



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 14  
NOVEMBER 2018

**Time:** 7.00 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  
Media are welcome to attend.  
This meeting may also be  
broadcast live.

## To Councillors on the Committee

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

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camera and scan the code below:



**Published:** Tuesday, 6 November 2018

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Putting our residents first

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

# Useful information for residents and visitors

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# A useful guide for those attending Planning Committees

## Petitions, Speaking and Councillors

**Petitions** – Those who have organised a petition of 20 or more people who live 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. The Chairman may vary speaking rights if there are multiple petitions

**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 meeting works

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

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

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

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

The procedure will be as follows:-

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

## How the Committee makes decisions

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. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

# Agenda

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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 - 6
- 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.

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Rear of 93-107 Field End Road, Eastcote –  73453/APP/2018/2876	Eastcote & East Ruislip	Erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings  <b>Recommendation: Refusal</b>	7 - 24  71 - 107
7	No's 5 & 6 Firs Walk and Land to the Rear of 25 Dene Road, Northwood –  73874/APP/2018/2107	Northwood	Demolition of 5 & 6 Firs Walk, 6 No. new dwellinghouses with associated car parking, new access arrangements from Foxdell and removal of existing access from Firs Walk at No's 5 & 6 Firs Walk and land to the rear of No. 25 Dene Road (Outline application with some matters reserved)  <b>Recommendation: Refusal</b>	25 – 38  108 - 113

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	14 Ferncroft Avenue, Ruislip –  38007/APP/2018/2736	Cavendish	Demolition of the existing side extension with a smaller single storey side extension  <b>Recommendation: Approval</b>	39 – 48  114 - 117
9	Blackford Pumping Station, Moorhall Road, Harefield –  56044/APP/2016/3790	Harefield	Erection of detached kiosk building to contain water tanks and switch board with extension to the existing bunded area  <b>Recommendation: Approval</b>	49 – 56  118 - 123
10	Shepherds Hill Farm, Northwood Road, Harefield –  15963/APP/2018/1666	Harefield	General purpose agricultural building with associated hardstanding and soft landscaping.  <b>Recommendation: Approval</b>	57 – 70  124 - 128

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# Agenda Item 3

## Minutes



NORTH Planning Committee

24 October 2018

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Scott Farley, Henry Higgins, John Oswell, Devi Radia, Robin Sansarpuri, Steve Tuckwell and Nicola Brightman</p> <p><b>LBH Officers Present:</b> Richard Michalski, James Rodger (Head of Planning and Enforcement) and Nicole Cameron (Legal Advisor) and Liz Penny (Democratic Services Officer)</p>
91.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Becky Haggar with Councillor Nicola Brightman substituting.</p>
92.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
93.	<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 on 2 October 2018 be approved as an accurate record.</p>
94.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
95.	<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 the items of business marked Part 1 would be considered in public and the items marked Part II would be considered in private.</p>
96.	<p><b>11 WOODGATE CRESCENT - 61044/APP/2018/1825</b> (<i>Agenda Item 6</i>)</p> <p><b>New retaining walls to rear and sides and levelling of garden, involving demolition of existing retaining walls (retrospective)</b></p> <p>Officers presented the application which sought permission to build new retaining walls</p>

to the rear and sides and to level the garden, involving demolition of the existing retaining walls (retrospective). Members were advised that this item had been deferred at the 3 September Committee meeting pending the provision of more detail. Councillors were reminded that the application pertained to the retaining wall and garden only as the other alterations had already been granted planning permission. It was confirmed that there was an area of Green Belt to the rear of the site.

A petitioner spoke on behalf of the Gatehill Residents Association in objection to the application. Additional photos had been received and circulated to Councillors prior to commencement of the meeting. Concerns and comments from petitioners included:-

- The application had caused damage to neighbours and was contrary to policy;
- Re. policy BE38, the applicant had previously submitted a Design and Access Statement which discussed the importance of landscaping; this policy had then been ignored;
- In the Green Belt woodland to the rear of the site was an oak tree located 1.5m from the pile wall. It had a diameter of 1.1m with a root protection area of approximately 13m reaching beyond the wall and into the garden area much of which had been concreted over. The pile wall and the removal of the clay soil had taken place within the root protection area and the tree was showing signs of damage with funghi growing at its base;
- With regards to flooding, Woodgate Crescent was at the top of a steep hill and there was a slope from the woodland at the rear down to the house. There was a further drop in level from the house to the road. The builder had reportedly admitted that the wall had passed through the water table and altered the natural water courses in the clay soil. This had caused water to run from the application site downhill to the neighbour's property causing significant damage. It was felt that the solution of diverting the water into public drains was unacceptable and added to the risk of flooding. It was also contrary to local and national policy. No drainage solutions had been suggested in the plans despite the flooding and damage caused.
- The submitted photos showed drainage pipes which had been buried under concrete. They also showed cracks which had appeared in the resin surface and in the wall.
- Petitioners were pleased that the case officer had discussed the application with the Council's tree and flooding officers and asked that the applicant be asked to take measures to address policy breaches.

Members requested clarification regarding the alleged damage to the neighbouring property. It was confirmed that the damage consisted of cracks in the paving, a rotting fence and water pouring down the garden.

The Head of Planning confirmed that informative number three should read A, B or C rather than A, B and C. It was agreed that delegated authority be given to the Head of Planning to address this error.

Members expressed concern regarding the impingement of the tree's root protection area which was known to be extremely damaging. Members were troubled by the Tree and Landscape Officer's comments in the report and expressed further concern regarding flooding issues and soil structure in the local area.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed. It was agreed that the Head of Planning would refer the concerns raised to planning enforcement.



**RESOLVED That: the application be refused and authority be delegated to the Head of Planning to amend Informative 3 as discussed.**

97. **22 BREAKSPEAR ROAD SOUTH - 51947/APP/2018/2469** (*Agenda Item 7*)

**Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym.**

Officers presented the report. Councillors were advised that the application site comprised a two-storey detached house on Breakspear Road South. The properties fronting Breakspear Road South had a staggered formation, such that the application site sat behind no. 20 to the south by approximately seven metres and forward of no. 24 to the north by approximately 7 metres. It was considered that the proposed scheme was excessively bulky and would be out of keeping with the street scene. It was therefore recommended for refusal.

A petitioner spoke in objection to the application. It was confirmed that 22 Breakspear Road South had been rented out for a number of years and had fallen into disrepair with the garden neglected and overgrown. The property had boarded windows and appeared to have been empty since the previous tenants moved out in the spring. The Residents' Association had expressed concern regarding the fact that plans for such extensive renovation work were lacking in dimensions, the construction of the basement could endanger neighbouring properties and the provision of services in the outbuilding could lead to problems in the future were it to be used as separate accommodation. The planning report addressed many of the local residents' concerns and the petitioners concurred with the findings stated in the report 'the scheme is considered to be bulky and excessive in scale, resulting in a development which would be out of keeping with the general pattern of development within the area. In addition it would be harmful to the amenity of neighbouring properties by virtue of loss of outlook, loss of sunlight and overbearing impact. It is also likely to result in a detrimental sense of enclosure to neighbouring properties'. Residents were also concerned that the proposed development which would leave little remaining garden would be less of a family home and would be more suitable for an HMO in the future; this would have an impact on noise, traffic and parking. Petitioners highlighted the confusing nature of the plans submitted and felt there were also some inaccuracies therein.

Members welcomed the mention of the basement in the report as an additional reason for refusal.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

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

98. **31 FRITHWOOD AVENUE - 8032/APP/2018/2140** (*Agenda Item 8*)

**Change of use of the building from Use Class C1 (Hotels - currently a 12-bedroom bed and breakfast) to Use Class C2 (Residential Institution - 8-bedroom care home), involving a part two-storey, part single storey rear extension and enlargement of roofspace.**

Officers presented the report and highlighted the letter from the planning agent in the

addendum. Members were informed that a similar application had been received in March 2018. It was felt that the current application did not adequately address the previous reasons for refusal. Moreover, the proposed extension, by reason of its size, scale and bulk, would not be visually subordinate to the original building, would not respect the composition of the original building and would result in a further loss of garden openness at the rear of the site. Officers recommended that the application be refused.

Members agreed that the proposed development was still excessively large. The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

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

99. **MOUNT VERNON HOSPITAL - 3807/APP/2018/3026** (*Agenda Item 9*)

**The retention of the existing electronic communications installation on a permanent basis.**

Members felt that a presentation by officers was unnecessary in this case as it was very straightforward.

The officer's recommendation was moved, seconded and, when put to a vote, unanimously agreed.

**RESOLVED That: the application be approved subject to conditions.**

100. **SECTION 106 QUARTERLY MONITORING REPORT** (*Agenda Item 10*)

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

101. **ENFORCEMENT REPORT** (*Agenda Item 11*)

**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).*

102. **ENFORCEMENT REPORT** (*Agenda Item 12*)

**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).*

103. **ENFORCEMENT REPORT** (Agenda Item 13)

**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 meeting, which commenced at 7.30 pm, closed at 8.04 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Liz Penny on 01895 250185. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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

**Address** LAND REAR OF 93-107 FIELD END ROAD EASTCOTE

**Development:** Erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings

**LBH Ref Nos:** 73453/APP/2018/2876

**Drawing Nos:** PP-001  
Daylight and Sunlight Assessment  
Arboricultural Impact Assessment  
PP-110  
PP-202  
PP-204  
PP-206  
PP-208  
PP-003  
PP-004  
PP-005  
PP-006  
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PP-902  
PP-903  
PP-111  
PP-113  
PP-120  
PP-130

**Date Plans Received:** 03/08/2018

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

**Date Application Valid:** 13/08/2018

### 1. SUMMARY

The application site is located to the rear of no 93-99 and nos.101-107 Field End Road,

which comprises the rear yard of terraced properties, situated in a mixed area of commercial and retail use with upper floor residential use within Eastcote. The site is reached via a private access road which runs along the rear of the terrace between Deane Croft Road to the North and Abbotsbury Gardens to the South.

The proposal is for the erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings.

The proposed development would not be in scale with the prevailing single storey character of the rear of the main properties. The proposal is considered to represent an intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene, and results in an incongruous form of development. Furthermore, the separation distance of 15 m from the bedroom from the upper floors of the existing flats to the proposed units would result in a loss of privacy to future occupiers of the proposed flats.

The proposed separation distance of 7.9 m between the kitchen/diner of the existing flat to the proposed flats is below the required 15 m which is stated in the HDAS Residential Layouts document, as an appropriate separation distance between properties. The proposed dwellings would result in an unacceptable impact on the existing dwellings in terms of over dominance and loss of light, restricted outlook resulting in an oppressive environment.

The proposal, by reason of its design would not be able to provide a step free approach to the principle private entrance.

The proposal, by reason of its setting in a rear service road would not provide lighting provisions given the added residential vehicular and pedestrian footfall activity the proposal would bring.

Furthermore the application fails to demonstrate that sufficient car parking, servicing and delivery arrangements or refuse collection facilities could be provided on site.

The application is therefore considered contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## **2. RECOMMENDATION**

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

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

The proposed development would not be in scale with the prevailing single storey character of the rear of the main properties. The proposal is considered to represent an intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene, and results in an incongruous form of development, in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The proposed separation distance of 15 m from the bedroom from the upper floors of the existing flats to the proposed units would result in a loss of privacy to future occupiers of the proposed flats. As such it is considered that the proposal would result in an un-

neighbourly form of development and conflicts with the requirements of Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed separation distance of 7.9 m between the kitchen/diner of the existing flat to the proposed flats is below the required 15 m which is stated in the HDAS Residential Layouts document, as an appropriate separation distance between properties. The proposed dwellings would result in an unacceptable impact on the existing dwellings in terms of over dominance and loss of light, restricted outlook resulting in an oppressive environment. Therefore, the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The application fails to provide an accurate assessment of transportation and parking impacts associated with the proposed development including existing residential car parking, re-provision of existing parking, swept paths showing that proposed parking spaces are accessible, servicing (including refuse collection) and loading/unloading provision. As such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, and that it would have acceptable parking provision, refuse and loading & unloading arrangements contrary to policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**5 NON2 Non Standard reason for refusal**

The proposal, by reason of its setting in a rear service road, and the added residential vehicular and pedestrian footfall activity, would not provide lighting provisions to provide a safe and secure environment and fails to demonstrate that the proposal would adequately achieve a development which is accessible and inclusive, particularly in relation to the lack of any step free access. The proposal is therefore contrary to Policy R16 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan 2016 Policies 3.8, 7.1 and 7.3.

**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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
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. The Council's supports pre-application discussions. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located to the rear of no 93-99 and nos.101-107 Field End Road, which comprises the rear yard of terraced properties, situated in a mixed area of commercial and retail use with upper floor residential use within Eastcote. The site is reached via a private access road which runs along the rear of the terrace between Deane Croft Road to the North and Abbotsbury Gardens to the South. The rear access road runs the length of the terrace providing access to 83-115 (odds) Field End Road. There are a



number of outbuildings and temporary structures along the road, which are also included on the application sites.

The existing buildings consist of retail uses at ground floor level and flats at first floor level, with the main access to the flats via the front of the building. The retail and other units are served by a lay-by area at the front of the building which provides short-term parking for customers, as well as a loading area for the retail units.

### **3.2 Proposed Scheme**

The proposal is for the erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings.

### **3.3 Relevant Planning History**

73453/PRC/2018/8      Land Rear 93-95/101-107 Field End Road Eastcote  
Erection of 4 x 2 bed dwellings.

**Decision:** 13-04-2018    OBJ

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

The application follows pre-application advice (ref. 73453/PRC/2018/8) for erection of 4 x 2 bed dwellings. An objection was raised on the following grounds:

The proposal, based on the plans and supporting documents that have been submitted could not be supported, as it results in an unacceptable impact on adjoining properties and provides accommodation which is of a poor standard.

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

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

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

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

BE13      New development must harmonise with the existing street scene.

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

BE20      Daylight and sunlight considerations.

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

BE23      Requires the provision of adequate amenity space.

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
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**

34 neighbouring properties and the Eastcote Residents Association were notified of the proposed development on 16th August 2018 and a site notice was erected adjacent to the site on 22nd August 2018.

By the close of the consultation period 19 neighbouring residents had objected to the proposed development and a petition with 48 signatures was received which objects to the proposal and asks for it to be refused.

The objections can be summarised as the following:

- i. Disruption and noise;
- ii. Reduce parking spaces
- iii. Loss of light;
- iv. Loss of privacy;
- v. Impact on the character of the area;
- vi. Overdevelopment;
- vii. Too close to existing buildings;
- viii. Security and safety issues;
- ix. Restrict emergency access and exit routes from the rear of the shops and flats in Field End Road to the rear of this development;
- x. Parking issues;
- xi. Restrict the delivery of supplies to the rear of the shops in Field End Road;
- xii. Will present a visual eyesore of ugly boxes. If any development is to be pursued it needs to be vastly improved in appearance.
- xiii. They will have a detrimental effect on the existing flats' outlook, light and privacy;

- xiv. The proposed style and appearance of the new flats will not be in keeping with the attractive 1930s brickwork of the existing flats or the houses at each end of the parade.
- xv. The proposal does not provide adequately for pedestrian access with no pavement separating people on foot from traffic;
- xvi. The applicants put a lot of reliance on the mature trees in the adjacent gardens to provide both a pleasant outlook for the occupants of the proposed dwelling and screening of the development from the residents of Abbotsbury Gardens and Deancroft Road. These trees could be subject to wind damage or disease at any time and might have to be cut down thus removing the screening from the adjacent properties;
- xvii. Smells from the restaurants flues directly impact any individuals sitting outside on a roof terrace;
- xviii. These buildings are above ground floor level and restrict views from the flats main windows at the rear limiting aspect views and feelings of being hemmed in. The existing flats main living space is at the rear areas with aspect views and windows rear facing. The upstairs bedroom overlooks the roof terraces and provides no privacy at the windows.

**Easctote Residents Association:**

- i. The new units' habitable rooms continue to face the side elevation of each adjoining unit;
- ii. The 2nd bedroom in Unit 3 remains the unacceptable size;
- iii. The daylight and sunlight assessment does not seem to assess the overshadowing of the new units by the existing 2 storey building, due to their relative positions in relation to the movement of the sun;
- iv. If unit 4 has 4 spaces and the one by the bin store is in use, the bin store cannot be accessed;
- v. The ability of both commercial and residents' vehicles to park and manoeuvre around each other and in and out onto the service road, raises safety issues and whether the proposed layout in each undercroft is achievable and practical on a day-to-day basis;
- vi. No noise assessment submitted. Adjacent residents have made numerous complaints regarding excessive noise, smells and fumes. One example, is the Lahore Restaurant at No 99 where residents have put in a petition to the council regarding these issues, with photographic evidence of the fumes;
- vii. There is the issue of the amount and type of waste generated by the retail units, which the bin stores shown would seem to be too small to accommodate, given they also have to take the waste from the new units and the existing flats. If waste is not contained properly, it will be a further source of smells, health and safety problems and encourage vermin;
- viii. In recent years, within a few hundred yards of each other, along Field End Road, applications have been made for a total of 200 residential units (list submitted). More housing is not required in Eastcote.
- ix. Security and safety issues.

One letter of support was received and two comments:

- i. Redevelopment of an existing ugly, rundown brownfield site;
- ii. If they don't already have allocated parking, it's not the developer's responsibility to provide it - thus enhancing their property value for free.

**OFFICER COMMENT:** The above issues are addressed in the main body of the report.

**Internal Consultees**

**ACCESS OBSERVATIONS**

This proposal raises an accessibility concern on the fundamental design. London Plan policy 3.8(c) requires all new residential accommodation to provide a step free approach. An objection is raised as the requirement to provide a step free approach to the principle private entrance could not realistically be achieved with a design of this nature. Conclusion: the proposed design is considered to be contrary to the requirements of London Plan policy 3.8.

## TREES AND LANDSCAPE

No objection subject to a pre-commencement condition to detail the construction management of the site in the interests of tree protection and arboricultural supervision. Due to the inevitable loss of trees and the lack of opportunity to replace on site them a S.106 contribution should be made towards tree planting by the Council's Green Space tree planting programme.

### **7. MAIN PLANNING ISSUES**

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

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

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

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (Brownfield land). The proposed site currently comprises of a service and access yard, which includes outbuildings and temporary structures, and constitutes 'previously developed land'. There is a presumption in favour of residential development on previously developed (Brownfield) land subject to other material planning considerations.

There are in principle, no objections to the development of the site, however given the material considerations set out below and discussed in detail in the main body of the report, the development is considered unacceptable.

Material considerations of the proposed development are whether the scheme would be:

- Out of character with the surrounding area?
- Loss of outlook and loss of light to the occupiers of the existing flats?
- Poor levels of outlook to the future occupiers of the proposed dwellings?

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

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The site is not within or adjacent a special character area.

#### **7.04 Airport safeguarding**

No safeguarding issues arise from the proposal.

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

The site is not within or adjacent to Green Belt land.

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

The proposal is for 4 x two bed dwellings.

- Unit 1 will be situated to the rear of 93 and 95 Field End Road
- Unit 2 will be situated to the rear of 97 and 99 Field End Road
- Unit 3 will be situated to the rear of 101 and 103 Field End Road
- Unit 4 will be situated to the rear of 105 and 107 Field End Road

Currently these areas form the rear yards for the retail units at ground floor level, and the flats at first floor level. All the rear yards, including those of the applications sites, consist of outbuildings and or temporary structures, and provide spaces for the occupiers of the flats and or shop units to park their cars.

The proposed 4 new dwellings would consist of two storeys, and would be lower than the frontage properties which are 3 storeys tall. The entrance into the properties is via the stairs at ground floor level.

The ground floor level of the proposed dwellings would form an undercroft, which would provide space to park 1-2 vehicles per proposed unit. The undercroft would also allow access to the parking spaces that have been provided for each of the existing retail units.

The layout of the first floor level for each of the proposed new dwellings will consist of,

- 2 bedrooms (master bedroom with an en-suite)
- Bathroom.
- Open plan living, dining, kitchen area (to the rear of the dwellings)

Paragraph 56 of The National Planning Policy Framework (NPPF) (March 2012) states: "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

Paragraph 64 of the NPPF states 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".

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

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

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states "the local planning authority will seek to ensure that new development within

residential areas complements or improves the amenity and character of the area".

The proposed dwellings would be situated in the rear yards of properties no.93-99 and nos.101-107 Field End Road. Currently the rear yards of the properties on Field End Road, in particular those in close proximity to the application sites, consist of single storey outbuildings/temporary structures, and as a result the introduction of 2 two storey dwellings would fail to harmonise or compliment the surrounding area.

As previously highlighted, the proposed development would not be in scale with the prevailing single storey character of the rear of the main properties. The proposal is once again considered to represent an intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene, and results in an incongruous form of development, in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **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 three principal ways. The effect of the siting, bulk and proximity of a new building on the general 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.

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable back to back distance between buildings whilst a minimum of 21 m overlooking distance should be maintained.

Local Plan Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Taking into consideration the separation distance of 7.9 m between the existing and proposed flats, the proposal would result in an overbearing impact, a loss of outlook, loss of privacy and overdominance.

As such it is considered that the proposal would result in an un-neighbourly form of development and conflicts with the requirements of Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan recommends that for a 2 bed 3 person flat a minimum

of 61 sq.m and a 2 bed 4 person flat a minimum of 70 sq.m. The total internal floor area for each of the proposed flats would be well in excess of these standards and therefore they are in accordance with the London Plan.

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 flats and the character of the area.

The minimum level of amenity space required for a 2 bed flat is 25sq.m. The proposal would have terraces for each flat between 30 - 56 sq.m. The amenity space proposed for the flats would far exceed these standards and would be in accordance with the HDAS.

Paragraph 4.9 of the HDAS Residential Layouts states, "all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. Generally 15 m will be the minimum acceptable distance. It should be noted that the minimum 21 m overlooking distance will still need to be complied with".

The 2 bedrooms in each of the proposed units, would be to the front and the open plan living, dining, kitchen area would be located to the rear.

As before, the distance between the rear of the proposed new units and the rear of the existing flats remains approximately 7.9 m, which is significantly lower than the required 15m which is stated in the HDAS Residential Layouts document, as an appropriate separation distance between properties. At this distance it is considered that the proposed dwellings would result in an unacceptable impact on the existing dwellings in terms of over dominance, loss of light, loss of outlook and loss of privacy, particularly as the existing units would appear to be using the space outside the front doors as informal amenity space.

Paragraph 4.12 of the HDAS Residential Layouts guidance states, "new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. Adequate distance should be maintained to any area from which overlooking may occur and regard should be given to the character of the area and the distances between buildings. As a guide, the distance should not be less than 21m, between facing habitable room windows".

The rear of the existing flats consists of a habitable room (kitchen/dining area). It is noted that there are no windows facing the existing flats and a skylight to each unit above the open planned living area.

However, there would still be some form of overlooking from the existing flats, into the proposed units. The upper level of the existing flats consist of bedroom windows. These bedroom windows will face the terraces at the proposed dwellings. The rear bedroom window at:

- no.95 will face the terrace at Unit 1
- no.99 will face the terrace at Unit 2

- no.103 will face the terrace at Unit 3
- no.107 will face the terrace at Unit 4

The distance between the rear bedroom windows and the terraces is approximately 15 m, which does not meet the 21 m as stated in the HDAS Residential Layouts guidance, and as a result it is considered that the future occupiers of the proposed dwellings will experience some overlooking, and loss of privacy.

Therefore the proposed development would fail to comply with the Mayor of London's Housing SPG (December 2012) and the Mayor of London's Housing Standards Policy Transition Statement (October 2015).

Although the proposed dwellings consist of 2 storeys and will have a window on the front elevations, they will not result in any overlooking into the rear gardens of no.2 and no.4 Deane Croft Road and no.1 Abbotsbury Gardens, as these windows would be obscurely glazed and opening will be restricted for ventilation purposes only.

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

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

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy (November 2012) states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The proposal site is located on 'rear service yard' land to the rear of a parade of shops (No's 93-107) in Field End Road with existing residential components above set within Eastcote district town centre. The main address fronts a service road containing extensive parking controls in the form of pay & display facilities with the surrounding residential road network encompassed by a daytime controlled parking zone (CPZ). The site exhibits a PTAL of 3 which is considered as moderate.

The 'back-land' proposal would feature garage under-croft parking and be physically accessed from a private rear service road which currently serves the retail and residential provisions and is indicated to be within the ownership of the applicant.

#### **Parking Provision & Access**

The maximum parking standard for the proposed residential units 1.5 on-plot spaces to be provided per unit, which equates to 6 additional spaces. In total 13 car parking spaces are proposed. 6 spaces are for the proposed flats and 7 are retained for the existing commercial uses. Several objectors have raised concerns about existing residential parking spaces being lost and not re-provided as part of the proposals. No analysis has been undertaken of the existing residential parking provision on site. To this end officers cannot assess whether there has been a loss of residential parking and how much.

A total quantum of 6 'under-croft' spaces are proposed which includes two spaces for units 1&3 and one for 2 & 4. Although it is clear that there is an imbalance in provision for the units, it is accepted that the 'whole site' average of a 1.5 per unit ratio is met. This level of provision is welcomed as the location exhibits an average PTAL level which encourages a provision toward the upper limit of the standard owing to the resultant elevated reliance on



the private motor car.

All of the under-croft spaces would be accessed via a garage door arrangement for each of the units from the rear service road. This access would also be shared with the replacement parking spaces for the existing commercial premises which includes No's 93, 95 99, 101, 105, 107 & 107a Field End Road. The application fails to demonstrate that all the parking spaces, particularly those immediately to the rear of no. 93 and 95, can actually be accessed.

Similarly the loading bay immediately to the rear of no. 103 is very tight and no evidence has been provided that a vehicle could actually manoeuvre into this space. Given deliveries to a small retail unit such as these would likely be in a van, there is no information to demonstrate that appropriate sized vehicle could access the single delivery bay being provided for the existing retail units. Furthermore, the applicant has failed to demonstrate the single delivery bay proposed could effectively serve the the existing commercial units. An objection is raised in this regard.

#### Cycling Parking Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for each dwelling in order to conform to the adopted minimum borough cycle parking standard. A secure and accessible compound has been indicated within the garages with an indicated 2 spaces per unit which is compliant to the standard.

#### Enhancements to the Private Service Road

It is proposed to provide enhancements to the rear service road in the form of a new shared surface footway for all users of the road with the inclusion of a series of bollard provisions which would encourage pedestrians to traverse some distance away from the 'new' building line for their own safety by allowing clearance from the roller shutter doors provided for each unit. These are proposed to be set at 1.5m away from the new building line to achieve this objective. It is considered more appropriate to reduce this to 1m as it would better achieve the said objective of distancing pedestrians from the building line and provide a wider service road for larger service vehicles with the delivery of additional pedestrian footway width. The other benefit would be that vehicle manoeuvrability into and out of each unit parking area would also be eased. All of the above would clearly be an advantage to all users of the service road. With this adjustment in mind, the remaining road width and the proposed form of shared surface design layout would comply with the Department for Transport's (DfT) - Manual for Streets (MfS) (circa 2007) best practice for road and parking layouts and as a consequence is considered acceptable.

It is noted that the rear service road is not an ideal environment for a new residential provision in terms of setting. One aspect is the lack of lighting provisions which are recommended in tandem with 'Secured by Design' principles given the added residential vehicular and pedestrian footfall activity the proposal would bring.

#### Trip Generation

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policy (November 2012) requires the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

The rear service yards for the retail premises are currently active and will remain so in conjunction with the proposal. As a result the proposal would clearly increase traffic

generation. However peak period traffic movement into and out of the site would not be expected to exceed 2-3 additional vehicle movements during the peak morning and evening hours. Such potential uplift is considered marginal 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 would be collected from the rear private service road. Indicative refuse bin stores have been depicted within the curtilage of each unit and conform with the Council's waste collection distance standards. However on collection days the garage door openings would need to be open so this can be encouraged via a suitable planning informative.

In conclusion, the application fails to provide an accurate assessment of transportation and parking impacts associated with the proposed development including existing residential car parking, re-provision of existing parking, swept paths showing that proposed parking spaces are accessible, servicing (including refuse collection) and loading/unloading provision. As such the scheme fails to demonstrate that it would not be detrimental to highway and pedestrian safety and free flow of traffic, and that it would have acceptable parking provision, refuse and loading & unloading arrangements contrary to Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

#### Security

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

### **7.12 Disabled access**

This proposal raises an accessibility concern on the fundamental design. London Plan policy 3.8(c) requires all new residential accommodation to provide a step free approach. An objection is raised as the requirement to provide a step free approach to the principle private entrance could not realistically be achieved with a design of this nature. The proposed design is considered to be contrary to the requirements of London Plan policy 3.8.

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

Not applicable to this application.

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

There are a number of trees on, and close to, the site which contribute to the green infrastructure of the area and have some visual amenity value. There are no TPO's or Conservation Area designations affecting the site. The submission is supported by a tree report by Sharon Hosegood. The report identifies and assesses 14 individual trees and groups, with no 'A' grade trees present. Six trees are category 'B' trees whose condition and value indicate that they should be considered a constraint on development. One of these, T2 sycamore, will be removed to facilitate the development. The other 'B' grade trees are off-site and will be unaffected by the development, although T6, sycamore, and T14, holly, will require some pre-emptive trimming to safeguard them from construction traffic. Of the remaining trees, four 'C' grade trees (T1, T3, T4 and T5) will be removed to facilitate the development. There is no objection to the conclusions of the tree survey or the removal of the trees to facilitate the development - all of whose removal is justified in the report. Regrettably the recommendation (8.5) that a landscape scheme includes a mix of native trees is invalidated by the conclusion (7.3) that there will be no space will be available for replacement trees planting. A method statement will be required to demonstrate how the site will be managed (for example: storage, site huts, access for

plant) without damaging the remaining trees. The arboricultural consultant should be retained to monitor and supervise work at all critical stages where trees may be vulnerable to site operations.

No objection subject to a pre-commencement condition to detail the construction management of the site in the interests of tree protection and arboricultural supervision. Due to the inevitable loss of trees and the lack of opportunity to replace on site, a S.106 contribution should be made towards tree planting by the Council's Green Space tree planting programme.

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

Refuse collection will be from the service road. A specific bin store location is depicted on plan and its positioning is considered acceptable. However no details have been provided as to how this area would manage or be serviced particularly in relation to refuse collection. An objection is raised in this regard.

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

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. This matter could be dealt with by way of appropriate conditions.

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

The site is not within a flood zone. However a sustainable water management condition is recommended if the application is approved.

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

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

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

No further comments with regards to public consultation.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

There are no enforcement issues on this site.

#### **7.22 Other Issues**

CIL.

The scheme would be CIL liable.

Presently calculated the amounts would be as follows;

LBH CIL £35,380.89

London Mayoral CIL £13,853.41

Total CIL £49,234.30

### **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 development is considered to conflict with national, regional and local policies and is recommended for refusal.

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

Hillingdon Local Plan (November 2012)

London Plan (2016)

National Planning Policy Framework

HDAS: Residential Layouts

Supplementary Planning Guidance - Community Safety by Design

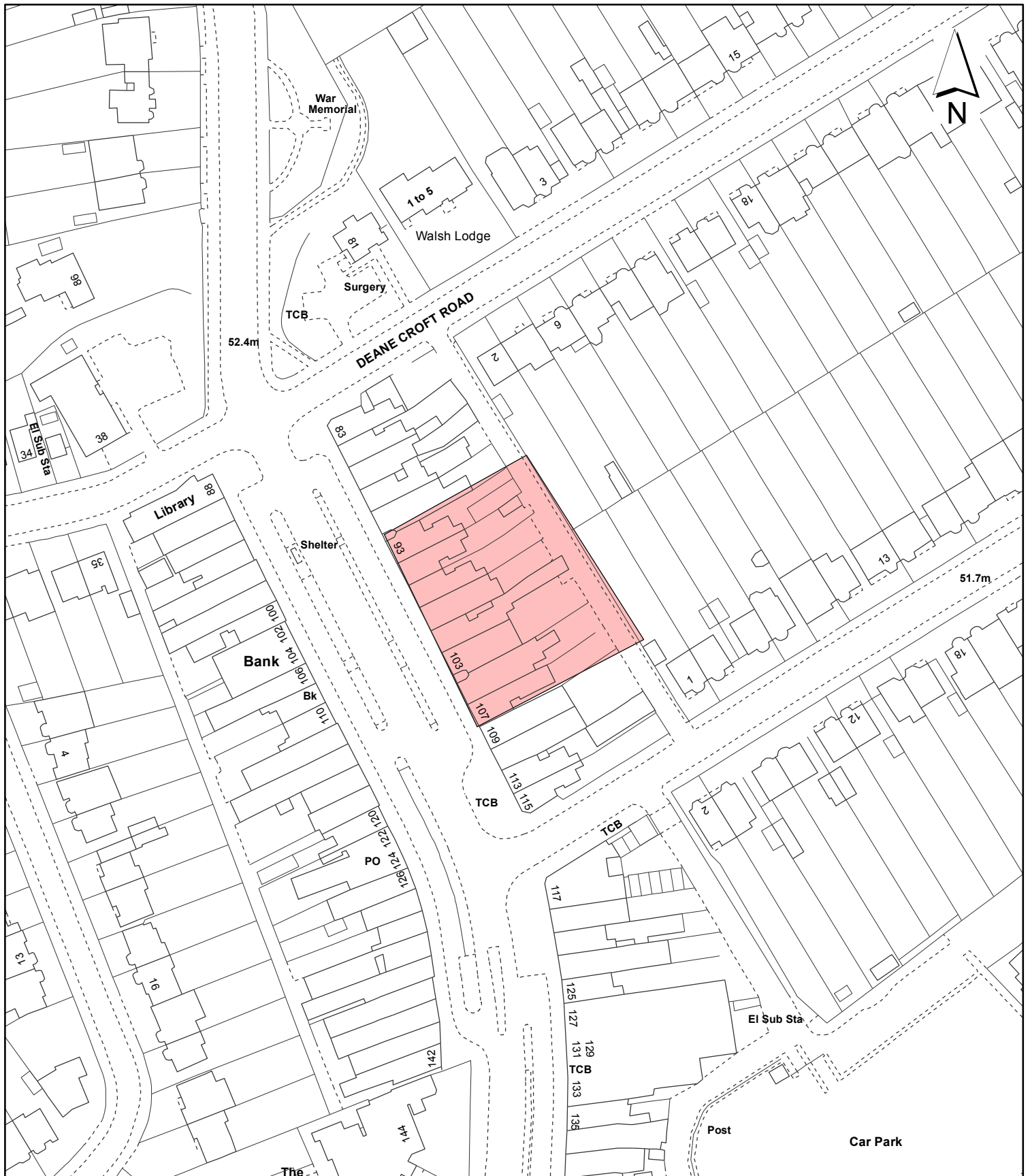
Supplementary Planning Guidance - Noise

Supplementary Planning Guidance - Air Quality

HDAS: Accessible Hillingdon

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land Rear of 93-107 Field End Road  
 Eastcote**

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

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

Planning Application Ref:

**73453/APP/2018/2876**

Scale:

**1:1,250**

Planning Committee:

**North Page 24**

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** NO'S 5 & 6 FIRS WALK AND LAND TO THE REAR OF 25 DENE ROAD  
NORTHWOOD

**Development:** Demolition of 5 & 6 Firs Walk, 6 No. new dwellinghouses with associated car parking, new access arrangements from Foxdell and removal of existing access from Firs Walk at No's 5 & 6 Firs Walk and land to the rear of No. 25 Dene Road (Outline application with some matters reserved)

**LBH Ref Nos:** 73874/APP/2018/2107

**Drawing Nos:** SK.01 H  
SK.02  
101:165  
LP.01

**Date Plans Received:** 06/06/2018                      **Date(s) of Amendment(s):** 14/06/2018  
**Date Application Valid:** 06/06/2018                      06/06/2018

### 1. SUMMARY

The proposal seeks outline permission for the demolition of nos. 5 and 6 Firs Walk and the erection of 6 new dwellings, incorporating part of the rear garden of no. 25 Dene Road. The details for the access to the site and layout have been included; all other matters of landscaping, appearance, scale are reserved for future consideration. Two of the proposed houses sit in garden land to the rear of No.25 Dene Road that falls within the Dene Road Area of Special Local character.

The proposed layout would result in a cramped development that would be harmful to the character and appearance of the street scene and the wider area, including the Dene Road Area of Special Local Character. Although the proposal has included an acceptable access and the provision of a turning head adequate to address highway safety concerns, the proximity of the turning head to the habitable accommodation within the dwelling proposed in plot 1 would result in an unacceptable level of noise and light pollution to the detriment of future occupiers.

For these reasons therefore, it is considered that the proposal falls contrary to a number of adopted Local Plan policies and criteria contained in the Residential Layouts SPD.

The proposed development would constitute a form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area, it is therefore recommended for refusal.

A petition has been submitted against the proposal and the Ward Members have requested the application be called in for a decision by the North Area Committee.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting and layout would result in a

development of the site, which would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the Dene Road Area of Special Local Character character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

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

The proposed layout and access, by reason of the close proximity of the proposed turning head, would be detrimental to the residential amenity of the future occupants of plot 1 by reason of the noise, disturbance and potential light pollution. As such the proposal would fail to comply with Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies 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 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. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is located on the eastern end of Firs Walk, a small single track private road and currently comprises 2 detached two storey properties and their garden space and a section of rear garden of 25 Dene Road. The site area covers approximately 0.28 ha. To the west are nos. 5 and 7 Firs walk and the end of the rear garden of Tormead. To the east is the turning head of the adjacent cul-de-sac Foxdell and the properties nos. 8 and 13. The London School of Theology lies to the south.

The street scene is residential in character comprising larger detached properties of differing designs set within spacious plots. The character of the area is open and green, with the northern sections of the site (the rear garden of no. 25 Dene Road) set within the Dene Road Area of Special Local Character. Aerial photographs of the site show that until



recently there were two well established trees within the garden of no. 6 against the boundary with Foxdell, these have been removed although at the stumps were still visible on the Officer site visit. Two of the proposed houses sit in garden land to the rear of No.25 Dene Road that falls within the Dene Road Area of Special Local character.

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**

The application seeks outline planning permission for the removal of the existing dwellings and the erection of 6 detached dwellings. Details for the access to the site and the proposed layout have been included; all other matters are reserved for future consideration

### **3.3 Relevant Planning History**

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

None.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

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.

H4 Mix of housing units

H12 Tandem development of backland in residential areas

OE1 Protection of the character and amenities of surrounding properties and the local

	area
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
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

34 neighbours and the Dene Road Residents Association were consulted for a period of 21 days expiring on the 5 July 2018. The site notice was erected to the front of the site expiring on 16 July 2018. 19 responses were received raising the following issues:

- Access will be critical and should approval be given due to the limited space on Foxdell we insist the workers and trucks park on site
- The turning head on Foxdell is in use as parking space for residents
- Dene Road and roads that come off there are already quite congested. The increase in traffic generated by the new dwelling would be detrimental to highway safety
- Not in keeping with surrounding area
- Overdevelopment
- Greater noise and pollution
- Disruption due to construction
- Potential damage to Dene Road
- Impact on existing infrastructure
- Plans indicate no trees will be affected, this is because they were cut down just prior to the application being submitted
- Garden grabbing
- Loss of privacy
- The financial situation of the developer on the Companies website is precarious making this a high risk development for delivery
- The proposed design does not harmonise with the existing topography and detracts from amenities currently enjoyed by neighbouring properties
- Proposed layout contrary to design policies
- The application contends there is no established building line Firs Walk as there is on Foxdell. This may be true but does not mean the relationship of the proposal to properties on Firs Walk should be discounted
- Loss of daylight and sunlight
- Some of the land for development does not in fact owned by nos. 5 and 6 Firs Walk. This land is owned by Firs Walk itself and is intended and used as a turning space at the end of Firs Walk
- Dene Road and its subsidiary roads are currently applying for Conservation Area status

- Numerous inconsistencies within the the Design and Access Statement
- Loss of view
- Contravention of Human Rights Act
- No mention of waste storage, collections and recycling arrangements
- No building details for consideration
- The Land Registry documents show the land at the turning head is owned by nos. 11, 13 and 8 Foxdell

Northwood Residents Association - The application is no in keeping with the surrounding area and would cause over-development of the site, with higher levels of traffic and street parking

### **Internal Consultees**

Access Officer - Any approval at this stage should convey that a full submission should ensure compliance with standards for a Category 2 M4(2) home as set out in Approved Documents M to the Building Regulations (2010) 2015.

Trees/Landscaping - No response.

Highways - The site has a PTAL rating of 1 (poor) and therefore encourages a higher dependency on the private motor car.

The proposal is presented in Outline form with details of the principle of access. Parking related aspects and detail are to be determined at a future reserved matters stage.

The existing access to the site from Firs Walk is to be extinguished and a new access formed from Foxdell. The principle for this is considered acceptable and it should be noted that the new access point from the publicly adopted highway (Foxdell) would need to be constructed to an appropriate Council standard under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) at the applicant's expense. The closure of the redundant access from Firs Walk (private in tenure) should also be made good.

The internal layout and arrangement of the new access road within the site envelope would broadly conform to the Department for Transport's (DfT) - Manual for Streets (MfS) (circa 2007) best practice for road and parking layouts were it not for the notable absence of a 'turning head' which is a recommendation under this best practise which highlights that 'for cul-de-sacs longer than 20m, a turning area should be provided to cater for vehicles that will regularly need to enter the street'. As the length of proposed roadway approaches 40m in site width, the submitted design does not conform to this parameter.

Henceforth the recommended practise, based on safety grounds, which encourages and allows vehicles entering and leaving a site envelope in a forward gear is not realised rendering the proposed road layout unacceptable.

The proposal would marginally increase traffic generation from the site as compared to the two existing dwelling units. However peak period traffic movement into and out of the site would not be expected to rise above 3-4 additional vehicle movements during the peak morning and evening hours. Hence this uplift is considered marginal in generation terms and therefore can be absorbed within the local road network without notable detriment to traffic congestion and road safety.

Officer response: A revised plan incorporating a turning head has been provided and the Highways Officer has advised that the new turning head can serve its intended purpose and the highway objection is therefore rescinded.

Environmental Protection - Nuisance from demolition an construction work is subject to control

under the Control of Pollution Act 1974, the Clean Air Act 1993 and Environmental Protection Act 1990.

## **7. MAIN PLANNING ISSUES**

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

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

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

The Mayor's Housing Supplementary Planning Guidance, November 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a community's sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11). The new draft London Plan has not yet reached EIP stage, policies relevant to this application have received substantial objections and therefore the plan is not relevant to consideration of this application.

The new NPPF has removed any direct references to Council's being able to resist inappropriate development of residential gardens, and instead focuses almost entirely on achieving housing growth, however it does emphasize the importance of protecting local distinctiveness in various parts of the document. The local and regional planning policies which emphasize local distinctiveness and protection from garden grabbing proposals are therefore important, albeit they must be balanced against housing growth targets (and the Council is meeting housing delivery targets hence there is not a strong justification to destroy local distinctiveness).

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

The proposed development would impact on the character and appearance of the area, resulting in the loss of an area of undeveloped land that contributes to the character of the

area and the amenities of existing residents that surround the site.

This is particularly apparent with the land to the rear of No.25 Dene Road which sits within an Area of Special local character, where the spacious grounds around houses are part of the character of the area. This area currently forms a break in the built form and an area of private amenity that contributes to the character and appearance of the street scene. This break in built form is considered essential to allow for the prominence of the trees and hedges to remain the dominant visual feature safeguarding the current character of the area. Although the development meets minimum distances to side boundaries, the overall issue is loss of this important verdant parcel of land which is considered to make a very positive contribution to the character and bio-diversity for the surrounding area.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policy BE1 of the adopted Hillingdon Local Plan: Part One Strategic Policies (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (March 2016).

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

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

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers. The proposed development would constitute a form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area.

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

The part of the site currently forming the end of the rear garden of 25 Dene Road lies within the Dene Road Area of Special Local Character. Details of the proposed dwellings are reserved for further consideration at a later stage. It is therefore not possible to fully assess the impact of individual designs on the Area of Special Local Character. However the indicative layout and size of the site are such that the layout would inevitably result in a development which would appear cramped and as described in the principle of development section of this report adversely impact on the character of the area. It is considered that six dwellings is too many for the site and will not enable anything other than token new tree or hedgerow planting.

#### **7.04 Airport safeguarding**

No airport safeguarding issues arise from this proposed development.

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

The site is not located within the Green Belt.

#### **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 (2011) 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 application is in outline form and details of the appearance, landscaping, and scale are reserved, so no details of the proposed design have been provided. The proposed layout indicates the provision of 6 new dwellings, with access from Foxdell. 2 properties would be situated to the north of the road and 4 to the south. The site comprises two existing residential units set in spacious plots and the end of the rear garden of no. 25 Dene Road. The existing dwellings currently align with the style and layout of the neighbouring properties in Firs Walk. The proposed dwellings would align with properties on Foxdell.

The area as a whole is characterised by larger dwellings set within good sized gardens, with the plots to the west along Firs Walk having a width exceeding 16.5m and the properties to the east along Foxdell having plots of at least 14m in width. The layout plan indicates that whilst plots 1 and 2 may be more in keeping in scale with the character of the general street scene, plots 3 to 6 are more densely positioned with plot widths of around 11.3m. The site layout also indicated that the proposed dwellings would be sited forward of the neighbouring properties within Foxdell, but approximately 2m of the adjacent property at no. 13 and approximately 9.5m forward of no. 8. The properties along Foxdell maintain a fairly uniform main building line, which this extension of the cul-de-sac would fail to respect. It is therefore considered that the proposed development would not appear to maintain existing densities or the spaciousness of the area. The proposal would therefore result in a cramped development that would be harmful to the character and appearance of the street scene and the wider area, including the Dene Road Area of Special Local Character. As such it fail to comply with the requirements of Policies BE5, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

Although this application is for outline permission, with only the means of access and layout to be determined at this stage, the site would be capable of accommodating four houses without adversely affecting the amenities of surrounding properties. The layout shows that the nearest houses would be sufficiently remote from adjoining properties with a separation distance in excess of 21m between habitable rooms and 17.5m from rear windows facing a flank wall. Also the proposed dwellings would not compromise a 45 degree line of sight from the nearest habitable windows.

The separation distances would ensure that the proposed houses would not result in any overshadowing or appear unduly dominant from neighbouring properties. As such, the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's 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. No details of the properties

have been submitted although the layout indicates large detached properties that should satisfy the space standards.

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.

HDAS advises that developments should incorporate usable garden space and for a 4+ bedroom house a minimum of 100sqm would be required. The layout plan shows a minimum provision of approximately 100sqm. 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 2 spaces per dwelling.

The proposed plan indicates the provision of a driveway providing a parking space to the front of each of the proposed dwellings. The indicative elevations also show the provision of a garage, giving the required parking provision.

The Highways Officer originally raised concerns over the lack of a turning head on highway safety grounds. Revised plans have been submitted to include a turning head and the Highways Officer has now withdrawn their objection. However the turning head is situated directly in front of and separated by just 1m from the window of the main living accommodation to the front of the dwelling in plot 1. Whilst it is noted that normal traffic movements which pass the front of a dwelling situated close to a road would generate a certain level of noise, the close proximity of the turning head to the dwelling in plot 1 would result in an increased risk of potential noise and light pollution to the detriment of the future occupiers. It is therefore considered that the proposal has failed to demonstrate that an appropriate turning head can be provided.

#### **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 proposal.

#### **7.14 Trees, landscaping and Ecology**

The Council's Landscape Officer has not commented on this proposal as landscaping is a reserved matter not being considered at this stage.. At the time of the Officer site visit there were no notable trees identified on the site although it was apparent that there had been some substantial trees on site as observed from the remaining tree stumps. However as the site is not covered by a TPO or situated within a Conservation Area there would have been nothing to prevent their removal. Any details for suitable planting and landscaping could be assessed with the submission of the reserved matters application.

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

Whilst no detail has been provided at this stage there is ample space on site to provide bin storage.

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

Not applicable to this proposal.

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

Whilst the application site is not located within a flood zone, a condition requiring details of sustainable drainage would be added to any consent granted.

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

Not applicable to this proposal.

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

The concerns raised are noted and the planning issues have been addressed appropriately in the report.

Although the ownership of the land containing the existing turning head is within the owners of the properties in Foxdell, the land forms part of an adopted highway and as such would allow right of access.

#### **7.20 Planning obligations**

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues are raised by this planning application.

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

#### **General**

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

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

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

#### **Planning Conditions**

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



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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

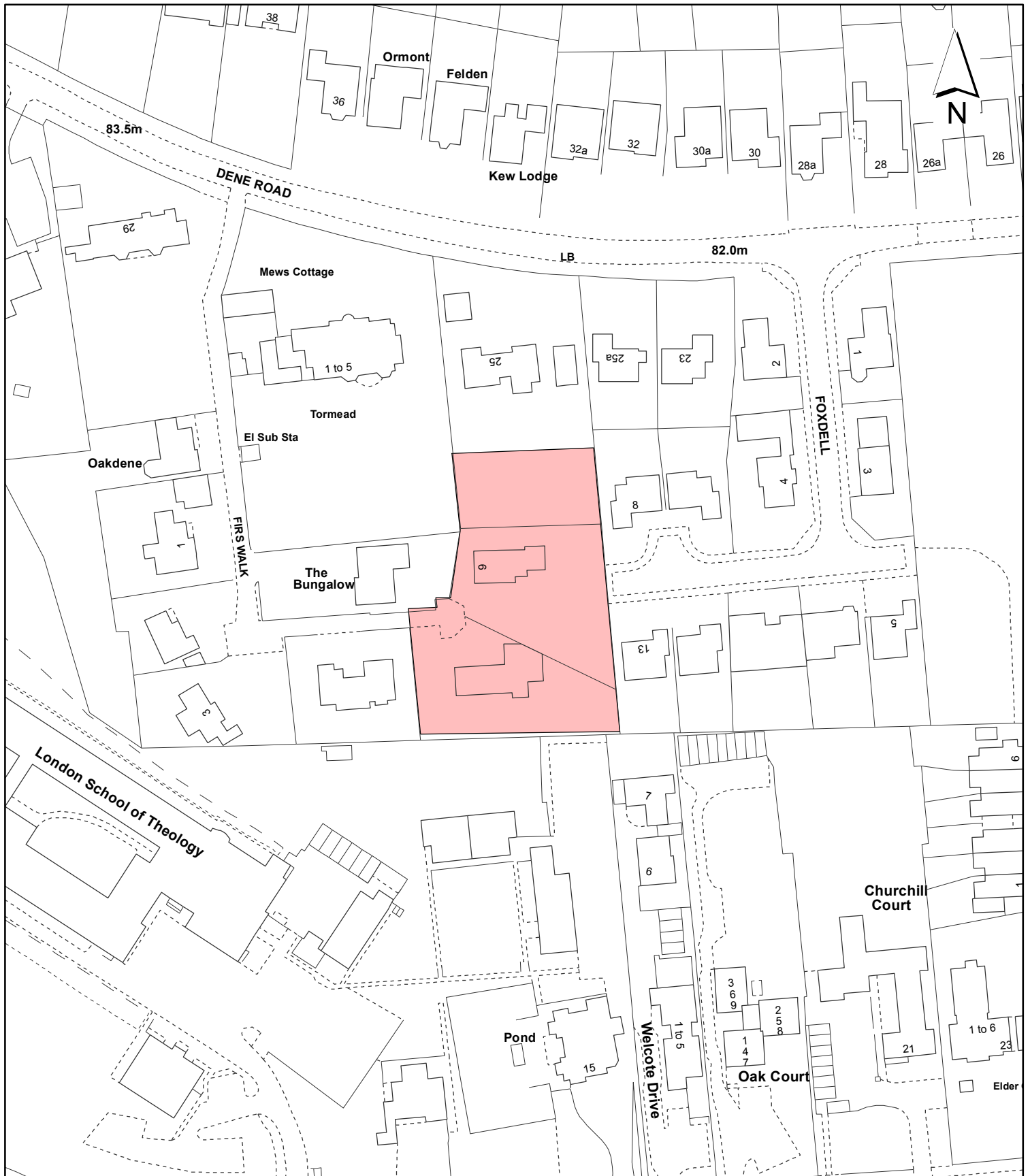
The proposed plans fail to demonstrate that the proposed dwellings could be provided without presenting a visually intrusive and cramped appearance, which would be out of keeping with the character of the street scene and wider area. The proposal has also failed to demonstrate that it can provide adequate access and turning without compromising the amenity of the future occupiers of plot 1. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: The London Plan (2016).

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

NPPF (July 2018)  
London Plan (March 2016)  
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013).

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:  
**No's 5 & 6 Firs Walk  
 and Land to the Rear of 25 Dene Road  
 Northwood**

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

Planning Application Ref:  
**73874/APP/2018/2107**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 37**

Date:  
**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** 14 FERNCROFT AVENUE RUISLIP

**Development:** Demolition of the existing side extension with a smaller single storey side extension

**LBH Ref Nos:** 38007/APP/2018/2736

**Drawing Nos:** 4114/01 Rev A  
Location Plan

**Date Plans Received:** 26/07/2018      **Date(s) of Amendment(s):** 31/10/2018

**Date Application Valid:** 26/07/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is situated in a prominent corner plot on the Northern side of Ferncroft Avenue, at the junction with Pavilion Way. The property is a 2-storey semi-detached dwellinghouse paired with no.1 Pavilion Way. The property has a hipped roof profile and is of a period build with part brick and part white render exterior. The front garden is grass and garden amenity exists to the side and rear. The property benefits from a detached garage to the Western side.

A side extension was built without planning consent which lines up with the front of the house. The unauthorised extension has not been demolished following the appeal. Its siting, height and materials are visually prominent and it detracts from the streetscene.

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

#### 1.2 Proposed Scheme

Planning permission is sought for the demolition of the unauthorised side extension and the erection of a single storey side extension that is set away from the front elevation by 2.85m. This application follows an enforcement notice that was served against the existing side extension.

The extension would project to the side by 1.8m with a depth of 3.9m, it would be characterised by a flat roof with a maximum height of 3m.

#### 1.3 Relevant Planning History

38007/APP/2016/4426      14 Ferncroft Avenue Ruislip  
Single storey side extension (Part Retrospective)

**Decision Date:** 06-03-2017      Refused      **Appeal:**31-JUL-17      Dismissed

#### Comment on Planning History

Planning application ref: 38007/APP/2016/4426 dated 06 March 2017 was refused for the development (part retrospective) of a single storey side extension. Construction of the extension originally commenced on the understanding that it was permitted development. The application was dismissed under appeal ref: APP/R5510/D/17/3175044 (31/07/2017). The Inspector found the extension had an extremely poor relationship with the original architectural composition of the house because it has covered one of the relevant side windows and significantly eroded the symmetry of the important corner feature.

Under appeal ref: APP/R5510/C/17/3181540 on 24 April 2018, the enforcement notice was upheld by the Planning Inspector requiring:

- (i) the demolition and removal of the single storey side extension; and
- (ii) Remove from the Land all materials, debris, plant and equipment associated with requirement.

The works should have been implemented by 31 October 2018, however the applicant is awaiting the outcome of this application before proceeding with the work.

An enforcement officer has commented on this application noting this application is supported as it is an improvement on the existing situation on the proviso that the enforcement notice is adhered to in full. It is not considered that the grant of this planning application would prejudice the outcome of the enforcement notice.

The enforcement team has recommended a planning condition which requires the demolition of the existing (unauthorised) single storey side extension by condition.

A condition along the lines of "within 3 months of the decision notice being issued, demolish and remove the existing (unauthorised) single storey side extension" could be attached to the permission.

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

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- 29th October 2018

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

This application was consulted on between 27-09-2018 and 18-10-2018. Two comments were received to this application which are summarised below:

- Whilst this proposal is a great improvement, there is no lobby separating the kitchen and the downstairs w/c. Does this comply with building regulations?
- It would be better to have an obscured glass window at the front of the extension so that there is not just a wall facing the street - i.e. in the same plane as the front of the house. This would be a more aesthetically pleasing view from the street (even if the extension is set back) as it is likely to be partially visible even if there is a fence. In any event the same type of fence as currently exists may not always remain in place.
- This restoration work is made a priority to enable what the inspector noted was a failure "to harmonise with the architectural composition of the original building at No. 14"

Officer comment: The applicant has provided revised plans which now include a window

on the front elevation. There are no planning objections to the kitchen leading to a downstairs w/c, the applicant is required to ensure the proposed extension complies with building regulations separately.

#### INTERNAL CONSULTEES

There are no specific transport/highway related comments that are relevant to the proposal.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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**

This application is being reported to North Planning Committee due to previous enforcement history at this address. The main considerations in determining this application are the impact of the proposal on the character of the existing property, surrounding area and street scene and upon residential amenity.

Section 4 of the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) states that single storey side extensions should not exceed two thirds of the width of the original dwelling house.

The side extension is proposed to have a width of 1.8m which would be approximately a quarter of the width of the original house. The height of the extension would not exceed 3m and the depth of the extension is proposed to be 3.9m. The proposed side extension has been set away from the front boundary by 2.35m. The proposed extension would accommodate an enlarged kitchen and a small w/c at ground floor level.

It is considered the proposal would appear subordinate. The setback from the front elevation by 2.35m would not harm the architectural composition of the house when viewed from the street. Given its position on a corner, the proposal would not result in the closure of the gap between the properties and would be a significant improvement on the existing situation and addresses the issues raised in the appeal. The proposal would comply with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The extension is proposed to be set in by approximately 1m from the boundary and would face the neighbouring garage of No.16 Ferncroft Avenue, it is considered that the proposal would have an acceptable level of impact on neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.

Approximately 100 square metres of private amenity space would be retained following the development which would be sufficient for the occupiers of the dwelling. Therefore, the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The parking would not be impacted by the proposal.

This application is an improvement on the existing situation, the grant of planning consent under this application would not prejudice the extant enforcement notice setting of the property and this application is therefore recommended for approval.

## 6. **RECOMMENDATION**

**This application is recommended for approval subject to condition.**

### **1 NONSC Non Standard Condition**

Within 3 months of this decision, the development hereby approved shall be implemented, including the demolition of the existing single storey side extension, unless otherwise agreed in writing by the local planning authority.

#### **REASON**

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 4114/01 Rev A.

#### **REASON**

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



**3** HO4 Materials

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

**REASON**

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

**4** HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (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 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 (2012)

**INFORMATIVES**

**1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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** 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** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## Standard Informatives

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

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building

or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

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

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

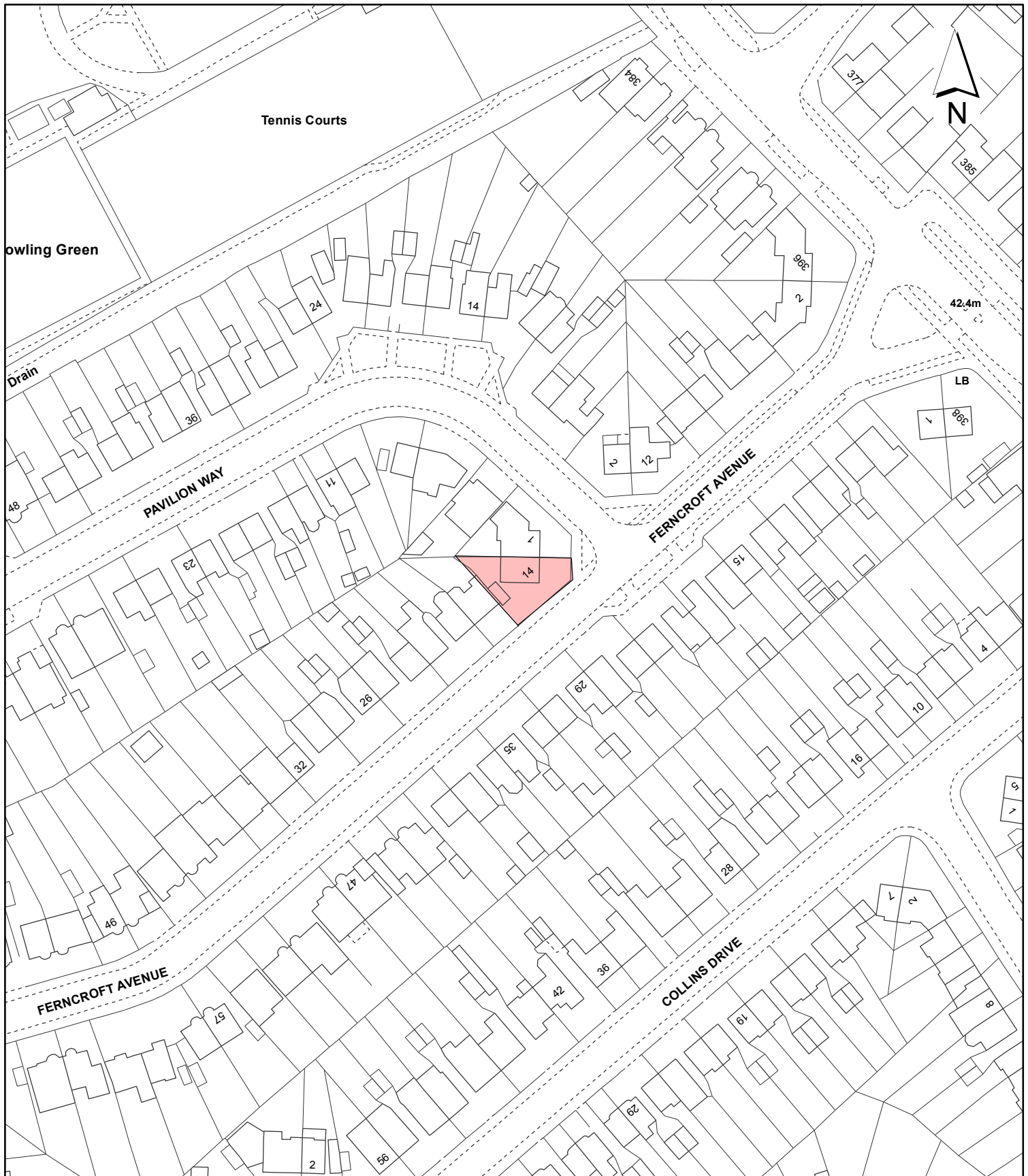
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Zenab Haji-Ismael

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**14 Ferncroft Avenue  
 Ruislip**

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

Planning Application Ref:

**38007/APP/2018/2736**

Scale:

**1:1,250**

Planning Committee:

**North Page 47**

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** BLACKFORD PUMPING STATION MOORHALL ROAD HAREFIELD

**Development:** Erection of detached kiosk building to contain water tanks and switch board with extension to the existing bunded area

**LBH Ref Nos:** 56044/APP/2016/3790

**Drawing Nos:** 161585-SOI-001  
Design and Access Statement  
J1409-CV-D02-S01-Rev.A Sheet 1 of 1  
J1396-CV-D01-S01-Rev. A Sheet 1 of 1  
WO\_01819 - Overview Sheet 1 of 1  
Environment Agency Flood Risk Map  
Habitat and Protected Species Site Assessment Report  
Desktop Flood Risk Assessment

**Date Plans Received:** 12/10/2016                      **Date(s) of Amendment(s):**

**Date Application Valid:** 29/11/2016

### 1. **SUMMARY**

This application is being reported to North Planning Committee as it involves the development of a new building within the Metropolitan Green Belt. This application seeks planning permission for a pumping station. The surrounding area comprises buildings and apparatus to facilitate the treatment and storage of drinking water. The proposed kiosk due to its siting and scale is considered not to have a greater impact on the openness of the Metropolitan Green Belt and is considered acceptable subject to a planning condition requiring a flood action plan.

### 2. **RECOMMENDATION**

**Approval subject to a condition.**

#### 1            HH-T8            **Time Limit - full planning application 3 years**

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            OM1            **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

#### 3            NONSC            **Non Standard Condition**

Notwithstanding the submitted details and approved plans, the development hereby permitted shall operate in accordance with a detailed flood action plan which includes but is not limited to:

- flood warning and evacuation procedures for occupants and users of the site;
- details of safe access/egress arrangements; and
- a plan indicating a safe route for the occupants and users away from the source of flooding.

REASON: To build in resistance and resilience in managing, reducing and mitigating the effects of flood risk following guidance in the National Planning Policy Framework.

## INFORMATIVES

1

HS2 Ltd advise whilst they have no specific comments to make on the application, given the close proximity of the site to HS2 limits, it would be advisable for the applicant to follow the continued progress of the HS2 programme at: <https://www.gov.uk/government/organisations/high-speed-two-limited> as it moves towards the delivery and construction phase.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is located to the south of Moorhall Road. To the east is the Grand Union Canal and to the west is Savay Lake and the River Colne. The site is accessed off Moorhall Road. The site is located within Flood Zone 2 and the Metropolitan Green Belt (MGB).

### 3.2 Proposed Scheme

The proposal seeks to provide a kiosk to facilitate the treatment of drinking water. The proposed kiosk would measure 5.09m x 4.09m with a maximum height of 2.06m. The kiosk would be made of galvanised steel. The proposed kiosk would come forward in an area of existing hardstanding.

### 3.3 Relevant Planning History

56044/APP/2001/431      Blackford Pumping Station Moorhall Road Harefield

INSTALLATION OF A 25 METRE TELECOMMUNICATION MAST, 6 ANTENNAS, 4 DISHES A  
AUXILLARY EQUIPMENT

**Decision:** 07-09-2001    ALT

### Comment on Relevant Planning History

## 4. Planning Policies and Standards



## UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE34 Proposals for development adjacent to or having a visual effect on rivers
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- BE13 New development must harmonise with the existing street scene.
- OE1 Protection of the character and amenities of surrounding properties and the local area

### 5. Advertisement and Site Notice

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

### 6. Consultations

#### External Consultees

The application was consulted on between 04-01-2017 and 25-01-2017.

No comments or objections were received.

#### Internal Consultees

Flood Water Management (Summary)

The flood risk officer commented on the application and noted a flood action plan is required.

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

The principle of providing a small kiosk building to be used in association with the existing buildings and apparatus to facilitate the treatment and storage of drinking water, ancillary engineering and apparatus is considered acceptable.

#### 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

The site is located in the MGB. Section 13 of the NPPF deals with the protection of Green Belt. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The proposal seeks to provide a kiosk which would measure 5.09m x 4.09m with a maximum height of 2.06m. The proposed kiosk is to be used in association with existing apparatus and infrastructure to facilitate drinking water. It is considered that the kiosk is considered to be limited infilling of previously developed land that due to its very limited height, size and position, would not have greater impact on the openness of the Green Belt than the existing development which comprises buildings and apparatus of a considerable size. The development therefore falls within exception (g) under paragraph 145 of the NPPF (2018).

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

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 (November 2012) seek to ensure that new development complements or improves the character and amenity of the area.

The proposed kiosk would measure 5.09m x 4.09m with a maximum height of 2.06m. The kiosk would be made of galvanised steel. The proposed kiosk would come forward in an area of existing hardstanding. Given the modest size of the kiosk and the fact that it is set back from the public highway, the proposal is in keeping with its surroundings and therefore considered acceptable.

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

Policies OE1, of the adopted Hillingdon Local Plan: Part 2 (November 2012) require a consideration of potential changes of use on the amenity enjoyed by adjoining and neighbouring residential properties. The nearest residential units are situated approximately 400m from the site, as such, this application is unlikely to harm to amenity of nearby residential occupiers by virtue of noise and privacy.

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

Not applicable to this application.

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

The application site is accessed off Moorhall Road via secure gated access which is only

available to limited personnel from Affinity Water. The proposal is unlikely to result in an increase in trip generation or a highways safety. The car parking and layout is proposed to remain as existing.

**7.11 Urban design, access and security**

Security

This site is only accessible to limited personnel and existing security arrangements are proposed to remain in place for this development.

**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**

The application site is located within flood zone 2. The flood risk officer has commented on the application and noted that a detailed flood action plan would need to be in place prior to the operation of the pumping station.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

Not applicable.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

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

the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

The proposed kiosk due to its siting and scale is considered not to have a greater impact on the openness of the Metropolitan Green Belt and is therefore acceptable subject to a planning condition requiring a flood action plan.

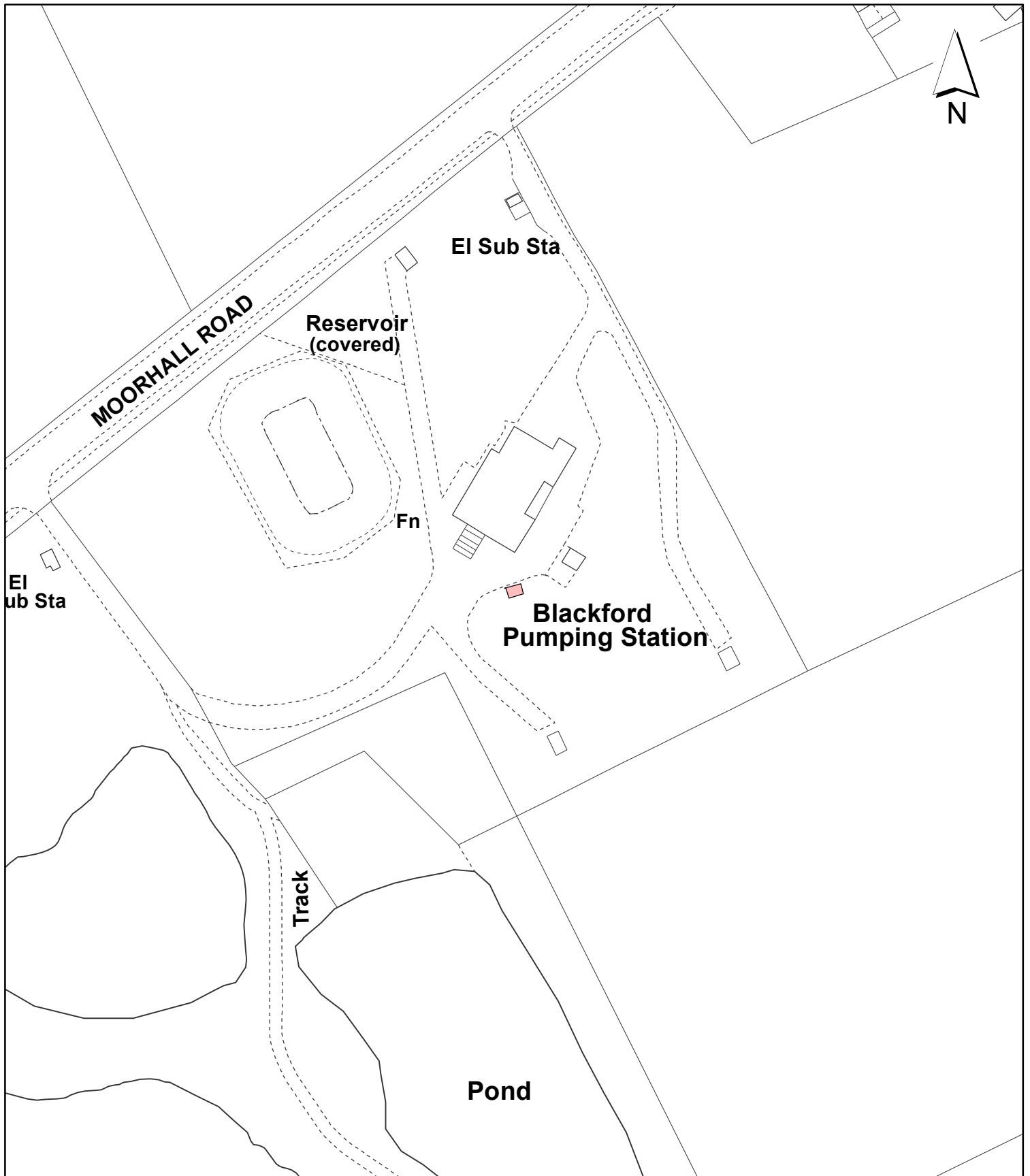
#### **11. Reference Documents**

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

National Planning Policy Framework (2018)

**Contact Officer:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Blackford Pumping Station  
 Moorhall Road  
 Harefield**

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

Planning Application Ref:

**56044/APP/2016/3790**

Scale:

**1:1,250**

Planning Committee:

**North** Page 56

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** SHEPHERDS HILL FARM NORTHWOOD ROAD HAREFIELD

**Development:** General purpose agricultural building with associated hardstanding and soft landscaping.

**LBH Ref Nos:** 15963/APP/2018/1666

**Drawing Nos:** Design & Access Statement  
2474/3.A  
2474/1.A  
2477/2.B

**Date Plans Received:** 23/04/2018                      **Date(s) of Amendment(s):** 23/04/2018

**Date Application Valid:** 24/05/2018

### 1. **SUMMARY**

The proposal is for the erection of 1 agricultural building within the Green Belt.

An accompanying report suggests that the development would not negatively impact upon the Green Belt, in relation to the design and landscaping proposed. It is recognised that such buildings can be considered appropriate in the Green Belt. The use of the building has been confirmed by the agent via email, and is intended to be used as storage of equipment for the farm as well as hay storage. The buildings are sensitively sited which reduced their impact upon the openness of the Green Belt.

The proposal has been amended as requested, to be placed closer to the other agricultural buildings on the site. The proposed agricultural building will be located to the front (North Eastern) corner. Furthermore, surrounding residential occupiers would not be adversely affected by the proposals and an area of tree planting would assist with screening the structures. The proposed building will be open on one side and house

The application is recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            COM3            **Time Limit**

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

#### REASON

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

#### 2            COM4            **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2474/1.A, 2474/3.A and 2477/2.B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**3 COM7 Materials (Submission)**

The development shall be constructed in box section steel cladding and roofing BS 12B27 unless approved in writing by the Local Planning Authority. Thereafter the development shall be retained as such.

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 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 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 greater than [ 'insert' ] square meters of floor space (as shown on plan reference 'insert' ) shall be used only for the display and sale of goods which are stored and manufactured to the premises.

REASON

To protect the vitality and viability of town and local centres in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (2016) and the National Planning Policy Framework

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

Prior to the commencement of the superstructure a landscape scheme shall be 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
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

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)

**6 RES15 Sustainable Water Management (changed from SUDS)**

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

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

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

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

**INFORMATIVES**

**1 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.

## **2            I3                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **3            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).

## **4            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.
BE21	Siting, bulk and proximity of new buildings/extensions.
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.22	(2016) Land for Food
LPP 7.4	(2016) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF3	NPPF - Supporting a prosperous rural economy
NPPF9	NPPF - Protecting Green Belt land
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
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL2	Green Belt -landscaping improvements

## **5            I6                    Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower

you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

## **6 170 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 relates to land directly to the South East of Northwood Road located on a small farm holding in the open countryside in Harefield. The existing holding contains a single storey brick built bungalow set under a pitched roof with a reasonable sized garden. The area to the front is covered in hardstanding providing ample off-street parking. To the immediate East is a modest size detached single storey garage, brick built and set under a hipped roof which is approximately half the the height of the bungalow. Further to the North East are a number of larger farm buildings. To the immediate South East is the amenity space and open countryside. The farm is served by a private hard standing access route.

It is not explained what agricultural activity is undertaken at the site as a whole, but no numbers of animals were evident, nor any crop other than grassland was evident. There are a number of agricultural vehicles and items present in the open.

The overall street scene is rural and the application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The proposal is to erect a general purpose agricultural building towards side of the farms main building, next to all the other agricultural buildings. The footprint of the proposed building is approximately 54 sq.m. The proposal would be situated at the end of the other agricultural buildings, and will be served by an extended hardstanding.

The building would be traditionally constructed with a steel portal frame, with external vertical cladding and roofing of steel sheeting in an olive green colour. This colour suits the surrounding area. The agricultural building is proposed to have a length of 9 m and an overall width of 6 m. The Western elevation would have a 0.6 m high concrete walling. The ridge height is proposed at 4.4 m with eaves at 3.66 m high. The use of this building has not been specifically stated in association with the agricultural use of Shepherds Hill Farm.

The proposed building would be set towards the Eastern boundary. The hardstanding access would extend along the Eastern boundary, and measure a width of 4 m at minimum. The proposal involves soft landscaping around the edges, planting indigenous deciduous and evergreen species, as well as reinforcing the existing hedgerows.

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

15963/AB/91/2060          Shepherds Hill Farm Northwood Road Harefield  
Erection of a new bungalow (involving demolition of existing house)

**Decision:** 02-07-1993    Approved

15963/AD/94/1993          Shepherds Hill Farm Northwood Road Harefield  
Erection of a bungalow (involving demolition of existing house)

**Decision:** 10-05-1995    Approved

15963/AF/96/1752          Shepherds Hill House Northwood Road Harefield  
Renewal of planning permission ref. 15963Y/91/804 dated 13/12/91; Erection of a timber framed building for classroom

**Decision:** 28-01-1997    ALT

15963/AG/98/1375          Shepherds Hill Farm Northwood Road Harefield  
Details of materials in compliance with condition 2 of planning permission ref.15963AD/94/1993 dated 10/05/95; Erection of a replacement bungalow

**Decision:** 04-11-1998    Approved

15963/APP/2002/411          Shepherds Hill Farm Northwood Road Harefield  
REPLACEMENT OF EXISTING DETACHED OUTBUILDING

**Decision:** 12-06-2002    Approved

15963/APP/2006/345          Shepherds Hill House Northwood Road Harefield  
RENEWAL OF TEMPORARY PLANNING PERMISSION REF.15963/AF/96/1752 DATED 28/01/1997: ERECTION OF A TIMBER FRAMED BUILDING FOR USE AS A CLASSROOM.

**Decision:** 13-03-2006    Withdrawn

15963/APP/2006/788          Shepherds Hill House Northwood Road Harefield  
USE OF TIMBER CLASSROOM AS A CHILDRENS' DAY NURSERY.

**Decision:** 19-10-2006    Approved

15963/APP/2017/1866          Shepherds Hill Farm Northwood Road Harefield  
Prior notification of agricultural building

**Decision:** 17-07-2017    Refused

15963/APP/2018/398          Land Adj. To Shepherds Hill Farmhouse Northwood Road Harefield

Detached, 2-bed bungalow with associated amenity space

**Decision:** 11-04-2018 Refused

15963/C/79/0963 Shepherds Hill Farm Northwood Road Harefield  
Standing of a caravan.

**Decision:** 21-01-1980 ALT

15963/D/80/0177 Shepherds Hill Farm Northwood Road Harefield  
Formation of access (P)

**Decision:** 08-05-1980 Approved

15963/K/83/1010 Shepherds Hill Farm Northwood Road Harefield  
Continued standing of a caravan for an agriculture worker.

**Decision:** 06-08-1984 NFA

15963/M/84/1788 Shepherds Hill Farm Northwood Road Harefield  
Conversion into a school residential unit. App by GLC for deemed p/p under TCP general rep 19

**Decision:** 02-04-1985 NO

15963/PRE/2004/63 Shepherds Hill Farm & House Northwood Road Harefield  
T P PRE-CORRES: CHANGE OF USE

**Decision:**

15963/X/88/0049 Shepherds Hill Farm Northwood Road Harefield  
Change of use from redundant agricultural building to light industrial and residential.

**Decision:** 29-09-1989 Approved

15963/Y/91/0804 Shepherds Hill House Northwood Road Harefield  
Erection of temporary timber framed classroom and resiting of existing timber shed

**Decision:** 13-12-1991 ALT

15963/Z/91/0313 Shepherds Hill Farm & House Northwood Road Harefield  
Details of parking/surfacing, elevations, means of enclosure, trees/landscaping and drainage in compliance with conditions 5,6 and 12 of planning permission ref. 15963X/88/49 dated 29.9.89;  
Change of use of redundant barn and stables to dwelling and craft workshop

**Decision:** 06-08-1991    Approved

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

The site has an extensive planning history most of which is not directly relevant to this application. However, of note is the refusal in 2017 for prior approval for a similar building in a similar position.

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

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

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

Part 1 Policies:

- PT1.BE1        (2012) Built Environment
- PT1.EM2       (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6       (2012) Flood Risk Management
- PT1.EM7       (2012) Biodiversity and Geological Conservation
- PT1.EM8       (2012) Land, Water, Air and Noise

Part 2 Policies:

- BE13            New development must harmonise with the existing street scene.
- BE21            Siting, bulk and proximity of new buildings/extensions.
- LPP 7.16        (2016) Green Belt
- LPP 7.19        (2016) Biodiversity and access to nature
- LPP 7.22        (2016) Land for Food
- LPP 7.4         (2016) Local character
- NPPF1          NPPF - Delivering sustainable development
- NPPF10         NPPF - Meeting challenge of climate change flooding coastal
- NPPF3          NPPF - Supporting a prosperous rural economy
- NPPF9          NPPF - Protecting Green Belt land
- 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
- OL12            Development of agricultural land
- OL13            Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- OL2             Green Belt -landscaping improvements

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Neighbouring occupiers were consulted via letter dated 29.05.18 and a site notice was issued which expired on 28.06.18.

By the end of the consultation period one letter of objection was received, reading as follows:

This is a Green Belt site and the proposed Agricultural building and hardstanding is very large. There is no information within the application that indicates the use and need of the proposed building and why it should be sited at the far end of the field and not near to the existing farm buildings. No special circumstances have been submitted by the applicant to support these points. It therefore constitutes inappropriate development within the Green Belt and we request refusal.

### Internal Consultees

#### TREES & LANDSCAPING OFFICER

The site is occupied by a smallholding located to the North-East of Harefield Village situated to the South-East of Northwood Road. Most of the existing buildings are clustered near the road with open fields extending southwards.

The fields are bounded by hedgerows with occasional trees. There are no TPO's or Conservation Area designations affecting the trees. The site lies within the Green Belt - a designation which seeks to retain the openness of the countryside and prevent inappropriate development.

The proposal is to install an agricultural building (9.0 metres long x 6.0 metres wide x 4.4 metres to the ridge) in the South-West corner of the field. The information about the existing boundary planting is sketchy and it is not known whether the siting of the barn will have any impact on nearby trees. - The barn should be located outside the root protection area (RPA) of the nearest trees, as defined by BS5837:2012. If you are minded to approve this application a condition should be imposed to ensure that the trees / hedgerow is protected and the barn sited outside the RPA.

The colour of the barn should also be conditioned to ensure that any visual impact within the Green Belt is minimised.

No objection subject to conditions COM8, COM9 (part 1 (to include the colour of the building), 2 and 5) and COM10.

Given that the proposed building is not located near any trees officers do not consider that landscaping conditions are justified in this case.

#### URBAN DESIGN & CONSERVATION

This is a modern agricultural building constructed of modern materials, a steel portal frame and clad with profiled steel sheeting in an olive green finish. Although not a traditional building, it is entirely typical of modern barn construction and acceptable within its context.

The proposed scale of the building is not enormous for a modern agricultural building and with an increase in the density of planting within the hedgerow and the field dividing the building from the locally listed buildings, I do not consider that the proposal would have such a detrimental impact on the locally listed buildings as to object.

RECOMMENDATION: No objection on conservation grounds.

## **7. MAIN PLANNING ISSUES**

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

The NPPF at paragraph 79 advises that Green Belts are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 89 of the NPPF defines inappropriate development within the Green Belt, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which includes buildings for agriculture and forestry.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policy OL1 which states that agriculture is an appropriate use in the Green Belt.

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.

The proposal therefore represents appropriate development, as the agent has confirmed this building will be used as general storage of agricultural machinery, hay & straw, (for livestock in other buildings on the holding.) It will not be used for the housing of livestock.

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

Not applicable to this scheme.

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

The proposed general purpose agricultural buildings would not be likely to affect any archaeological remains, the application site is not located within or on the fringes of a conservation area or an area of special local character and there are no listed buildings nearby. As such, no heritage assets would be affected by the proposal.

### **7.04 Airport safeguarding**

No airport safeguarding issues are raised by this application.

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

The agricultural building would represent an appropriate development within the Green Belt, the proposed development due to the siting, location and relationship to the main dwelling would not impact upon the openness of the Green Belt.

The general purpose building proposed would be located close to the field boundary, and is proposed to be screened by the soft landscaping to be planted. The building has been amended to be sited to the Eastern corner of the farm, ensuring that the building is not over 130 m away from the main dwelling as was previously. All other existing agricultural buildings used by the occupiers of Shepherds Hill Farm are located in close proximity to the main dwelling, towards the Eastern boundary, approximately 20 m away. As such the proposed building has been amended to be sited next to this cluster. The agent has been asked to justify the need for an agricultural building and the use of this building. The agent has responded as follows:

"As its description implies the building will be used for the general storage of agricultural



machinery, hay & straw, ( for livestock in other buildings on the holding.) It will not be used for the housing of livestock."

"In relation to the external hardstanding which is on the 'open' side of the building this has an important and practical value providing a hard operating surface upon which tractors and other vehicles collecting and delivering machinery and bulk products may manoeuvre. Without such a hard surface this area would quickly become a 'mud bath', particularly considering the nature of the clay subsoil in this area, with the risk of damaging soil structure and interfering with drainage of a much larger area."

The proposed building would not look out of place or detract from its otherwise natural surroundings. As a result, the overall character of this area would thus be safeguarded and would retain its open, rural and countryside appearance. The email has justified the need for the hardstanding and the agricultural building. The amendments to the plans has overcome concerns regarding the siting of the building in relationship with the rest of the farm.

Therefore, it is considered that the scheme would assist in supporting the openness of the wider Green Belt, in compliance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP policies (November 2012).

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

This has been considered in Section above.

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

The nearest residential property to the proposed agricultural buildings would be The barns. The rear elevation of this property would be sited over 35 m from the nearest part of the farm building and the view of the proposed building would be largely screened by the mature hedgerow along the field boundary, which would be further enhanced by the soft landscaping proposed.

It is considered that the proposal would not result in a material loss of amenity to any surrounding property in this rural location.

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

Not applicable to this development.

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

Not applicable to this development.

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

The relevant planning considerations are dealt with elsewhere in this report.

#### **7.12 Disabled access**

Not applicable to this development.

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

Not applicable to this development.

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

Trees and Landscaping

The proposal involves a series of soft landscaping. These are stated in the Design and Access Statement as follows: the reinforcement of the existing hedgerow around the site using indigenous, deciduous and evergreen species to provide more depth and cover. The Trees/Landscape specialist does not have any objections subject to the conditions mentioned elsewhere in the report.

**7.15 Sustainable waste management**

Not applicable to this development.

**7.16 Renewable energy / Sustainability**

Not applicable to this development.

**7.17 Flooding or Drainage Issues**

No drainage issues are considered to arise from the proposed development.

**7.18 Noise or Air Quality Issues**

Not applicable to this development.

**7.19 Comments on Public Consultations**

Discussed in another section.

**7.20 Planning Obligations**

The proposed buildings would not generate any requirement for a S106 contribution and would not be Council CIL liable, although they would be Mayoral CIL liable.

**7.21 Expediency of enforcement action**

**7.22 Other Issues**

There are no other planning issues raised by this application.

**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 principle in terms of the location and potential impacts of the proposed development on the character of the surrounding area have been considered and found to conform to national, strategic and local adopted policies.

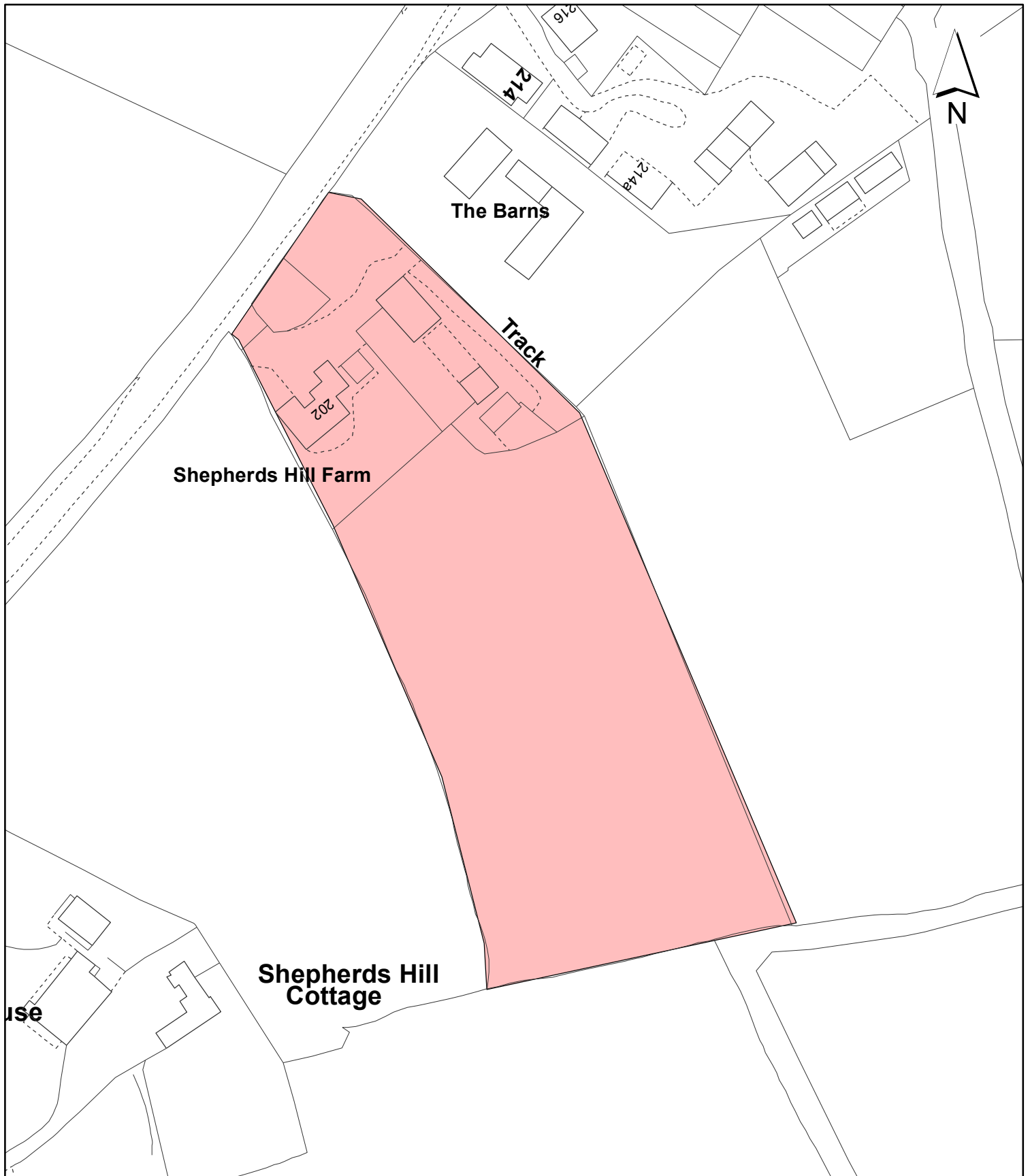
Therefore, the application is recommended for approval.



### **11. Reference Documents**

NPPF (March 2012)  
Planning Practice Guidance (March 2014)  
The London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
Consultation Responses

**Contact Officer:** Nurgul Kinli

**Telephone No:** 01895 250230



<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p align="center"><b>Shepherds Hill Farm Northwood Road Harefield</b></p>		<p align="center"><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
<p>Planning Application Ref:</p> <p align="center"><b>15963/APP/2018/1666</b></p>	<p>Scale:</p> <p align="center"><b>1:1,250</b></p>		
<p>Planning Committee:</p> <p align="center"><b>North</b> Page 70</p>	<p>Date:</p> <p align="center"><b>November 2018</b></p>		

# Plans for North Applications Planning Committee

Wednesday 14th November  
2018



HILLINGDON  
LONDON



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

**Address** LAND REAR OF 93-107 FIELD END ROAD EASTCOTE

**Development:** Erection of two storey building to include 4 x 2 bed self contained flats with associated parking and amenity space, involving demolition of existing outbuildings

**LBH Ref Nos:** 73453/APP/2018/2876

**Date Plans Received:** 03/08/2018

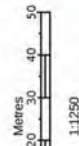
**Date(s) of Amendment(s):**

**Date Application Valid:** 13/08/2018





N 97, Field End Rd, Pinner  
HA5 1QG



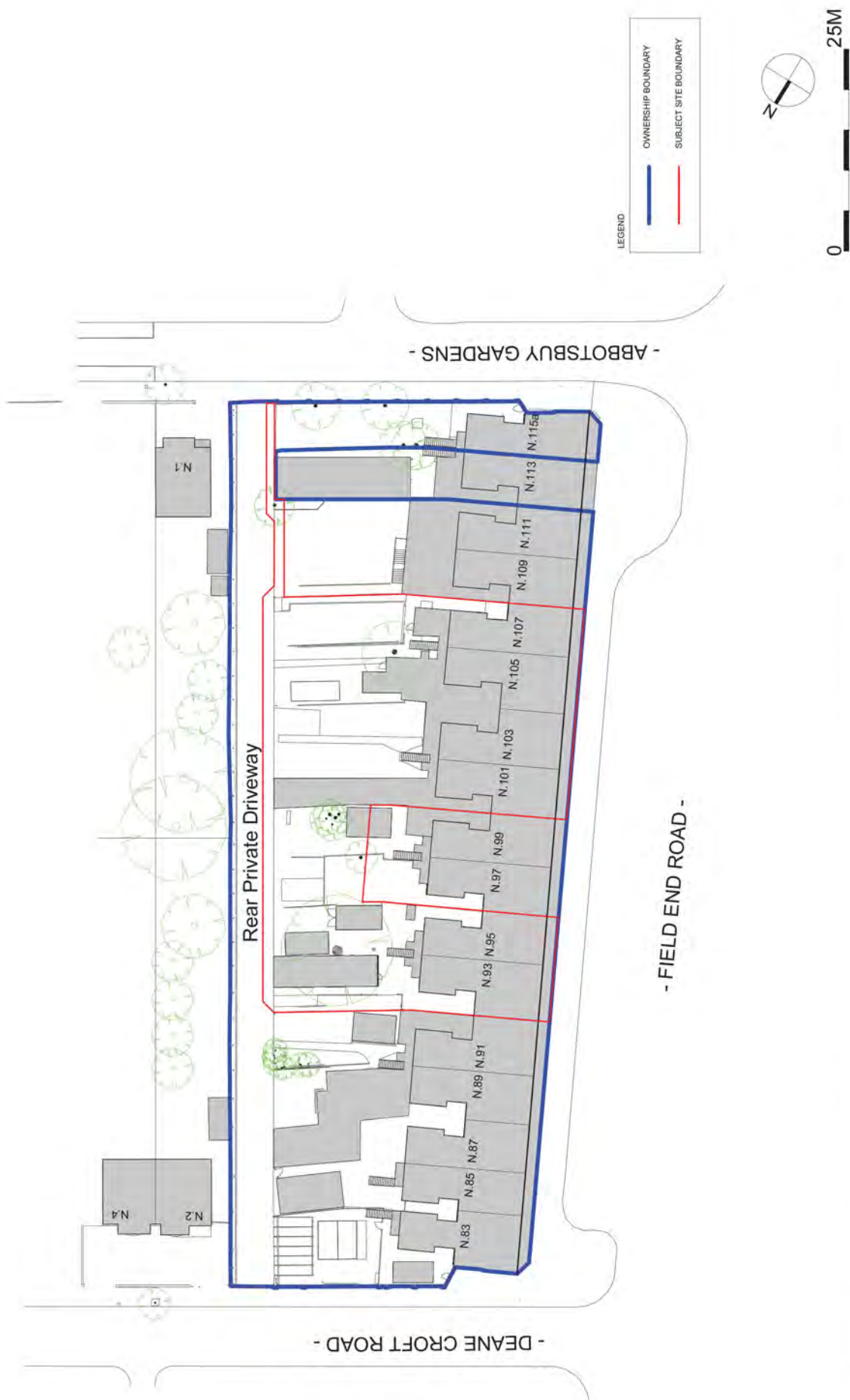
- Ownership Boundary
- Subject Site

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Order Licence Reference: O1773901  
Centre coordinates: 510992.188030

	<b>Project title</b> Field End Road Residential Development	<b>Project number</b> 140827	<b>Project name</b> 93-95/101-107 Field End Road, Eastcote, Hillingdon, HA5 1QG	<b>Sheet name</b> Location Plan
	<b>Client</b>	<b>Date</b> 23 July 2018	<b>Scale</b> 1:1250 @ A3	<b>PP-001</b>
		<b>Drawn by</b> LG	<b>Checked by</b> JB	<b>Planning Application</b>



Client **LCP**

Project title  
Field End Road  
Residential Development

Sheet name  
**Site Plan - Existing**

Project number 140827  
Date 23 July 2018  
Drawn by LG  
Checked by JB

Scale 1:500 @ A3

83-95/101-107 Field End Road,  
Eastcote, Hillington, H45 1QG  
**Planning Application**

PP-010

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Client **LCP**

Project title  
 Field End Road Residential Development

Sheet name  
 Site Plan - Proposed

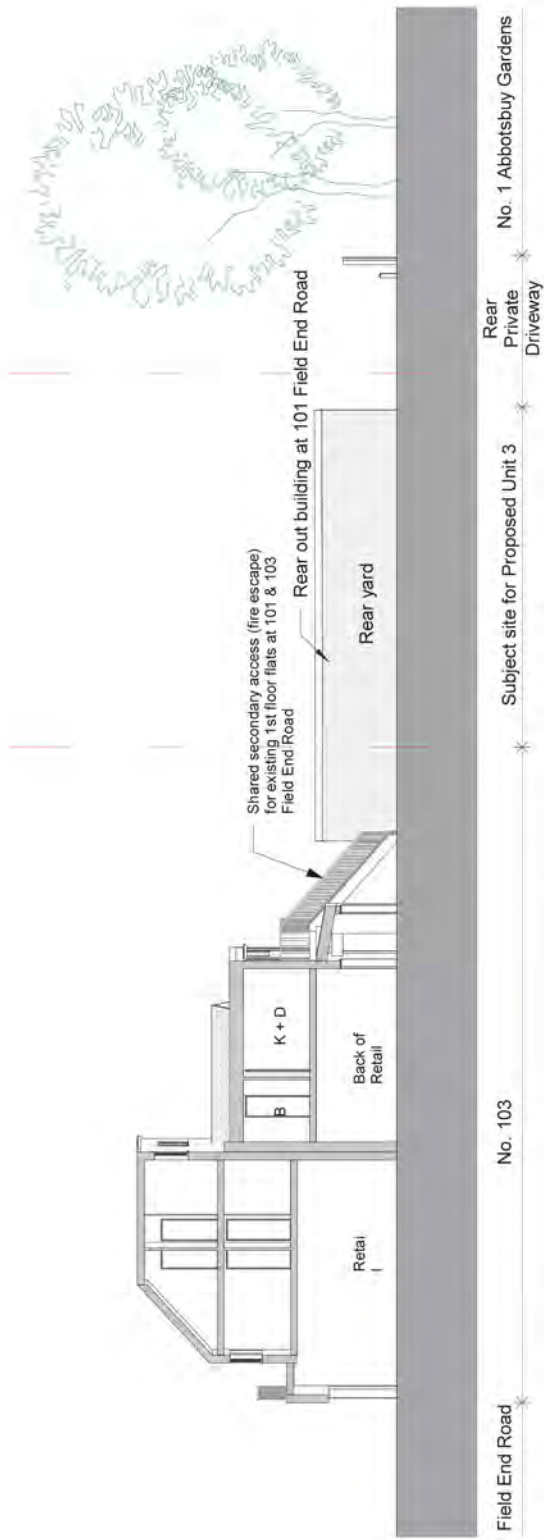
Project number 140827  
 Date 23 July 2018  
 Drawn by LG  
 Checked by JB

88-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG  
 Planning Application

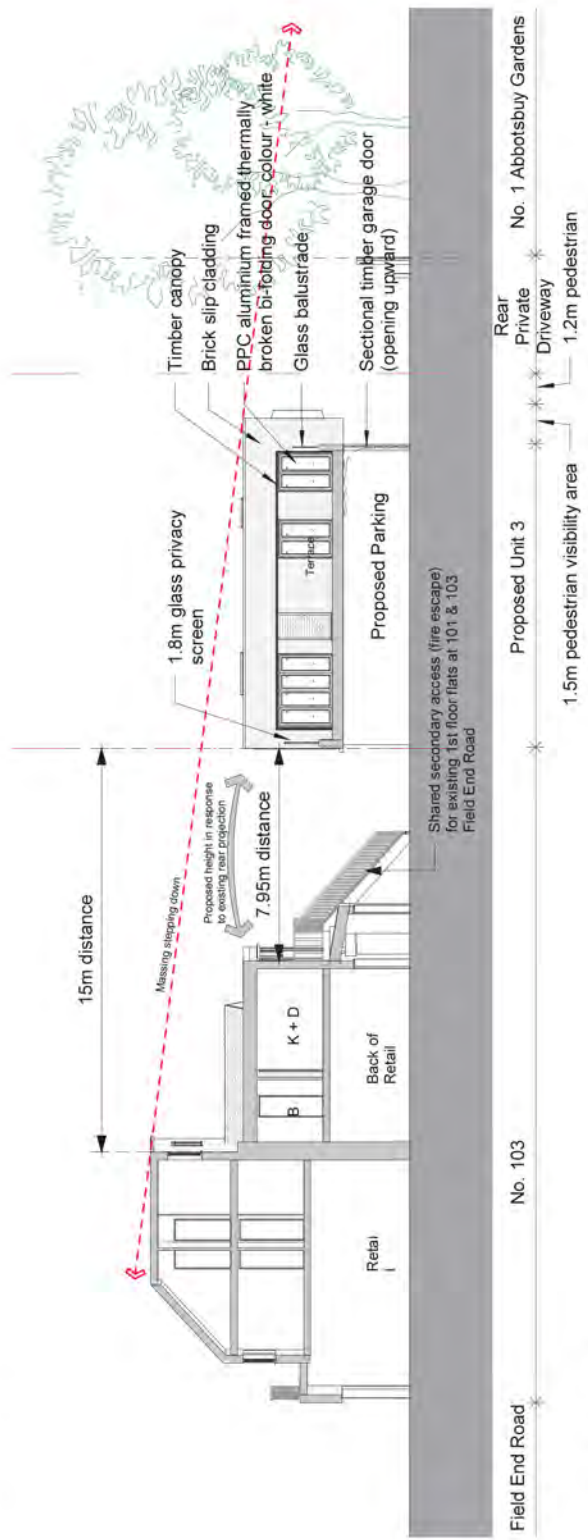
PP-110

Scale 1:500 @ A3

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1 Site Section - Existing  
1:200 @ A3



2 Site Section - Proposed  
1:200 @ A3



Client: **LCP**

Project title: **Field End Road Residential Development**

Sheet name: **Site Section - Existing & Proposed**

Project number: 140827  
Date: 23 July 2018  
Drawn by: LG  
Checked by: JB

Scale: 1:200 @ A3

PP-130

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Client: **LCP**

Project title: **Field End Road Residential Development**

Sheet name: **Ground Floor Plan - Existing**

Project number: 140827  
 Date: 23 July 2018  
 Drawn by: LG  
 Checked by: JB

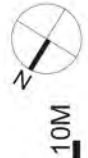
Scale: 1:200@A3

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Rear Private Driveway

PP-020

PP-130



0 10M

FIELD END ROAD

Client



Project title  
 Field End Road  
 Residential Development

Sheet name

First FloorPlan - Existing

Project number

140827

Date

23 July 2018

Drawn by

LG

Checked by

JB

93-95/101-107 Field End Road,  
Eastcote, Hillingdon, H45 1QG

Planning Application

PP-012

Scale

1:200 @ A3





Rear Private Driveway

FIELD END ROAD

	Project title <b>Field End Road Residential Development</b>	Sheet name <b>Second Floor - Existing</b>	Project number 140827	Project number 140827
	Client <b>LCP</b>	Field End Road Residential Development	Second Floor - Existing	Date 23 July 2018
			Drawn by LG	Drawn by LG
			Checked by JB	Checked by JB
			Scale 1:200 @ A3	Scale 1:200 @ A3

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PP-013

83-95/101-107 Field End Road,  
Eastcote, Hillingdon, H45 1QG  
Planning Application



FIELD END ROAD

	Project title <b>Field End Road Residential Development</b>	Sheet name <b>Roof Plan - Existing</b>	Project number 140827	Project number 140827
	Client <b>JAIA</b> www.jai-a.com	Field End Road, Eastcote, Hillington, H45 1QG	Planning Application	Date 23 July 2018
			Drawn by LG	Checked by JB
			Scale 1:200 @ A3	Scale 1:200 @ A3



**VISUAL SPRAY**

Current rear private driveway is part of private land falls within site ownership boundary. This is not for public use and not 'highway' categorically. Only limited car access for private use will be allowed.

1.5m width pedestrian visibility splay zone will be provided and this area is kept clear of pedestrian movements by introducing bollards at both ends. Furthermore, proposed extra wide (4m wide) garage doors will fully open upwards to provide clear vision for drivers to have reasonable clear vision for safe driving within the application site.

Proposed Parking Space for New Residential Unit (1.5 per unit)

Proposed Parking Space for Existing Retail and Residential Units (1 per unit)

Proposed Bin Store for New Residential Unit

Proposed Bicycle Store for New Residential Unit

**Traffic Control**

This section of the driveway will be controlled to accommodate vehicle travelling in one direction at any one time. Priority to oncoming traffic signs could be installed at either end of the development so that the drivers know to wait in an area

**PARKING SPACE PROVISION**

Total 6 new parking spaces provided for 4 residential units (highlighted as green and yellow spaces), therefore the scheme is compliant with council's requirement (1.5 per unit, total 6.0 spaces).

**REFUSE & BICYCLE STORE**

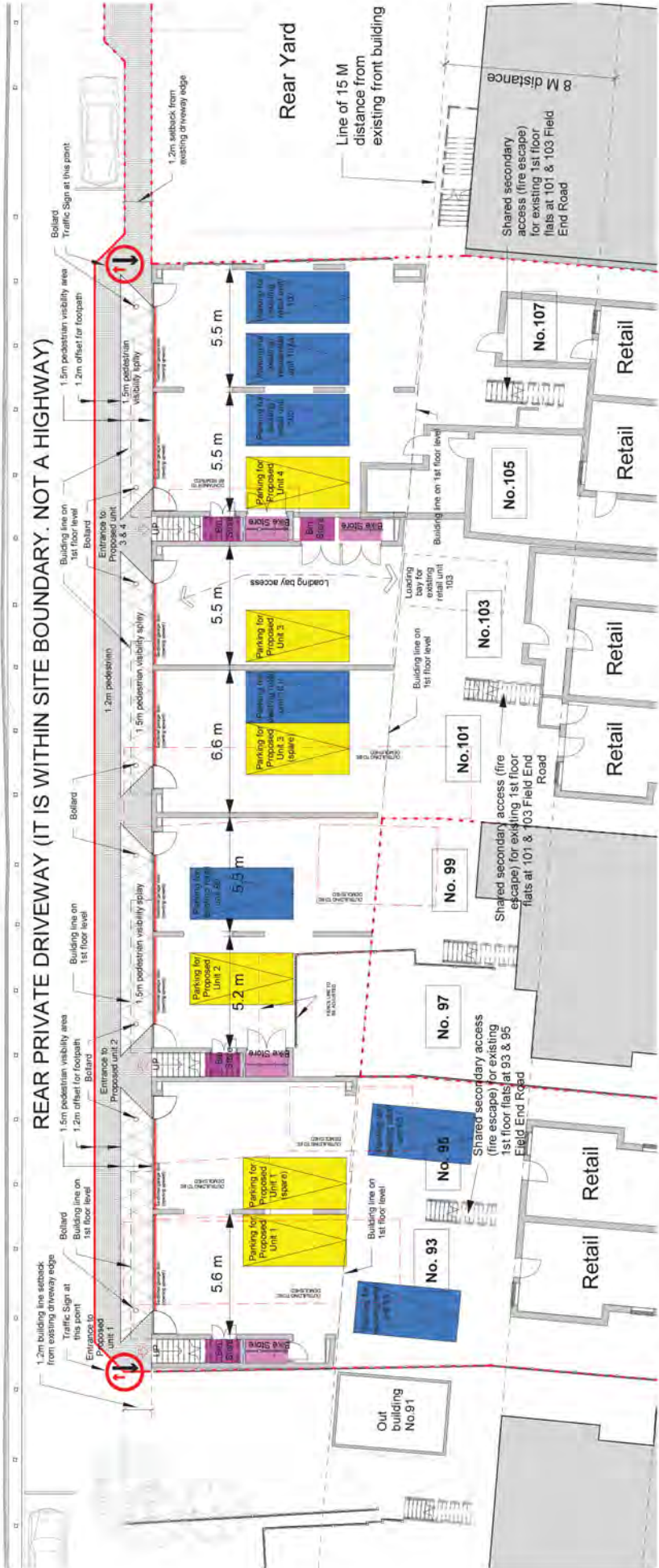
Refuse bins will be pulled outside on the pavement for collection. Spaces allowed for Land fill, Food waste and recycle. Bicycle stores are located within the undercroft with secured door. 1 per unit provided

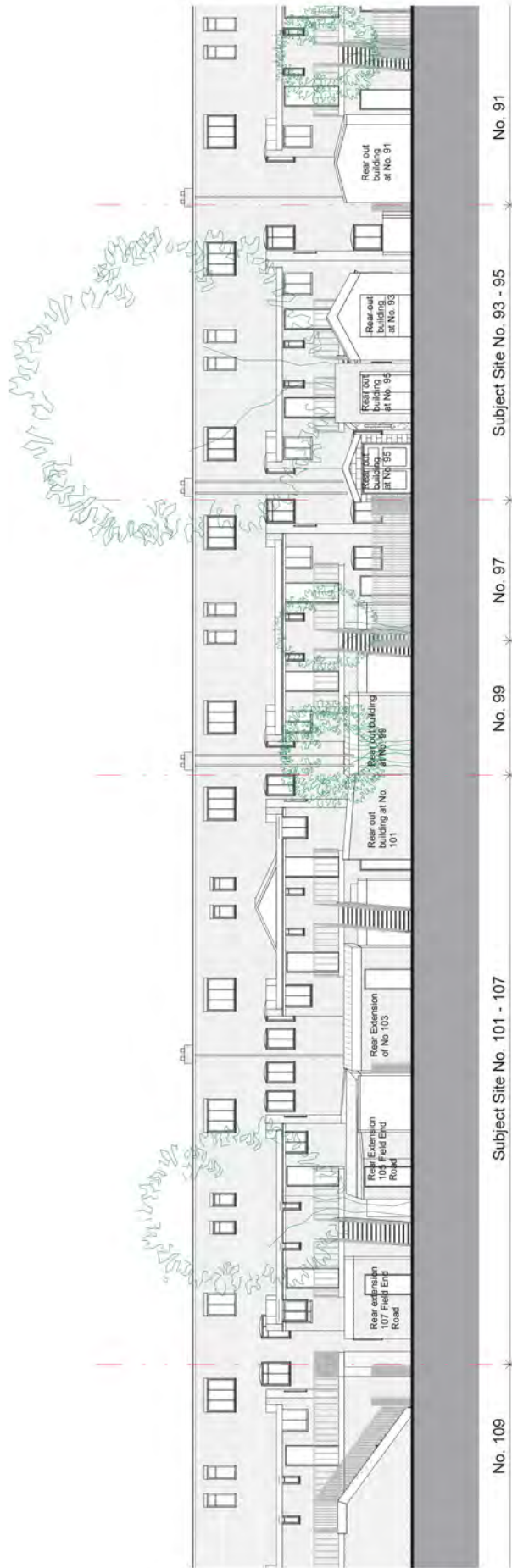


Rear Garden of 2 Deane Croft Road

1 Abbotsbuy Gardens

**REAR PRIVATE DRIVEWAY (IT IS WITHIN SITE BOUNDARY. NOT A HIGHWAY)**





No. 109 Subject Site No. 101 - 107 No. 99 No. 97 No. 95 Subject Site No. 93 - 95 No. 91

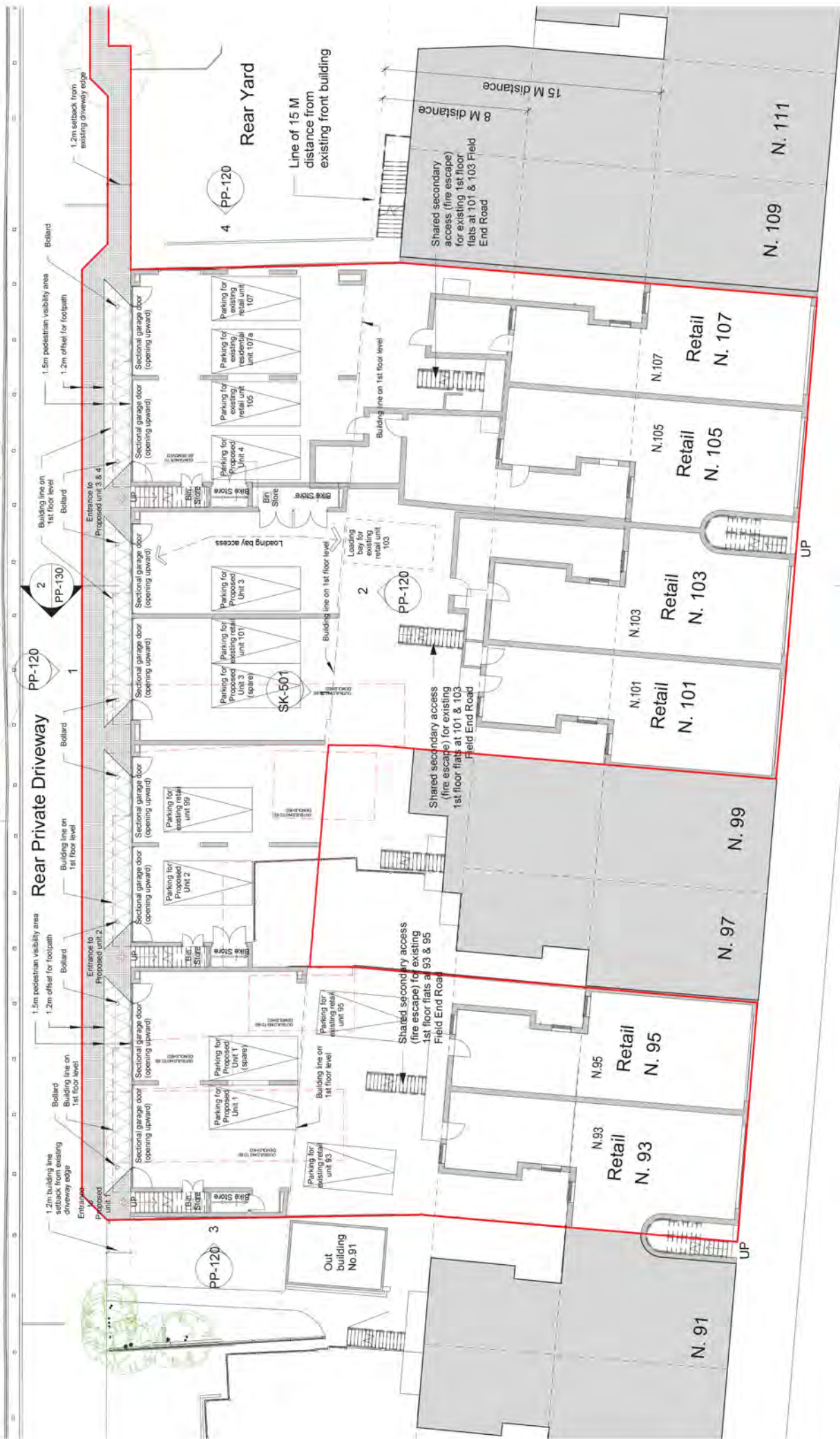
Rear Yards of No. 99 & No. 97 as part of Subject Site



<b>LCP</b> Client	Project title <b>Field End Road Residential Development</b>	Sheet name <b>Rear Private Driveway Elevation - Existing</b>	Project number 140827	Project number 140827
	Project title <b>Field End Road Residential Development</b>	Sheet name <b>Rear Private Driveway Elevation - Existing</b>	Date 23 July 2018	Date 23 July 2018
			Drawn by LG	Drawn by LG
			Checked by JB	Checked by JB
			Scale 1:200 @ A3	Scale 1:200 @ A3

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Client: **LCP**

Project title: **Field End Road Residential Development**

Project number: 140827

Date: 23 July 2018

Drawn by: LG

Checked by: JB

Scale: 1:200@A3

Sheet name: **Ground Floor Plan - Proposed**

93-95/101-107 Field End Road, Eastcote - Hillington, H45 1QG

Project number: 140827

Date: 23 July 2018

Drawn by: LG

Checked by: JB

Scale: 1:200@A3

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Rear Garden of 2 Deane Croft Road

1 Abbotsbury Gardens



Rear Private Driveway

FIELD END ROAD

Client **LCP** Project title **Field End Road Residential Development** Sheet name **First Floor Plan - Proposed**

Project number 140827 Project title **PP-112** Scale 1:200 @ A3

Date 23 July 2018 Drawn by LG Checked by JB

93-95/101-107 Field End Road, Eastcote, Hillingdon, H45 1QG **Planning Application**

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Rear Private Driveway

FIELD END ROAD

Client **LCP** Project title **Field End Road Residential Development** Sheet name **Roof Plan - Proposed**

Project number 140827 Date 23 July 2018 Drawn by LG Checked by JB Scale 1:200@A3

93-95/101-107 Field End Road, Eastcote, Hillingdon, H45 1QG **Planning Application**

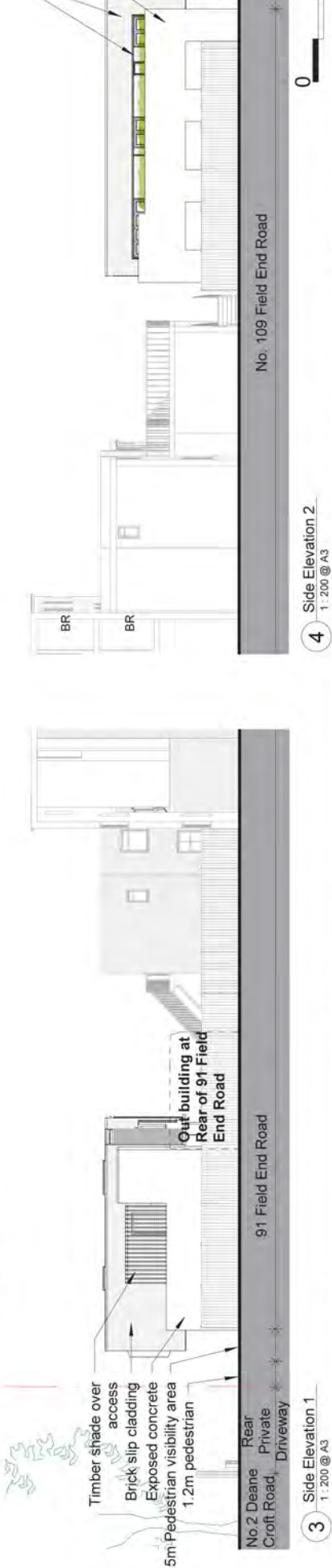
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1 Rear Private Driveway Elevation  
1:200 @ A3



2 Court Yard Elevation  
1:200 @ A3



3 Side Elevation 1  
1:200 @ A3

4 Side Elevation 2  
1:200 @ A3

Client **LCP** Project title **Field End Road Residential Development** Sheet name **Elevations - Proposed**

Project number 14027 Date 23 July 2018 Drawn by LG Checked by JB Scale 1:200 @ A3

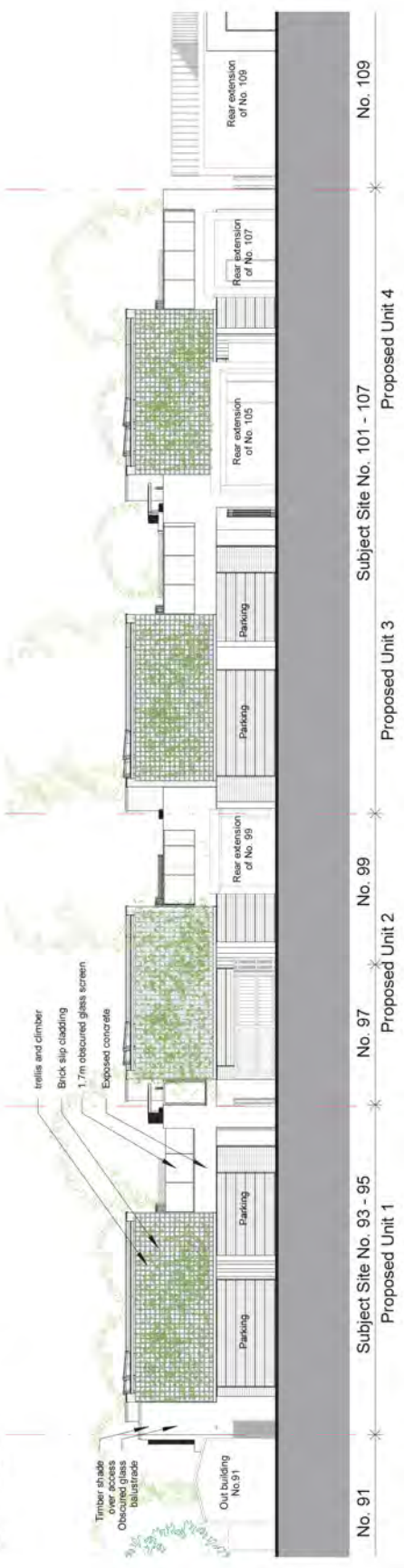
93-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG **PP-120** Planning Application

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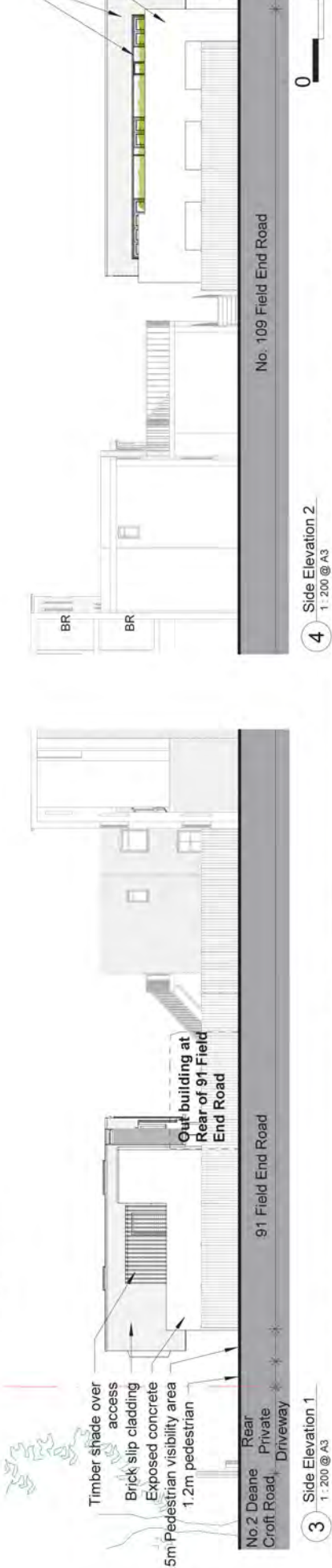




1 Rear Private Driveway Elevation  
1:200 @ A3



2 Court Yard Elevation  
1:200 @ A3



3 Side Elevation 1  
1:200 @ A3

4 Side Elevation 2  
1:200 @ A3

Client **LCP**

Project title **Field End Road Residential Development**

Sheet name **Elevations - Proposed**

Project number **140827**

Date **23 July 2018**

Drawn by **LG**

Checked by **JB**

Scale **1:200 @ A3**

Application **PP-120**

Planning Application

93-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG

Project number **140827**

Date **23 July 2018**

Drawn by **LG**

Checked by **JB**

Scale **1:200 @ A3**

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UNSAFE, DERELICT, ILLEGAL PARKINGS, DUMPED RUBBISHES



HARMONISED HIGH QUALITY RESIDENTIAL AREA, CONTROLLED, SECURED



EXISTING REAR PRIVATE DRIVEWAY VIEW



PROPOSED REAR PRIVATE DRIVEWAY VIEW

Client



Project title  
Field End Road  
Residential Development

Sheet name  
Comparison-Proposed and  
Existing

93-95/101-107 Field End Road, Eastcote, Hillingdon, HA5 1QG	Project number 140827
Planning Application	Date 23 July 2018
	Drawn by TK
	Checked by JB

PP-006

Scale  
1:50 @A3

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Unit Schedule (GIA)			Amenity Schedule		
Unit Number	Occupancy	Area (Sq.m)	Area (Sq.ft)	Area (Sq.m)	Area (Sq.ft)
Unit 1	2B3P	68.1 m <sup>2</sup>	733 ft <sup>2</sup>	Unit1 Amenity	38.1 m <sup>2</sup> 410 ft <sup>2</sup>
Unit 2	2B3P	66.1 m <sup>2</sup>	712 ft <sup>2</sup>	Unit2 Amenity	44.4 m <sup>2</sup> 478 ft <sup>2</sup>
Unit 3	2B4P	72.6 m <sup>2</sup>	782 ft <sup>2</sup>	Unit3 Amenity	47.4 m <sup>2</sup> 510 ft <sup>2</sup>
Unit 4	2B4P	75.8 m <sup>2</sup>	816 ft <sup>2</sup>	Unit4 Amenity	56.8 m <sup>2</sup> 612 ft <sup>2</sup>
Grand total: 4		282.7 m <sup>2</sup>	3,043 ft <sup>2</sup>	Grand total: 4	186.8 m <sup>2</sup> 2,010 ft <sup>2</sup>

Unit Size:  
Compliant with London  
Plan Housing  
Standards Policy  
Transition Statement  
(min. 65 sq.m for 3p,  
70 sq.m for 4p)

Amenity Size:  
Compliant with  
HDAS guidance  
(min. 25 sq.m)



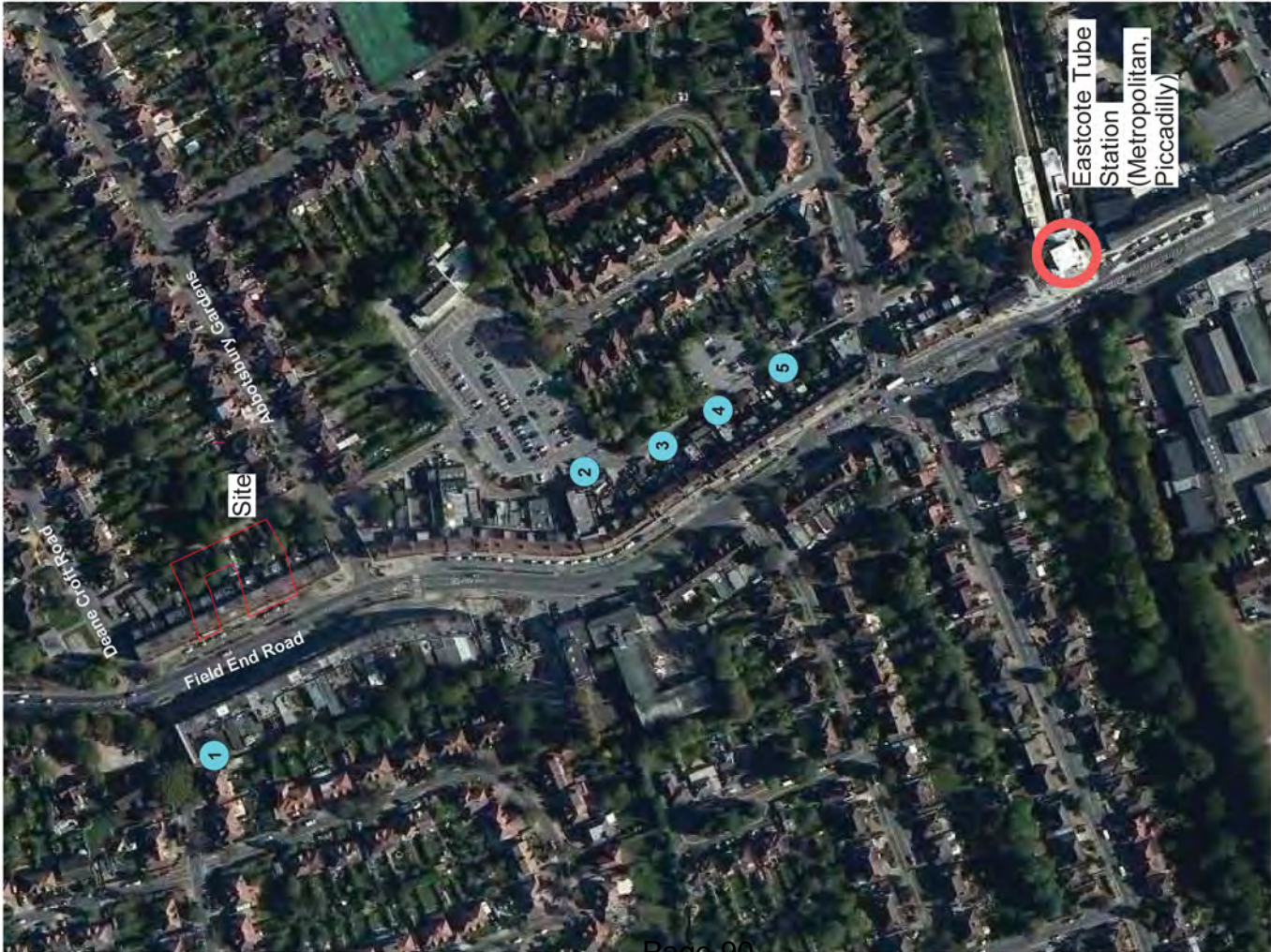
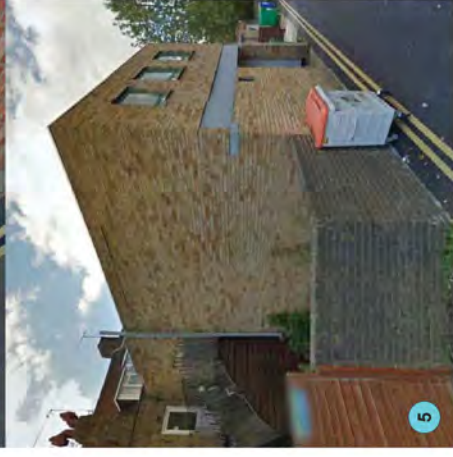
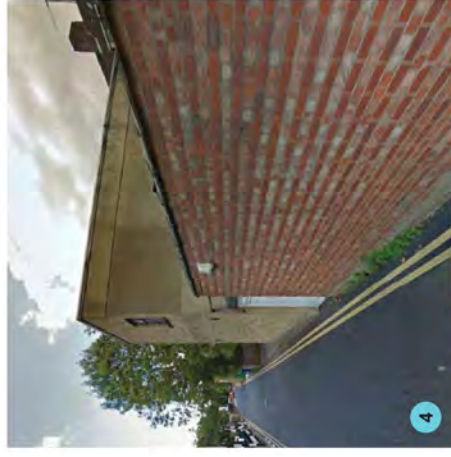
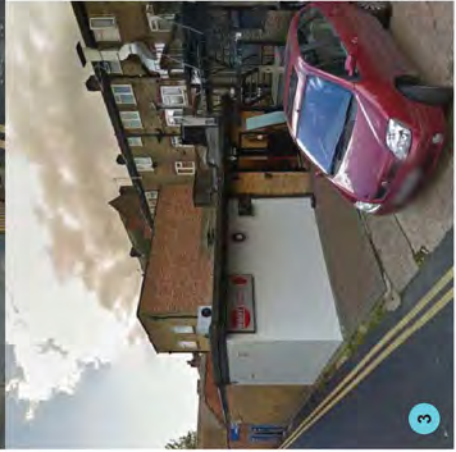
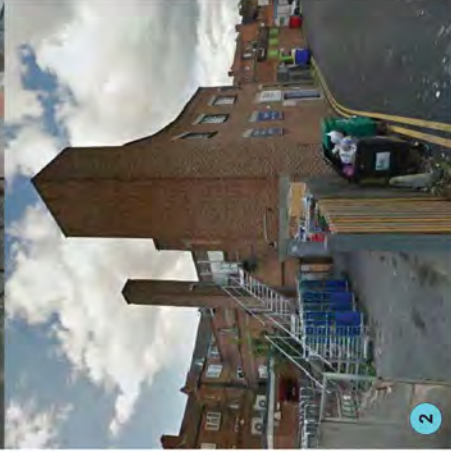
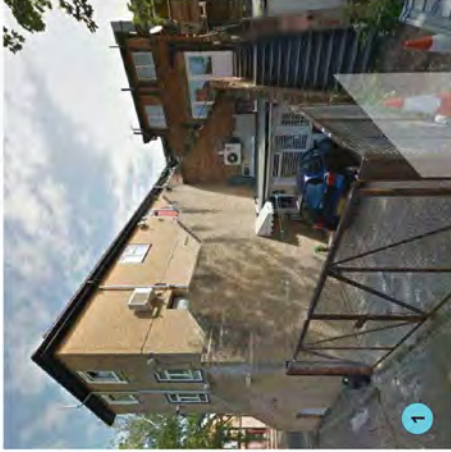


## CONTEXT ANALYSIS

In the surrounding area, patterns of 2-3 storey rear developments are observed reflecting discouragingly low density & high demands around Eastcote tube station.

Unfortunately these developments are random and unthoughtful, unsurprisingly fail to add any architectural & urban quality to the area.

The proposed scheme is aiming to not only provide much needed quality living space but also deliver a building design which is considerate, respectful and compliment the surrounding.





## DAYLIGHT AND SUNLIGHT

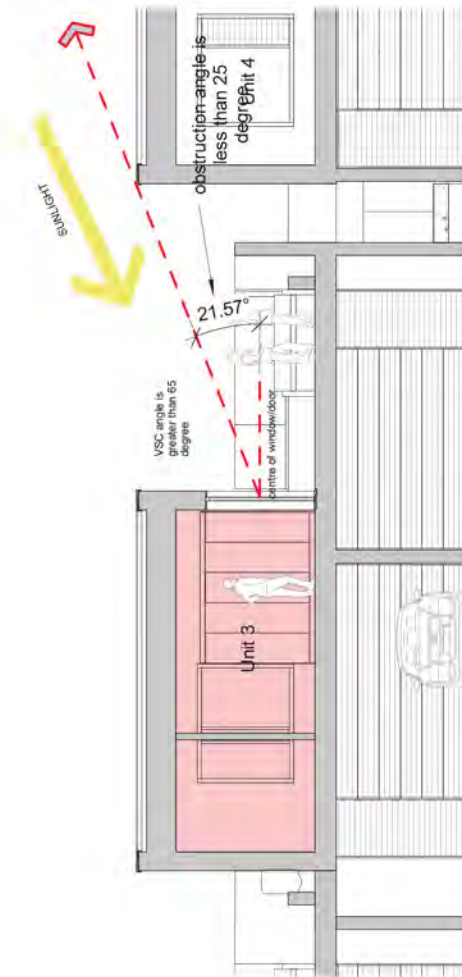
During the pre-app consultation, concerns raised regarding daylight and sunlight to the proposed units.

All three units and associated amenity are facing south with clear view to the sky. All habitable rooms will have large sliding folding glazed doors which allow very good level of sun & daylight throughout the year.

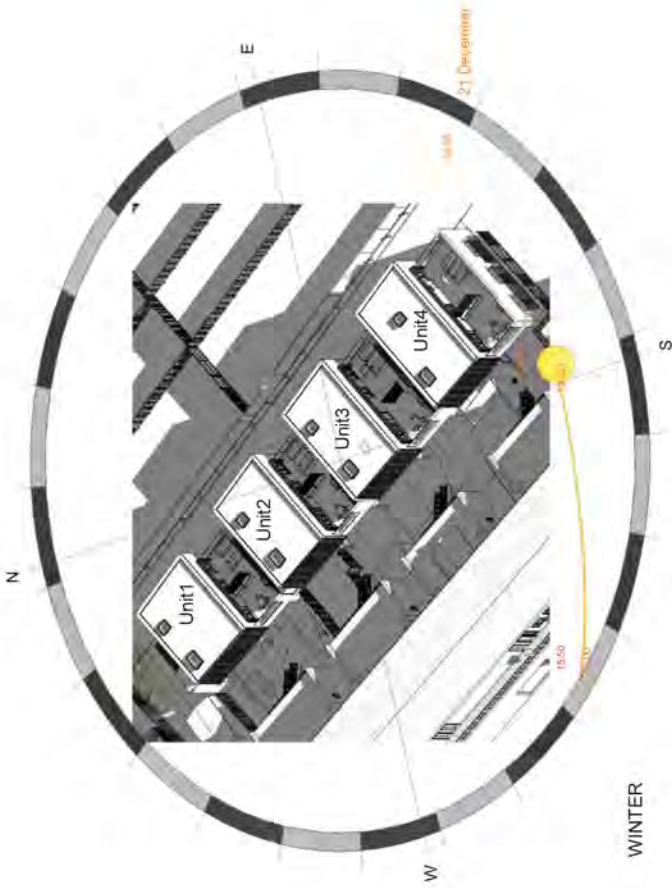
To demonstrate the scheme is fully compliant with BRE guidance, section through the worst case scenario (Unit 2 looking facing side of Unit 3) has been chosen.

Obstructed angle measured from the centre of window/door. The worst case measurement is 21.57 degree. This is much better than threshold of 25 degree which is considered any conventional windows will provide sufficient level of daylight & sunlight following BRE guidance regarding daylight & sunlight (Site Layout Planning For Daylight and Sunlight, A guide to good practice).

Sunpath diagrams on right also demonstrates that the proposed scheme will enjoy very good level of daylight & sunlight throughout whole year.



SECTION THROUGH UNIT 3 & 4



WINTER

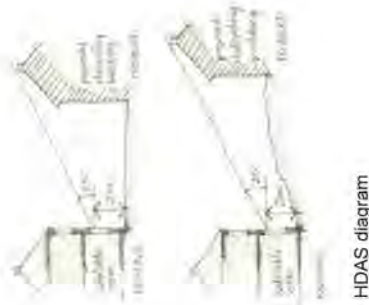


SUMMER

### DAYLIGHT & SUNLIGHT LOSS

Existing flats consist of two storey (first & second floor) over retail units with access from main street (Field End Road). The tenants don't have right to access & use the rear service yard where the proposed scheme is located. Only emergency escape for the residents arranged through the service yard.

Proposed scheme is single level flat with undercroft parking space below. It will be similar height with the lower level of existing flats with 7.95m offset distance. Therefore it will be perceived as single storey building to the residents and loss of daylight & sunlight is expected minimal and scheme is fully compliant with HDAS guidance. Section diagram below demonstrates the relationship applied with 25 degree angle following HDAS diagram.



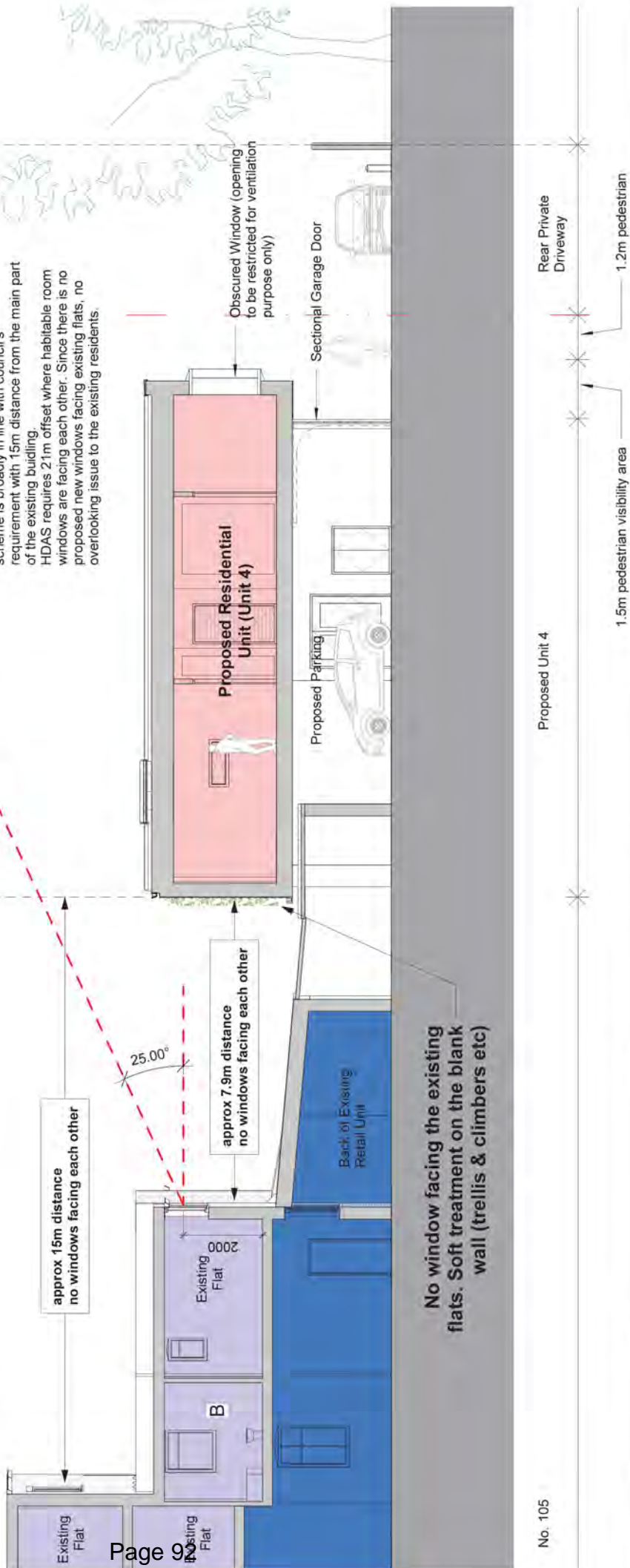
### LOSS OF OUTLOOK

Outlook from the existing flats will be affected by the new residential units. But it will be insignificant as most of habitable room windows of existing flats are either facing south (Field End Road) or level above the proposed scheme. Only few windows will lose partial outlook. However, instead of looking down run down service yard with dumped rubbish, it will face nicely treated green roof and soft landscaping.

**The proposed scheme complies with HDAS Residential Layouts guidance for Daylight and Sunlight**

### LOSS OF PRIVACY

Regarding building offset distance, proposed scheme is broadly in line with council's requirement with 15m distance from the main part of the existing building. HDAS requires 21m offset where habitable room windows are facing each other. Since there is no proposed new windows facing existing flats, no overlooking issue to the existing residents.



**No window facing the existing flats. Soft treatment on the blank wall (trellis & climbers etc)**

No. 105

Proposed Unit 4

Client

Project title

Field End Road Residential Development

Sheet name

Impact Upon Existing Occupiers

Project number

140827

Date

23 July 2018

Drawn by

TK

Checked by

SHY

Scale

1:100 @ A3

08-95/101-107 Field End Road, Eastcote, Hillington, HA5 1QG

Planning Application

Project number

140827

Date

23 July 2018

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Date

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08-95/101-107 Field End Road, Eastcote, Hillington, HA5 1QG

Planning Application

Project number

140827

Date

23 July 2018

Drawn by

TK

Checked by

SHY

Scale

1:100 @ A3

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Items	Hillingdon Council's Pre-Application Comments 3rd February 2016	JAIA's Response to Comments	Pages
1	<p>Design of Proposed Dwellings</p> <ul style="list-style-type: none"> <li>The proposed 3 new dwellings would consist of two storeys.</li> <li>Currently the rear yards of the properties on Field End Road, consists of single storey outbuildings/temporary structures, and the introduction of 3 two storey dwellings would fail to harmonise or complement the surrounding area.</li> <li>The proposed development would not be in scale with the prevailing single storey character of the rear of the main properties.</li> </ul>	<ul style="list-style-type: none"> <li>There are existing patterns of two and three storey dwellings in the immediate context (See Drawing PP-005).</li> <li>The number of proposed units have been increased from 3 to 4 to ensure the future residential nature of the mews and to maximise the extent of yard enclosures behind an attractive facade.</li> <li>The current unkempt yards, consisting of run down outbuildings, temporary structures and shipping containers will be transformed into a cohesive, predominantly residential mews, with vastly improved security and outlook for all (See Drawing PP-006).</li> </ul>	<p>dwg number PP-005 PP-006</p>
2	<p>Impact Upon Existing Occupiers</p> <ul style="list-style-type: none"> <li>The distance between the rear window of the proposed new dwellings and the rear windows of the existing flats is approximately 7.91m. It does not meet the 21m separation distance.</li> <li>The distance between the rear bedroom windows and the terraces is approximately 15m, which does not meet the 21m as sated in the HDAS Residential Layouts guidance.</li> </ul>	<ul style="list-style-type: none"> <li>Window on the rear has been omitted. Now proposed scheme comply with HDAS Residential Layouts guidance. The proposed single storey dwellings over rear yards will not cause loss of outlook nor the daylight and sunlight to the existing flats and will, in fact, improve the current shabby outlook (See Drawing PP-007).</li> </ul>	<p>dwg number PP-007</p>
3	<p>Internal Floor Space</p> <ul style="list-style-type: none"> <li>Unit 2 does not meet the internal floor area for a 2 bed 4 person flat.</li> </ul>	<ul style="list-style-type: none"> <li>The plan revised and now all units meet the London Plan Standards requirement (See Drawing PP-112, 901).</li> </ul>	<p>dwg number PP-112 PP-901</p>
4	<p>Residential Amenity</p> <ul style="list-style-type: none"> <li>The habitable room windows at Unit 1 will face the plant screening</li> <li>The habitable room windows at Unit 2 will face the side elevation of Unit 3</li> <li>and the habitable room windows at Unit 3 will also face the plant screening</li> <li>All the proposed habitable rooms would fail to maintain an adequate outlook and source of natural light.</li> </ul> <p>External Amenity Space</p> <ul style="list-style-type: none"> <li>The existing flats will overlook into the terraces of the proposed dwellings, as the distance between the bedroom windows of the existing flats and the terraces is approximately 15m</li> </ul>	<ul style="list-style-type: none"> <li>All four units and associated amenity are facing south with clear view to the sky. All habitable rooms will have large sliding folding glazed doors which allow very good level of sun &amp; daylight throughout the year. The scheme is fully compliant with BRE guidance (See Drawing PP-009)</li> <li>Proposed new amenity will be adequately screened with glass &amp; timber screen (See Drawing PP-008)</li> </ul>	<p>dwg number PP-008 PP-009</p>
5	<p>Highways:</p> <ul style="list-style-type: none"> <li>The Council's Highways Officer has suggested that an additional car parking space be provided for each unit, and should be allocated to the existing first floor flats.</li> <li>The plans that have been submitted do not show visibility plays.</li> <li>A detailed parking allocation plan would need to be submitted.</li> </ul>	<ul style="list-style-type: none"> <li>A detailed parking allocation plan is now included (See Drawing PP-902).</li> <li>Regarding the existing flats, only flat 107a is entitled to a parking bay in terms of their long term lease and there is no obligation to retrospectively create new parking spaces for the other owners of these flats who have never had this facility.</li> <li>The rear yard access is private service road, it is not a highway. Proposed garage doors will fully open upwards to provide clear vision for drivers. With proposed 1.2m setback and extra wide garage door (4m wide), driver will have reasonable clear vision for safe driving within the application site.</li> </ul>	<p>dwg number PP-902</p>

	<p>Client Field End Road Residential Development</p>	<p>Sheet name <b>Pre-Application Comments and Responses</b></p>	<p>Project title Field End Road Residential Development</p>	<p>Project number 140827</p> <p>Date 23 July 2018</p> <p>Drawn by TK</p> <p>Checked by SHY</p>	<p>Scale 1:500 @ A3</p>	<p>© JAIA www.jai-a.com</p>
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Unit1 terrace image-1 (It is the smallest terrace out of 3)



Unit1 terrace image-2



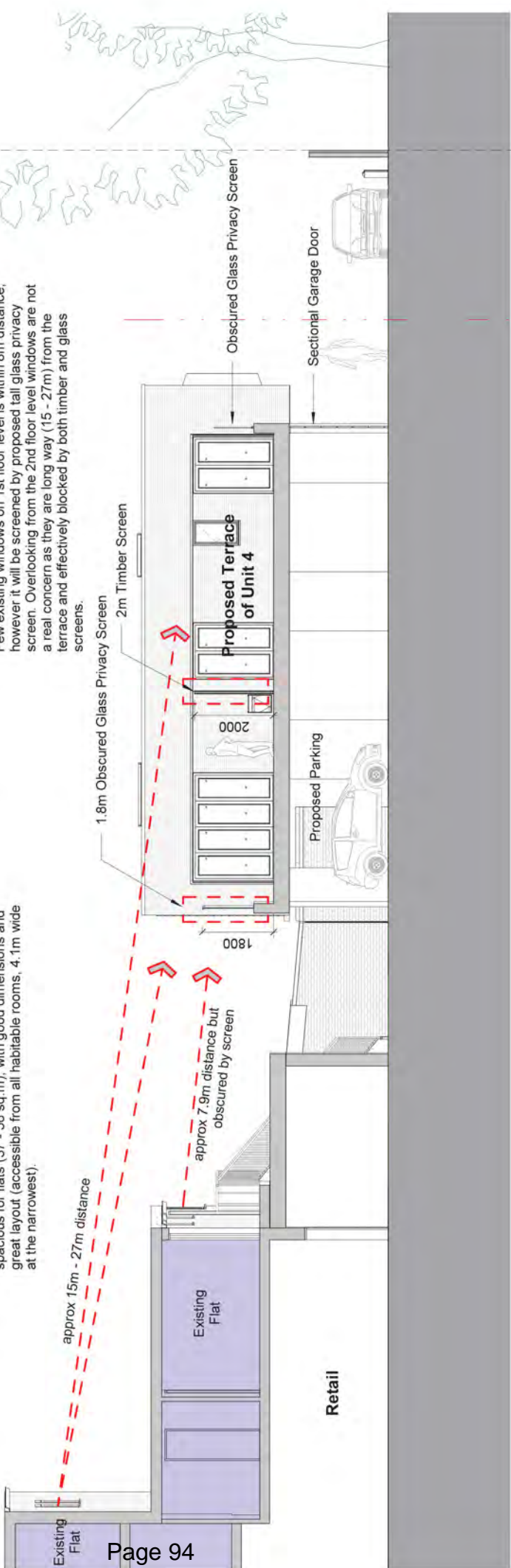
The overlooking view to the proposed terrace will be obscured by frosted glass screen

**AMENITY QUALITY**

During the pre-app consultation, concerns raised regarding quality of the proposed amenity. It is envisaged that the proposed terraces are unusually spacious for flats (37 - 56 sq.m), with good dimensions and great layout (accessible from all habitable rooms, 4.1m wide at the narrowest).

**PRIVACY ISSUE**

During the pre-app consultation, concerns raised regarding privacy of proposed terrace because potential overlooking down from the existing flats. Few existing windows on 1st floor level is within 8m distance, however it will be screened by proposed tall glass privacy screen. Overlooking from the 2nd floor level windows are not a real concern as they are long way (15 - 27m) from the terrace and effectively blocked by both timber and glass screens.



No. 107

Proposed Unit 4

1.5m pedestrian visibility area



Client  
Field End Road  
Residential Development

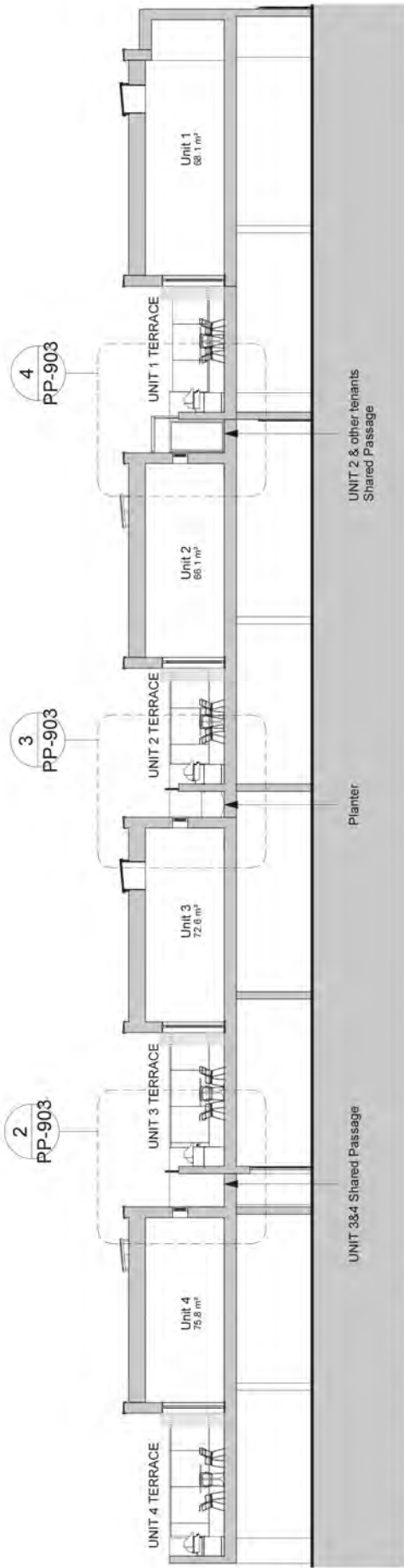
Sheet name  
**Privacy and Quality of Proposed Amenity**

Project title  
83-95/101-107 Field End Road,  
Eastcote, Hillingdon, H45 1QG  
**Planning Application**

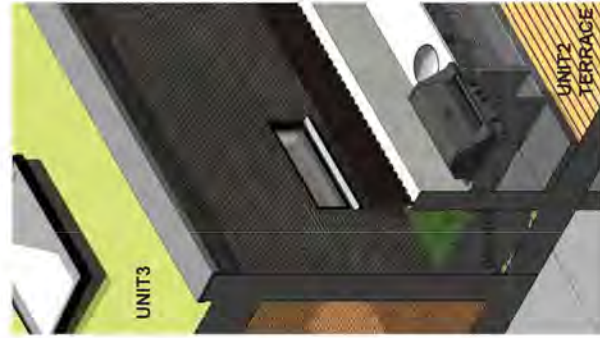
Project number 140827  
Date 23 July 2018  
Drawn by TK  
Checked by SHY  
Scale 1:100 @ A3

PP-008

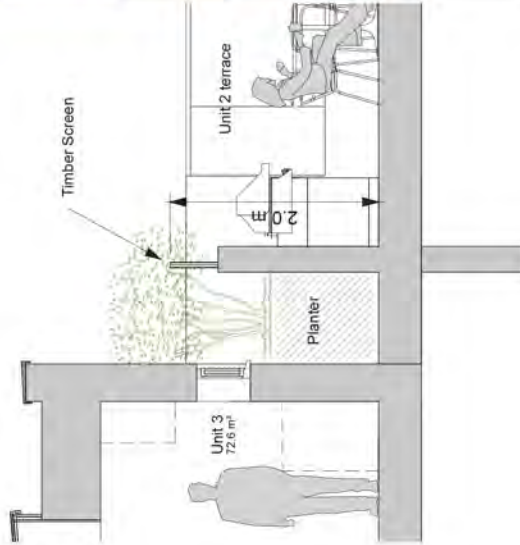




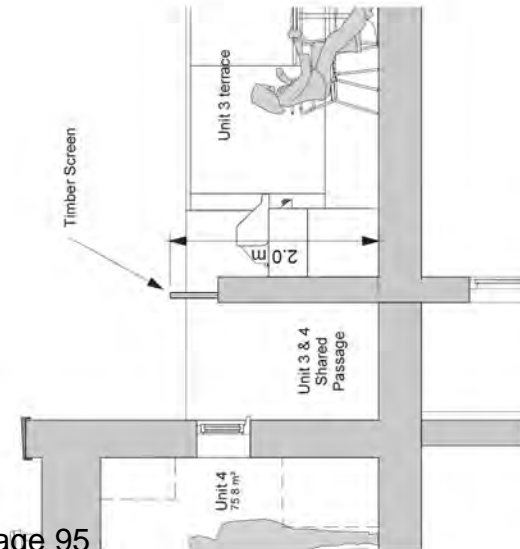
1 Cross Section Through All Four Units  
1:150 @ A3



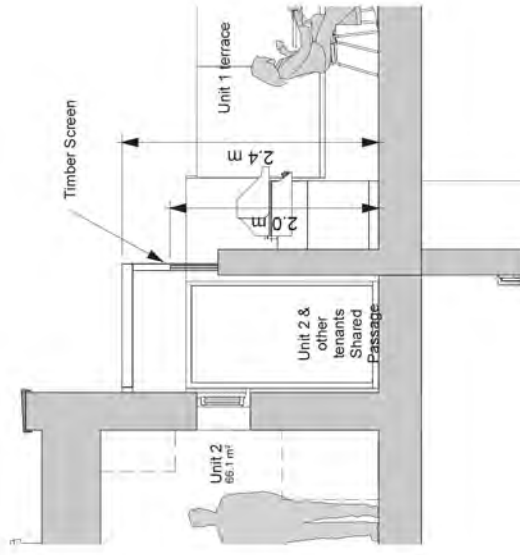
5 3D view - Between Unit 2 & 3  
@ A3



3



2



4





Bird Eye View 1



Bird Eye View 2

Client



Project title  
Field End Road  
Residential Development

Sheet name

Site Photographic Survey1

93-95/101-107 Field End Road,  
Eastcote, Hillingdon, HA5 1QG

Planning Application

Project number 140827

Date 23 July 2018

Drawn by LG

Checked by JB

PP-002

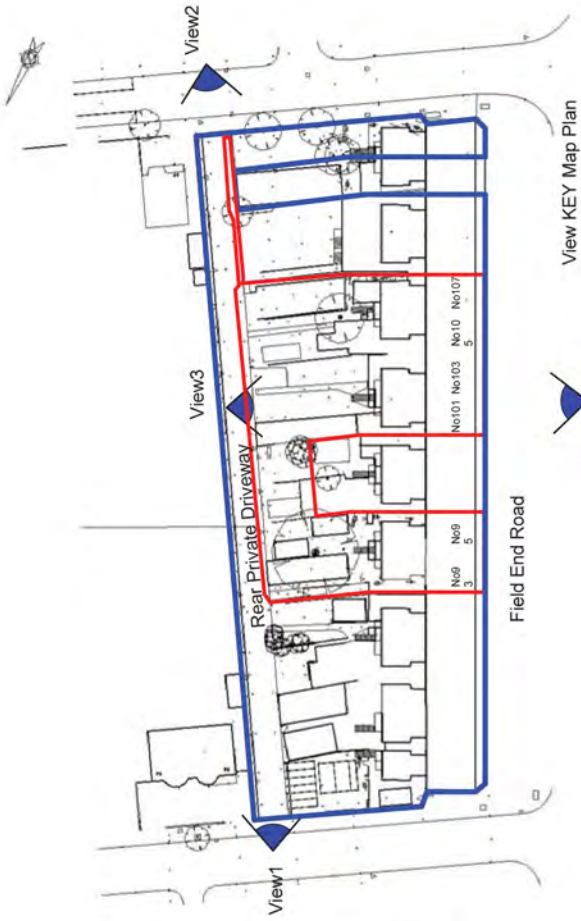
Scale

@ A3





Front Panorama



View KEY Map Plan



Front Panorama



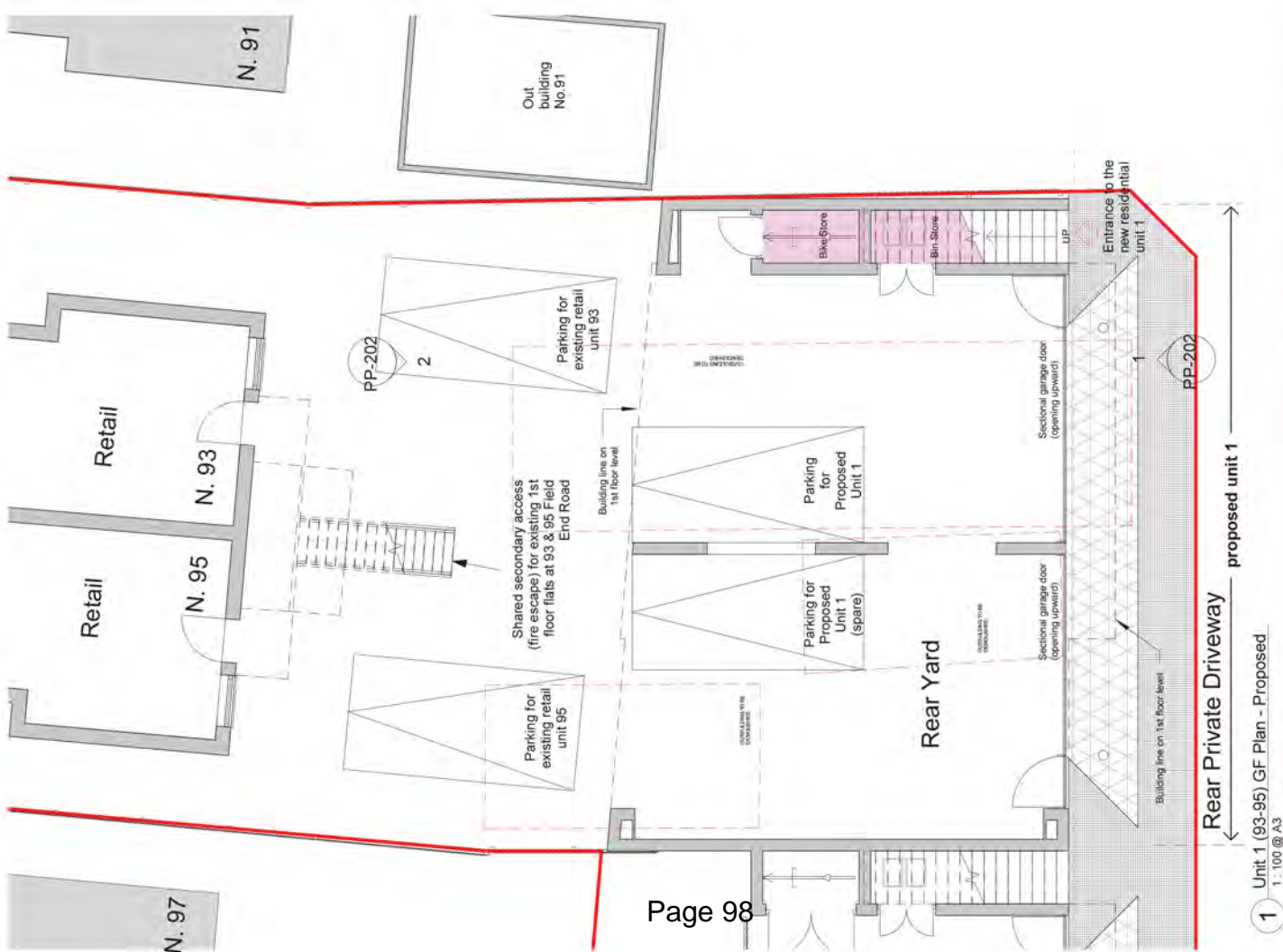
View1



View2



View3



Client: **LCP**

Project title: **Field End Road Residential Development**

Sheet name: **Unit 1 (93-95) GF & 1st Floor Plan**

Project number	140827
Date	23 July 2018
Drawn by	LG
Checked by	JB

Scale: 1:100 @ A3

Project title: **Unit 1 (93-95) First Floor Plan - Proposed**

Project number: 140827

Date: 23 July 2018

Drawn by: LG

Checked by: JB

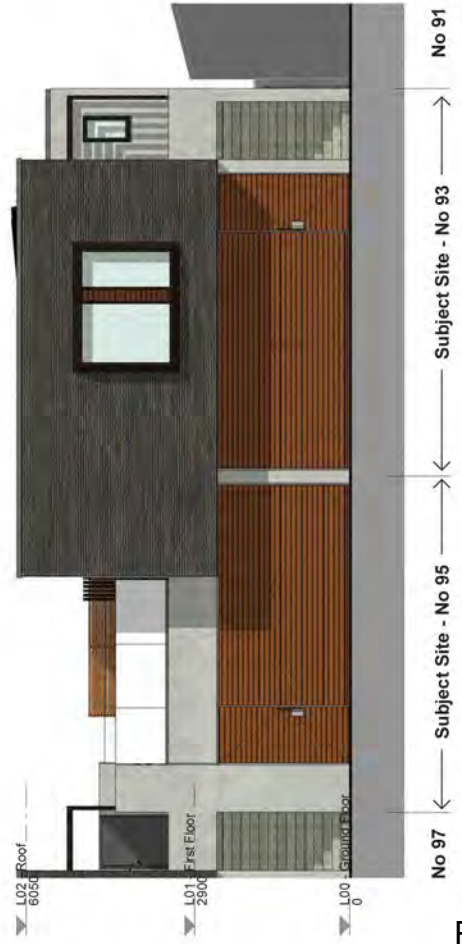
Scale: 1:100 @ A3

Project title: **Planning Application**

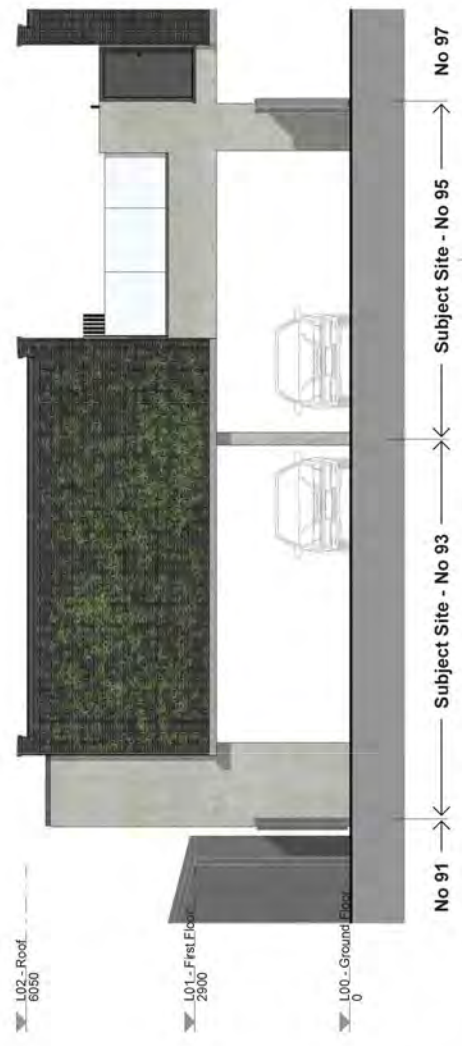
Address: 93-95/101-107 Field End Road, Eastcote, Hillingdon, H45 1QG

© JAIA www.jai-a.com

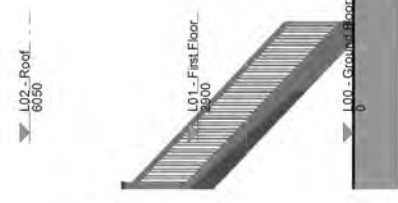




1 Unit 1 (93-95) Rear Private Driveway Elevation - Proposed  
1 : 100 @ A3



2 Unit 1 (93-95) Courtyard Elevation - Proposed  
1 : 100 @ A3

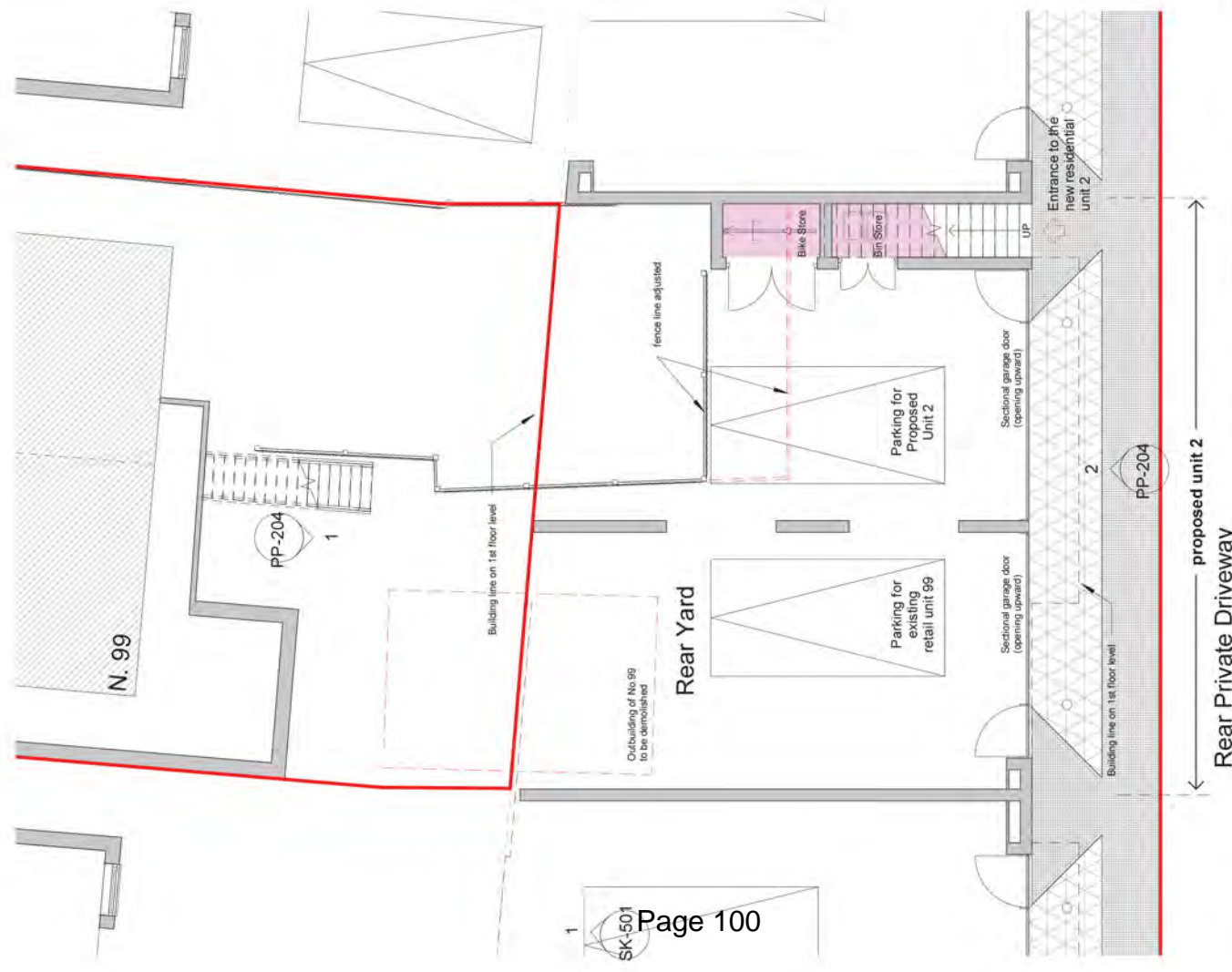


3 Unit 1 (93-95) Long Section - Proposed  
1 : 100 @ A3



0 5M

	Project title <b>Field End Road Residential Development</b>	Project number 140827	Project number 140827
	Sheet name <b>Unit 1 (93-95) Elevation &amp; Section</b>	Date 23 July 2018	Date 23 July 2018
		Drawn by LG	Drawn by LG
		Checked by JB	Checked by JB
		Scale 1 : 100 @ A3	Scale 1 : 100 @ A3
		© JAIA www.jai-a.com	© JAIA www.jai-a.com



2 Unit 3 (101-103) First Floor Plan - Proposed  
1: 100 @ A3

1 Unit 3 (101-103) GF Plan - Proposed  
1: 100 @ A3

NOTES:  
FOR PLANNING ONLY. NOT FOR CONSTRUCTION.  
DESIGN MAY CHANGE SUBJECT TO FURTHER SITE INVESTIGATION  
DESIGN DEVELOPMENT AND COORDINATION

Client **LCP** Project title **Field End Road Residential Development** Sheet name **Unit 2 (101-103) GF & 1st Floor Plan**

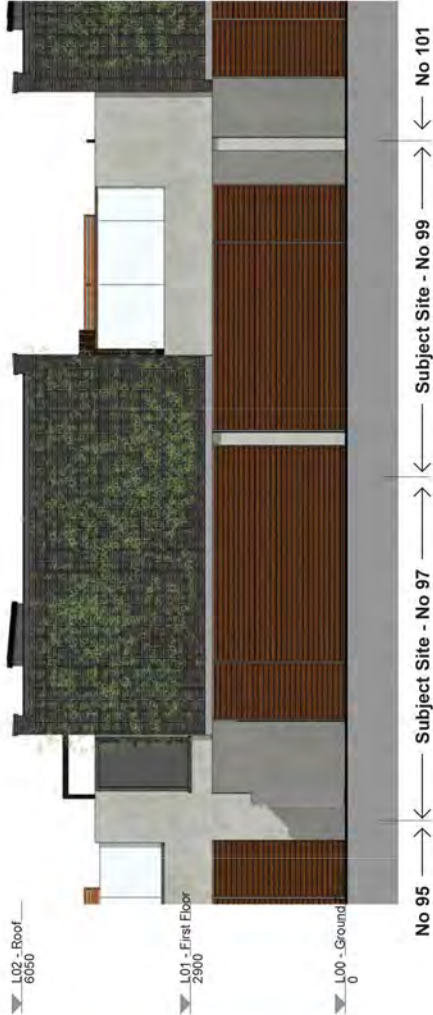
Project number 140827 Date 23 July 2018 Drawn by SHY Checked by SHY Scale 1:100 @ A3

88-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG **Planning Application**

PP-203

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1 Unit 2 (97-99) Courtyard Elevation - Proposed  
1 : 100 @ A3



2 Unit 2 (97-99) Rear Private Driveway Elevation - Proposed  
1 : 100 @ A3



3 Unit 2 (97-99) Long Section - Proposed  
1 : 100 @ A3

NOTES:  
FOR PLANNING ONLY. NOT FOR CONSTRUCTION.  
DESIGN MAY CHANGE SUBJECT TO FURTHER SITE INVESTIGATION  
DESIGN DEVELOPMENT AND COORDINATION.



<b>LCP</b> Client	Project title <b>Field End Road Residential Development</b>	Project number 140827	Project number 140827
	Sheet name <b>Unit 2 (97 - 99) Elevation &amp; Section</b>	Date 23 July 2018	Date 23 July 2018
		Drawn by SHY	Drawn by SHY
		Checked by SHY	Checked by SHY
		Scale 1 : 100 @ A3	Scale 1 : 100 @ A3
		Planning Application	Planning Application
		93-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG	93-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG
		PP-204	PP-204
		© JAIA www.jai-a.com	© JAIA www.jai-a.com



1 Unit 2 (101-103) GF Plan - Proposed  
1: 100 @ A3



2 Unit 2 (101-103) First Floor Plan - Proposed  
1: 100 @ A3

Client



Project title  
Field End Road  
Residential Development

Sheet name

# Unit 3 (101-103) GF & 1st Floor Plan

Project number 140827  
Date 23 July 2018  
Drawn by LG  
Checked by JB

Scale 1: 100 @ A3

## PP-205

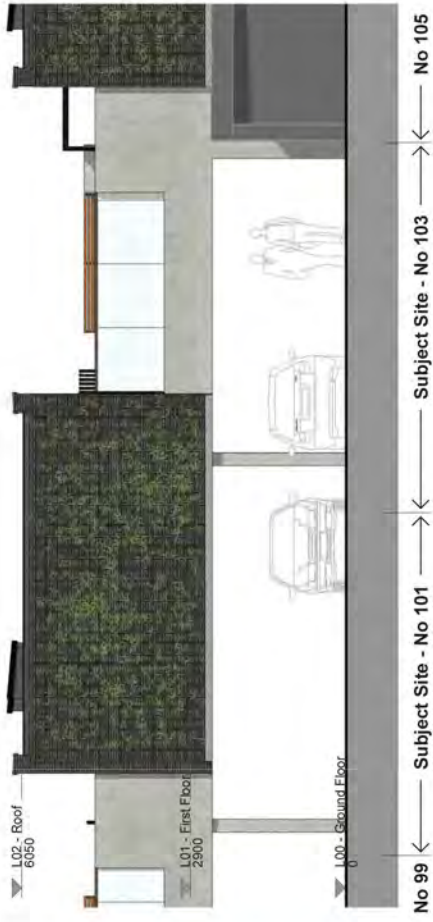
Planning Application

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1 Unit 2 (101-103) Rear Private Driveway Elevation - Proposed  
1 : 100 @ A3



2 Unit 2 (101-103) Courtyard Elevation - Proposed  
1 : 100 @ A3



3 Unit 2 (101-103) Long Section - Proposed  
1 : 100 @ A3



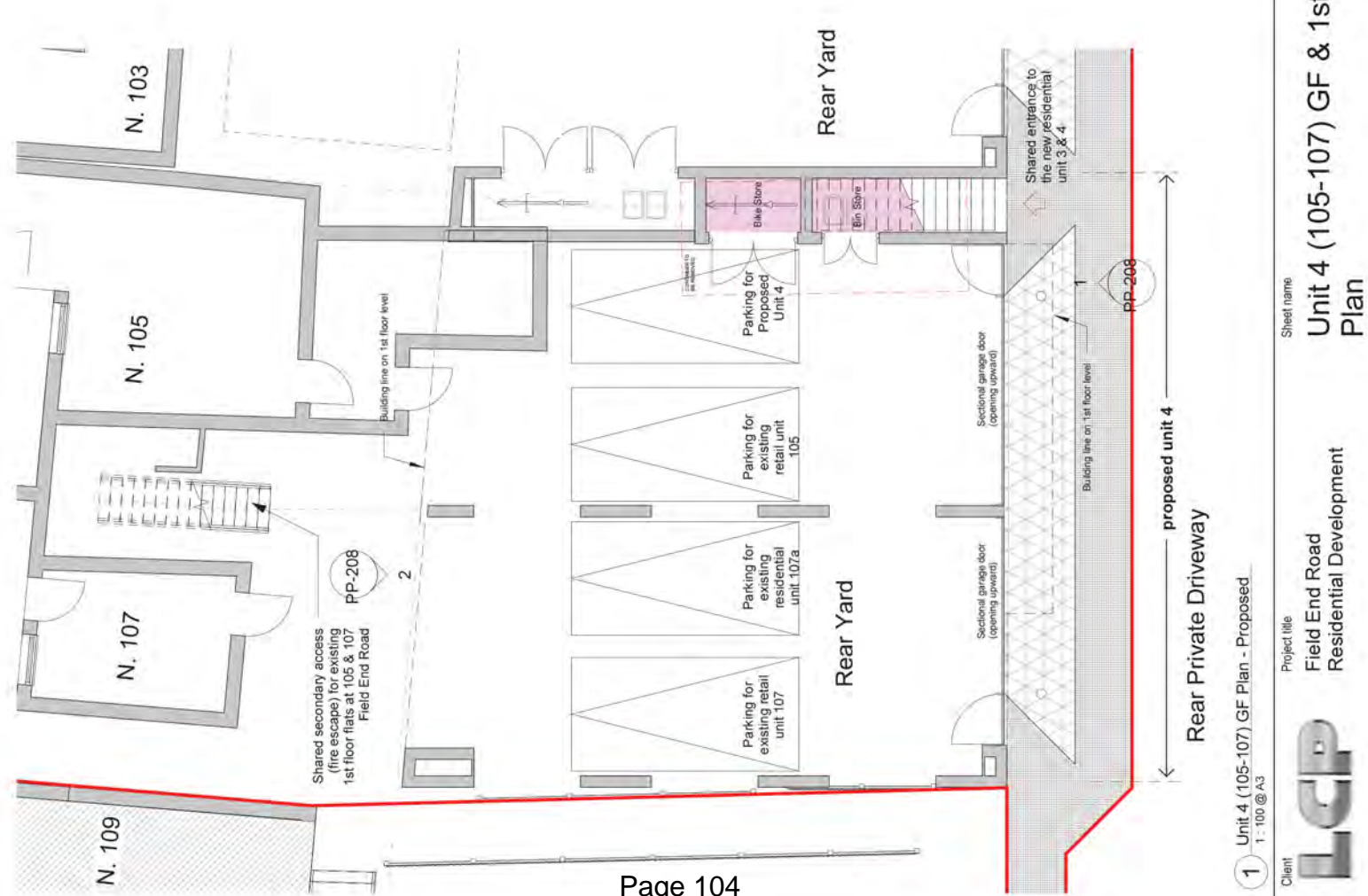
Client **LCP** Project title **Field End Road Residential Development** Sheet name **Unit 3 (101-103) Elevation & Section**

Project number	140827
Date	23 July 2018
Drawn by	LG
Checked by	JB

Project title **93-95/101-107 Field End Road, Eastcote, Hillington, HA5 1QG** Planning Application

Project number **PP-206** Scale **1 : 100 @ A3**

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1 Unit 4 (105-107) GF Plan - Proposed  
 1: 100 @ A3

2 Unit 4 (105-107) First Floor Plan - Proposed  
 1: 100 @ A3

Client: **LCP**  
 Project title: **Field End Road Residential Development**  
 Sheet name: **Unit 4 (105-107) GF & 1st Floor Plan**

Project number	140827
Date	23 July 2018
Drawn by	LG
Checked by	JB

Scale: 1:100 @ A3  
 Planning Application  
 88-95/101-107 Field End Road, Eastcote, Hillington, H45 1QG

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1 Unit 4 (105-107) Rear Private Driveway Elevation - Proposed  
1:100 @ A3



3 Unit 4 (105-107) Long Section - Proposed  
1:100 @ A3







VIEW FROM UNIT4



TOP VIEW OF UNIT1 TERRACE



VIEW OF UNIT1



VIEW FROM UNIT1

Client



Project title

Field End Road  
Residential Development

Sheet name

Artist's Impressions

Project number

140827

Date

23 July 2018

Drawn by

SHY

Checked by

JB

Scale

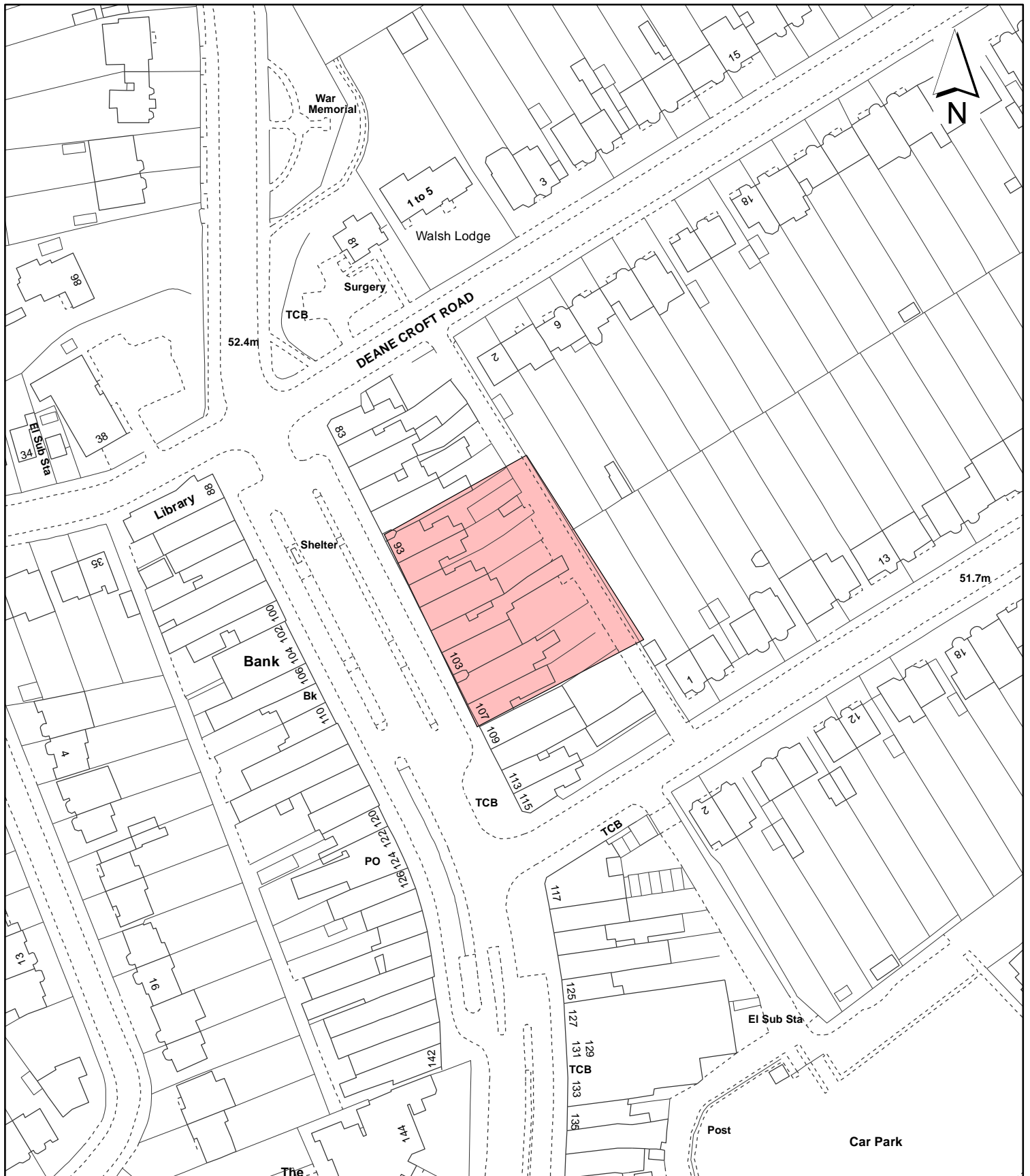
1:50 @A3

PP-900

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Site Address:

**Land Rear of 93-107 Field End Road  
 Eastcote**

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

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

Planning Application Ref:

**73453/APP/2018/2876**

Scale:

**1:1,250**

Planning Committee:

**North Page 107**

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** NO'S 5 & 6 FIRS WALK AND LAND TO THE REAR OF 25 DENE ROAD  
NORTHWOOD

**Development:** Demolition of 5 & 6 Firs Walk, 6 No. new dwellinghouses with associated car parking, new access arrangements from Foxdell and removal of existing access from Firs Walk at No's 5 & 6 Firs Walk and land to the rear of No. 25 Dene Road (Outline application with some matters reserved)

**LBH Ref Nos:** 73874/APP/2018/2107

**Date Plans Received:** 06/06/2018  
**Date Application Valid:** 06/06/2018

**Date(s) of Amendment(s):** 14/06/2018  
06/06/2018



Rev	Date	Description

**Fluent**  
ARCHITECTURAL DESIGN SERVICES

**FLUENT**  
ARCHITECTURAL DESIGN SERVICES  
321 CLARE ROAD, BAINES,  
MILTON 4000 QLD 4052  
E-MAIL: INFO@FLUENT-ARCH.COM  
WEB: FLUENT-ARCH.COM

Northwood, 5 & 6 Firs Walk

Location Plan



Scale	Dwg No.
1:500 @ A3	LP.01
Date	Rev
20.03.17	
Drawn	
N. Millin	





Rev	Date	Description

**Fluent**  
ARCHITECTURAL DESIGN SERVICES

**FLUENT**  
ARCHITECTURAL DESIGN SERVICES  
221 CLARE ROAD, STAINES,  
MIDDLESEX, UK  
E-MAIL: INFO@FLUENT-ADSD.CO.UK  
WEB: FLUENT-ADSD.CO.UK

Northwood, 5 & 6 Firs Walk

Illustrative Site Plan



Scale	1:500 @ A3	Dwg No.	SK.01
Date	20.03.17	Rev	H
Drawn	N. Millin		







Plot 3

Plot 4

Plot 5

Plot 6

Rev	Date	Description



Plot 1

Plot 2

**Fluent**  
ARCHITECTURAL DESIGN SERVICES

**FLUENT**  
ARCHITECTURAL DESIGN SERVICES  
221 CLARE ROAD, STAINES,  
MIDDLESEX TW20 9LW  
E-MAIL: INFO@FLUENT-ADSS.CO.UK  
WEB: FLUENT-ADSS.CO.UK

Northwood, 5 & 6 Firs Walk

Illustrative Street Scene



Scale	Dwg No.
1:500 @ A3	SK.02
Date	Rev
20.03.17	
Drawn	
N. Millin	

SCALE : 1:500 @ A3  
DATE : 5/9/2018  
MAP FILENAME : 101 165

Map Technology Services Ltd. 2018. All rights reserved. This map is based on Ordnance Survey data and is not to be used in any way without the permission of the Controller of Her Majesty's Stationery Office.



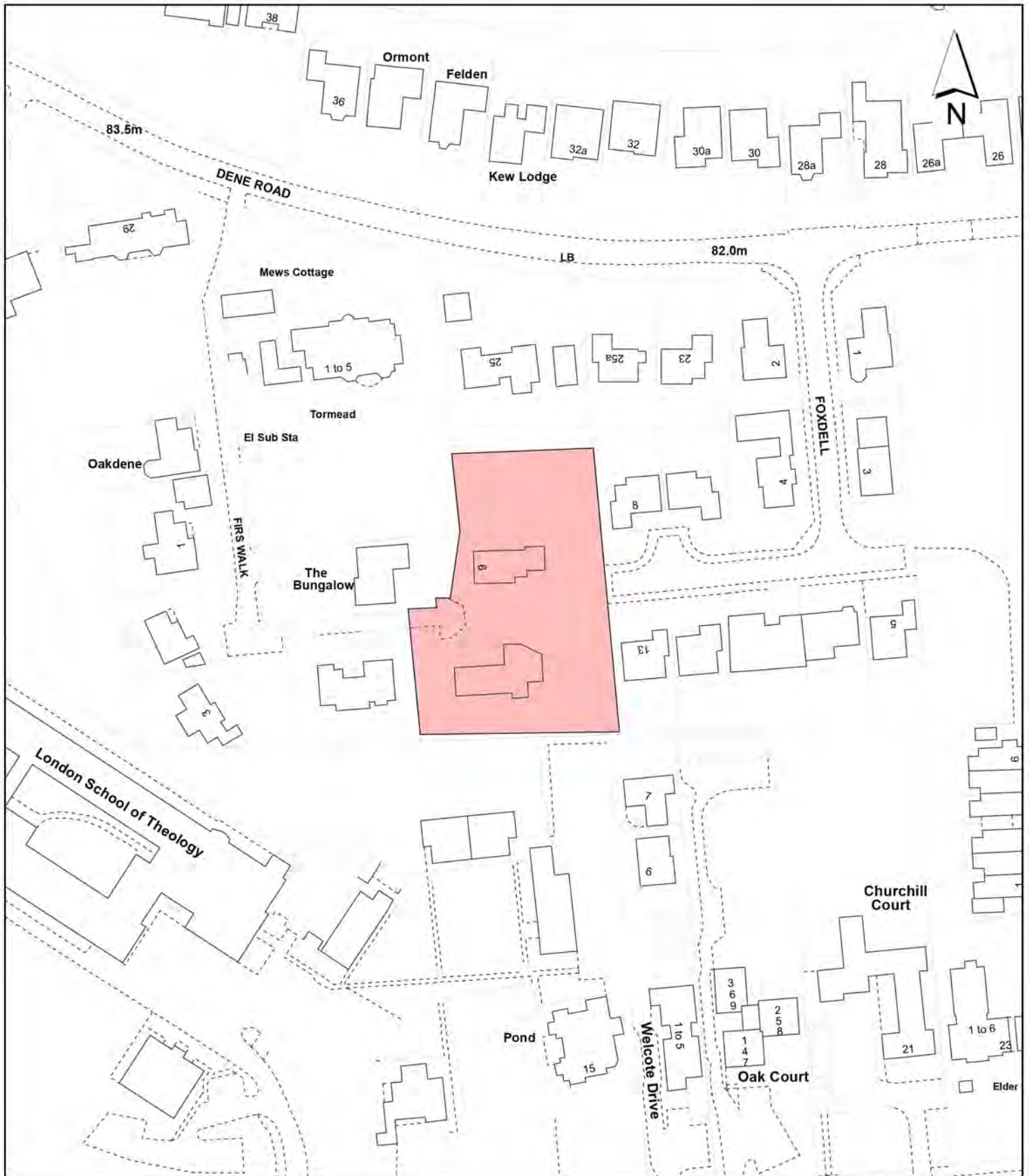
The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

**KEY**


- Blue line: Flood Protection Area (FPA)
- Green circle: Crown Spread
- Red circle: 50.5837 Potential Drain







**Notes:**

 Site boundary

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Site Address: <b>Nos. 5 &amp; 6 Firs Walk and land to the rear of 25 Dene Road Northwood</b>	
Planning Application Ref: <b>73874/APP/2018/2107</b>	Scale: <b>1:1,250</b>
Planning Committee: <b>North Page 113</b>	Date: <b>November 2018</b>

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



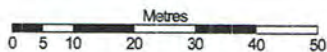
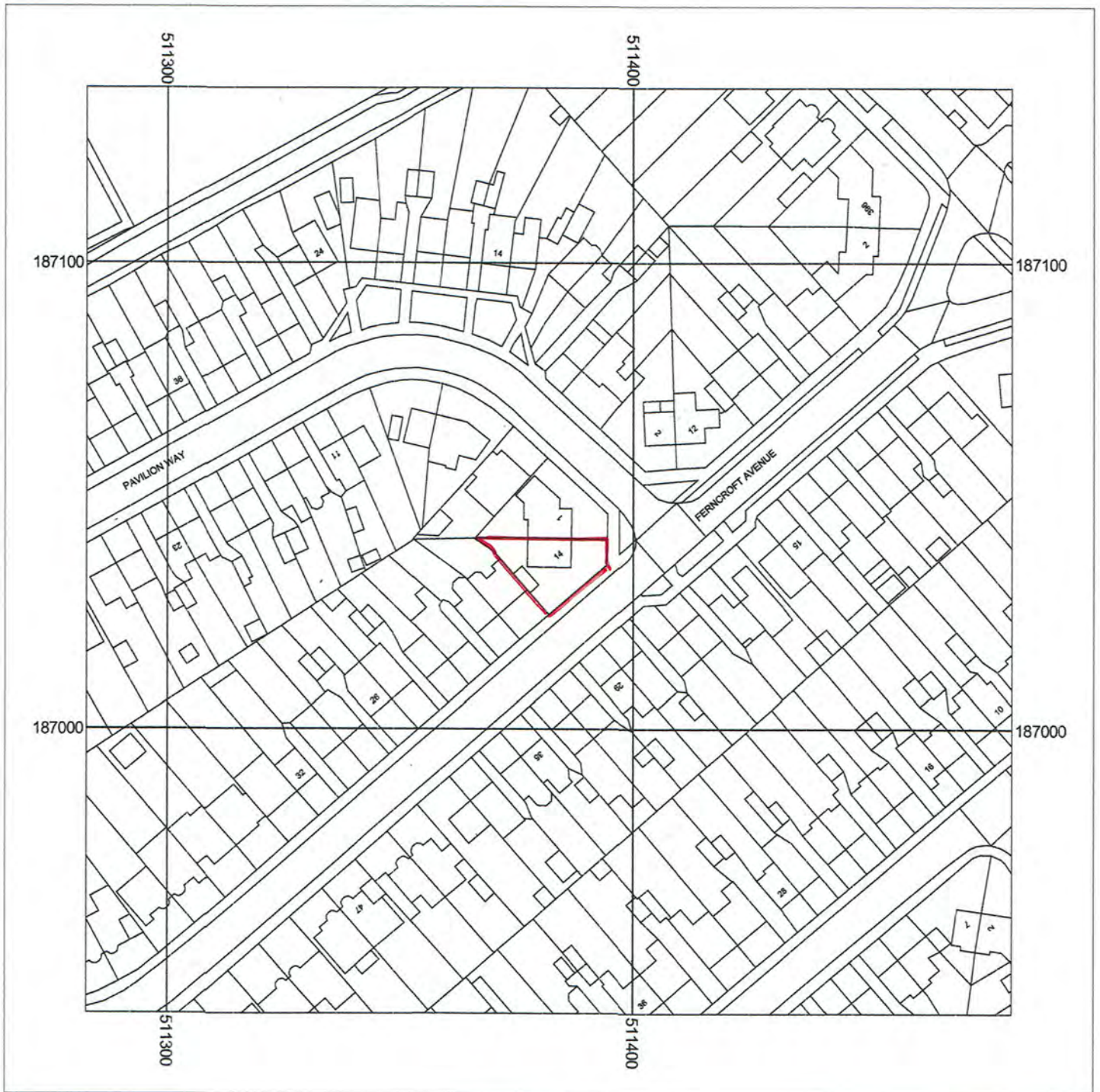
**HILLINGDON**  
LONDON



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

**Address** 14 FERNCROFT AVENUE RUISLIP  
**Development:** Demolition of the existing side extension with a smaller single storey side extension  
**LBH Ref Nos:** 38007/APP/2018/2736

<b>Date Plans Received:</b>	26/07/2018	<b>Date(s) of Amendment(s):</b>	26/07/2018
<b>Date Application Valid:</b>	26/07/2018		31/10/2018



Scale: 1:1250



Supplied by: National Map Centre  
License number: 100031961  
Produced: 23/07/2018  
Serial number: 2009375

**14 Ferncroft Avenue**  
**Eastcode**  
**Ruislip**  
**HA4 9LF**

Plot centre co-ordinates: 511382,187038  
Download file: Pottle\_14FerncroftAv.zip  
Project name: Pottle\_14FerncroftAv

NOTES:  
 All dimensions must be checked on site and not taken from this drawing.

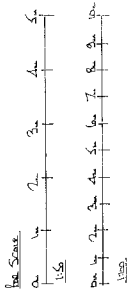
Author	MR MRS DREWETT
Date	14/04/01
Scale	1:200
Drawn by	GPB
Checked by	
Project No.	4114/01
Rev.	A

Pottle & Co Ltd  
 Planning & Building Consultants  
 Site A, D38 Minor Way  
 Rush, Middlesbrough, TS13 8JQ  
 Tel: 01895 828800  
 www.pottle.co.uk

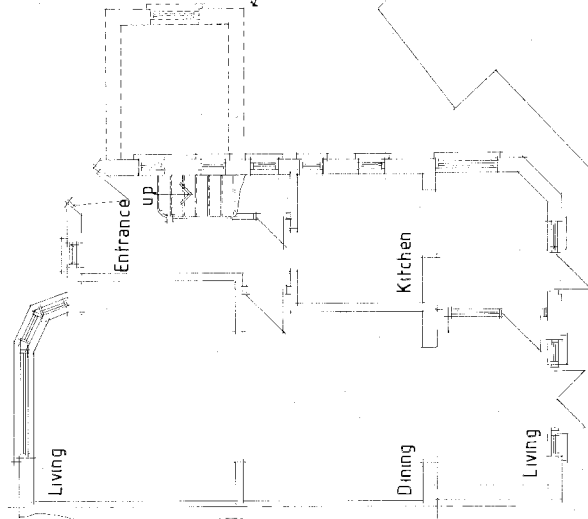
Client  
 MR MRS DREWETT  
 14 FERNCROFT AVE  
 EASTCOTE  
 MIDDX

Proposed Single Storey Side Extension

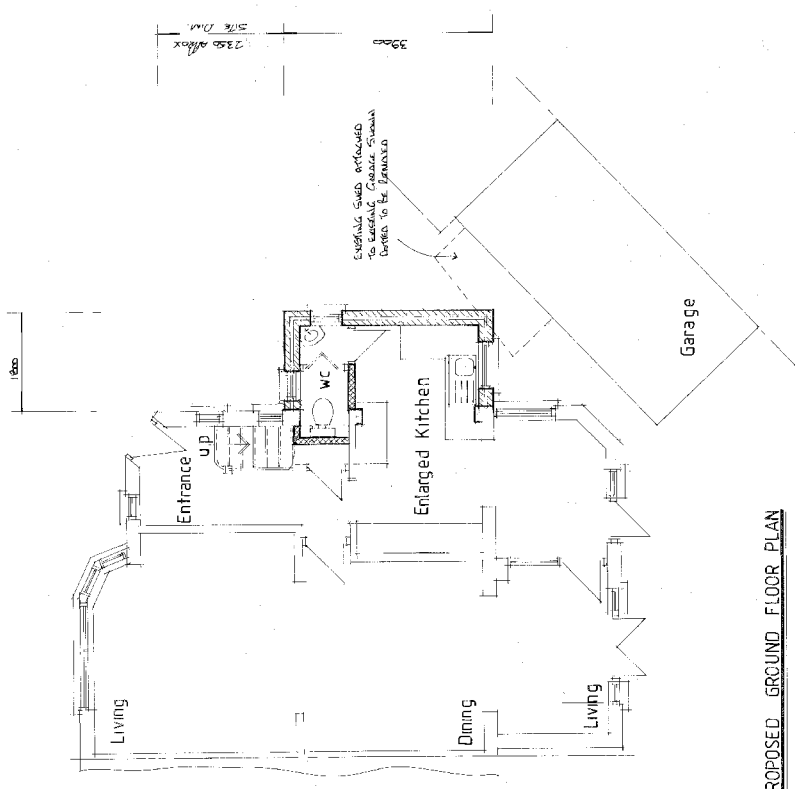
Scale	1:200
Date	14/04/01
Drawn by	GPB
Checked by	
Project No.	4114/01
Rev.	A



EXISTING SINGLE STOREY  
 SIDE EXTENSION SHOWN  
 DOTTED TO BE DEMOLISHED  
 AS ENLARGEMENT WORKS TAKES  
 PLACE

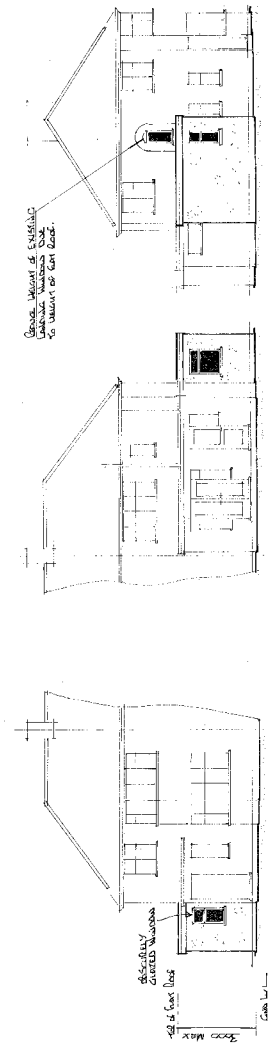


EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

ALL MATERIALS TO MATCH EXISTING



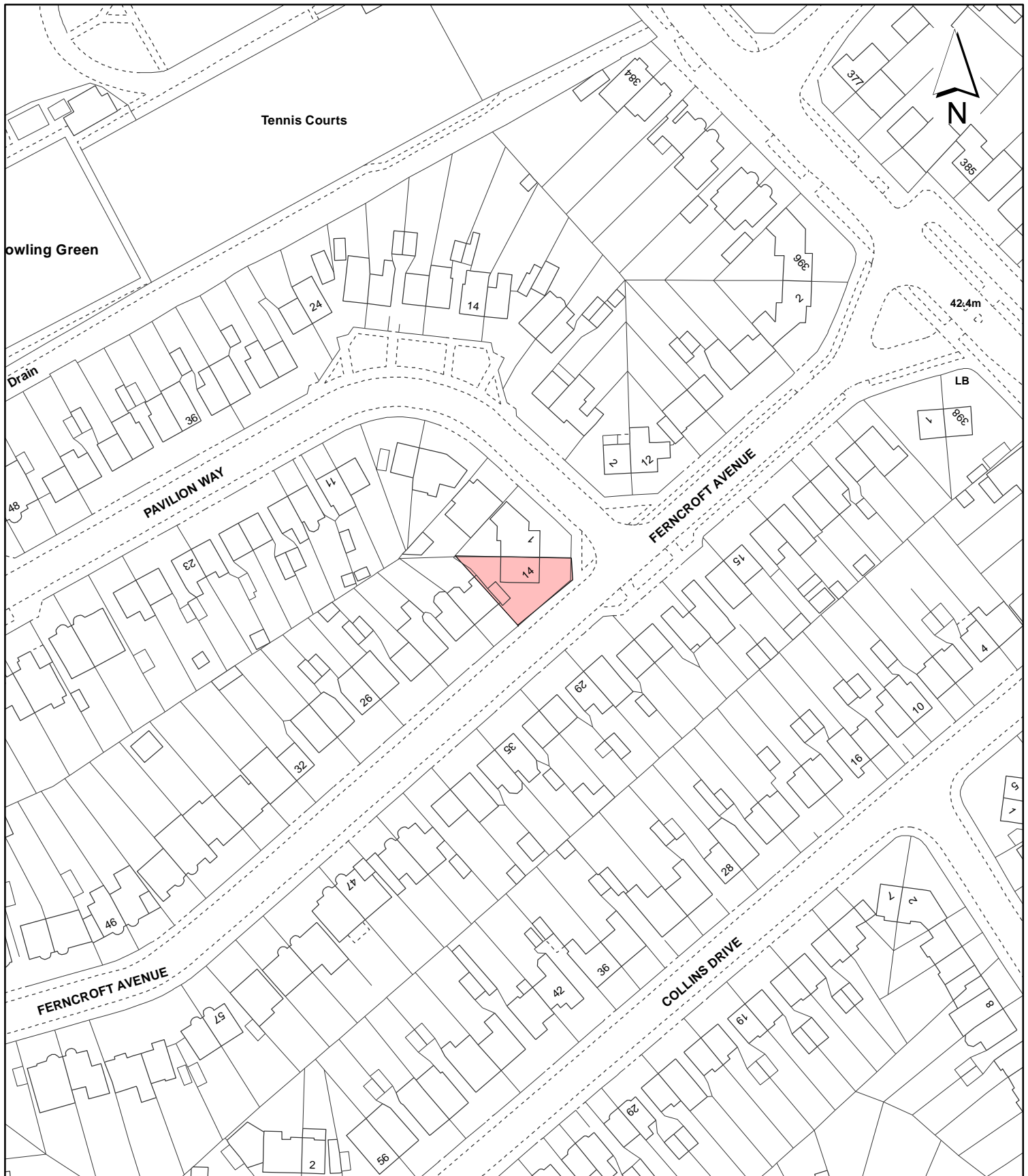
FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SITE PLAN scale 1:200

88 x 247 mm A



**Notes:**

 Site boundary

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Site Address:

**14 Ferncroft Avenue  
 Ruislip**

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

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

Planning Application Ref:

**38007/APP/2018/2736**

Scale:

**1:1,250**

Planning Committee:

**North Page 117**

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

**Address** BLACKFORD PUMPING STATION MOORHALL ROAD HAREFIELD  
**Development:** Erection of detached kiosk building to contain water tanks and switch board with extension to the existing bunded area  
**LBH Ref Nos:** 56044/APP/2016/3790

**Date Plans Received:** 12/10/2016

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

**Date Application Valid:** 29/11/2016

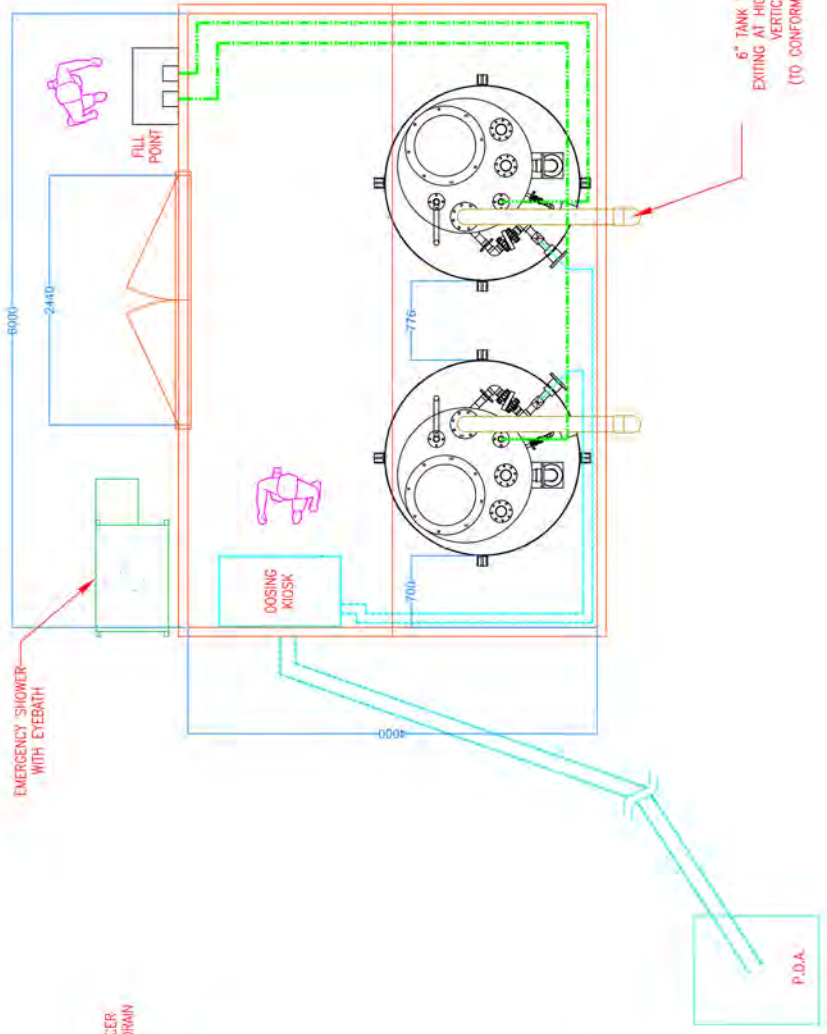
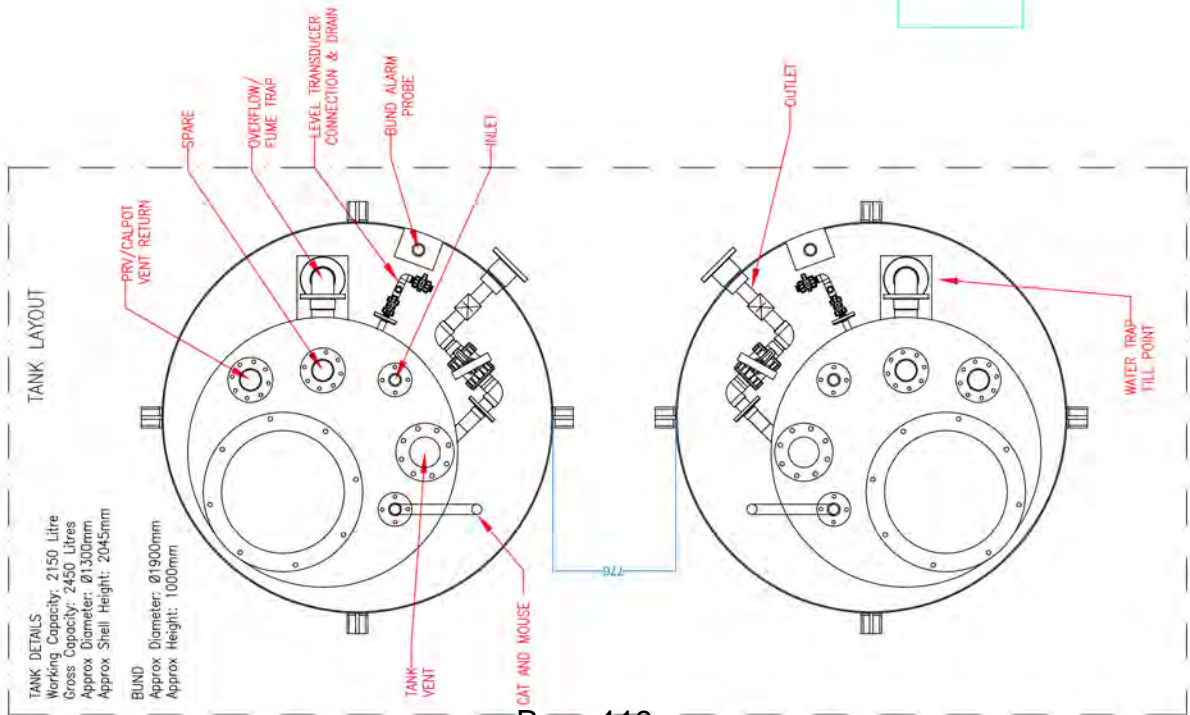
---



TANK LAYOUT

**TANK DETAILS**  
 Working Capacity: 2150 Litre  
 Gross Capacity: 2450 Litres  
 Approx Diameter: Ø1300mm  
 Approx Shell Height: 2045mm

**BUND**  
 Approx Diameter: Ø1900mm  
 Approx Height: 1000mm



NOTES  
1.

GENERAL NOTES  
6.

REV	DESCRIPTION	DATE
A	FOR APPROVAL	06/07/16



TEL: 01795 425169  
 E-MAIL: sales@chemidose.co.uk

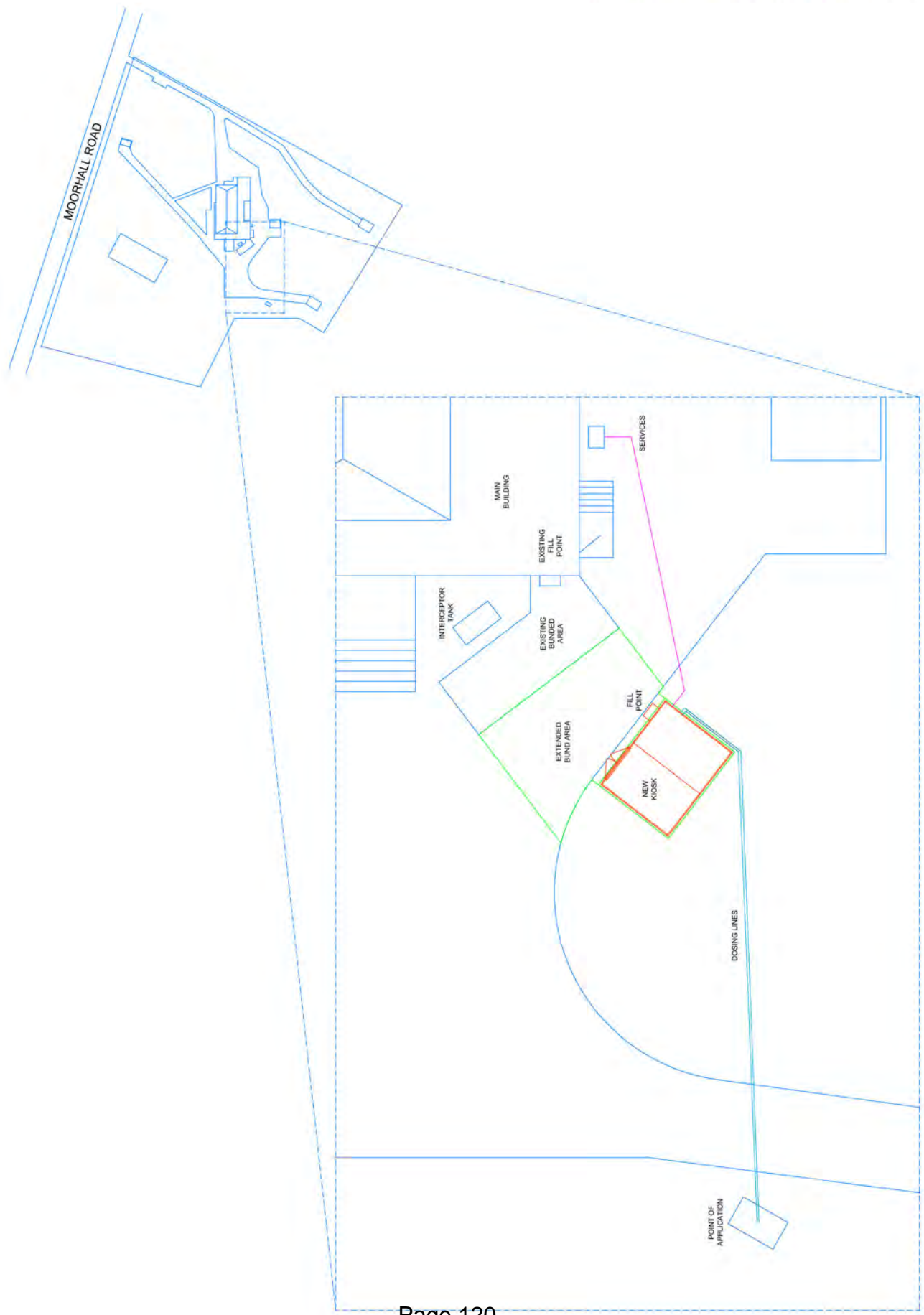


CUSTOMER: AFFINITY WATER  
 PROJECT NAME: CHEMICAL DOSING UPGRADE  
 PROJECT NO: J1409  
 SITE: BLACKFORD WTW

TITLE: BLACKFORD KIOSK LAYOUT

DRAWN BY: SLS	CHECKED BY: SP	SCALE: A3
DRAWING NUMBER: J1409-CV-D02-S01	REV: B	SHEET: 1 OF 1
DRAWING STATUS: FOR APPROVAL		

NOTES  
1.



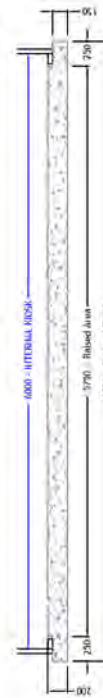
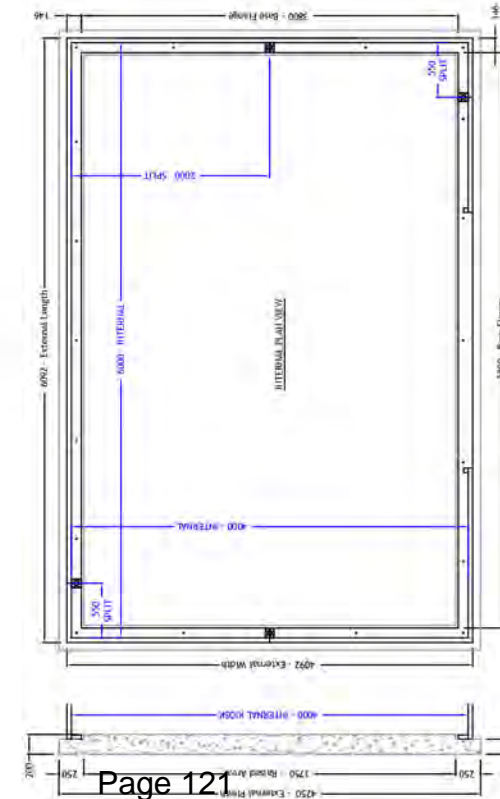
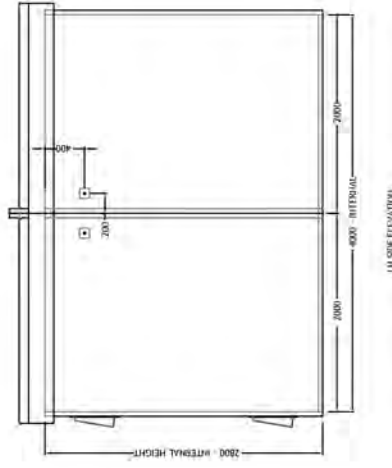
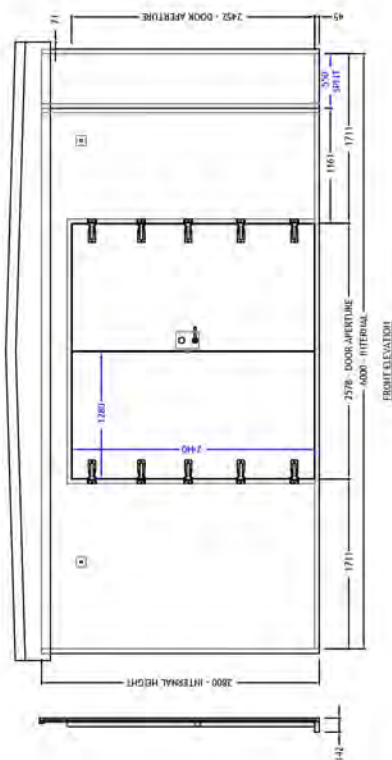
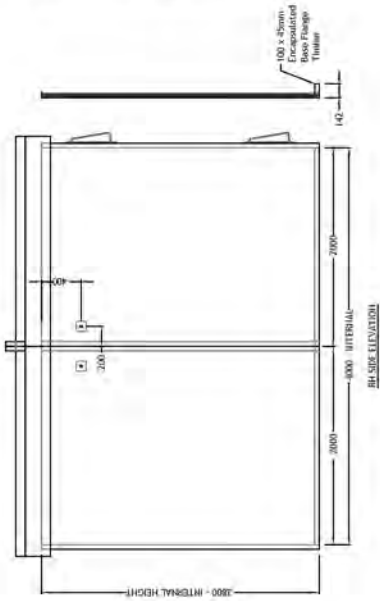
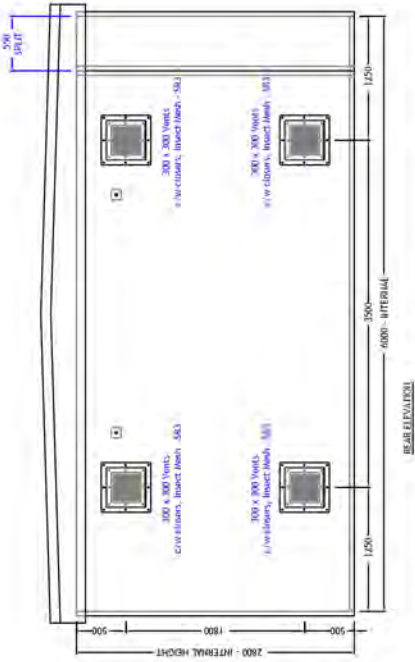
TEL: 01795 425169  
E-MAIL: sales@chemidose.co.uk  
ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT SPECIFICATION AND MAY NOT BE USED OR ADAPTED TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM CHEMIDOSE LTD



CUSTOMER: AFFINITY WATER  
PROJECT NAME: CHEMICAL DOSING UPGRADE  
SITE: BLACKFORD WTW  
TITLE: BLACKFORD SITE PLAN

DATE: 13/04/18	CHECKED: GP	DRAWN: JTB
DRAWING NUMBER: J1396-CV-D01-S01	REV: A	SHEET: 1 OF 1
DRAWING STATUS: FOR APPROVAL		





- Dimensions:** 6000 x 4000 x 2800mm (Internal)  
SR3 Rated - 'C' Section Construction - c/w split panels
- Finish:** External - Smooth Moulded  
Colour - 14 C 39 (British Racing Green)  
Internal - White Resin Flocoat
- Doors:** 1 off Double Door Set - Each Leaf - 1280 x 2440mm  
Colour - Smooth 14 C 39 (British Racing Green)
- Lock Type:** SR3 Micro Abyril AD3 Cylinder Lock  
c/w UH3 Cylinder Guard plus Internal & External Lever Handles
- Vents:** 4 off 300 x 300mm Galvanised Steel Louvre  
Positioned 2 off High & 1 off Low  
c/w SR3 Vent Guards, Vermin Mesh, Internal Closers & External GRP Cowls
- Roof Type:** Fixed Roof - Dual Pitch  
SR3 Rated  
Colour - Textured - 14 C 39 (British Racing Green)
- Extras:** Constructed with SR3 Approved Materials

Rev	Description	Drawn	By	Appr	By
4	Vent locations revised	ELH	16.08.16		

# Kingsley Plastics Limited

Western Barn Industrial Park, Heatherleigh Road, Winkfield, Devon, EX19 8AP  
T: 01837 83154 F: 01837 83529 Sales@kingsleyplastics.co.uk www.kingsleyplastics.co.uk

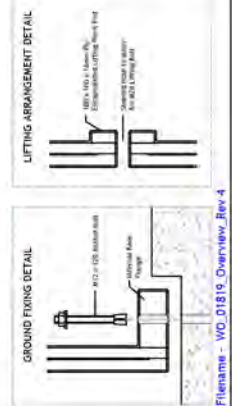
**Customer:** Chemidose  
**Project Name:** Affinity Water Treatment Site

**Drawing Title:** SR3 Rated - GRP Heavy Duty kiosk  
Proposed General Arrangement

**Drawing No:** WO\_01819 - Overview

**Scale:** Do NOT Scale  
**Sheet:** 1 of 1  
**Status:** For Information

Quote REF:	QH15046(01)	Checked By:	Checked Date:
Accuracy Check:		Checked By:	Checked Date:
Comments:		Checked By:	Checked Date:



<b>Estimated Internal Dimensions:</b>	
(At largest point):	
Est. Transportable Surfaces:	
Min External Width:	2234mm
Max External Depth:	2234mm
Max External Height (at roof apex):	3115mm



**Leasehold:  
St James of London (Restaurant) Ltd**

**Red Star Pub Company (WR II) Ltd**

**Grand Metropolitan Estates Ltd**

**Affinity Water Ltd**

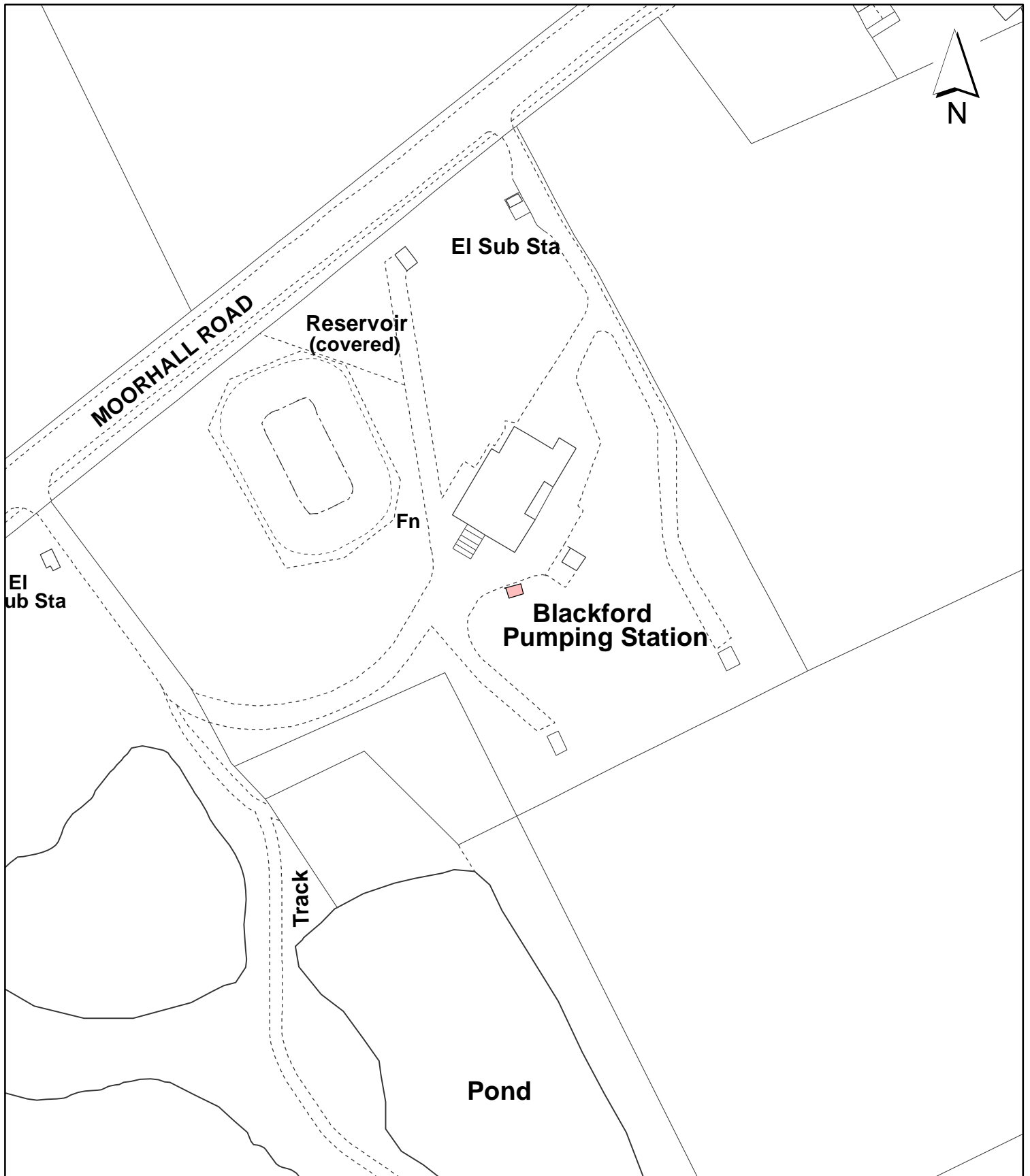
**The Mayor & Burgesses of the London Borough of Hillingdon**

Grantor:-	Signed:-
N/A	
Location:-	Rev Date
Land South of Moorhall Road, Harefield, Uxbridge, UB9 6PB	
Scheme Name:-	Description
Moorhall (Blackford) Pumping - New Kiosk	
Drawing Name:-	
Schedule of Interests Overview Plan	
Drawing Number:-	
161585-SOI-001	
NGR:-	
TQ 0480 8849	
Issue Date:-	
28.06.2016	
Sheet No.	
1 of 1	
Sheet Size	
A3	



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1:2500  
0m 20m 40m 60m 80m 100m 120m 140m 160m 180m 200m 220m 240m 260m 280m 300m 320m 340m 360m 380m 400m 420m 440m 460m 480m 500m  
Site Plan



**Notes:**

 Site boundary

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Site Address:

**Blackford Pumping Station  
 Moorhall Road  
 Harefield**

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

Planning Application Ref:

**56044/APP/2016/3790**

Scale:

**1:1,250**

Planning Committee:

**North Page 123**

Date:

**November 2018**



**HILLINGDON**  
 LONDON

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

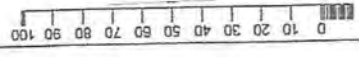
**Address** SHEPHERDS HILL FARM NORTHWOOD ROAD HAREFIELD  
**Development:** General purpose agricultural building with associated hardstanding and soft landscaping.  
**LBH Ref Nos:** 15963/APP/2018/1666

**Date Plans Received:** 23/04/2018                      **Date(s) of Amendment(s):** 23/04/2018  
**Date Application Valid:** 24/05/2018



**PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT SHEPHERDS HILL FARM, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PT.**

Scale: 1 : 2500.  
 Drg. No: 2474/2.0.  
 Date: 14.5.2017.



**Revisions**  
 3.8.2018 Revised location

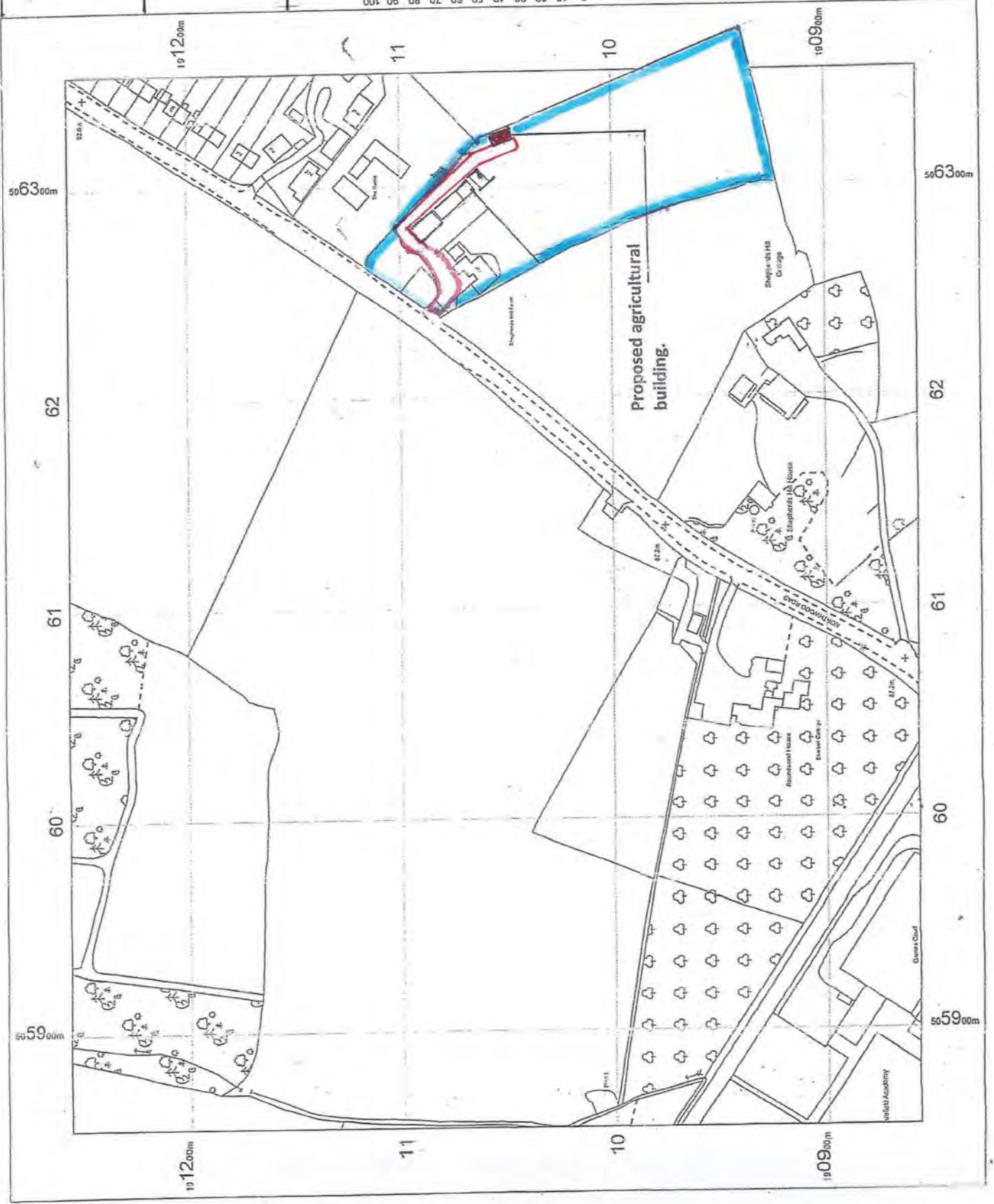
OS MasterMap 1250/25/00/1000/0 scale  
 06 April 2017, ID: MDP-00614087  
 www.mapdataportal.co.uk

1:2500 scale print at A4, Centres:  
 506104 E, 191057 N

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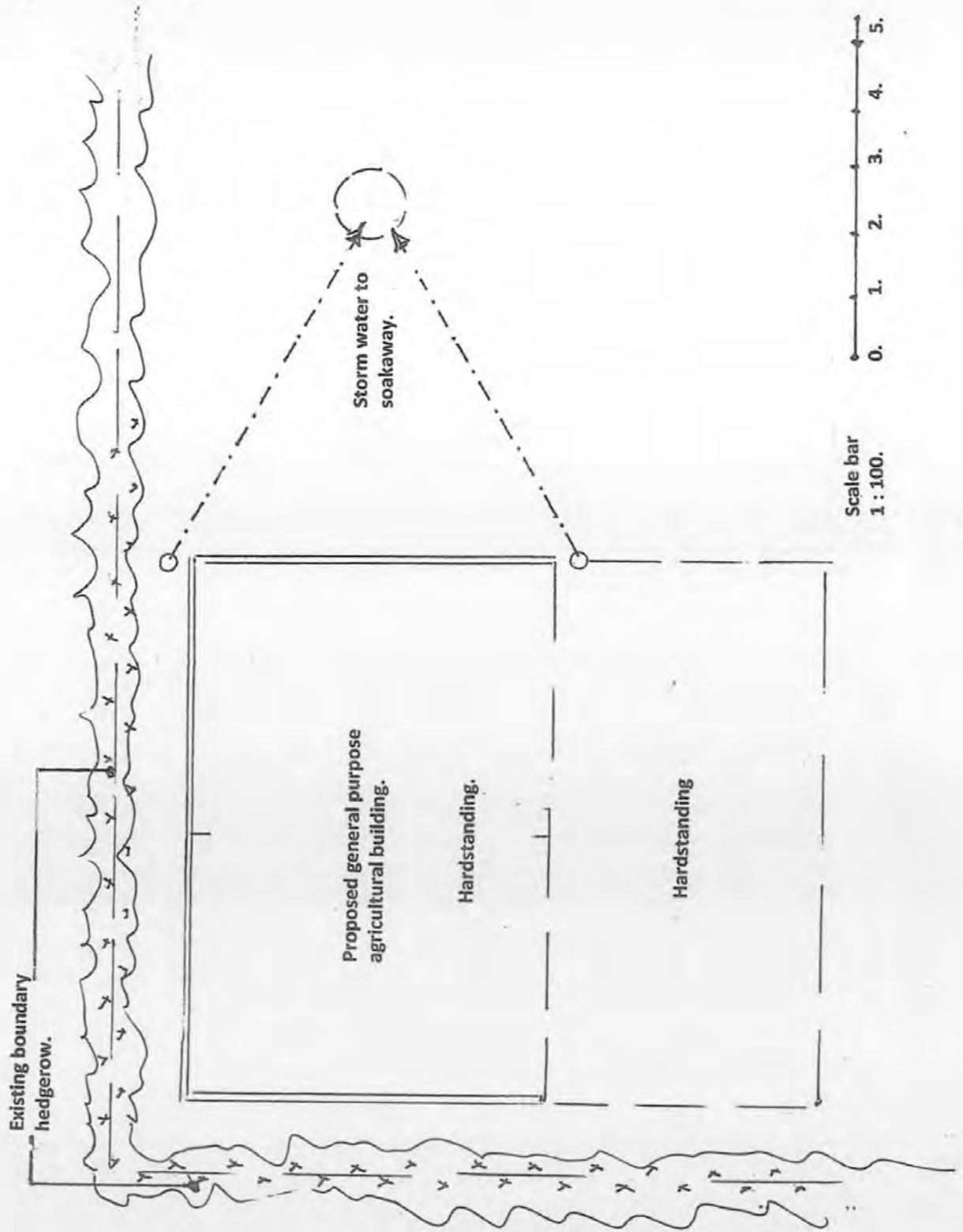
**MAPS@AWORTH**  
 SURVEY CONSULTANTS





**BLOCK/LAYOUT PLAN OF GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT SHEPHERDS HILL FARM, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PT.**

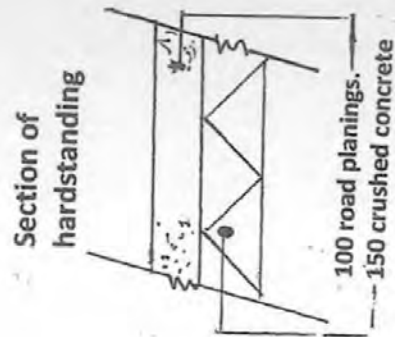
Scale: 1 : 100. Drg. No: 2474/3. Date: 14.7.2017.



Schedule plantings to reinforce existing boundary hedgerow.

- Crataegus monogyna. 50%
- Prunus spinosa. 25%
- Corylus avellana. 15%
- Ilex aquifolium 5%
- Rosa canina. 5%

0.600m bare root whips @ 300 diagonal centres with plastic spiral guards.



Scale bar  
1 : 100.



PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT SHEPHERDS HILL FARM, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PT.

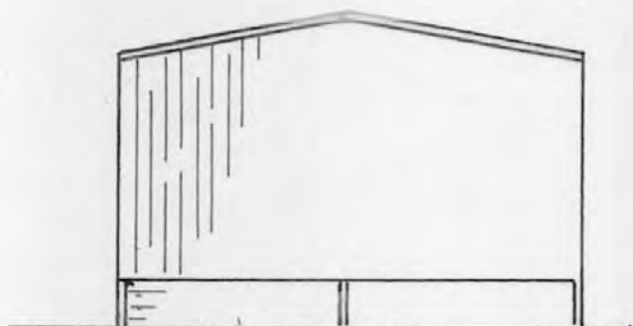
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Drg. No: 2474/1.

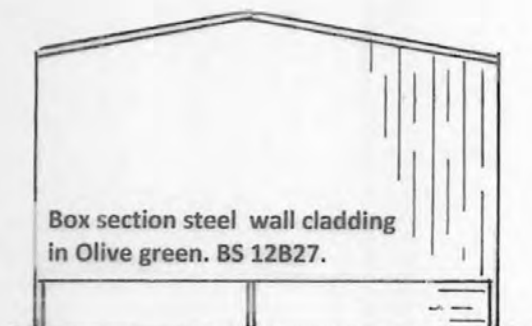
Date: 14.5.2017.

Scale bar.

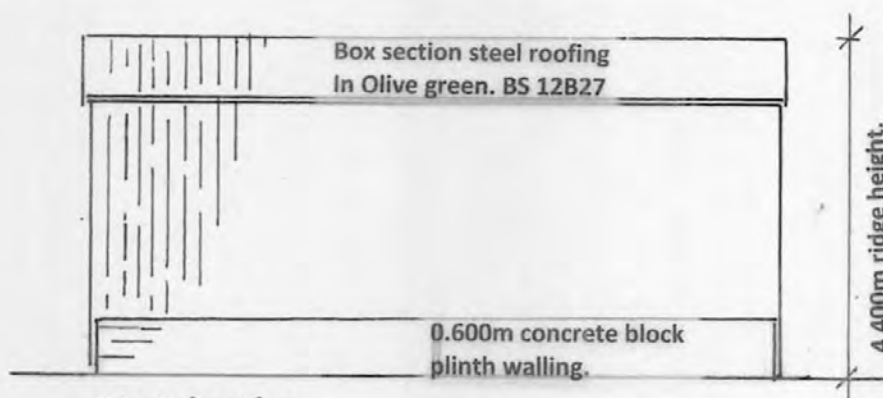
1 : 100. 0 1 2 3 4 5



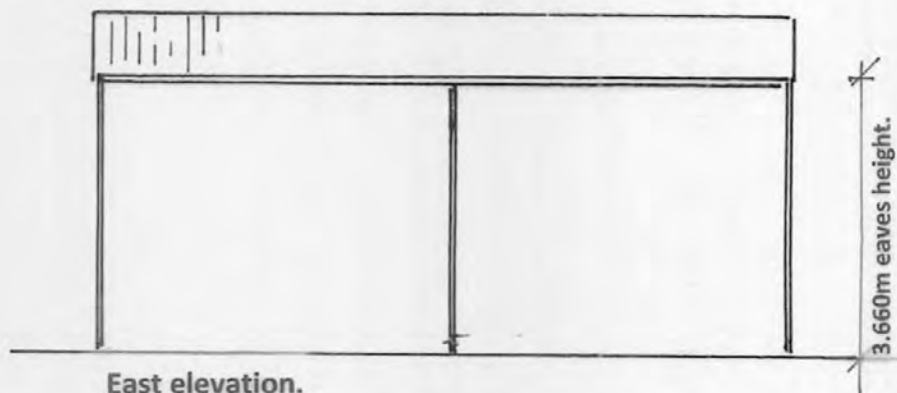
North elevation.



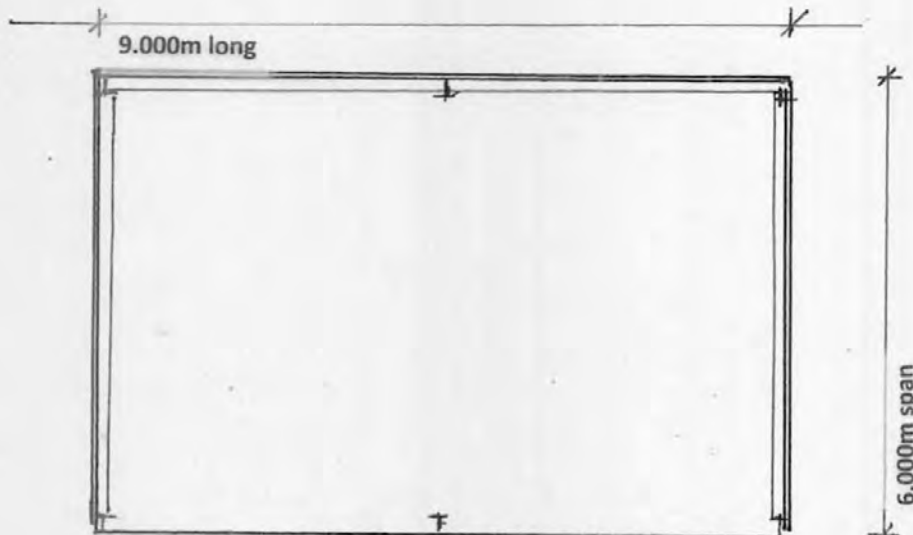
South elevation.



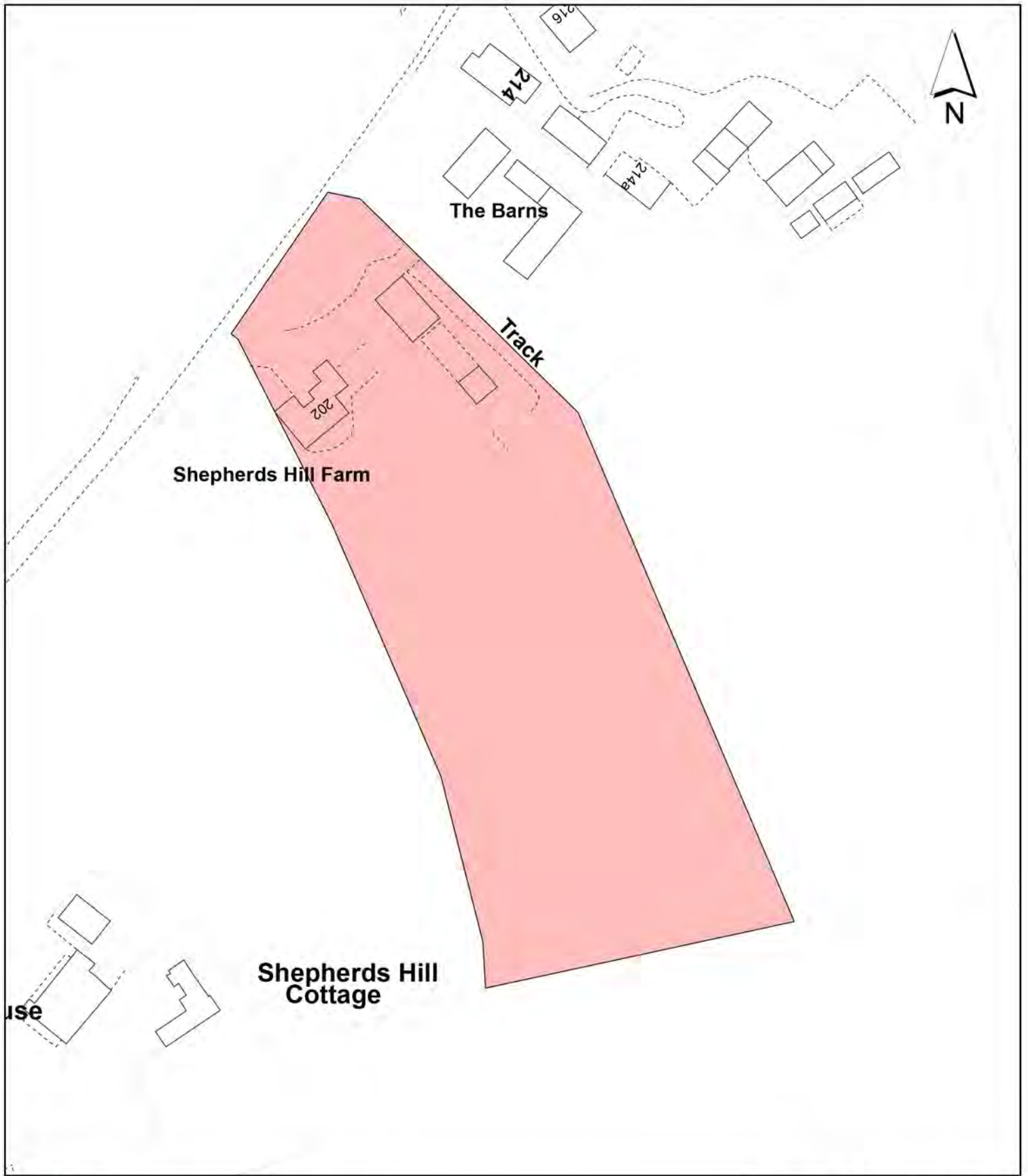
West elevation.





East elevation.



Plan/layout.



<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p><b>Shepherds Hill Farm Northwood Road Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>15963/APP/2018/1666</b></p>	<p>Scale:</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee:</p> <p><b>North Page 128</b></p>	<p>Date:</p> <p><b>November 2018</b></p>	