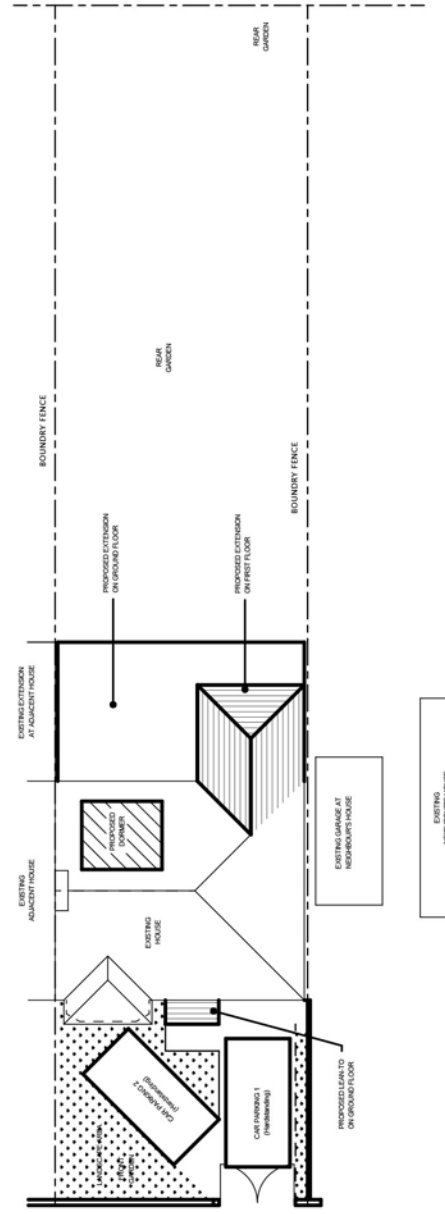
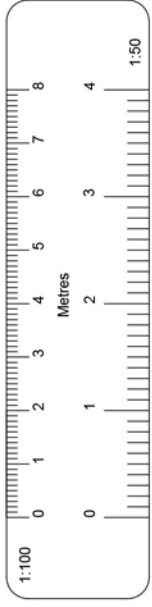
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 EXISTING ELEVATIONS

SCALE: 1:100

DATE: OCT '2017      DRAWN BY:

DRG. NO.      REV.

17/75/LLH/102

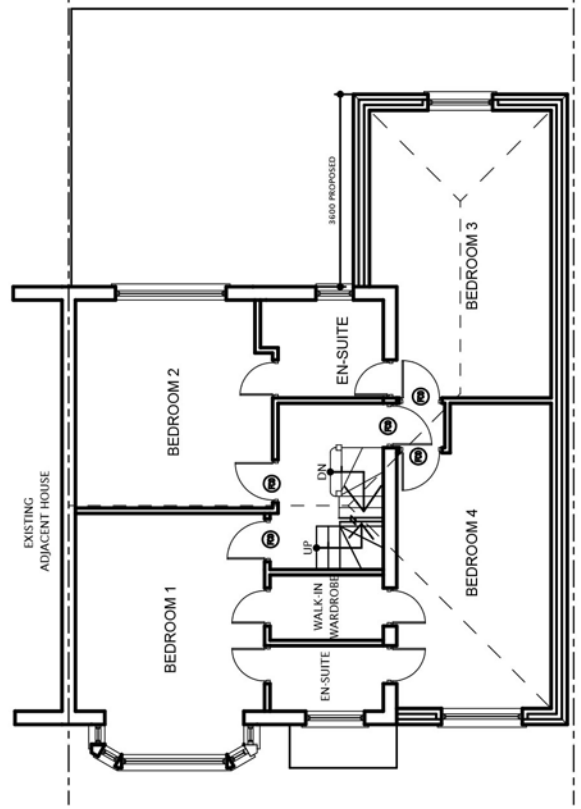


PROPOSED BLOCK PLAN (SCALE 1:200)

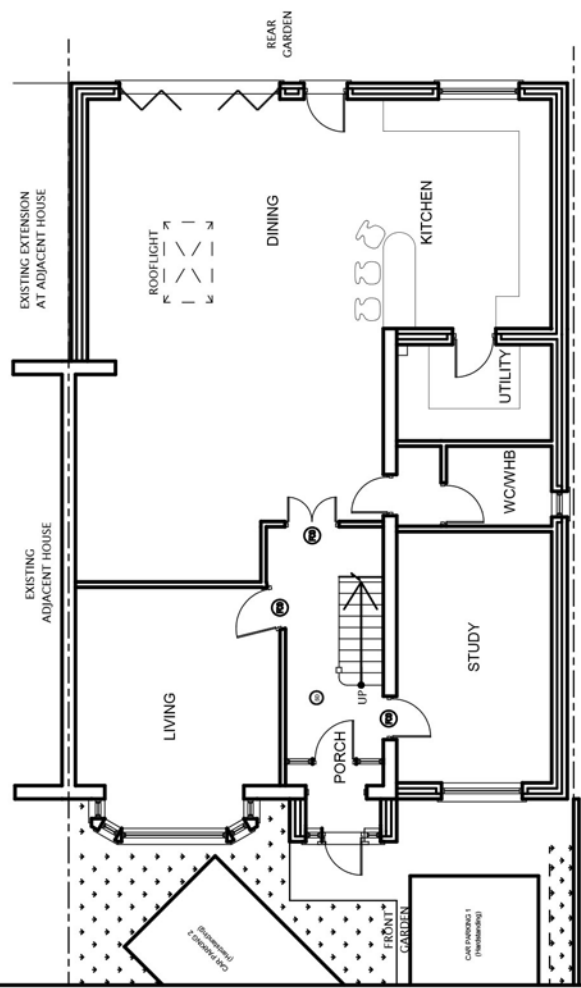
All dimensions verified on site.  
 All work to comply with British Standards, Code of practice.  
 All internal works to be in accordance with client instructions.  
 All external surfacing to match existing.  
 All work to be to the satisfaction of the local authority.  
 The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority.  
 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 manufacturers recommendations.  
 Works to be carried out by a registered electrician 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, (BRE, BSI, ELECSA, NICEIC, or NICEIC), authorised by the Secretary of State.  
 The competent person 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.  
 Upgrade doors to minimum 20mins. fire rated.  
 Smoke detection provided throughout complying with requirements of BS5839 part 4.

DATE	REVISION
COPYRIGHT:	
JOB TITLE: 74 LONG LANE, HILLINGDON.	
DRAWING TITLE: PROPOSED FLOOR PLANS	
SCALE: 1:100	
DATE: 27/02/2018	DRAWN BY:

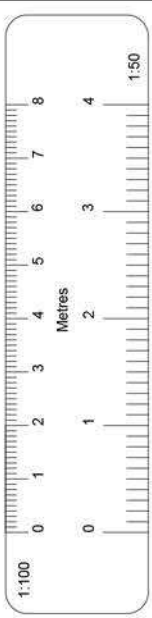
DRG. NO. 1874LLH/03	REV. D
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PROPOSED FIRST FLOOR PLAN



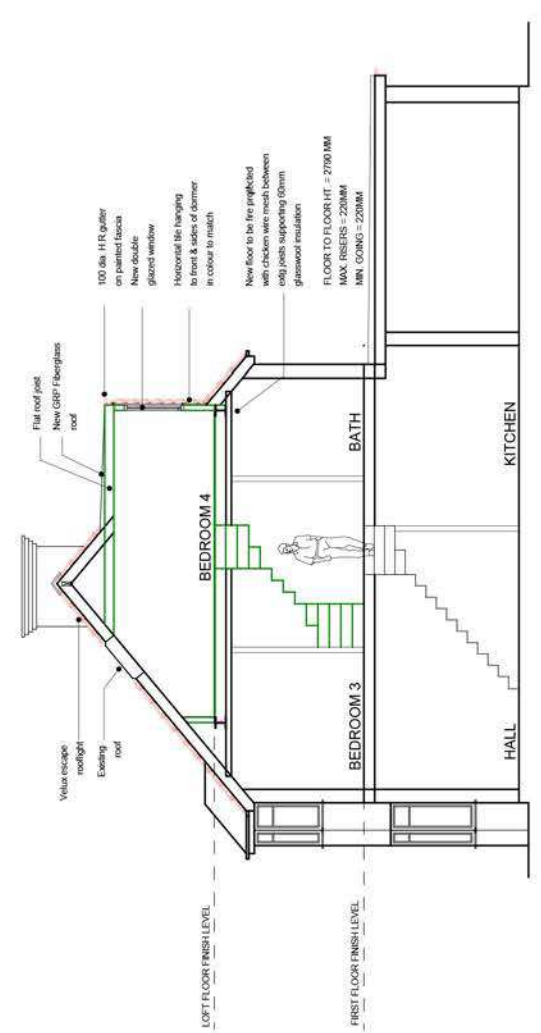
PROPOSED GROUND FLOOR PLAN



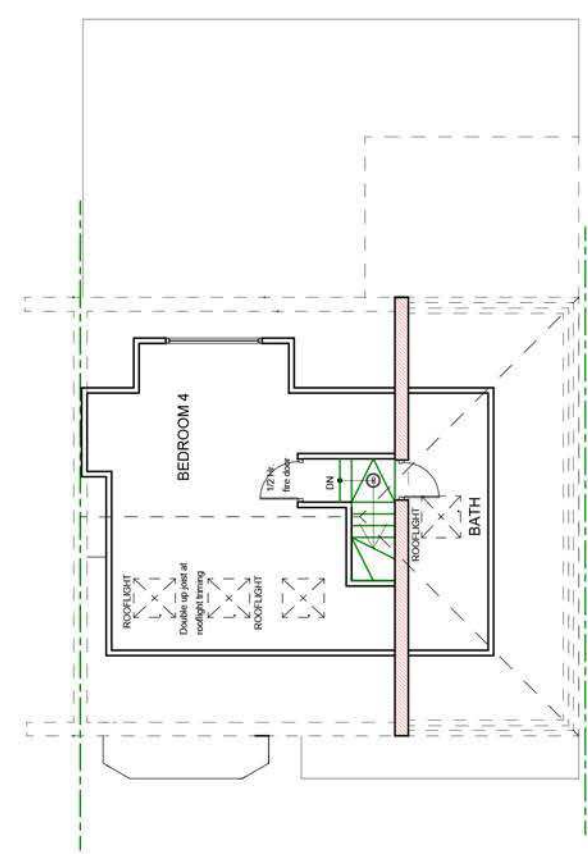
All dimensions verified on site  
 All work to comply with British Standards, Code of practice.  
 All material works to be in accordance with client instructions.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority building surveyor.  
 Builder to serve building notice and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Timbers water Built Over Agreement.  
 All work to be completed in accordance with the Building Over Agreement on approved by Thames Water.  
 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) (IET Wiring Regulations) and BS 7671 (2001) (IET Wiring Regulations) and Building Regulation Part P (Electrical Safety) 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 ensure that the competent person holds a valid certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

- Ⓜ Upgrade doors to minimum 20mins. fire rated.
- Ⓜ Smoke detection provided through out complying with requirements of BS5839 part-6.

DATE	REVISION
COPYRIGHT	
JOB TITLE	
74 LONG LANE, HILLINGDON	
DRAWING TITLE	
PROPOSED LOFT FLOOR PLAN AND SECTION	
SCALE: 1:100	
DATE: 18 JAN 2018	DRAWN BY:
DRG. NO	REV.
18/754LLY/108	A



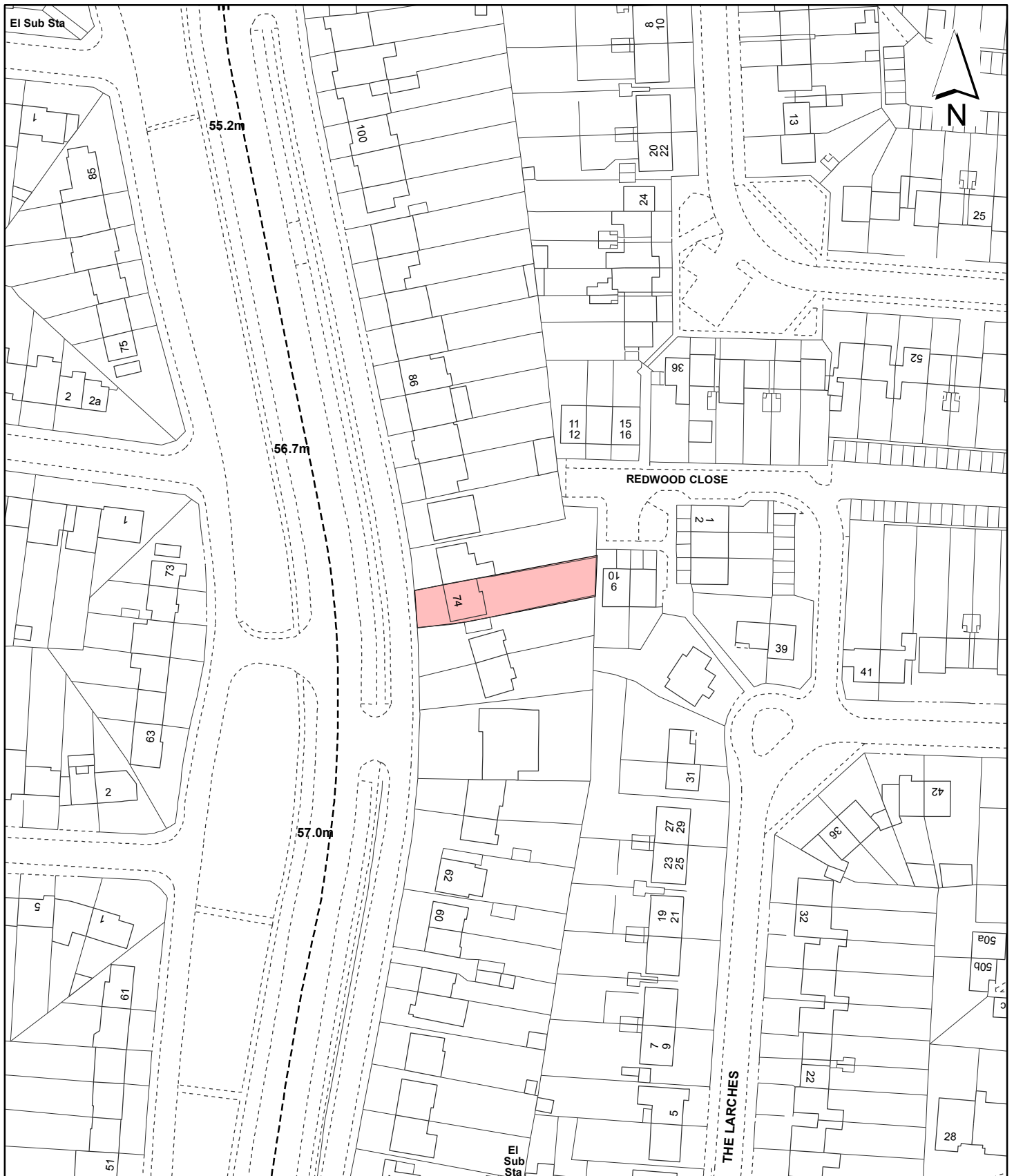
PROPOSED LOFT SECTION




PROPOSED LOFT FLOOR PLAN







**Notes**

 Site boundary

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Site Address

**74 Long Lane  
Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**16806/APP/2017/4000**

Scale

**1:1,250**

Planning Committee

**Central and South**  
Page 153

Date

**March 2018**



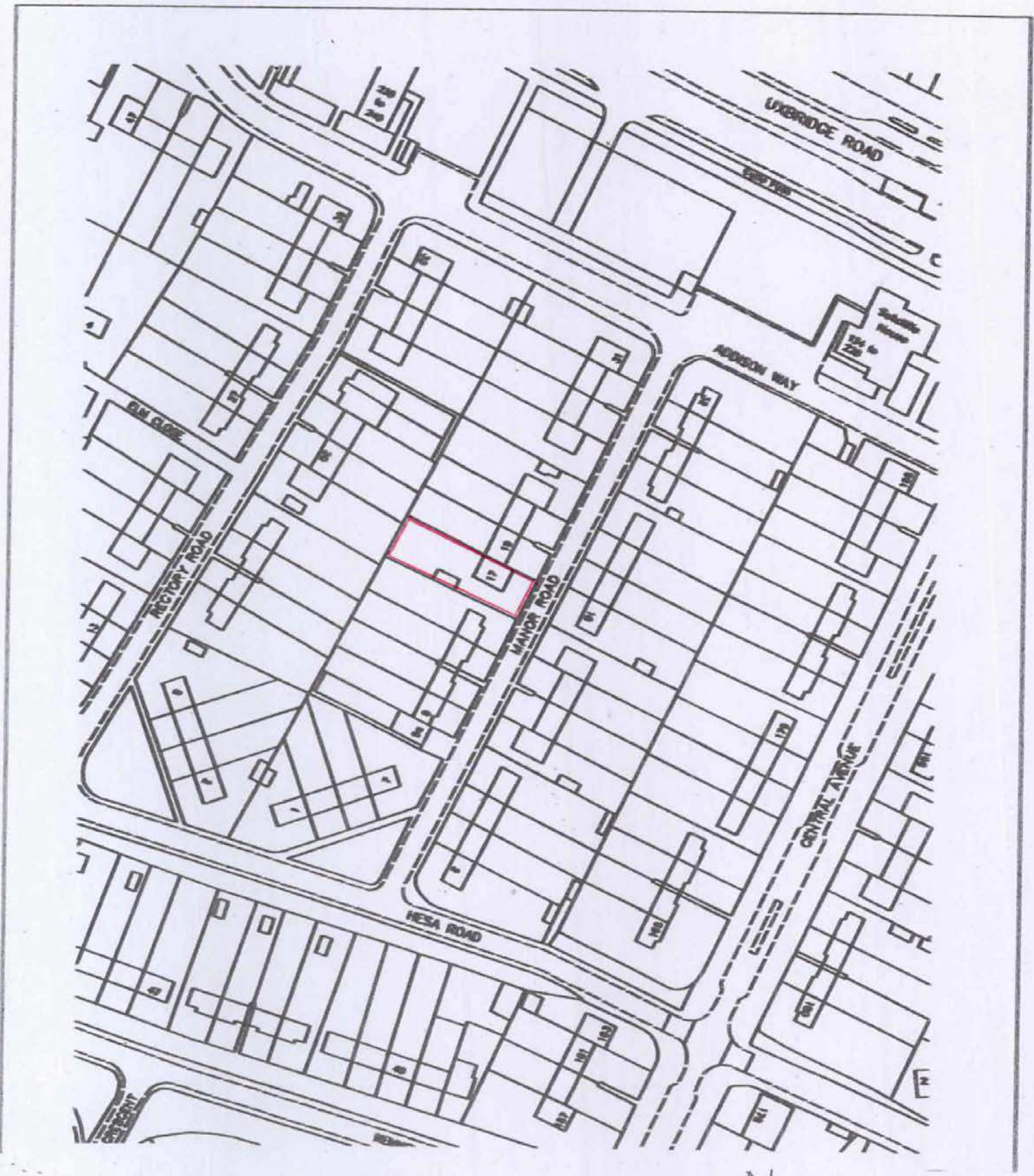
**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 17 MANOR ROAD HAYES  
**Development:** Proposed 2 x storage sheds at rear of garden.  
**LBH Ref Nos:** 30753/APP/2017/3611

**Date Plans Received:** 04/10/2017      **Date(s) of Amendment(s):**  
**Date Application Valid:** 04/10/2017





SCALE: 1:1250

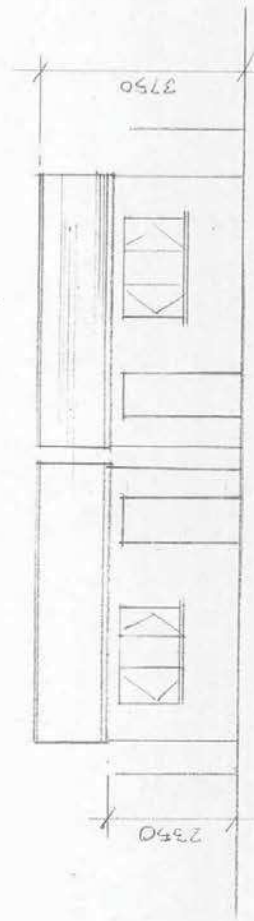


SITE LOCATION PLAN

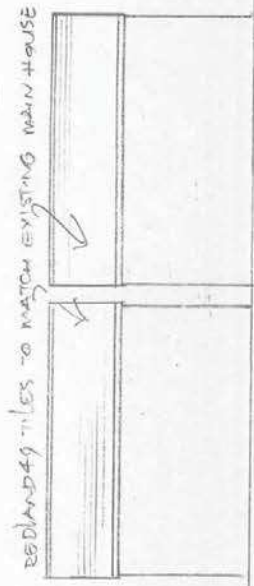
17 MANOR ROAD HAYES

UB3 2DG

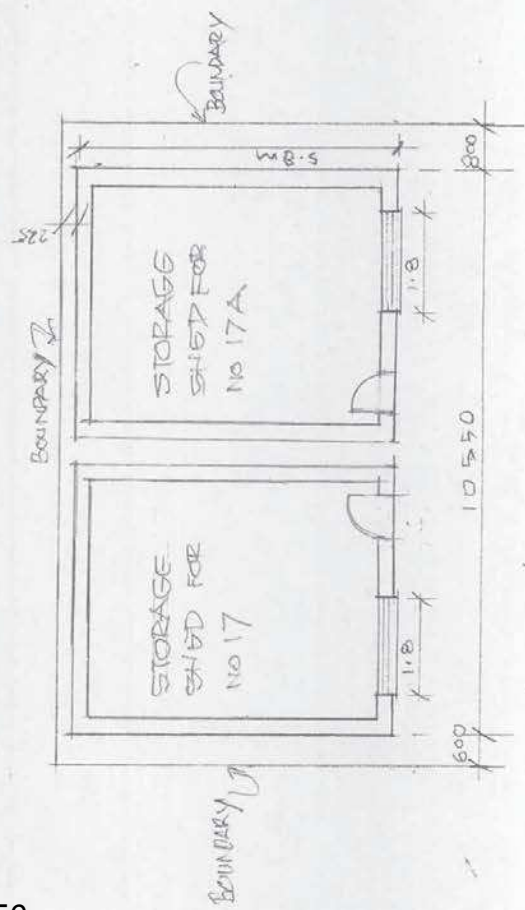




FRONT ELEVATION

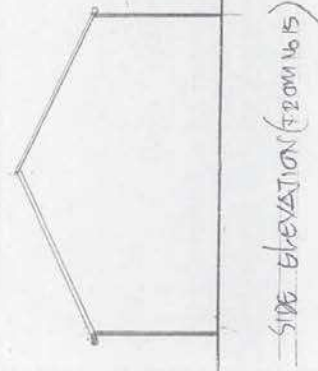


REAR ELEVATION

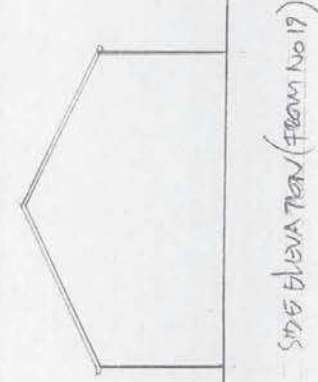


PLAN LAYOUT

- 4 OCT 2017



SIDE ELEVATION (FROM 15)



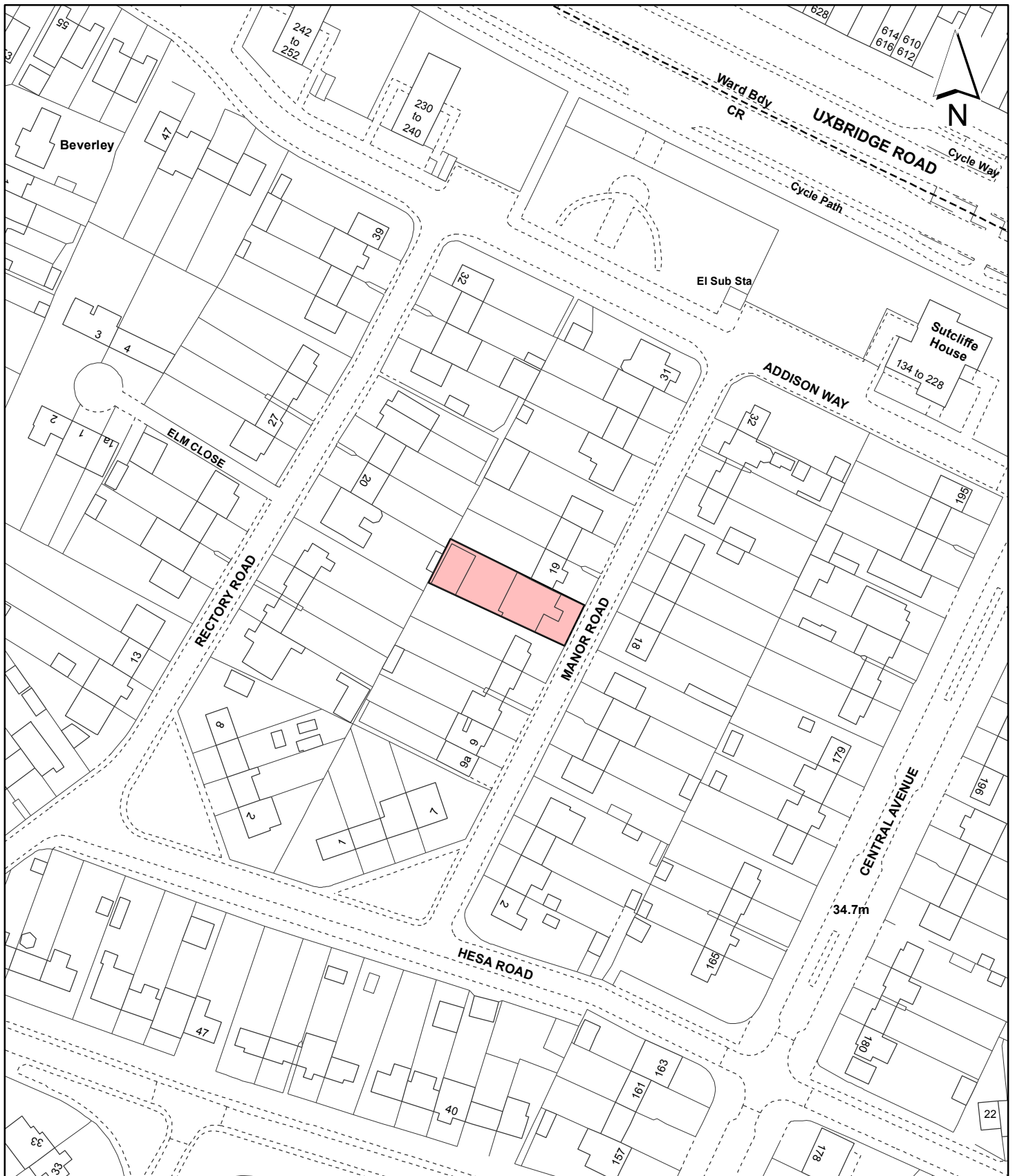
SIDE ELEVATION (FROM NO 17)

0.5 1 2 3 4 5  
SCALE BAR - 1:100 @ A3


FOR: MR SURJIT SINGH

SCALE: 1:100	DATE: SEPT 17
DRG NO HS/24/2/1	

PROPOSED OUTBUILDINGS(2NO) AT REAR OF NO 17 AND  
17A MANOR ROAD HAYES UB3 2DG



**Notes**

 Site boundary

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Site Address

**17 Manor Road  
Hayes**

Planning Application Ref:

**30753/APP/2017/3611**

Planning Committee

**Central and South**  
Page 157

Scale

**1:1,250**

Date

**March 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** LAND FORMING PART OF 28, AND 28 WEST WALK HAYES

**Development:** Two storey, 2-bed, attached dwelling with associated parking and amenity space and part two storey, part single storey rear extension to existing dwelling and installation of crossover to front

**LBH Ref Nos:** 71945/APP/2017/3032

**Date Plans Received:** 17/08/2017                      **Date(s) of Amendment(s):** 17/08/2017

**Date Application Valid:** 04/09/2017



# 28 West Walk



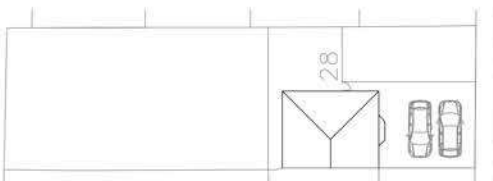
Map Notes 1:1250

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1/21/2016 10:00 AM  
 All dimensions are in millimeters unless otherwise stated.  
 All drawings are the property of the architect and shall not be reproduced without the written consent of the architect.



LOCATION PLAN  
 SCALE: 1:1000



EXISTING SITE PLAN  
 SCALE: 1:200



SITE AREA: (approx) 373sqm  
 TOTAL ACCOMMODATION TO SITE  
 (internal area)  
 Ground Floor - 35sqm  
 First Floor - 35sqm  
 Total - 70sqm  
 Proposed Amenity Spaces - 241 sqm

REV	DATE	DRAWN BY	DESCRIPTION
B	AUG 17	DAN	UPDATE DRAWING
A	JUN 16	DAN	REDESIGN SHOWN

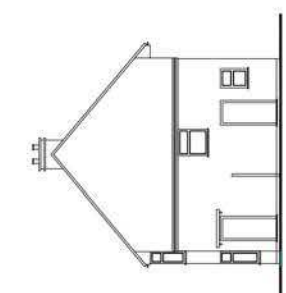
  

CLIENT	MR & MRS R. SANSAPURI
PROJECT	28 WEST WALK, HAYES MIDDXX UB8 3JH
TITLE	EXISTING BUILDING PLANS & ELEVATIONS

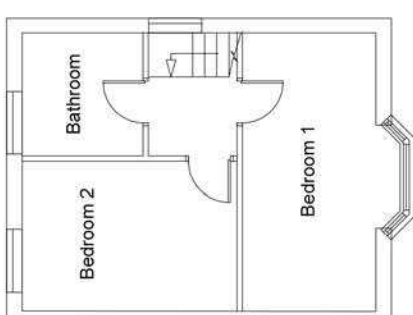
  

SCALE	DATE	DRG NO.	REV.
1:50/1:100	JUN 16	16/45/01	B
1:200/1:500			A1

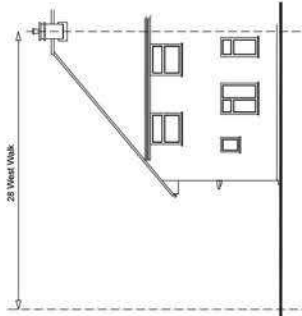
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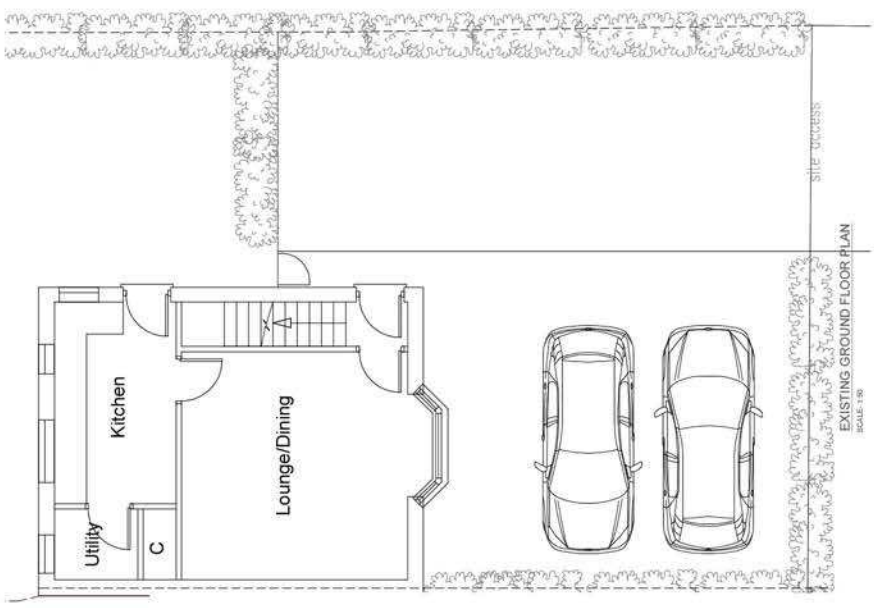
EXISTING SIDE ELEVATION  
 SCALE: 1:50



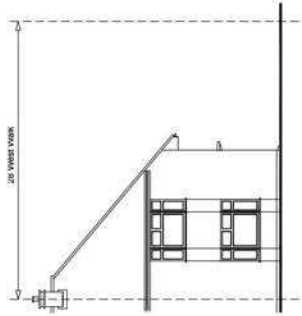
EXISTING FIRST FLOOR PLAN  
 SCALE: 1:50



EXISTING REAR ELEVATION  
 SCALE: 1:50



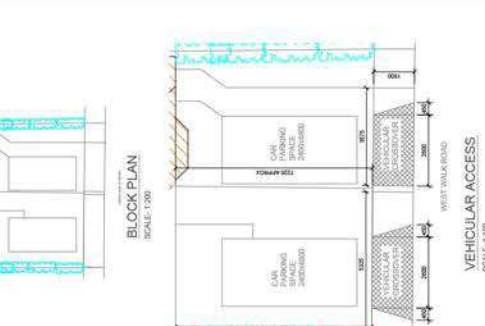
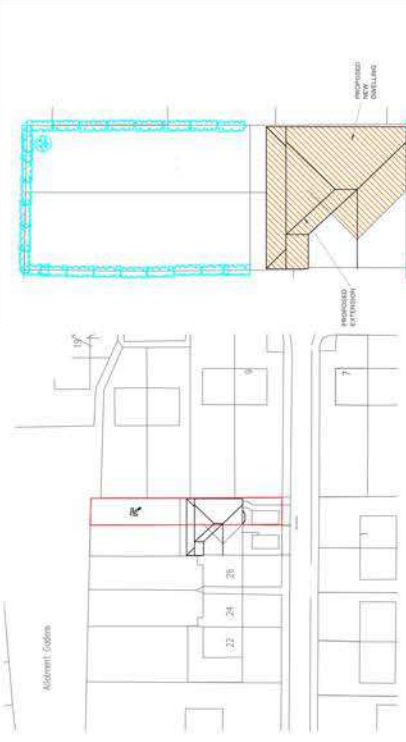
EXISTING GROUND FLOOR PLAN  
 SCALE: 1:50



EXISTING FRONT ELEVATION  
 SCALE: 1:50



All dimensions are shown as wall to wall unless otherwise indicated. To be checked in accordance with the relevant building codes. All dimensions are shown as wall to wall unless otherwise indicated. To be checked in accordance with the relevant building codes.



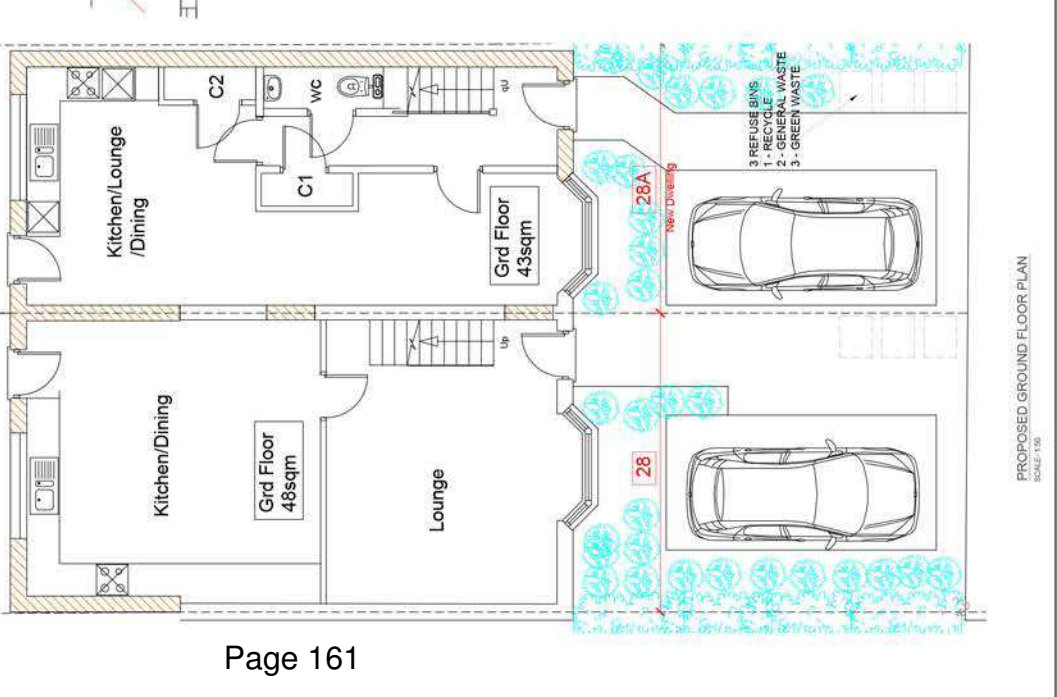
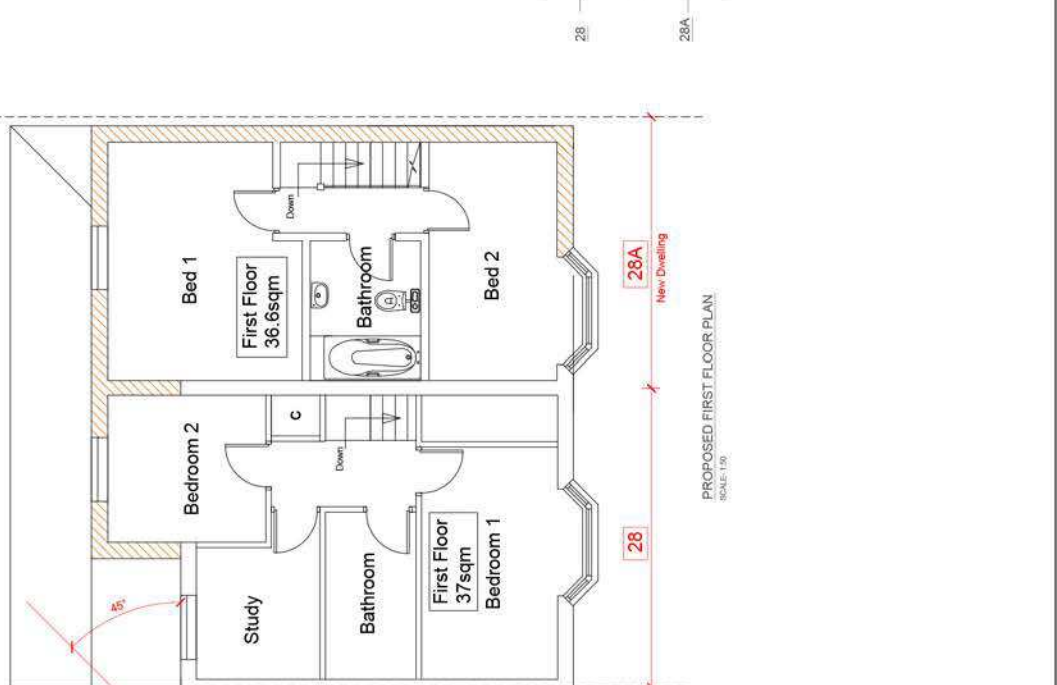
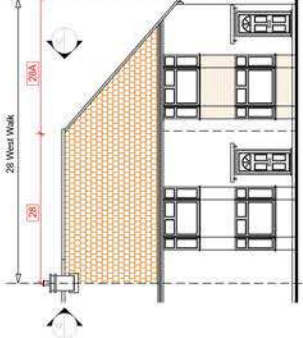
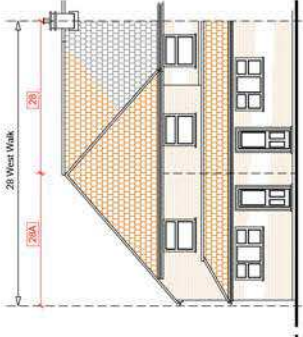
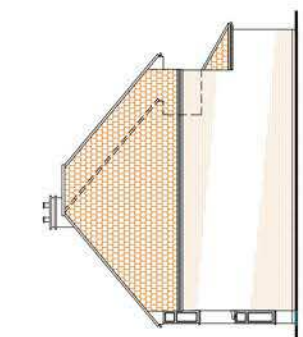
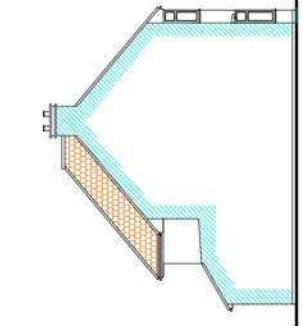
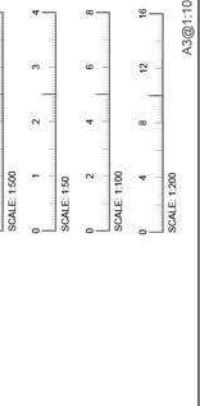
Room Description	Area (sqm)
Lounge/Kitchen/Dining	30
Cupboard 1	1.0
Cupboard 2	1.0
Bedroom 1	14.5
Bedroom 2	11.0
Bathroom	5.1

New Dwelling (28A)

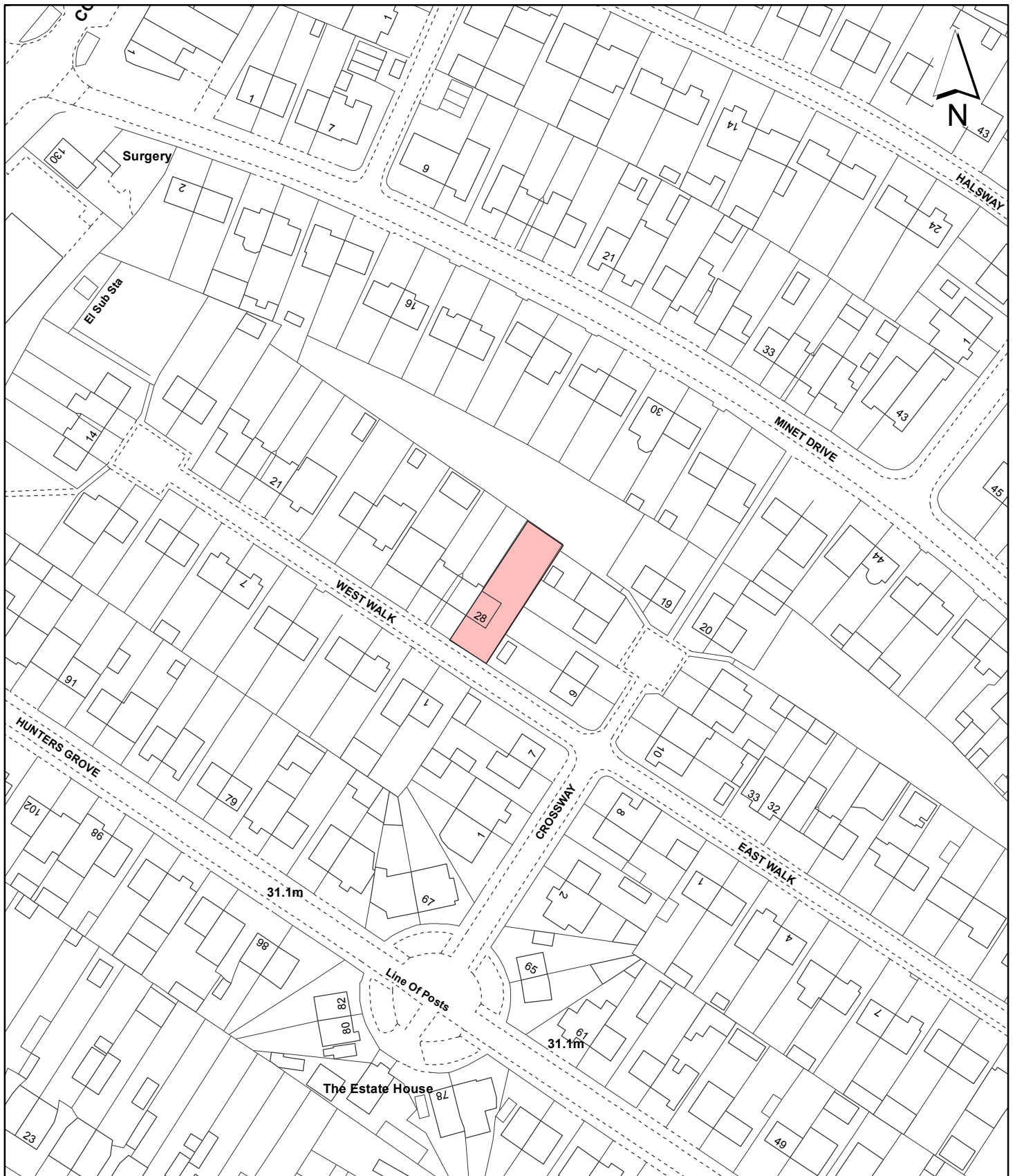
Existing SITE AREA (approx) 373sqm  
 TOTAL ACCOMMODATION TO SITE (Internal area)  
 Existing Ground Floor - 35sqm  
 Existing First Floor - 35sqm  
 Total - 70sqm  
 Proposed Amenity Space - 101sqm  
 Proposed Ground Floor - 43sqm  
 Proposed First Floor - 36.6sqm  
 Total - 79.6sqm  
 Proposed Amenity Space - 86sqm


REV	DATE	DRAWN BY	DESCRIPTION
F	AUG 17	D.A.N	ROOF PROFILE REVISED
E	AUG 17	D.A.N	UPDATE DRAWING
D	AUG 17	D.A.N	UPDATE DRAWING
C	AUG 17	D.A.N	UPDATE DRAWING
B	JUN 16	D.A.N	TREE SHOWN ON REIS
A	JUN 16	D.A.N	HEDGES SHOWN

CLIENT: MR & MRS R. SANSAPURI  
 PROJECT: 28 WEST WALK, HAYES  
 MIDDX UB3 3JH  
 TITLE: PROPOSED NEW DWELLING & SINGLE STOREY REAR EXTENSION/ FIRST FLOOR REAR EXTENSION PLANS & ELEVATIONS  
 SCALE: 1:50/1:100  
 DATE: JUN 16  
 DRG NO: 18/45/02  
 REV: F  
 A1







<p><b>Notes</b></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;"><b>Land forming part of 28 and 28 west walk</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>71945/APP/2017/3032</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>		 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>Central and South</b></p>	<p>Date</p> <p style="text-align: center;"><b>March 2018</b></p>		