



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 23 MAY 2018

**Time:** 7.30 PM, OR UPON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE, WHICHEVER  
IS LATEST

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor Duncan Flynn (Vice-Chairman)  
Councillor Scott Farley  
Councillor Becky Haggar  
Councillor Henry Higgins  
Councillor John Oswell  
Councillor Devi Radia  
Councillor Robin Sansarpuri  
Councillor Steve Tuckwell

**Published:** Tuesday, 15 May 2018

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*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
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[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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



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

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

## *Travel and parking*

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## *Emergency procedures*

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and 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 | 27 Ducks Hill Road –<br>40711/APP/2017/4475 | Northwood | Three storey building with basement level to form 7 x 2-bed flats with associated parking and amenity space, involving demolition of existing chalet bungalow.<br><br><b>Recommendation: Refusal</b>  | 9 – 26<br>171 - 184  |
| 7 | 11 Sandy Lodge Way<br>- 16948/APP/2018/55   | Northwood | Erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and installation of vehicular crossover to front, involving demolition of existing dwelling house.<br><br><b>Recommendation: Approval</b> | 27 – 46<br>185 - 194 |



|   |  |                 |  |                      |
|---|--|-----------------|--|----------------------|
| 8 | 39 Wieland Road –<br>22452/APP/2018/822    | Northwood Hills | Part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations<br><br><b>Recommendation: Refusal</b> | 47 – 58<br>195 - 199 |
| 9 | 18a Elgood Avenue –<br>47802/APP/2017/4059 | Northwood Hills | Pergola to side (Retrospective)<br><br><b>Recommendation: Refusal</b>  | 59 – 66<br>200 - 206 |

### Applications without a Petition

|    | Address  | Ward         | Description & Recommendation  | Page                  |
|----|--|--------------|---|-----------------------|
| 10 | Northwood Health & Racquet Club –<br>272/APP/2018/451                | Northwood    | Erection of a combined heat and power unit enclosure<br><br><b>Recommendation: Approval</b>   | 67 – 78<br>207 - 211  |
| 11 | 40 The Drive,<br>Northwood –<br>13554/APP/2016/4477                  | Northwood    | Regularisation of roof alterations<br><br><b>Recommendation: Approval</b>   | 79 – 90<br>212 - 227  |
| 12 | Pembroke House,<br>Pembroke Road,<br>Ruislip –<br>38324/APP/2018/164 | West Ruislip | Variation of Condition 2 (approved plans) of the Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076 dated 11/11/2016 (LBH ref: 38324/APP/2016/407 dated 24-06-2016) (Erection of detached building to accommodate refuse storage at ground floor and office accommodation above) for minor elevational variations, relocation of refuse store and infilling of undercroft to create garage<br><br><b>Recommendation: Approval</b> | 91 – 102<br>228 - 243 |

|    |  |                 |   |                            |
|----|--|-----------------|---|----------------------------|
| 13 | Montrose Cottage,<br>Ducks Hill Road –<br><br>73100/APP/2018/625 | West<br>Ruislip | Two storey side/rear extension and conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats, involving demolition of existing garage and conservatory and installation of external staircase.<br><br><b>Recommendation: Refusal</b> | 103 - 118<br><br>244 - 249 |
| 14 | Club House,<br>Middlesex Stadium –<br><br>17942/APP/2018/249     | West<br>Ruislip | Creation of first floor level and raising of roof.<br><br><b>Recommendation: Refusal</b>  | 119 - 138<br><br>250 - 255 |

### Other

|    |   |  |  |           |
|----|---|--|--|-----------|
| 15 | Tree Preservation Order No. 769 - 20 Burwood Avenue Eastcote<br><b>Recommendation: Approval</b> |  |  | 139 – 142 |
|----|---|--|--|-----------|

### 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 12A to the Local Government (Access to Information) Act 1985 as amended.

|    | Address            | Ward | Description & Recommendation | Page      |
|----|--------------------|------|------------------------------|-----------|
| 16 | Enforcement Report |      |                              | 143 - 150 |
| 17 | Enforcement Report |      |                              | 151 - 158 |
| 18 | Enforcement Report |      |                              | 159 - 170 |

### PART I - Plans for North Planning Committee

**171-255**

## Minutes

### NORTH PLANNING COMMITTEE

5 April 2018



HILLINGDON  
LONDON

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

|      |   |
|------|---|
|      | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, Manjit Khatra, John Oswell and Jazz Dhillon</p> <p><b>LBH Officers Present:</b><br/>Emmanuel Amponsah (Trainee Solicitor), Roisin Hogan (Planning Lawyer), Matt Kolaszewski (Planning Team Manager), James Rodger (Head of Planning and Enforcement), Alan Tilly (Transport and Aviation Manager) and Luke Taylor (Democratic Services Officer)</p> |
| 168. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>  |
| 169. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Graham declared a personal interest in Item 11 and left the room during the discussion of the item.</p>   |
| 170. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED:</b> That the minutes of the meeting dated 13 March 2018 were agreed as a correct record.</p>   |
| 171. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman agreed that Item 16 be considered as an urgent item, due to a breach of planning control that required expedient action to be taken by the Council.</p>   |
| 172. | <p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items marked as Part I and would be considered in public, and agenda items marked as Part II would be considered in private.</p>   |
| 173. | <p><b>51 WEILAND ROAD, NORTHWOOD - 17990/APP/2018/145</b> (<i>Agenda Item 6</i>)</p> <p>Details pursuant to discharge conditions Nos. 6 (Levels), 7 (Site Clearance), 8 (Landscape Scheme) and 10 (Sustainable Water Management) of planning permission ref: 17990/APP/2015/645 dated 24/05/2015 (part two-storey, part first-floor rear extension, construction of basement, conversion of garage to habitable</p>   |

**use, conversion of roofspace to habitable use to include two rear rooflights, alterations to front elevation and demolition of existing rear element.**

Officers introduced the application, which related to the discharge of conditions of a previously approved planning application, and highlighted the addendum, which included the proposed deletion and replacement of an informative, additional comments from the Council's Trees and Landscape Officer, and the addition of a further informative.

A petitioner spoke in objection to the application on behalf of Gatehill Residents' Association (GRA). The petitioner commented that there were issues surrounding drainage, the protection and proposed removal of trees, the timber panel fence on the boundary with No. 49, the drainage of the proposed swimming pool, pipe damage and the lack of an asbestos survey. Members heard that the GRA believed that there were inconsistencies and inaccuracies within the officer's report, and concerns over how the property could be built safely and maintained.

The agent for the applicant addressed the Committee, and noted that the main issues surrounding the application involved the basement and land ownership. The agent commented that the flood risk was deemed acceptable by the Council's officer, and there were no works proposed to the frontage, with the fence being retained. Councillors were informed that this application did not seek permission to remove trees to the rear of the building, and the removal of a tree on the southern boundary could be discussed further and potentially removed from the application if Members wished. The agent confirmed that planning permission was granted for the application in 2015, and expires this month, and the applicant was ready to begin building the property.

Responding to queries from the Committee, the Head of Planning and Enforcement confirmed that between the officer's report and addendum, any questions regarding the application should be answered.

Responding to the agent's comments regarding tree removal, Members expressed their support for the retention of the tree on the southern boundary, if possible. The Committee expressed their support to delegate authority to the Head of Planning and Enforcement to clarify with the applicant and agent which trees on the site could be retained, and then consult with the Council's Arboriculturalist to agree any proposals on tree retention.

The Committee was informed by the Planning Team Manager that the Flood Water Management Officer has reviewed the plans and considered them acceptable.

The Head of Planning and Enforcement also noted that the addendum proposed to delete an informative and replace it with another informative. It was proposed that both these informatives were retained if Members approved the application, in addition to the further informative that was proposed in the addendum.

Members proposed and seconded the application, subject to the additional informatives and delegated authority to the Head of Planning and Enforcement to further discuss the proposals regarding tree removal. Upon being put to a vote, six Members voted in favour of the officer's recommendation, with two Councillors abstaining.

**RESOLVED: That the application be approved, subject to additional informatives and delegated authority to the Head of Planning and Enforcement for further discussion with the applicant regarding the retention and removal of trees.**

|      |   |
|------|---|
| 174. | <p><b>33 GATEHILL CLOSE, NORTHWOOD - 22910/APP/2017/4620</b> (<i>Agenda Item 7</i>)</p> <p><b>Two-storey side / rear extension, first-floor side extension and raising and enlargement of roof to allow for conversion of roof space to habitable use.</b></p> <p>Officers introduced the application and noted the addendum.</p> <p>A petitioner addressed the Committee in objection to the application, and noted that the officer's report was comprehensive and demonstrated that the application as a breach of planning policies. Members heard that the proposal extends to the boundary, the front-facing second-floor dormer windows were in breach of HDAS, and one of the implied parking spaces was owned by the GRA and could only be used for temporary parking.</p> <p>The applicant commented that there were inaccuracies in the planning report and advice from the pre-application meetings with planning officers. The Committee heard that the application was proposed on a generous plot, and that the application proposed a gap of 3.1m to the boundary. Members were also informed that there were a number of dormer windows on neighbouring houses, so the proposed dormer windows would sit the street scene.</p> <p>Officers confirmed that any duty planning advice that was received by the applicant would have been informal, and that no formal advice was sought. Members also heard that officers assessed the plans and deemed the proposal to be sited 0.4m from the boundary of the plot. The Committee noted that they were only able to make a decision on the plans presented to the Committee, and in this case, the plans were not compliant with planning policies.</p> <p>As such, Members moved and seconded the officer's recommendation, and upon being put to a vote, seven Councillors voted in favour of the recommendation with one abstention.</p> <p><b>RESOLVED: That the application be refused.</b></p> |
| 175. | <p><b>2 ST PETER'S CLOSE, RUISLIP - 25080/APP/2017/1948</b> (<i>Agenda Item 8</i>)</p> <p><b>Conversion of garage to playroom / storage use, involving alterations to elevations and installation of parking to front (part retrospective).</b></p> <p>Officers introduced the report, and provided a photograph of the site for the Committee which showed that the proposed parking bay was blocked by a tree. As such, it was proposed that Members delegate authority to the Head of Planning and Enforcement to agree an alteration to the plans which moves the parking space adjacent to the garage.</p> <p>The Committee moved, seconded and unanimously agreed the officer's recommendation, subject to delegated authority.</p> <p><b>RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning and Enforcement to agree the plan to move the proposed parking space to a site adjacent to the garage.</b></p>   |
| 176. | <p><b>66 VICTORIA ROAD, RUISLIP - 34884/APP/2017/4651</b> (<i>Agenda Item 9</i>)</p> <p><b>Change of use from Use Class A1 (Shop) to Use Class A1/A3 (Shop/Café) for use as a coffee shop.</b></p>  |

|      |  |
|------|--|
|      | <p>Officers introduced the application, which was considered alongside Item 10.</p> <p>Responding to Members' questioning, officers confirmed that the use of the area in front of the shop was curtailed in the conditions. The Committee moved, seconded, and upon being put to a vote, unanimously agreed the officer's recommendation.</p> <p><b>RESOLVED: That the application be approved.</b></p>   |
| 177. | <p><b>66 VICTORIA ROAD, RUILSIP - 34884/ADV/2017/141</b> (<i>Agenda Item 10</i>)</p> <p><b>Installation of one internally illuminated fascia sign, one internally illuminated hanging sign and one non-illuminated retractable awning.</b></p> <p>This item was considered alongside Item 9.</p> <p>Councillors moved and seconded the officer's recommendation, which, upon being put to a vote, was unanimously agreed.</p> <p><b>RESOLVED: That the application be approved.</b></p>  |
| 178. | <p><b>31 FRITHWOOD AVENUE, NORTHWOOD - 8032/APP/2017/4601</b> (<i>Agenda Item 11</i>)</p> <p><b>Part two-storey, part single-storey rear extension and conversion of roofspace to habitable use, to include the repositioning and enlargement of the front dormer and the repositioning and enlargement of the rear dormer (Reconsultation).</b></p> <p>Councillor Graham left the room during the discussion of this application. Members commented that due to the proposed size, scale, depth and loss of the garden area, the application was contrary to the local plan.</p> <p>The officer's recommendation was moved, seconded and unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>   |
| 179. | <p><b>36 GREEN LANE, NORTHWOOD - 324/APP/2017/3602</b> (<i>Agenda Item 12</i>)</p> <p><b>Change of use from retail (Use Class A1) to a mixed use comprising retail, restaurant / café and hot food takeaway (Use Classes A1 / A3) (Retrospective).</b></p> <p>Officers introduced the application, and noted the addendum which confirmed the deletion of "hot food takeaway" from the description of the application.</p> <p>The applicant had submitted a petitioner supporting the application, and addressed the Committee to inform them that many residents and customers supported the proposal.</p> <p>The Committee noted their agreement with the officer's report, and moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p><b>RESOLVED: That the application be approved.</b></p> |
| 180. | <p><b>ARGYLE HOUSE, JOEL STREET, NORTHWOOD - 500/APP/2018/223</b> (<i>Agenda Item 13</i>)</p> <p><b>Change of use from retail (Use Class A1) to Use Class A3 (Restaurant) and</b></p>  |

**installation of extractor fan.**

Officers introduced the application and noted the addendum, which included an informative regarding food hygiene.

Members expressed their support for the principle of the application, but noted that the opening hours on Saturdays were the same as the bar/restaurant that was situated next door, and commented that these hours were more in keeping with a pub than a restaurant.

The Committee agreed that restaurants in Argyle House were a better comparison for opening hours, and suggested that midnight was a more appropriate closing time on Saturdays than 2am, as there was a residential area nearby.

The Legal Advisor confirmed that the condition could be amended if there were planning considerations to justify the reduction in the opening hours, such as an adverse impact on local amenity. The legal advisor commented that the property would require a licence to serve alcohol and other licensable activities (as applicable), and that the licensing regime operates differently to the planning regime.

As such, Members agreed that midnight was a more appropriate closing time for the restaurant to protect local amenity.

The Committee, moved, seconded and agreed the officer's recommendation, subject to the variation to opening hours, with seven Councillors voting in favour of the recommendation and one abstention.

**RESOLVED: That the application be approved, subject to the variation of condition 3 to alter the hours of use to 1200 to 0000 on Saturdays.**

181. **111 HIGH STREET, RUISLIP - 71235/APP/2017/4636** (*Agenda Item 14*)

**Change of use from Use Class A1 (Retail) to Use Class A1/D2 (Café / children's soft play).**

Officers introduced the application and highlighted the addendum, which contained an amendment to Condition 4.

The Committee commented that the application was a good idea with a number of young families in the local area, and the officer's recommendation was moved, seconded and unanimously agreed.

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

182. **S106 / 278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT** (*Agenda Item 15*)

**RESOLVED: That the report was noted.**

183. **ENFORCEMENT REPORT** (*Agenda Item 16*)

**RESOLVED:**

**1. That the enforcement action as recommended in the officer's report was agreed.**



**2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.**

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).*

The Committee noted that it was Roisin Hogan's last committee meeting at the Council. Members thanked her for all her work, and wished her luck for the future.

The meeting, which commenced at 7.00 pm, closed at 8.23 pm.

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

## Minutes

### NORTH PLANNING COMMITTEE

10 May 2018

Meeting held at Council Chamber - Civic Centre,  
High Street, Uxbridge



|    |   |
|----|---|
|    | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Becky Haggar, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri and Steve Tuckwell</p> |
| 1. | <p><b>ELECTION OF CHAIRMAN</b> (<i>Agenda Item 1</i>)</p> <p><b>RESOLVED:</b> That Councillor Lavery be elected as Chairman of the North Planning Committee for the 2018/2019 municipal year.</p>                       |
| 2. | <p><b>ELECTION OF VICE CHAIRMAN</b> (<i>Agenda Item 2</i>)</p> <p><b>RESOLVED:</b> That Councillor Flynn be elected as Vice Chairman of the North Planning Committee for the 2018/2019 municipal year.</p>              |
|    | <p>The meeting, which commenced at 9.20 pm, closed at 9.25 pm.</p>  |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nikki O'Halloran on 01895 250472. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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## Report of the Head of Planning, Transportation and Regeneration

**Address** 27 DUCKS HILL ROAD NORTHWOOD

**Development:** Three storey building with basement level to form 7 x 2-bed flats with associated parking and amenity space, involving demolition of existing chalet bungalow.

**LBH Ref Nos:** 40711/APP/2017/4475

**Drawing Nos:** 5497/A201 Rev C  
5497/A204  
5497/A206  
5497/A200 Rev C  
5497/A202 Rev C  
5497/A203 Rev C  
TS17-137G\3  
TS17-137G\6  
TS17-137G\7  
TS17-137G\1  
5497 PL A10E

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

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

**Date Application Valid:** 20/12/2017

### 1. **SUMMARY**

The application seeks permission for the demolition of the existing bungalow and the erection of a three storey building with basement level to form 7 x 2-bed flats with associated parking and amenity space.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring area. It would have a significant impact on the amenity of the adjoining occupiers of No. 27a Ducks Hill Road by reason of loss of privacy and over-dominance. It also fails to provide sufficient parking to the detriment of highway safety and has failed to demonstrate it can achieve suitable living conditions for future occupiers. Further concern has been raised that the development has failed to demonstrate that it can provide privacy to the future occupants of the 2nd floor flat.

It is therefore recommended for refusal.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed development, by reason of its size, scale, bulk and design, in a visually prominent position forward of the established building line, would result in an unduly intrusive and visually prominent form of development, that would fail to harmonise with the existing spacious character and pattern of residential development in the area. The proposal would therefore be detrimental to the character and appearance of the adjoining

properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016), the council's adopted Supplementary Planning Document HDAS: Residential Layouts and the National Planning Policy Framework.

**2 NON2 Non Standard reason for refusal**

The proposal, by reason of the siting of the proposed building in close proximity and with direct views over the private amenity space for 27a Ducks Hill Road would unduly detract from the amenities of the occupiers of this property. The development would appear overbearing and have a direct adverse impact on the privacy currently enjoyed by this property. The proposal is thus contrary to Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012).

**4 NONSC Non Standard Condition**

The proposed development comprises a rooftop amenity area the use of which would lead to an unacceptable level of overlooking, noise and disturbance to the occupiers of the 2nd floor flat (flat 7), which would have its main habitable rooms facing out over this area. The proposal would thus fail to provide an acceptable external amenity area for occupiers and be detrimental to the residential amenity of the occupiers of the 2nd floor flat contrary to policies BE19, BE21 and BE24 of the Hillingdon Local Plan: part 2 -UDP Saved Policies (November 2012).

**INFORMATIVES**

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

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

**2 I71 LBH worked applicant in a positive & proactive (Refusing)**

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

### 3 174 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the Eastern side of Ducks Hill Road with the principal front elevation facing West. The existing property is a large detached bungalow finished in white render set under a hipped roof. The dwelling is set in a spacious corner plot with mature landscaped gardens and boundary treatment to the front and rear. The property is only one of six detached properties located within this private cul-de-sac just off the main road. The local street scene is of detached properties set in reasonable individual plots. The existing property itself is not readily visible from Ducks Hill Road at present as it is set back within its plot and behind large mature trees and hedges. Indeed this part of Ducks Hill Road is generally characterised by trees and hedges running alongside the road and in fact none of the properties on the West side of the road are particularly visible.

It is clear that the original site was originally much larger and was part of the area now occupied by 27a Ducks Hill Road.

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

### 3.2 Proposed Scheme

This application seeks permission for the demolition of the existing detached bungalow and the erection of a three storey building with basement level to form 7 x 2-bed flats with associated parking and amenity space.

### 3.3 Relevant Planning History

40711/A/99/0065 Downside, 27 Ducks Hill Road Northwood

Erection of a two storey side extension and two front dormer windows and three rear dormer windows in the existing/proposed roof slope

**Decision:** 09-06-1999 Approved

40711/APP/2017/2475 27 Ducks Hill Road Northwood

Three x 4-bed attached townhouses with habitable roofspace, parking and amenity space and installation of vehicular crossover to front.

**Decision:** 22-09-2017 Withdrawn

40711/APP/2017/4470 27 Ducks Hill Road Northwood

2 x two storey, semi-detached dwellinghouses with habitable roofspace to include associated parking and amenity space and vehicular crossover, involving demolition of existing dwellinghouse.

**Decision:**

40711/PRC/2017/66 27 Ducks Hill Road Northwood

Demolition of single detached property and erection of 3 new houses

**Decision:** 15-06-2017 OBJ

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

40711/APP/2017/2475 - Three x 4-bed attached townhouses with habitable roofspace, parking and amenity space and installation of vehicular crossover to front - Withdrawn

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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



|          |   |
|----------|---|
| EM6      | (2012) Flood Risk Management  |
| H3       | Loss and replacement of residential accommodation   |
| H4       | Mix of housing units  |
| OE1      | Protection of the character and amenities of surrounding properties and the local area                        |
| OE3      | Buildings or uses likely to cause noise annoyance - mitigation measures                                       |
| LPP 3.3  | (2016) Increasing housing supply  |
| LPP 3.4  | (2015) Optimising housing potential   |
| LPP 3.5  | (2016) Quality and design of housing developments   |
| LPP 3.8  | (2016) Housing Choice   |
| LPP 5.12 | (2016) Flood risk management  |
| LPP 5.13 | (2016) Sustainable drainage   |
| LPP 6.13 | (2016) Parking  |
| LPP 6.2  | (2016) Providing public transport capacity and safeguarding land for transport                                |
| LPP 7.2  | (2016) An inclusive environment   |
| NPPF     | National Planning Policy Framework  |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |

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

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

## **6. Consultations**

### **External Consultees**

10 neighbours were consulted for a period of 21 days expiring on the 17 January 2018. A site notice was also erected on the lamp post to the front of the property.

There were 5 responses and a petition objecting to the proposal and raising the following issues:

- The existing building has more character than any proposed replacement apartment complex might
- The proposed construction site would be a hindrance to local traffic and parking and an eyesore.
- Out of keeping with the character of the existing street scene having regard to the existing cul de sac of 6 detached properties.
- Out of keeping with the street scene and wider area along Ducks Hill Road.
- Impact on the sunshine and daylight.
- Overdominant.
- Loss of privacy.
- The new development must maintain the existing distance from the party wall.
- Impact on parking and access to the underground car park.
- Potential for congestion from intensified use of the cul de sac.
- No adequate assessment of potential flooding.
- Inadequate parking facilities.
- Connection to services.
- Noise and disruption to neighbours.

- The pedestrian access to the rear of no. 27a is currently afforded by a gate from the rear gardens of the development. A party wall agreement will be required.
- Potential subsidence from construction works.
- Flatted development would exceed 10% ratio for Ducks Hill Road.
- Overdevelopment.
- No traffic/highways impact evaluation to judge the safety of the access onto Ducks Hill Road.
- No evaluation of potential flooding or surface drainage.
- Insufficient amenity space.
- Impact on landscaping.
- No details of fences/walls.
- No detailed drawings for the entrance to the car park.

Northwood Residents Association - The development includes the creation of a basement for which no geotechnical or hydrological surveys have been provided and it is not possible to determine whether the development would not have an unacceptable impact on drainage and flood risk.

### **Internal Consultees**

Access Officer - No response.

### Highways - Parking Provision

It is proposed to provide seven flatted residential units with two bedrooms each to replace the existing single dwelling unit. The maximum standard requires 1.5 spaces per unit hence a quantum of up to 10-11 spaces should be provided on-site to comply with the adopted parking standard. 7 basement spaces are shown to the rear of the new build. As the location exhibits a low PTAL level of 2 there should be a provision toward the maximum end of the standard. As a consequence there are concerns with regard to this under-provision as it may impact on the immediate highway in parking displacement terms. This could be detrimental to the free flow of traffic and safety on Ducks Hill Road itself and may also impinge on the adjacent cul-de sac.

In terms of cycle parking there would be a provision of 1 secure and accessible spaces for each of the flatted units to conform to the adopted borough cycle parking standard.

### New Access Provision

In the absence of a Design & Access statement it is unclear as to how the 7 basement spaces would be accessed however there is an existing carriage crossing onto Ducks Hill Road which will become redundant. It will therefore be necessary to reinstate the adjacent raised kerbing on the public footway to maintain footway/roadway continuity.

The plans still indicate a new access central to the whole site envelope several metres North of the existing which I believe is incorrect as the frontage area would form a part of the required amenity space and not be accessed by vehicle.

The extinguishment (making good) of the 'old' access point on Ducks Hill Road will need to be undertaken to an appropriate council standard under a S278 (Highways Act 1980) agreement.

### Trip Generation

The proposal would increase traffic generation from the site as compared to the existing single dwelling unit. However peak period traffic movement into and out of the site is expected to rise by up to 3-4 vehicle movements during the peak morning and evening hours hence this uplift is considered acceptable in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

### Operational Refuse Requirements

Refuse collection will continue via the public highway. Details of the communal bin storage arrangements are absent and should be provided. There should be conformity to Department for Transport guidance (Manual for Streets - 2007). A site management regime should ensure that waste collection distances do not exceed 10 m from the highway in order to conform to good practice therefore a suitable on-site management planning condition should be sought.

### Conclusion

The application has been reviewed by the Highway Engineer who is concerned that the proposal would exacerbate parking stress, and would therefore raise highway safety concerns, contrary to policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3 and 6.13 of the London Plan (2016). Refusal on insufficient parking grounds is therefore recommended.

### Tree/Landscaping -

The front and side garden is bounded by a mature evergreen (conifer) hedge, above which can be seen small trees. - While the existing vegetation is of no particular merit, it does provide a dense green buffer facing Ducks Hill Road, which contributes to the verdant character and appearance of the area. Vehicular access is to the rear, via the cul de sac. There is little back garden as such, with most of the area paved over. There are no TPO's or Conservation Area designations affecting vegetation on the site.

## **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. This is an existing residential unit set in a spacious plot. The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with policies outlined in the Hillingdon Local Plan (November 2012). In light of recent appeal decisions which have examined how the 10% rule should be applied it should be noted that the 10% rule is contained in guidance only and is not subject to a development plan policy. Weighting must also be given to housing demand considerations which are contained in local, regional and national planning policy documents. Nonetheless if a flatted development is considered to have an unacceptable appearance on the streetscene then the existence of other nearby flatted development, which also impacts adversely on the streetscene, may compound the harm caused by an unacceptable proposal (in this case there is no other flatted development within 200m).

As explained in more detail later in this report the development is considered to have an unacceptable visual impact on the streetscene, this is not considered to be outweighed by the additional housing provided (it can be clarified that the proposals do not include any affordable housing).

Some local residents have stated that because the existing property is a visually attractive property that this should mean redevelopment is unacceptable in principle. The existing building is not locally or nationally listed as a building of heritage or architectural merit, as such the Council cannot refuse permission simply due to the attractiveness of the existing property, as the Council does not have planning policies which would support such a stance.

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

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

The site has a Public Transport Accessibility Level (PTAL) of 2 (poor). The London Plan (2015) range for sites with a PTAL of 2 - 3 in a suburban area is 35-65 units per hectare. Based on a total site area of 0.0875 ha the site would have a residential density of 80 units per hectare, which is slightly above this range.

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

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

Not applicable to this application.

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

Policy BE1: Built Environment of the Hillingdon Local Plan: Part 1 - Strategic policies (Adopted November 2012) (LP Part 1) requires all new development to improve and maintain the quality of the built environment. In order to achieve this objective all new developments should be designed to make a positive contribution to the area in terms of scale, among other objectives. Policy BE13 of the local plan states that development will not be permitted if it fails to harmonise with the existing street scene. Furthermore Policy BE19 indicates that new development within residential areas should complement or improve the amenity and character of the area.

Policy 3.5 of the London Plan seeks to ensure that housing developments are of the highest quality externally and in relation to their context and Policy 7.4 of the London Plan states that buildings should provide a high quality design response which has regard to the pattern of development locally in terms of scale, proportion and mass. The NPPF (2012) also notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The proposed building spans most of the plot width set back 1 m from the boundary with no. 29 and 2 m from the boundary with the cul de sac giving access to nos. 21 - 27a. The building measures 20.5 m in width, 17.3m in depth and a height of 9.04 m when viewed from the front elevation increasing to 9.7 m where the ground levels fall at the rear of the site. The central section of the building is set beneath a shallow hipped roof of 14 m wide and 11.2 m in depth, with the remainder forming a roof terrace encompassing all 4 sides. The 20.5m width is far wider than the frontage width of neighbouring dwellinghouses, the wide horizontal emphasis of the building does little to challenge any perception that a monolithic flatted building will occupy the site. The shallow hipped roof does keep the building height to something comparable to neighbouring properties, but in doing so results in a building architecturally completely at odds with its surroundings at a prominent location in the streetscene. Indeed the design of the proposed building would appear somewhat alien in the streetscene as it does not appear to respect any of traditional architectural.

The submitted street scene indicates the existing dwelling stands at approximately 8.8 m (9.7 m from the rear) in height, therefore in terms of the overall height there is little significant increase, however the main body of the existing dwelling is set back 2.1 m from the northern

and 6.75 m from the southern side boundaries. The proposal would reduce the setback from the southern boundary to only 1m (a similar width setback would be retained to the northern boundary).

The existing property is setback approximately 14.3m from the pavement edge. The proposed block of flats would be approximately 7.3m back from the pavement edge. This part of the general street scene is characterised by larger properties set within spacious plots. Although it is noted that nos. 15 - 19 benefit from two storey front projecting features, the front building line of the main wall of the properties either side vary between 11.85 m and 15 m from the road frontage. Beyond this Nos 9 and 11 are set further forward however these are a much smaller and lower cottage style and chalet bungalow properties. The proposals represent a substantial building extending across virtually the whole width of the plot and deep into the plot. The overall scale is considered overbearing and visually intrusive, resulting in the closing of the characteristic gap feature in a prominent position. The harm is compounded by the rear of the plot being almost exclusively hard landscaping for carparking.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, 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.

There have been a number of recent appeal decisions which have involved Planning Inspectors seeking to establish what weighting should be given to the guidance (all the inspectors comment that it is guidance not policy).

In allowing an appeal at 230 Swakeleys Road (2018 decision) an Inspector said:

'I recognise the Council has consistently refused applications that would breach the 10% figure, most recently at 271 Swakeleys Road. However, the Inspector in the previous appeal recognised that, whilst the 10% figure was a consideration, it was not a determinative factor. Likewise, the appellant has drawn my attention to an appeal decision at 16 and 18 Kingsend, Ruislip, in which the Inspector found the 10% figure to be a somewhat arbitrary guideline. On the evidence before me, I agree. The 10% figure cannot be used as a strict rule without due regard to all other relevant considerations. Indeed, paragraph 3.3 of the SPD does not set out precisely why such development would be unacceptable. Therefore, in my view, the 10% figure should be read in conjunction with paragraph 3.1 of the SPD which states that the Council will balance any increase in residential density against the possible impact on the capacity, character and amenity of the area as a whole.'

In dismissing an appeal at 271 Swakeleys Road (2018 decision) an Inspector said:

'From what I have read and seen, I consider that this appeal turns on whether the proposal would harmonise reasonably with the street scene and complement or improve the amenity and character of the area in accordance with the requirements of 'saved' UDP policies BE13 and BE19. The statutory policies cited above impose simple tests in relation to this scheme; namely, would the proposal harmonise reasonably with the street scene and would it complement or improve the amenity and character of the area. Those tests reflect the advice in the Framework (NPPF) that schemes should secure high quality design and a good standard of amenity for all, responding to local character and reflecting local identity....

I read, in the Residential Layouts SPD, that the conversion of more than 10% of properties within a 1km section along a residential street is unlikely to be acceptable. That is clearly

guidance. It is written to convey as much because the use of the word 'unlikely' implies the existence of situations where higher percentages might well be acceptable depending, of course, on the appropriate policy tests. Moreover, the guidance does not imply that the redevelopment of 10% of plots along a 1km section would constitute a 'large number' of redeveloped sites. Such an interpretation erroneously conflates 2 separate sentences. The whole point is that the redevelopment of only 10% of the plots in a street would not be a 'large number' because it would not necessarily be unacceptable. Nor does it matter much that there is an arbitrary element to that 10% figure. It is guidance to help inform the application of adopted policy and, at paragraph 3.1 there is a clear indication of the damaging consequences envisaged that can sometimes be associated with the redevelopment of 'large plots'; the impact of the redevelopment on the character of the area and on the outlook enjoyed by existing residents are just 2 of those cited, both being addressed by adopted policies. Now that permission exists for an apartment block nearby at No.277, it seems to me that permission for the appeal proposal (at least on the limited detail available) would run the risk of creating a further section of the street characterised by the rather monolithic and impersonal frontages evident elsewhere. Such development would noticeably alter the character of the street and, all too easily, encourage further similar schemes, the cumulative effect of which could be very damaging. Consequently the 10% should be a material consideration but one which should not be used on its own as a means of determination as whether a proposal is acceptable.'

Notwithstanding this the above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flatted development on the character and amenity of established residential areas. It is acknowledged that historically there have been a number of properties and sites redeveloped along Duck Hill Road. This includes flats, in-fill and separate cul de sac developments. Although having regard to recent developments within 1 km of the application site, it is considered that the 10% guideline has been exceeded; in consideration of an appeal on a site situated 120m to the South, the Inspector concluded this would not appear to be the case in the immediate vicinity. This is also a recent appeal and the inspector was even more critical of use of the 10% rule than the Inspectors involved with the Swakeleys Road cases. Officers are of the view that the inspector for No.38-40 Ducks Hill Road did not correctly apply the 10% rule, in so far as he counted the blocks of flats rather than properties lost (Hence full text from this appeal is not included in this report as it contains text that the Council does not consider to be correct). Nonetheless the 38-40 Ducks Hill Road appeal decision only compounds the caution which needs to be taken when applying the 10% rule in practice.

In this case it can be argued that there are other large blocks flats approximately 200m from the application site at No's 31 and 50, at appeal the Council can draw attention to these as compounding harm caused by the proposals and cross reference the dismissed appeal at 271 Swakeleys Road. It is considered that the proposals for No.27 are unacceptable because they would cause serious harm to the streetscene in that part of Ducks Hill Road.

The proposed development, by reason of its size, scale, bulk and design, in a visually prominent position forward of the established building line, would result in an unduly intrusive and visually prominent form of development, that would fail to harmonise with the existing spacious character and pattern of residential development in the area. The proposal would therefore be detrimental to the character and appearance of the adjoining properties and the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and

BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016), the council's adopted Supplementary Planning Document HDAS: Residential Layouts and the National Planning Policy Framework.

### **7.08 Impact on neighbours**

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15 m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21 m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3 m depth of rear garden immediately adjoining the rear elevation of a residential property. HDAS 'Residential Extensions' also advises that in order to protect daylight and sunlight to neighbouring properties, proposals should not protrude too far and as a guide for a detached property 4 m would be acceptable.

To the North the proposed building would project approximately 4.5 m beyond the rear and 3.8 m to the front of the adjacent property at no. 19, which is set back approximately 9.9 m and separated by the cul de sac leading to nos. 21 - 27a. To the South no. 29 will be separated by approximately 8.9 m with the proposed building projecting approximately 4.4 m to the front but not beyond the rear. The plans indicate the proposed building would not compromise a 45 degree line of sight from the front and rear facing windows of these properties. It is noted that no. 29 has a number of windows on the flank wall facing the site but there are no records to demonstrate what rooms these serve. In the neighbour response the owner has expressed concerns over the impact of the development on this side of his dwelling but only identified that the window at ground floor level serves the kitchen. The case officer did not note any windows on site that appeared to serve habitable rooms.

To the East no. 21 is angled at approximately 60 degrees to the application site, with the front facing the cul de sac and set back by approximately 18.5 m. Nos. 23 and 25 face the rear of the property set back 25.8 m and 36.5 m respectively. No. 27a is a small chalet style conversion of a former outbuilding of no. 27. This is set at right angles to the property facing the end of the cul de sac approximately 12 m away. This property does not have any windows directly facing the site and the plans do not indicate that the proposal would compromise a 45 degree line of sight from the nearest windows.

It is therefore considered that the proposal would not significantly impact of the amenity of the adjoining neighbours by reason of significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

There are no windows in the side elevations with all windows facing front and rear.



Concerns have been raised over the potential loss of privacy particularly with the addition of first and second floor windows. Direct overlooking between habitable rooms would be limited; no. 23 and 25, which at a distance of 25.6 m and 36.7 m respectively would be in excess of the 21 m guidance. However the rear windows would have a direct overlooking of the private amenity space to the front of no. 27a at a distance of 18.5 m. Although it is acknowledged this is a front amenity area, this is the only garden area for this dwelling and is enclosed with a well established hedgerow, which provides privacy from the road. Whereas some loss of privacy to a rear garden would normally be acceptable, in this case the impact would be considered substantial. Therefore in view of the potential loss of privacy of the adjacent property (27a) the proposal is considered unacceptable. In view of the potential impact on the adjacent property the proposal is considered unacceptable and fails to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

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

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed flats have a floor area of upwards of 94 sq.m for a 2 bed 4 person flat against a requirement of 70 sq.m, which is acceptable.

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 proposed development comprises a rooftop amenity area the use of which would lead to an unacceptable level of overlooking, noise and disturbance to the occupiers of the 2nd floor flat (flat 7), which would have its main habitable rooms facing out over this area.

The proposal would thus fail to provide an acceptable external amenity area for occupiers and be detrimental to the residential amenity of the occupiers of the 2nd floor flat contrary to policies BE19, BE21 and BE24 of the Hillingdon Local Plan: part 2 -UDP Saved Policies (November 2012).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 1.5 car parking spaces plus 1 cycle space per unit.

Having regard to parking provision it is also noted that in a previous appeal decision (APP/R5510/W/15/31409) the Inspector viewed that as Policy AM14 requires 1.5 spaces as

a maximum standard, there is no conflict with the policy by not providing any parking at all and where a site has easy access to public transport and facilities it may be unreasonable to refuse permission on this basis.

The supporting plans identify a basement car parking area providing 7 car spaces, however no details are provided on how this will be accessed or gradients of any ramps or the potential impact on flooding or water displacement. In consideration of this proposal the Highway Officer has advised that there are concerns with regard to this under-provision as it may impact on the immediate highway in parking displacement terms. This could be detrimental to the free flow of traffic and safety on Ducks Hill Road itself and may also impinge on the adjacent cul-de sac. Although Ducks Hill Road is a London Distributor Road it is not served directly by any bus routes and the nearest shops and amenities are situated in Northwood 1 km to the East, therefore suggesting there would be a greater reliance by the occupants to use a car to access day to day services.

In terms of cycle parking there would be a provision of 1 secure and accessible spaces for each of the flatted units to conform to the adopted borough cycle parking standard. This could be conditioned for submission if all other aspects of the proposal were acceptable.

It is therefore considered that the proposal would exacerbate parking stress, and would therefore raise highway safety concerns, contrary to policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3 and 6.13 of the London Plan (2016).

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

Amenity space. The Council's HDAS guidelines require a minimum of 25 sq.m for a two bedroom flat. This would give an overall requirement of 175 sq.m. The proposal is set in a good sized plot and would provide approximately 288 sq.m, plus a large roof terrace for flat 7, which is in excess of this requirement. Nonetheless the roof terrace would need some screening to prevent overlooking issues and has an inherent problem in that it is designed to wrap around flat 7 and has the consequence of severely impacting on the amenity of this flat. It is therefore considered the proposal is contrary to policy BS24 of the Hillingdon Local Plan (November 2012).

No security issues are considered to arise from the development.

#### **7.12 Disabled access**

The Access Officer has not responded to raise any concerns with relation to this application.

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

Not relevant to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Landscape Officer has advised that whilst the existing vegetation is of no particular merit, it does provide a dense green buffer facing Ducks Hill Road, which contributes to the verdant character and appearance of the area. The proposal appears to see the retention of the front hedgerow, with the creation of a new pedestrian access to the front and the access to parking at the rear. No details of any landscaping provision or means of enclosure have been submitted but these details could be conditioned for submission if all other aspects of the proposal were acceptable.

#### **7.15 Sustainable waste management**

Details for the provision of a bin storage area could be conditioned for submission if all other aspects of the proposal were acceptable.

#### **7.16 Renewable energy / Sustainability**

Not relevant to this application.

#### **7.17 Flooding or Drainage Issues**

Although comments regarding the potential impact of the proposed basement on surface water drainage and increased flood risk are noted the Council does not currently have data identifying this particular site as being at risk of flooding. Recent appeals have demonstrated that unless the Council can evidence through its GIS mapping an existing sensitivity (e.g. Site within a flood plain or critical drainage area) the Council can condition further information concerning the drainage impact of a basement where it does not cover a substantial proportion of the curtilage (as applies here).

#### **7.18 Noise or Air Quality Issues**

Not relevant to this application.

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

In regards to planning disruption as a result of construction; this is considered transitory in nature and not sufficient reason to refuse planning permission in its own right. Issues relating to Party Wall Agreements or Connection to services and are civil matters between the developer and the neighbour or other interested party and not material planning considerations. All other issues raised have been addressed within the main body of the report.

#### **7.20 Planning Obligations**

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

Presently calculated the amounts would be as follows;

LBH CIL £63,861.24

London Mayoral CIL £25,004.91

Total CIL £88,866.15

#### **7.21 Expediency of enforcement action**

Not relevant to this application.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the demolition of the existing bungalow and the erection of a three storey building, with a basement level providing 7 x 2 bed flats.

The proposed development is to erect a building with an overall scale that is considered overbearing and visually intrusive, resulting in the closing of the characteristic gap feature in

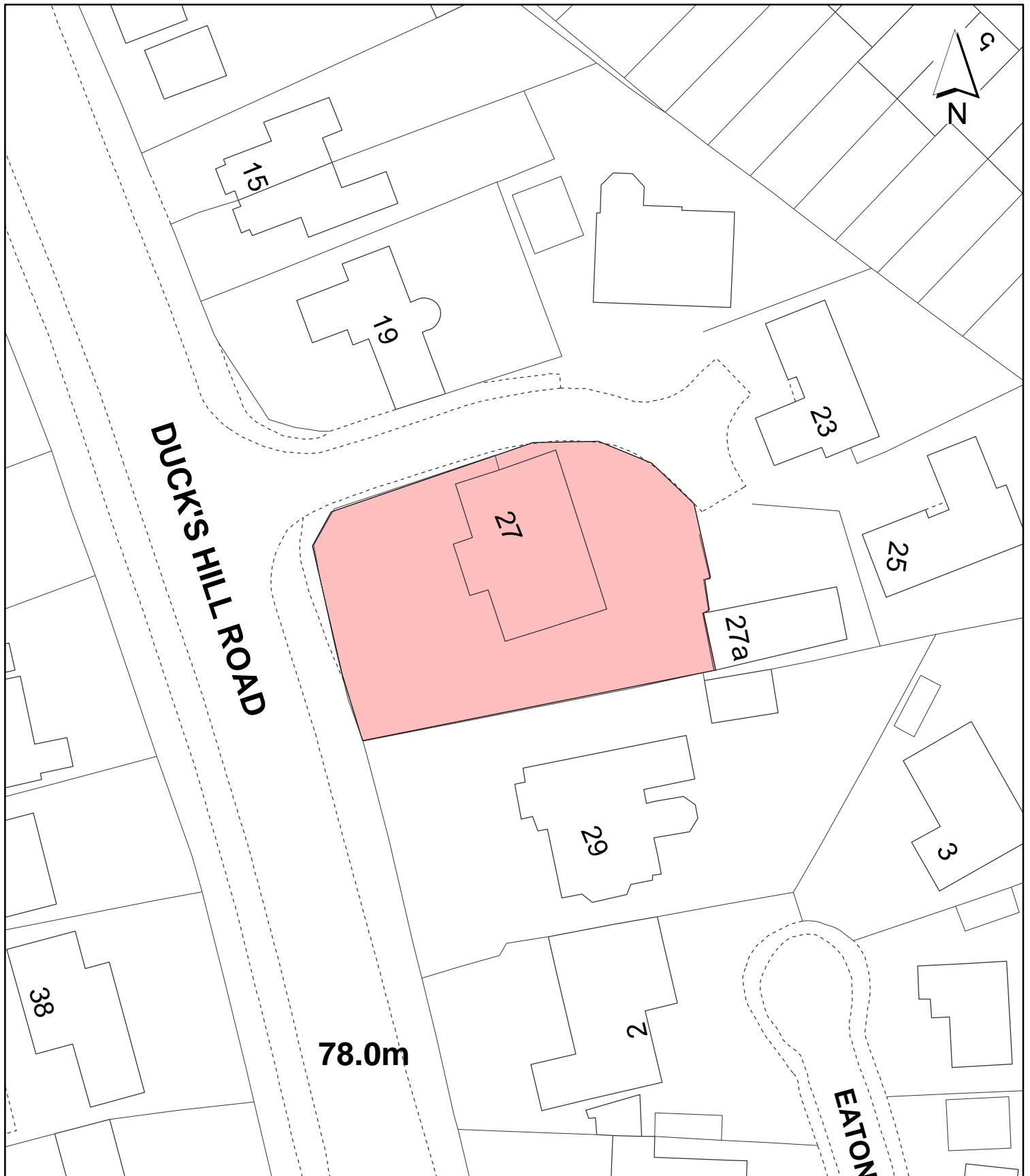
a prominent position to the detriment of the character and appearance of the wider area and would also result in a detrimental impact on the amenities of the neighbouring occupiers by virtue of loss of privacy. The development also fails to provide sufficient parking provision to the detriment of highway safety and has failed to demonstrate how the privacy of the future occupants of the second floor flat would be maintained. The development is therefore considered contrary to a number of Hillingdon Local Plan policies (2012) and policies in the London Plan 2016 and is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (July 2016).  
Supplementary Planning Document HDAS: Accessible Hillingdon.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**27 Ducks Hill Road**

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

Planning Application Ref:  
**40711/APP/2017/4475**

Scale:  
**1:500**

Planning Committee:  
**North Page 25**

Date:  
**May 2018**



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## Report of the Head of Planning, Transportation and Regeneration

**Address** 11 SANDY LODGE WAY NORTHWOOD

**Development:** Erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and an installation of vehicular crossover to front, involving demolition of existing dwelling house.

**LBH Ref Nos:** 16948/APP/2018/55

**Drawing Nos:** 23  
22  
21  
24  
Planning & Design Statement  
20  
Location Plan  
Tree Protection Plan Rev C  
Arboricultural Survey and Impact Assessment  
25

**Date Plans Received:** 03/01/2018                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/01/2018

### 1. **SUMMARY**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposal is not considered to have a negative impact upon the visual amenity of the site or the surrounding area, would not result in an unacceptable loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 6 off street parking spaces is acceptable in this location and the proposed crossover is not considered to detract from pedestrian or highway safety.

It is therefore recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            RES3            **Time Limit**

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

#### REASON

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 23 and 24 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 RES7 Materials (Submission)**

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

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

**REASON**

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

**4 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 9 Sandy Lodge Way.

**REASON**

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

**5 RES13 Obscure Glazing**

The windows facing 9 Sandy Lodge Way shall be glazed with permanently obscured glass to at least level 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**6 RES8 Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted

to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

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

#### **7 RES10 Tree to be retained**

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

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

#### **8 RES9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
  
3. 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).

#### **9 RES15 Sustainable Water Management (changed from SUDS)**

Prior to commencement, suitable ground investigations should be carried out that demonstrate the basement will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed. A scheme for the provision of sustainable water management shall also be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it:

- a) Manages Water: The scheme shall demonstrate ways of controlling the surface water on site by providing information on:
- b) Suds features: incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

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

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 FloodRisk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as

possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2016).

**10 RES18 Lifetime Homes/Wheelchair Units**

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

**REASON**

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

**11 NONSC Non Standard Condition**

The roof area of the single storey rear elements of the two houses hereby permitted shall not be used as a balcony, roof garden 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).

**12 RES22 Parking Allocation**

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**13 RES24 Secured by Design**

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

**REASON**

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

**14 NONSC Non Standard Condition**

The games rooms and media stores in the basements of Flats 1 and 2 hereby permitted shall not be used as habitable living areas (including bedrooms and living rooms).

**REASON**

To ensure that the amenity of occupiers of the proposed development is not adversely affected by loss of outlook and loss of sunlight/daylight in accordance with Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

## **INFORMATIVES**

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

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

### **2 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).

### **3 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.

#### **4 170 LBH worked applicant in a positive & proactive (Granting)**

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

#### **5 173 Community Infrastructure Levy (CIL) (Granting Consent)**

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: [www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is a large sized corner plot, located on the Western side of Sandy Lodge Way at the junction with Grove Road. It currently comprises a large detached chalet bungalow with an attached garage to the side. The front garden is mainly landscaped with a driveway to one side leading the garage and provides an additional parking space. It also benefits from a good sized rear garden.

The street scene is residential in character with two storey properties to the southern side and the rear as well as on the opposite corner of the junction. The properties on the opposite side of Sandy Lodge Way are more modern 3 storey flatted developments.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 746.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing dwelling and the erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and installation of vehicular crossover to front.

### 3.3 Relevant Planning History

16948/APP/2015/4658 11 Sandy Lodge Way Northwood

Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover

**Decision:** 03-08-2016 Approved

16948/PRC/2015/135 11 Sandy Lodge Way Northwood

Demolition of existing dwelling and redevelopment of site to provide two x 4 bedroom dwellings

**Decision:** 03-03-2016 OBJ

16948/PRC/2017/105 11 Sandy Lodge Way Northwood

Demolition of existing dwelling and erection of 4 flats in a two and half storey building with partial basement and front and rear parking

**Decision:** 09-08-2017 OBJ

16948/PRC/2017/32 11 Sandy Lodge Way Northwood

Demolition of the existing dwelling and the erection of 4 flats in a two and a half storey building

**Decision:** 31-03-2017 OBJ

#### Comment on Relevant Planning History

16948/PRC/2017/105 - Demolition of existing dwelling and erection of 4 flats in a two and half storey building with partial basement and front and rear parking (objection)

16948/PRC/2017/32 - Demolition of the existing dwelling and the erection of 4 flats in a two and a half storey building (objection)

16948/APP/2015/4658 - Erection of two x two storey, 4-bed, detached dwellings to include habitable roofspace and basement with associated parking and amenity space and installation of 1 vehicular crossover (approved)

16948/PRC/2015/135 - Demolition of existing house and replace with 2 new houses (objection)

The pre application considered the principle of developing the site, which in principle is acceptable. However there were concerns over the siting and design of the building and the car parking to the rear. It further advised that a basement impact assessment and sustainable urban drainage statement ought to be submitted to support any future application.

### 4. Planning Policies and Standards

#### UDP / LDF Designation and London Plan



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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EM6 (2012) Flood Risk Management
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.14 (2016) Water quality and wastewater infrastructure
- 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

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

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

## **6. Consultations**

## External Consultees

25 neighbours were consulted for a period of 21 days expiring on the 31 January 2018. A site notice was also erected on the parking sign directly in front of the existing dwelling.

Eight responses were received from near by neighbours who raise the following issues:

- Impact on road safety.
- Additional road congestion as a result of the construction.
- Noise disruption from construction.
- The proposal will exceed the 10% flatter policy development .
- At the least the Council should conduct a detailed traffic survey on Sandy Lodge Way and Dene Road to understand the volumes of traffic that use the road, the results should be shared with local residents.
- Change the nature of the area.
- Loss of privacy.
- Out of keeping with the character of this side of the road.
- Loss of sunlight and daylight.
- The density having regard to the local and historic context.
- Compromise a 45 degree line of site from a habitable room window in the side elevation of the neighbouring property.
- Over dominant.
- Visual impact of the refuse storage and impact on the usable amenity space for the proposed flats
- Significant increase in noise and general disturbance to the neighbours from the parking area to the front.
- The loss of the vegetation to the front.
- Inadequate parking.
- Ground stability and drainage as a result of the basement. The owners of 19 Grove Road had to abandon an approved basement due to water table flooding it and have had to underpin their house
- Very unusual for a 2 bed flat to have its own individual games room with a bathroom, strongly suggesting use as a 3rd bedroom.
- The excavation of the basement would require over 60 lorries to remove the soil.
- Overdevelopment.
- What assurance is there that the basement will not subsequently be converted to a separate one bed apartment and sold separately.
- Height and extending beyond rear building line.
- Shortage of bungalows in the area.
- The existing flats have designated garages to the rear. The plots are significantly larger eliminating the feeling of town cramming as they maintain the feel of openness.
- The Tree Report is out of date and any recommendations should be void and irrelevant to the decision making process.
- The construction will encroach on the root system.

A petition against the proposal of 25 signatures was also received. (NB some sections of the petition have slightly different wording)

Officer response: Issues relating to the potential impact of the construction of the new build is considered to be transitory in nature and not sufficient reason to refuse a proposal in its own right. Any further development to convert the basement to additional separate residential accommodation would require permission in its own right and the impact of that development would be considered at that time. Other planning issues raised from the responses will be addressed in the main report.

Northwood Residents Association: Northwood Residents association endorses the petition recently submitted by Pooja Patel against the application.

## **Internal Consultees**

Environmental Protection - No objection.

Access Officer - The proposed residential units fall short of the requisite standards for an M4(2) accessible and adaptable dwelling. London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition). Particular attention should be paid to the clear access zones within the bathrooms, and to the spatial requirements within entrance lobby, kitchen, and bedrooms. The plans should be amended to demonstrate compliance with the technical specifications within Approved Document M to the Building Regulations (2015 edition). Conclusion: unacceptable. Revised plans should be requested. Any grant of planning permission should include the following condition: The ground and first floor dwellings hereby approved shall 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, with all such technical specifications and features REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

Highways - The site is on the corner of Sandy Lodge Way and Grove Road both of which are local roads on the Council Road Network. Both are straight and speeds on Sandy Lodge Way can be high. There is an existing vehicular crossover on Sandy Lodge Way that leads to an attached garage and driveway parking for at least 2 cars. There is a controlled parking zone on the Sandy Lodge Way frontage but uncontrolled parking on Grove Road, which leads to localised parking stress. There is a residents parking bay directly outside the site. The site has a PTAL value of 2 suggesting a strong reliance on private vehicles trips to and from the site.

The proposal for 4 flats requires at least 6 parking spaces and they have been provided at the front using a new access. The existing access should be reinstated (condition) and the residents parking bay moved, which will require changes to the existing Traffic Order. At least 1 EVCP (active) and 1 EVCP (passive) should be provided on site. There is a secure covered cycle store at the rear of the site along with a bin store. It is important that a secure gate is provided (condition) to allow cyclists to enter the site and allow residents to put bins out in Grove Road.

The proposal will marginally increase traffic in the area but not significantly. On this basis I have no significant highway concerns.

Flood and Water Management - A Basement is proposed and no assessment of the potential impact of that basement has been provided. When determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. We will require developers to demonstrate by methodologies appropriate to the site that their proposals: a) Maintain the structural stability of the building and neighbouring properties; b) Avoid adversely affecting drainage and run-off or causing other damage to the water environment; c) Avoid cumulative impacts upon structural stability or the water environment in the local area; A site investigation must be undertaken to inform the proposal, and where groundwater is found suitable mitigation provided. For information a proposal where a basement extends the full width of a plot will not be looked on favourably. It is Recommend that a condition is to be imposed.

Trees/Landscaping - This site is covered by TPO 746. There is a very large, mature, protected Oak

(T1 on TPO 746) at the rear of the site. The submitted tree report recommends separating the tree and its roots from the working area by way of protective fencing. This will be adequate. Acceptable subject to condition.

## **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. This is an existing residential unit set in a spacious corner plot, which within planning considerations is considered to be a brownfield site.

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with the Hillingdon Local Plan (November 2012).

Given the residential character of the surrounding area, there is no policy objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

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

Policy 3.4 of the London Plan (2011) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.

The site has a Public Transport Accessibility Level (PTAL) of 1b (very poor). The London Plan (2011) range for sites with a PTAL of 0 to 1 in an urban area is 35-65 units per hectare. Based on a total site area of 0.1169ha the site would have a residential density of 34 units per hectare, which is slightly less.

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

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the

character and quality of an area and the way it functions.'

There are a diverse range of styles, designs and materials in the makeup of the existing properties within the street scene. This comprises two storey detached dwellings on the Western side of Sandy Lodge Way and Grove Road and three storey modern flatted properties opposite. The existing dwelling spans virtually the whole width of the plot, with the garage extending to the side boundary with no. 9 and set back 1.75 m from the boundary with Grove Road. The proposed building measures 16.7 m in width and 13.85 m in depth, with an additional single storey element to the rear of 3.8 m in depth (from the rear gables) and has a hipped roof of 8.3 m in height (against the height of no. 9 at 8.05 m). The building has been designed to reflect the character of the adjacent properties at nos. 7 and 9 and incorporates detailed front and rear gable features, with the Southern most at a height of 8.9 m. The building maintains a minimum distance of 1.8 m from the boundary with no. 9 and 1.75 m from the boundary with the Grove Road.

Although this is a large addition to the street scene, it has been designed to reflect the character and appearance of the area and maintains a greater distance from the side boundaries than the previously approved semi detached dwellings (of 1.6 m and 1.7 m respectively). As such in terms of design the proposal is considered to be, on balance, in keeping with the character and appearance of the surrounding area.

Therefore the proposal reflects the architectural character and appearance of the wider area and complies with the requirements of Policies BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Concern has been raised over the siting and visual impact of the cycle and bin store. No specifics of these have been provided and details of them along with a landscaping proposal could be conditioned for submission to ensure the minimum visual impact if all other aspects of the proposal were acceptable. They are also shown positioned close to or within the root protection area of a preserved tree; the position needs to avoid damaging the tree or its roots.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, 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.

In a recent appeal decision APP/R5510/W/17/3184528 (at 271 Swakeleys Road) a different Inspector indicated; " I read, in the Residential Layouts SPD, that the conversion of more than 10% of properties within a 1 km section along a residential street is unlikely to be acceptable. That is clearly guidance. It is written to convey as much because the use of the word 'unlikely' implies the existence of situations where higher percentages might well be acceptable depending, of course, on the appropriate policy tests. Moreover, the guidance does not imply that the redevelopment of 10% of plots along a 1 km section would constitute a 'large number' of redeveloped sites. Such an interpretation erroneously conflates 2 separate sentences. The whole point is that the redevelopment of only 10% of the plots in a street would not be a 'large number' because it would not necessarily be unacceptable. Nor does it matter much that there is an arbitrary element to that 10% figure. It is guidance to help inform the application of adopted policy and, at paragraph 3.1 there is

a clear indication of the damaging consequences envisaged that can sometimes be associated with the redevelopment of 'large plots'; the impact of the redevelopment on the character of the area and on the outlook enjoyed by existing residents are just 2 of those cited, both being addressed by adopted policies. Now that permission exists for an apartment block nearby at No.277, it seems to me that permission for the appeal proposal (at least on the limited detail available) would run the risk of creating a further section of the street characterised by the rather monolithic and impersonal frontages evident elsewhere. Such development would noticeably alter the character of the street and, all too easily, encourage further similar schemes, the cumulative effect of which could be very damaging

In simple terms the Inspector has reminded the Council that the HDAS 10% rule is guidance only, which must be considered in the context of other material planning considerations. The proposal is not for a 'monolith' block of flats, but for a building of a scale and form similar to that of surrounding dwellinghouses.

Notwithstanding this the above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seeks to protect the impacts of flatted development on the character and amenity of established residential areas. It is acknowledged that there have been a number of properties and sites redeveloped along Sandy Lodge Way. This includes flats and in-fill. On Sandy Lodge Way, there are a total of 62 properties. This would suggest that the acceptable number of flatted developments would be 6. There are currently 6 flatted developments in the road. An additional property identified by an objector is at no. 2 Sandy Lodge Way and forms Abbeyfield Care Home (C2 use class) which does not constitute a residential dwelling of C3 use class. Therefore if this proposal was approved the 10% guideline would be exceeded by 1%. However the design and scale of the proposal is not dissimilar to other large detached properties within the street scene and having regard to recent Appeal Inspectors comments, it would be unreasonable to refuse permission on this basis.

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed building maintains a front building line with the adjacent property no. 9 and is set back 1.8 m from the shared boundary, which is also set back approximately 1.6 m (total separation of 3.4 m). To the rear the proposed dwelling extends approximately 1 m beyond the rear elevation of the neighbouring property at first floor level with an additional 4.5 m projection at ground floor level. It is acknowledged that this would exceed HDAS guidance for an extension, however given the degree of separation, and given that the proposal is situated to the North of the neighbouring property and that it would not compromise a 45 degree line of sight from the rear first floor windows, it is not considered the proposed rear projection would result in over dominance or loss of outlook to the neighbouring property. It is noted that there are windows on the side elevation of no. 9 facing the application site and concern has been raised regarding the loss of light as a result of the proposal. The proposal would bring the main bulk of the dwelling slightly closer to the neighbouring property and be higher than the existing dwelling. However it would also remove the existing single storey

element currently situated adjacent to the boundary. It is also noted that the ground floor window serves the kitchen area of an open plan living space with additional windows on the rear elevation.

The neighbour has advised that the first floor window is currently serving a nursery room. This was originally approved as a secondary window serving a dressing area to a bedroom, with a primary window facing the rear elevation. In consideration of the application for that side extension to no. 9 a side facing window serving a habitable room would have been considered unacceptable. There is also no indication that this room has been subdivided from the main bedroom with the original floor plans for the extension identifying the main entrance to that room was through the dressing room. It is also noted that there is an extant permission for the semi detached properties, which were approved prior to the change of use of that room. Therefore it would be considered unreasonable to refuse this proposal on that basis. The second floor window serves the loft space. Therefore, having regard to the North facing aspect, it is not considered that the proposal would result in the loss of sunlight or a significant loss of light or amenity to the adjacent property. The proposal includes windows within the side elevations which would serve secondary windows to the kitchen/dining area and non habitable rooms such as bathrooms and utility room bathrooms and as such could be conditioned to be obscure glazed and fixed shut below 1.8 m. Given the corner location of the proposal it is not considered there would be any potential impact on neighbouring properties other than no.9.

In order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden or any habitable room windows of the neighbouring properties. It is not considered that the proposed dwelling increases overlooking to that already experienced from the adjacent two storey buildings. The impact on the amenities of the neighbouring properties is therefore considered to be satisfactory.

As such it is not considered that the proposal is an un-neighbourly form of development and complies with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London 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. The proposed dwellings all have floor area in excess of the minimum requirements and therefore are considered acceptable. All bedrooms exceed the minimum area 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.

In accordance with HDAs requirements private amenity space in excess of 100 sq.m would be required. The proposal includes a large rear communal garden well in excess of the Council's adopted standard. The proposed site plan indicates patio areas to the rear of the main habitable windows of the ground floor flats but does not identify any planting or means of enclosure to ensure the privacy of the occupiers of those flats. However these details could be incorporated within a landscaping scheme and as such it would be unreasonable to refuse on this basis if all other aspects of the proposal were acceptable. 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 Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling.

The proposed dwellings are served by six parking spaces to the front and retain a minimum of 25% soft landscaping. The proposal incorporates a replacement cross over and the Highway Officer has advised they have no significant concerns over the development. The proposal is therefore in compliance with the requirements of Policy AM14.

It is noted concerns were raised over the additional parking to the front and the potential increase in noise and disruption. The properties situated on the western side of the road are typically larger detached dwellings with upward of 4 car parking spaces to the front. It is therefore considered that the intensification of use of the front garden for parking provision is not significantly out of keeping with other properties within the area.

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

Secured by Design is now covered by Part Q of the Building Regulations.

#### **7.12 Disabled access**

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

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

This site is covered by TPO 746. There is a very large, mature, protected Oak (T1 on TPO 746) at the rear of the site. The submitted tree report recommends separating the tree and its roots from the working area by way of protective fencing. The Landscape/Tree Officer has advised that this would be acceptable and has no objections subject to condition to ensure adequate long term protection for the Oak.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

The Drainage Officer has advised that the site is in Flood zone 1, however the applicant ha



failed to provide sufficient evidence that the basement will not effect local surface water or contribute to future issues should climate change worsen. Nor have they submitted a suitable scheme for the control of surface water. This objection could be overcome if the applicants submit suitable ground investigations to understand what the risk is to the site and if it is found at risk, suitable mitigation proposed and appropriate sustainable drainage system controlling water on the site. If all other aspects of the proposal were acceptable this could be conditioned for submission prior to the commencement of any works.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

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

The issues raised have been addressed appropriately in the report.

#### **7.20 Planning Obligations**

The proposal would necessitate the provision of legal agreement to secure a scheme of works to remove the resident permit bay located on Sandy Lodge Way. The applicants have agreed to enter into such a legal agreement.

The scheme would also be liable for payments under the Community Infrastructure Levy.

Presently calculated the amounts would be as follows;

LBH CIL £56,333.40

London Mayoral CIL £22,057.38

Total CIL £78,390.78

#### **7.21 Expediency of enforcement action**

Not relevant to this proposal.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probitary 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**

## **10. CONCLUSION**

The application seeks planning permission for the demolition of the existing dwelling and the erection of a two storey, building including habitable roofspace and a basement to provide 4 self contained flats with associated parking to the front and the installation of 1 replacement vehicular crossover and private amenity space to the rear.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 6 off street parking spaces is acceptable in this location and the proposed replacement crossover is not considered to detract from pedestrian or highway safety.

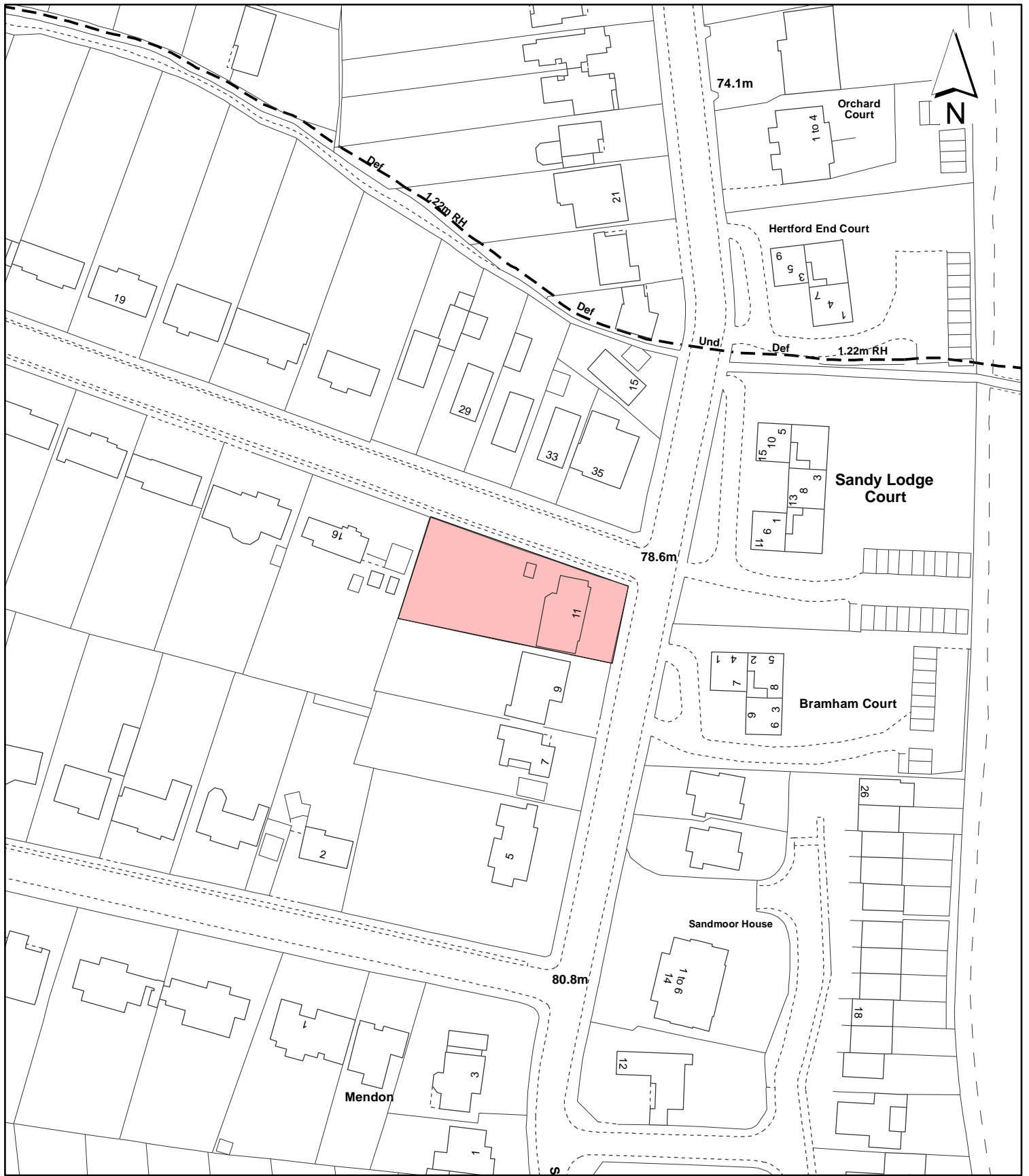
As such the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
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  
The London Plan Housing Policy Transition Statement (May 2015)

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**11 Sandy Lodge Way**

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

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

Planning Application Ref:

**16948/APP/2018/55**

Scale:

**1:1,250**

Planning Committee:

**North Page 46**

Date:

**May 2018**



## Report of the Head of Planning, Transportation and Regeneration

**Address** 39 WIELAND ROAD NORTHWOOD

**Development:** Part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations

**LBH Ref Nos:** 22452/APP/2018/822

**Drawing Nos:** WR39-02-1002  
WR39-02-1003  
WR39-02-1001  
Design & Access Statement

**Date Plans Received:** 05/03/2018

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

**Date Application Valid:** 05/03/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

39 Wieland Road is a substantial 5-bedroom, 2.5-storey detached house located on a residential street in the Gatehill Estate in Northwood. The area is characterised by large individually designed properties located within large plots.

The house is faced with brick to the front, sides and rear and has a hipped roof style with clay tiles and some dormers. Although quite individual in its design, it is typical of the other houses in the Gatehill Estate Area of Special Local Character, in its vernacular features, detailing, materials, the proportions of its fenestration and the way it sits well within its plot. It has been extended considerably in the past on two floors to the side and with single storey additions to each side, rear and front.

The driveway has parking spaces for several cars.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also within an Area of Special Landscape Character (ASLC) and within the area covered by Tree preservation Order (TPO) 172.

#### 1.2 Proposed Scheme

The application seeks permission for a part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations.

It is important to note that the property already has been extended to the front, side and rear and benefits from a rear dormer.

### 1.3 Relevant Planning History

22452/APP/2007/3722 39 Wieland Road Northwood

ERECTION OF A PART SINGLE/PART TWO STOREY SIDE AND REAR EXTENSIONS, PART SINGLE STOREY FRONT EXTENSION, FRONT PORCH, FRONT AND REAR FIRST/GROUND FLOOR BAYS WINDOWS AND CONVERSION OF THE ROOF TO HABITABLE ACCOMMODATION (INVOLVING RAISING THE HEIGHT) INCORPORATING 2 REAR DORMER WINDOWS. (INVOLVING DEMOLITION OF EXISTING GARAGE).

**Decision Date:** 11-01-2008      Withdrawn      **Appeal:**

22452/APP/2008/1802 39 Wieland Road Northwood

Single storey side, two storey rear/side, two storey front extensions and porch to front, loft conversion to include 2 dormers to rear and 1 rooflight to each side elevation (development to include demolition of existing garage).

**Decision Date:** 26-08-2008      Withdrawn      **Appeal:**

22452/APP/2008/2917 39 Wieland Road Northwood

Two storey front extension and porch, single storey side and part two storey, part single storey rear and side extensions involving demolition of existing garage, conversion of roofspace for habitable use to include 2 rear dormers and 2 side rooflights.

**Decision Date:** 05-12-2008      Approved      **Appeal:**

22452/APP/2011/1828 39 Wieland Road Northwood

Dormer to rear, porch to front involving alterations to front (Part Retrospective)

**Decision Date:** 17-10-2011      Approved      **Appeal:**

22452/APP/2016/1396 39 Wieland Road Northwood

First floor side extensions and conversion of garage to habitable use involving alterations to front elevation

**Decision Date:** 07-06-2016      Refused      **Appeal:**

22452/PRC/2017/132 39 Wieland Road Northwood

Single storey rear, first storey sides, part double storey rear, alterations to windows.

**Decision Date:** 03-11-2017      OBJ      **Appeal:**

#### Comment on Planning History

22452/PRC/2017/132 - Single storey rear, first storey sides, part double storey rear, alterations to windows.

Decision: Objection on 03/11/2017

22452/APP/2016/1396 - First floor side extensions and conversion of garage to habitable use involving alterations to front elevation

Decision: refused on 07/06/2016

22452/APP/2011/1828 - Dormer to rear, porch to front involving alterations to front (Part Retrospective)

Decision: approved on 17/10/2011

22452/APP/2008/2917 - Two storey front extension and porch, single storey side and part two storey, part single storey rear and side extensions involving demolition of existing garage, conversion of roofspace for habitable use to include 2 rear dormers and 2 side

rooflights.

Decision: approved on 05/12/2008

## **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**

8 neighbouring properties, along with the Northwood Hills Residents Association, Gatehill (Northwood) Residents Association and Trees/Landscape Officer, were consulted by letter dated 14/03/2018 and a site notice was displayed in the area. 1 objection and a petition were received by the close of the consultation period, which expired on 23/04/2018.

### **EXTERNAL CONSULTS:**

A petition letter object to this application was received on 24/4/2018 from The Gatehill Residents Association (GRA) as follows:

"GRA policy is to object to submissions which are not clearly within LBH planning policies as we wish to preserve the look of the Estate. We believe that Estate's detached arts and crafts style houses in the context of large plots, as originally laid out in 1942, with trees and greenery, to the front and back, are an internal part of the charm and attraction of the area. The retention of this features and the protection of views to them is to benefit f all residents on the Estate. We are also concerned that over development or the introduction of eye catching features contrary to policy, can harm the Estate and its setting and should be resisted"

### **INTERNAL CONSULTS:**

Conservation Officer:

The proposal would be overly large and result in a discordant collection of structures which would detract significantly from the original house. The proposed extension would therefore fail to 'preserve or enhance' the special architectural qualities of the host dwelling and as such would fail to contribute positively to the Area of Special Local Character.

Trees/Landscape Officer:

This site is occupied by a two-storey detached house, with an integral garage, situated on the south side of Wieland Road. The front garden is almost completely paved over, forming a carriageway drive with space for several parked cars. The plot is spacious and typical of those found in this residential street. The site lies within the Gatehill Farm Estate Area of Special Local Character (a local designation) and within the area covered by TPO 172. No access has been gained to the rear of the property but, according to the TPO schedule, there are two oaks, T12 and T13, protected by the order. The extent of tree cover to the rear is evident in aerial photographs.

No trees, or valuable landscape features will be directly affected by proposed extensions to the building. However, the detached outbuilding is likely to have a detrimental effect on the protected trees. The answer to Q7 of the planning questionnaire fails to acknowledge the presence of the protected trees. The D&AS is very thin (doesn't cover all of the prescribed considerations) and fails to assess the landscape impact of the development.

This application should be refused. It is contrary to saved policies BE38 and BE39. In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection.

#### **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.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates 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.

BE39 Protection of trees and woodland - tree preservation orders

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

NPPF7 NPPF - Requiring good design

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

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area as an ASLC and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.



Policy BE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new developments in an Area of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. BE6 also advises that new houses should be constructed on building plots of similar average width and be constructed on a similar building line formed by the walls of existing houses and be of a similar scale, form and proportion as adjacent houses.

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 property has previously been extended to the front. The proposed first floor front extension would have a depth of 1.2 m and would be approximately 2.6 m wide. The roof of the proposed first floor front extension would consist of a front gabled roof, which would be set approximately 0.74 m below the ridge of the original roof. The eaves of the proposed front extension would be set in line with the eaves of the original roof. The front extension is considered to be a large and prominent addition to the existing dwelling. In combination with the previous front extension which was granted in 2008, it extends over 45% of the front elevation. Therefore, the additional front extension is a large and prominent addition to the existing dwelling. Given the character of the original property and adjoining properties the first floor front extension is unacceptable.

The proposed single storey side/rear extension would project almost across width of the existing dwelling and would wrap across the rear wall of the existing house to a maximum width of 7.7m and would extend from part of the rear wall of the existing house to a maximum depth of 2.37 m. It is important to note that the application was previously extended to the rear to a depth of approximately 4.4 m. Therefore, a 6.7m single storey side/rear extension doesn't comply with the maximum 4 m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD; however, it wouldn't have any adverse impact on adjoining neighbours. The proposed extension would have a flat roof to height of approximately 2.7 m which complies with the maximum 3 m flat roof height for side/rear extensions, as specified in paragraph 3.6 and 4.1 of the HDAS SPD. The proposed single storey side/rear extension would have a width of 2.4 m, which is less than half and two-thirds of the original house width (8.6 m) so it complies with paragraph 4.5 of the HDAS SPD. The proposal would retain sufficient separation distance from the shared boundary at all sides for the full depth of the ground floor element.

The proposed first floor Northern side extension would be set back 1.5 m from the front elevation of the existing house, and would measure approximately 1.7 m in width. The proposal would be characterised by a pitched roof measuring a maximum height of 7.9 m which would be parallel to the original roof which complies with the ridge height for first floor side extensions, as specified in paragraph 5.7 of the HDAS SPD. The proposed first floor side extension would have a maximum depth of 2.1 m.

The proposed first floor Southern side/rear extension would be constructed flush with the front elevation of the existing house, and would measure approximately 1.1 m in width. The proposal would be characterised by a pitched roof measuring a maximum height of 7.9 m which would be parallel to the original roof which complies with the ridge height for first floor side extensions, as specified in paragraph 5.7 of the HDAS SPD. The proposed first floor side/rear extension would wrap across the rear wall of the existing house to a maximum

depth and length of 4.4 m and 10.55 m. The HDAS states extensions to detached dwellings up to a maximum of 4 m deep would be acceptable, however, in this case it wouldn't have any impact on adjoining neighbours amenity. The proposed rear extension would be characterised by a crown roof measuring a maximum height of 7.9 m which would be parallel the original roof which doesn't comply with the ridge height requirements for first floor rear extensions, as specified in paragraph 6.6 of the HDAS SPD.

Policy BE22 states residential extensions of two or more storeys in height should be set back for the full height a minimum of 1 m from the shared boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance.

The proposed two storey rear extension would retain a separation distance of approximately 1.5 m and 1.7 m from the shared boundary at the Northern and Southern sides respectively for the full depth of the first floor side/rear extensions element.

With regards to the proposed rear dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. The proposed rear dormer would be set down from the ridge by only 0.2 m. As the property would also be described as a detached house the minimal set ins of the dormer from the ridge would not be considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene.

Furthermore, the proposed design and material should match that of the existing. This would not be possible in a number of ways: the changes to the front gable, the two storey extensions to either side, which would pull the elevation out of its symmetry, the changes to the fenestration which are a mix of sizes and shapes, many quite inappropriate for the style of architecture found on the estate. The roof plan is not accurate, and nor is the pronounced original detailing at eaves level carried through. The proposal would be a considerable change to the character and appearance of the existing property. The proposal would create the appearance of an entirely new dwelling, and would totally fail to be subordinate to the original property. The proposal would result in an unbalanced appearance that would have an unacceptable impact on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

The proposed outbuilding would be situated at the rear of the garden and would measure approximately 7.4 m wide, 5 m deep and 2.5 m high and would have an area of approximately 30 sq.m which is considered to be appropriate in terms of size, scale and mass. The proposed outbuilding would be situated to the rear most part of the garden. The outbuilding would retain a 0.3 m gap between the outer walls and the shared boundary to all sides and therefore the location is considered not to have a harmful impact on the character and appearance of the original dwelling and surrounding area. The proposed outbuilding would consist of flat roof which will have a maximum height of 2.5 m. The proposed outbuilding would be used as a gym/games room. The Council does not usually allow outbuildings to include a bathroom, as there is a possibility that the proposed outbuilding could, in the future, be used as a self contained residential unit, which is not ancillary to the use of the main dwelling. To ensure the outbuilding is used for a purpose

incidental to the enjoyment of the main dwellinghouse, it is considered necessary to impose a condition ensuring the outbuilding remains ancillary to the host dwelling. The proposed outbuilding would have glass windows to the front and side elevation.

The site falls within an Area of Special Local Character and any form of new development is required to preserve or be of a similar scale and reflect the materials, design features, architectural style and building heights predominant in the area. The Conservation Officer was consulted and considered the proposal to be overly large and resulting in a discordant collection of structures which would detract significantly from the original house. The proposed extension would therefore fail to 'preserve or enhance' the special architectural qualities of the host dwelling and as such would fail to contribute positively to the Area of Special Local Character.

This is also an area which is characterized by its mature trees which help to define the sylvan character of the area. No trees, or valuable landscape features will be directly affected by proposed extensions to the building. However, the detached outbuilding is likely to have a detrimental effect on the protected trees. The answer to Q7 of the planning questionnaire fails to acknowledge the presence of the protected trees. The D&AS is very thin (doesn't cover all of the prescribed considerations) and fails to assess the landscape impact of the development. Therefore, the application is contrary to saved policies BE38 and BE39. In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection.

As such, the proposed extension by reason of its size, scale, design, bulk and prominence would be an incongruous addition and would be damaging to the architectural composition of the property and the visual amenities of the street scene and surrounding area. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies BE5, BE6, BE13, BE15, BE19, BE38 and BE 39 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 5 and 6 of HDAS.

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 proposed extension by reason of its size, scale and location would not have an adverse impact on the light levels of the adjoining and nearby properties. The submitted plans and the site visit confirmed that there would be no conflict with the 45 degree rule for the rear windows of No.37 or No.41 due to the proposed rear extensions being only slightly deeper than the existing rear elevations of the neighbouring properties and being away from neighbours' windows.

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

The proposed development would therefore accord with Policies BE20, BE21, and BE24 of

the Hillingdon Local Plan: Part Two: Saved UDP Policies (November 2012) and the HDAS SPD: Residential Extensions (December 2008).

In terms of the provision of usable garden area, paragraph 3.13 of the HDAS SPD on Residential Extensions specifies that at least 100 sq.m of rear private garden should be retained for adequate amenity space for 4+ bedroom dwellings. The proposed development would result in the retention of a large usable rear garden well in excess of 100 sq.m. The proposal would therefore accord with the amenity space requirements of the HDAS SPD and provide adequate external amenity space for the occupiers of the existing dwelling in line with the requirements of Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement: Residential Extensions.

The existing hardsurfaced front garden is capable of accommodating at least 2 parking spaces, a provision which is considered adequate for a dwelling of this size. As such, the proposal would not have any conflict with the objectives of Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 the the size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character and appearance of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15, BE19, BE38 and BE39 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

In the absence of a tree report to BS5837:2012, with an Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement, the applicant has failed to ensure that protected trees will be unaffected by the development and has not made provision for their long term protection. Therefore the proposal would be contrary to Policies BE38 and BE39 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012)

## **INFORMATIVES**

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

- 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.

### 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

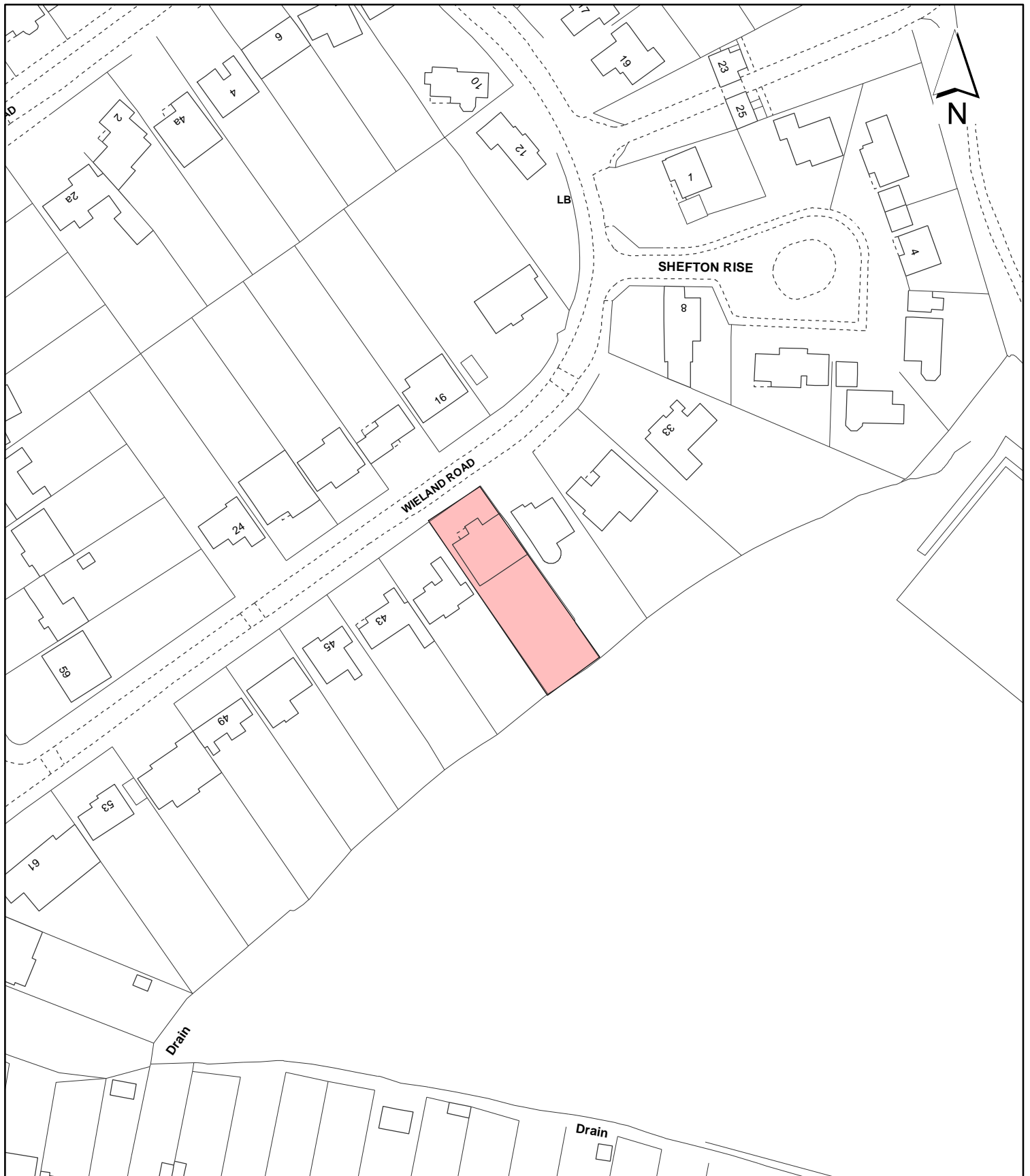
#### Part 2 Policies:

|      |  |
|------|--|
| AM14 | New development and car parking standards.   |
| BE5  | New development within areas of special local character                                      |
| BE6  | New development within Gate Hill Farm and Copsewood Estates 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.  |
| BE39     | Protection of trees and woodland - tree preservation orders  |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5  | (2016) Quality and design of housing developments  |
| LPP 7.4  | (2016) Local character   |
| NPPF7    | NPPF - Requiring good design   |

**Contact Officer:** Hoda Sadri

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**39 Wieland Road  
 Northwood**

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

Planning Application Ref:

**22452/APP/2018/822**

Scale:

**1:1,250**

Planning Committee:

**North Page 57**

Date:

**May 2018**



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## Report of the Head of Planning, Transportation and Regeneration

**Address** 18A ELGOOD AVENUE NORTHWOOD

**Development:** Pergola to side (Retrospective)

**LBH Ref Nos:** 47802/APP/2017/4059

**Drawing Nos:** DD169-02-P1  
DD169-03-P0  
DD169-06-P0  
DD169-01-P0  
DD169-07-P0

**Date Plans Received:** 08/11/2017

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

**Date Application Valid:** 08/11/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is a prominent corner plot on the Southern side of Elgood Avenue, at the junction with Gatehill Road. The property is a two-storey detached dwellinghouse. The property has a gabled roof profile and is of a period build with a brick exterior. Elgood Avenue is a surfaced road with no pavements, but it has grass verges, although these are not included in the application site. The drive to the property firstly crosses the grass verge, and then provides a space in front of and in line with the existing garage door; alternatively the drive turns towards the house, so a vehicle could presently park parallel to Elgood Avenue, and be clear of the verge. (The existing drive is 5.06 m wide where it meets the surface of the road, and is 5.8 m wide at the back of the verge.) The present arrangement, including any use of the garage, allows at most for 2 cars to be parked within the applicant's ownership. Garden amenity space exists to the side and rear. The site benefits from an attached garage, a two story front extension and a first floor side extension.

The street scene is residential in character and appearance comprising predominantly detached dwellings.

The application site lies within the Gatehill Farm ASLC and the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The site lies within the area covered by Tree Preservation Order (TPO) 167.

#### 1.2 Proposed Scheme

The development is a retrospective proposal for erection of a structure described by the applicant as a ' pergola' to the side of the dwelling. It is a substantial open sided covered patio which has been raised to the level of the house. It has a poly-carbon roof and timber grey painted supports, side rails and flooring with steps down to the lawn. It is 5 metres deep and 2.9 metres high with a gently sloping pitched roof.

### 1.3 Relevant Planning History

47802/APP/2016/3396 18a Elgood Avenue Northwood

Part two storey, part single storey side/rear extension, single storey front extension, installation of 3no rear rooflights, solar panels and alterations to driveway and drainage.

**Decision Date:** 24-04-2017 Approved **Appeal:**

47802/C/99/1083 18a Elgood Avenue Northwood

Erection of a two storey front extension and first floor front extension

**Decision Date:** 29-07-1999 Approved **Appeal:**

#### Comment on Planning History

Permission was granted for a part two storey, part single storey side/rear extension, single storey front extension, installation of 7 x rear rooflights, solar panels and alterations to driveway and drainage. This has not been constructed but is extant.

### 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

Neighbours were notified on 17/11/2017 and a site notice displayed on 20/11/2017.

By the end of the consultation period one objection was received raising the following issues-

((1) The proposal is substantial and harmful to the character of the area.

(2) It uses inappropriate materials.

(3) Believes the drawings are incorrect as a sycamore tree was removed to allow for the development.

A petition containing more than 20 signatures has now been received which supports refusal on grounds of its prominence and inappropriate design. The petition also refers to the recent planning permission which should lead to restriction of further development.

Officers note - these issues are considered below.

Trees and landscape - This site is occupied by a two-storey detached house at the junction of Elgood Avenue and Gatehill Road. The main garden area is to the South-East side of the property and is surrounded by a dense evergreen hedge. The site lies within the area covered by TPO 167. This is a retrospective application and no trees appear to have been removed to accommodate the structure. Although the site description refers to the structure as a pergola, a pergola is a garden feature, with an open-roofed structure, more or less decorative, designed to support climbing plants. The structure in question is a large steel-framed structure attached to the building and with a glazed / translucent polycarbonate roof. This has been added to form a sheltered outdoor room and is not designed to support vegetation. However, it is not particularly visible from the public realm, due to the existing hedge. RECOMMENDATION No objection and no need for landscape conditions.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates 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.

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 and light levels of the adjoining neighbours, areas of special local character, protection and long-term retention of valuable trees and provision of off-street parking provision. Given the existence of an extant planning permission for extensions, account must also be given to the cumulative impact of both the proposals.

Policy BE5 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires all new development within or on the fringes of the areas of special local character to be preserved. In addition, new development should be of a similar scale and reflect the materials, design features, architectural style and building heights predominant in the area.

Policy BE6 concerns fencing and new houses in the Gate Hill Farm and Copsewood estates.

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 which should appear subordinate in scale to the original building.

There is a substantial hedge along the boundary with Elgood Avenue and Gatehill Road and any public views of the structure are limited by this. However, it is highly visible from the first floor windows of a number of dwellings where its large scale and unsympathetic materials are considered to be harmful to the character of the area. It is constructed with a polycarbonate roof and open sides. The pergola is disproportionate and does not relate well to the form of the existing house and utilised materials and it appears as an incongruous and unsympathetic addition. It is not considered to be subordinate to the existing dwelling and is detrimental to the wider character of the ASLC.

It is therefore considered to be contrary to Hillingdon Local Plan Part 2 policies BE5, 13, 15, 19 and inappropriate in terms of the HDAS.

The pergola adjoins No. 19 Gatehill Road but otherwise there are no other immediate neighbours. There is a strong boundary treatment between the application site and that property. However, there is a small gap in the hedge at one point and the elevated extension gives some views of the rear windows of the neighbouring property. The neighbour has not commented on the proposal. The applicant explained on site that further planting is intended. In order to overcome this concern, amended drawings adding a modesty screen were submitted and this is considered to address neighbour amenity concerns. It is considered that the proposal would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Off street car parking is available on the driveway and in the existing garage. This proposal does not generate any car parking demand. The proposal and the extant permission both retain the existing parking spaces for two cars. The proposal therefore accords with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Over 100 sq.m of private amenity space would be retained, in accordance with paragraph 5.13 of the HDAS: Residential Extensions and Policy BE23 of the UDP saved policies (November 2012)

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

Overall it is considered that the development is unacceptable and is recommended for refusal.

## **6. RECOMMENDATION**

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

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

The development by reason of its overall size, scale, bulk, height and design, would fail to

harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal is contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions (December 2008) and Residential Layouts (July 2006)

## 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.
  - 2 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 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates 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.

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

LPP 3.5 (2016) Quality and design of housing developments

- 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 in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

### 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:

|      |  |
|------|--|
| AM14 | New development and car parking standards.   |
| BE5  | New development within areas of special local character                                      |
| BE6  | New development within Gate Hill Farm and Copsewood Estates 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                                |

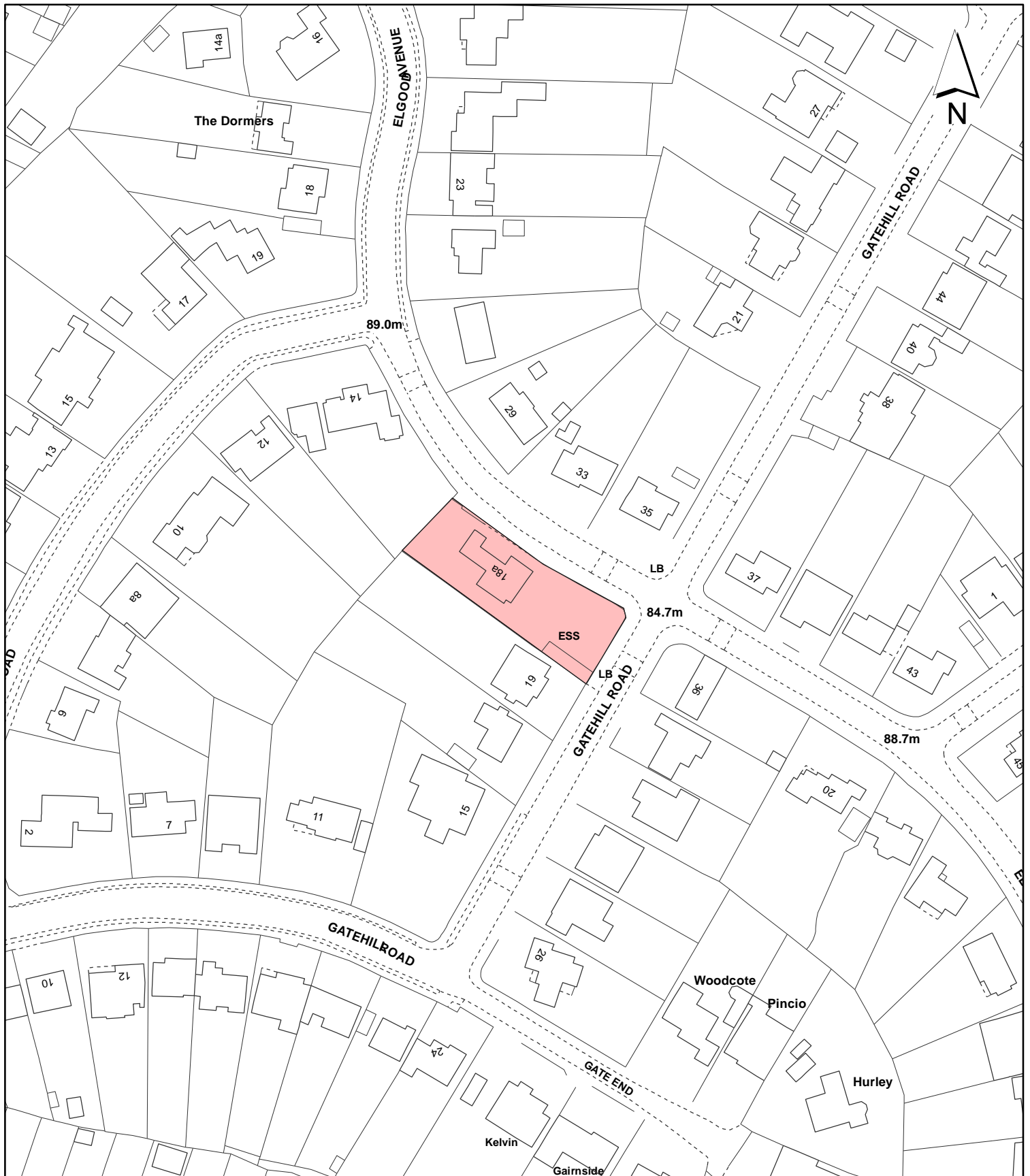
to neighbours.

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

LPP 3.5 (2016) Quality and design of housing developments

**Contact Officer:** Cris Lancaster

**Telephone No:** 01895 250230



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Site Address:

**18a Elgood Avenue**

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

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

Planning Application Ref:

**47802/APP/2017/4059**

Scale:

**1:1,250**

Planning Committee:

**North Page 66**

Date:

**May 2018**



**HILLINGDON**  
 LONDON



## Report of the Head of Planning, Transportation and Regeneration

**Address** NORTHWOOD HEALTH & RACQUET CLUB 18 DUCKS HILL ROAD  
NORTHWOOD

**Development:** Erection of a combined heat and power unit enclosure

**LBH Ref Nos:** 272/APP/2018/451

**Drawing Nos:** 2952-M-0002-P6  
12709 - Container Drawing  
Location Plan

**Date Plans Received:** 05/02/2018

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

**Date Application Valid:** 22/02/2018

### 1. SUMMARY

This application seeks full planning permission for the installation of a combined heat and power unit enclosure (CHP).

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2952-M-0002-P6 and 12709, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3 COM7 Materials (Submission)

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

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

#### REASON

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

#### **4 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  - 2.g Other structures (such as play equipment and furniture)
  
3. 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)

#### **5 COM21 Sound insulation /mitigation**

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

## **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            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).

### **3            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.

#### **4 170 LBH worked applicant in a positive & proactive (Granting)**

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the north western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close, and to the West by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

#### **3.2 Proposed Scheme**

The proposal is for the installation of a combined heat and power unit enclosed within a self contained acoustic enclosure.

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

272/APP/2010/2564 18 Ducks Hill Road Northwood  
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

**Decision:** 20-12-2011 Refused

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood  
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

**Decision:** 18-09-2012 Approved

272/APP/2014/1234 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities.

**Decision:** 29-07-2014 Approved

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood  
Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

**Decision:** 10-02-2015 Approved

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood  
Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

**Decision:** 03-08-2016 Approved

272/APP/2017/3148 David Lloyd Northwood 18 Ducks Hill Road Northwood  
Installation of an outdoor pool and associated works.

**Decision:** 10-01-2018 Approved

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

272/APP/2017/3148 - Outdoor pool and associated works (approved)  
272/APP/2016/1562 - Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (approved)  
272/APP/2014/1529 - Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear (approved)  
272/APP/2014/1234 - Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities (approved)  
272/APP/2012/975 - Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings (approved)  
272/DL/93/1539 - Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts (approved)

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.CI2 (2012) Leisure and Recreation

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

Part 2 Policies:

|          |   |
|----------|---|
| AM7      | Consideration of traffic generated by proposed developments.  |
| AM14     | New development and car parking standards.  |
| BE13     | New development must harmonise with the existing street scene.  |
| BE20     | Daylight and sunlight considerations.   |
| BE21     | Siting, bulk and proximity of new buildings/extensions.   |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1      | Protection of the character and amenities of surrounding properties and the local area                                    |
| OL1      | Green Belt - acceptable open land uses and restrictions on new development  |
| OL2      | Green Belt -landscaping improvements  |
| OL4      | Green Belt - replacement or extension of buildings  |
| OL5      | Development proposals adjacent to the Green Belt  |
| OL15     | Protection of Countryside Conservation Areas  |
| R10      | Proposals for new meeting halls and buildings for education, social, community and health services                        |
| R16      | Accessibility for elderly people, people with disabilities, women and children  |
| LPP 3.19 | (2016) Sports Facilities  |
| LPP 7.16 | (2016) Green Belt   |
| NPPF     | National Planning Policy Framework  |

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

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

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

## **6. Consultations**

### **External Consultees**

10 Neighbouring properties and the Northwood Residents Association were consulted for a period of 21 days expiring on the 16 March 2018. A site notice was also erected on the sign to the front of the access road.

One response was received advising in regard to any comments it would depend on the reaction from Environment Protection. However, I would like to hope that should there be anything untoward of that nature, the council would object and protect us from it.

### **Internal Consultees**

Trees/Landscaping - This site is occupied by an area of grass verge at the South-West end of the Northwood H&R Club, off Ducks Hill Road. The site lies within the Green Belt. There are no trees, or other landscape planning constraints affecting the site. No trees or landscape features of merit will be affected by the proposal. Although this is development within the Green Belt, the CHP unit is a relatively small ancillary structure adjacent to the much larger sports facility. It will be rather utilitarian in appearance and should be screened by a fence with hedge planting and /or clad in a suitable recessive colour to reduce its visual impact on the area. No objection subject to a landscaping condition.

Environmental Protection - No objection subject to condition 21 which will ensure noise levels from plant do not adversely impact on any residential dwellings.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities.

Policy R10 seeks to encourage the provision of enhanced facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is considered acceptable as discussed later in this report.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

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

Not relevant to this proposal.

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

The site is located within a Countryside Conservation Area. This is an area of the borough

which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development is set within an enclosure of 13.9 m in width, 3.1 m in depth and 2.9 m in height situated at the South Western end of the significantly larger main complex building. To the North West is an access road leading to additional car parking to the South East and to the South West are two blocks of 3 tennis courts, the closest of which is set beneath a dome. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore judged to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

#### **7.04 Airport safeguarding**

Not relevant to this proposal.

#### **7.05 Impact on the green belt**

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate an enclosure forming a combined heat and power unit. It is a relatively small development set adjacent to the existing much larger building, with car parking and tennis courts beyond. As such the development will not introduce a new or extended land use on the site and the impact of this structure is judged to be minimal in this context. The visual impact of the development on the openness of the greenbelt is therefore judged acceptable and insufficient to warrant a recommendation of refusal. The Landscape Officer has not raised any objections but has advised it will be rather utilitarian in appearance and should be screened by a fence with hedge planting and /or clad in a suitable recessive colour to reduce its visual impact on the area. These details could be conditioned to be provided if all other aspects of the proposal were acceptable. The development is therefore considered to accord with policies OL1, OL2 and OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

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

As previously discussed.

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

The proposed development is set behind the existing domed tennis court when viewed from the residential properties which are located approximately 300 m to the East and South of the site.

Concern has been raised with regard to any potential noise or smells. The proposal is set within an acoustic barrier and the Council's noise enforcer raises no objections and recommends a condition be proposed to ensure neighbours amenity is safeguarded. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1

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



- Not relevant to this proposal.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
- Not relevant to this proposal.
- 7.11 Urban design, access and security**
- The proposal is not considered to raise any specific security concerns.
- 7.12 Disabled access**
- Not relevant to this proposal.
- 7.13 Provision of affordable & special needs housing**
- Not relevant to this proposal.
- 7.14 Trees, Landscaping and Ecology**
- There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed unit. Details for this could be secured by condition. As such the proposed scheme is deemed to accord with Policy BE38 of the Hillingdon Local Plan (2012).
- 7.15 Sustainable waste management**
- Not particularly relevant to this proposal.
- 7.16 Renewable energy / Sustainability**
- Not particularly relevant to this proposal.
- 7.17 Flooding or Drainage Issues**
- Not relevant to this proposal.
- 7.18 Noise or Air Quality Issues**
- A condition is proposed which will ensure no adverse impacts on residential amenity from the proposals.
- 7.19 Comments on Public Consultations**
- Comments are addressed within the main body of the report.
- 7.20 Planning Obligations**
- Not relevant to this proposal.
- 7.21 Expediency of enforcement action**
- Not relevant to this proposal.
- 7.22 Other Issues**
- None.

## **8. Observations of the Borough Solicitor**

### General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also

the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

### **10. CONCLUSION**

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

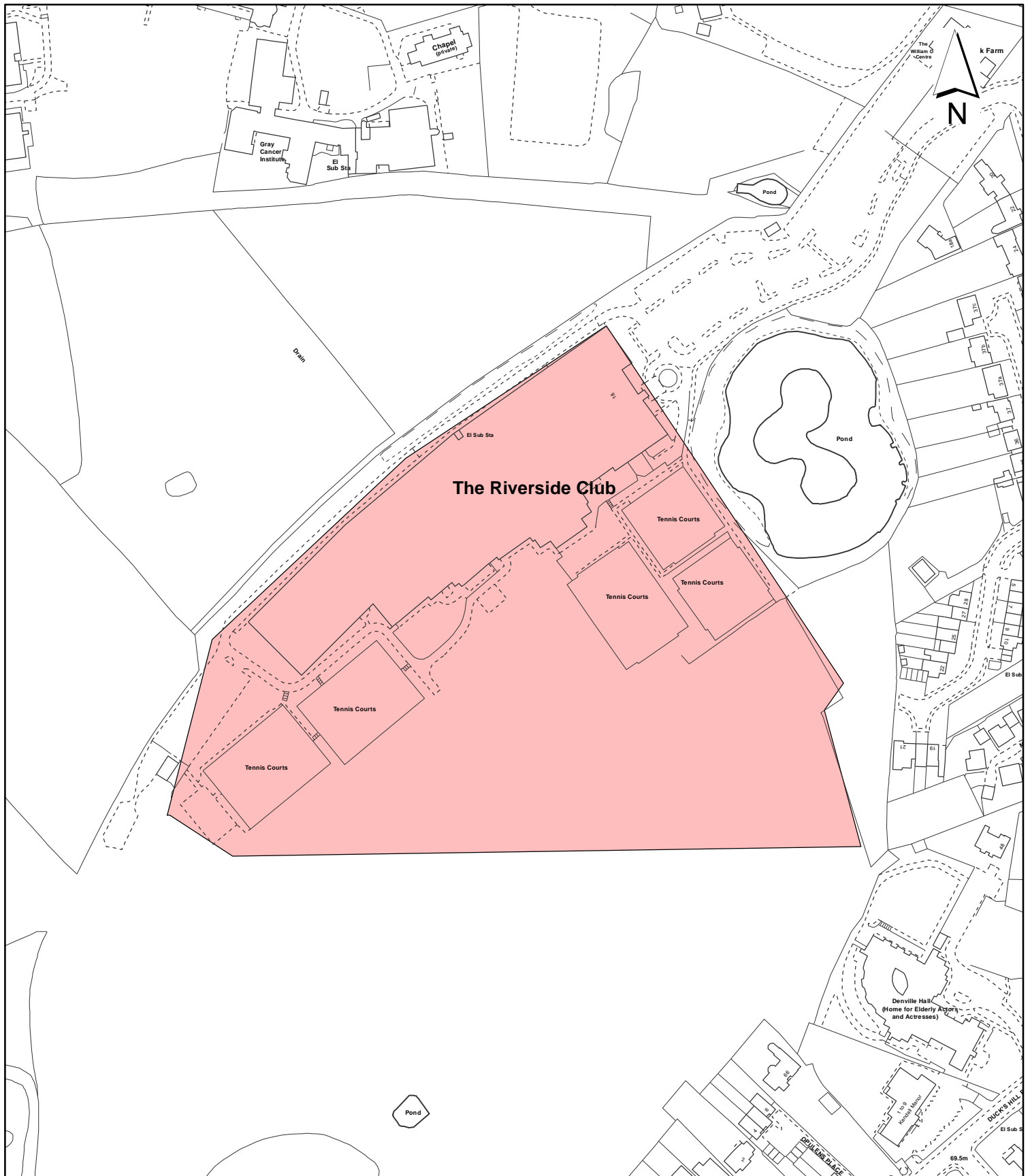
### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2  
The London Plan (2016)

Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Northwood Health & Racquets Club**

Planning Application Ref:

**272/APP/2018/451**

Planning Committee:

**North Page 78**

Scale:

**1:2,500**

Date:

**May 2018**

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

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



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** 40 THE DRIVE NORTHWOOD

**Development:** Regularisation of roof alterations

**LBH Ref Nos:** 13554/APP/2016/4477

**Drawing Nos:** DP/2908/PP/03 Existing Ground Floor Plan  
DP/2908/PP/04 Proposed Ground Floor Plan  
DP/2908/PP/05 Existing First Floor Plan  
DP/2908/PP/06 Proposed First Floor Plan  
DP/2908/PP/07 Existing Second Floor Plan  
DP/2908/PP/08 Proposed Second Floor Plan  
DP/2908/PP/09 Existing and Proposed Front Elevation  
DP/2908/PP/10 Existing and Proposed Rear Elevation  
DP/2908/PP/11 Existing and Proposed Side Elevation  
DP/2908/PP/12 Existing and Proposed Neighbour Side Elevation  
DP/2908/PP/13 Existing Roof Plan  
DP/2908/PP/14 Proposed Roof Plan  
DP/2908/PP/02 Block Plan  
DP/2908/PP/01 Location Plan

**Date Plans Received:** 13/12/2016 **Date(s) of Amendment(s):**

**Date Application Valid:** 27/02/2017

### 1. SUMMARY

Planning permission is sought for the regularisation of roof alterations. The proposal seeks to retain an unauthorised small side facing box dormer and the two rear facing gable end roof extensions. The side facing element of the L-shaped dormer would be removed whilst the rear facing section would be retained.

The retention of the gable end roof extensions, the small side facing box dormer and the rear facing dormer are considered to be acceptable and would not have an unacceptable impact on the character and appearance of the property and the surrounding area. The proposal would provide adequate levels of sunlight/daylight to the property and would not result in a loss of privacy to neighbouring properties.

The proposal thereby complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

The application is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

The development hereby permitted shall be completed within six months 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,

DP/2908/PP/01 Location Plan  
DP/2908/PP/02 Block Plan  
DP/2908/PP/03 Existing Ground Floor Plan  
DP/2908/PP/04 Proposed Ground Floor Plan  
DP/2908/PP/05 Existing First Floor Plan  
DP/2908/PP/06 Proposed First Floor Plan  
DP/2908/PP/07 Existing Second Floor Plan  
DP/2908/PP/08 Proposed Second Floor Plan  
DP/2908/PP/09 Existing and Proposed Front Elevations  
DP/2908/PP/10 Existing and Proposed Rear Elevation  
DP/2908/PP/11 Existing and Proposed Side Elevations  
DP/2908/PP/12 Existing and Proposed Neighbour Side Elevation  
DP/2908/PP/13 Existing Roof Plan  
DP/2908/PP/14 Proposed Roof Plan

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

**REASON**

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

**3 RES12 No additional windows or doors**

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

**REASON**

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

**4 RES13 Obscure Glazing**

The window facing 40C The Drive shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

## **2 I53 Compulsory Informative (2)**

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

|      |  |
|------|--|
| BE13 | New development must harmonise with the existing street scene.               |
| 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. |

## **3 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 is located on the north-west side of The Drive and comprises a two-storey detached house set within a spacious plot. To the north-east lies 40C The Drive, a two-storey detached house and to the south-west lies a driveway leading to 40A and 40B The Drive, located to the rear of the application site. 42 The Drive, also a detached house, lies beyond the driveway. The street scene is residential in character and appearance comprising large detached houses of varying designs, some set within large plots. The application site is covered by TPO 159 and lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

### 3.2 Proposed Scheme

Planning permission is sought for the regularisation of roof alterations. The proposal seeks to retain an unauthorised small side facing box dormer and the two rear facing gable end roof extensions. The side facing element of the L shaped dormer would be removed whilst the rear facing section of the dormer would be retained.

The small side facing box dormer would be 2.16m wide and 1.3m high with a depth of 1.73m. The rear facing dormer would be 4m wide and 2.34m high with a depth of 2.79m.

### 3.3 Relevant Planning History

13554/APP/2010/1491 40 The Drive Northwood

2 five-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing detached dwelling.

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

13554/APP/2011/1451 40 The Drive Northwood

Erection of 2, two storey, four-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, (involving demolition of existing detached dwelling, detached garage and swimming pool) (Resubmission).

**Decision:** 18-08-2011 Refused

13554/APP/2013/3499 40 The Drive Northwood

Two storey side extension and single storey rear extension

**Decision:** 19-02-2014 Refused

13554/APP/2014/1082 40 The Drive Northwood

Two storey side extension and single storey rear extension

**Decision:** 19-05-2014 Approved

13554/APP/2014/2125 40 The Drive Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include a rear dormer 3 side and 1 front rooflights and replacement detached garage to side



**Decision:** 09-09-2014 Approved

13554/APP/2015/1863 40 The Drive Northwood

Two storey side extension, single storey rear extension, conversion of roofspace into habitable use to include 2 side dormers and 1 rear dormer with 1 front and 2 side rooflights involving demolition of existing detached garage

**Decision:** 10-08-2015 Refused

13554/APP/2015/3296 40 The Drive Northwood

Part two storey, part single storey side extension, single storey rear extension, conversion of roofspace to habitable use to include hip to gable roof conversion of rear projection, 2 side dormers and 1 front rooflight involving demolition of existing detached garage

**Decision:** 09-11-2015 Refused

13554/APP/2015/4399 40 The Drive Northwood

Part two storey, part single storey side extension and single storey rear extension involving demolition of existing detached garage to side

**Decision:** 26-01-2016 Approved

13554/APP/2016/585 40 The Drive Northwood

Part two storey, part single storey side extension, single storey rear extension and conversion of roofspace to habitable use to include 2 side dormers, 2 side rooflights and 1 front rooflight, involving demolition of existing detached garage to side

**Decision:** 25-05-2016 Refused **Appeal:** 15-09-2016 Dismissed

13554/G/78/0742 40 The Drive Northwood

Householder development (small extension, garage etc.)

**Decision:** 21-09-1978 Refused

13554/H/79/0024 40 The Drive Northwood

Householder development (small extension, garage etc.)

**Decision:** 14-02-1979 Refused

13554/K/97/1842 40 The Drive Northwood

Erection of a two storey rear extension with pitched roof over

**Decision:** 14-05-1998 Approved

13554/TRE/2004/78      40 The Drive Northwood  
TO REMOVE ONE WILLOW TREE IN GROUP G1 ON TPO 159

**Decision:** 22-05-2013    NFA

13554/TRE/2006/124      40 The Drive Northwood  
TO FELL ONE WEEPING WILLOW IN GROUP G1 ON TPO NO. 159

**Decision:** 22-05-2013    NFA

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

Planning permission for a part two storey, part single storey side extension and single storey rear extension involving demolition of existing detached garage to side (ref: 13554/APP/2015/4399) was granted in January 2016.

Planning application ref: 13554/APP/2016/585, for a part two storey, part single storey side extension, single storey rear extension and conversion of roofspace to habitable use to include 2 side dormers, 2 side rooflights and 1 front rooflight, involving demolition of existing detached garage to side, was refused in May 2016. The application was dismissed at appeal in September 2016 (Planning Inspectorate Appeal ref: APP/R5510/D/16/3153412) as the appeal plans were substantially different from the refused plans and what had been built on site.

In September 2016 an enforcement notice was served against the erection of:

- 1) A small side facing box dormer
- 2) A side and rear facing box dormer (L shaped)
- 3) Two rear facing gable end roof extensions

The enforcement notice required the two dormers and the two gable end roof extensions to be removed. An appeal against the enforcement notice was submitted in January 2017 (Planning Inspectorate ref: APP/R5510/C/16/3161723) and was part allowed in June 2017. The Planning Inspector allowed the small side-facing box dormer and the two rear-facing gable end roof extensions. The appeal was dismissed in regards to the erection of the side and rear-facing box dormer (L-shaped).

#### **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.

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

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

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

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 11 local owners/occupiers and a site notice was displayed. Two responses were received:

- i) The application is the same as previous applications that have been refused by the Council and also refused on appeal.
- ii) Permission is being sought for unauthorised changes to the building

Northwood Residents Association:  
No response received

### **Internal Consultees**

None

## **7. MAIN PLANNING ISSUES**

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

There is no objection in principle to regularisation of unauthorised works to a property subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks

to ensure that new development within residential areas complements or improves the amenity and character of the area.

Following an Enforcement Notice for unauthorised works to the roof, this application seeks to retain an unauthorised small side facing box dormer and two unauthorised rear facing gable end roof extensions. The side facing dormer of an unauthorised L-shaped dormer would be removed whilst the rear facing dormer would be retained.

At the time of the appeal, the Planning Inspector considered that the small side-facing box dormer and the two rear-facing gable end roof extensions would not harm the character and appearance of the host property and the wider area. Given the Inspector's decision, and that there is no change in the size, scale and positioning of the small side-facing box dormer and the two rear-facing gable end roof extensions, these works are considered to be acceptable in this instance.

The rear dormer, that formed part of the unauthorised L-shaped dormer, would be 4m wide and 2.34m high with a depth of 2.79m from the main roof ridge. The dormer would not project beyond the eaves. With the removal of the side facing dormer, the rear facing dormer is of a more appropriate scale and appearance and does not appear as a non-subordinate addition to the roof. The rear dormer is therefore considered to be acceptable.

The proposal complies with Policies BE13, BE15 and of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings.

The retention of the two rear facing gable end roof extensions and the rear facing dormer would not result in loss of privacy to neighbouring properties at the rear of the site as these properties are located over 21m away. The side dormer facing 40C The Drive would be obscure glazed and so there would not be a loss of privacy; this can be secured by way of a condition on any consent granted.

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

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts (SPD) seek to ensure that new developments maintain and allow adequate levels of daylight and sunlight to penetrate into and between them.

The small dormer window facing 40C The Drive would be to a bathroom and so an obscure glazed window in this location would be acceptable and provide adequate light to the bathroom. The side facing dormer of the unauthorised L-shaped dormer, which provides light to the loft bedroom, would be removed and replaced with a rooflight. It is considered that the rooflight would provide adequate levels of light into the room whilst the rear facing dormer would be retained.

The proposal would therefore comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts (SPD)

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed regularisation of the roof alterations would not impact on parking

arrangements within the site.

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

Urban Design:

See Section 7.07 of this report.

Access and Security:

The proposed regularisation of the roof alterations would not impact on access and security arrangements of the property.

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

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

Two responses were received during the public consultation raising concerns that the current application is the same as previously refused applications and appeals and that permission is being sought for unauthorised works. The planning and enforcement history of the site has been discussed elsewhere in this report.

#### **7.20 Planning Obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

The current application seeks to regularise alterations to the roof which are the subject of an enforcement notice. The enforcement notice required the removal of a small side facing box dormer, a side and rear facing box dormer (L-shaped) and two rear facing gable end roof extensions.

An appeal against the enforcement notice was submitted in January 2017 (Planning Inspectorate ref: APP/R5510/C/16/3161723) and was part allowed in June 2017. The Planning Inspector allowed the small side-facing box dormer and the two rear-facing gable end roof extensions. The appeal was dismissed in regards to the erection of the side and rear-facing box dormer (L-shaped).

The current proposal seeks to retain the small side facing box dormer and the two rear facing gable end roof extensions. The side facing dormer of the L-shaped dormer would be removed whilst the rear facing dormer would be retained.

#### **7.22 Other Issues**

None

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

Planning permission is sought for the regularisation of roof alterations. The proposal seeks to retain an unauthorised small side facing box dormer and the two rear facing gable end roof extensions. The side facing dormer of the L-shaped dormer would be removed whilst the rear facing dormer would be retained.

The retention of the gable end roof extensions, the small side facing box dormer and the rear facing dormer are considered to be acceptable and would not have an unacceptable impact on the character and appearance of the property and the surrounding area. The proposal would provide adequate levels of sunlight/daylight to the property and would not result in a loss of privacy to neighbouring properties.

The proposal thereby complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

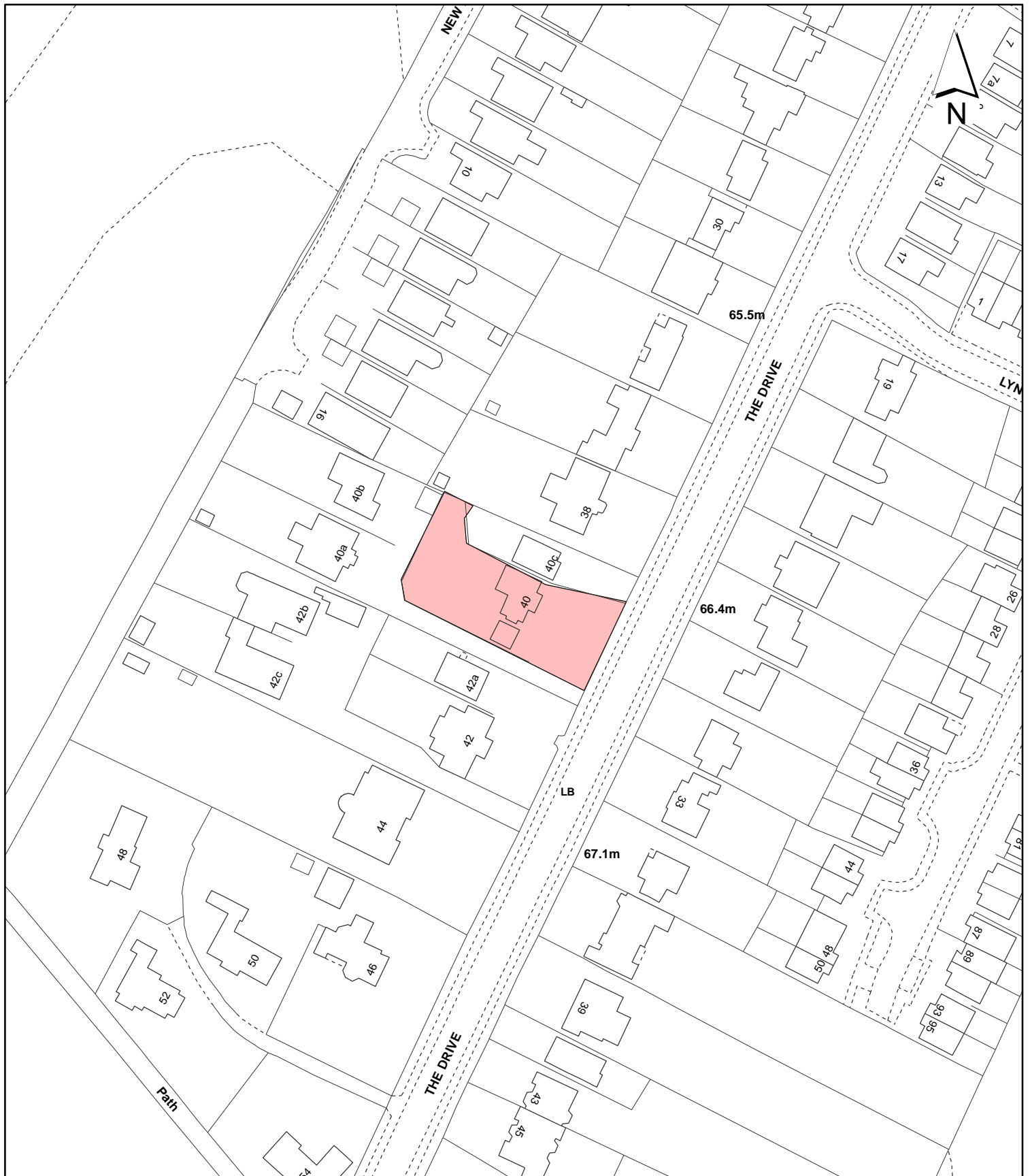
The application is therefore recommended for approval.

## **11. Reference Documents**

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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**40 The Drive  
 Northwood**

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

Planning Application Ref:  
**13554/APP/2016/4477**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 90**

Date:  
**May 2018**





## Report of the Head of Planning, Transportation and Regeneration

**Address** PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP

**Development:** Variation of Condition 2 (approved plans) of the Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076 dated 11/11/2016 (LBH ref: 38324/APP/2016/407 dated 24-06-2016) (Erection of detached building to accommodate refuse storage at ground floor and office accommodation above for minor elevational variations, relocation of refuse store and infilling of undercroft to create garage

**LBH Ref Nos:** 38324/APP/2018/164

**Drawing Nos:** Photos of Amended Refuse Are  
15.530-P.02 Previously Approved Site Plan  
15.530-P.03 Previously Approved Site Plan  
15.530-P.04 Previously Approved Ground Floor Plan  
15.530-P.05 Previously Approved First Floor Plan  
15.530-P.06 Previously Approved Front & Side Elevation  
15.530-P.07 Previously Approved Rear & Side Elevation  
15.530-P.08 Rev A Proposed Site Plan  
15.530-P.09 Rev A Proposed Ground Floor Plan  
15.530-P.10 Rev B Proposed First Floor Plan  
15.530-P.11 Proposed Front & Side Elevation  
15.530-P.12 Rev A Proposed Rear & Side Elevation  
15.530-P.13 Rev A Proposed Refuse Store  
15.530-P.02 Rev B Proposed Site Plan  
15.530-P.01 Car Parking Plan  
Planning Statement

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 12/01/2018 | <b>Date(s) of Amendment(s):</b> | 12/01/2018 |
| <b>Date Application Valid:</b> | 12/01/2018 |                                 | 19/03/2018 |
|                                |            |                                 | 20/03/2018 |
|                                |            |                                 | 12/03/2018 |

### 1. SUMMARY

Planning permission is sought for the variation of Condition 2 (approved plans) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076, dated 11/11/2016, for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above (LBH ref: 38324/APP/2016/407, dated 24-06-16). The proposal is for minor elevational variations, relocation of the refuse store and infilling of the undercroft to create a garage.

The proposed alterations to the building are considered to be acceptable and would not have a detrimental impact on the character and appearance of the street scene and surrounding area, residential amenity or parking provision.

The proposal complies with Policies AM14, BE13, BE15, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1 COM3 Time Limit**

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, B.01; L.01; P.01; P.02 Rev B; P.08 Rev A; P.09 Rev A; P.10 Rev B; P.11; P.12; P.13 Rev A; 15.530-P.01 Car Parking Plan; and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 COM7 Materials (Submission)**

No development shall commence until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

|      |  |
|------|--|
| AM14 | New development and car parking standards.                     |
| AM7  | Consideration of traffic generated by proposed developments.   |
| BE4  | New development within or on the fringes of conservation areas |
| 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.                      |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |

### **3 115 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](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.

### **4 170 LBH worked applicant in a positive & proactive (Granting)**

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the northern side of Pembroke Road. It is situated immediately to the rear of Pembroke House and the application building is located in the north western corner of the car park to the rear of the main building. Pembroke House is a partly four and five storey detached property and former office building fronting Pembroke Road. All floors of the building have consent for their conversion to residential under either

the prior approval process or planning/appeal.

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although Pembroke House is a later intrusion within the street scene, to the rear of the site, it is characterised by well planted rear gardens. This part of the area includes housing development following the introduction of the railways in 1904 and a proposed urban expansion for a Garden Suburb. The immediate surrounding area is characterised by inter and post war properties and the rear of the commercial units on Ruislip High Street.

The site lies within Ruislip Town Centre and the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

Planning permission is sought for the variation of Condition 2 (approved plans) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076, dated 11/11/2016, for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above (LBH ref: 38324/APP/2016/407, dated 24-06-16).

This application seeks permission to vary condition 2 (approved plans) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076 to allow for minor elevational variations, relocation of the refuse store and infilling of the undercroft to create a garage.

### 3.3 Relevant Planning History

38324/APP/2016/407      Pembroke House Pembroke Road Ruislip

Erection of detached building to accommodate refuse storage at ground floor and office accommodation above

**Decision:** 21-06-2016    Refused

**Appeal:** 11-11-2016    Allowed

#### Comment on Relevant Planning History

There have been a number of planning applications of relevance to the consideration of this scheme and additionally appeals relating to enforcement notices and decisions, which form material considerations in the consideration of this application. The most relevant are summarised below:

Application ref: 38324/APP/2014/2680 refused consent for the erection of a two storey building to rear for use as office space and storage involving installation of railings and gates. This decision was appealed and allowed in part in October 2015.

The appeal was allowed insofar as it related to the railings and gates along the boundary to the front and side of the site, as these were not considered to harm the character and appearance of the locality.

The appeal was dismissed in relation to the erection of the two-storey building in the rear of the site.

Application ref: 38324/APP/2016/407 refused consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. This

decision was appealed and allowed in November 2016 (Appeal Decision ref: APP/R5510/W/16/3155076)

The current application seeks amendments to the plans approved by the Planning Inspectorate.

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).

#### **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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

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.

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

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

**5.1** Advertisement Expiry Date:- **28th February 2018**

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

#### **6. Consultations**

##### **External Consultees**

Consultation letters were sent to 57 local owners/occupiers and a site notice was displayed. One response has been received:

- i) building reduces already limited shared space - impact on already limited parking availability in shared parking spaces.
- ii) loss of privacy

- iii) overdevelopment
- iv) concerns over security
- v) noise and disturbance
- vi) refuse collection

Ruislip Residents Association:  
No response received

### **Internal Consultees**

Highways:

This proposal is to move the proposed refuse store to the side of the existing building close to the street frontage which is supported.

The undercroft space will be used as an enclosed garage to service the office space as the parking area is for the residents of Pembroke House. This will increase the on-site car parking by 1 space and the highway impact of this proposal will be small.

On the basis of the above comments I do not have any significant highway concerns over this variation of condition.

## **7. MAIN PLANNING ISSUES**

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

There is no objection in principle to the proposed alterations to the building subject to compliance with the relevant Policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

The application building was allowed at appeal in November 2016 (Appeal Decision ref: APP/R5510/W/16/3155076) where the Planning Inspectorate considered the building to be acceptable in regards to its impact on the character and appearance of the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

It is considered that the proposed minor elevational variations, infilling of the undercroft to create a garage and the relocation of the refuse store would not have a significant impact on the character and appearance of the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.06 Environmental Impact**

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE15 of the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

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

The application building was allowed at appeal in November 2016 (Appeal Decision ref: APP/R5510/W/16/3155076) where the Planning Inspectorate considered the impact of the building on the character and appearance of the street scene and surrounding area to be acceptable.

The current proposal seeks to infill the existing undercroft to create a garage and to provide additional windows. It is considered that the proposed alterations would not have a detrimental impact on the character and appearance of the building. The application building is located in the north western corner of the car park to the rear of the main building and so is not highly visible from the street scene; the proposed alterations to the building would therefore not have a detrimental impact on the character and appearance of the street scene.

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

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

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The application building is located in the far north western corner of the existing car park serving Pembroke House. It is situated immediately adjacent to the boundary with 2 and 2a Brickwall Lane and 149-151 High Street.

The rear elevation windows of the building would be obscure glazed and so would not result in overlooking of the rear of the commercial units on Ruislip High Street. The proposed side windows to the garage would be high level windows and so there would not be overlooking of the residential units in the main building. The proposal includes the addition of three ground floor windows on the front elevation (it is noted that one of the windows already exists); whilst these windows would face onto parking spaces, given the nature of the building it is considered that these windows would be acceptable. Due to the orientation and positioning of the building, and separation distances of over 21m, the front dormer windows would not directly face onto any habitable room windows and so would not significantly impact on residential amenity.

It is therefore considered that the proposed alterations would not impact on privacy of neighbouring properties, in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

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

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would enclose the existing undercroft parking space to create a garage. The parking space would be retained and so the proposal would not result in the loss of parking for either the office in the application building or the residential units within the main building (Pembroke House). The Council's Highways Engineer raises no objection to the proposal.

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

Urban design:

See Section 7.07 of this report

Access and security:

The application building is located in the western corner of the car park to the rear of the main building. The car park is accessed via vehicular and pedestrian gates with key code access. The proposed changes would not impact on the existing security arrangements into the site and the proposed garage would provide a more secure parking space for the office building (the application building).

#### **7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

#### **7.15 Sustainable waste management**

The ground floor of the application building was previously used as a refuse storage. The refuse storage has been relocated to the side of the main building and would be screened by fencing. The new location of the refuse storage would be next to the access road which would allow refuse vehicles to collect the refuse without entering the gated car park. The proposed refuse storage is therefore considered to be acceptable.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

There are no flooding or drainage issues associated with this application.

#### **7.18 Noise or Air Quality Issues**

Concerns were raised during the public consultation in regards to noise and disturbance. It is considered that the proposed alterations would not result in significant increase in noise levels within the site.

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

One response was received during the public consultation.

Points i), and iii) relate to the location and size of the building, which was allowed at appeal in November 2016 (Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076).

The issues raised in Points ii), iv), v) and vi) have been discussed elsewhere in this report.

#### **7.20 Planning Obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Previous enforcement notices and appeal decisions for the site have been complied with. This planning application seeks permission to amend plans approved by the Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076, dated 11/11/2016, for the erection



of a detached building to accommodate refuse storage at ground floor and office accommodation above (LBH ref: 38324/APP/2016/407, dated 24-06-16).

## **7.22 Other Issues**

None

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

equalities issues is a matter for the decision maker to determine in all of the circumstances

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

Planning permission is sought for the variation of Condition 2 (approved plans) of Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076, dated 11/11/2016, for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above (LBH ref: 38324/APP/2016/407, dated 24-06-16). The proposal is for minor elevational variations, relocation of the refuse store and infilling of the undercroft to create a garage.

The proposed alterations to the building are considered to be acceptable and would not have a detrimental impact on the character and appearance of the street scene and surrounding area, residential amenity or parking provision.

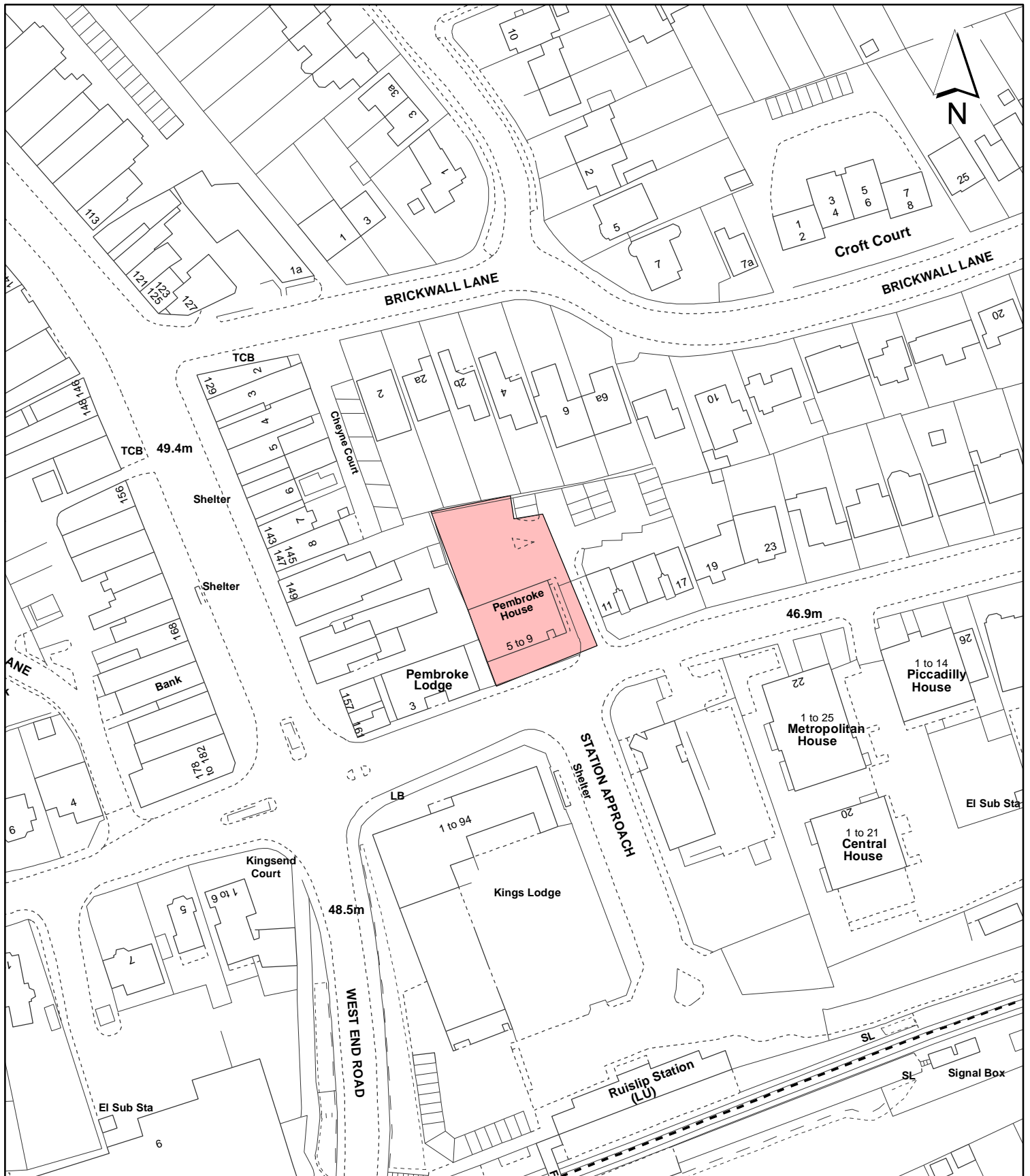
The proposal complies with Policies AM14, BE13, BE15, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
London Plan (2016)  
National Planning Policy Framework

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Pembroke House  
 Pembroke Road  
 Ruislip**

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

Planning Application Ref:  
**38324/APP/2018/164**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 101**

Date:  
**May 2018**



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## Report of the Head of Planning, Transportation and Regeneration

**Address** MONTROSE COTTAGE DUCKS HILL ROAD RUISLIP

**Development:** Two storey side/rear extension and conversion of dwelling into 1 x 2-bed and x 1-bed self-contained flats, involving demolition of existing garage and conservatory and installation of external staircase.

**LBH Ref Nos:** 73100/APP/2018/625

**Drawing Nos:** Location Plan  
Front view  
Rear view  
Side view.  
03-B  
01-C  
02-C  
Design & Access Statemen

**Date Plans Received:** 19/02/2018 **Date(s) of Amendment(s):**

**Date Application Valid:** 06/03/2018

### 1. SUMMARY

The application seeks planning permission for a two storey side/ single storey rear extension and conversion of the dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats, involving demolition of the existing garage and conservatory and installation of an external staircase.

This is a resubmission following a previous refusal. Although the revised proposal has in part, addressed some of the previous reasons for refusal, the proposal still remains unacceptable.

The revised proposal now includes an external staircase. The staircase by reason of its siting in this open prominent position and its overall size and height, represents an incongruous addition, which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

In addition the proposal also fails to provide sufficient parking provision for the proposed units and would therefore result in an increase in on-street car parking in an area where such parking is at a premium thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety.

Therefore taking all matters into consideration the application is recommended for refusal

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

1 NON2 **Non Standard reason for refusal**

The proposed external staircase, by reason of its siting in an open prominent position and

its overall size and height, represents an incongruous addition resulting in an overdominant form of development, which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

**2 NON2 Non Standard reason for refusal**

The proposal fails to provide sufficient parking provision for the proposed units and would therefore result in an increase in on-street car parking in an area where such parking is at a premium thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

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

**3 I53 Compulsory Informative (2)**

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

|      |   |
|------|---|
| AM7  | Consideration of traffic generated by proposed developments.          |
| AM14 | New development and car parking standards.                            |
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |

|          |   |
|----------|---|
| BE20     | Daylight and sunlight considerations.   |
| BE21     | Siting, bulk and proximity of new buildings/extensions.   |
| BE22     | Residential extensions/buildings of two or more storeys.  |
| BE23     | Requires the provision of adequate amenity space.   |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.           |
| H7       | Conversion of residential properties into a number of units   |
| OE8      | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006                       |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008                |
| LDF-AH   | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010                          |
| LPP 3.3  | (2011) Increasing housing supply  |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 3.8  | (2011) Housing Choice   |
| NPPF1    | NPPF - Delivering sustainable development   |
| NPPF6    | NPPF - Delivering a wide choice of high quality homes   |
| NPPF7    | NPPF - Requiring good design  |

#### 4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. In this instance no pre-application advice was sought.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application property is located in a prominent plot on the East side of Ducks Hill Road with the principal elevation facing South West. The property is a modest two storey semi-detached brick built dwelling part finished in render and set under a gable roof. To the side is an attached garage with a lean to roof. The small area to the front of the property and garage is covered in hard-standing however with a maximum depth of just 2.3 metres it is not sufficient for off-street parking, such that existing vehicles over hang onto the footpath. To the rear of the property is a two storey extension set under a gable roof at a right angle to the main roof and a small conservatory, with the remaining area covered in mature vegetation and laid to lawn.

To the immediate West of the application site is a Garden Centre with its car parking area bordering the application site and rear garden. The application site including the full rear and side elevations are readily visible from the garden centre. The immediately adjoining property, the other half of the pair of cottages is no.9 Page Cottages which also benefits

from the two storey rear projection and gable roof. Immediately in front of the application site on the 6 metre wide footpath is a bus stop.

The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

### **3.2 Proposed Scheme**

The application seeks planning permission for a two storey side/ single storey rear extension and conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats, involving demolition of existing garage and conservatory and installation of external staircase.

The proposal would involve replacing the existing garage to the side with a two storey side extension which would extend to the full width of the plot up to the side boundary on the existing footprint. The front building line is now set back from the front elevation by 1.5 metres for its full height. The two storey side extension would extend along the length of the existing dwelling set under a gabled roof with a set down from the main ridge of 0.5 metres

At ground floor level the proposal extends a further 3.5 metres to the rear set under a 3 metre flat roof which joins the existing two storey outrigger. An external staircase is also proposed to the rear in order to provide access to the rear amenity space.

The extensions and alterations would as proposed, result in the creation of one 2 bed dwelling at ground floor, (Flat 1) and one 1 bed dwelling on the first floor, (Flat 2). Under the proposal each dwelling would have a separate outdoor amenity area of approximately 40 square metres.

The submitted plans illustrate two parking spaces in tandem to the front. However the proposal involves creating two separately owned/occupied dwellings and therefore the proposal has to be assessed on the basis of only one parking space being provided.

### **3.3 Relevant Planning History**

73100/APP/2017/2973     Montrose Cottage Ducks Hill Road Ruislip

Two storey side/rear extension and conversion of dwelling into 2 x 2-bed self-contained flats, involving demolition of existing garage and conservatory

**Decision:** 24-10-2017     Refused

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

73100/APP/2017/2973 - The application was for a two storey side/rear extension and conversion of the dwelling into 2 x two bed self-contained flats, involving demolition of existing garage and conservatory. This was refused on 24.10.2017 for the following reasons:

1. The proposed two storey side/rear extension, by reason of its siting in this open prominent position, its size, scale, bulk and design and in particular the hip end roof design, would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon



Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed two storey side extension, by virtue of its siting, size, scale, bulk and design, including the lack of a set back from the front at all levels and a set down of the ridge of the roof from the main ridge, would fail to harmonise with the architectural composition of the original semi-detached dwelling, would be detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The two storey rear extension, by reason of its siting in this open prominent position and its design and in particular the flat roof and rear fenestration, represents an incongruous addition, which would fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

5. The proposed dwellings would each provide 2 additional bedrooms with the proposed larger of the two bedrooms in each dwelling being less than the minimum 11.5sq.m and are therefore undersized and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 of the London Plan (March 2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

6. The proposal fails to provide sufficient parking provision for the proposed units and would therefore result in an increase in on-street car parking in an area where such parking is at a premium thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety. The proposal is, therefore, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

#### 4. Planning Policies and Standards

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by re-using land that has been previously developed (brownfield land)".

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure. In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021.

#### 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.   |
| BE38     | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.           |
| H7       | Conversion of residential properties into a number of units   |
| OE8      | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006                       |
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| LDF-AH   | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010                          |
| LPP 3.3  | (2011) Increasing housing supply  |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 3.8  | (2011) Housing Choice   |
| 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**

7 neighbouring properties and Ruislip Residents Association were consulted on 07.03.2018 and a site notice was displayed to the front of the site on 09.03.2018.

The Ward Councillor has requested that the application be determined at Committee. In addition there have been four objections which can be summarised as follows:

- The development would be out of character with the row of period cottages.
- It would increase the number of dwellings and vehicles in a heavily trafficked already saturated area with insufficient parking.
- The existing garage would be removed and no parking provision made.
- First floor flat terrace and stairs would be an eyesore and overlook neighbouring rear garden. Metal stairs would be noisy and result in poor outlook from rear window and block light.
- Proposed staircase should be located to the other side close to the garden centre.
- Concerns of parking provisions to the front and inadequate space resulting in potential encroaching on pavement.
- Still does not match existing neighbouring cottage - which was a previous reason for refusal.
- Concerns for pedestrian safety given the lack of space to the front and proximity of the busy bus stop to the front - will be dangerous.
- Revised proposal still does not improve the cottage or surrounding area.

### **Internal Consultees**

HIGHWAYS OFFICER:

Site Characteristics:

The development site is situated on the Eastern side of Ducks Hill Road (A4180), Ruislip just North of Reservoir Road. Reservoir Road provides access to Ruislip Lido which is a popular place to visit for a 'Day Out' generating a high number of car trips. The site is the last house in a row of 11 cottages known as Pages Cottages. They are situated on the very edge of built up Ruislip, to the North Duck Hill Road passes through areas of woodland and farmland. The footway outside Pages Cottages is generously wide, ranging between 5.5 metres and just over 8.0 metres. There are 2 street trees and in places a grass verge. One disabled parking bay has been provided; this is off-road on the footway. Parking outside the Montrose Cottage is controlled by a no parking restriction operational between 08:00 and 18:30 hours all week.

The PTAL for the site is 2 which is considered low, this together with few services and facilities available locally suggest that the occupiers of the dwellings would be reliant on the private car for trip making. The Montrose Cottage is currently a two bedroom house with a single garage to which access is gained via a footway crossover. It is proposed to convert the property and provide two residential self contained flats (1 x 2 bedroom and 1 x 1 bedroom). This will involve demolishing the existing garage which would result in neither of the 2 self contained flats having any off-street parking of their own.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that new

development will only be permitted where it is in accordance with the Council's adopted parking standards. For a development of the type proposed, the adopted parking standards require a maximum of 1.5 spaces per unit totalling 3 spaces. Taking into account that both of the self contained flats are small, one car parking space per dwelling is considered sufficient as well as necessary. On 23rd April 2018 a new Parking Management Scheme will come into operation along Reservoir Road. Between the hours of 09:00 and 19:00 parking along Reservoir Road will be restricted to permit holders only. This Parking Management Scheme is being introduced to stop people visiting the Ruislip Lido taking the limited amount of on-street parking available away from local residents. Taking into account that the occupiers of the new dwellings will be reliant upon the private car for trip making, no on-site parking is provided and that parking along Ducks Hill Road and Reservoir Road is controlled, there are concerns that this will lead to the occupiers of the new dwellings parking in locations which may be detrimental to road safety and the free flow of traffic.

**Cycling Provision:**

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) requires the developer to provide at least 1 secure and accessible bicycle parking space for each of the self contained flats, to conform to the adopted minimum borough cycle parking standard. This has not been indicated within the submitted documents but can physically be accommodated on-site. This omission should therefore be rectified and depicted/acknowledged on plan or secured by appropriate planning condition.

**Operational Refuse Requirements:**

Refuse collection will continue via the public highway hence there are no further observations.

**Conclusion:**

This application cannot be supported as the development fails to provide car parking for the occupiers of the self contained flats and their visitors. This will lead to parking in inappropriate locations being detrimental to road safety and the free flow of traffic.

**FLOOD AND WATER MANAGEMENT OFFICER:**

Site is in Flood zone 1 and not in a Critical Drainage Area.

The site is identified to be at risk of surface water flooding on the Environment Agency Flood Maps. The development therefore needs to manage surface water on site.

**Condition:**

Prior to the commencement of development details of a soakaway or tank to control surface water from the proposed development shall be submitted to and be approved in writing by the Local Planning Authority. The details need to ensure that any new pipework should not be connected to any existing surface water network which drains to any road or sewer. Water run off from any hard paving associated with the development should also be directed to a soakaway, or made permeable. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

**Reason:**

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

OFFICER COMMENTS:

If the proposal was considered acceptable then appropriate amendments would have been requested

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

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

**7.02 Density of the proposed development**

Not applicable to this application. The density ranges set out in the London Plan are not used in the assessment of schemes of less than 10 units.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy 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 new developments to harmonise with the existing street scene or other features of the area and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

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

The 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.

The proposal would involve replacing the existing garage to the side with a two storey side extension which would extend to the full width of the plot up to the side boundary on the existing footprint. The front building line is now set back from the front elevation by 1.5 metres for its full height. This setback is an improvement over the earlier scheme. The two storey side extension would extend along the length of the existing dwelling set under a gabled roof with a set down from the main ridge of 0.5 metres.

At ground floor level the proposal extends a further 3.5 metres to the rear set under a 3 metre flat roof which joins the existing two storey outrigger. An external staircase is also

proposed to the rear in order to provide access to the rear amenity space. The proposed side and rear extensions do appear as subordinate additions in accordance with the recommended guidance, however the proposed external staircase is not a common feature in the area and would result in an obtrusive addition. Therefore it is considered that the proposed external staircase, by reason of its siting in this open prominent position and its overall size and height, represents an incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

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

The application site is bounded to the immediate West with the garden centre and an extensive area of car parking, therefore there would be limited adverse impact to this neighbouring property and its use as it overlooks the existing car park. The immediately adjoining residential property, the other half of the pair of the semi's, no.9 also benefits from the two storey rear projection which is in fact slightly deeper than that proposed on the application site. The proposed two side extension would be to the opposite side and the single storey rear would not extend beyond the existing rear projection, therefore there would be no significant adverse impact to this neighbouring property.

It is accepted that there would be some additional impact on the neighbouring amenity as a result of the proposed external staircase however on balance it is considered that it would be not sufficient on its own to merit a reason for refusal. It should be noted that the neighbouring property is to the South and therefore it is considered that there would be no significant loss of daylight or sunlight.

Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

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

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 intends to adopt the new nation technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The Minor Alterations to the London Plan (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. DCLG guidance identifies that a single storey 2 bed three person flat should provide a minimum GIA of 63 square metres and a single storey 1 bed two person 51.5 square metres. The submitted plans illustrate that the proposal would meet this criteria by providing 68.5 and 56 square metres respectively.

Section four of the Council's HDAS: Residential Layouts states that developments should

incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area. The minimum level of amenity space required to meet Council standards for a 2 bedroom flat would be 25 square metres and 20 square metres for a 1 bed. The submitted plans illustrate that the existing rear garden, which has an area of over 100 sq.m, would be separated to provide 40 square metres for each proposed flat. Therefore this would be acceptable and in accordance with Policies BE19 and BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

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

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

The PTAL for the site is 2 which is considered low, this together with few services and facilities available locally suggest that the occupiers of the dwellings would be reliant on the private car for trip making. The Montrose Cottage is currently a two bedroom house with a single garage to which access is gained via a footway crossover. It is proposed to convert the property and provide two residential self contained flats (1 x 2 bedroom and 1 x 1 bedroom). This will involve demolishing the existing garage which would result in neither of the 2 self contained flats

having any off-street parking of their own.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) states that new development will only be permitted where it is in accordance with the Council's adopted parking standards. For a development of the type proposed, the adopted parking standards require a maximum of 1.5 spaces per unit totalling 3 spaces. Taking into account that both of the self contained flats are small, one car parking space per dwelling is considered sufficient as well as necessary.

On 23rd April 2018 a new Parking Management Scheme will come into operation along Reservoir Road. Between the hours of 09:00 and 19:00 parking along Reservoir Road will be restricted to permit holders only. This Parking Management Scheme is being introduced to stop people visiting the Ruislip Lido taking the limited amount of on-street parking available away from local residents.

Taking into account that the occupiers of the new dwellings will be reliant upon the private car for trip making, no on-site parking is provided and that parking along Ducks Hill Road and Reservoir Road is controlled, there are concerns that this will lead to the occupiers of the new dwellings parking in locations which may be detrimental to road safety and the free flow of traffic.

Conclusion:

It is therefore considered that the application cannot be supported as the development fails to provide car parking for the occupiers of the self contained flats and their visitors. This will lead to parking in inappropriate locations being detrimental to road safety and the free flow of traffic.

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

Urban design issues have been covered elsewhere in the report and with regard to access and security, had the application not been recommended for refusal, conditions could have been included to ensure compliance with these requirements.

Secured by Design is now covered by Part Q of the Building Regulations which the development would be required to accord with, if the application had been recommended for approval.

#### **7.12 Disabled access**

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

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

An appropriate scheme of landscaping and landscape protection could have been secured by condition if the application was recommended for approval.

#### **7.15 Sustainable waste management**

Policy 5.17 of the London Plan requires that all new development provide adequate facilities for the storage of waste and recycling.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

Given the potential scale and nature of the proposed development, it is not considered likely to raise significant sustainability concerns.

#### **7.17 Flooding or Drainage Issues**

The Flood and Water Management Officer has stated:

Site is in Flood zone 1 and not in a Critical Drainage Area.

The site is identified to be at risk of surface water flooding on the Environment Agency Flood Maps. The development therefore needs to manage surface water on site.

Condition:

Prior to the commencement of development details of a soakaway or tank to control surface water from the proposed development shall be submitted to and be approved in writing by the Local Planning Authority. The details need to ensure that any new pipework should not be connected to any existing surface water network which drains to any road or sewer. Water run off from any hard paving associated with the development should also be directed to a soakaway, or made permeable. The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

Reason:

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

#### **7.18 Noise or Air Quality Issues**

No issues raised.



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

The comments raised through the consultation process and the potential concerns relating to the impact of the development on adjoining occupiers have been considered in the main body of the report.

### **7.20 Planning Obligations**

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

The scheme would also be liable for payments under the Community Infrastructure Levy. On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

Community Infrastructure Levy:

The Council adopted a 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 are currently as follows:

Hillingdon CIL = £3,638.46

London Mayoral CIL = £1,424.64

Total = £5,063.10

### **7.21 Expediency of enforcement action**

There are no enforcement issues raised by this application.

### **7.22 Other Issues**

None.

## **8. Observations of the Borough Solicitor**

General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

None.

## **10. CONCLUSION**

The application seeks planning permission for a two storey side/ single storey rear extension and conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats, involving demolition of existing garage and conservatory and installation of external staircase.

This is a resubmission following a previous refusal. Although the revised proposal has in part, addressed some of the previous reasons for refusal, the proposal still remains unacceptable.

The revised proposal now includes an external staircase which, by reason of its siting in this open prominent position and its overall size and height, represents an incongruous addition which would fail to harmonise with the architectural composition of the original dwelling and

would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

In addition the proposal also fails to provide sufficient parking provision for the proposed units and would therefore result in an increase in on-street car parking in an area where such parking is at a premium thereby leading to conditions which would be detrimental to the free flow of traffic and to highway and pedestrian safety.

Therefore taking all matters into consideration the application is recommended for refusal.

## **11. Reference Documents**

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

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

The London Plan (2016)

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

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

Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Residential Extensions

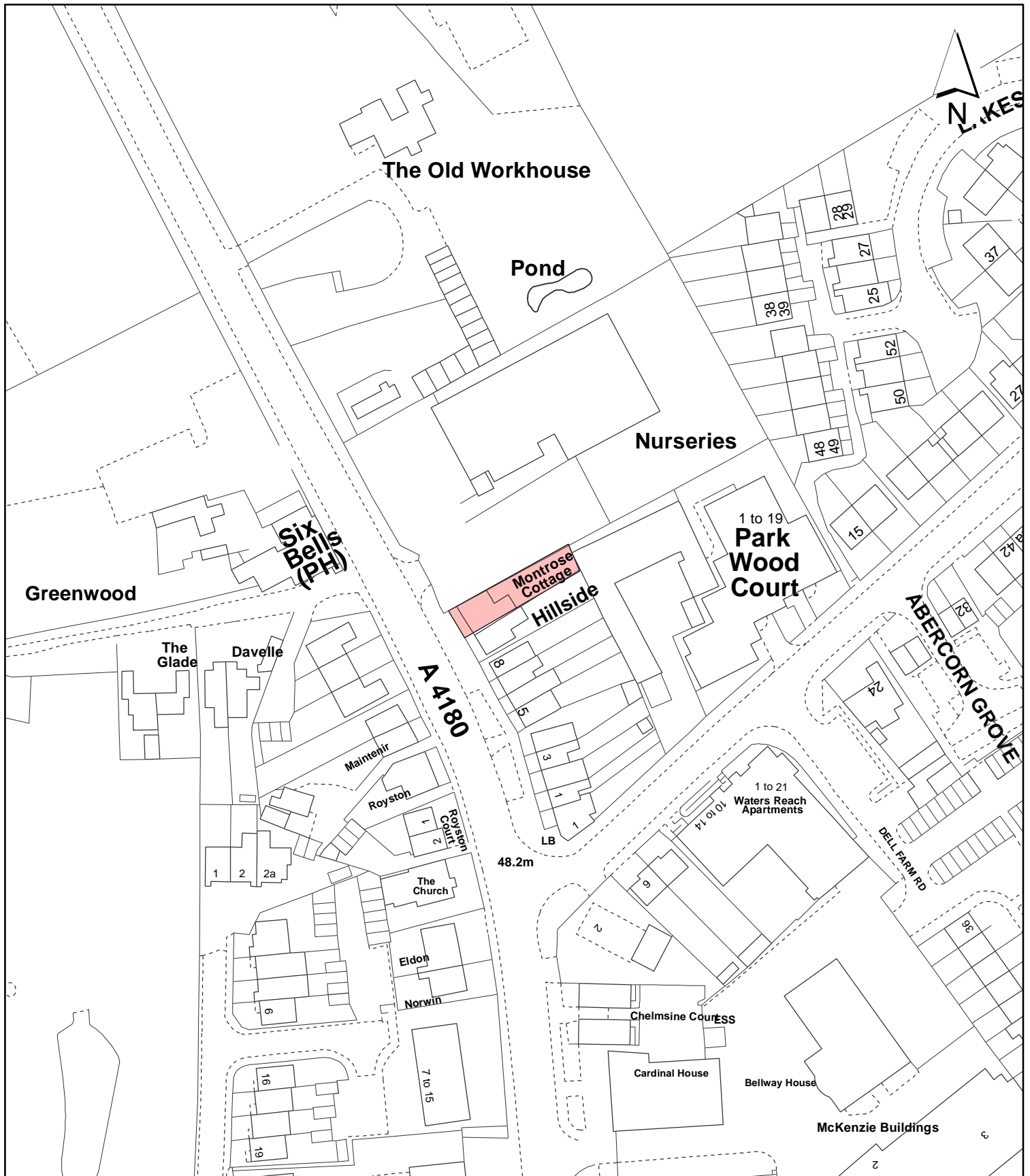
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

Technical Housing Standards - Nationally Described Space Standard (March 2015)

National Planning Policy Framework

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Montrose Cottage  
 Ducks Hill Road**

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

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

Planning Application Ref:

**73100/APP/2018/625**

Scale:

**1:1,250**

Planning Committee:

**North Page 118**

Date:

**May 2018**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Transportation and Regeneration

**Address** CLUB HOUSE, MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP

**Development:** Creation of first floor level and raising of roof.

**LBH Ref Nos:** 17942/APP/2018/249

**Drawing Nos:** Design and Access Statemen  
04  
02  
01  
03

**Date Plans Received:** 19/01/2018      **Date(s) of Amendment(s):** 26/01/2018

**Date Application Valid:** 30/01/2018      19/01/0018

### 1. **SUMMARY**

Planning permission is sought for the creation of a new first floor level which would involve raising the previously approved and extended roof by an additional 1.85 metres in height with the addition of no.7 dormer windows.

The proposal is considered to be an unacceptable development within the Green Belt and as such would be contrary to regional policies, local policies and the NPPF.

In addition the roof alterations and extensions would not appear as subordinate features and therefore would result in incongruous and disproportionate additions which would be detrimental to the architectural composition of the existing building and to the visual amenity of the street scene and the wider area.

The proposal is therefore unacceptable in principle and in design.

Highways are not satisfied that there has been an adequate and up to date assessment of the transport impacts. The Increased floorspace is considered likely to generate large traffic volumes and parking demand that would be detrimental to highway and pedestrian safety.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed development represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the development which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (2016) and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The roof alterations and extensions, by reason of the size, scale, bulk, and design of the roof form including the addition of 7 dormer windows and raising the main ridge level, would not appear as subordinate features and therefore would result in incongruous and disproportionate additions which would be detrimental to the architectural composition of the existing building and to the visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The application has failed to provide an accurate assessment of transportation and parking impacts associated with the proposed development including trip generation, swept paths, car parking, coach parking, loading/unloading and servicing and as such fails demonstrate that it would not be detrimental to highway and pedestrian safety and the free flow of traffic contrary to policies AM2, AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and policies 6.3 and 6.13 of the London Plan (2016).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

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

|          |  |
|----------|--|
|          | and the local area   |
| OE3      | Buildings or uses likely to cause noise annoyance - mitigation measures                                |
| OL1      | Green Belt - acceptable open land uses and restrictions on new development                             |
| OL2      | Green Belt -landscaping improvements   |
| OL4      | Green Belt - replacement or extension of buildings   |
| OL5      | Development proposals adjacent to the Green Belt   |
| R7       | Provision of facilities which support arts, cultural and entertainment activities                      |
| R17      | Use of planning obligations to supplement the provision of recreation leisure and community facilities |
| LPP 5.3  | (2016) Sustainable design and construction   |
| LPP 7.16 | (2016) Green Belt  |
| LPP 7.4  | (2016) Local character   |
| NPPF     | National Planning Policy Framework   |

### 3

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

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located on the North-Western side of Breakspear Road which forms part of an area of land that is bounded by Breakspear Road, Fine Bush Lane and Breakspear Road North. The site is home to Hillingdon Borough Football Club and is entirely within land designated as Green Belt land within the adopted Unitary Development Plan Saved Policies September 2007.

The site consists of a hardstanding car parking area (immediately adjacent to Breakspear Road); The Clubhouse, Sports Bar/Lounge (located approximately 55 m from Breakspear Road), the Football Ground (located approximately 65m from Breakspear Road), and an Astro turf pitch used for training (located approximately 105 m from Breakspear Road; and 100 m from Fine Bush Lane). The Astro turf pitch is at a slightly lower land level than Breakspear Road.

Vehicular and pedestrian access is taken from Breakspear Road and there is a car park between the back edge of the pavement and the club house and grandstand entrances.

### 3.2 Proposed Scheme

Planning permission is sought for the creation of a new first floor level which would involve raising the previously approved and extended roof by an additional 1.85 metres in ridge height with the addition of no.7 dormer windows.

It is asserted that the club has changed direction since the original planning permission was

granted and part implemented and has joined with a partnering company in order to provide a training academy. The supporting Planning Statement, states:

"The academy will require gym and fitness studios for physiotherapy and rehabilitation from sports injuries as well as classrooms and 1-2-1 teaching facilities more akin to a school environment. The new facilities would allow treatment, teaching and training opportunities to be offered to individuals and teams of various sizes right up to squad level. The application drawings show three new class rooms and a multi-function room together with a small kitchen and toilet facilities in the roof space to supplement the facilities to be provided in the approved extension. A lift is also proposed for people with mobility problems and the ground floor accommodation is proposed to be adjusted accordingly. The additional floorspace will be fully integrated with the previously approved floorspace. The new accommodation is aimed at meeting the modern requirement for an holistic athlete centric approach."

### 3.3 Relevant Planning History

17942/AA/99/1450 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Renewal of planning permission ref.17942R/94/984 dated 23/06/98; Retention of portable building for use as changing rooms

**Decision:** 16-09-1999 ALT

17942/APP/2000/2290 Hillingdon Borough Football Club, Breakspear Road Ruislip  
RENEWAL OF PLANNING PERMISSION REF. 17942R/94/984 DATED 23/06/98; RETENTION OF PORTABLE BUILDING FOR USE AS CHANGING ROOMS

**Decision:** 09-05-2001 ALT

17942/APP/2001/990 Hillingdon Borough Football Club, Breakspear Road Ruislip  
INSTALLATION OF 3 MICRO DISHES ON EXISTING MAST STRUCTURE AND REPLACEMENT EQUIPMENT CABIN OF LIKE SIZE TO EXISTING (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT ORDER 1995)(AS AMENDED)

**Decision:** 15-01-2002 NFA

17942/APP/2002/2402 Hillingdon Borough Football Club, Breakspear Road Ruislip  
INSTALLATION OF TELECOMMUNICATIONS STATION INCLUDING 5 METRE HIGH EXTENSION TO EXISTING 15 METRE HIGH TOWER, ADDITIONAL ANTENNA AND DISH WITH GROUND BASED EQUIPMENT

**Decision:** 13-06-2003 Approved

17942/APP/2003/646 Hillingdon Borough Football Club, Breakspear Road Ruislip  
EXTENSION TO CLUBHOUSE, ERECTION OF A NEW TOILET BLOCK, LAYING OUT OF TWO ARTIFICIAL PLAYING FIELDS AND FIVE TURF PLAYING FIELDS, LANDSCAPING AND ASSOCIATED CAR PARKING AND VEHICULAR ACCESS



**Decision:** 05-09-2005    Approved

17942/APP/2004/2083    Hillingdon Borough Football Club, Breakspear Road Ruislip  
INCREASE IN HEIGHT OF 6 FLOODLIGHTING MASTS TO ALL-WEATHER PITCH FROM 8 METRES TO 15 METRES

**Decision:** 25-01-2005    Approved

17942/APP/2005/1076    Hillingdon Borough Football Club, Breakspear Road Ruislip  
DETAILS OF FLOODLIGHTS, LANDSCAPING, LANDSCAPE MAINTENANCE AND WILDLIFE MITIGATION IN COMPLIANCE WITH CONDITIONS 1,3, 5 & 6 OF PLANNING PERMISSION REF: 17942/APP/2004/2083 DATED 03/02/2005 'INCREASE IN HEIGHT OF 6 FLOODLIGHTING MASTS TO ALL WEATHER PITCH FROM 8 METRES TO 15 METRES'

**Decision:** 02-08-2007    Approved

17942/APP/2006/2295    Hillingdon Borough Football Club, Breakspear Road Ruislip  
VARIATION OF CONDITION 2 OF PLANNING PERMISSION REFERENCE 17942/APP/2004/2083, DATED 03/02/2005, TO ALLOW FOR USE OF ASTROTURF PITCH FLOODLIGHTS BETWEEN 0800 HOURS AND 2200 HOURS MONDAYS TO SATURDAYS; AND BETWEEN 0900 HOURS AND 2200 HOURS ON SUNDAYS/BANK HOLIDAYS

**Decision:** 27-01-2009    Approved

17942/APP/2007/2036    Hillingdon Borough Football Club, Breakspear Road Ruislip  
Alterations to the north and south elevations of the clubhouse including the installation of 3 doors to the north elevation and 1 door to the south elevation.

**Decision:** 17-02-2012    NFA

17942/APP/2016/3158    Hillingdon Borough Football Club, Breakspear Road Ruislip  
Installation of 3 x temporary changing room cabins.

**Decision:** 01-02-2017    Approved

17942/APP/2017/2084    Club House, Middlesex Stadium Breakspear Road Ruislip  
Single storey building for use as changing rooms, involving demolition of existing outbuilding.

**Decision:** 23-08-2017    Approved

17942/APP/2017/2983    Club House, Middlesex Stadium Breakspear Road Ruislip  
Variation of condition 4 (Approved Plans) of planning permission ref: 17942/APP/2003/646 dated 05/09/2005 to permit an extension to create habitable roofspace (Extension to clubhouse, erection of a new toilet block, laying out of two artificial playing fields and five turf playing fields, landscaping and associated car parking and vehicular access).

**Decision:** 16-10-2017 NFA

17942/C/83/0469 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Mixed dev. on 0.1300 hectares (full)

**Decision:** 07-07-1983 Approved

17942/D/84/0800 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Mixed dev. on 0.0200 hectares (full) (P)

**Decision:** 16-10-1984 Approved

17942/E/85/1264 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Application for radio masts, flagpoles etc (P)

**Decision:** 05-11-1985 Approved

17942/H/87/1909 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Use of clubhouse from 0900 to 1700 Mon-Fri as a

**Decision:** 11-01-1988 Approved

17942/L/92/0692 Ruislip Football Club Breakspear Road Ruislip  
Installation of two omni aerials, two microwave dishes with associated equipment cabin  
(Application for determination under Section 64 of the Act)

**Decision:** 01-05-1992 GPD

17942/M/92/0710 Ruislip Football Club Breakspear Road Ruislip  
Erection of telecommunications tower to support two omni antennae and two microwave dishes

**Decision:** 18-09-1992 Refused

17942/N/92/1830 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Use of part of football club for Saturday car boot sale/market

**Decision:** 19-03-1993 Refused

17942/P/94/1014 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Repositioning of football pitch and floodlights (retrospective application)

**Decision:** 31-05-1995 Approved

17942/PRE/2007/26 Hillingdon Borough Football Club, Breakspear Road Ruislip  
T P PRE - CORRES: REFURBISHMENT OF CLUBHOUSE

**Decision:**

17942/R/94/0984 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Retention of portable building for changing rooms

**Decision:** 23-06-1998 ALT

17942/S/95/1234 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Erection of extensions to the existing clubhouse and existing grandstands, one new grandstand, turnstiles and toilet block. Creation of three new playing fields (including one artificial pitch with floodlighting) and additional parking and landscaping. Widening of road outside football club to provide a right hand turn lane and creation of an in and out access (involving demolition of outbuildings)

**Decision:** 27-01-1999 Approved **Appeal:** 27-01-1999 Allowed

17942/Z/99/0579 Hillingdon Borough Football Club, Breakspear Road Ruislip  
Installation of a 15 metre high telecommunications tower with an ancillary ground level equipment cabin (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995)

**Decision:** 15-04-1999 Refused

**Comment on Relevant Planning History**

The site has an extensive planning history however the most relevant being the original permission relating to the extension to the existing clubhouse.

Following a "call-in" Public Inquiry the then Secretary of State for the Environment, Transport and the Regions granted conditional planning permission for "a clubhouse extension and new facilities, additional parking, new playing fields and landscaping" on the 27th January 1999. This decision was supplemented by a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended). The permission allowed for an extension to the existing grandstand and clubhouse, a new grandstand, a detached toilet block, new turnstiles, an Astroturf pitch, new parking provision, a comprehensive landscaping scheme and highway widening.

Further detailed plans were approved for extension of the clubhouse in 2005. This permission has been implemented by the provision of the Astroturf pitch, the floodlighting and the landscaping. The permission remains extant.

17942/APP/2003/646 - Extension to clubhouse, erection of a new toilet block, laying out of two artificial playing fields and five turf playing fields, landscaping and associated car parking and vehicular access. Approved 05/09/05.

- This application has been implemented in that all the weather pitch has been built with associated flood prevention works agreed with the Environment Agency, the approval of the

landscape management plan and compliance with conditions 5, 6, 15 and 21 has been implemented.

17942/APP/2017/2084 - Single storey building for use as changing rooms, involving demolition of existing outbuilding. Approved August 2017.

17942/APP/2016/3158 - Installation of 3 x temporary changing room cabins. Granted temporary planning permission for 2 years.

17942/S/95/1234 - Erection of extensions to the existing clubhouse and existing grandstands, one new grandstand, turnstiles and toilet block. Creation of three new playing fields (including one artificial pitch with floodlighting) and additional parking and landscaping. Widening of road outside football club to provide a right hand turn lane and creation of an in and out access (involving demolition of outbuildings). Approved 37/01/1999.

17942/R/94/0984 - Retention of portable building for changing rooms. Approved 23/06/1999

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

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

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

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

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

OL2 Green Belt -landscaping improvements

OL4 Green Belt - replacement or extension of buildings

|          |   |
|----------|---|
| OL5      | Development proposals adjacent to the Green Belt  |
| R7       | Provision of facilities which support arts, cultural and entertainment activities                       |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |
| LPP 5.3  | (2016) Sustainable design and construction  |
| LPP 7.16 | (2016) Green Belt   |
| LPP 7.4  | (2016) Local character  |
| NPPF     | National Planning Policy Framework  |

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

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

## **6. Consultations**

### **External Consultees**

17 neighbouring properties and the Ruislip Residents Association were consulted on 01.02.2018 and the site notice was displayed to the front of the site on 02.02.2018. Following concerns raised by a local resident that there was a delay in receiving the initial notification, the consultation period was extended for an additional 14 days.

The Ward Councillor has requested that this be heard at Committee.

Ruislip Residents Association have commented, stating:

" It appears that this proposal is to increase the roof height from that already approved to allow for the construction of additional floorspace in the new roof area. This is to provide classroom and other facilities to run a sport academy on the site. Whilst the provision of additional sport facilities in the area is constructive we trust that officers will give due consideration to any increase in vehicle movement, adequacy of car parking and the impact of the increased height of the amended proposal on the skyline when viewed from all directions. We trust that our views will be taken into account in the planning decision."

In addition there have been a total of seven objections received which can be summarised as:

- The footprint of the proposed extension is more than double that of the existing building, this would not be allowed for a dwelling.
- There is no getting away from the fact this is a commercial development on the Green Belt.
- Concern of precedent for future applications.
- Our house is only 20 Meters or so from the entrance / exit. (the entrance under the new scheme ) we would inevitably be adversely affected by the increase in traffic and the associated noise as would many of our neighbours this would be all year round and not just during the football season.
- Very concerned about the proposed work and impact on the neighbourhood.
- Object strongly to this application as there is already an issue with excessive noise from the clubhouse on most weekends.
- Already experienced excessive noise issues from the clubhouse, we are very concerned that this proposed extension will allow an increase in functions being held in the additional space therefore creating unacceptable noise levels in a residential area, additional litter, unacceptable behaviour towards residents' property from people dispersing after a function.

- Object due to existing breaches of licensing regulations that have taken place at around 4 am on the morning of 17 September 2017, patrons of The Clubhouse created a great deal of noise and disturbance when leaving the venue. The disturbances arose due the venue being open after its licensed hours. We are concerned that such breaches would become more common were the proposed development allowed to take place at the Stadium
- Increased traffic will create issues with traffic flow and put a strain on the local road infrastructure.
- We do not think that this site is an appropriate space for such a large scale development to be approved.
- Increased volume of traffic during rush hour and unsociable hours.
- Increased pollution levels for residence.
- Inevitable, increased use of the floodlighting.
- Increased noise pollution due to the venue becoming more popular and busier.
- More litter strewn across our driveways.
- Our road and pavements have currently poor upkeep as it is (given how much the road is used) this new plan if agreed, will only worsen these issues- potholes etc.
- House values will decrease significantly as this site would likely put off potential buyers.
- Risks that drunk and disorderliness outside our properties (houses and vehicles) will arise and who is liable for damage? Not to mention policing these issues down a residential road.
- No guarantee that this site will not eventually get converted into a nightclub.
- Concerned about the additional strain this proposed extended business will put on the area not to mention additional disturbance and pollution this will bring.
- It is almost impossible to cross the road safely from the bus stop on the Club House to the other side.
- If you walk down the Hillingdon Trail the view will be obliterated by the proposed new building which is of a scale nearly twice the size of the original building and much taller. This is totally out of keeping with the local green belt area.
- Hillingdon council has spent time and money making the trail accessible and has installed new gates and paths, to promote more people to explore the green spaces. The Green belt is precious to the borough and should be protected at all costs.
- Since the new family have been in charge of the club they have repeatedly come up with ideas to maximise their income, regardless of the impact on local residents or the surrounding area.

Officer comment; Increases or decreases in property values are not a material planning consideration, nor are breaches of licencing conditions.

### **Internal Consultees**

Objection has been raised by highways due to the failure to provide any supporting information in regards to the proposed use and the potential traffic/trips this would generate.

Highways Officer Comments:

Site Characteristics:

The site is designated as Green Belt land and is bounded by Breakspear Roads - North and South (both designated as a 'Classified' in Hillingdon's road hierarchy) and Fine Bush Lane.

The site is occupied by the Hillingdon Borough Football Club and incorporates a clubhouse building, a grand stand and both grass and artificial turf football pitches.

The vehicular access/egress taken from Breakspear Road South is established and proposed to remain unaltered.

Background:

There is a part implemented extant planning permission - 17942/APP/2003/646 which consists of an

'EXTENSION TO CLUBHOUSE, ERECTION OF A NEW TOILET BLOCK, LAYING OUT OF TWO ARTIFICIAL PLAYING FIELDS AND FIVE TURF PLAYING FIELDS, LANDSCAPING AND ASSOCIATED CAR PARKING AND VEHICULAR ACCESS'.

This current application is proposing an increase to the scale of the 2003 permission by creating an additional floor which would be fully integrated within the designs of the extant permission. The additional floor is proposed to contain new sports class rooms, a multi-function room and kitchen/toilet facilities.

Within the Planning Statement the applicant states that 'no significant changes are anticipated in relation to the frequency and intensity of use of the site'. However there has been no evidence submitted to verify this statement with particular reference to the absence of a transport/highways appraisal which is required and should include an assessment of likely impacts on the public highway with a demonstration of the adequacy of on-site parking provisions. Details of expected frequencies and intensity would form part of this appraisal thereby allowing the Highway Authority to make an informed decision on the proposal.

Any prior transport appraisal undertaken for the 2003 consent is inadmissible owing to the evolution of national, regional and local transport/planning policies and increase in baseline traffic flows on the highway network since that period. In the absence of any evidence to the contrary it is considered that the increased floorspace, if used for functions, could result in large volumes of traffic and parking demand. This would have a detrimental impact on the free flow of traffic and on pedestrian safety.

Conclusion:

In the absence of an extant transport appraisal, the application cannot be determined on transport/highway grounds and is therefore considered contrary to policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3 and 6.13 of the London Plan (2016). A highways refusal on this basis is therefore recommended.

## **7. MAIN PLANNING ISSUES**

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

The application site is within the Metropolitan Green Belt.

The NPPF states the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. The Green Belt serves five purposes:

- i. to check the unrestricted sprawl of large built-up areas.
- ii. to prevent neighbouring towns merging into one another.
- iii. to assist in safeguarding the countryside from encroachment.
- iv. to preserve the setting and special character of historic towns.
- v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in

Green Belt. Exceptions to this are:

- i. buildings for agriculture and forestry
- ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it
- iii. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building
- iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces
- v. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan
- vi. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"The Council will seek to maintain the current extent...of the Green Belt". "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The policies of Part 2 of the Hillingdon Local Plan - Unitary Development Plan Saved Policies are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building/uses in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part 2, which endorses both national and London Plan guidance. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries.

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt'.



The proposed development by definition would be inappropriate development in the Green Belt and should not be approved except in very special circumstances. No indication has been given for the compelling need for the development or cited any very special circumstances.

The current application asserts the Inspector's decision 18 years ago remain valid in the current proposals and so they submit that the principle of very special circumstances has been established. Furthermore they also assert that the proposal is considered to be consistent with Paragraph 89 of the NPPF which references proportionate increase to existing buildings. It is claimed 'the proposed changes at roof level are considered to be proportionate'.

Openness is an essential characteristic of the Green Belt. The proposal would involve the creation of a new first floor level which would involve raising the previously approved and extended roof by an additional 1.85 metres in ridge height with the addition of no.7 dormer windows, all of which would be well above the height of the existing clubhouse. This would also create an additional 360 square metres above the already approved scheme. It is clearly evident that this would be significantly larger in height to the original building and that previously approved. This therefore results in "disproportionate additions over and above the size of the original building" and would be "materially larger". The proposal would be considered as a bulky and visually intrusive addition to the detriment of the openness of the Green Belt. The proposal is considered to be an unacceptable development within the Green Belt and as such would be contrary to regional policies, local policies and the NPPF and unacceptable in principle.

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

Not applicable to this type of development.

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

Not applicable to this type of development.

#### **7.04 Airport safeguarding**

Not applicable to this type of development.

#### **7.05 Impact on the green belt**

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates at paragraph 87 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. At paragraph 88 it states that:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will

not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt. Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated. This objective is broadly reiterated in paragraph 89 of the NPPF.

It should be noted that the original planning permission related to a L- shaped addition which was not only single storey but set below the ridge height of the existing clubhouse. This proposal would now involve the creation of a new first floor level which would involve raising the previously approved and extended roof by an additional 1.85 metres in ridge height with the addition of no.7 dormer windows, all of which would be well above the height of the existing clubhouse. This would also create an additional 360 square metres above the already approved scheme. It is clearly evident that this would be significantly larger in overall footprint and height to the original building. This therefore results in "disproportionate additions over and above the size of the original building" and would be "materially larger". The proposal would be considered as a bulky and visually intrusive addition to the detriment of the openness of the Green Belt. The proposal is considered to be an unacceptable development within the Green Belt.

The proposal would therefore have an unacceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts.

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

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

Whilst it proposed to finish the development in similar materials to the existing club house, the proposal would result in a significant increase in size, scale, bulk and height.

The roof alterations and extensions, by reason of the size, scale, bulk, and design of the roof form including the addition of 7 dormer windows and raising the main ridge level, would not

appear as subordinate features and therefore would result in incongruous and disproportionate additions which would be detrimental to the architectural composition of the existing building and to the visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

The nearest residential property would be located approximately 40 m away to the South East of the application site. Given this distance and existing trees and planting which would significantly screen views of the building, on balance, it is not considered that the scheme would have any significant additional adverse impact on residential amenity.

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

Not applicable to this site.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Objection has been raised by highways due to the failure to provide any supporting information in regards to the proposed use and the potential traffic/trips this would generate.

Highways Officer Comments:

Site Characteristics:

The site is designated as Green Belt land and is bounded by Breakspear Roads - North and South (both designated as a 'Classified' in Hillingdon's road hierarchy) and Fine Bush Lane. The site is occupied by the Hillingdon Borough Football Club and incorporates a clubhouse building, a grand stand and both grass and artificial turf football pitches.

The vehicular access/egress taken from Breakspear Road South is established and proposed to remain unaltered.

Background:

There is a part implemented extant planning permission - 17942/APP/2003/646. This current application is proposing an increase to the scale of the 2003 permission by creating an additional floor which would be fully integrated within the designs of the extant permission. The additional floor is proposed to contain new sports class rooms, a multi-function room and kitchen/toilet facilities.

Within the Planning Statement the applicant states that 'no significant changes are anticipated in relation to the frequency and intensity of use of the site'. However there has been no evidence submitted to verify this statement with particular reference to the absence of a transport/highways appraisal which is required and should include an assessment of likely impacts on the public highway with a demonstration of the adequacy of on-site parking provisions. Details of expected frequencies and intensity would form part of this appraisal thereby allowing the Highway Authority to make an informed decision on the proposal.

Any prior transport appraisal undertaken for the 2003 consent is inadmissible owing to the

evolution of national, regional and local transport/planning policies and increase in baseline traffic flows on the highway network since that period.

In the absence of any evidence to the contrary it is considered that the increased floorspace, if used for functions, could result in large volumes of traffic and parking demand. This would have a detrimental impact on the free flow of traffic and on pedestrian safety.

In the absence of an extant transport appraisal, the application cannot be determined on transport/highway grounds and is therefore considered contrary to policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3 and 6.13 of the London Plan (2016). A highways refusal on this basis is therefore recommended.

**7.11 Urban design, access and security**

The existing arrangements for access and security would remain in place.

**7.12 Disabled access**

The existing arrangements for access would remain in place.

It is noted that the proposal would involve the addition of an internal staircase and lift.

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

Not applicable to this site.

**7.14 Trees, Landscaping and Ecology**

There are no trees that would be affected by the proposal.

**7.15 Sustainable waste management**

Not applicable to this site.

**7.16 Renewable energy / Sustainability**

Not applicable to this site.

**7.17 Flooding or Drainage Issues**

Not applicable to this site.

**7.18 Noise or Air Quality Issues**

Not applicable to this site.

**7.19 Comments on Public Consultations**

None.

**7.20 Planning Obligations**

Not applicable as this is recommended for refusal.

The previous planning permission had a s.106 Agreement which is as yet to be formalised and agreed.

**7.21 Expediency of enforcement action**

Not applicable to this site.

**7.22 Other Issues**

Had the application been approved there would have been a CIL liability, presently calculated as follows;

LBH CIL £0

London Mayoral CIL £17,292.20

Total £17,292.20

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

Not applicable.

## **10. CONCLUSION**

The proposal is considered to be an unacceptable development within the Green Belt and as such would be contrary to regional policies, local policies and the NPPF.

In addition the roof alterations and extensions would not appear as subordinate features and therefore would result in incongruous and disproportionate additions which would be detrimental to the architectural composition of the existing building and to the visual amenity of the street scene and the wider area.

The applicant has not provided a transport assessment and thus has failed to demonstrate that the development would not have a detrimental impact on the highway.

The proposal is therefore unacceptable.

## **11. Reference Documents**

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

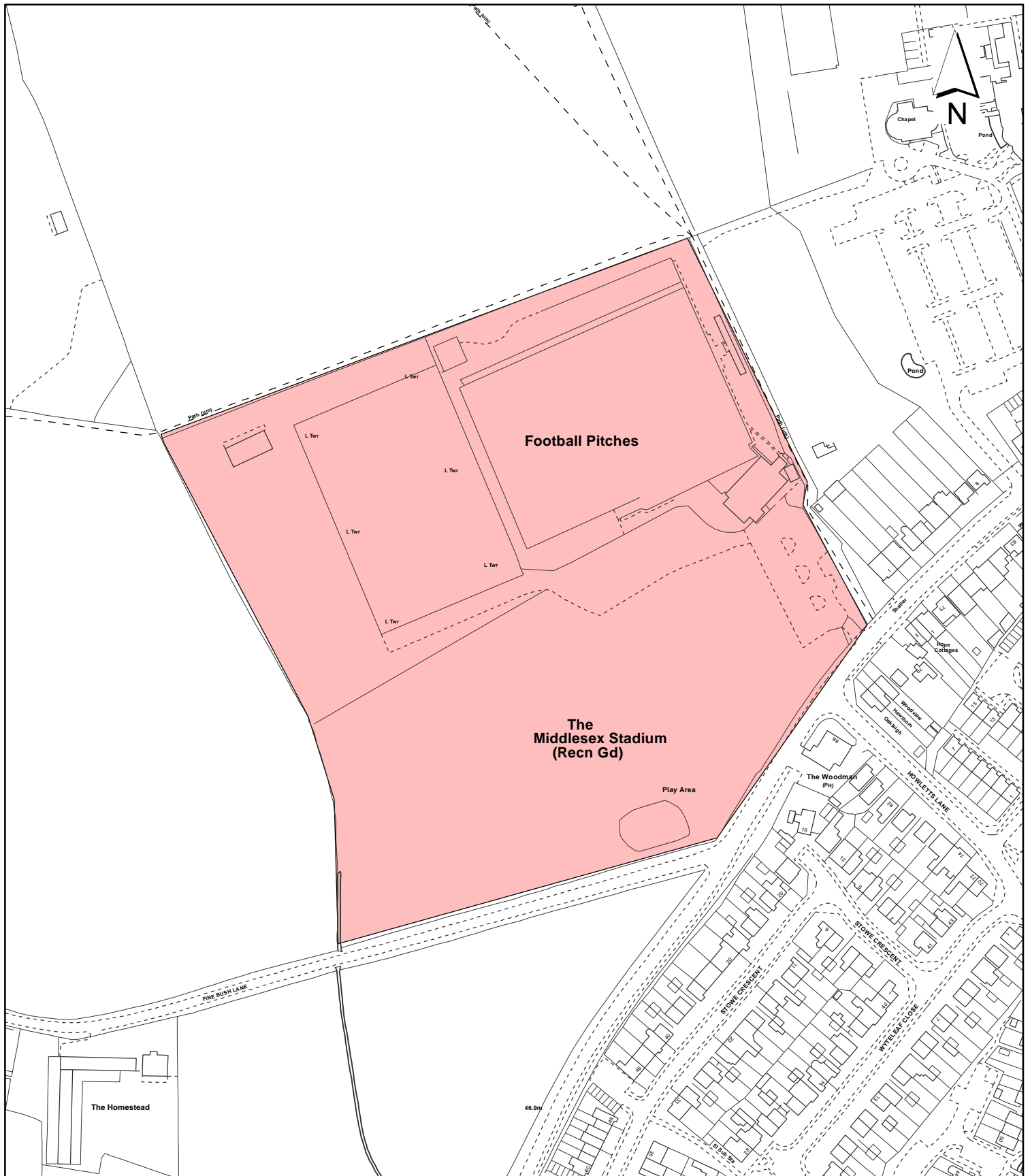
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (2016)

National Planning Policy Framework

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Club House  
Middlesex Stadium**

Planning Application Ref:

**17942/APP/2018/249**

Planning Committee:

**North Page 137**

Scale:

**1:2,500**

Date:

**May 2018**

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

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



**HILLINGDON**  
LONDON

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Report of Head of Planning & Enforcement  
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),  
SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 769 (TPO 769):  
20 BURWOOD AVENUE, EASTCOTE**



**Figure 1:** The English Oak tree in the rear garden of 20 Burwood Avenue (viewed from neighbouring gardens)

## **1.0 Summary**

1.1 To consider whether or not to confirm TPO 769.

## **2.0 Recommendations**

2.1 That TPO 769 is confirmed.

## **3.0 Information**

3.1 The making of TPO 769 was authorised under delegated powers on 26th January 2018, because a nearby resident advised the Council that the Oak tree was under threat of having its roots severed.

3.2 This Oak tree is an attractive landscape feature that contributes to the amenity and arboreal character of the local area. The tree merits protection on amenity grounds.

3.3 The tree has a long-life expectancy and has developed into a significant landscape feature that will provide amenity for decades to come.

#### **4.0 The Objection (1)**

4.1 A formal objection (summarised verbatim below) to TPO 769 was received from Mr Kumar (at No. 12 Widenham Road) for the following reasons:

1. **Timing of Tree Preservation Order** - That concerns by residents in Widenham Close and of Mr Kumar were completely ignored by making this Tree Preservation Order.
2. **Safety Concerns** - The Oak tree has previously dropped a large limb onto a slide in the objectors garden. And there are concerns that the tree may drop more limbs. Last year it was noticed that one of the objector's daughter developed rashes from falling insects.
3. **General Garden Maintenance** - The tree preservation order will prevent works from being carried out in the flowerbed to plant bedding plants due to not being able to cut back roots within the soil.

4.2 There was also an objection received to TPO 769 from Mr Haley of 10 Widenham Close, Eastcote. Has concerns about the sunlight which is being blocked from properties/gardens in Widenham Close and that regular pruning of this tree will be prohibited by the making of this Tree Preservation order.

#### **5.0 Observations on the objections to TPO 769:**

5.1 The Council was alerted to the potential threat of damage to the main roots of this tree which included severance to allow the construction of a shed. This tree is a significant landscape feature and works of this nature would be detrimental to both its health and stability. It was therefore necessary to place a tree preservation order on this Oak to prevent this damage.

5.2 It was therefore necessary to place a tree preservation order on this Oak to prevent this damage.

5.3 At the time the Oak tree was inspected, it appeared to be in good health. There are no reasons to suspect the tree is dangerous or that any branches will become weaker. In any case, consent is not required to remove dead or dangerous limbs (should they develop in the future).

5.4 From what can be seen from a visual inspection from the ground, there is no reason to believe that further branch failure is likely .

5.5 Pruning works can still be applied for via a formal tree works application and there is no reason why reasonable pruning works would be refused, so the making of a TPO would not prevent management being carried out on this tree. It would also have no impact in relation to treatment of insects.

## **6.0 The Objection (2)**

6.1 An objection was also received to TPO 769 from Mr Haley of 10 Widenham Close, Eastcote. Has concerns about the sunlight which is being blocked from properties/gardens in Widenham Close and that regular pruning of this tree will be prohibited by the making of this Tree Preservation order.

### **Observations on the objections to TPO 769:**

6.2 Pruning works can still be applied for via a formal tree works application and there is no reason why reasonable pruning works would be refused.

## **The Objection (3)**

6.3 A third objection was received from Mr Babichev of 13 Widenham Close covering two main points:

### **1. The tree is already protected by virtue of being in a conservation area**

Since the tree is already in a conservation area, it cannot be cut or removed without councils permission.

### **2. TPO status of this tree will prevent regular pruning**

The placing of the TPO on this tree will prevent regular pruning from taking place on this tree which is blocking sunlight from the garden

### **Observations on the objection (3) to TPO 769**

6.5 The conservation area status will not protect the Oak if the Council is given notice to prune or remove it. Only a TPO can prevent unnecessary works.

6.6 As mentioned earlier, pruning works can still be applied for via a formal tree works application and there is no reason why reasonable pruning works would be refused.

## **7.0 Conclusion**

It is recommended that TPO 769 be confirmed.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 769 (2018)
- E-mails and letters of objection to TPO 769, Arboricultural report

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# Plans for North Applications Planning Committee

Wednesday 23rd May  
2018



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LONDON



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Page 171

**Report of the Head of Planning, Transportation and Regeneration**

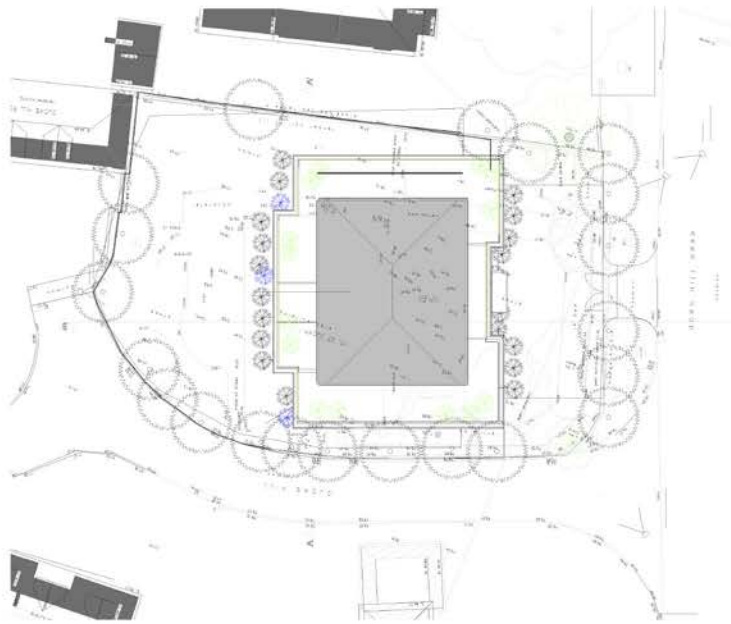
**Address** 27 DUCKS HILL ROAD NORTHWOOD

**Development:** Three storey building with basement level to form 7 x 2-bed flats with associated parking and amenity space, involving demolition of existing chalet bungalow.

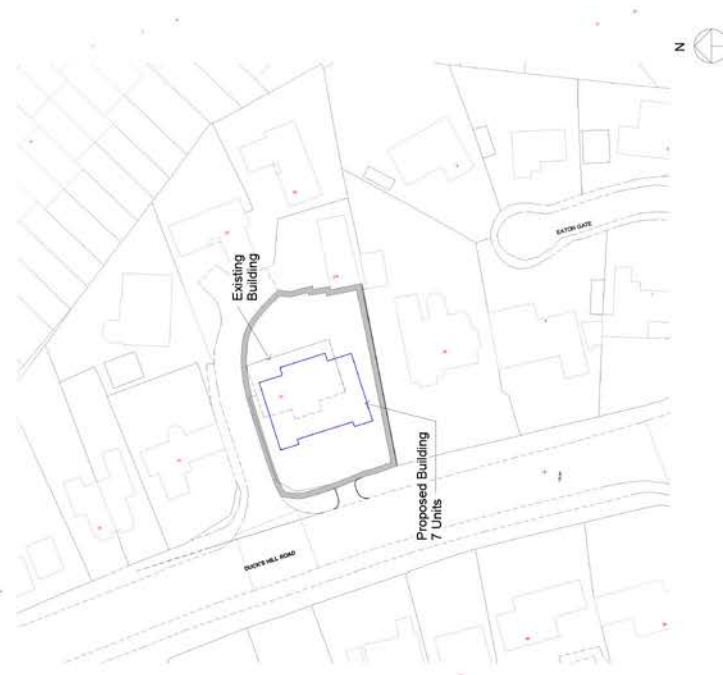
**LBH Ref Nos:** 40711/APP/2017/4475

**Date Plans Received:** 12/12/2017      **Date(s) of Amendment(s):**

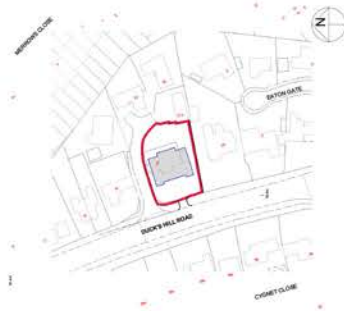
**Date Application Valid:** 20/12/2017



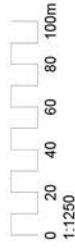
1 Site Plan Scheme II  
1 : 200



3 Block Plan. Scheme II  
1 : 500



2 Location Plan. Scheme II  
1 : 1250



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All works on site to be carried out in accordance with current CDM Regulations and Codes of Practice as appropriate.

Project:  
**27 DUCKS HILL RD.  
NORTHWOOD, MIDDX.**

Drawing:  
**Location, Site & Block Plans,  
Scheme II, 7 Units**

|  |                           |
|--|---------------------------|
| SEABROOK ARCHITECTS  |                           |
| CHARTERED ARCHITECTS   |                           |
| Lark House, 25 Mary's Way, Chelsea, London SW3 4NF, UK<br>Tel: 02074 77614<br>Email: info@seabrookarchitects.co.uk |                           |
| Drawn By: Author   | Date: 11/12/2017 17:59:59 |
| Checked By: Checker  | Date: 11/12/2017 17:59:59 |
| Approved By: Approver  | Date: 11/12/2017 17:59:59 |
| Drawing No:  | Rev:                      |
| 5497 / A206  | -                         |

| Revision | By  | Description            | Date     |
|----------|-----|------------------------|----------|
| 1        | SDB | Issue for Tender       | 21/03/17 |
| 2        | SDB | Issue for Construction | 19/05/17 |
| 3        | SDB | Issue for Construction | 19/05/17 |
| 4        | SDB | Issue for Construction | 19/05/17 |
| 5        | SDB | Issue for Construction | 19/05/17 |

Every effort has been made to confirm the accuracy of the information contained herein and the designer is not liable for any errors or omissions. The contractor shall be responsible for confirming the accuracy of the information and for obtaining any necessary approvals from the relevant authorities.

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| Revision | Description | Date |
|----------|-------------|------|
|          |             |      |



**LEGEND**

Survey control station  
Building  
Fence  
Gates (single)  
Gates (double)  
Tree Spread and Grft shown to scale  
Distance Survey 1:50.0m

**Abbreviations**

B/S Bench Mark  
B/L Board  
B/E Borehole  
B/HT Borehole Top  
B/IT Borehole Inlet  
B/T Borehole Outlet  
B/C Borehole Cover  
B/CL Borehole Connection  
B/CV Borehole Valve  
B/CP Borehole Cap  
B/EP Borehole End Point  
B/ER Borehole Entry  
B/FL Borehole Flow Line  
B/G Borehole Gauge  
B/IV Borehole Inlet Valve  
B/LV Borehole Level Valve  
B/OP Borehole Open Point  
B/PL Borehole Plug  
B/PP Borehole Plug Point  
B/PS Borehole Plug Stop  
B/PW Borehole Plug Well  
B/PT Borehole Plug Top  
B/R Borehole Return  
B/S Borehole Stop  
B/TL Borehole Top Level  
B/UL Borehole Under Level  
B/VP Borehole Valve Point  
B/W Borehole Well  
B/Y Borehole Yield  
B/Z Borehole Zone

Client: **STERLING DEVELOPMENTS (LONDON) LTD**

Project: **27 DUCKS HILL ROAD NORTHWOOD H&S ENV**

File: **TOPOGRAPHICAL SURVEY**

Drawn by: **JT** Owned by: **PG**

Scale: **1:1000A1** Date: **APR 2017**

Drawn Number: **TS17-137G\1** Sheet: **1 of 1**

All measurements are taken from the datum of Mean Sea Level.



**STERLING DEVELOPMENTS (LONDON) LTD**

**27 DUCKS HILL ROAD NORTHWOOD H&S ENV**

**TOPOGRAPHICAL SURVEY**

Drawn by: JT Owned by: PG  
Scale: 1:1000A1 Date: APR 2017  
Drawn Number: TS17-137G\1 Sheet: 1 of 1



**GPS Note:**  
This survey is related to OSDB(15) coordinate system by the National Grid datum (Newlyn). All horizontal distances taken from this drawing are ground distances.

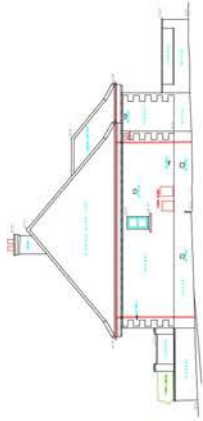










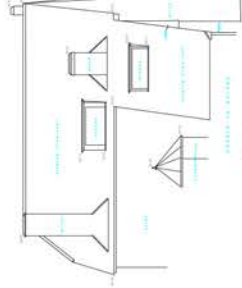


NORTH ELEVATION

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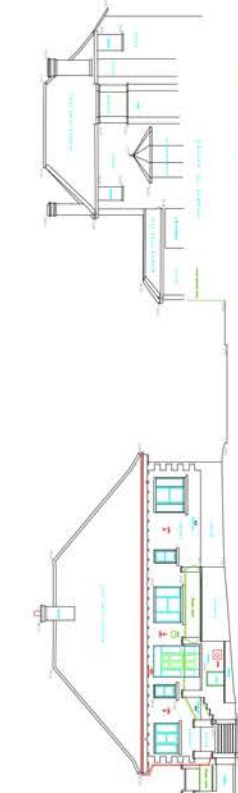


SOUTH ELEVATION

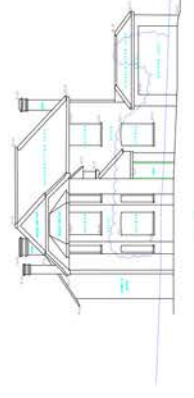


EAST ELEVATION

Scale: 1:50

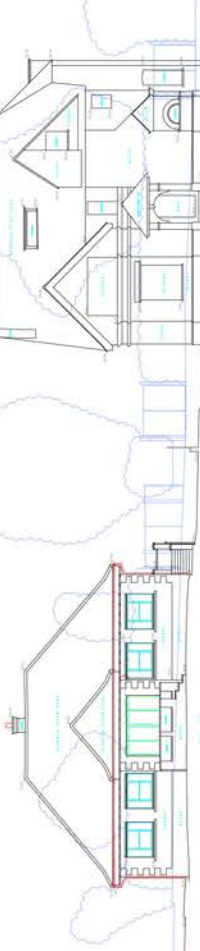


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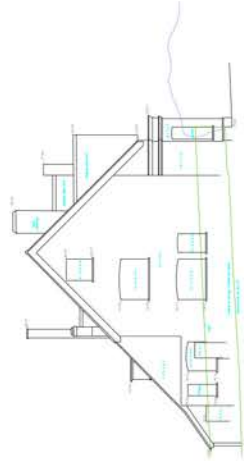


N. 19 NORTH ELEVATION

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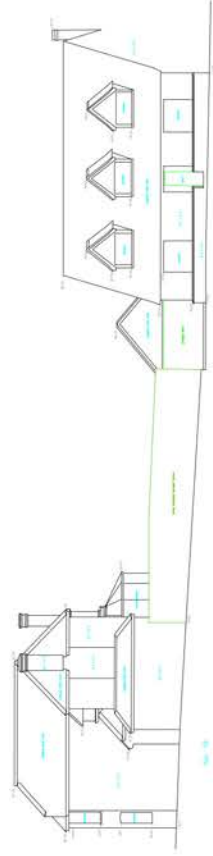


S. 19 SOUTH ELEVATION



N. 28 NORTH ELEVATION

Scale: 1:50



S. 28 SOUTH ELEVATION

| Revision | Description | Date |
|----------|-------------|------|
| 1        | As Issued   |      |

**LEGEND**

1. = Edge Line  
 2. = Wall Line  
 3. = Window Line  
 4. = Door Line  
 5. = Stair Line  
 6. = Floor Line  
 7. = Ceiling Line  
 8. = Roof Line  
 9. = Foundation Line  
 10. = Foundation Wall Line  
 11. = Foundation Footing Line  
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 100. = Foundation Slab Line



Client: STERLING DEVELOPMENTS (LONDON) LTD  
 Project: 27 DUCKS HILL ROAD, WIMBORNE, DORSET, BH20 9JY  
 Title: ELEVATIONS

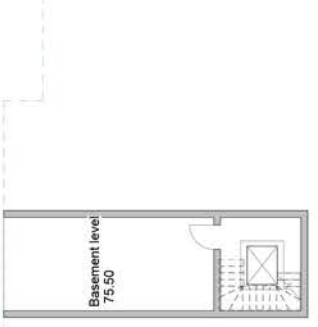
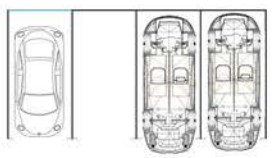
Drawn By: GK  
 Checked By: PG  
 Date: APRIL 2017  
 Drawing Number: TSI17-13767  
 Sheet: 1 of 1

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 Model: 20.000



| Rev. | Desc.                                       | Issued by  | Date |
|------|---|------------|------|
| A    | Building location shifted                   | 7-7-17 BT  |      |
| B    | Location plan added                         |            |      |
| C    | Location plan removed                       | 19-7-17 BT |      |
| D    | Domers replaced with conglints, trees added | 6-10-17 BT |      |
|      | New scheme II                               |            |      |
|      | Design of 7 units                           | 23-11-17   |      |

Amendments/Notes



Building GF outline

2  
1 : 100  
Basement



New building external wall for GIA per flat, 95 sqm= 1020 sqm

- GIA's per Flat:
- FLAT 1 GFloor: 95 sqm= 1020 sqf
  - FLAT 2 GFloor: 95 sqm= 1020 sqf
  - FLAT 3 GFloor: 95 sqm= 1020 sqf
  - FLAT 4 1stFloor: 95 sqm= 1020 sqf
  - FLAT 5 1stFloor: 95 sqm= 1020 sqf
  - FLAT 6 1stFloor: 95 sqm= 1020 sqf
  - FLAT 7 2ndFloor: 94sqm= 1007 sqf

1  
1 : 100  
Ground 78.12

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SEABROOK ARCHITECTS  
 CHARTERED ARCHITECTS  
 1, Lamb House, 22, Marky Street, Chelsea, London SW3 1DB  
 Tel: 020 7491 7761  
 Email: info@seabrookarchitects.co.uk

Project: 27 DUCKS HILL RD. NORTHWOOD, MIDDX.

Site: SITE, GROUND & BASEMENT PLANS, Scheme II, 7 Units

Drawn By: BT  
 Date: 11/12/2017 14:31:57

Checked By: Checker  
 Date: 11/12/2017 14:31:57

Approved By: Approver  
 Date: 11/12/2017 14:31:57

Drawing No: 5467 / A200  
 Scale: D



| Rev. | Date       | Issued by                                     |
|------|------------|---|
| A    | 7-7-17 BT  | General design changes                        |
| B    | 6-10-17 BT | Dormers replaced with rooflights, trees added |
| C    | 23-11-17   | New scheme II, Design of 7 units              |

| Amendments/Notes |            |
|------------------|------------|
| Rev.             | Date       |
| A                | 7-7-17 BT  |
| B                | 6-10-17 BT |
| C                | 23-11-17   |

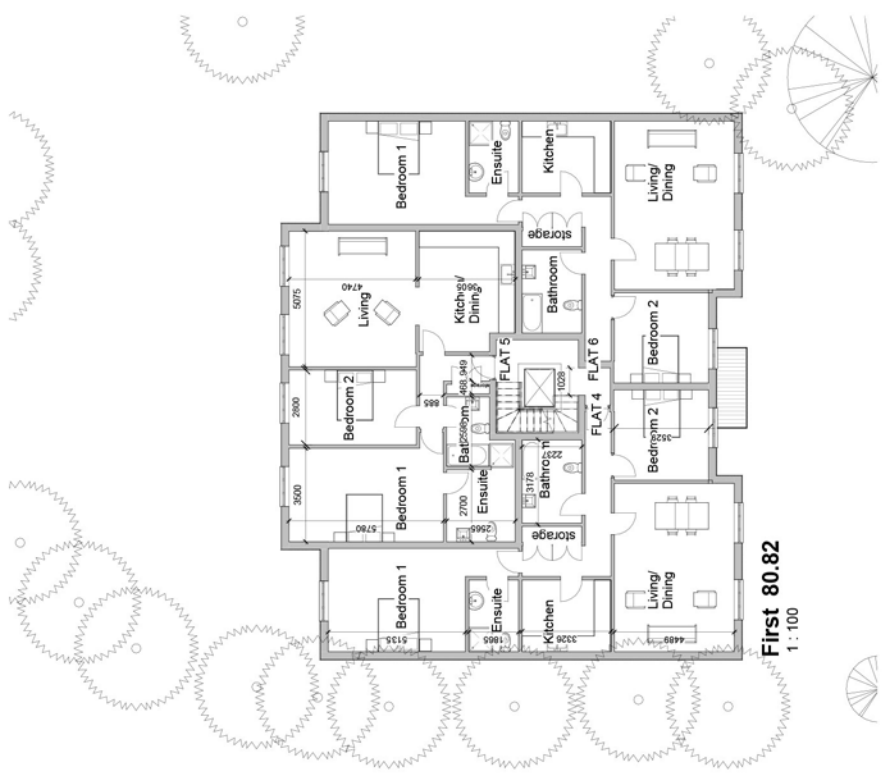
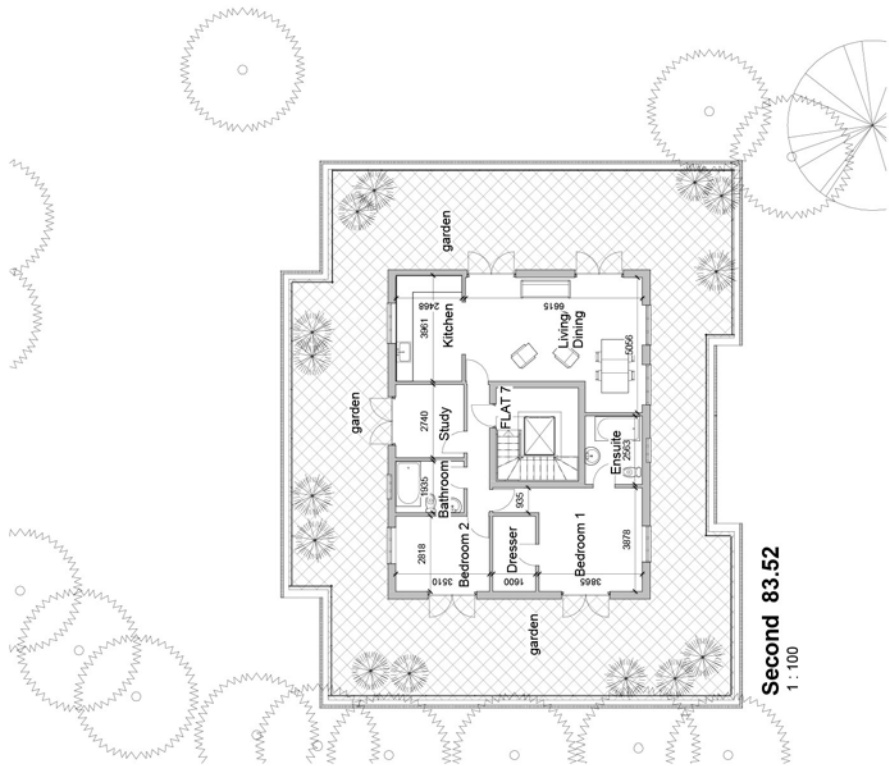
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Project  
**27 DUCKS HILL RD.  
 NORTHWOOD, MIDD.**

Drawing  
**Plans First & Second floor  
 Scheme II**

SEABROOK  
 ARCHITECTS  
 CHARTERED ARCHITECTS  
 1 Ash Grove, 27 Mary's Way, Chelsea, London SW3 4DF, UK  
 Tel: 01454 77913  
 Email: info@seabrookarchitects.co.uk

|             |           |      |                     |
|-------------|-----------|------|---------------------|
| Drawn By    | BT        | Date | 11/12/2017 14:33:41 |
| Checked By  | Checker   | Date | 11/12/2017 14:33:41 |
| Approved By | Approver  | Date | 11/12/2017 14:33:41 |
| Drawing No. | 5497/A201 | Rev. | C                   |



| Amendments/Notes |  |
|------------------|--|
| Rev.             | Date / Issued by   |
| A                | General design changes 7-7-17 BT                         |
| B                | Trees removed from view/19-7-17 BT                       |
| C                | Dormers replaced with rooflights, trees added 6-10-17 BT |
| D                | New scheme II, Design of 7 units 23-11-17-               |



**1** West Elevation Street Scene  
1 : 100



**2** East Elevation Street Scene  
1 : 100

All dimensions and levels to be checked on site by the contractor prior to construction. The contractor shall be responsible for ensuring that the building is constructed in accordance with the drawings and specifications. The drawings and specifications are the property of the Architect and shall not be used for any other purpose without the written consent of the Architect. This drawing is to be used as a guide only and does not constitute a contract. All works on site are to be carried out in accordance with the relevant CDM Regulations and the Health and Safety Regulations, 2002. The Architect shall not be responsible for any delays or costs incurred by the contractor as a result of any changes to the drawings or specifications.

**Project**  
27 DUCKS HILL RD.  
NORTHWOOD, MIDD.

**Working**  
East & West Elevations  
Street Scene  
Scheme II. 7 Units

**SEAAROOK ARCHITECTS**  
CHARTERED ARCHITECTS  
14th Floor, 27 Mary's Way, Chelsea, London SW3 4JF, UK  
Tel: 020 7491 7711  
Email: info@seaarookarchitects.co.uk

|             |          |      |                     |
|-------------|----------|------|---------------------|
| Drawn By    | BT       | Date | 11/12/2017 16:16:45 |
| Checked By  | Checker  | Date | 11/12/2017 16:16:45 |
| Approved By | Approver | Date | 11/12/2017 16:16:45 |

Drawing No. 5497 / A202  
Rev. D





| Rev. | Date       | Issued by                                     |
|------|------------|---|
| A    | 7-7-17 BT  | General design changes                        |
| B    | 19-7-17 BT | Trees removed from view                       |
| C    | 6-10-17 BT | Dormers replaced with rooflights, trees added |
| D    | 23-11-17   | New scheme II, Design of 7 units              |

Amendments/Notes



North Elevation. Street scene  
1 : 100



South Elevation. Street Scene  
1 : 100

All dimensions and levels to be finished as indicated unless otherwise stated. This drawing and the copyright and patents therein are the property of the Architect and may not be used or reproduced without consent.

This drawing is to be used in conjunction with all relevant conditions and to be used for the construction of the project. It is not to be used for any other purpose without the written consent of the Architect before any official work commences.

All works on site to be carried out in accordance with current CDM Regulations and other applicable legislation, including the Construction (Design and Management) Regulations, 2007.

Project: 27 DUCKS HILL RD. NORTHWOOD, MIDDX.

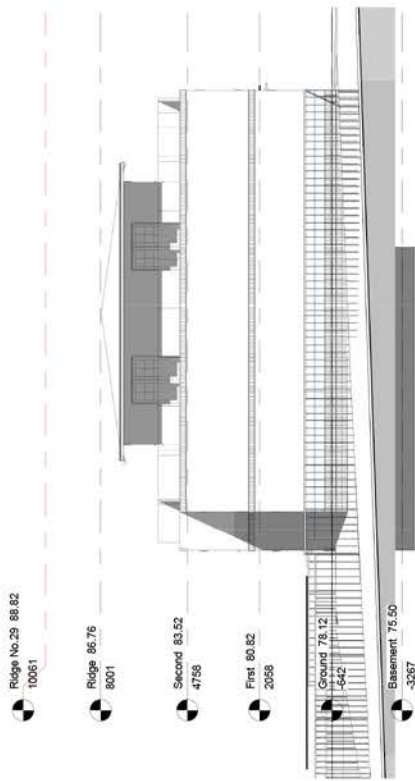
Drawing: North & South Elevations Street Scene Scheme II. 7 Units

SEABROOK ARCHITECTS  
 CHARTERED ARCHITECTS  
 Ltd House, 22 Mary's Way, Chelsea, London SW3 4JF, UK  
 Tel: 020 7491 7761  
 Email: info@seabrookarchitects.co.uk

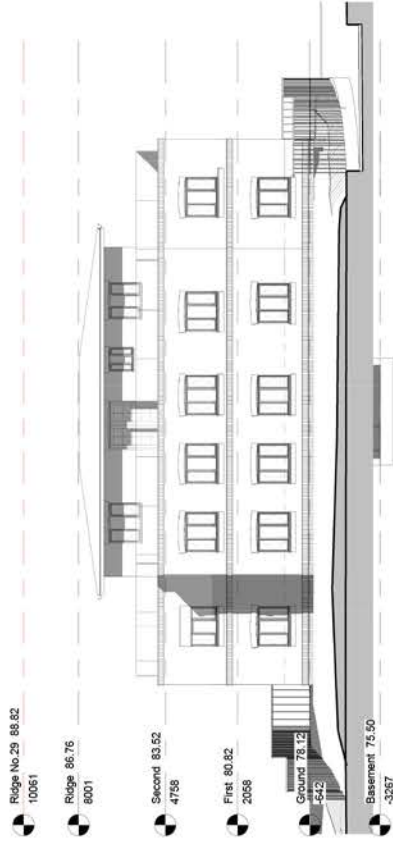
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 Checked By: BT Date: 11/12/2017 14:45:38  
 Approved By: BT Date: 11/12/2017 14:45:38

Drawing No: 5497 / A203 Rev: D

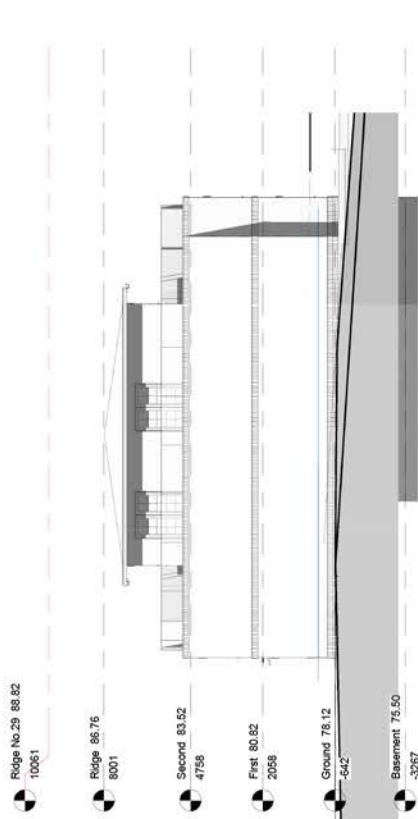




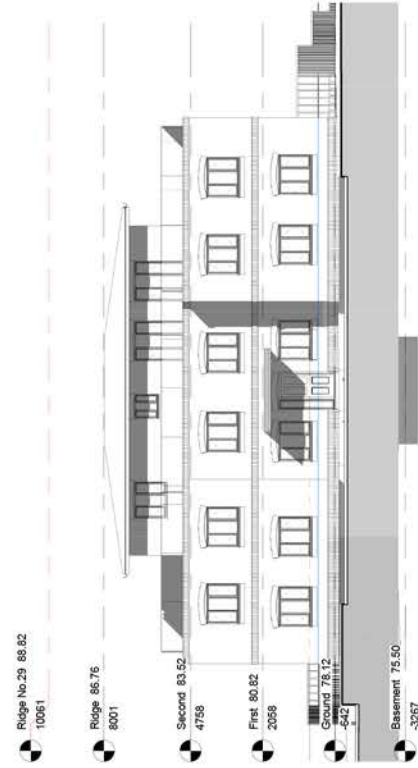
1 North Elevation. (Plain)  
1 : 100



3 East Elevation. (Plain)  
1 : 100



2 South Elevation. (Plain)  
1 : 100



4 West Elevation. (Plain)  
1 : 100



All dimensions and levels to be finished are given in connection with the drawings. Dimensions MUST NOT be scaled from the drawings.  
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This drawing is to be used in connection with the relevant conditions and/or specifications and is not to be used for any other purpose without the written consent of the Architects before the relevant work commences.  
All works are to be carried out in accordance with current CDM Regulations and Code of Practice as appropriate.  
Structural and Civils of Design is approved.

Project  
**27 DUCKS HILL RD.  
NORTHWOOD, MIDDX.**

Drawing  
**All Elevations  
Scheme II. 7 Units**

**SEABROOK  
ARCHITECTS**

**CHARTERED ARCHITECTS**  
Lark House, 22 Mary's Way, Chelsea, London SW3 4NF, UK  
Tel: 02044 77613  
Email: info@seabrookarchitects.co.uk

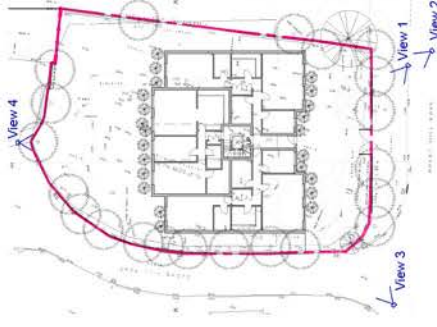
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|------------------------------|----------------------------------|
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| Checked By: <b>js</b>        | Date: <b>11/12/2017 16:49:57</b> |
| Approved By: <b>Approver</b> | Date: <b>11/12/2017 16:49:57</b> |
| Drawing No.                  |                                  |
| <b>5497 / A204</b>           |                                  |



1 Scheme II. West Front View 1



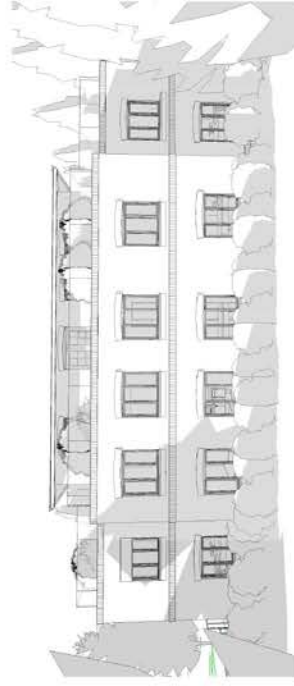
2 Scheme II. Aerial West front View 2



5 Ground. Camera Views location  
1 : 300

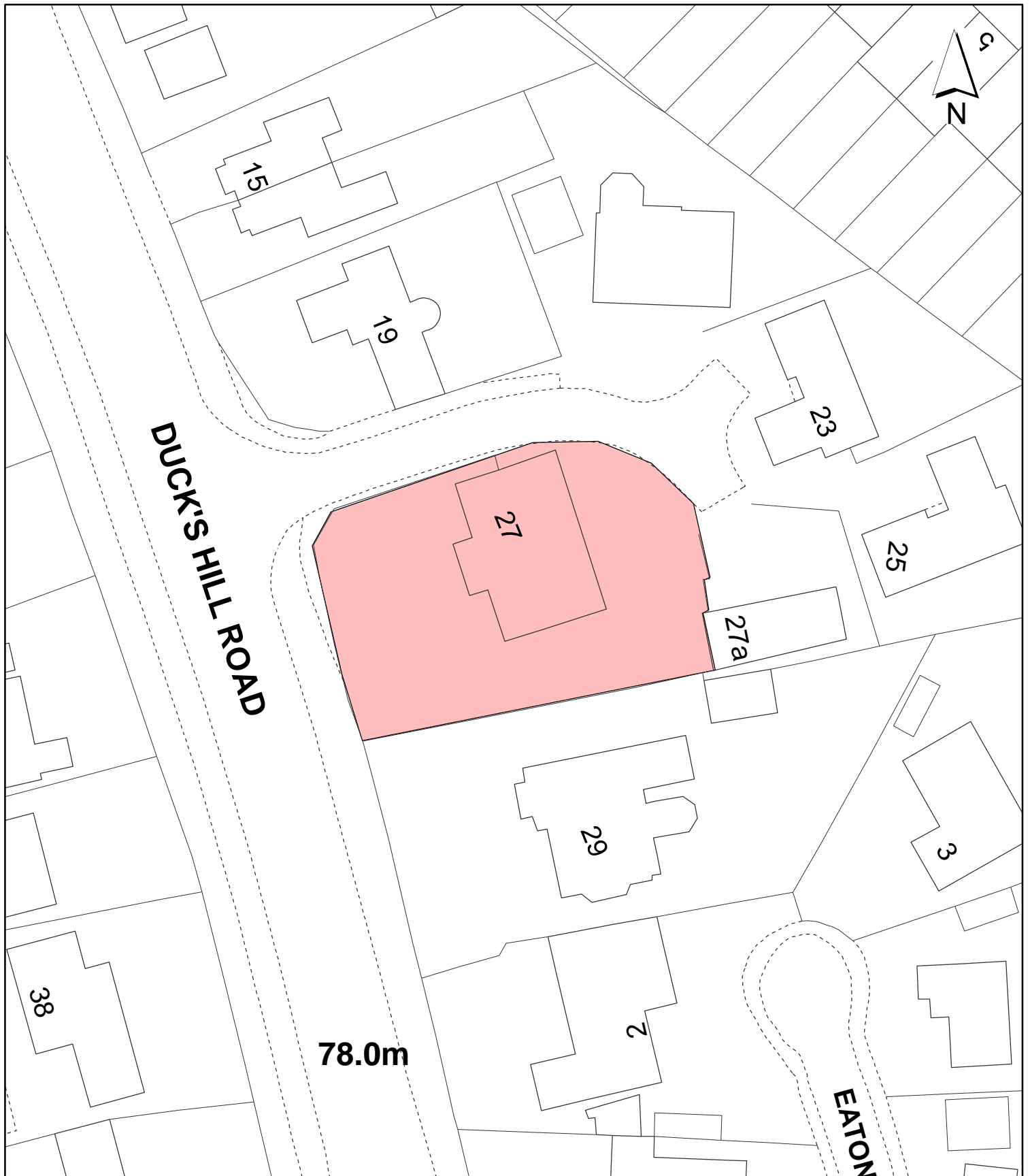


3 Scheme II. North West View 3



4 Scheme II. East View 4

|  |                                  |
|--|----------------------------------|
| <p>All dimensions and levels to be finished as indicated on the construction plan. The drawings and all other documents are the property of the Architect and shall not be used for any other purpose without the written consent of the Architect. All work to be done shall be in accordance with the latest editions of the British Standards and Codes of Practice in force at the time of the design.</p> |                                  |
| <p><b>Project</b><br/>27 DUCKS HILL RD.<br/>NORTHWOOD, MIDDX.</p>  |                                  |
| <p><b>Drawings</b><br/>3D Views. Scheme II. 7 Units</p>  |                                  |
| <p><b>SEABROOK ARCHITECTS</b><br/>CHARTERED ARCHITECTS<br/>1, Lamb House, 22 Mary's Way, Chelsea, London SW3 1DF, UK<br/>Tel: 020 7491 7701<br/>Email: info@seabrookarchitects.co.uk</p>   |                                  |
| <p>Drawn By: BT</p>  | <p>Date: 11/12/2017 16:42:17</p> |
| <p>Checked By: [Blank]</p>   | <p>Date: 11/12/2017 16:42:17</p> |
| <p>Approved By: Approver</p>   | <p>Date: 11/12/2017 16:42:17</p> |
| <p>Drawing No.</p>   | <p>5497_PLA105</p>               |



**Notes:**

 Site boundary

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Site Address:

**27 Ducks Hill Road**

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

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

Planning Application Ref:

**40711/APP/2017/4475**

Scale:

**1:500**

Planning Committee:

**North Page 184**

Date:

**May 2018**



**HILLINGDON**  
 LONDON



## **Report of the Head of Planning, Transportation and Regeneration**

**Address** 11 SANDY LODGE WAY NORTHWOOD

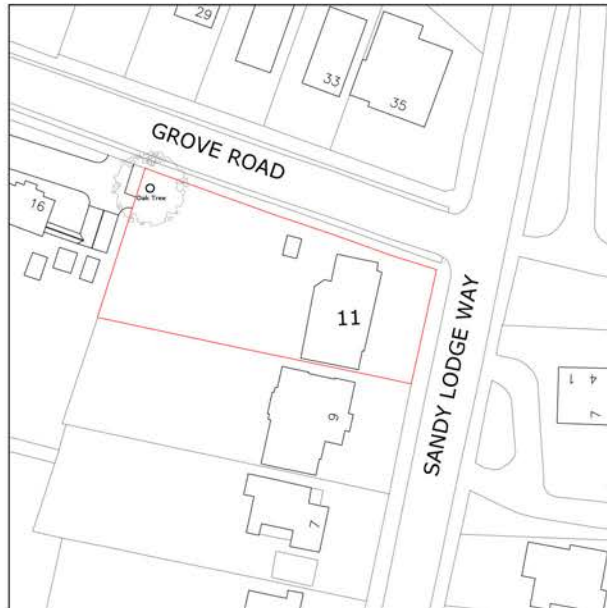
**Development:** Erection of a two storey building with habitable basement and roof space to create 1 x 3-bed and 3 x 2-bed self-contained flats with associated parking and installation of vehicular crossover to front, involving demolition of existing dwelling house.

**LBH Ref Nos:** 16948/APP/2018/55

**Date Plans Received:** 03/01/2018

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

**Date Application Valid:** 03/01/2018



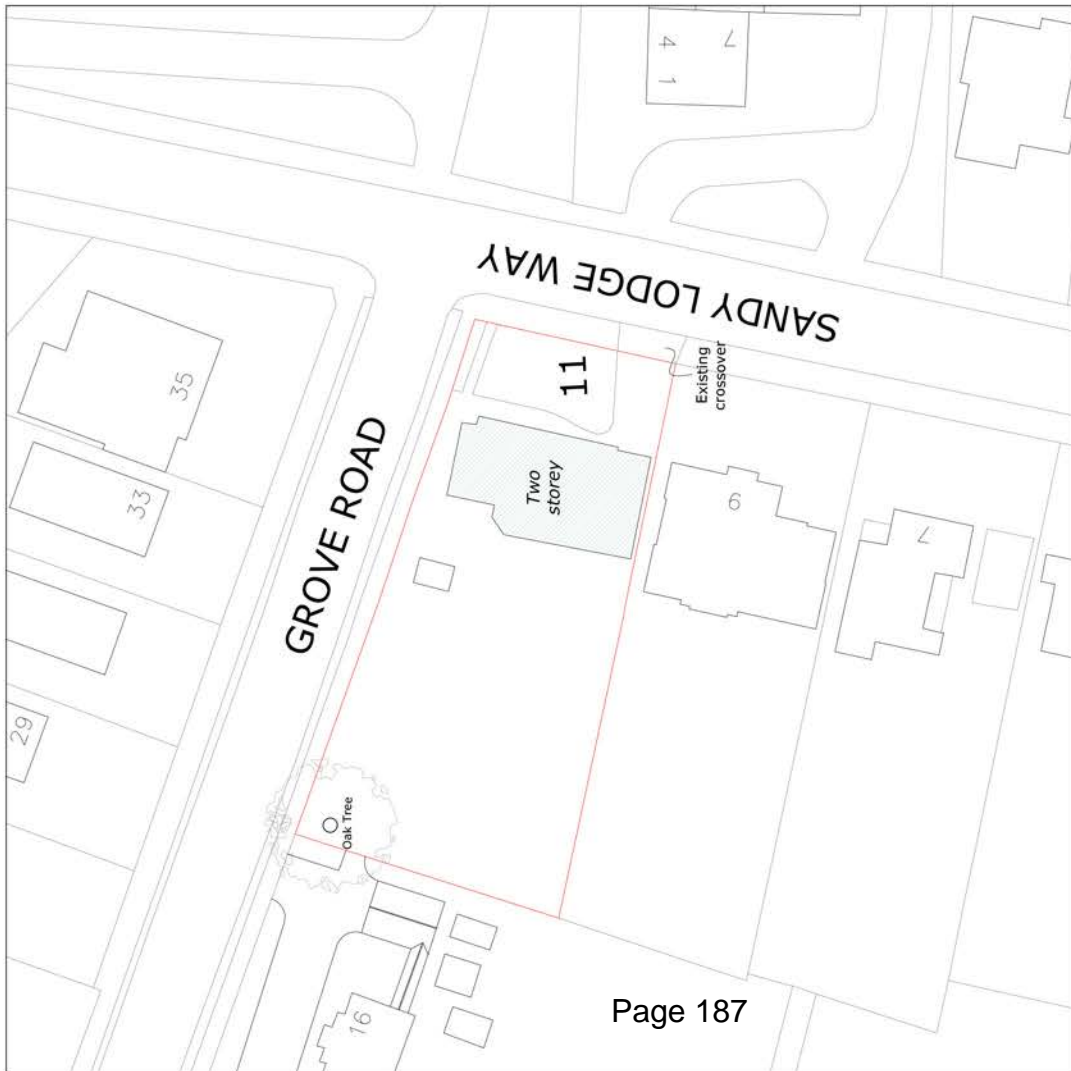
Scale: 1/1250

**11 SANDY LODGE WAY, MIDDLESEX.  
HA6 2AH**

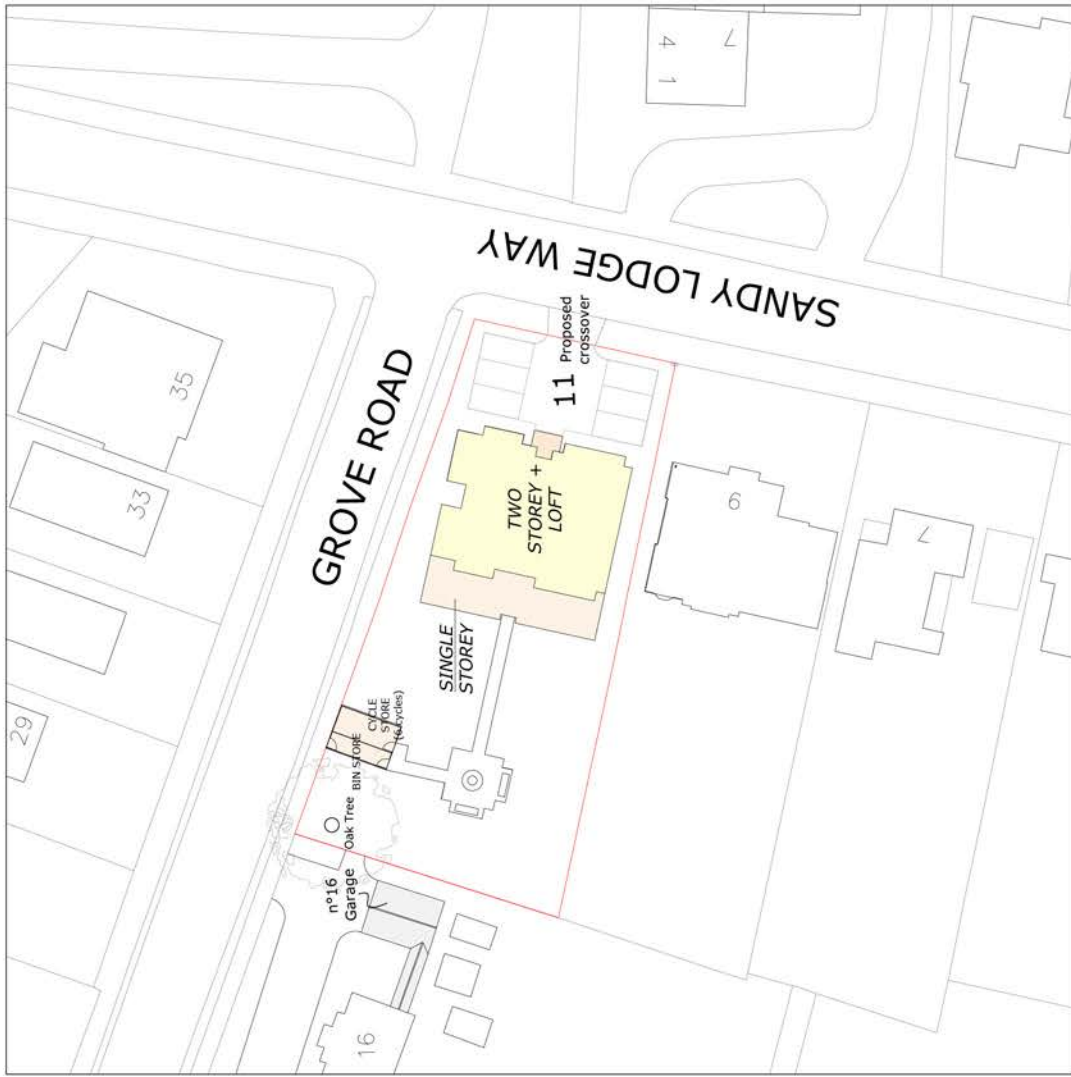


Metres

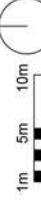




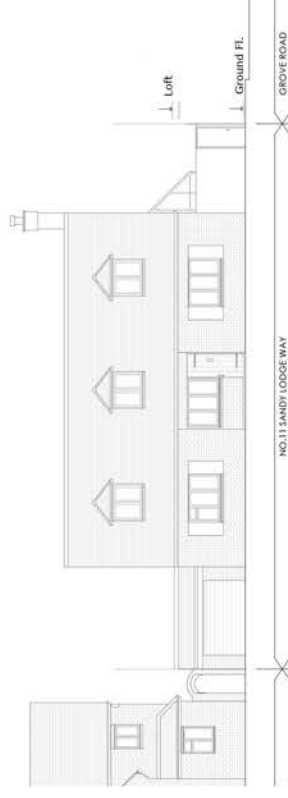
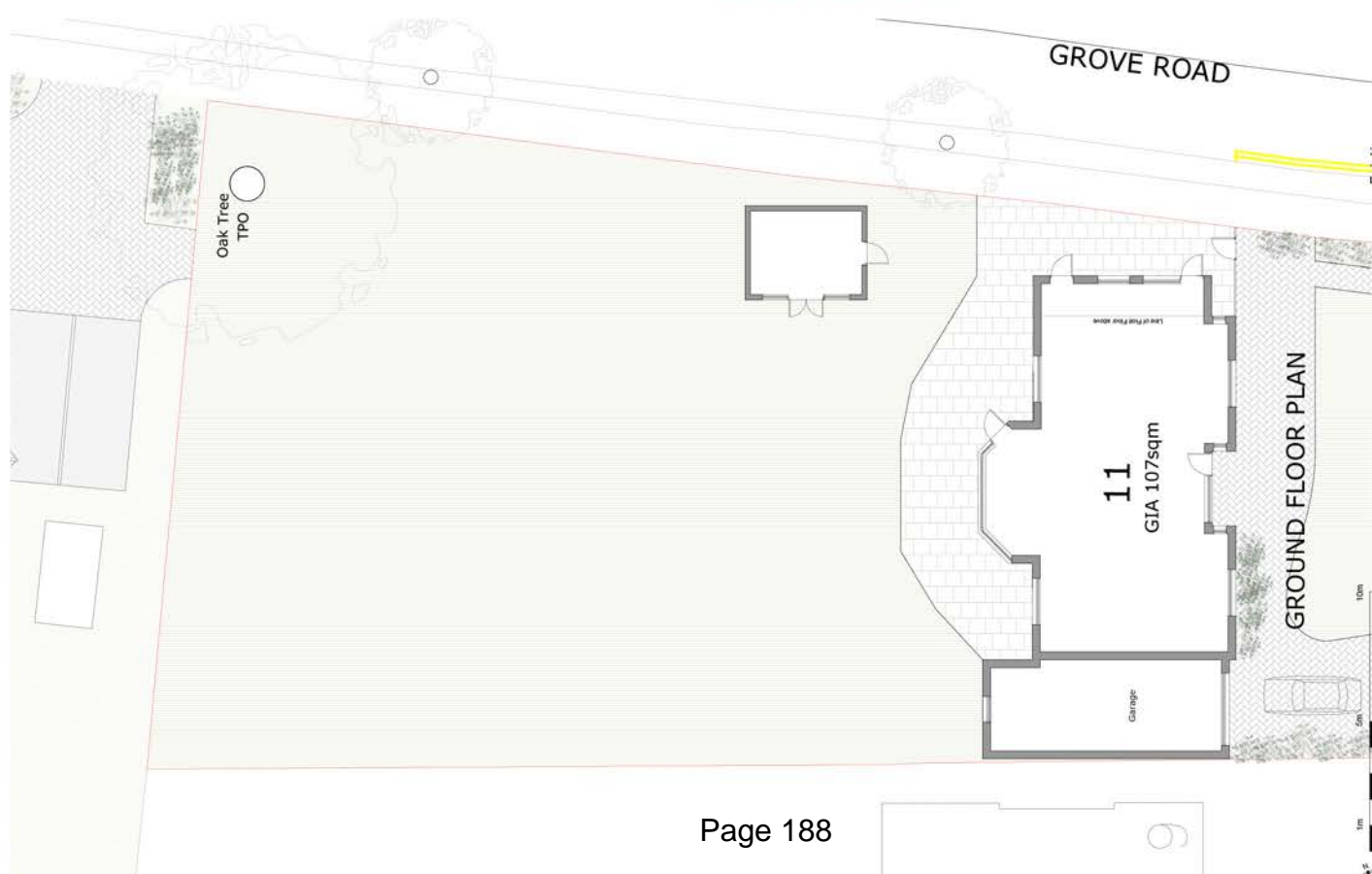
Existing Site Plan



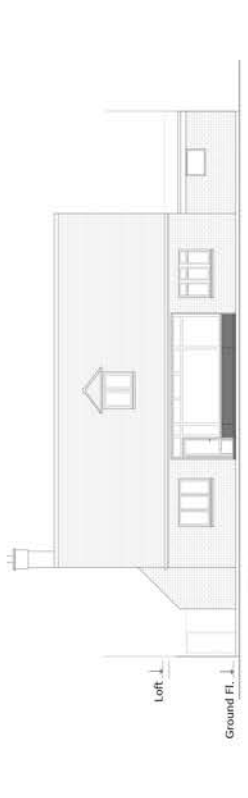
Proposed Site Plan



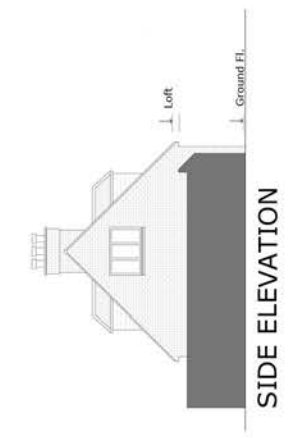
| PROJECT                                | DWG NO. | SCALE      | DETAIL                           | 03.01.2018                             | PROJECT NO. |
|--|---------|------------|----------------------------------|--|-------------|
| 11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH | 20      | 1:500 @ A3 | EXISTING AND PROPOSED SITE PLANS | SUBMITTED TO PLANNING DEPT. HILLINGDON | 15.31       |
| EXISTING AND PROPOSED SITE PLANS       |         |            |                                  |  |             |



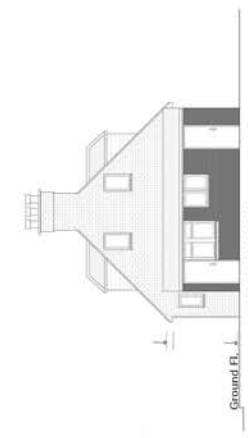
FRONT ELEVATION



REAR ELEVATION

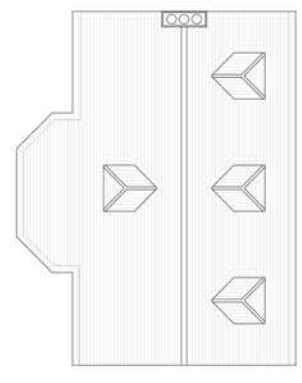
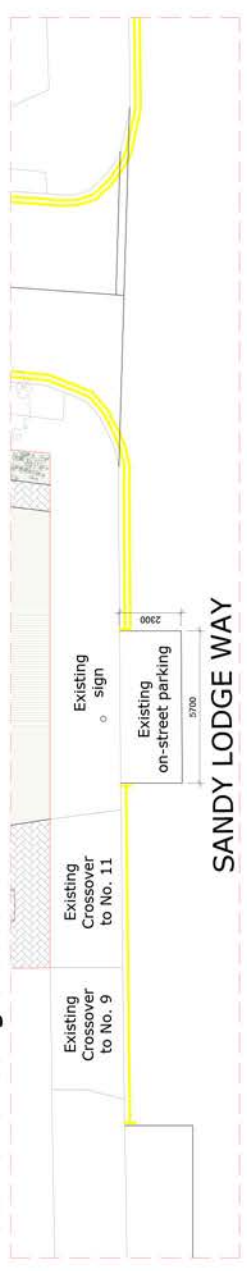


SIDE ELEVATION

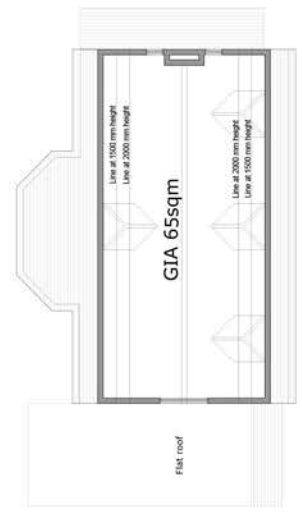


SIDE ELEVATION

Detail of existing crossover



ROOF PLAN



LOFT

GROUND FLOOR PLAN



|         |  |         |    |       |            |        |                               |  |             |       |   |
|---------|--|---------|----|-------|------------|--------|-------------------------------|--|-------------|-------|---|
| PROJECT | 11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH<br>EXISTING HOUSE | DWG NO. | 21 | SCALE | 1:100 @ A1 | DETAIL | EXISTING PLANS AND ELEVATIONS | 03.01.2018<br>SUBMITTED TO<br>PLANNING DEPT.<br>HILLINGDON | PROJECT NO. | 15.31 | PR Architecture Ltd.<br>Chartered Architect<br>120, Primer Road, Harrow, HA1 4JD.<br>Tel: 0208 357 2364 |
|---------|--|---------|----|-------|------------|--------|-------------------------------|--|-------------|-------|---|





SIDE VIEW



FRONT VIEW

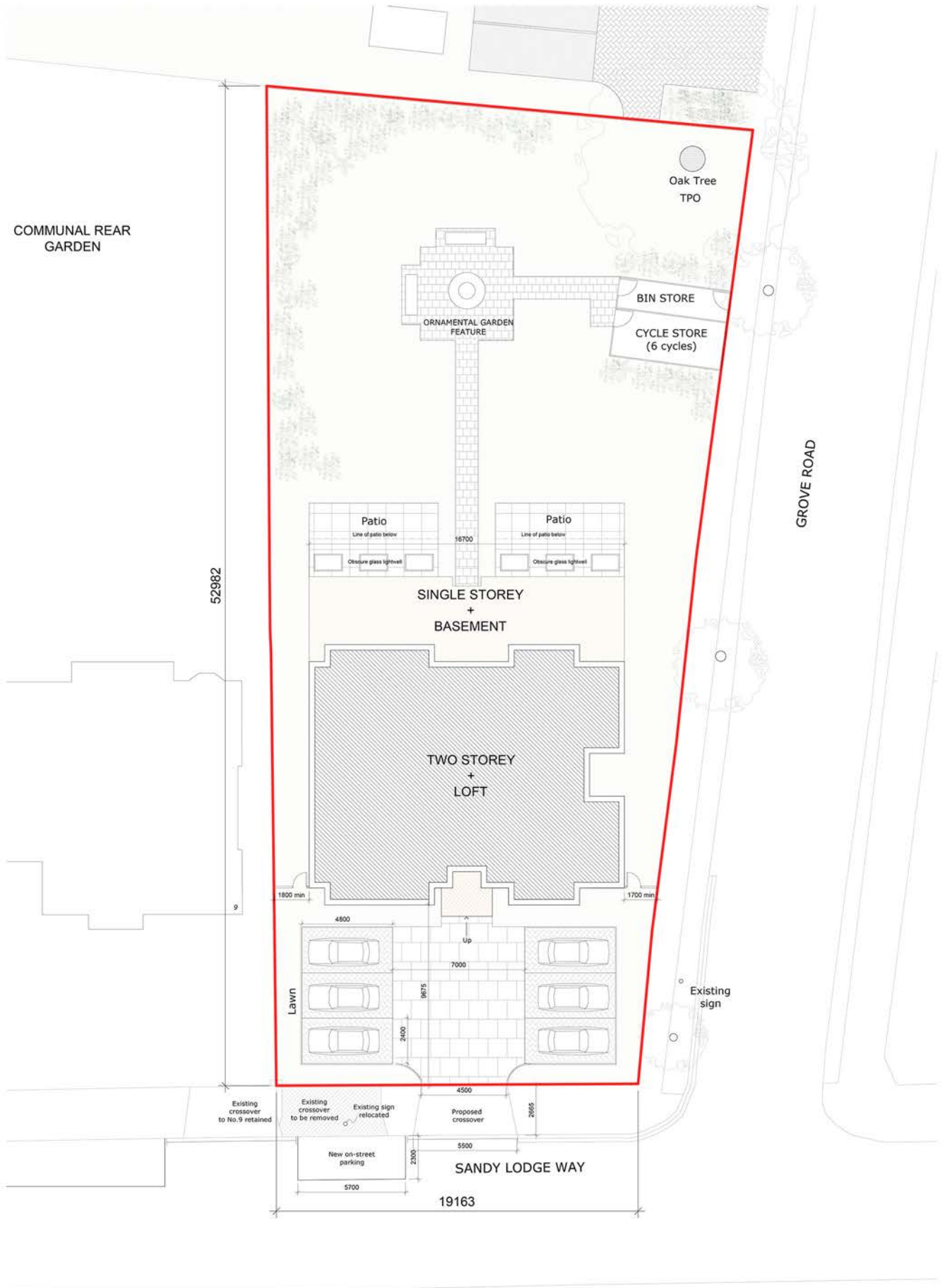


REAR VIEW

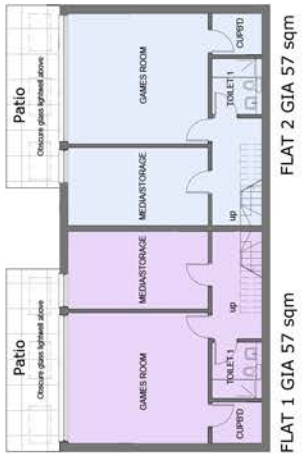


SIDE VIEW

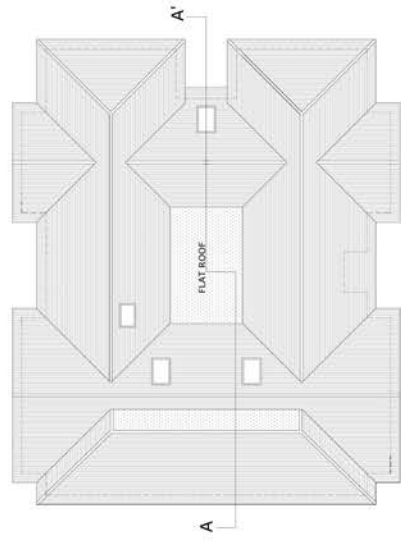
|  |         |       |                         |  |             |   |
|--|---------|-------|-------------------------|--|-------------|---|
| PROJECT  | DWG NO. | SCALE | DETAIL                  | 03.01.2018<br>SUBMITTED<br>TO PRE-APP<br>DEPT.<br>HILLINGDON | PROJECT NO. | PR Architecture Ltd.<br>Chartered Architect               |
| 11 SANDY LODGE WAY, NORTHWOOD, HA8 2AH<br>EXISTING HOUSE | 25      | @ A3  | PHOTOGRAPHS OF THE SITE |  | 16.48       | 120, Pioneer Road, Harrow, HA1 4JD.<br>Tel: 0208 357 2304 |



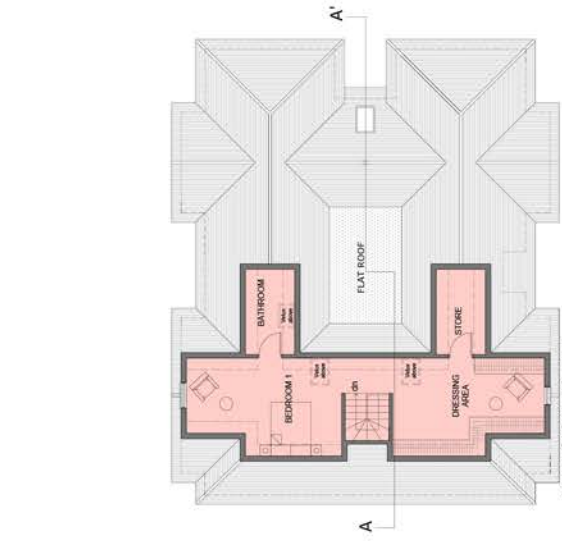
|  |         |               |   |  |             |  |
|--|---------|---------------|---|--|-------------|--|
| PROJECT                                | DWG NO. | SCALE         | DETAIL  | 03.01.2018<br>SUBMITTED<br>TO<br>PLANNING<br>DEPT.<br>HILLINGDON | PROJECT NO. | <b>PR Architecture Ltd.</b><br>Chartered Architect<br>120, Pinner Road, Harrow, HA1 4JD.<br>Tel: 0208 357 2304 |
| 11 SANDY LODGE WAY, NORTHWOOD. HA6 2AH | 22      | 1:100<br>@ A1 | PROPOSED GROUND<br>FLOOR PLAN. SHOWN<br>IN PLANNING<br>PLAN | Page 190   | 16.48       |  |
| PROPOSED 4 FLATS BUILDING              |         |               |   |  |             |  |



Basement floor plan



Roof plan



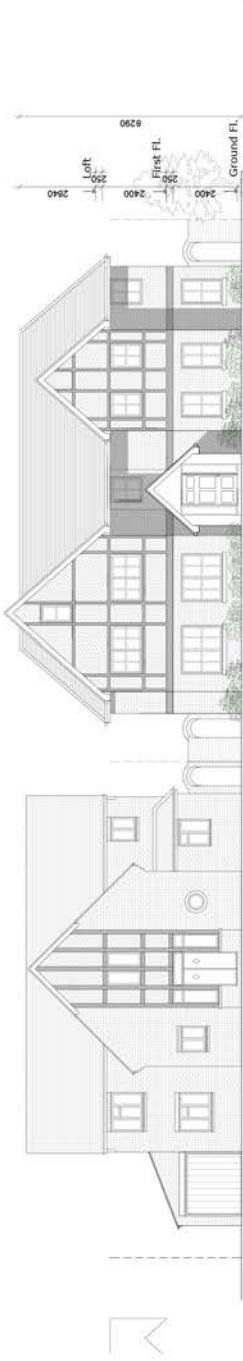
Loft floor plan



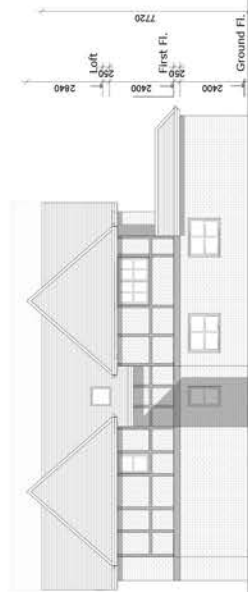
First floor

|  |  |         |    |       |            |        |  |             |       |
|--|--|---------|----|-------|------------|--------|--|-------------|-------|
| PROJECT  | 11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH | DWG NO. | 23 | SCALE | 1:100 @ A1 | DETAIL | 03.01.2018<br>SUBMITTED TO<br>PROPOSED GROUND, FIRST,<br>LOFT FLOOR AND ROOF PLANS | PROJECT NO. | 16.48 |
|  | PROPOSED 4 FLATS BUILDING              |         |    |       |            |        | HILLINGDON DEPT.   |             |       |
| <b>PR Architecture Ltd.</b><br>Chartered Architect<br>120, Pinear Road, Marrow, HA1 4UD.<br>Tel: 0208 357 2594 |  |         |    |       |            |        |  |             |       |

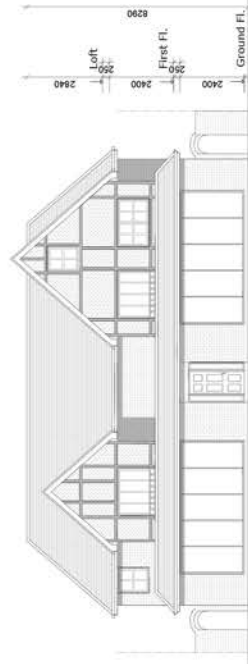




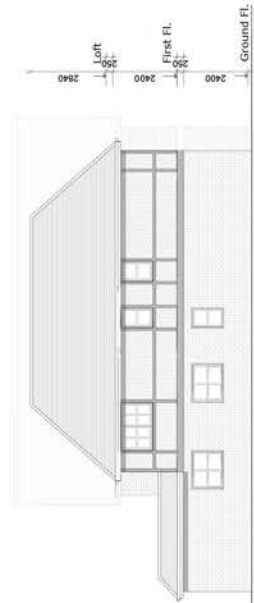
FRONT ELEVATION



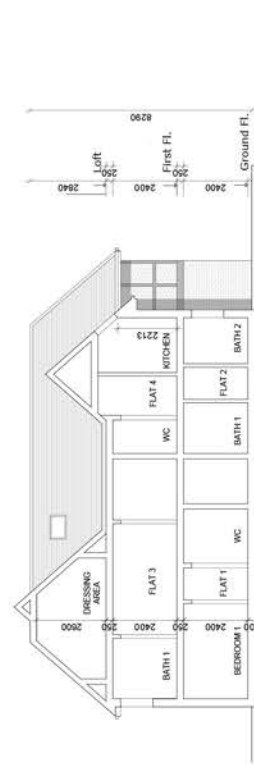
SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2



SECTION A-A'



|                           |  |         |    |       |            |        |                                 |            |  |             |       |   |
|---------------------------|--|---------|----|-------|------------|--------|---------------------------------|------------|--|-------------|-------|---|
| PROJECT                   | 11 SANDY LODGE WAY, NORTHWOOD, HA6 2AH | DWG NO. | 24 | SCALE | 1:100 @ A1 | DETAIL | PROPOSED ELEVATIONS AND SECTION | 03.01.2018 | SUBMITTED TO PLANNING DEPT. HILLINGDON | PROJECT NO. | 16.48 | PR Architecture Ltd.<br>Chartered Architect<br>120, Pinner Road, Harrow, MA1 4JD.<br>Tel: 0208 357 2304 |
| PROPOSED 4 FLATS BUILDING |  |         |    |       |            |        |                                 |            |  |             |       |   |





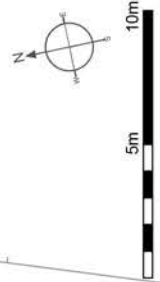
Merewood, Gregory Road, Hedgerley, Bucks, SL2 3XW  
 Tel: 01753 647236 Mob: 07784 915944  
 email: s\_iron.hawkins@hotmail.co.uk

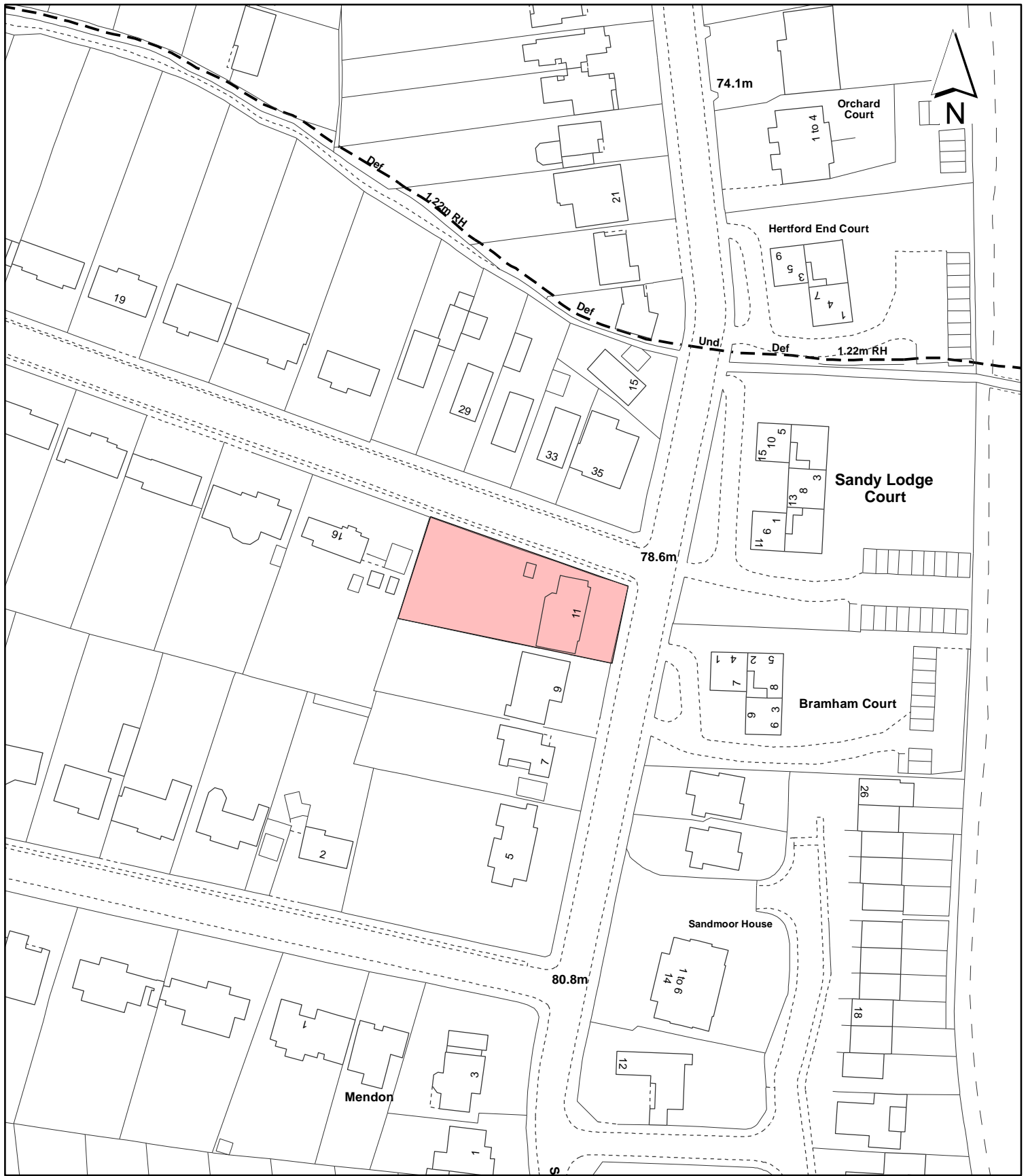
Site: 11 Sandy Lodge Way, Northwood  
 Drawing Title: Tree Protection Plan  
 Rev D  
 Dec 2017

Key:

- Category A
- Category B
- Category C
- Category U

— Crown Spread  
 — Tree Number  
 — Species  
 — Category  
 — Root Protection Area  
 — Tree Protection Fencing BS5837:2012





**Notes:**

 Site boundary

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Site Address:

**11 Sandy Lodge Way**

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

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

Planning Application Ref:  
**16948/APP/2018/55**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 194**

Date:  
**May 2018**



**Report of the Head of Planning, Transportation and Regeneration**

**Address** 39 WIELAND ROAD NORTHWOOD

**Development:** Part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations

**LBH Ref Nos:** 22452/APP/2018/822

**Date Plans Received:** 05/03/2018

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

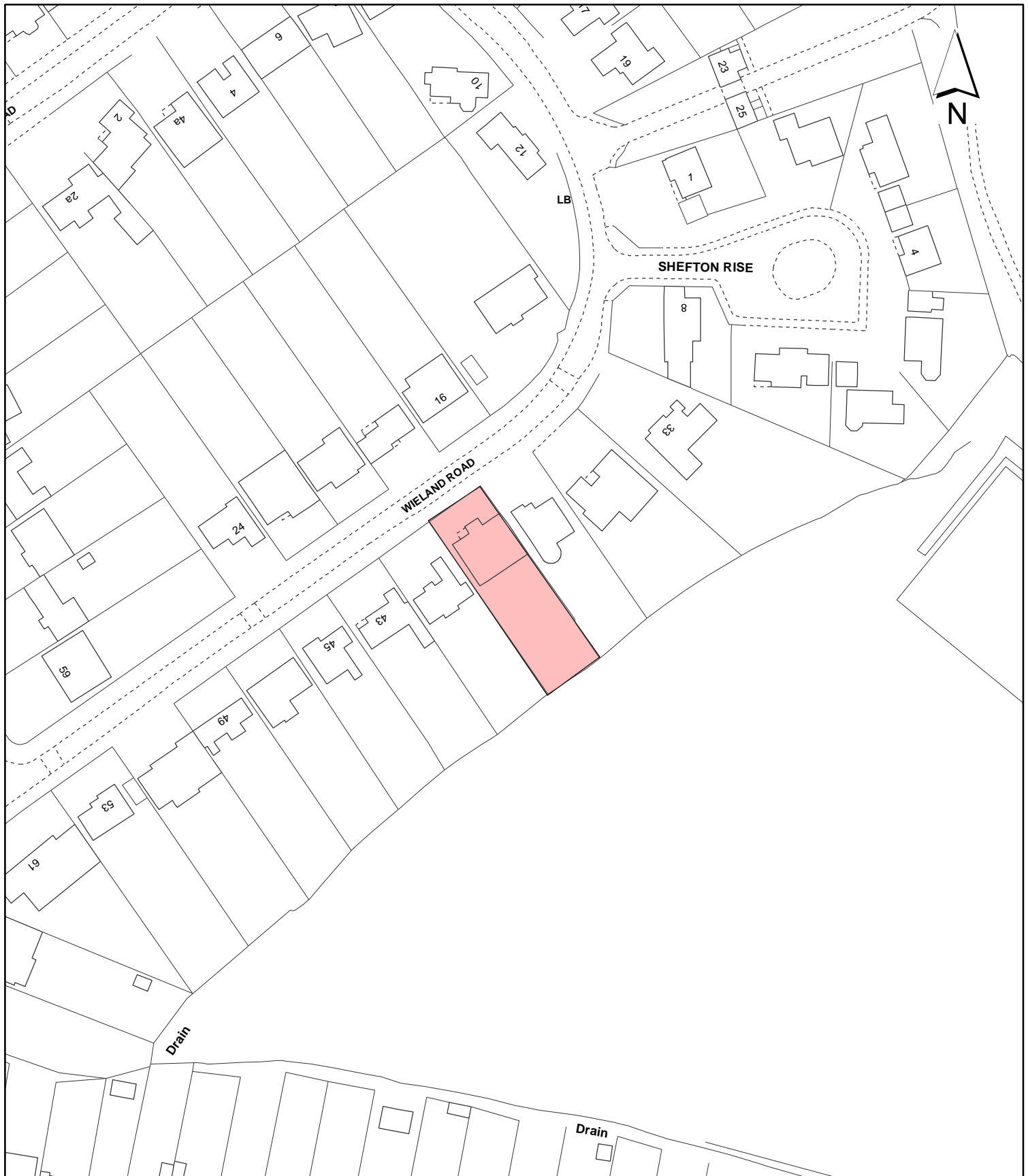
**Date Application Valid:** 05/03/2018











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Site Address:

**39 Wieland Road  
 Northwood**

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

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

Planning Application Ref:

**22452/APP/2018/822**

Scale:

**1:1,250**

Planning Committee:

**North Page 199**

Date:

**May 2018**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Transportation and Regeneration**

**Address** 18A ELGOOD AVENUE NORTHWOOD

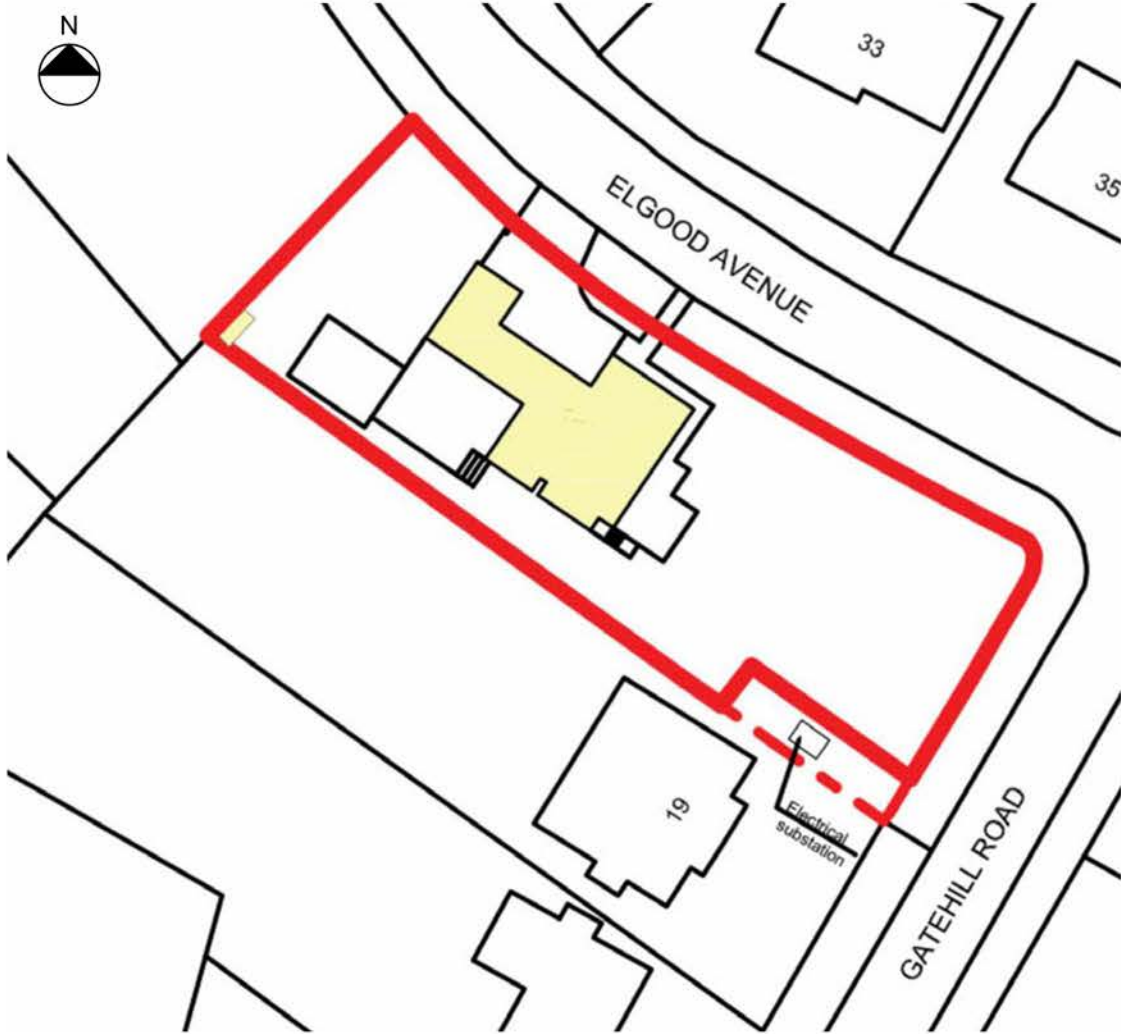
**Development:** Pergola to side. (Retrospective).

**LBH Ref Nos:** 47802/APP/2017/4059

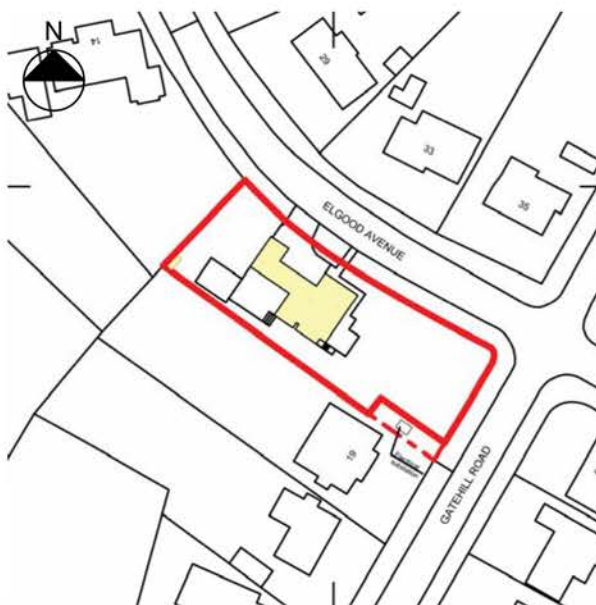
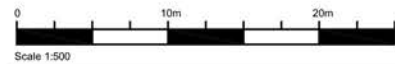
**Date Plans Received:** 08/11/2017 **Date(s) of Amendment(s):** 08/11/2017

**Date Application Valid:** 08/11/2017





SITE BLOCK PLAN - SCALE 1:500 @ A4



SITE LOCATION PLAN - SCALE 1:1250 @ A4

**DHIVA**  
*Designs*

[www.dhivadesigns.co.uk](http://www.dhivadesigns.co.uk)

| REVISION | DESCRIPTION | BY | DATE |
|----------|-------------|----|------|
|          |             |    |      |
|          |             |    |      |
|          |             |    |      |

SITE ADDRESS  
18A ELGOOD AVENUE  
NORTHWOOD  
HA6 3QH

DRAWING TITLE  
SITE LOCATION PLAN

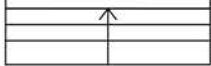
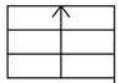
DATE NOV 2017 DRAWN BY NP

SCALE 1:1250/1:500 @ A4 CHECKED BY

DRAWING NO. DD169-01-P0 REVISION

○  
SYCAMORE  
TREE

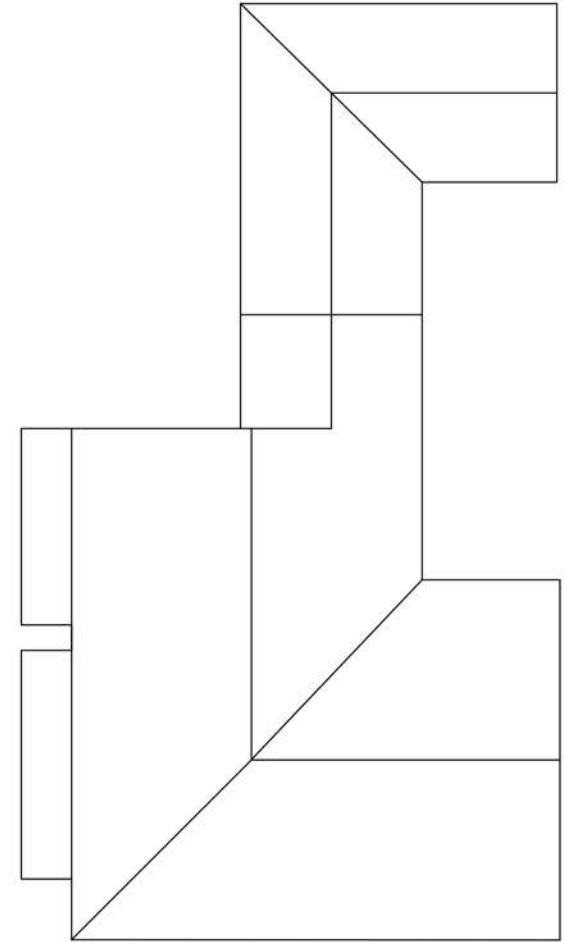
○  
SYCAMORE  
TREE



FOOTPRINT OF DWELLING



PRE EXISTING GROUND FLOOR PLAN



PRE EXISTING ROOF PLAN



**DHIVA**  
*Designs*  
www.dhivadesigns.co.uk

| NO. | DESCRIPTION | BY         | DATE |
|-----|-------------|------------|------|
| P1  | TREES       | NF06.11.17 |      |

THE ADDRESS  
18A ELGWOOD AVENUE  
NORTHWOOD  
HA6 3QH

| DRAWING TITLE      |            |
|--------------------|------------|
| PRE EXISTING PLANS |            |
| DATE               | NOV 2017   |
| SCALE              | 1:100 @ A3 |
| DRAWN BY           | NP         |
| CHECKED BY         |            |

DRAWING NO.  
DD169-02-P1



PRE EXISTING EAST SIDE



EXISTING EAST SIDE



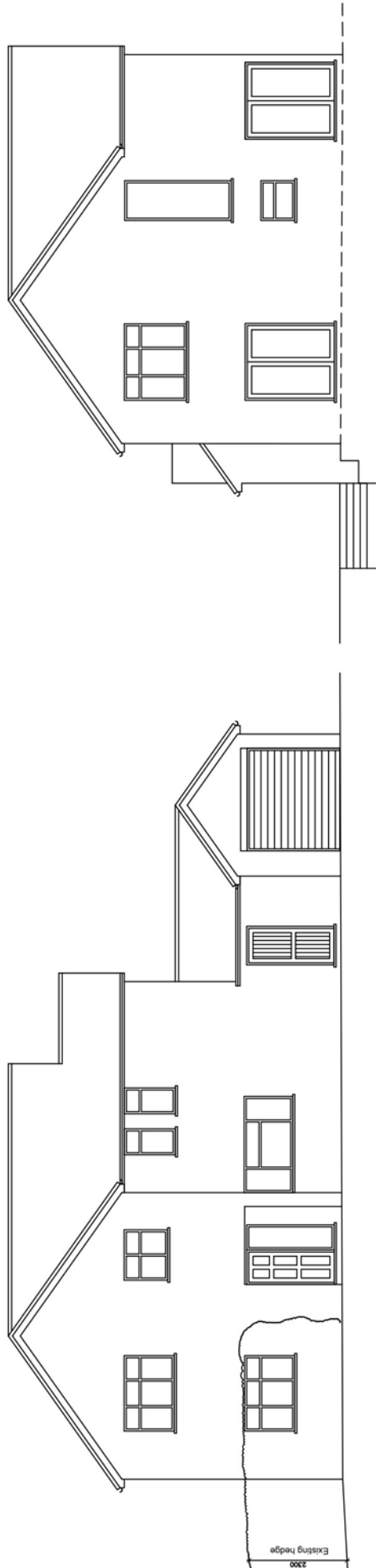
**DHIVA**  
*Designs*  
 www.dhivadesigns.co.uk

| NO. | DESCRIPTION | DATE        |
|-----|-------------|-------------|
| P1  | DIMENSIONS  | NF 03.11.17 |
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THE ADDRESS  
 18A ELWOOD AVENUE  
 NORTHWOOD  
 HA6 3QH

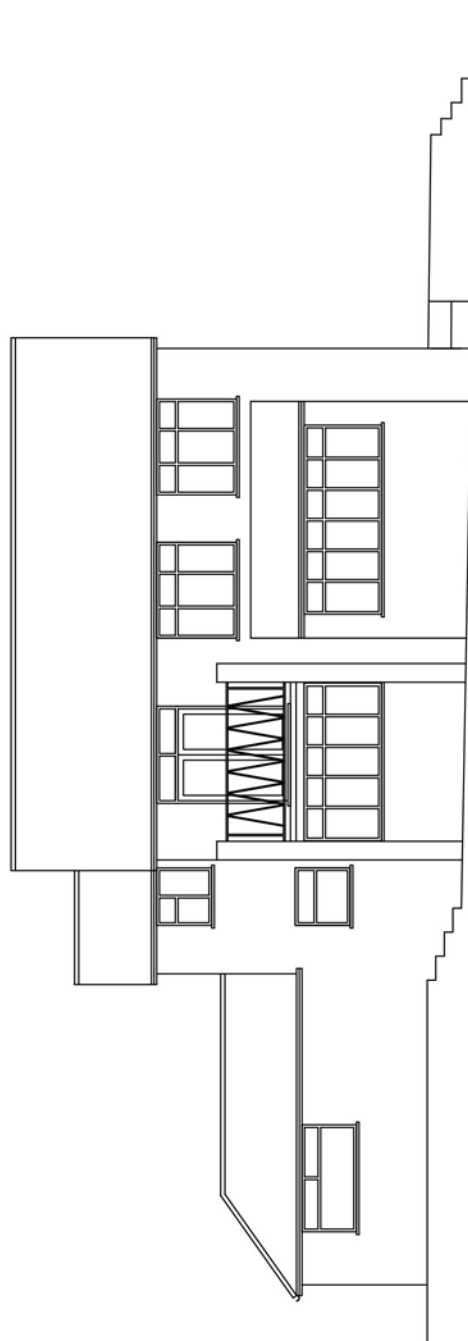
DRAWING TITLE  
 PRE EXISTING & EXISTING PHOTOGRAPHS  
 DATE  
 NOV 2017  
 SCALE  
 1:100 @ A3  
 DRAWN BY  
 NP  
 CHECKED BY

DRAWING NO.  
 DD169-06-P0



PRE EXISTING FRONT ELEVATION

PRE EXISTING EAST SIDE ELEVATION



PRE EXISTING REAR ELEVATION



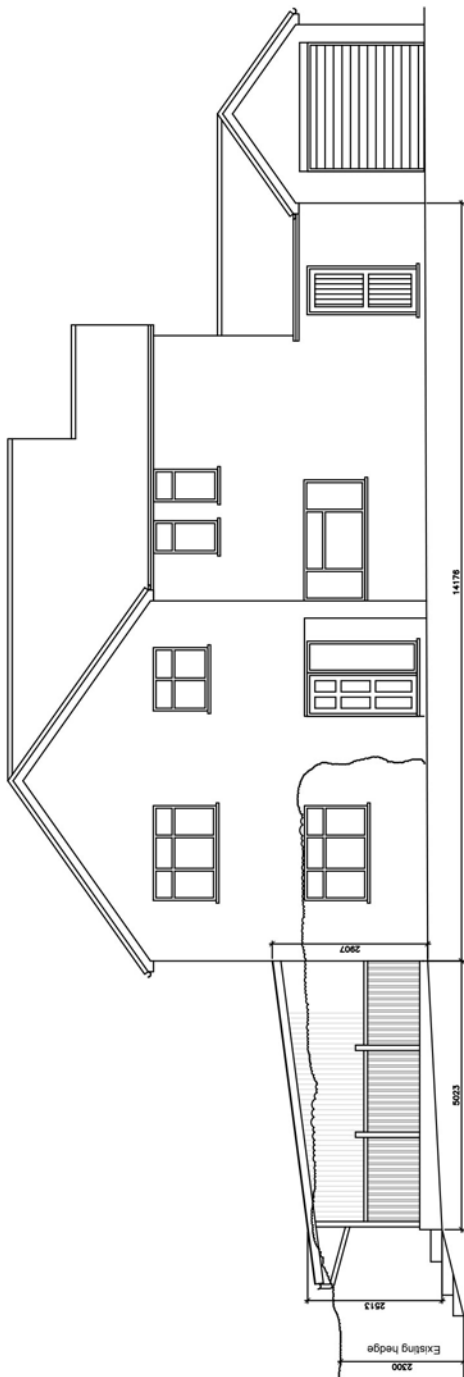
**DHIVA**  
*Designs*  
 www.dhivadesigns.co.uk

| NO. | DESCRIPTION | BY | DATE |
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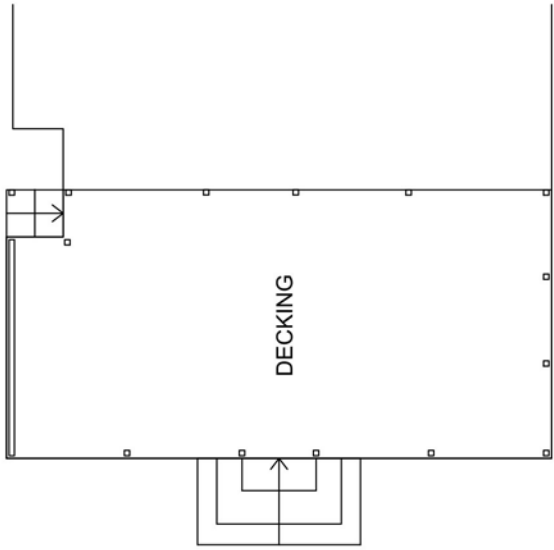
PRE ADDRESS  
 18A ELWOOD AVENUE  
 NORTHWOOD  
 HA6 3QH

| DRAWING TITLE           |          |            |    |
|-------------------------|----------|------------|----|
| PRE EXISTING ELEVATIONS |          |            |    |
| DATE                    | NOV 2017 | DRAWN BY   | NP |
| SCALE                   | 1:100    | CHECKED BY | A3 |

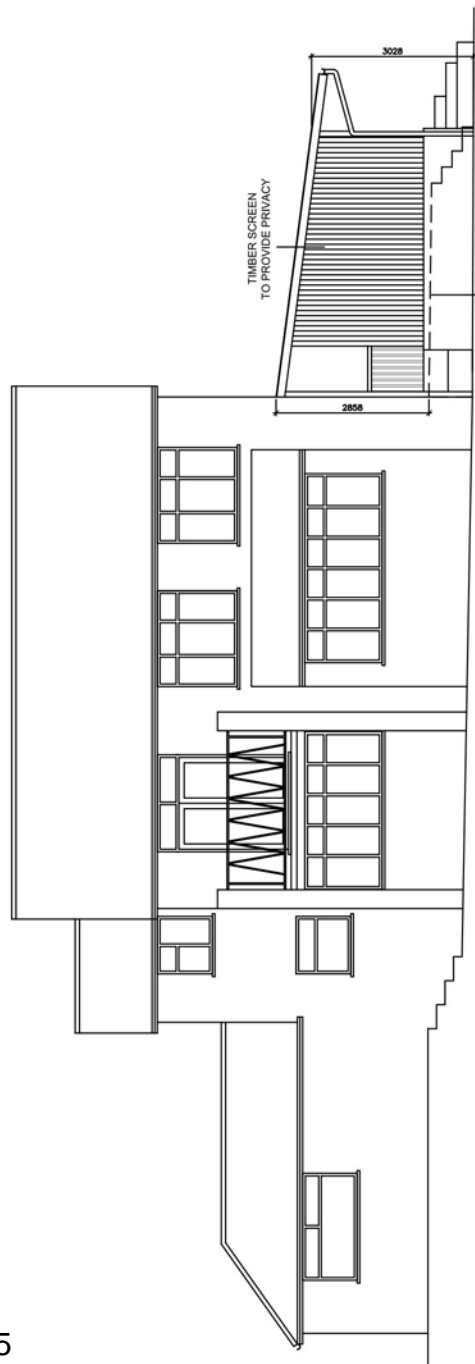
DRAWING NO. DD169-03-P0  
 REVISION



PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



**DHIVA**  
*Designs*

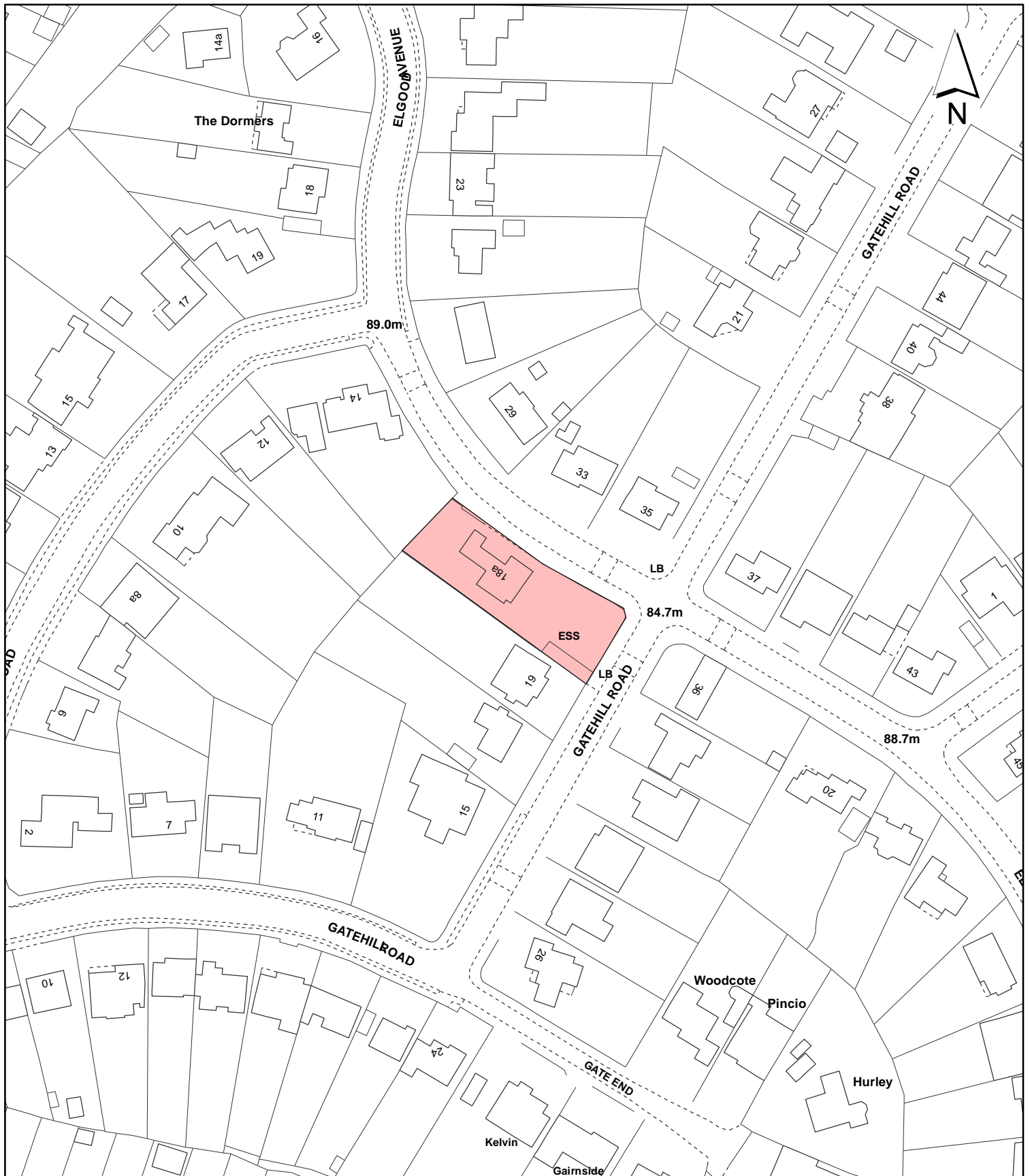
www.dhivadesigns.co.uk

| REVISION | DESCRIPTION | BY | DATE |
|----------|-------------|----|------|
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|          |             |    |      |

THE ADDRESS  
18A ELWOOD AVENUE  
NORTHWOOD  
HA6 3QH

| DRAWING TITLE |             | PROPOSED PLAN & ELEVATION |    |
|---------------|-------------|---------------------------|----|
| DATE          | DEC 2017    | DRAWN BY                  | NP |
| SCALE         | 1:100 @ A3  | CHECKED BY                |    |
| DRAWING NO.   | DD169-07-P0 | REVISION                  |    |





**Notes:**

 Site boundary

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Site Address:

**18a Elgood Avenue**

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

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

Planning Application Ref:

**47802/APP/2017/4059**

Scale:

**1:1,250**

Planning Committee:

**North Page 206**

Date:

**May 2018**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Transportation and Regeneration**

**Address** NORTHWOOD HEALTH & RACQUET CLUB 18 DUCKS HILL ROAD  
NORTHWOOD

**Development:** Erection of a combined heat and power unit enclosure

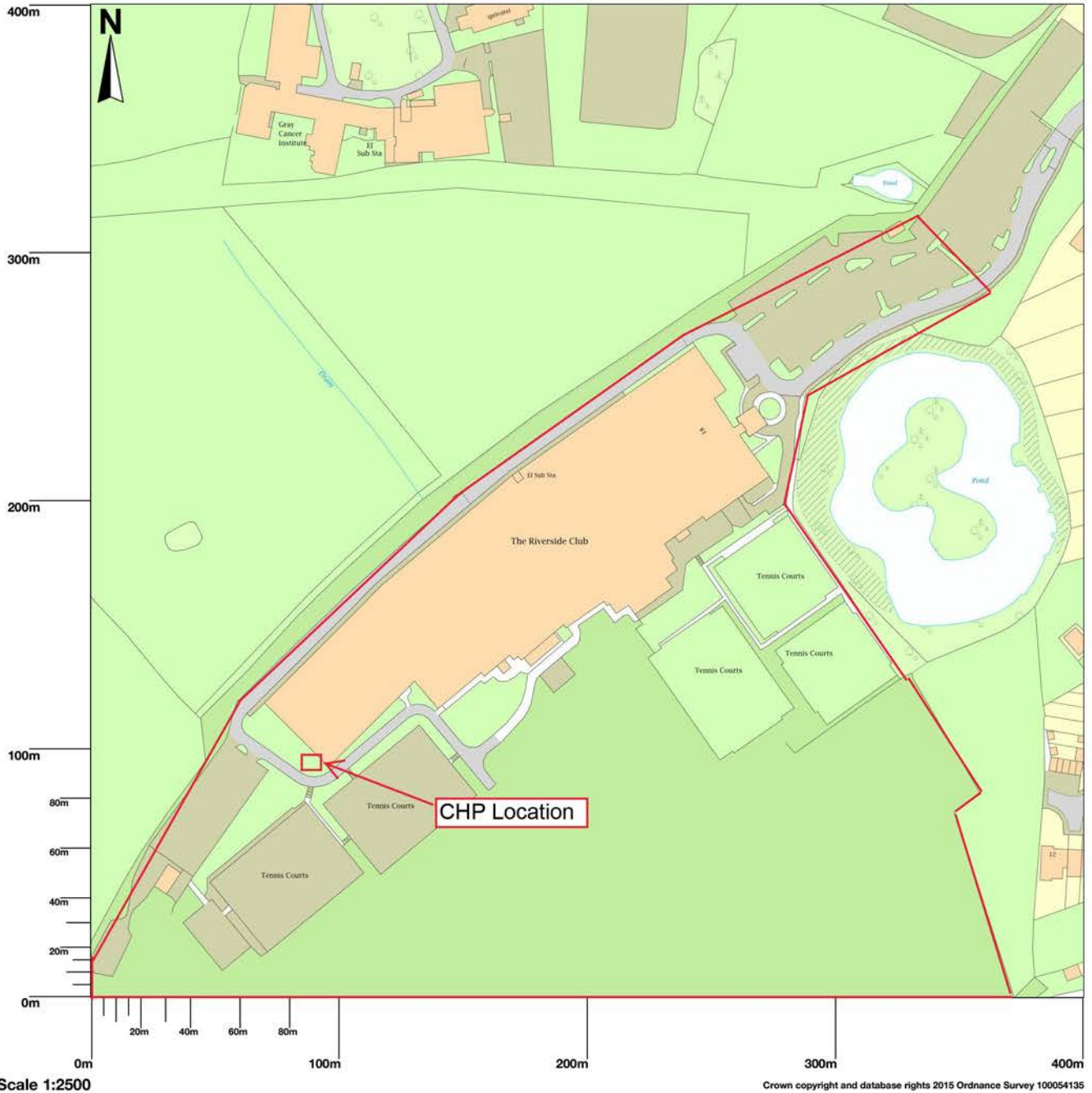
**LBH Ref Nos:** 272/APP/2018/451

**Date Plans Received:** 05/02/2018

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

**Date Application Valid:** 22/02/2018

## David Lloyd Northwood



Map area bounded by: 507695,191381 508095,191781. Produced on 05 February 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p16buk/220311/301032



- NOTES:
- SEE SITE SURVEY REPORT
  - APPROX 300m LHV PIPEWORK @ DN 80
  - APPROX 170m GAS PIPEWORK @ DN 80
  - APPROX 100m CABLE RUN WITH GAS BOOSTER @ DN100 WITHOUT GAS BOOSTER
  - APPROX CONCRETE PLINTH DIMENSION: 1400mm x 1000mm
  - APPROX CONCRETE PLINTH DIMENSION: 1400mm x 1000mm
  - FENCE SURROUNDING CHP AND RADIATOR APPROX 1400mm x 3000mm WOODEN
  - APPROX 200m ELECTRICAL CABLE RUN
  - APPROX 200m ELECTRICAL CABLE RUN CONFRAMED
  - APPROX 200m ELECTRICAL CABLE RUN CONFRAMED
  - EXPANSION VESSEL TO BE CONSIDERED.
  - APPROX 200m CABLE RUN TO BE CONFRAMED
  - APPROX 200m CABLE RUN TO BE CONFRAMED
  - SEE DRG No 2952-M-001 MECHANICAL
  - SCHEMATIC FOR DETAILS

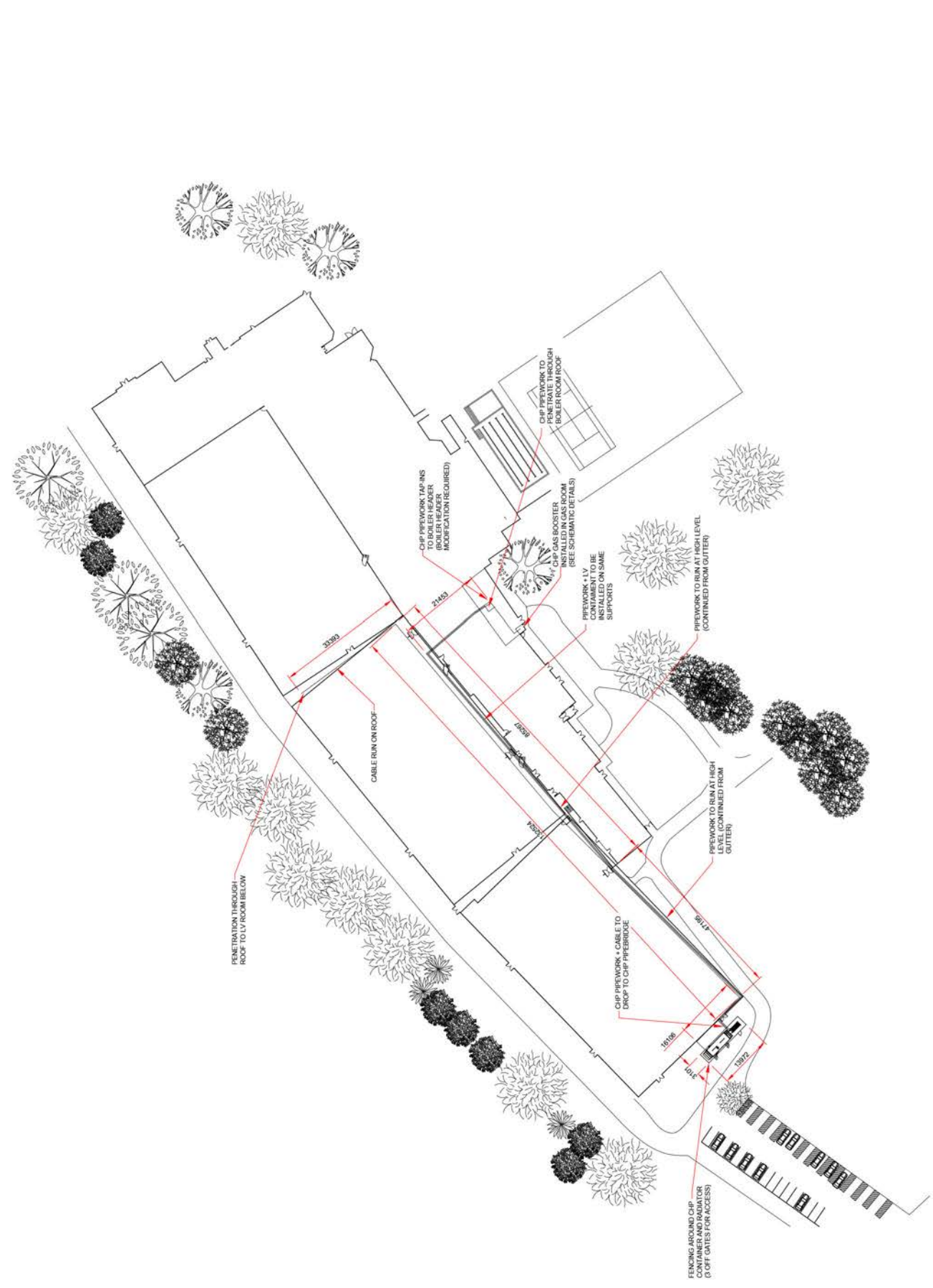
FOR PLANNING APPLICATION PURPOSES ONLY

| REV | DATE | DESCRIPTION  | DRN | CHK | APP |
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| 1.  |      | NO DIMENSIONS ARE TO BE OBTAINED FROM THIS DRAWING |     |     |     |
| 2.  |      | THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE |     |     |     |



ENER-G COMBINED POWER LIMITED  
 THE COUNTRY HOUSE, HILLYARD ROAD,  
 MANCHESTER, M50 1DT, UK  
 TEL: 0161 745 7450  
 FAX: 0161 745 7451  
 WEB: WWW.ENER-G.CO.UK

|                   |                    |            |      |
|-------------------|--------------------|------------|------|
| CLIENT            | DAVID LLOYD        | UNIT NO.   | 2952 |
| PROJECT           | NORTHWOOD          |            |      |
| DEVELOPER'S TITLE | CHP LOCATION       |            |      |
| DESIGNER:         | SHEET NO:          | SHEET      | REV: |
| 2952-M-0002       | A1                 | A1         | P6   |
| DATE              | SCALE              | 1:500 @ A1 |      |
| 27.10.17          | CHECKED: APPROVED: |            |      |
| DESIGNED BY:      | RM                 |            |      |



SITE PLAN LAYOUT  
 SCALE: 1:500 (EAL)



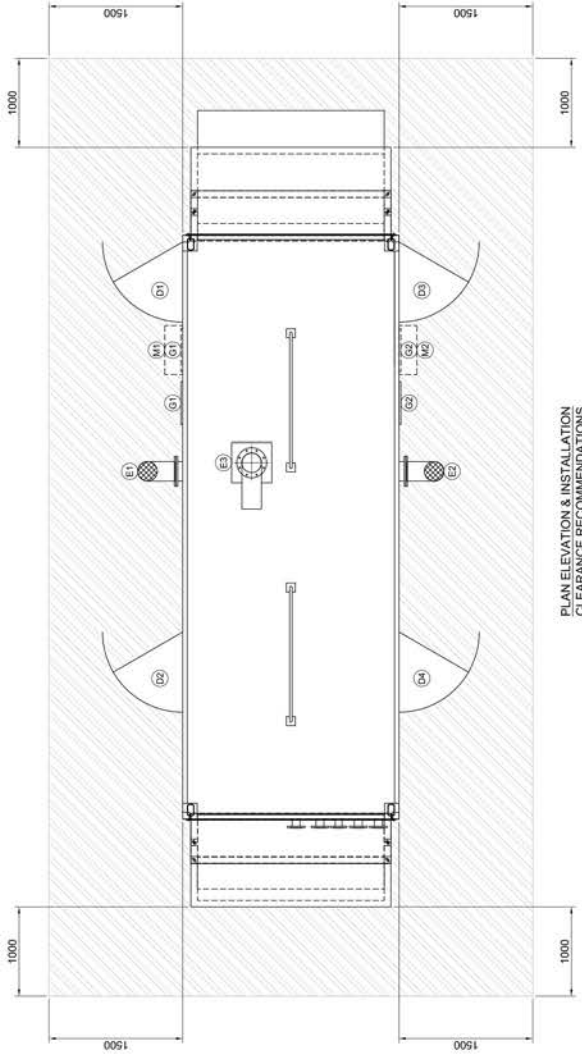
THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF ENER-G COMBINED POWER LIMITED AND IS STRICTLY CONFIDENTIAL. IT MUST NOT BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN AUTHORIZATION OF THE COMPANY. ENER-G COMBINED POWER LIMITED 2017.

| REF | SIZE   | CONTAINER CONNECTION DETAILS              | SPEC   | QTY |
|-----|--------|---|--------|-----|
| 1   | 80 NS  | WATER FLOW - HEAT REJ. RAD                | BS4504 | 1   |
| 2   | 80 NS  | WATER FLOW - WATER FLOW TO HEAT REJ. RAD  | BS4504 | 1   |
| 3   | 65 NS  | PN16 FLANGE - WATER FLOW TO HEAT REJ. RAD | BS4504 | 1   |
| 4   | 80 NS  | PN16 FLANGE - GAS CONNECTION              | BS4504 | 1   |
| 5   | 80 NS  | PN16 FLANGE - WATER RETURN TO CHP         | BS4504 | 1   |
| 6   | 200 NS | TABLE 'D' FLANGE - EXHAUST GAS OUTLET     | BS10   | 1   |
| 7   | 1" BSP | SOCKET - CONDENSATE DRAIN CONNECTION      | BS1740 | 1   |

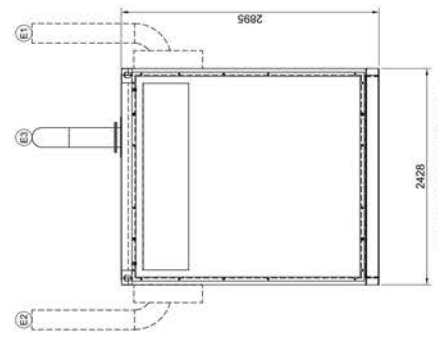
| CONTAINER DIMENSIONS & WEIGHTS |          |
|--------------------------------|----------|
| DIMENSION REF.                 | STANDARD |
| A                              | 785mm    |
| B                              | 500mm    |
| TOTAL APPROX WEIGHT            | 10800 kg |
|                                | PREMIUM  |
| A                              | 990mm    |
| B                              | 1400mm   |
| TOTAL APPROX WEIGHT            | 11300 kg |

| CONTAINER OPTIONS       |             |
|-------------------------|-------------|
| DOOR OPTIONS            | D1 D2 D3 D4 |
| EXHAUST OPTIONS         | E1 E2 E3    |
| GLANDPLATE OPTIONS      | G1 G2       |
| MARSHALLING BOX OPTIONS | M1 M2       |

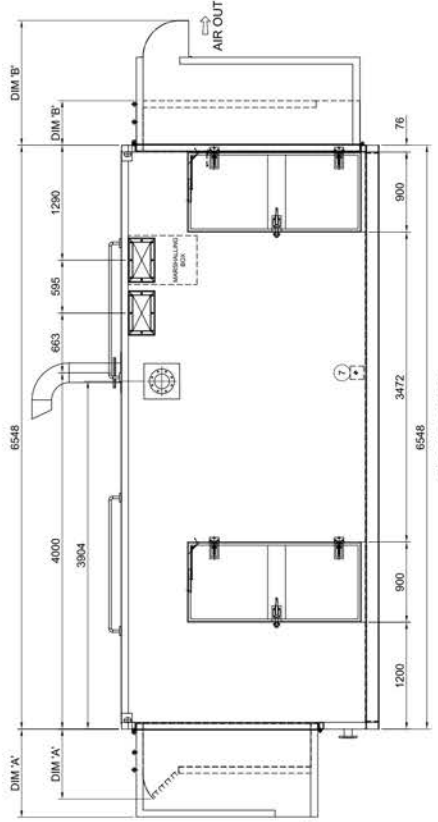
- CONTAINER OPTIONS NOTES**
- FOR ALL OPTIONS, THE ABOVE OPTIONS SHOULD BE CHOSEN FROM THE ANY ABOVE.
  - DOORS OPTIONS SHOULD BE CHOSEN DIAGONALLY OPPOSITE EACH OTHER I.E. D1 & D4 OR D2 & D3 BUT CAN BE SPECIFIED ON SAME SIDE IF REQUIRED AND CAN ALSO BE SUPPLIED WITH 4-NO. DOORS
  - FOR ALL OTHER OPTIONS No. SHOULD BE SELECTED



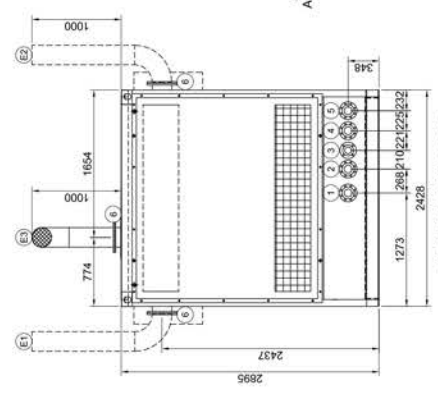
PLAN ELEVATION & INSTALLATION CLEARANCE RECOMMENDATIONS



ELEVATION ON REAR OF CONTAINER



SIDE ELEVATION



ELEVATION ON FLANGED CONNECTIONS

| REV | DATE | DESCRIPTION  | DRN | CHK | APP |
|-----|------|--|-----|-----|-----|
| 1.  |      | NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING   |     |     |     |
| 2.  |      | THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE |     |     |     |

**ENER-G**

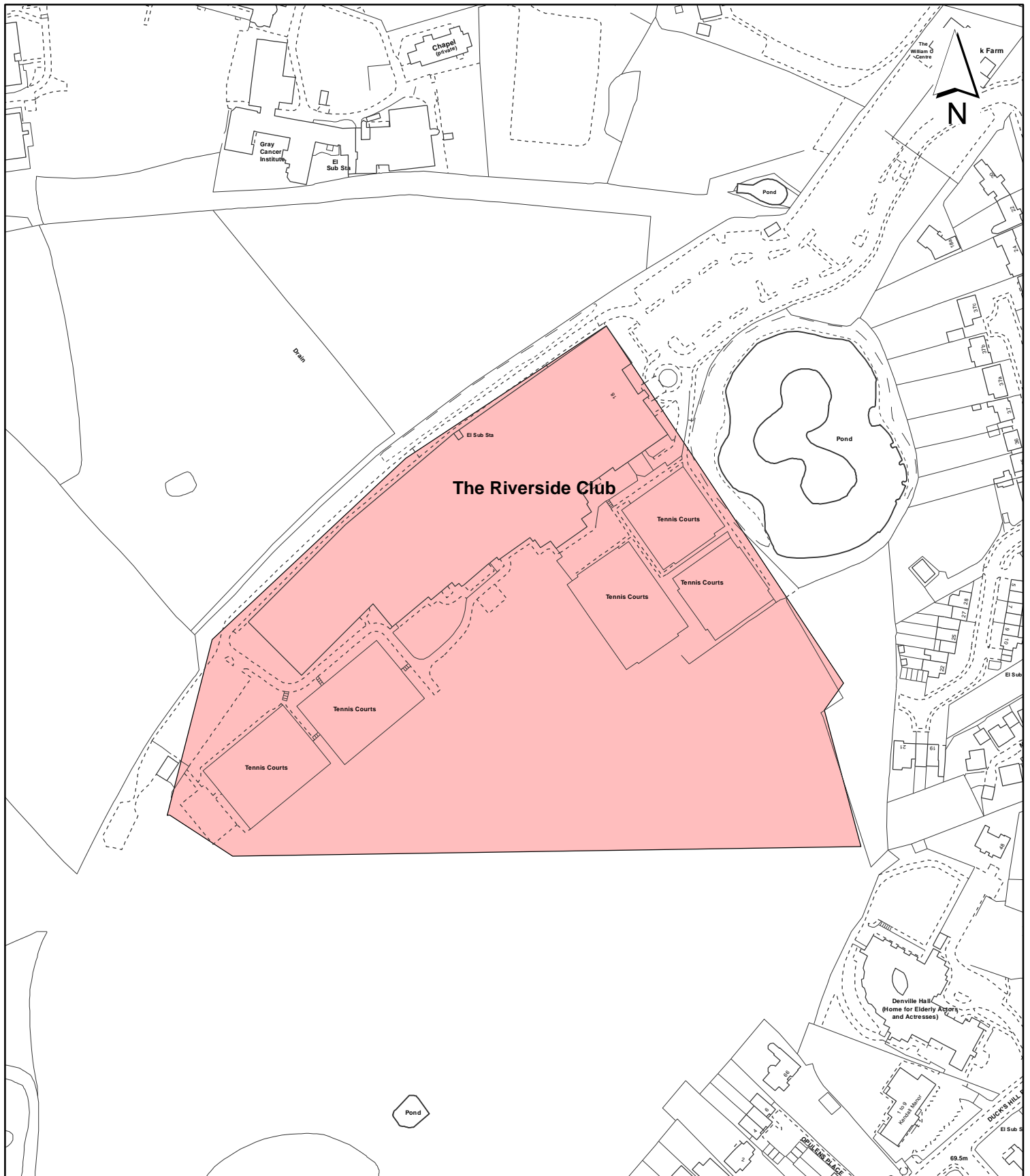
ENER-G COMBINED POWER LIMITED  
 ENER-G HOUSE, DANIEL ADAMSON ROAD,  
 SHELTON INDUSTRIAL ESTATE, WHESTER, M50 1DT, U.K.  
 TEL: 0161 743 7437  
 FAX: 0161 743 7437  
 WEB: WWW.ENERG.CO.UK

**ELEVATION 165, 185, 210 & 230 STANDARD & PREMIUM CONTAINER DETAILS**

| CREATION No. | REVISION |
|--------------|----------|
| 12709        | -        |

| DATE     | SCALE | SHEET No. |
|----------|-------|-----------|
| 05.03.10 | 1:30  | A1        |

| DRAWN BY | CHECKED | APPROVED |
|----------|---------|----------|
| PAC      | SJ      | SJ       |



**Notes:**

 Site boundary

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Site Address:

**Northwood Health & Racquets Club**

Planning Application Ref:

**272/APP/2018/451**

Planning Committee:

**North Page 211**

Scale:

**1:2,500**

Date:

**May 2018**

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

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



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Transportation and Regeneration**

**Address** 40 THE DRIVE NORTHWOOD  
**Development:** Regularisation of roof alterations  
**LBH Ref Nos:** 13554/APP/2016/4477

**Date Plans Received:** 13/12/2016  
**Date Application Valid:** 27/02/2017

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



**General Notes:**

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A Surveyor and any necessary revised details are to be agreed with the L.A Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1996 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. ( Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**

**40 The Drive,  
Northwood  
MIDDLESEX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

**Location Plan**

**Drawn:** Francesco Cardone

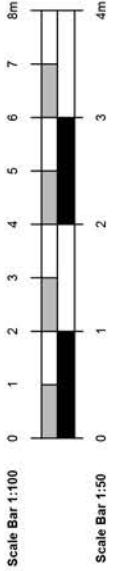
**Drawing No.** DP/2908/PP/01

**Scale :** 1:1000 & A3

**Date :** 30 November 2016



**Location Plan**



When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
Mr Arshid Hussain

**Project:**  
40 The Drive,  
Northwood  
MIDDX HA6 1HP

**Title:**  
Regularisation of roof alterations

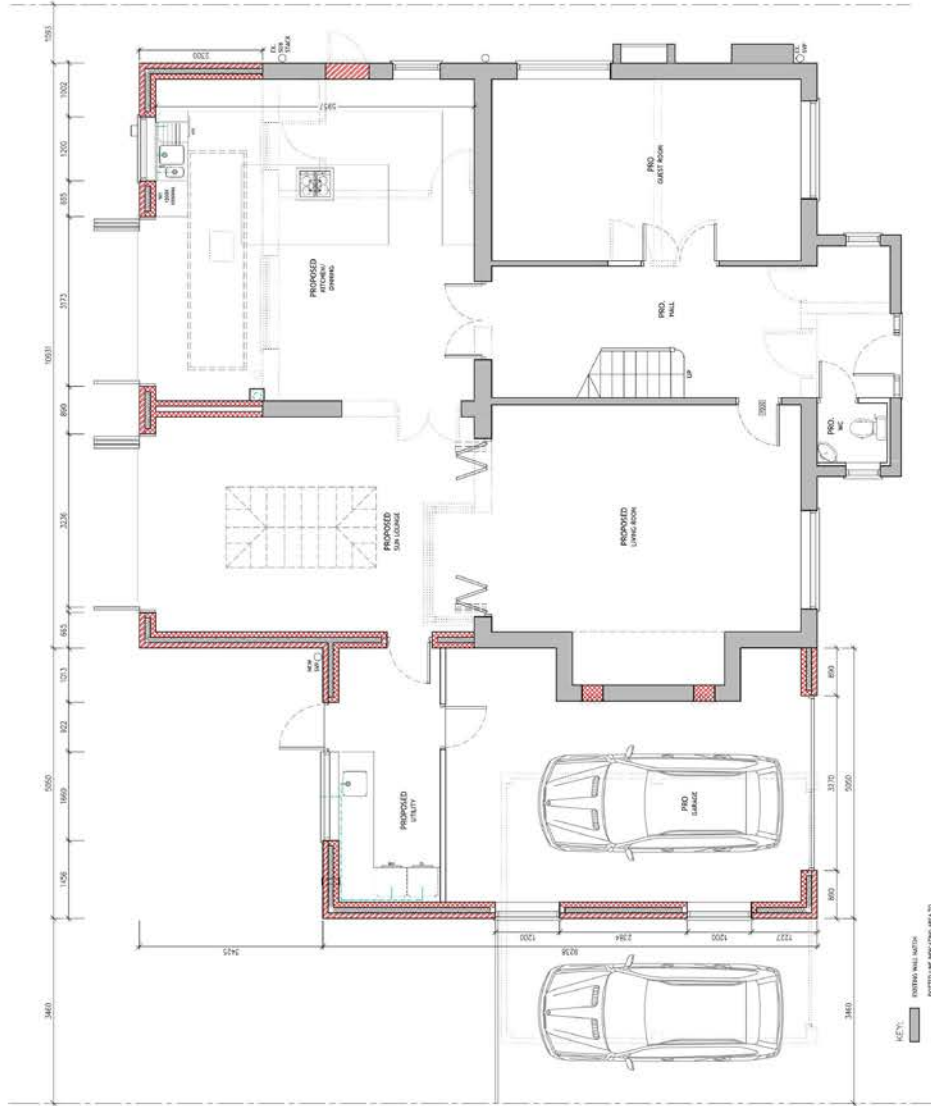
**Existing Ground Floor**

**Drawn:** Francesco Cardone

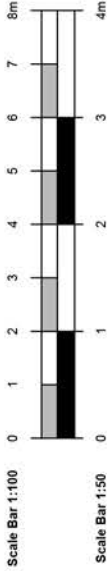
**Drawing No.** DP/2908/PP/03

**Scale :** 1:100 & A3

**Date :** 30 November 2016



**Existing Ground Floor**



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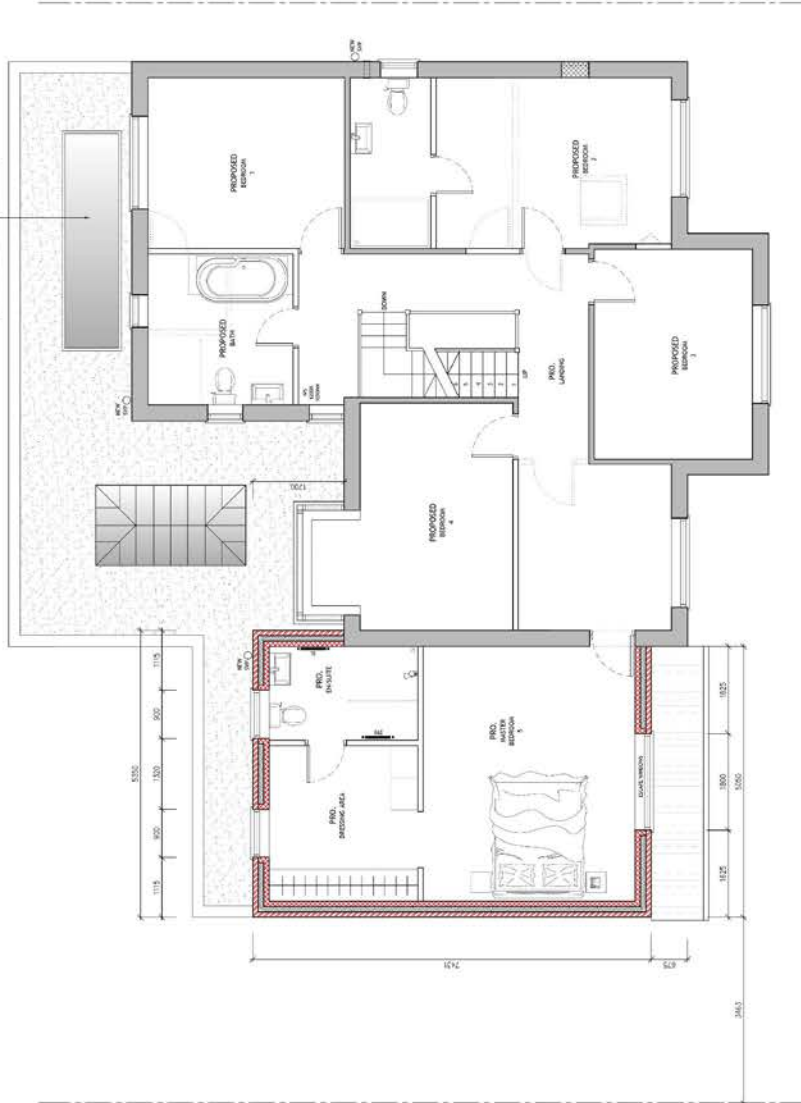
**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
Mr Arshid Hussain

**Project:**  
40 The Drive,  
Northwood  
MIDDLESEX HA6 1HP

**Title:**  
Regularisation of roof alterations



Existing First Floor

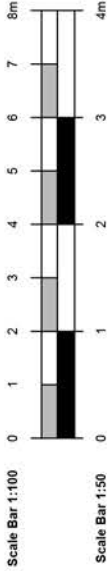
**Existing First Floor**

**Drawn:** Francesco Cardone

**Drawing No.:** DP/2908/PP/05

**Scale:** 1:100 & A3

**Date:** 30 November 2016



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**General Notes:**

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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

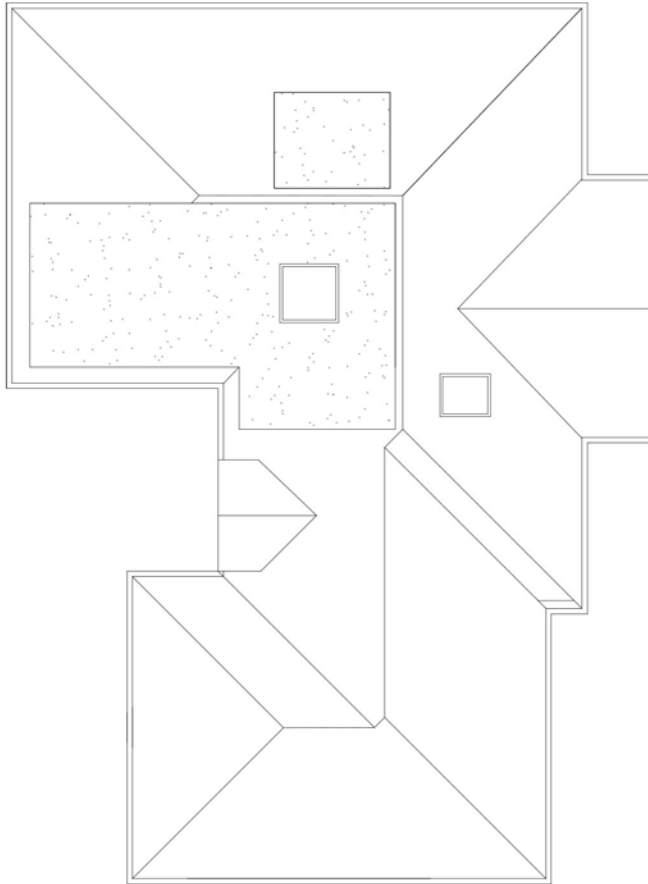
**Existing Roof Plan**

**Drawn:** Francesco Cardone

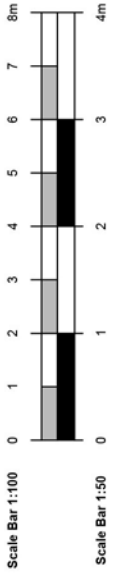
**Drawing No.** DP/2908/PP/13

**Scale :** 1:100 & A3

**Date :** 30 November 2016



**Existing Roof Plan**

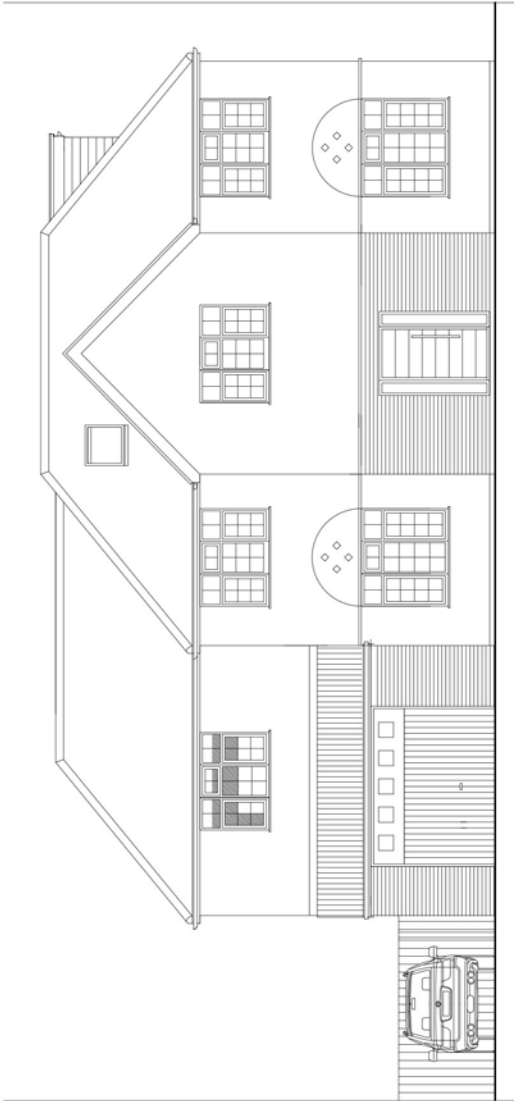


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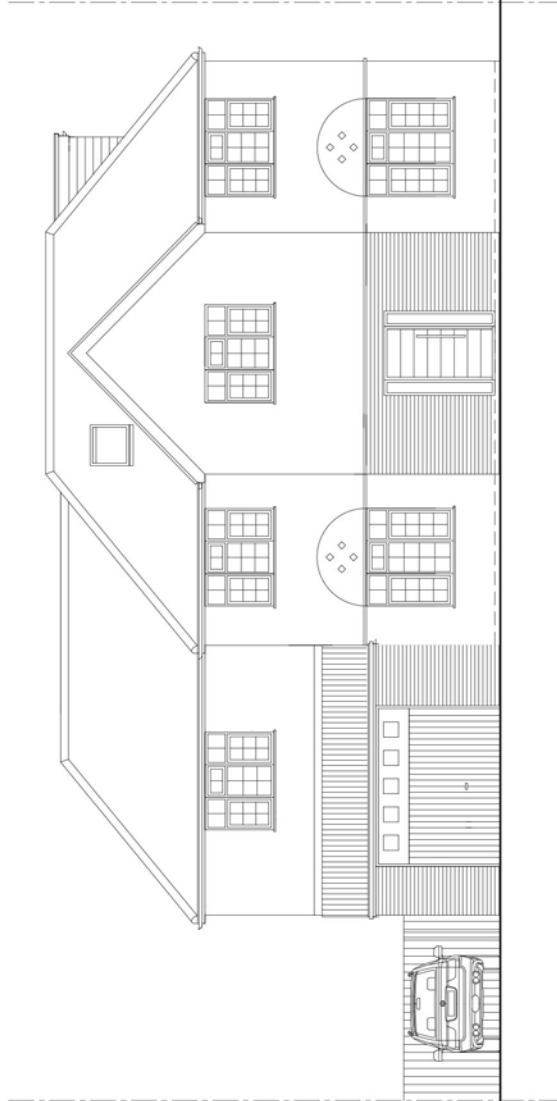
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8. No part of the extension to project into adjoining boundary lines.

**Existing  
Front Elevation**



**Proposed  
Front Elevation**



**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
Mr Arshid Hussain

**Project:**  
40 The Drive,  
Northwood  
MIDDLESEX HA6 1HP

**Title:**  
Regularisation of roof alterations

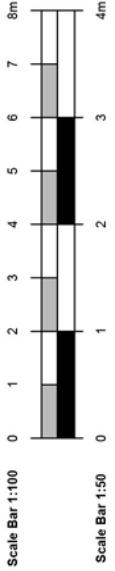
**Existing and Proposed Front Elevation**

**Drawn:** Francesco Cardone

**Drawing No.** DP/2908/PP/09

**Scale :** 1:100 & A3

**Date :** 30 November 2016



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**General Notes:**

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8. No part of the extension to project into adjoining boundary lines.

**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

**Existing and Proposed Neighbour  
Side Elevation**

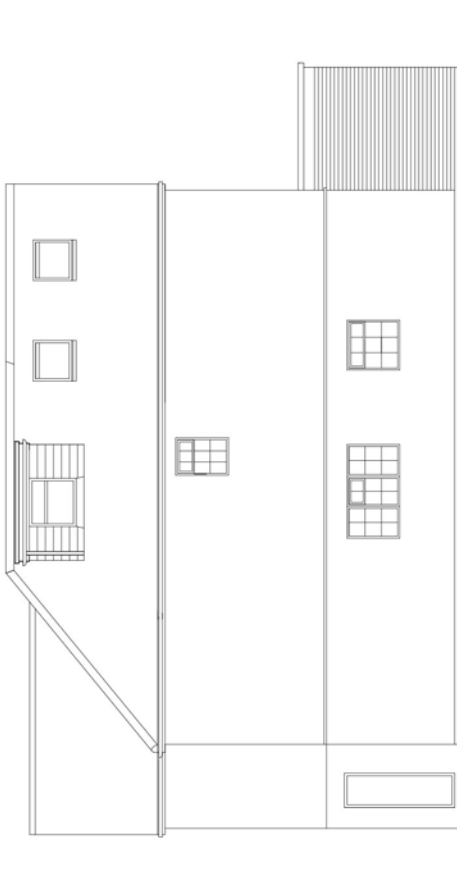
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**Drawing No.** DP/2908/PP/12

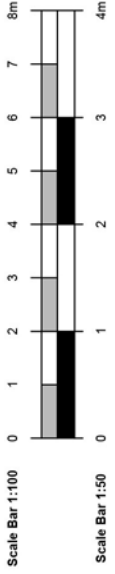
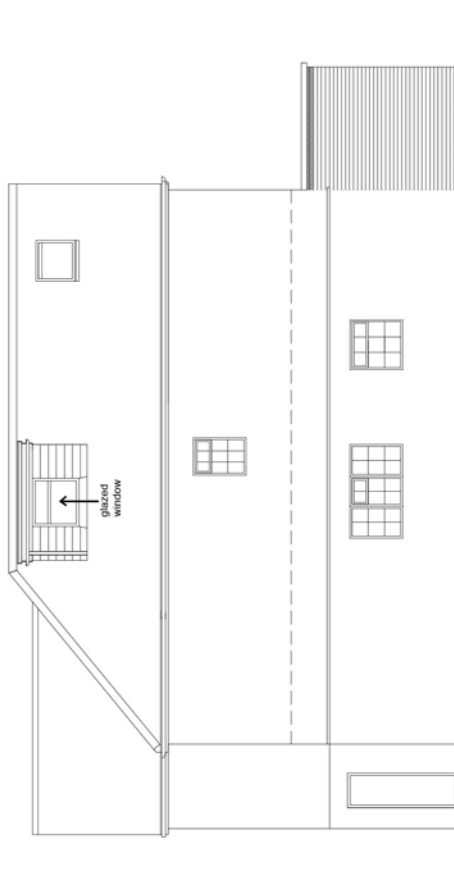
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**Date :** 30 November 2016

**Existing Neighbour  
Side Elevation**



**Proposed Neighbour  
Side Elevation**

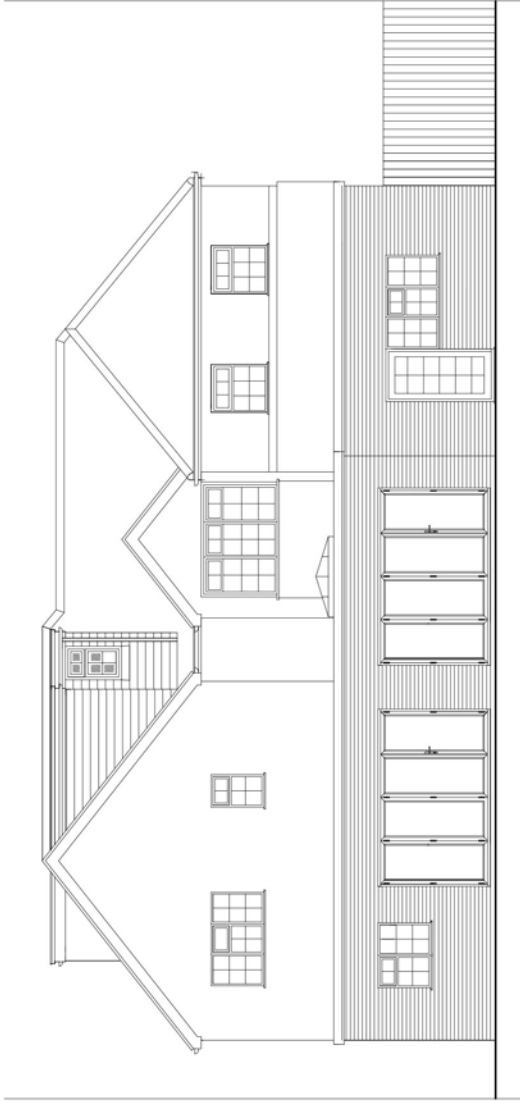


When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

**General Notes:**

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7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. ( Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

**Existing  
Rear Elevation**



**Proposed  
Rear Elevation**



**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
Mr Arshid Hussain

**Project:**  
40 The Drive,  
Northwood  
MIDDX HA6 1HP

**Title:**  
Regularisation of roof alterations

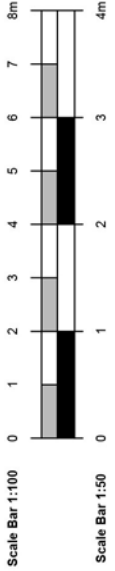
**Existing and Proposed Rear Elevation**

**Drawn:** Francesco Cardone

**Drawing No.** DP/2908/PP/10

**Scale :** 1:100 & A3

**Date :** 30 November 2016

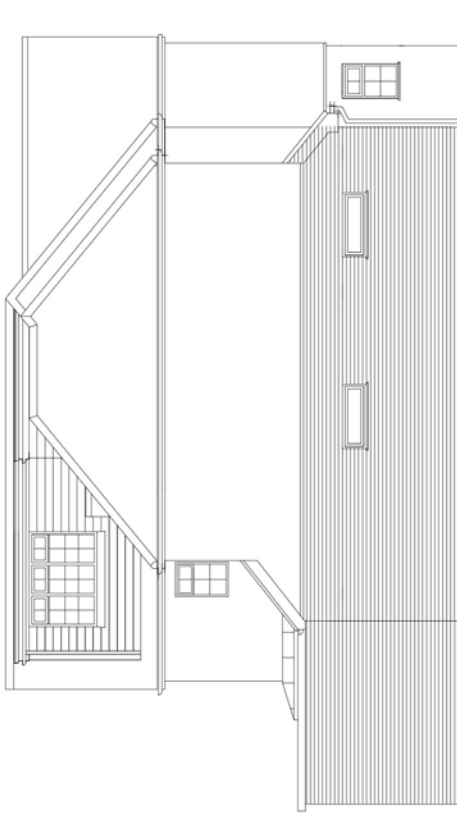


When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

**General Notes:**

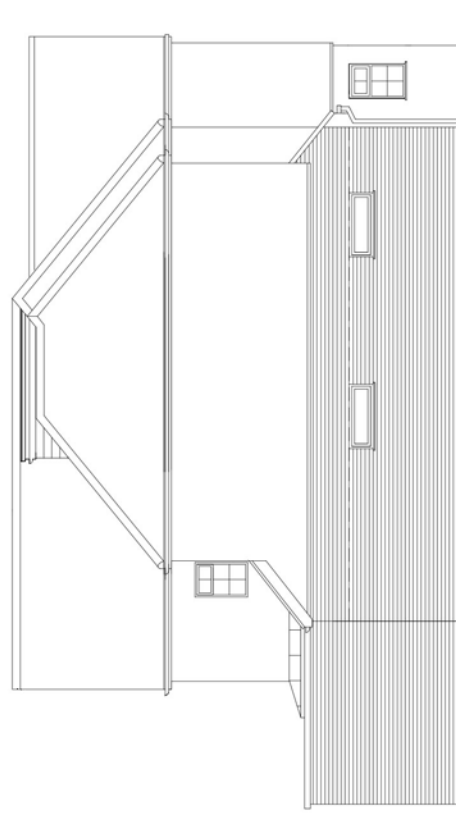
1. Dimensions should not be scaled from the drawings where accuracy is essential.
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7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. ( Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

**Existing Side Elevation**



2790

**Proposed Side Elevation**



**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

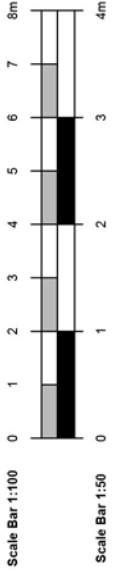
**Existing and Proposed Side Elevation**

**Drawn:** Francesco Cardone

**Drawing No.** DP/2908/PP/11

**Scale :** 1:100 & A3

**Date :** 30 November 2016



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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
Mr Arshid Hussain

**Project:**  
40 The Drive,  
Northwood  
MIDDX HA6 1HP

**Title:**  
Regularisation of roof alterations

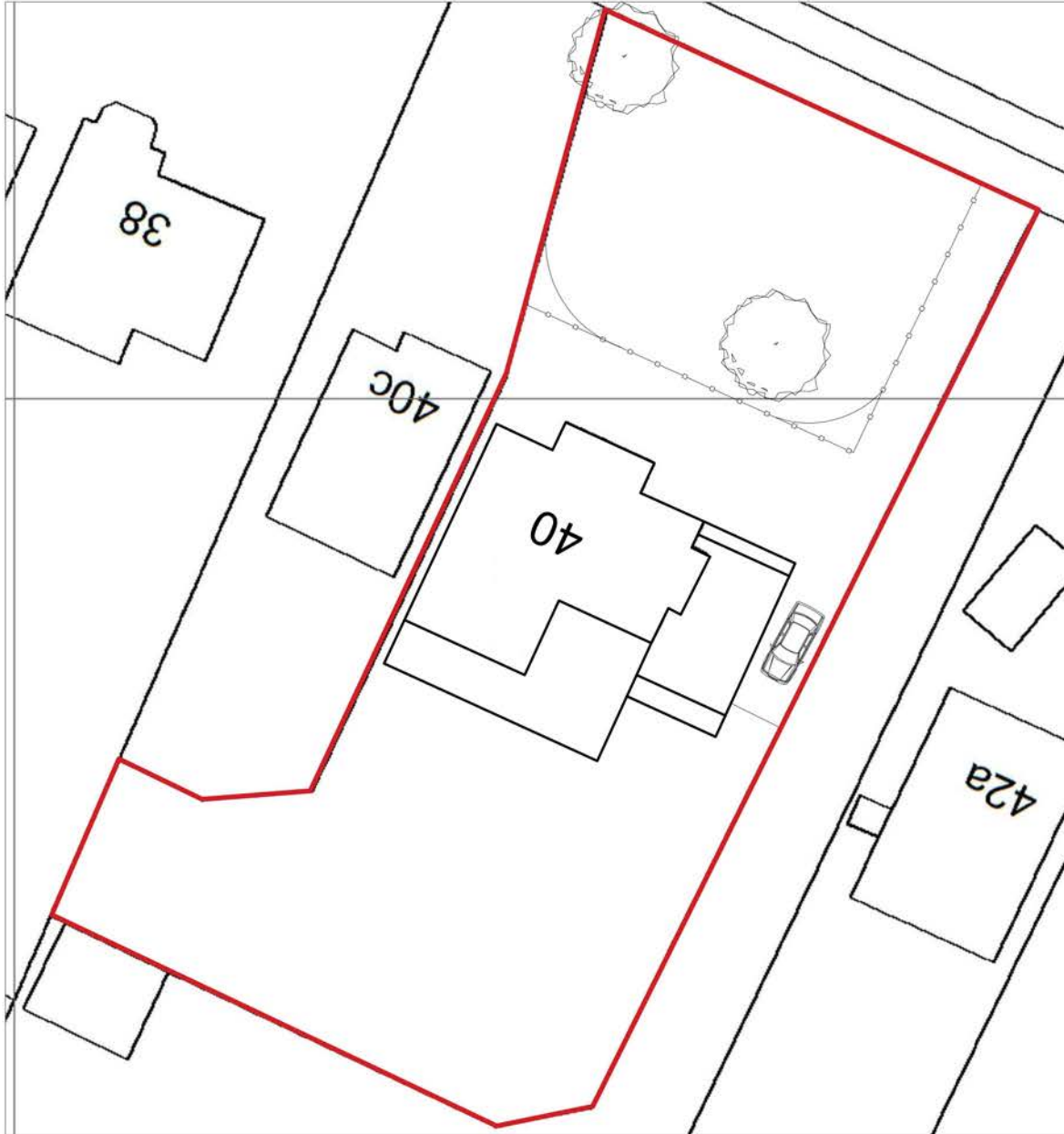
**Proposed Block Plan**

**Drawn:** Francesco Cardone

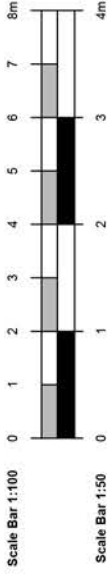
**Drawing No.** DP/2908/PP/02

**Scale :** 1:250 & A3

**Date :** 30 November 2016



**Proposed Block Plan**



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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

**Proposed Ground Floor**

**Drawn:** Francesco Cardone

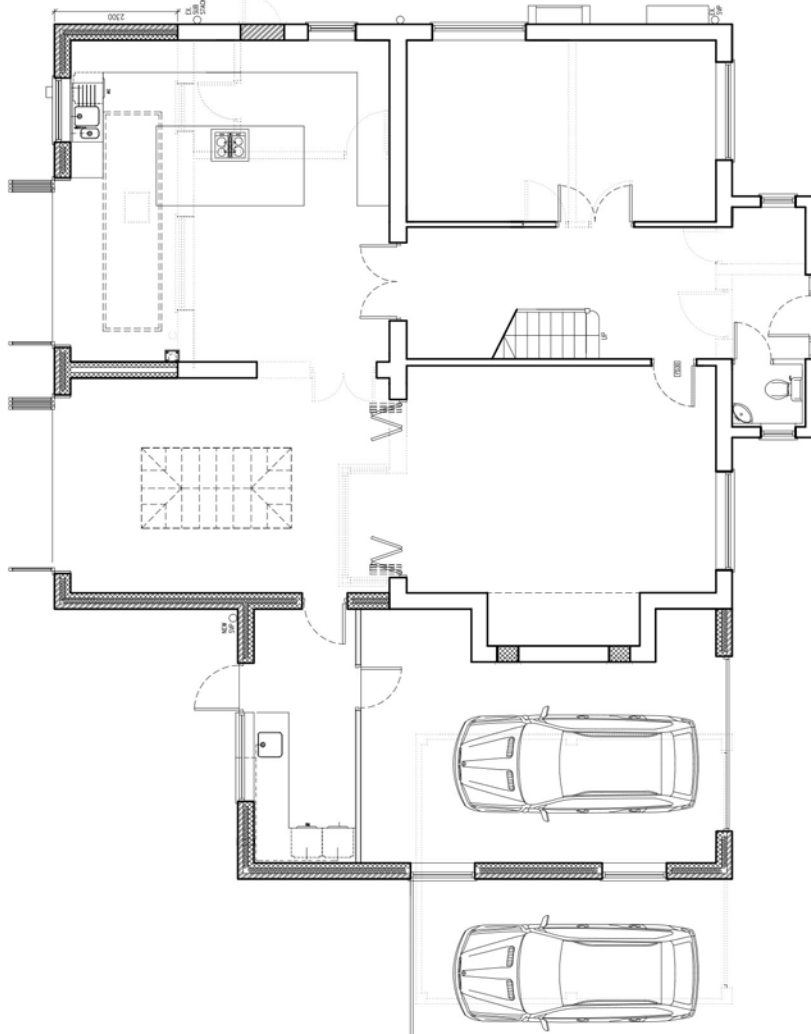
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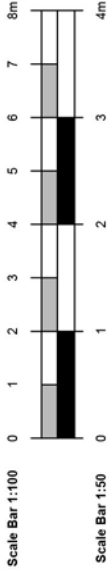
**Date :** 30 November 2016

B/L

B/L



**Proposed Ground Floor**



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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

**Proposed First Floor**

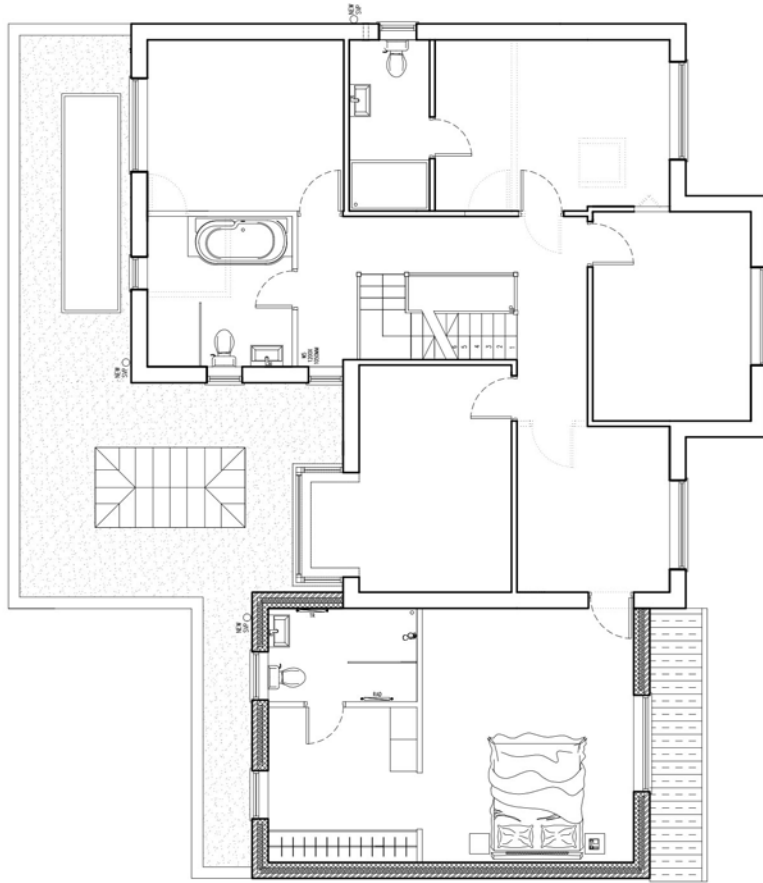
**Drawn:** Francesco Cardone

**Drawing No.** DP/2908/PP/06

**Scale :** 1:100 & A3

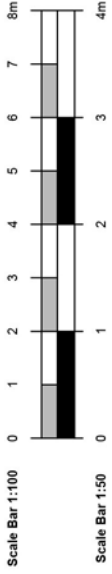
**Date :** 30 November 2016

B/L



B/L

**Proposed First Floor**



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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

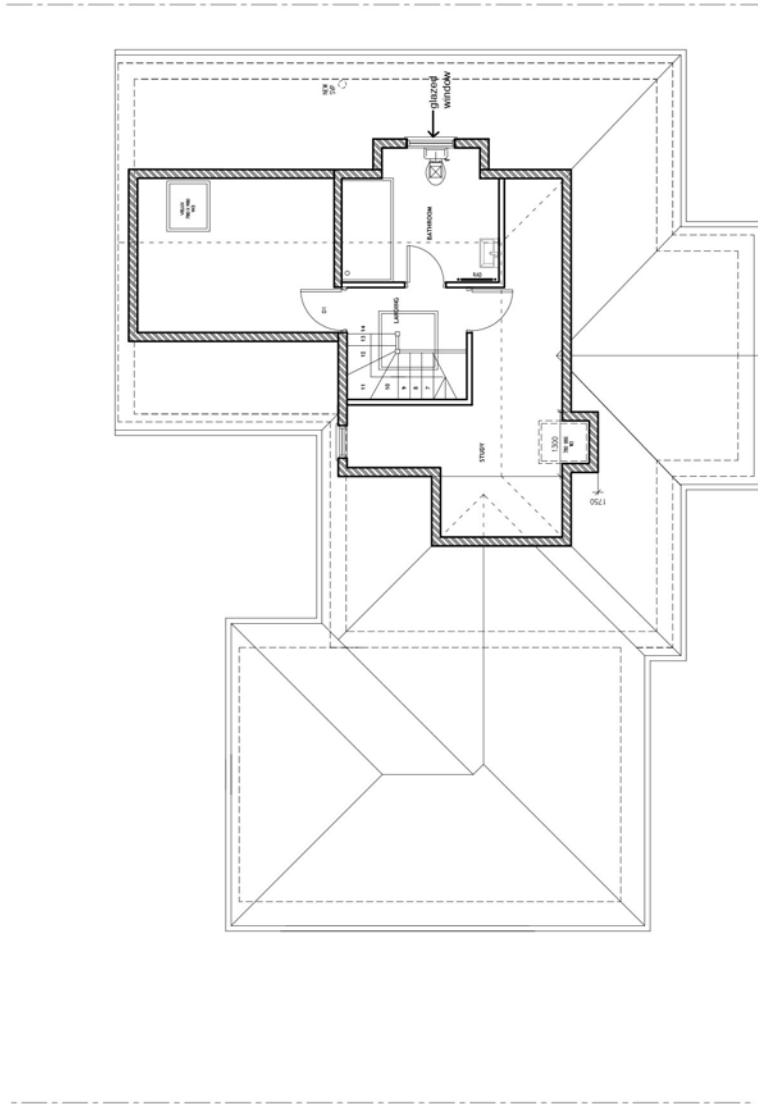
**Proposed Second Floor**

**Drawn:** Francesco Cardone

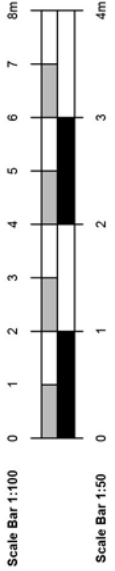
**Drawing No.** DP/2908/PP/08

**Scale :** 1:100 & A3

**Date :** 30 November 2016



**Proposed Second Floor**



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**Direct Planning Ltd.**

Town Planners & Architects Est. 1988  
01689 873 999

**Client:**  
**Mr Arshid Hussain**

**Project:**  
**40 The Drive,  
Northwood  
MIDDX HA6 1HP**

**Title:**  
**Regularisation of roof alterations**

**Proposed Roof Plan**

**Drawn:** Francesco Cardone

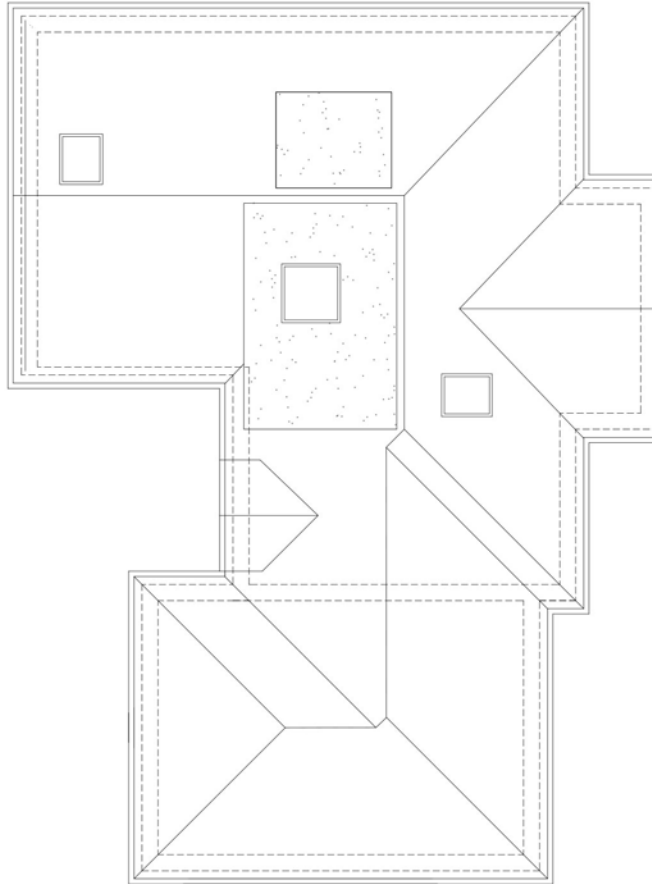
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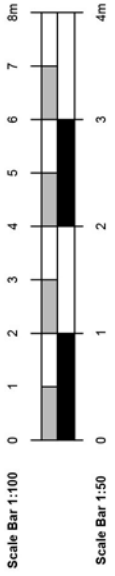
**Date :** 30 November 2016

B/L

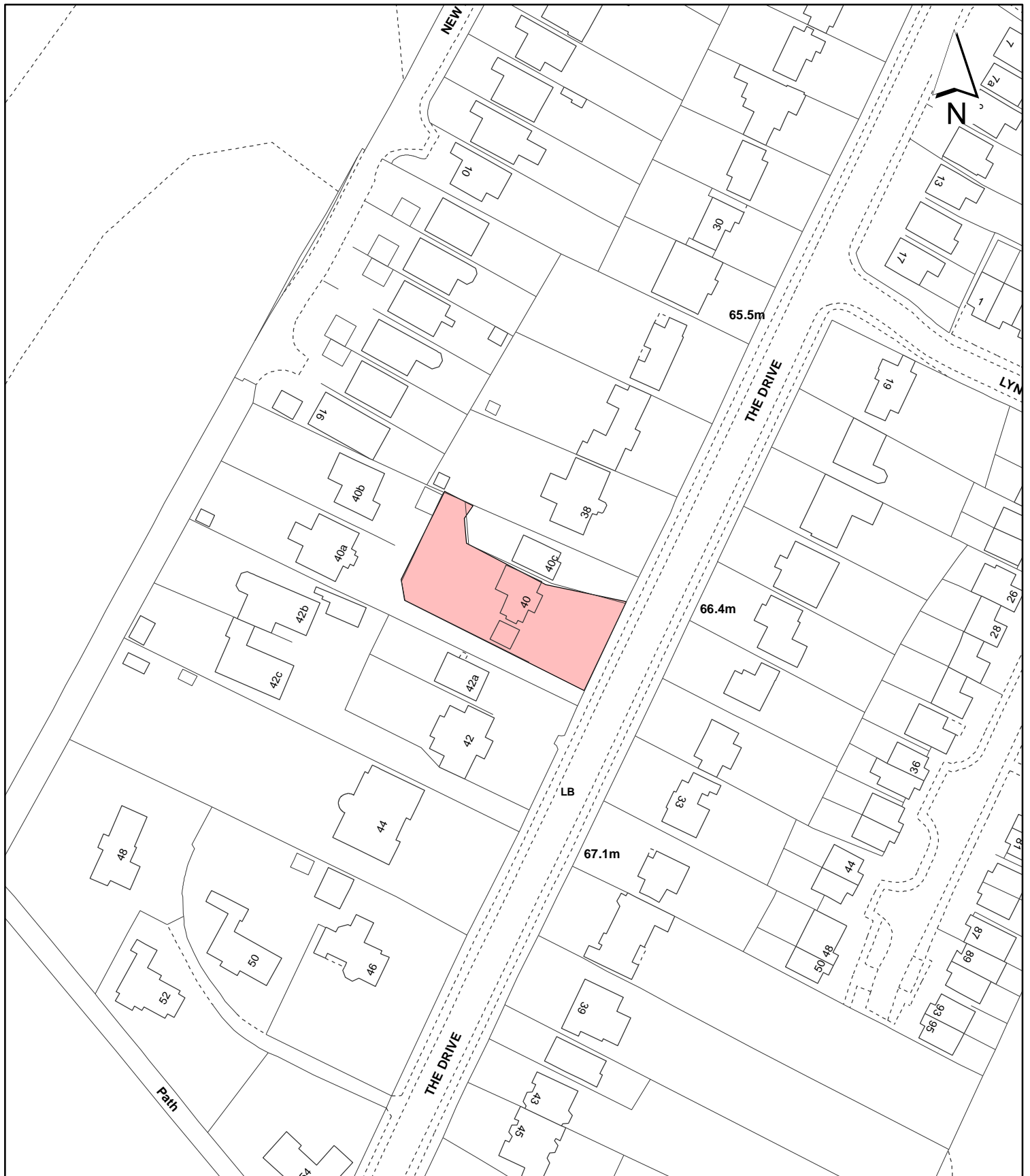
B/L



**Proposed Roof Plan**



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**Notes:**

 Site boundary

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Site Address:

**40 The Drive  
 Northwood**

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

Planning Application Ref:  
**13554/APP/2016/4477**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 227**

Date:  
**May 2018**



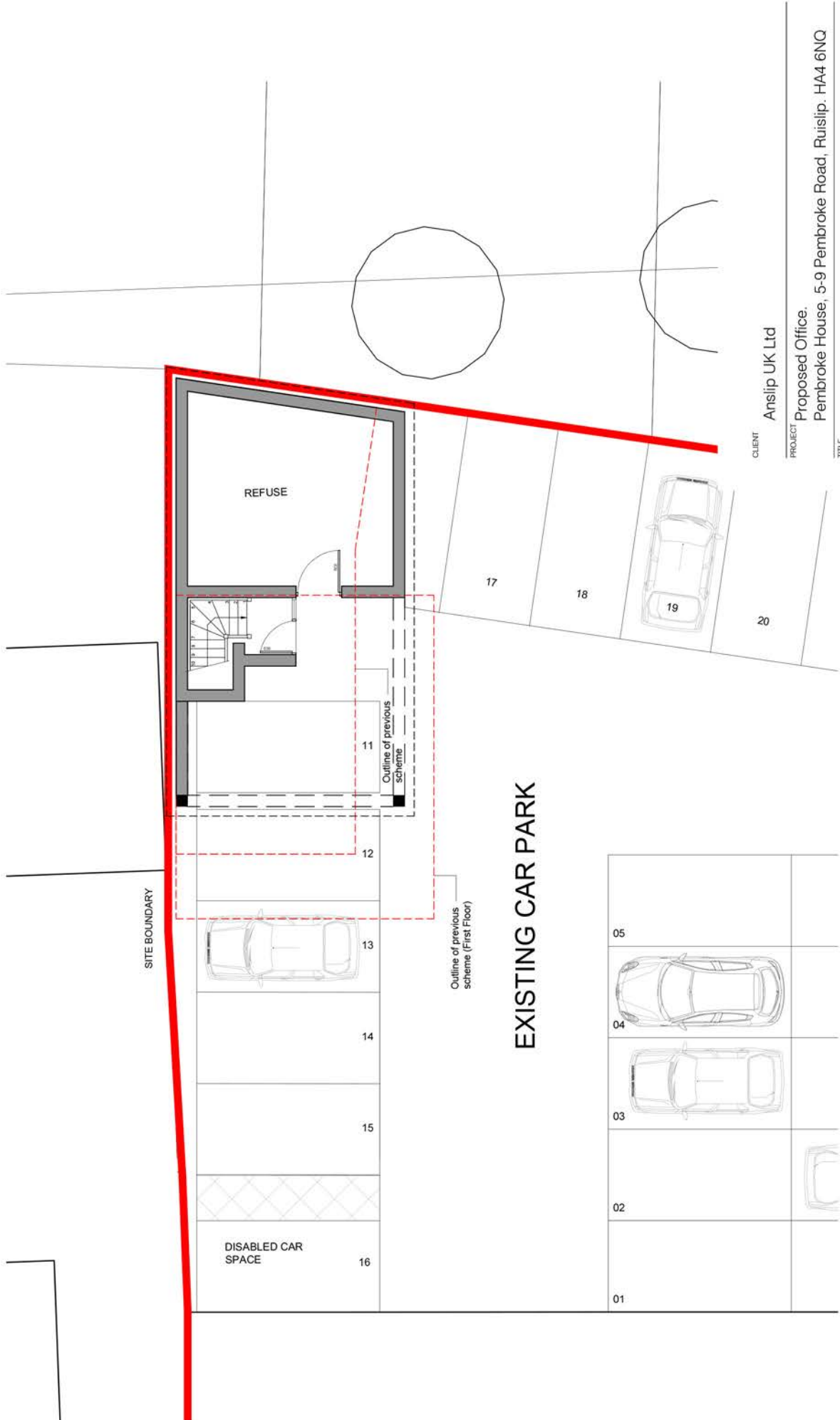
## Report of the Head of Planning, Transportation and Regeneration

**Address** PEMBROKE HOUSE 5-9 PEMBROKE ROAD RUISLIP

**Development:** Variation of Condition 2 (approved plans) of the Secretary of State's Appeal Decision ref: APP/R5510/W/16/3155076 dated 11/11/2016 (LBH ref: 38324/APP/2016/407 dated 24-06-2016) (Erection of detached building to accommodate refuse storage at ground floor and office accommodation above) for minor elevational variations, relocation of refuse store and infilling c undercroft to create garage

**LBH Ref Nos:** 38324/APP/2018/164

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 12/01/2018 | <b>Date(s) of Amendment(s):</b> | 12/01/2018 |
| <b>Date Application Valid:</b> | 12/01/2018 |                                 | 19/03/2018 |
|                                |            |                                 | 20/03/2018 |
|                                |            |                                 | 12/03/2018 |

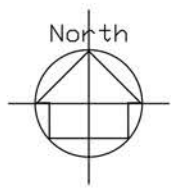


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Anslip UK Ltd

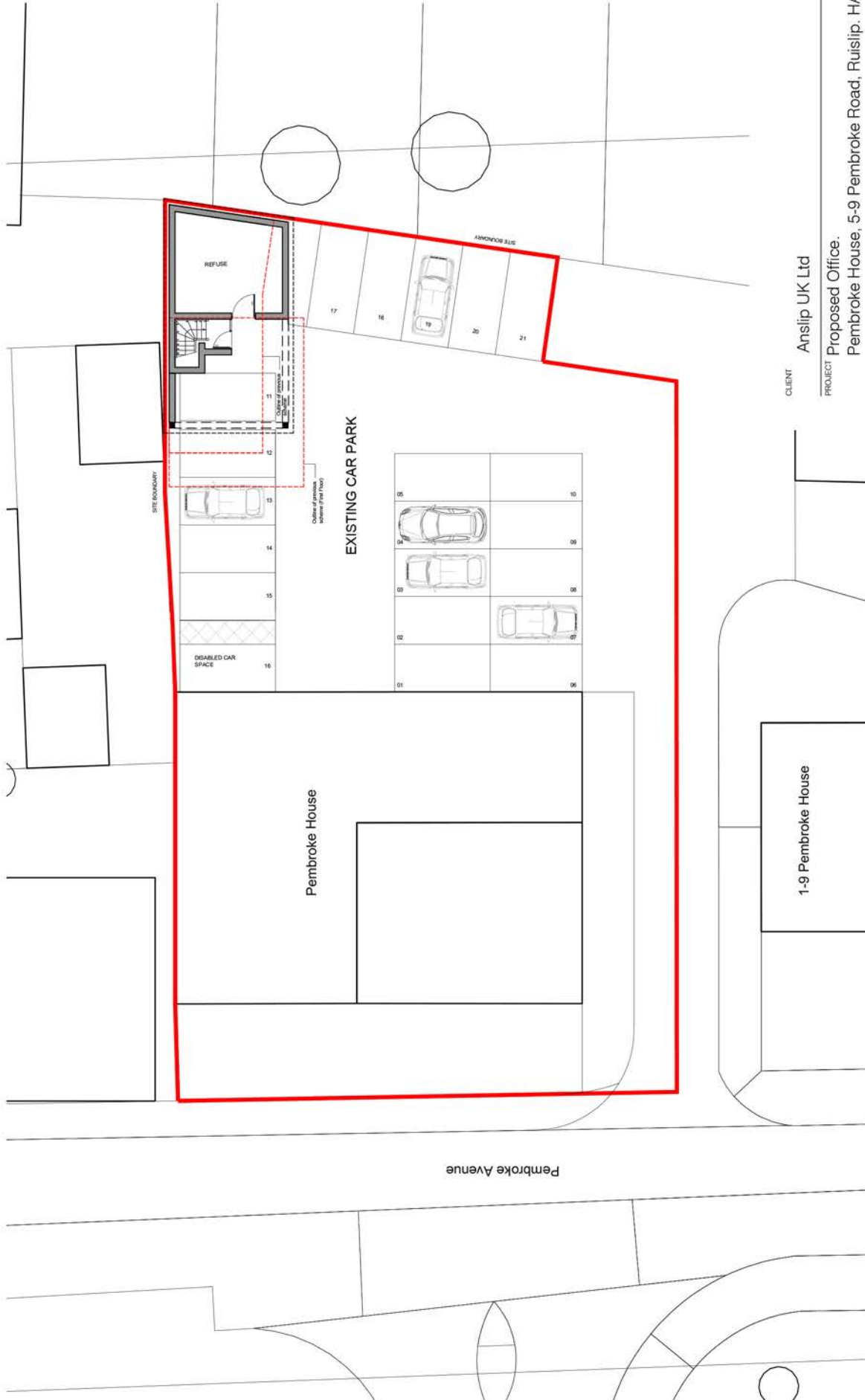
PROJECT  
Proposed Office,  
Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE  
Proposed Site Plan

|                     |                  |                       |      |
|---------------------|------------------|-----------------------|------|
| SCALE<br>1:100 @ A3 | DATE<br>06.01.16 | PROJECT NO.<br>15.530 | P.03 |
|---------------------|------------------|-----------------------|------|



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Pembroke Avenue

Pembroke House

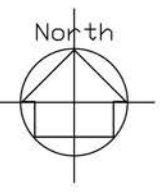
EXISTING CAR PARK

1-9 Pembroke House

CLIENT  
Anslip UK Ltd

PROJECT  
Proposed Office,  
Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE  
Proposed Site Layout



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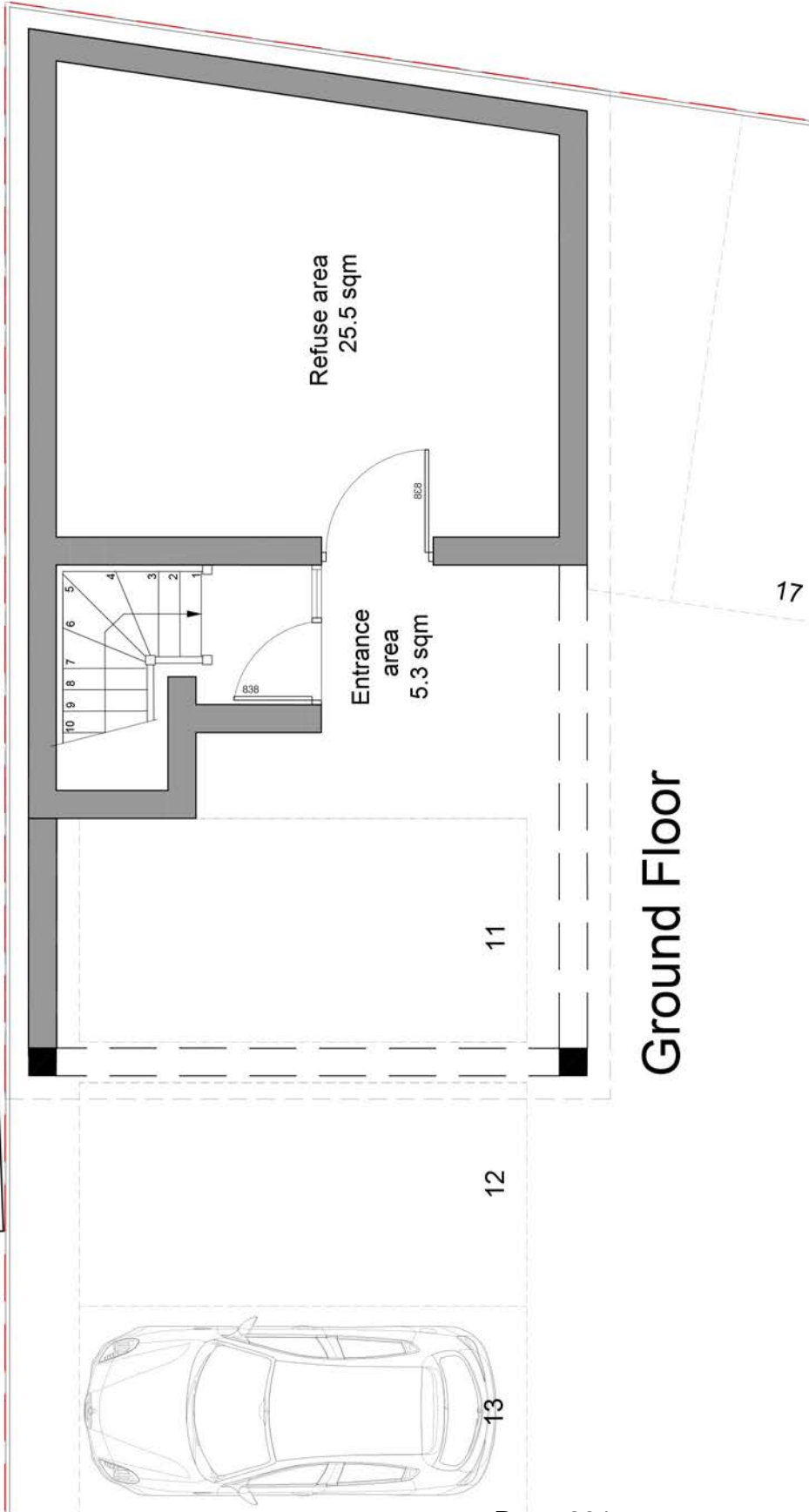
SCALE  
1:200 @ A3

DATE  
06.01.16

PROJECT NO.  
15.530

P.02

Boundary  
Ex. Fence



# Ground Floor

CLIENT

Anslip UK Ltd

PROJECT

Proposed Office.

Pembroke House, 5-9 Pembroke Road, Ruislip. HA4 6NQ

TITLE

Proposed Ground Floor Plan

SCALE

1:50 @ A3

DATE

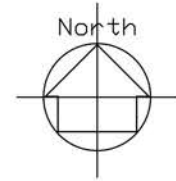
06.01.16

PROJECT NO.

15.530

P.04

-



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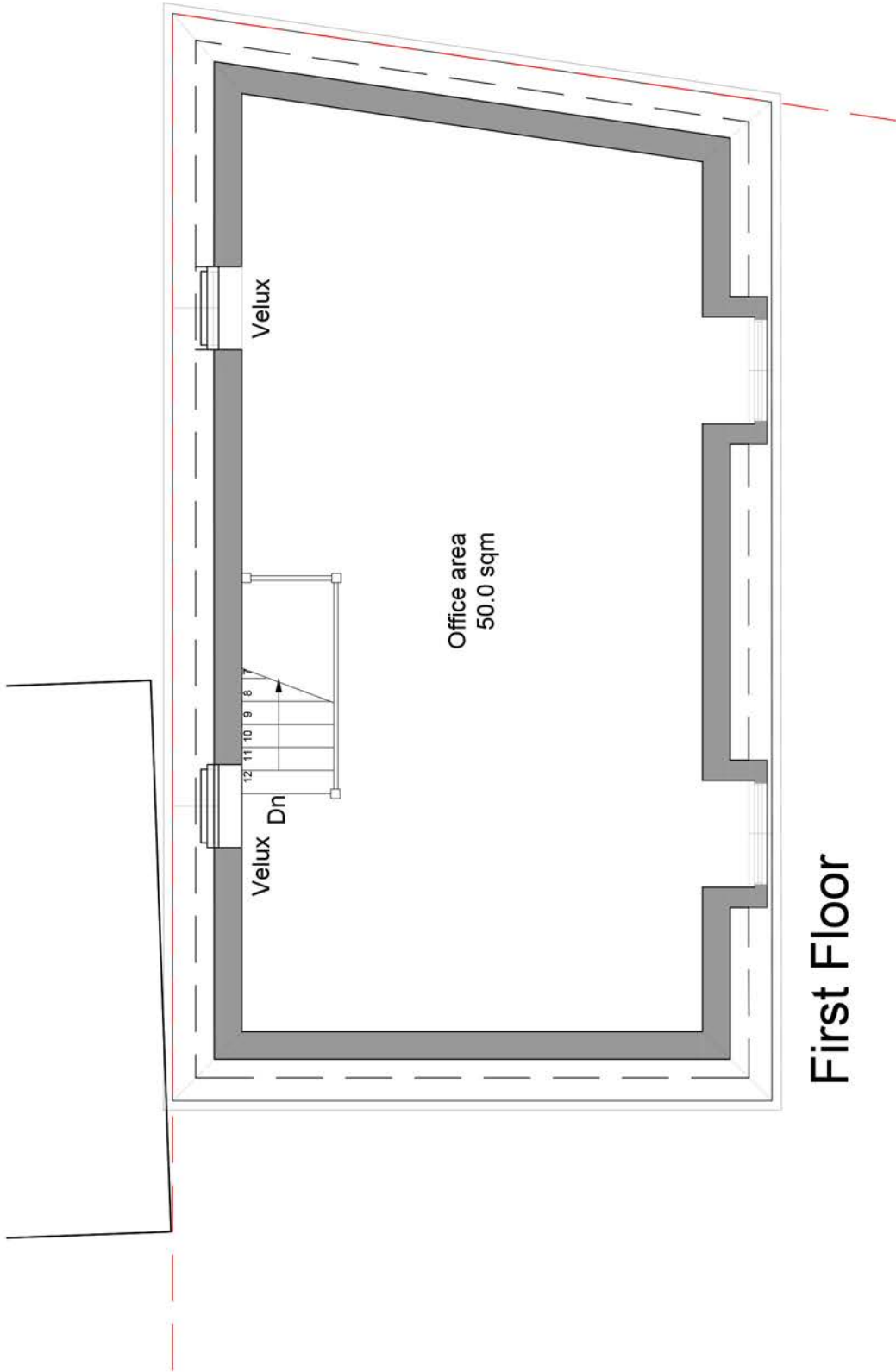
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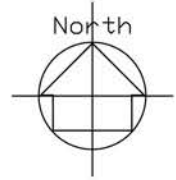
All dimensions are in millimetres unless noted otherwise.





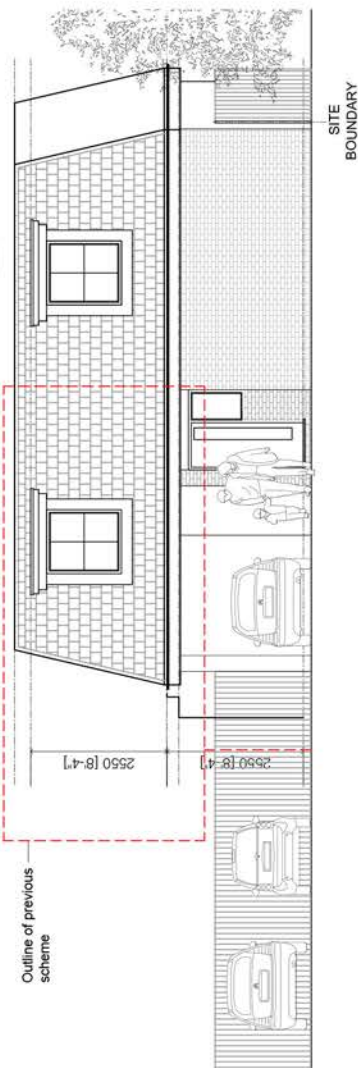
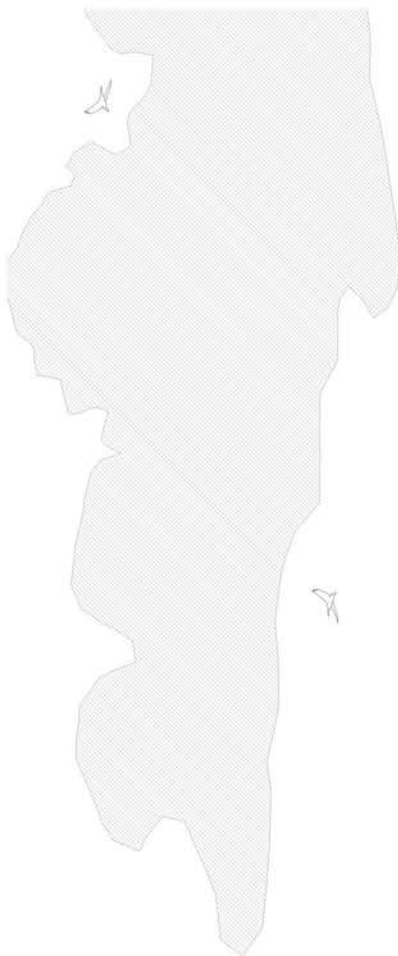
# First Floor

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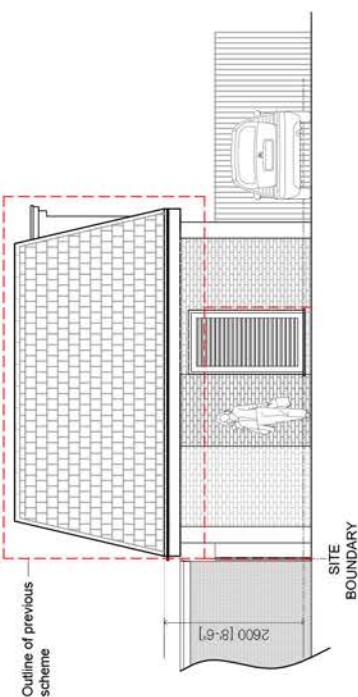
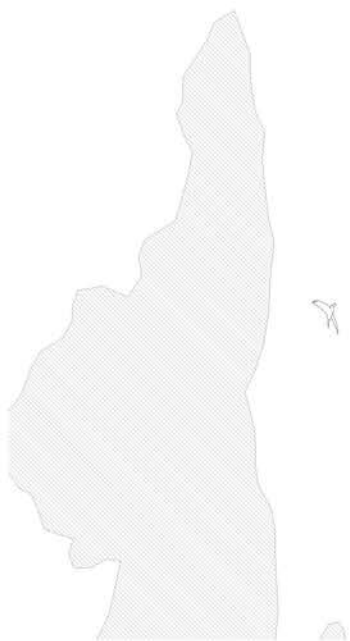


|         |   |             |          |
|---------|---|-------------|----------|
| CLIENT  | Anslip UK Ltd   |             |          |
| PROJECT | Proposed Office.<br>Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ |             |          |
| TITLE   | Proposed First Floor Plan   |             |          |
| SCALE   | 1:50 @ A3   | DATE        | 06.01.16 |
|         |   | PROJECT NO. | 15.530   |
|         |   |             | P.05     |
|         |   |             | -        |





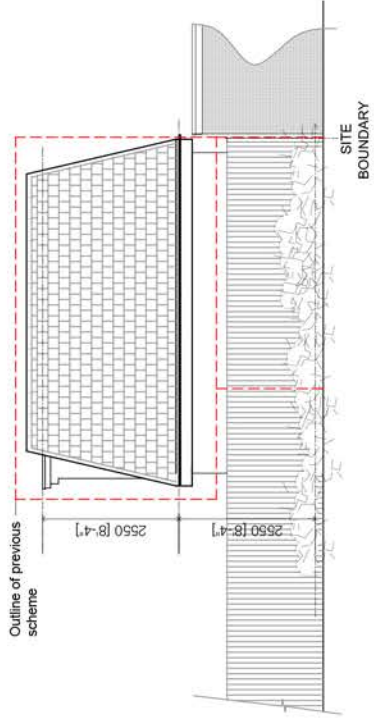
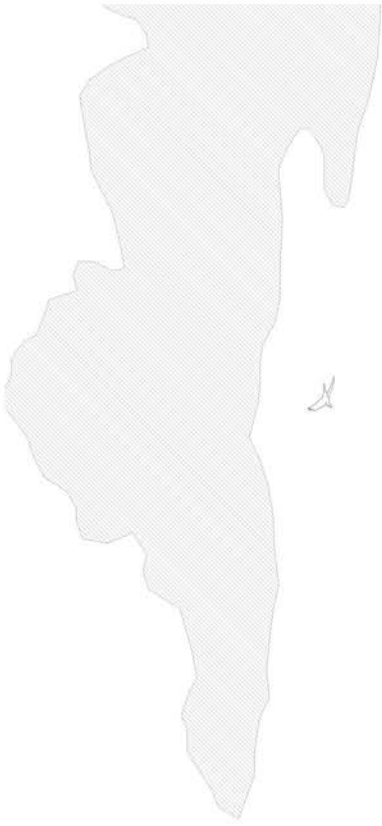
Front Elevation



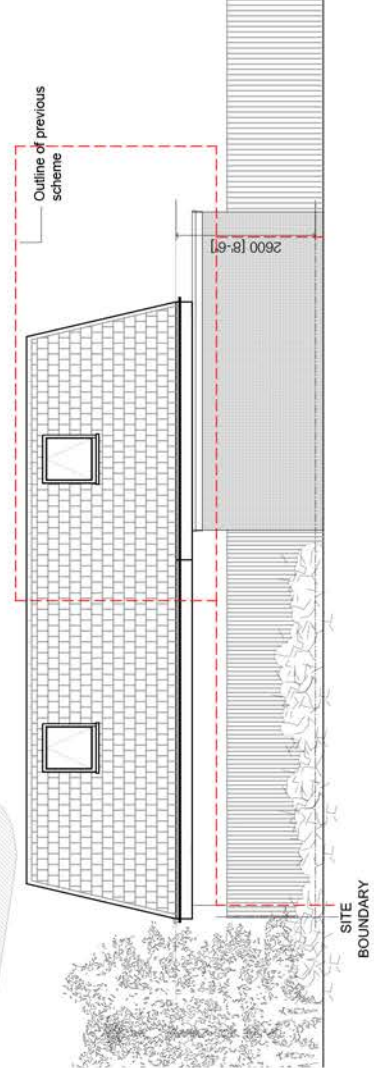
Side Elevation-1

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|         |                                     |             |          |
|---------|-------------------------------------|-------------|----------|
| CLIENT  | Anslip UK Ltd                       |             |          |
| PROJECT | 5-9 Pembroke Road, Ruislip, HA4 6NQ |             |          |
| TITLE   | Proposed Front + Side 1 Elevations  |             |          |
| SCALE   | 1:100 @ A3                          | DATE        | 06.01.16 |
|         |                                     | PROJECT NO. | 15.530   |
|         |                                     |             | P.06     |



Rear Elevation



Side Elevation-2

CLIENT  
Anslip UK Ltd

PROJECT  
5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE  
Proposed Rear + Side 2 Elevations

SCALE  
1:100 @ A3

DATE  
06.01.16

PROJECT NO.  
15.530

P.07

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CLIENT  
Anslip UK Ltd

PROJECT  
Proposed Office,  
Pembroke House, 5-9 Pembroke Road, Ruislip. HA4 6NQ

TITLE  
Proposed Site Plan

SCALE  
1:100 @ A3

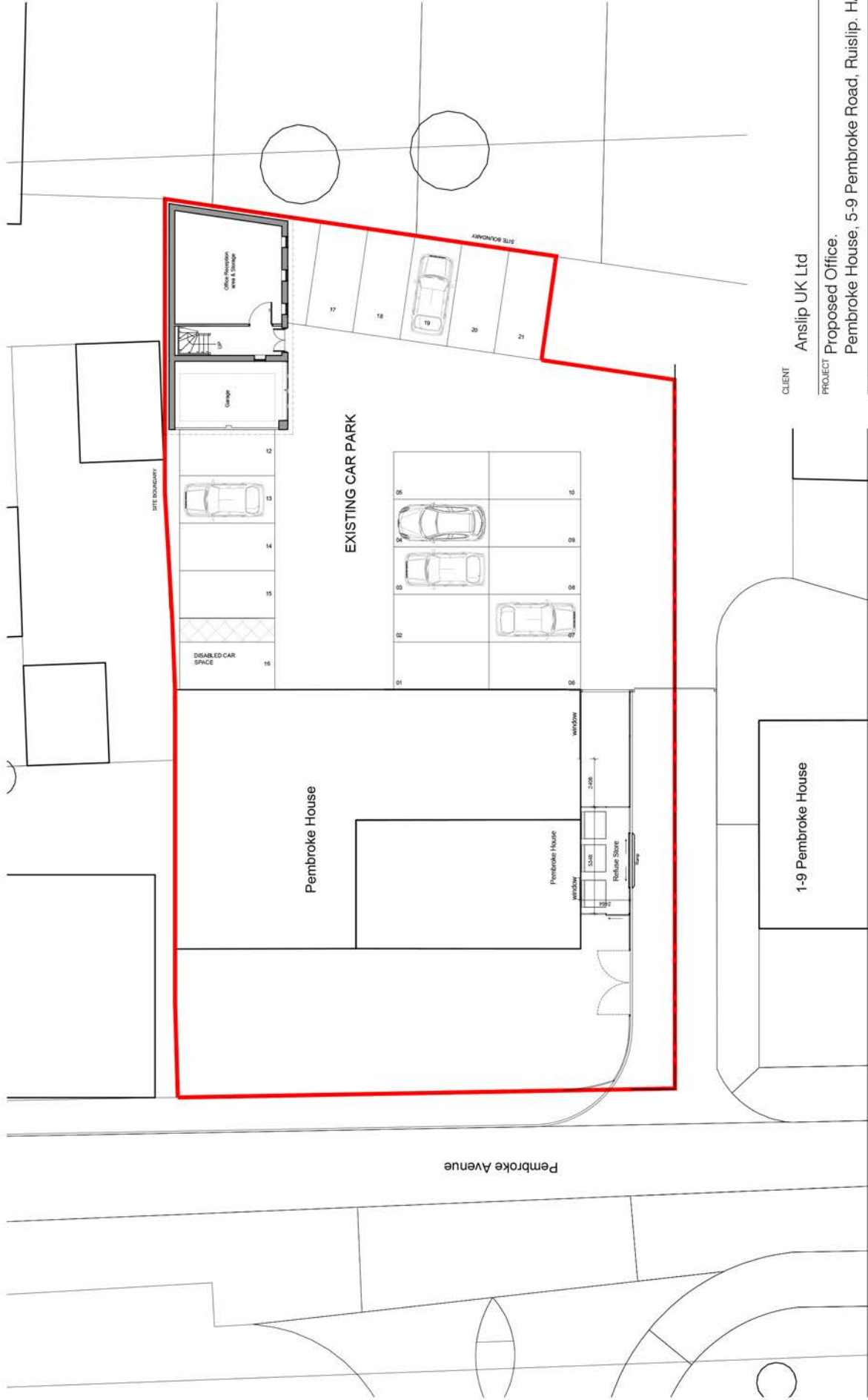
DATE  
02.01.18

PROJECT NO.  
15.530

P.08

A

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CLIENT  
Anslip UK Ltd

PROJECT  
Proposed Office.

Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

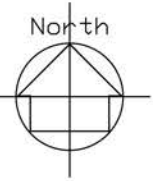
TITLE  
Proposed Site Layout

DATE  
06.01.16

PROJECT NO.  
15.530

SCALE  
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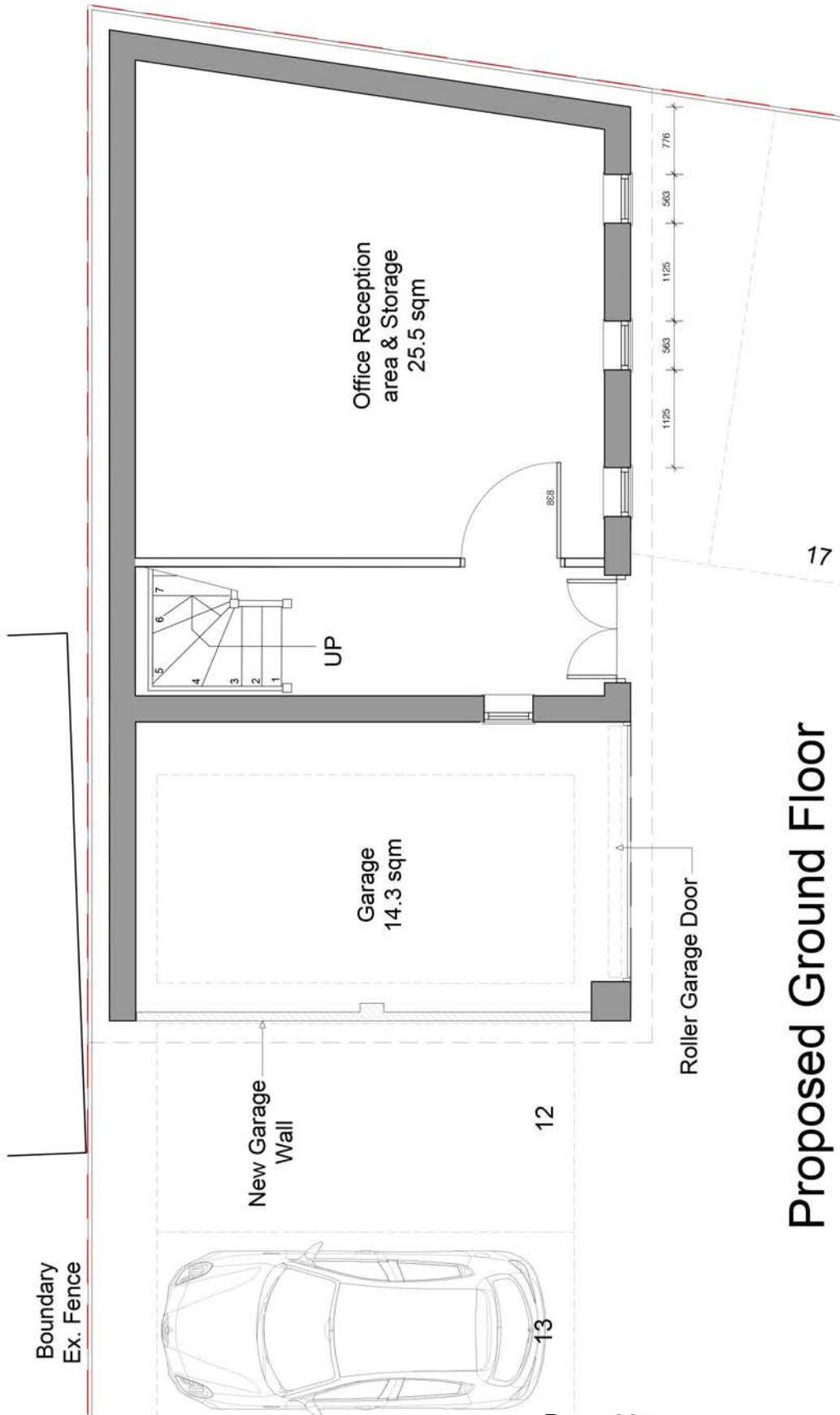
P.02 B



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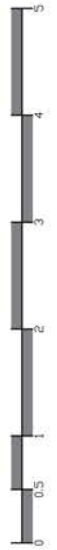
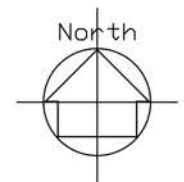




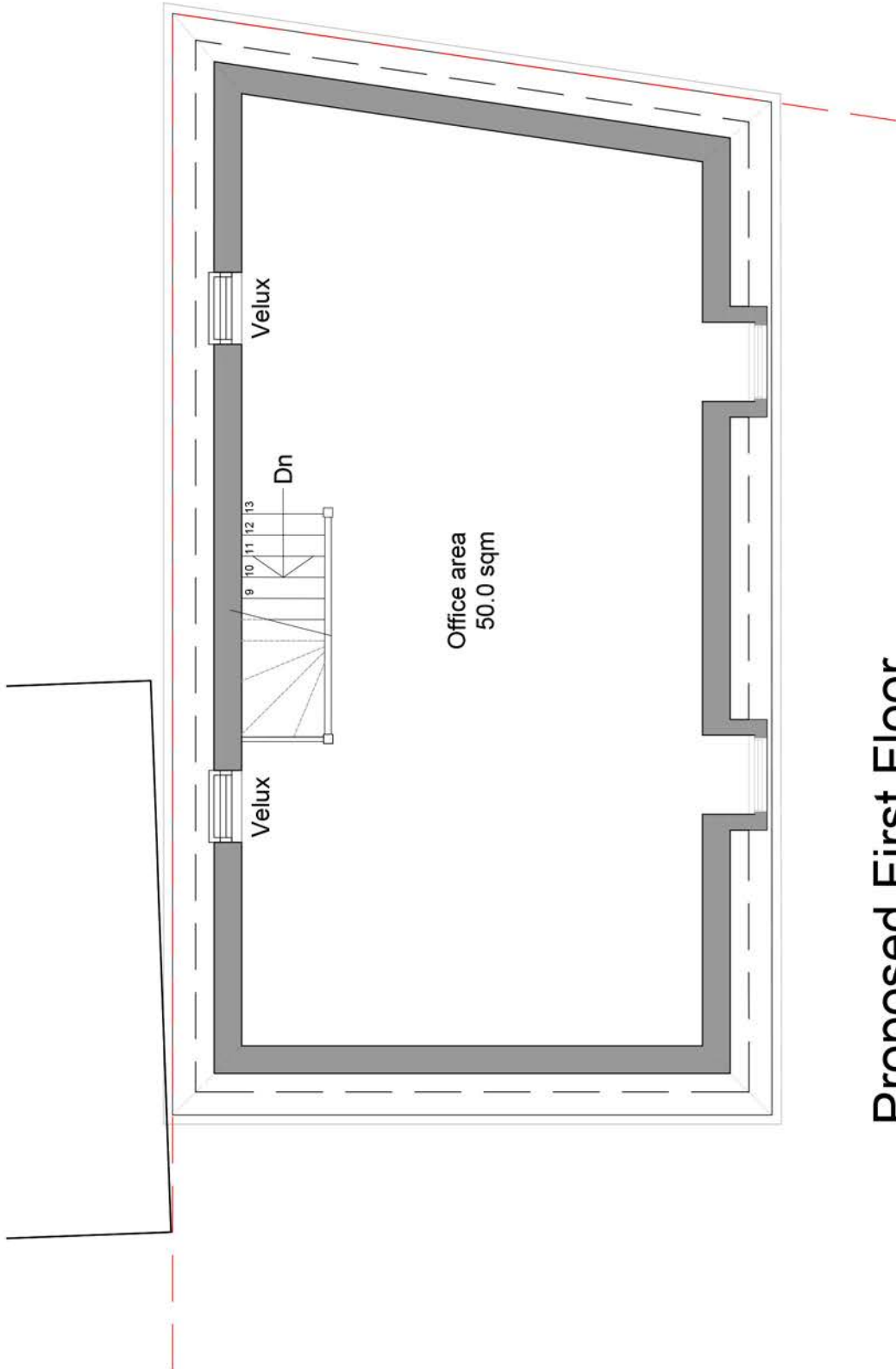
# Proposed Ground Floor

CLIENT: Anslip UK Ltd  
 PROJECT: Proposed Office,  
 Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ  
 TITLE: Proposed Ground Floor Plan

|                  |                |                    |      |   |
|------------------|----------------|--------------------|------|---|
| SCALE: 1:50 @ A3 | DATE: 02.01.18 | PROJECT NO: 15.530 | P.09 | A |
|------------------|----------------|--------------------|------|---|



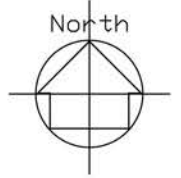
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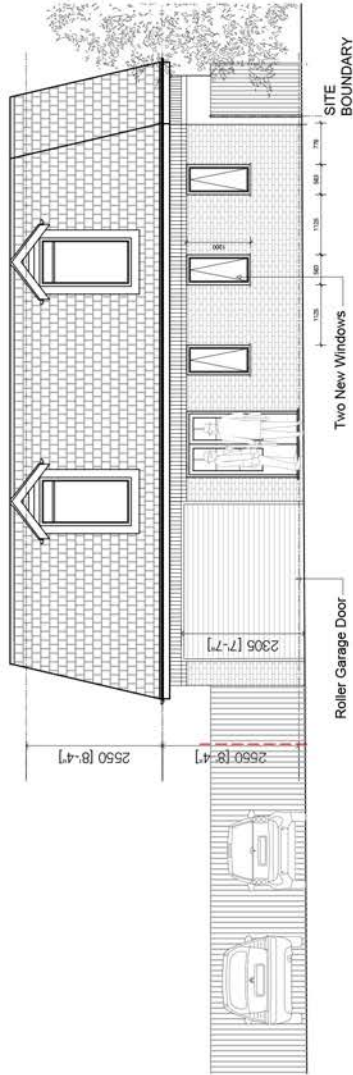
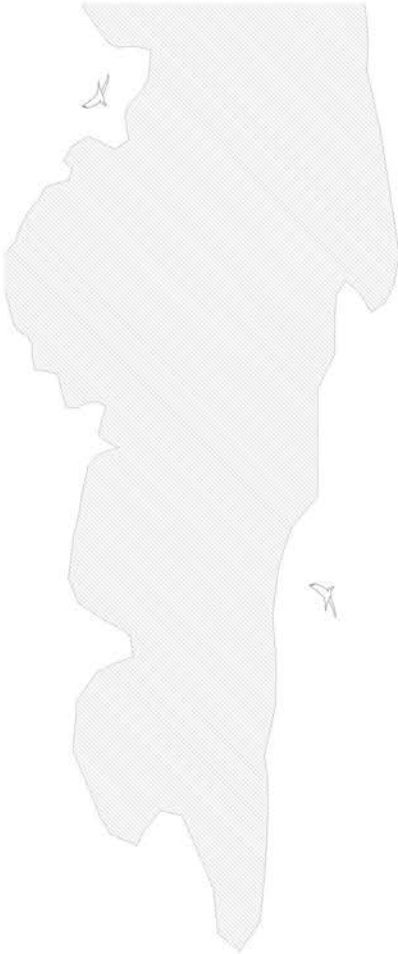
Office area  
50.0 sqm

# Proposed First Floor

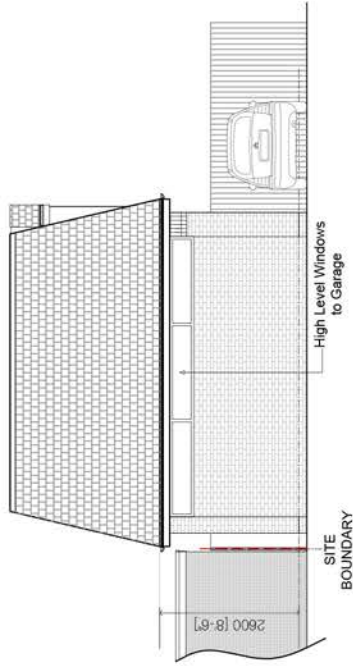
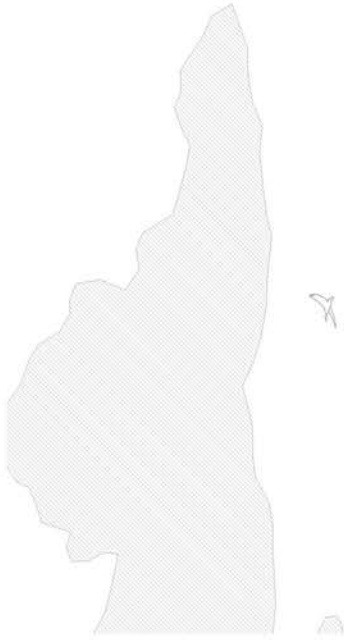
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All dimensions are in millimetres unless noted otherwise.



|         |   |             |          |
|---------|---|-------------|----------|
| CLIENT  | Anslip UK Ltd   |             |          |
| PROJECT | Proposed Office,<br>Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ |             |          |
| TITLE   | Proposed First Floor Plan   |             |          |
| SCALE   | 1:50 @ A3   | DATE        | 02.01.18 |
|         |   | PROJECT NO. | 15.530   |
|         |   |             | P.10     |
|         |   |             | B        |



**Proposed Front Elevation**



**Proposed Side Elevation-1**

CLIENT  
Anslip UK Ltd

PROJECT

5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE

Proposed Front + Side 1 Elevations

SCALE

1:100 @ A3

DATE

02.01.18

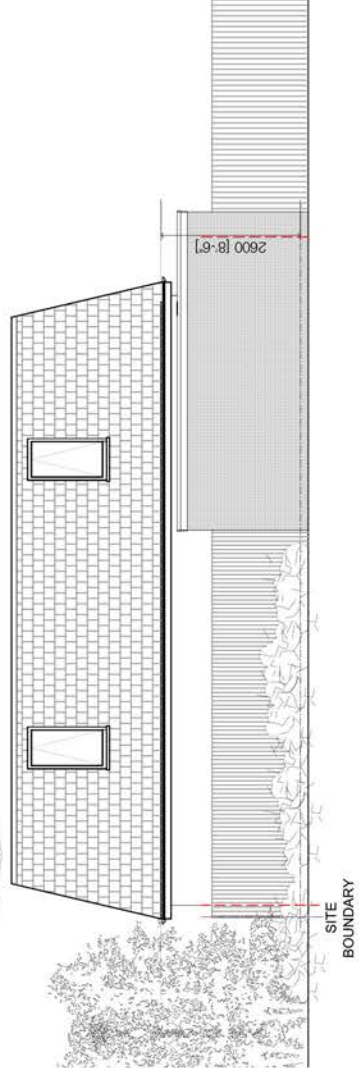
PROJECT NO.

15.530

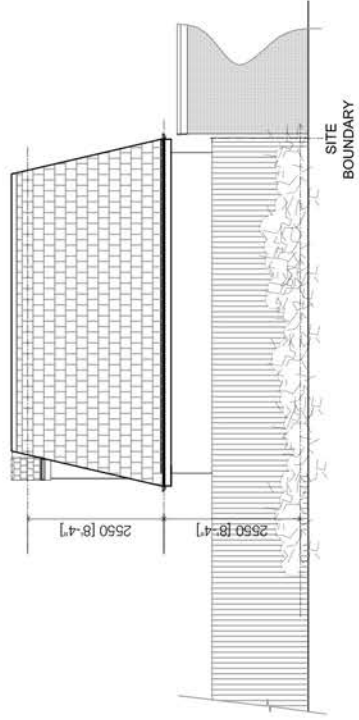
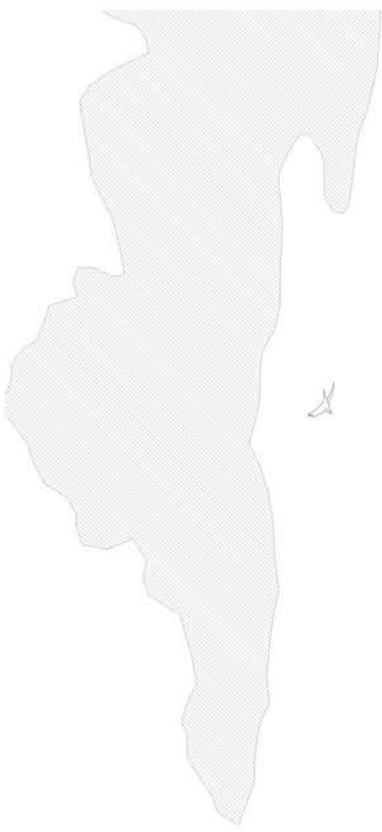
P.11

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**Proposed Rear Elevation**



**Proposed Side Elevation-2**

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CLIENT  
 Anslip UK Ltd

PROJECT  
 5-9 Pembroke Road, Ruislip. HA4 6NQ

TITLE  
 PROPOSED Rear + Proposed Side 2 Elevations

SCALE  
 1:100 @ A3

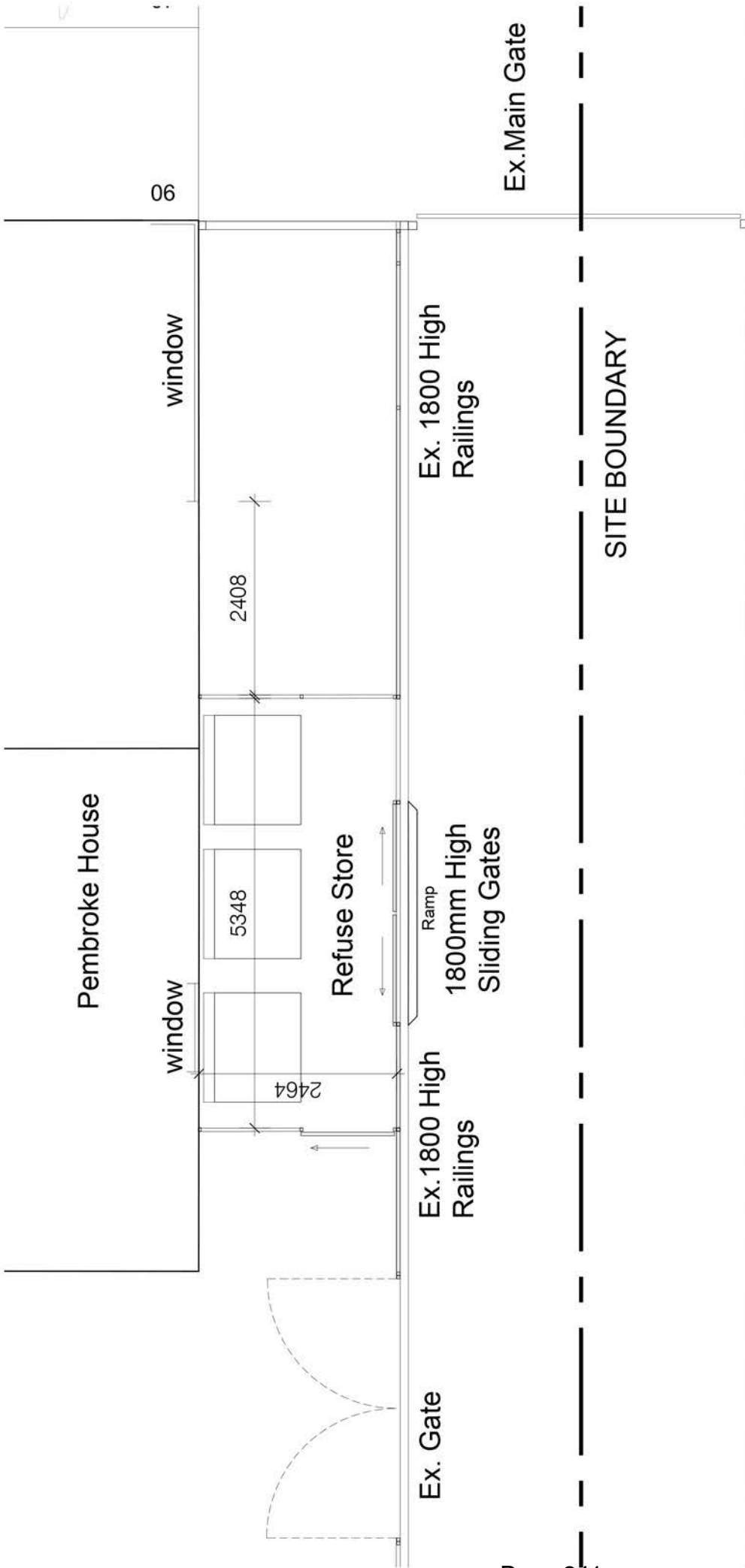
DATE  
 06.01.16

PROJECT NO.  
 15.530

P.12

A





Pembroke House

window

window

06

5348

2408

2464

Refuse Store

Ex. Gate

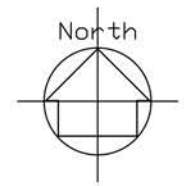
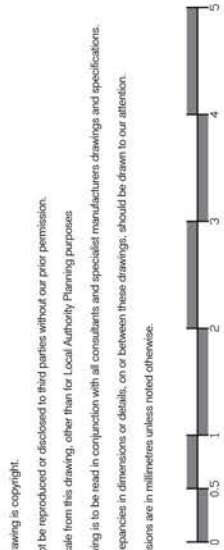
Ex. 1800 High Railings

Ex. 1800 High Railings

Ex. Main Gate

SITE BOUNDARY

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CLIENT

Anslip UK Ltd

PROJECT

Proposed Office.  
 Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE

Proposed Refuse Store

SCALE

1:50 @ A3

DATE

02.01.18

PROJECT NO.

15.530

P.13

A

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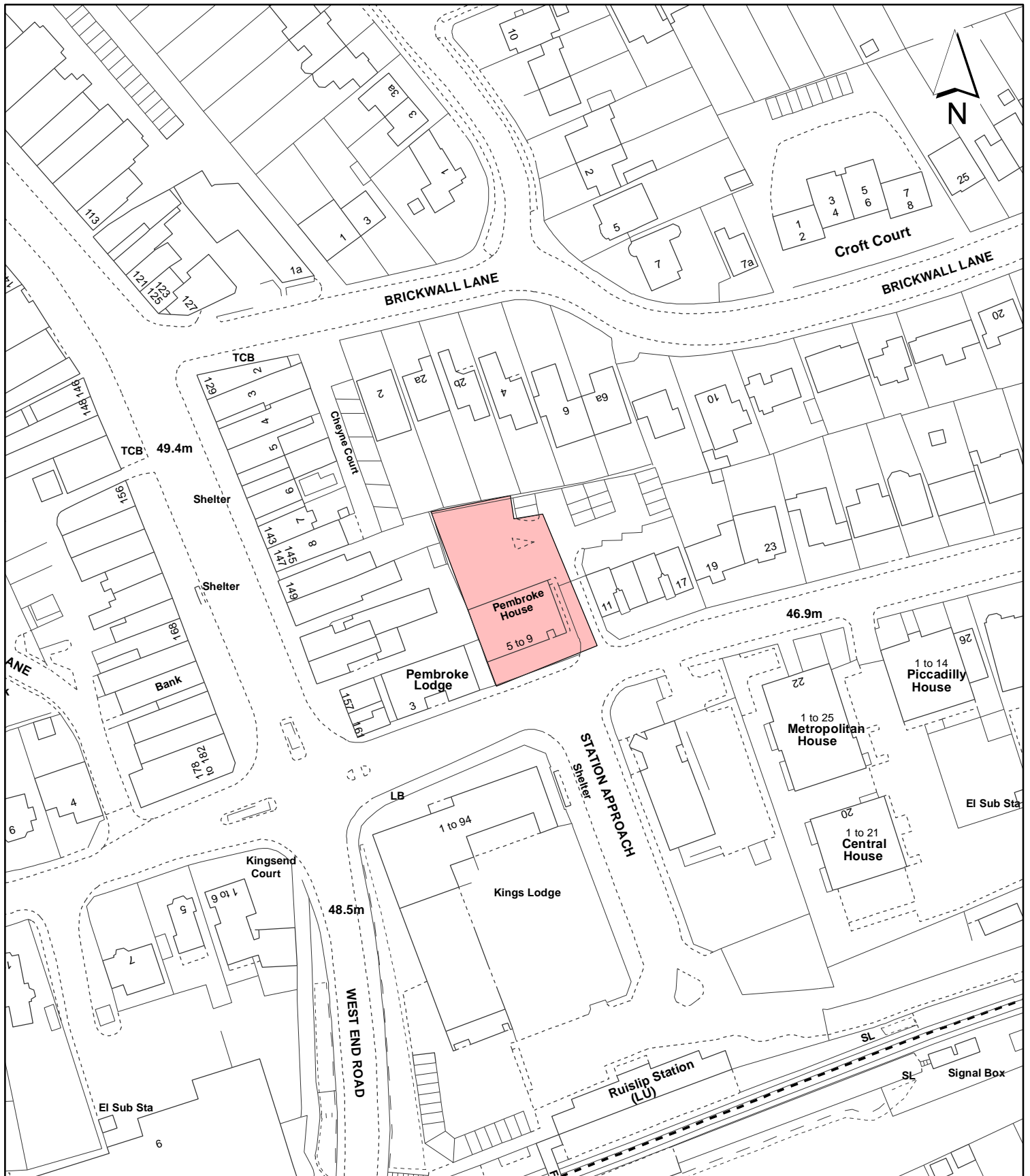
REV: 001 | 00000000  
**PLANNING**  
 DATE: 08/08/17



harding rose architects

COURT: ANSLIP UK LTD  
 PROJECT: PEMROKE HOUSE, PEMROKE ROAD  
 H14 8NQ  
 TITLE: Proposed Site Layout

SCALE: 1:100 @ A1  
 DATE: 01.05.17  
 DRAWN BY: AC  
 CHECKED BY: AC  
 15.5/50  
 P.01



**Notes:**

 Site boundary

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Site Address:

**Pembroke House  
 Pembroke Road  
 Ruislip**

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

Planning Application Ref:

**38324/APP/2018/164**

Scale:

**1:1,250**

Planning Committee:

**North Page 243**

Date:

**May 2018**



## **Report of the Head of Planning, Transportation and Regeneration**

**Address**                    MONTROSE COTTAGE DUCKS HILL ROAD RUISLIP

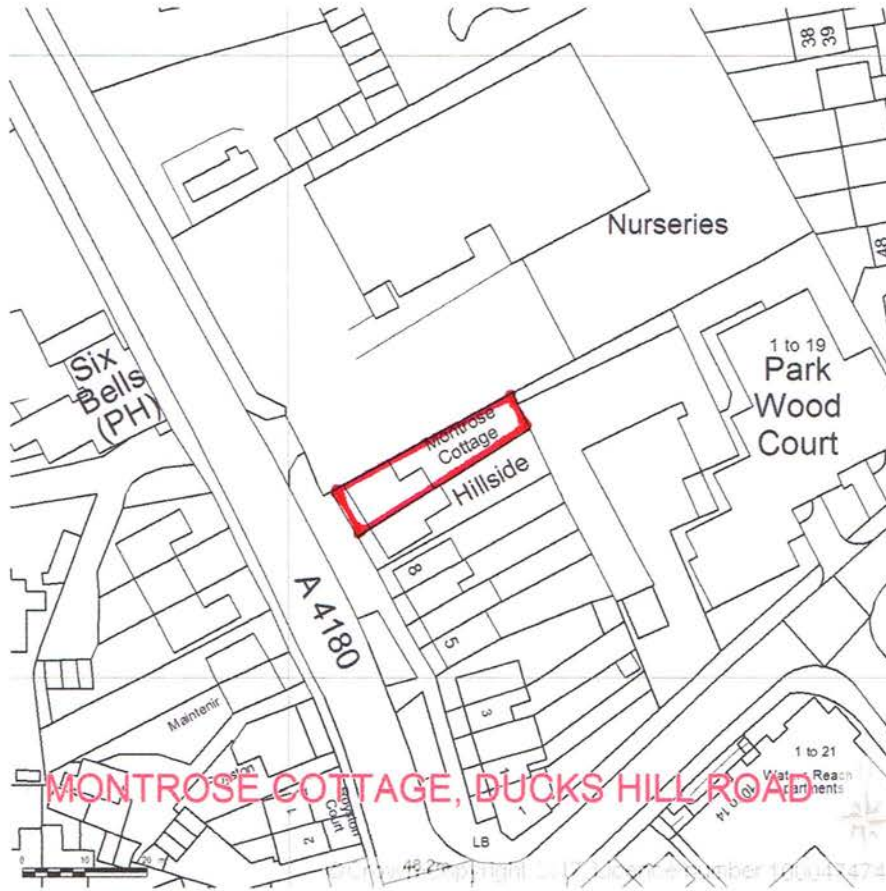
**Development:**        Two storey side/rear extension and conversion of dwelling into 1 x 2-bed and 1 x 1-bed self-contained flats, involving demolition of existing garage and conservatory and installation of external staircase.

**LBH Ref Nos:**        73100/APP/2018/625

**Date Plans Received:**    19/02/2018                    **Date(s) of Amendment(s):**

**Date Application Valid:** 06/03/2018

SITE LOCATION PLAN  
AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 508426, 189037



Supplied by Streetwise Maps Ltd  
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Licence No: 100047474  
12/08/2017 21:09

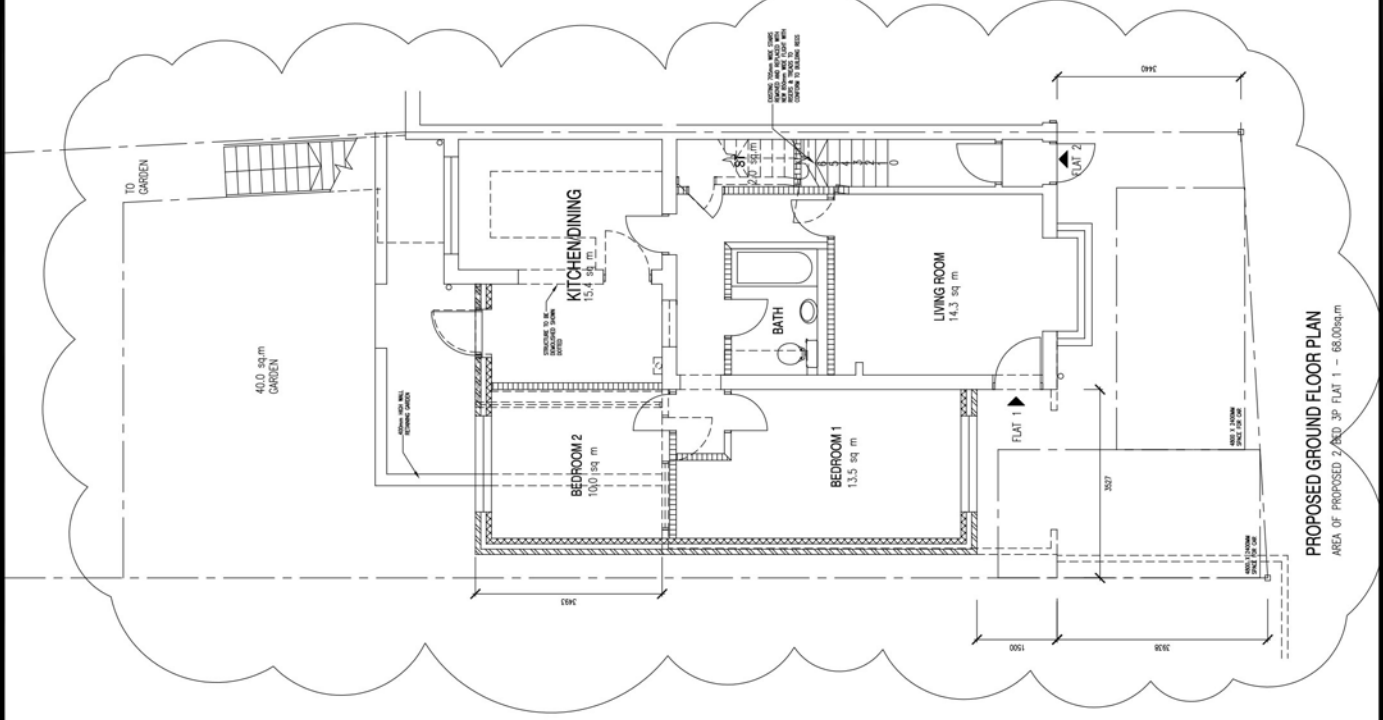
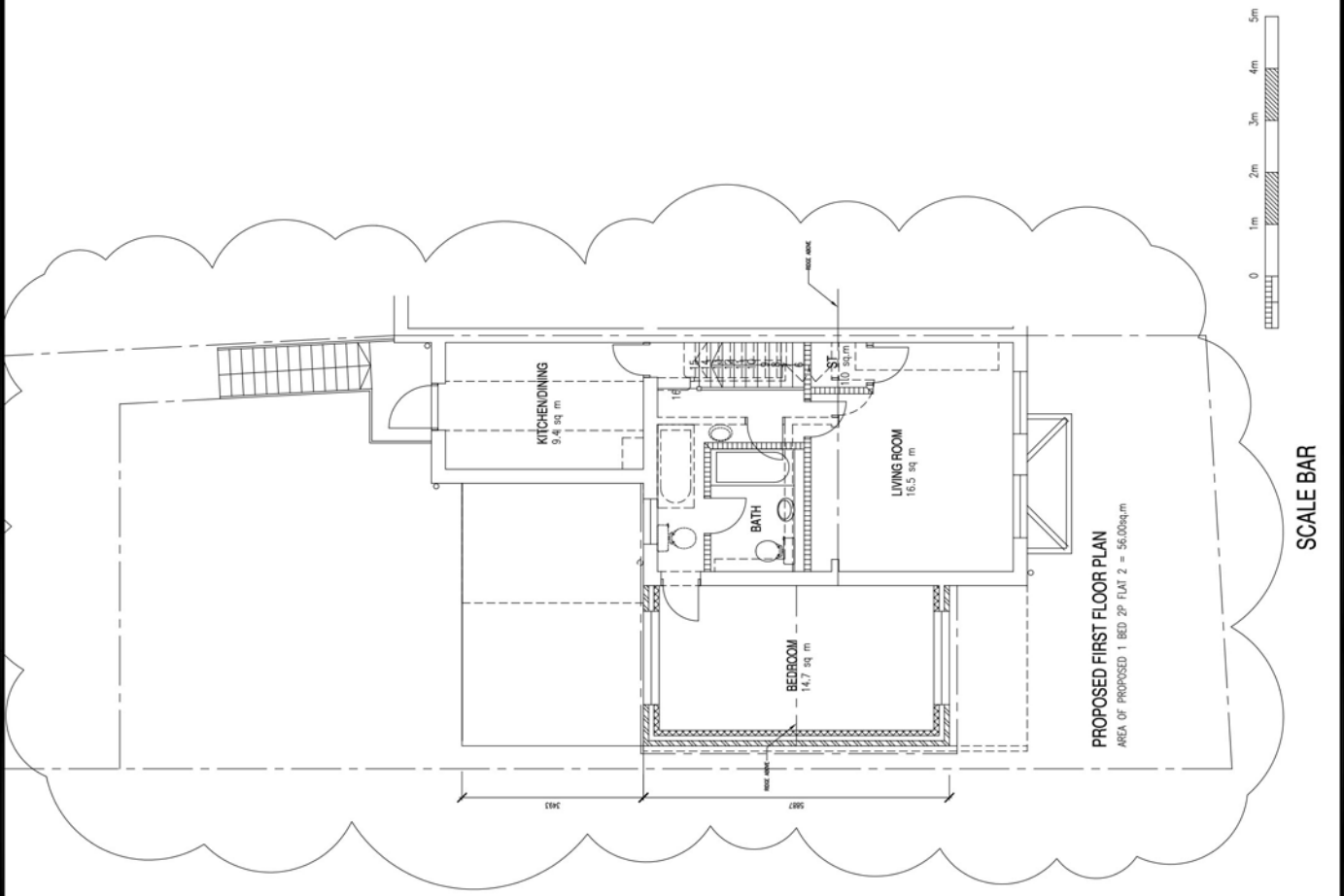
General Notes

| No. | Revision/Issue               | Date     |
|-----|------------------------------|----------|
| B   | REVISED PLANNING APPLICATION | 16.02.16 |
| A   | REVISED FOR DISCUSSION       | 05.12.17 |

Project Address  
MONTROSE COTTAGE, DUCKS HILL ROAD, HM 7TS

Drawing Title  
PROPOSED CONVERSION TO TWO S/C FLATS  
PLANS

| Project No. | Sheet                  |
|-------------|------------------------|
| 2017/05     | 03-B                   |
| Date        | 03.12.2017             |
| Scale       | 1:50 @ A1 & 1:100 @ A3 |



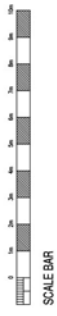
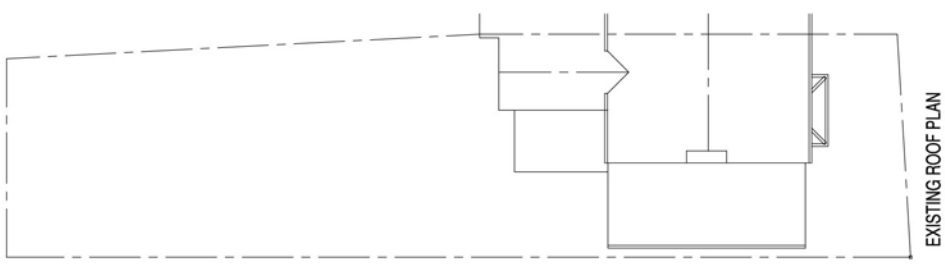
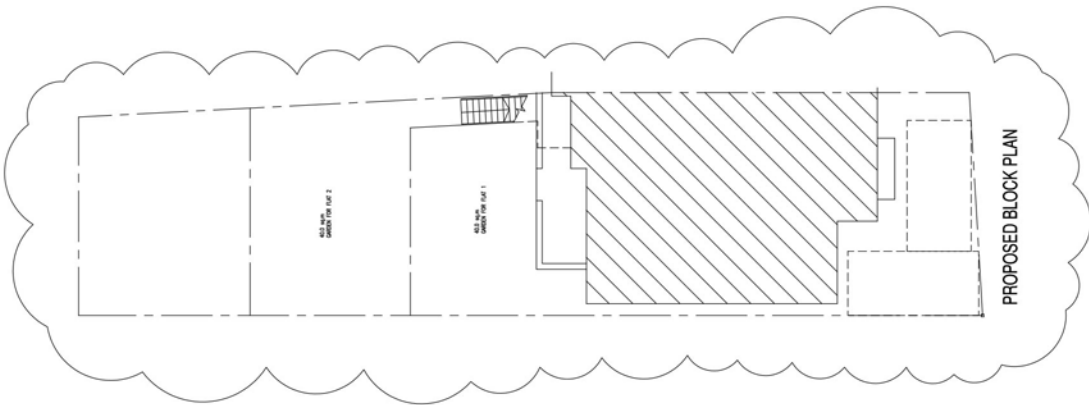
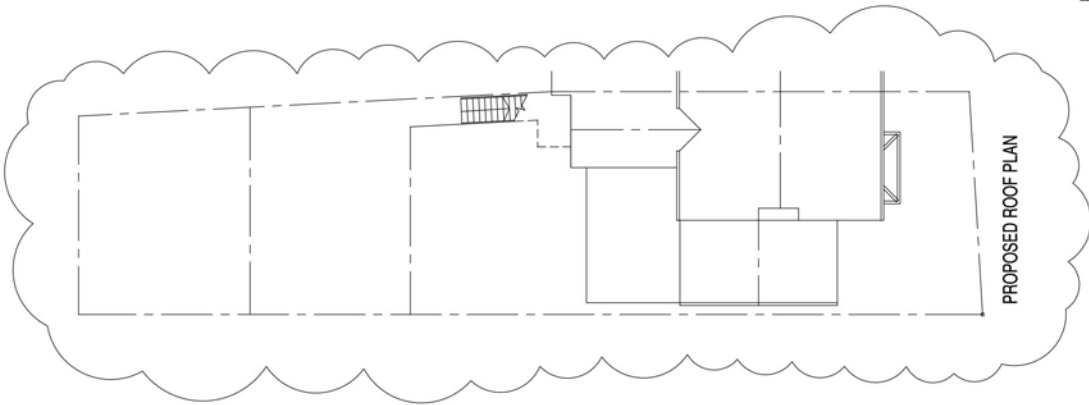
General Notes

| No. | Revision/Issue              | Date     |
|-----|-----------------------------|----------|
| B   | AMENDED FOR PLANNER MEETING | 01.02.18 |
| C   | SECOND PLANNING APPLICATION | 16.02.18 |

Project Address  
MONTROSE COTTAGE, DUCKS HILL ROAD, HM 7TS

Drawing Title  
CONVERSION TO TWO S/C FLATS - BLOCK PLANS

| Client                  | Sheet |
|-------------------------|-------|
| 2017/05                 | 02-C  |
| 16.08.2017              |       |
| 1:100 @ A1 & 1:200 @ A3 |       |



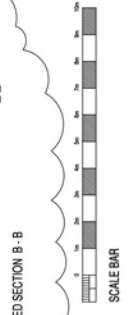
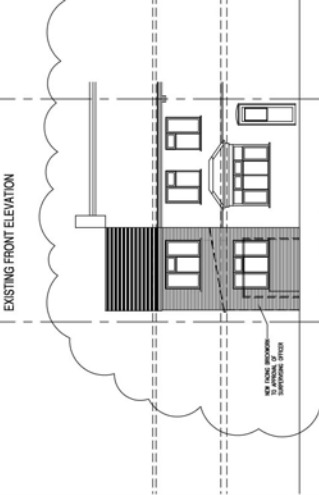
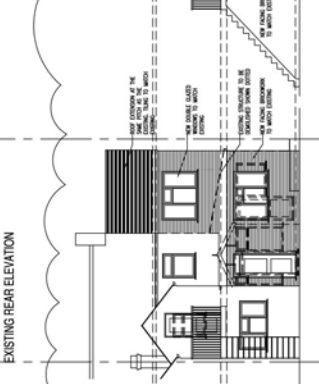
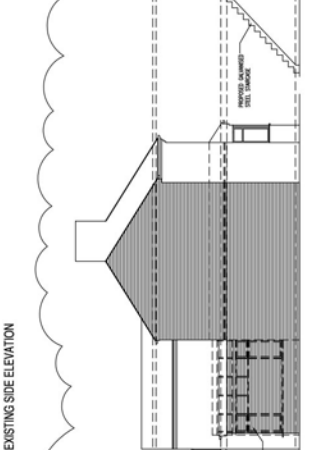
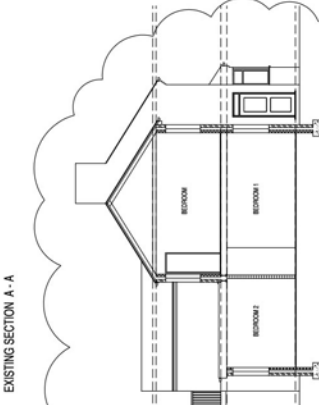
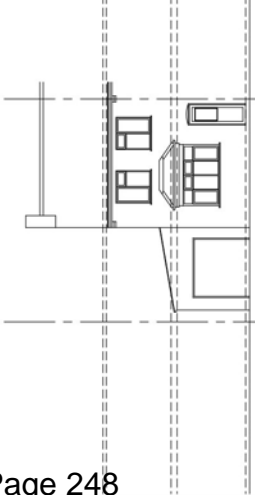
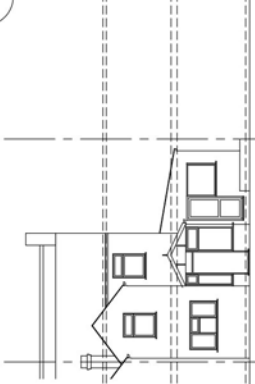
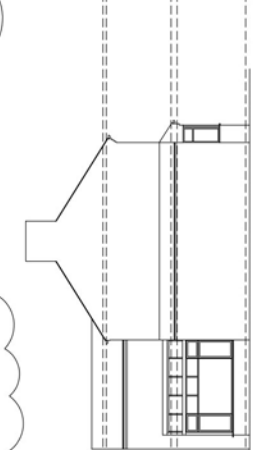
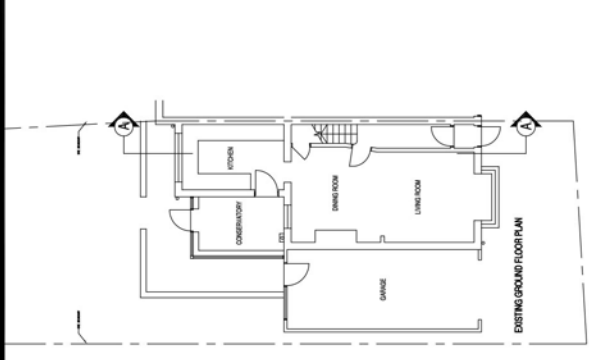
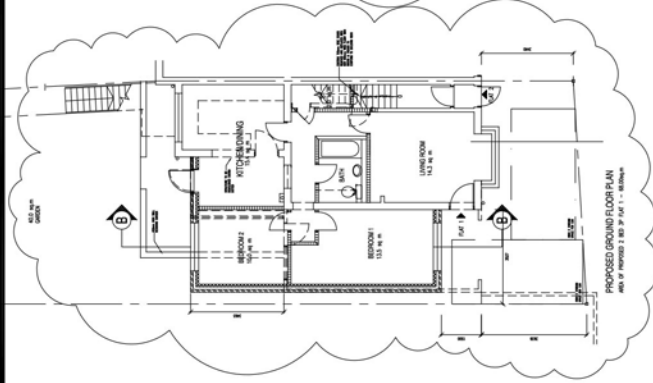
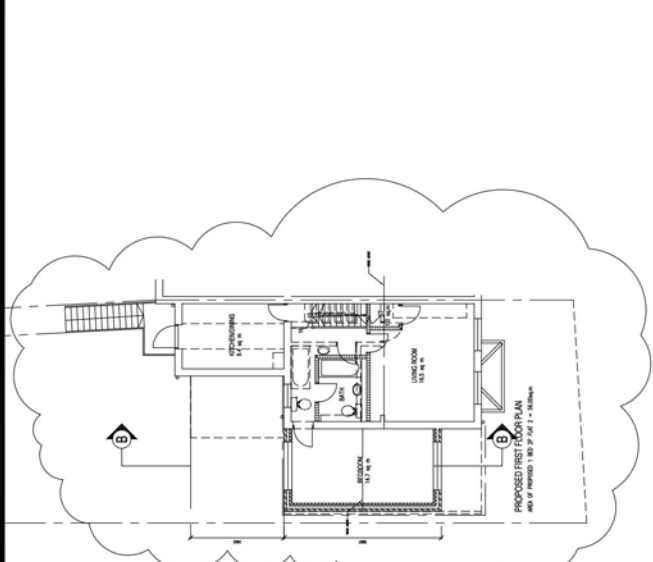
General Notes

|     |                             |          |
|-----|-----------------------------|----------|
| B   | AWARDED FOR PLANNER MEETING | 01.02.16 |
| C   | SECOND PLANNING APPLICATION | 16.02.16 |
| No. | Revisions/Issue             | Date     |

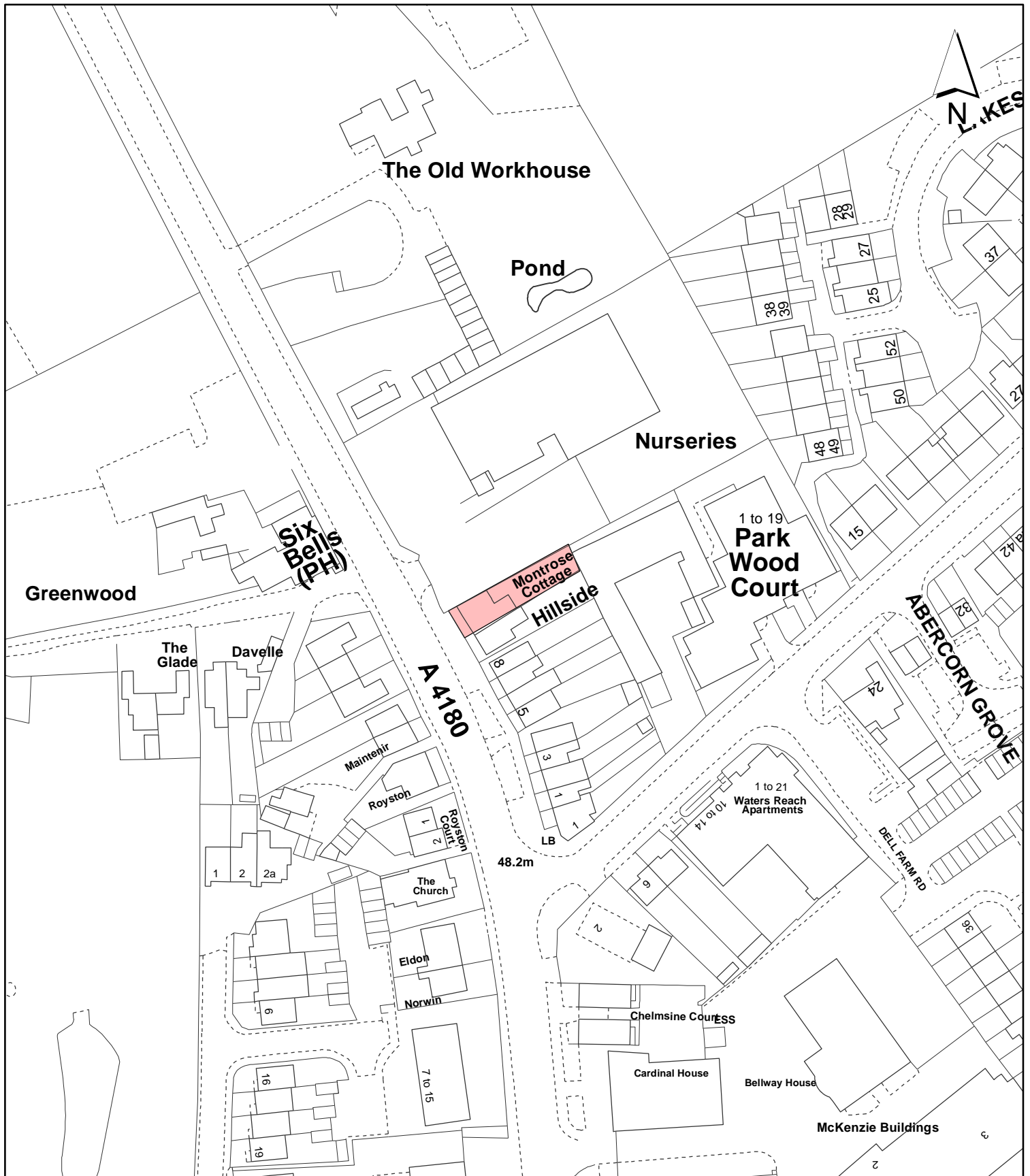
Project Address  
 MONTROSE COTTAGE, DUCKS HILL ROAD, HM 715

Drawing Title  
 PROPOSED CONVERSION TO TWO S/C FLATS

|        |                         |
|--------|-------------------------|
| Client | 2017/05                 |
| Date   | 13.02.2017              |
| Scale  | 1:100 @ A1 & 1:200 @ A3 |
| Sheet  | 01-C                    |







**Notes:**

 Site boundary

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Site Address:

**Montrose Cottage  
 Ducks Hill Road**

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

Planning Application Ref:  
**73100/APP/2018/625**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 249**

Date:  
**May 2018**







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# LOCATION PLAN

## SCALE 1:1250

Project:  
**HILLINGDON FOOTBALL CLUB**  
 REPLACEMENT OF EXISTING  
 CHANGING FACILITIES

Drawing Title:  
**Site and Location Plans**  
 of Club Facilities

|                |          |
|----------------|----------|
| Scale          | as shown |
| Drawn          | KTA      |
| Package Ref:   | ---      |
| Job Number     | 295      |
| Drawing Number | 03       |
| Revision       | -        |
| Date           | 01.06.17 |

Katich Technical Associates  
 Newstead Farm  
 Kippleshurst  
 TN12 0RS  
 01550 892042/890200  
 katich@kajohat.co.uk



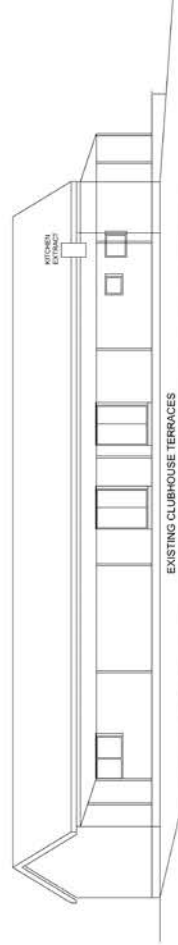
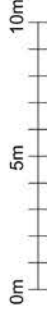
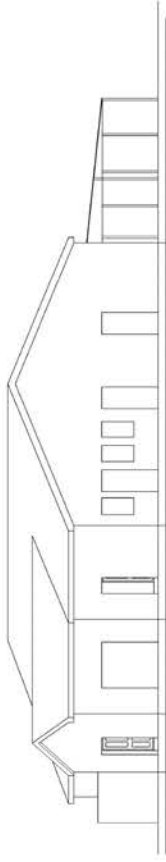
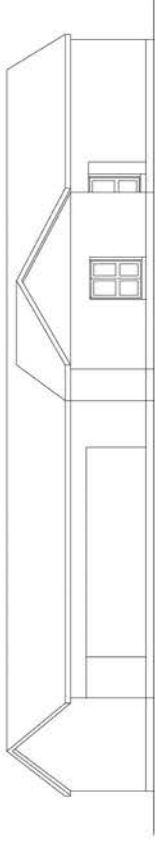
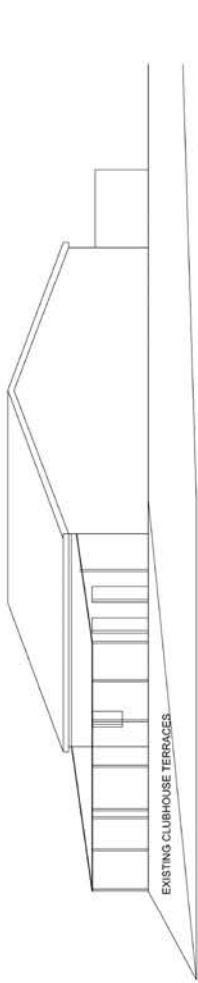
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# SITE PLAN

## SCALE 1:500





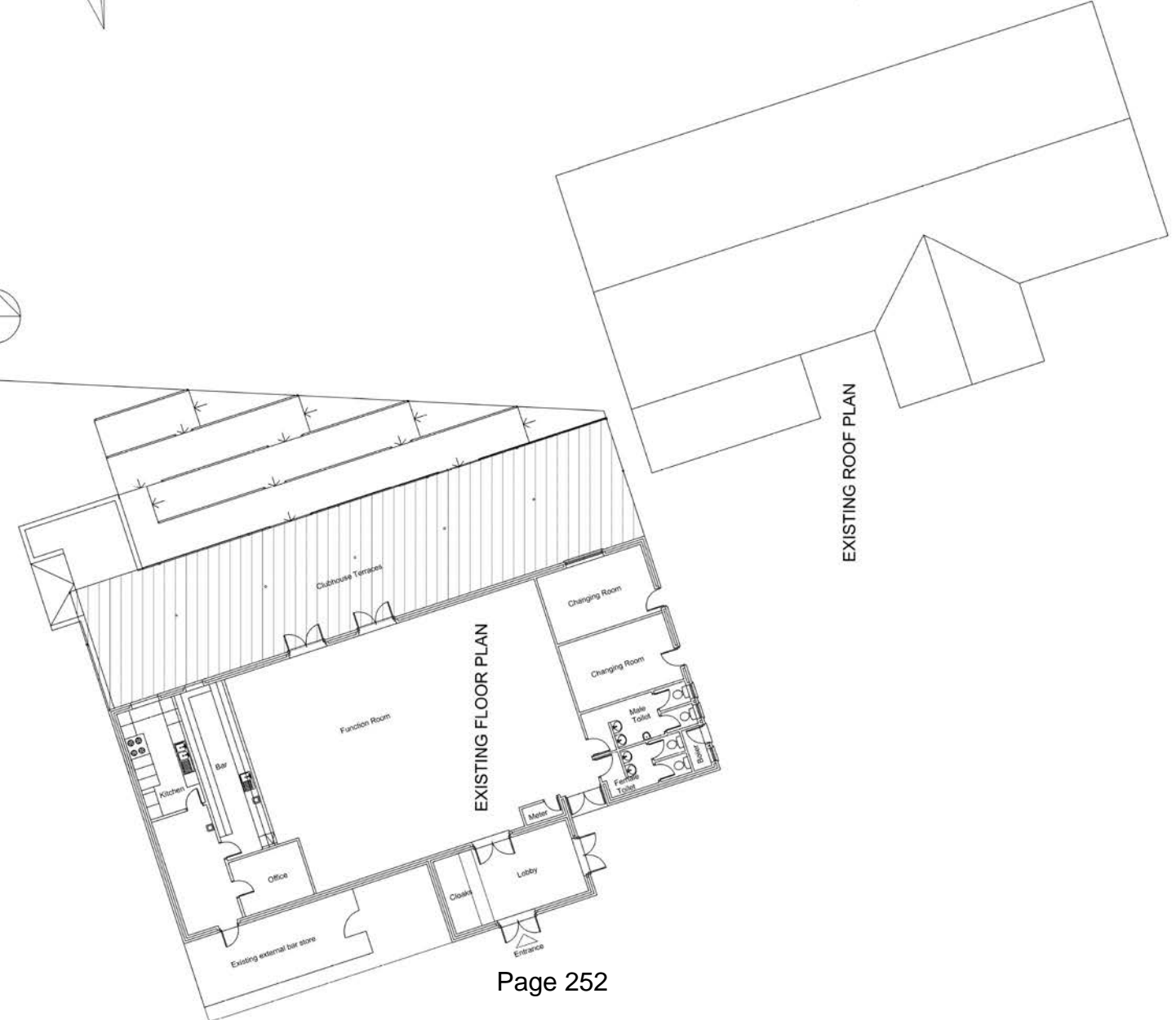
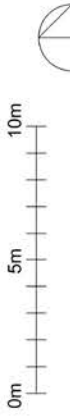
**EXISTING NORTH WEST ELEVATION**

Project: HILLINGTON FOOTBALL CLUB  
EXTENSION OF CLUB FACILITIES

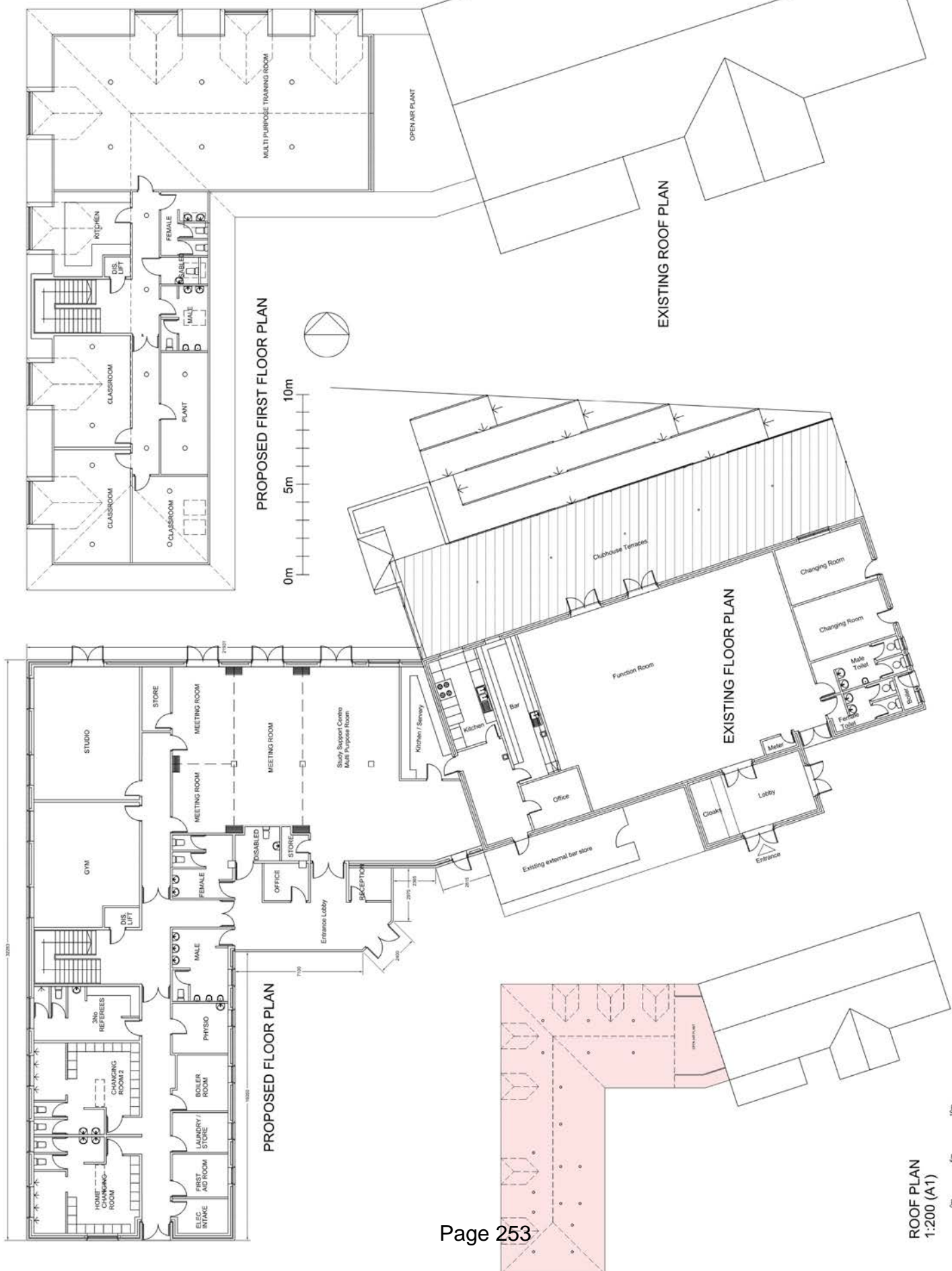
Existing Elevations and Plans  
of Club Facilities

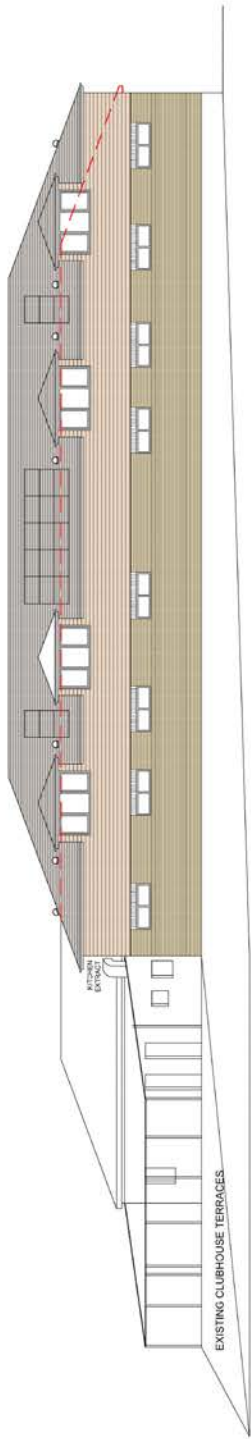
|            |           |
|------------|-----------|
| Drawing No | 1:1003.A1 |
| Scale      | 295       |
| Sheet No   | 04        |
| Project No | 23.01.18  |

City of Hillington  
10100 Hillington Road  
Hillington  
Glasgow G11 5SS  
Tel: 01895 833111  
www.hillington.gov.uk



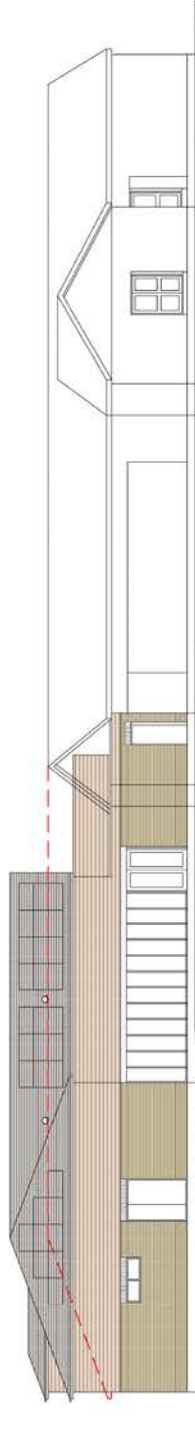






PROPOSED SOUTH WEST ELEVATION

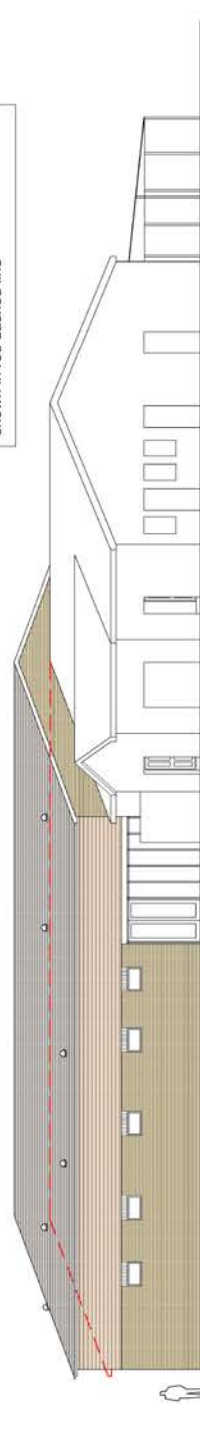
EXISTING CLUBHOUSE



PROPOSED SOUTH EAST ELEVATION

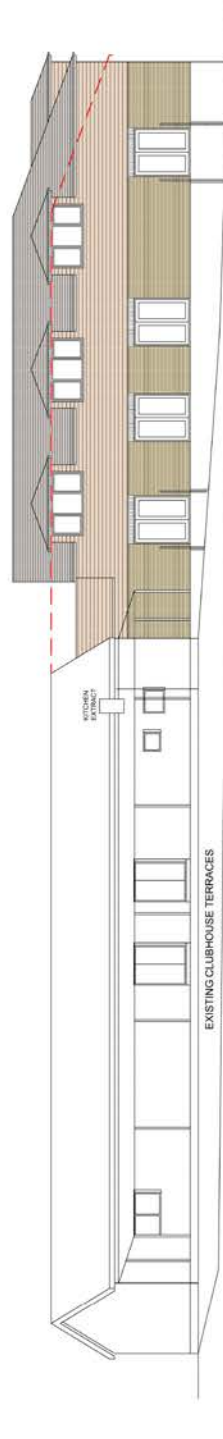
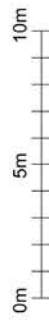
EXISTING CLUBHOUSE

Outline of roof to Previously approved scheme shown in red dashed line



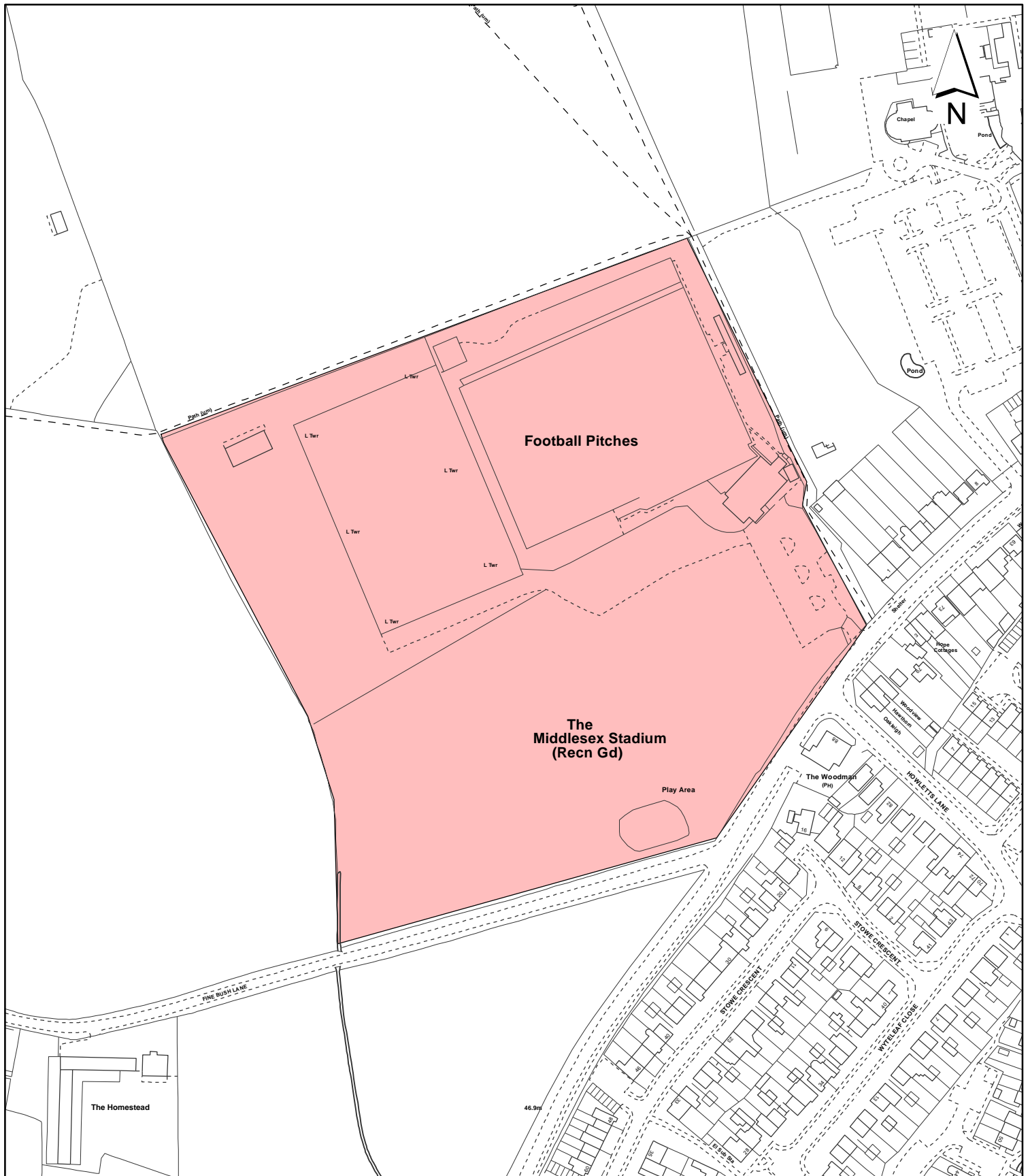
PROPOSED NORTH EAST ELEVATION

EXISTING CLUBHOUSE



EXISTING CLUBHOUSE

PROPOSED NORTH WEST ELEVATION



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Site Address:

**Club House  
Middlesex Stadium**

Planning Application Ref:  
**17942/APP/2018/249**

Planning Committee:  
**North Page 255**

Scale:  
**1:2,500**

Date:  
**May 2018**

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



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