



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY 21 AUGUST
2019

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

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

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

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camera and scan the code below:



To Councillors on the Committee

Councillor Edward Lavery (Chairman)
Councillor Duncan Flynn (Vice-Chairman)
Councillor Jas Dhot
Councillor Martin Goddard
Councillor Becky Haggard
Councillor Henry Higgins
Councillor Carol Melvin BSc (Hons)
Councillor John Oswell
Councillor Raju Sansarpuri

Published: Tuesday 13 August 2019

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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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Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

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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

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	22 Breakspear Road South, Ickenham 51947/APP/2019/1144	Ickenham	Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym Recommendations: Approval	9 – 24 206 – 218
7	Land Rear of 40 Ducks Hill Road, Northwood 73183/APP/2019/868	Northwood	Erection of 4-bed single storey dwelling with habitable basement with associated parking and amenity space and installation of crossover to Cygnet Close Recommendations: Approval	25 – 50 219 – 224

8	53-55 The Broadway Joel Street Northwood 5564/APP/2019/675	Northwood Hills	Subdivision and part change of use of existing Drinks Establishment (Use Class A4) to create a Retail Shop (Use Class A1) with retention of existing Public House and associated alterations to shopfront Recommendations: Approval	51 – 72 225 – 233
9	39 Wieland Road, Northwood 22452/APP/2018/3575	Northwood Hills	Part two storey front extension, first floor side extensions, single storey rear extension, detached outbuilding to rear for use as a gym/games room and alterations to elevations. Recommendations: Approval	73 – 88 234 – 238
10	4 Scouts Hut 702/APP/2018/4224	West Ruislip	Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19) Recommendations: Approval + Sec 106	89 – 120 239 – 269

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	26 Broadwood Avenue, Ruislip 16080/APP/2019/688	Eastcote & East Ruislip	Alterations to front, flank and rear elevations to house and reduction of overall roof height Recommendations: Refusal	121 – 132 270 – 277
12	197 Field End Road Eastcote, Pinner 22149/ADV/2019/24	Eastcote & East Ruislip	New fascia signs and lighting Recommendations: Approval	133 – 138 278 – 282

13	197 Field End Road Eastcote, Pinner 22149/APP/2019/1762	Eastcote & East Ruislip	New shop front, signage, awnings, lights and shutters Recommendations: Approval	139 – 148 283 – 284
14	12 Kaduna Close, Eastcote 52580/APP/2019/1852	Eastcote & East Ruislip	Single storey rear extension to be used as a store. Recommendations: Approval	149 – 160 285 – 291
15	28 Victoria Road, Ruislip 74773/APP/2019/1367	Manor	Change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2) Recommendations: Approval	161 – 172 292 – 298

PART II - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

16	ENFORCEMENT REPORT	ENFORCEMENT REPORT	173 – 182
17	ENFORCEMENT REPORT	ENFORCEMENT REPORT	183 – 192
18	ENFORCEMENT REPORT	ENFORCEMENT REPORT	193 – 204

PART I - Plans for North Planning Committee

205 – 298

Minutes

NORTH PLANNING COMMITTEE

17 July 2019



HILLINGDON
LONDON

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Duncan Flynn (Vice-Chairman), Jas Dhot, Martin Goddard, Becky Haggard, Henry Higgins, John Oswell and Raju Sansarpuri</p> <p>Ward Councillors Present: Councillors Teji Barnes (Cavendish), Jonathan Bianco (Northwood Hills), Philip Corthorne (West Ruislip), John Morgan (Northwood Hills) and Devi Radia (West Ruislip)</p> <p>LBH Officers Present: Richard Phillips (Principal Planning Officer), Glen Egan (Office Managing Partner - Legal Services), Chris Brady (Assistant Planning Officer), James Rodger (Head of Planning, Transportation and Regeneration), Luke Taylor (Democratic Services Officer) and Alan Tilly (Transport and Aviation Manager).</p>
29.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Flynn and Councillor Melvin, with Councillor Chamdal and Councillor Tuckwell substituting.</p>
30.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Tuckwell declared a non-pecuniary interest in Item 8 as a Trustee of the Scout Association, and confirmed that he would leave the room during the discussion of the item.</p>
31.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 19 June 2019 be approved as a correct record.</p>
32.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
33.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-16 were marked as Part I and would be considered in public, while Item 17 was marked Part II and would therefore be considered in private.</p>

34.	<p>59 ELM AVENUE, EASTCOTE - 60130/APP/2019/1369 (<i>Agenda Item 6</i>)</p>
	<p>Two two-storey, three-bed dwellings with associated parking and amenity space, involving the demolition of existing bungalow.</p> <p>Officers introduced the application and noted the addendum. Members were informed that an appeal for non-determination had been lodged, and as such, the Committee could now only advise the inspectorate on how it was minded to determinate the application.</p> <p>A petitioner addressed the Committee and requested the application be refused by virtue of the impact on local heritage, parking, and the size, scale, bulk, design and intrusive nature of the development. The petitioner stated that the application would be cramped both externally and internally, and its siting on a busy crossroads led to concerns about road safety. Reversing from the property would be dangerous and there would be reduced visibility for both cars and pedestrians as the proposed dwelling was closer to the road than the current bungalow.</p> <p>Councillor Barnes, Ward Councillor for Cavendish, spoke in objection to the application and noted her support for both the residents and officer's comments. Councillor Barnes expressed concern regarding road safety, and the safety of pedestrians by a cramped, busy road.</p> <p>Councillor Makwana submitted written comments to the Committee as a Ward Councillor for Cavendish, and endorsed the officer's report and recommendation.</p> <p>The Head of Planning, Transportation and Regeneration noted that the existing highways arrangements tied the Committee's hands, but the application would affect the street scene.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation at a vote.</p> <p>RESOLVED: That the Planning Inspectorate be advised that, had an appeal for non-determination not have been lodged, the application would have been recommended for refusal.</p>
35.	<p>LAND OPPOSITE 176-184 FORE STREET, EASTCOTE - 70717/APP/2019/1188 (<i>Agenda Item 7</i>)</p> <p>Change of use from unrestricted Class B8 open storage to a restricted use for positioning of up to 68 containers for self-storage use.</p> <p>Officers introduced the report, and Councillor Bianco, Ward Councillor for Northwood Hills, addressed the Committee to state his agreement with the report. Councillor Bianco noted that the changed use of the application would be a travesty, and there were serious concerns about its impact on the Green Belt, while residents would be affected by the impact from the lorries at the site.</p> <p>Members moved and seconded the officer's recommendation, and upon being put to a vote, the refusal recommendation was unanimously agreed.</p> <p>RESOLVED: That the application be refused.</p>

36. **SCOUT HUT, 4 LADYGATE LANE - 702/APP/2018/4224** (*Agenda Item 8*)

Erection of one four-bed detached dwelling, one three-bed detached dwelling, and two three-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut (AMENDED PLANS 28/05/19).

Councillor Tuckwell had declared a non-pecuniary interest in this application and left the room during the discussion of the item.

Officers introduced the application and noted the addendum.

A petitioner spoke in objection to the application, and stated that residents were concerned about overlooking, siting close to the boundary, and the mass of the proposed dwellings. The Committee heard that the application was out of keeping, and there were inaccuracies in the plans submitted by the applicant. The petitioner also noted that the lime trees were protected by Tree Preservation Orders, and these trees will impact on the proposed dwellings' light, which will lead to pressure to fell the trees. The Committee also heard that the proposed three-storey building was out of keeping as the area was full of two-storey buildings, and it would lead to overlooking.

The agent for the application noted that this was an opportunity for new high-quality homes in the area, and it also allowed the rehoming of the Scout Hut to a purpose-built site with s106 money. The footprint, scale and mass of the application had significantly decreased, and all the protected trees were to be retained. Members heard that the application was policy compliant with highways, and replaced a current unsightly site with something that had social benefits.

Councillor Corthorne, Ward Councillor for West Ruislip, addressed the Committee and stated that many residents were upset with the application. While Councillor Corthorne confirmed that the site for the new scout hut was good, this was not the primary consideration, and that the argument for refusal was based on the application's impact on amenity and local character. Councillors heard that the application would have an impact on nature, and would also impact local traffic. Members were asked that if the application was not refused, then the impact on visual amenity be mitigated with screening.

The Head of Planning, Transportation and Recycling confirmed that the major issue with the application was regarding trees, as the application complied with highways and neighbour impact standards.

The Committee noted that they were concerned with the impact that the trees would have on the application with overlooking would lead to a future concern, and that four homes on a small plot would lead to overlooking and may have a detrimental impact on the area.

Members agreed that the scout hut relocation was a bonus, but the application may have an unacceptable impact on the trees. To better understand the proposals and see the impact for themselves, Councillors suggested a site visit.

Officers agreed that the Committee must ensure that there was not a loss of high-value trees, and Councillors moved and seconded a deferral to allow a site visit. The motion for a deferral was then unanimously agreed by the Committee.

RESOLVED: That the application be deferred.

37. **1 HARLYN DRIVE, PINNER - 16932/APP/2018/3978** (*Agenda Item 9*)

Single storey side/rear extension, first floor side extension and conversion to two one-bed and one two-bed self-contained flats.

Officers introduced the application and noted the addendum, which contained an additional condition.

The Head of Planning, Transportation and Regeneration noted that Flat 2 in the proposal was less than 51 sqm, but bigger than a studio. Therefore, it was suggested that the description of the application be changed to one two-bed, one one-bed and one studio, although there was no changes to the external layout of the application. Members heard that the agent could not be contacted about this change, and it was requested that, should the Committee be minded to agree the application, delegated authority be given to the Head of Planning, Transportation and Regeneration to agree this change with the applicant and agent.

A petitioner spoke in objection to this application, and stated that it was an overdevelopment that would exacerbate traffic concerns and cause issues for local school children and the nearby driving test centre. Members heard that the application was out of keeping, and cannot accommodate four vehicles. The Committee was also informed that, should the application be approved, no further material alterations should be considered in the future.

The agent for the application addressed the Committee and stated that the proposal included sufficient parking, amenity space and soft landscaping. The units included four off-street parking spaces and the vehicular crossover was considered acceptable by officers. Members were informed that there was minimal impact to the street scene, sunlight and outlook, and should the application be granted, the applicant would agree that the change to the description would be acceptable.

Councillor Morgan, Ward Councillor for Northwood Hills, spoke at the meeting and confirmed that the proposed application would impact on the view from residents opposite the plot. Furthermore, the size of one of the one-bedroom flats did not meeting the Council's standards, and should be refused on these grounds, as well as the issue that it would have on parking and the dangers it may pose to local schoolchildren.

Officers confirmed that delegated authority could also be allowed to ensure that landscaping to the frontage be kept to 1m in height.

The Committee expressed concern that the application be changed from a one-bedroom flat to studio, and it was discussed whether the application should be considered based on the plans in front of Members.

Councillors noted that the plans were compliant, and although there was sympathy with residents, it would be very difficult to refuse.

As such, the officer's recommendation, subject to delegated authority, was moved and seconded. Upon being put to a vote, there were seven votes in favour of the motion and one against.

RESOLVED: That the application be approved, subject to delegated authority to the Head of Planning, Transportation and Regeneration to:

	<ol style="list-style-type: none"> 1. Change the description of the application to replace one one-bedroom flat with one studio flat; and, 2. Ensure that landscaping to the frontage of the flats be kept to a maximum of one metre in height.
38.	<p>LAND AT SOUTHBOURNE GARDENS, RUISLIP - 72211/APP/2019/664 (<i>Agenda Item 10</i>)</p> <p>Three-storey building comprising six two-bedroom flats with associated parking and amenity space, involving demolition of existing garages.</p> <p>Officers introduced the application to the Committee.</p> <p>Responding to questioning from the Committee, officers confirmed that the entrance to the garages would be wide enough for both refuse and emergency vehicles, and that a contaminated land condition be added to deal with any concerns regarding asbestos.</p> <p>Members noted that the application was on a site with disused garages, and although there were concerns regarding the three-storied application, it was difficult to refuse.</p> <p>The Committee questioned what the differences between this application and a previously refused application where, regarding the privacy of surrounding homes. Officers confirmed that the previous application was refused by virtue of size, scale, height, bulk and loss of privacy to 54-46 Southbourne Gardens, and the overdominance of 1-3 Green Lawns. The new plans show that there is a suitable distance between the application and 1-3 Green Lawns, and 54-56 Southbourne Gardens is also a suitable distance away.</p> <p>As such, the Committee moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved, subject to a S106 agreement.</p>
39.	<p>22 BREAKSPEAR ROAD SOUTH, ICKENHAM - 51947/APP/2019/1144 (<i>Agenda Item 11</i>)</p> <p>This item was withdrawn from the agenda prior to the meeting.</p>
40.	<p>NORTHWOOD HEALTH & RACQUETS CLUB, NORTHWOOD - 272/APP/2019/1164 (<i>Agenda Item 12</i>)</p> <p>Single-storey rear extension, erection of an external spa garden to include two one-storey buildings for use as saunas and swimming pool with pool terrace.</p> <p>Officers introduced the application, and Members moved and seconded the officer's recommendation. Upon being put to a vote, the application was unanimously agreed.</p> <p>RESOLVED: That the application be approved.</p>
41.	<p>LAND AT JUNCTION OF PADDOCK ROAD & FIELD END ROAD - 60595/APP/2019/1653 (<i>Agenda Item 13</i>)</p> <p>Proposed telecommunications removal and replacement.</p>

	<p>The application was introduced to the Committee, and Councillors moved, seconded and unanimously agreed the officer's recommendation.</p> <p>That the application be refused.</p>
42.	<p>LAND ADJACENT TO 30 HARVEY ROAD, NORTHOLT - 67335/APP/2018/3565 (Agenda Item 14)</p> <p>Two two-storey, three-bed dwellings with habitable roofspace and associated amenity space.</p> <p>Officers introduced the application and noted the addendum.</p> <p>Members noted the road is unique with distinct characteristics, and as such, the enhancement of Condition 3 was suggested to request a sample of materials for the application to ensure it matched existing properties.</p> <p>The officer's recommendation, subject to the enhanced condition, was then moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to a s106 agreement and the amendment of Condition 3 to request a sample of materials to be used in the application.</p>
43.	<p>OAK AT CATLINS, HIGH ROAD, EASTCOTE, HA5 2EY - TPO 777 (Agenda Item 15)</p> <p>Tree Preservation Order No 777: Oak at Catlins, High Road, Eastcote, HA5 2EY</p> <p>Officers introduced the report and noted the addendum.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That Tree Preservation Order 777 be confirmed.</p>
44.	<p>S106 QUARTERLY MONITORING REPORT (Agenda Item 16)</p> <p>RESOLVED: That the S106 Quarterly Monitoring Report be noted.</p>
45.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action, as recommended in the officer's report, be agreed; and, 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 purpose of it issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt</i></p>

	<i>information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 8.00 pm, closed at 9.57 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Luke Taylor on 01895 250 693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Report of the Head of Planning, Transportation and Regeneration

Address 22 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym

LBH Ref Nos: 51947/APP/2019/1144

Drawing Nos: MOHAMMED/PLAN/007
MOHAMMED/PLAN/008
MOHAMMED/PLAN/001
MOHAMMED/PLAN/003
MOHAMMED/PLAN/011
MOHAMMED/PLAN/006
MOHAMMED/PLAN/009
MOHAMMED/PLAN/010 Received 11-06-2019
MOHAMMED/PLAN/005 Received 11-06-2019
MOHAMMED/PLAN/004 Received 11-06-2019
MOHAMMED/PLAN/002 Received 11-06-2019
Surface Runoff (SuDS) Strategy
Daylight and Sunlight Assessment

Date Plans Received:	03/04/2019	Date(s) of Amendment(s):	03/04/2019
Date Application Valid:	12/04/2019		11/06/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application comprises a two-storey detached dwellinghouse on the South East side of Breakspear Road South with the principal elevation facing North-West. The dwellinghouse is of traditional construction and detailing and includes a pitched tiled roof with a catslide incorporating a dormer window and integral garage to the side. It is a sizeable rectangular shaped plot, with a mixture of hard and soft landscaping to the front and a rear garden space which is predominantly laid to lawn. The site is not covered by any recognised Tree Preservation Orders, however there are large mature trees to both the front and rear.

The area is predominantly residential in character and appearance, consisting of similar detached properties. The properties fronting Breakspear Road South have a staggered formation, such that the application site sits behind no.20 to the South by approximately 7 metres and forward of no.24 to the North by approximately 7 metres.

The site is situated within the 'developed area' as identified in the policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning consent for the erection of a part two storey, part single

storey side/rear extension, the enlargement of the roof space to create additional habitable space and the creation of a basement level to form a home cinema and games room.

1.3 Relevant Planning History

51947/APP/2018/2469 22 Breakspear Road South Ickenham

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

Decision Date: 30-10-2018 **Refused** **Appeal:** 18-MAR-19 **Dismissed**

51947/PRC/2018/258 22 Breakspear Road South Ickenham

1st floor side, 2 storey rear extensions, garage conversion, basement, front porch, rear dormer and outbuilding

Decision Date: 14-02-2019 **OBJ** **Appeal:**

Comment on Planning History

The previous application was refused on the basis of the size and bulk, which failed to harmonise with the architectural composition of the original dwelling. It was also considered to impact on the amenity of the neighbouring occupiers and the proposed basement failed to allow space for groundwater to pass without being pushed onto neighbouring properties. The loss of the tree to the front and total coverage of the front garden with hard surfacing was also unacceptable.

At Appeal the Planning Inspector did not consider that the proposal would be out of keeping with the character of the street scene, however he agreed that the two storey rear extension would have a detrimental impact on the amenity of the occupiers of no. 20 to the south. He also agreed the proposal may have an unacceptable effect on flood risk.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 22nd May 2019

3. Comments on Public Consultations

PUBLIC CONSULTATION

15 neighbours and the Ickenham Residents' Association were consulted for a period of 21 days expiring on the 11 May 2019. A site notice was also erected on the lamppost to the front of the site expiring on the 22 May 2019. There were nine responses received raising the following issues:

- Disruption during construction. Already significant disruption due to HS2.
- Detrimental impact on the neighbouring properties
- Impact on flooding from the basement
- Concern the outbuilding could be used independently of the main residence
- Potential for the building to be rented out as a 7 or 8 bedroom property creating car parking issues more noise and traffic
- Inconsistency in plans
- In my previous objection I requested a bat survey and traffic management plan be

prepared

OFFICER COMMENTS:

For ease of reading a response to the above points is set out below:

- Disruption caused by a development is considered transitory in nature and not sufficient reason to refuse a proposal in its own right.
- Revised plans have been submitted to address any inconsistencies. The agent has also provided a statement to demonstrate that a survey was undertaken in order to establish the location of each property which was used to form the set of existing plans
- The proposed plans demonstrate the outbuilding is to be serve as an ancillary room to the main dwelling (not independent living accommodation) and the local planning authority can only determine the application based on the plans submitted.
- The remaining garden space illustrated in the proposed plans is sufficient to serve the property and complies with the amenity space guidance set out in the councils adopted SPD - HDAS- residential extensions.
- The rental of the property is not a material planning consideration and therefore cannot be included within the assessment of the application
- The proposed basement plans and submitted documents have been assessed by the councils Flooding Officer who raises no objection to the proposal subject to further information being submitted which will be secured by condition. It should be noted that the development of the basement cannot be commenced until the information requested is submitted and deemed acceptable by the LPA.

FLOOD WATER MANAGEMENT COMMENTS:

The application has now been revised so that there is a smaller basement than that previously proposed. However the last application submitted some ground water investigations which were undertaken at the wrong time of year to understand the risk of groundwater.

Therefore an appropriate survey should be undertaken to determine the presence of groundwater in order that any appropriate mitigation can be put in place to ease the passage of groundwater round the building.

The same SuDs proposals as were submitted previously which were not acceptable in the last application. Appendix D shows a proposals for a tank of 12m3 which is the least sustainable option. It is also based on an assumption that the flow control device will only limit flows to 5ls which is not greenfield run off rates and could increase flood risk.

Therefore the SuDs elements of the application are not accepted and plans provided should not be referred to in any permission granted and the following conditions are required:

Basement

Prior to the commencement of development (excluding site clearance and demolition) details of an appropriate site investigation including detailed proposals for mitigation of any groundwater risks found shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON: The proposal could increase flood risk unless suitable mitigation is proposed and therefore requires further information to be submitted to ensure that flood risk is not increased in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

All developments in this area contribute to manage the risk from surface water and groundwater, and reduce the run off from their site.

Surface Water:

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and;
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced 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

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),

Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,

Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

HIGHWAY OFFICER COMMENTS:

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

TREES AND LANDSCAPES COMMENTS

- No objection subject to conditions for tree protection and landscaping.

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
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.15 (2016) Water use and supplies
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- DMEI 10 Water Management, Efficiency and Quality
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHB 11 Design of New Development
- DMHD 2 Outbuildings
- DMHD 3 Basement Development
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

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. Policies BE13 and BE15 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.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back a minimum of 1m from the side boundary. HDAS advises that rear extensions will only be allowed where there is no significant over-dominance. In particular the extension should not protrude too far out from the rear wall of the original dwelling and should not extend beyond a 45 degree angle; if this can be achieved then a maximum depth of 4 m would be acceptable. The height for single storey extensions with a pitched roof not exceeding 3.4m or a flat roof of 3m would be acceptable.

The proposal includes a single storey outbuilding which would be positioned at the bottom of the garden and set in 0.60m from adjoining boundaries. The outbuilding would have a footprint of 32sq.m, considered too small to be used as a self-contained unit. To the front of the dwelling is also proposed a porch, which measures 1.65m in depth and 2.59m in width with a pitched roof of 3.4m in height. These are as previously considered and deemed acceptable.

The proposed two storey side extension is set beneath an extended main roof and incorporates the existing garage. It measures 2.7m in width, 13.47m in depth (including a rear projection of 4.2m) with the rear projection then returning across the rear elevation by a further 2.65m. The rear extension is set beneath a hipped roof set down 0.5m from the main ridgeline. To the rear of this is an additional single storey extension of 4m in depth with a flat roof of 3m in height. To the side of the two storey rear extension is an additional single storey flat roofed extension of 0.65m in depth.

This proposal is a reduction in depth and width at two storey level on the previously refused scheme. In consideration of the appeal for the previous application the Inspector advised the 2 storey side extension would replace the existing garage and its associated lean-to roof. It would take the same eaves and ridge height. When viewed from the road, the proposal would result in a wider front elevation, but space would still exist between the northern side elevation and the plot boundary. The siting of the building would not change. Due to the width and depth of the proposal, the roof of the extended property would incorporate a central area of flat roof that would be visible in the street due to the staggered building line of the houses. There are other examples of similar roof forms in the street. However, although these alter the appearance of the houses, the extended dwellings remain to be primarily defined by their consistency of fenestration and facing materials. Consequently, where they are apparent, the elements of flat roof do not harm the character and appearance of the area. As such in terms of appearance the proposal would be acceptable and would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy DMHB 12 of the Hillingdon Local Plan Part 2 - Development Management Policies and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate

and amenities of existing houses safeguarded. Due to the staggered nature of the properties no. 20 is set forward and no. 24 is set back from the existing building line of application property. Concerns were raised over the depth of the proposed extension in relation to no. 20. The depth of the single storey element has been reduced to ensure this would not project more than 4m beyond the rear of that property where it is adjacent to the boundary. The plans also indicate the two storey rear extension would not compromise a 45 degree line of sight from the first floor windows. To the other side concerns were raised in the previous application over the side windows of no. 24 facing the application site. In consideration of this the Inspector concluded that the proposal would bring the built form closer to these windows however they are all glazed with obscure glass. As such their outlook is already restricted and consequently the proposed extension would not make the situation materially worse.

Moreover, although the amount of daylight received by these windows would reduce as a result of the proposal, due to the use of obscure glass, I am satisfied that this would not be materially detrimental to the enjoyment of the property. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed side facing windows serve as secondary non habitable room windows and as such could be conditioned to be obscure glazed and non opening below 1.8m to ensure the proposal would not result in an additional loss of privacy to that already existing, As such, the proposal complies with the requirements of Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (March 2019).

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

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized garden in excess of adopted standards. There is no impact on parking provision as a result of this proposal.

In considering the application of policy DMEI 10 with regard to this application, as the property is a detached property and the basement is set in from side boundaries and away from existing trees, the sole criteria which could be used to refuse an application is the flood and drainage implications. In the previously refused scheme, the basement spanned the width of the site. This has been reduced in scale to ensure a minimum set back from the side boundaries of 1.2m. With the previous submission the Inspector advised that a revised basement plan had been submitted, which the Council's Flood and Water Management Specialist had indicated would be acceptable. The appeal was also accompanied by a revised SuDS Strategy but the Inspector was unclear whether this had been seen by the Council. Consequently he did not give any weight to this in his assessment.

Notwithstanding the inspectors view of the SuDS Strategy the Councils Flood and Water Management Officer has review the submitted information and whilst the smaller basement is considered acceptable, concerns have been raised with regards to the groundwater investigation and the fact that the investigation has been undertaken at the incorrect time of year to allow us to understand the true risk of groundwater flooding. Subsequently two pre-commencement conditions have been included to ensure further groundwater investigation is undertaken and a suitable SuDS Strategy agreed.

No objections have been put forward by the Flood and Water Management Officer in regard to the current proposal.

The proposed application and supporting information resolve the issues raised within the refusal of previous applications as well as the concerns raised within the consultation period. As such the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MOHAMMED/PLAN/002 Received 11-06-2019, MOHAMMED/PLAN/004 Received 11-06-2019, MOHAMMED/PLAN/005 Received 11-06-2019, MOHAMMED/PLAN/007, MOHAMMED/PLAN/008, MOHAMMED/PLAN/009 and MOHAMMED/PLAN/010 Received 11-06-2019.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 or roof slopes of the development hereby approved facing 20 or 24 Breakspear Road South.

REASON

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

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

5 **HO6** **Obscure Glazing**

The windows facing 20 and 24 Breakspear Road South shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 **HO7** **No roof gardens**

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

REASON

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

7 **RES8** **Tree Protection**

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

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

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

2.b No materials or plant shall be stored;

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

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

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

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

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

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

Prior to the commencement of the superstructure works a landscape scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Car Parking Layouts

2.c Hard Surfacing Materials

3. Schedule for Implementation

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

REASON

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

9 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

10 NONSC Non Standard Condition

Prior to the commencement of development (excluding site clearance and demolition) details of an appropriate site investigation including detailed proposals for mitigation of any groundwater risks found shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON

The proposal could increase flood risk unless suitable mitigation is proposed and therefore requires further information to be submitted to ensure that flood risk is not increased in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

11 NONSC Non Standard Condition

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced 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

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),

Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,

Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
DMEI 10	Water Management, Efficiency and Quality
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHD 2	Outbuildings
DMHD 3	Basement Development
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

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

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

British Standard Code of Practice BS 5228: 1984.

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

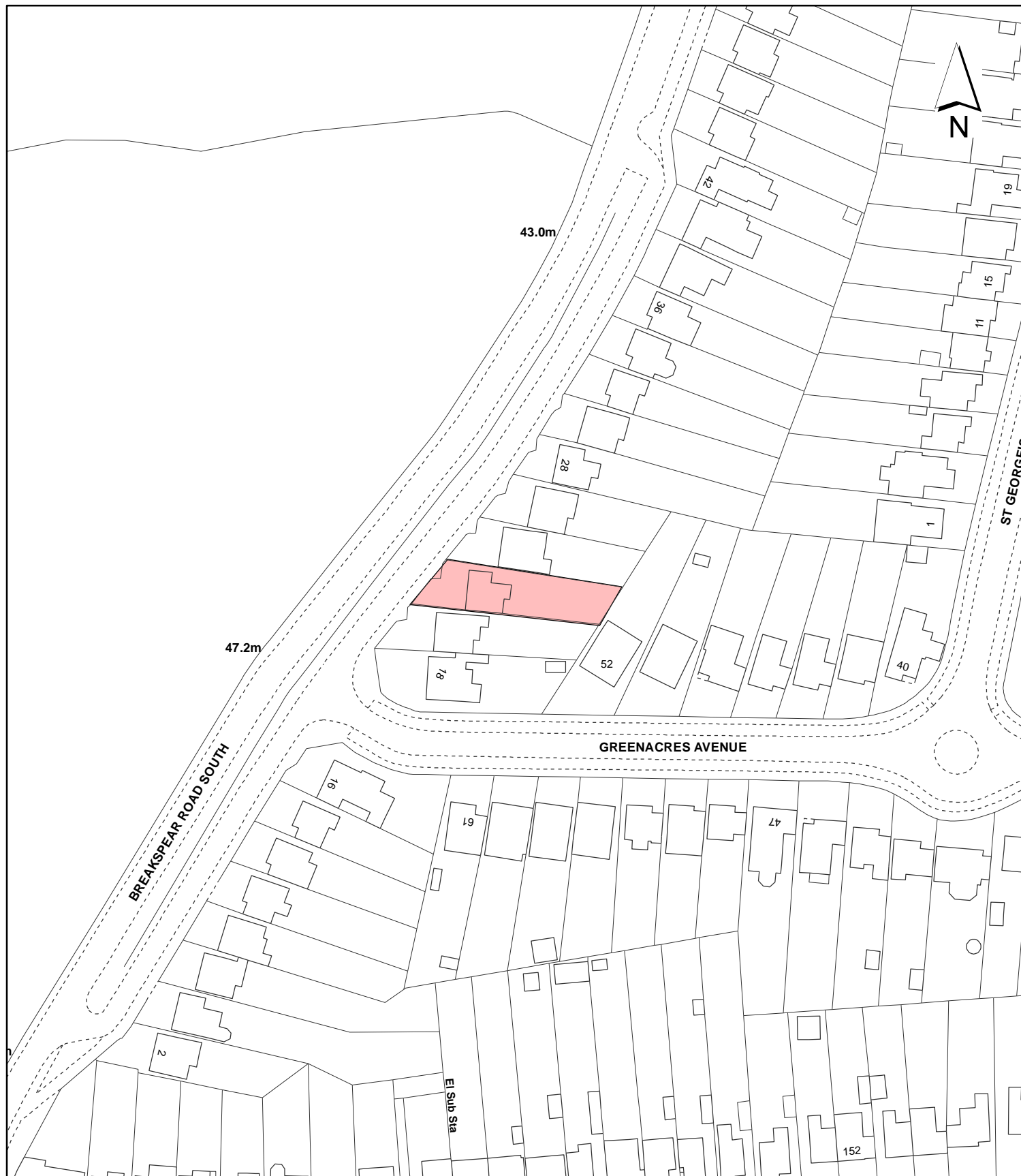
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**22 Breakspear Road South
Ickenham**

Planning Application Ref:

51947/APP/2019/1144

Planning Committee:

North Page 24

Scale:

1:1,250

Date:

August 2019

**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 LAND REAR OF 40 DUCKS HILL ROAD NORTHWOOD

Development: Erection of 4-bed single storey dwelling with habitable basement with associated parking and amenity space and installation of crossover to Cygnet Close

LBH Ref Nos: 73183/APP/2019/868

Drawing Nos: 1274/P3/2D
1274/P3/1D
1274/P3/4
1274/P3/3
Design & Access Statement
Arboricultural Report

Date Plans Received: 12/03/2019 **Date(s) of Amendment(s):** 12/03/2019

Date Application Valid: 18/03/2019

1. SUMMARY

The application is seeking planning permission for the erection of a single storey, detached dwelling house with habitable roofspace within the rear garden of No.40 Ducks Hill Road.

It is considered that the proposal would not have a detrimental impact on the street scene and surrounding area and would not result in the loss of residential amenity to any neighbouring properties. It is considered that sufficient parking would be provided and it is not considered to be an overdevelopment of the site.

Subsequently, the application is recommended for conditional approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1274/P3/1D and 1274/P3/2D and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2- Development

Management Policies with Modifications (March 2019) and the London Plan (2016).

3 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019).

4 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019).

5 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012) and Policy DMHB14 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019).

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts
 - 2.c Hard Surfacing Materials
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.b Proposed finishing levels or contours

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), Policies DMHB11, DMHB14 and DMT6 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019) and Policies 5.17 (refuse storage) and 5.11 (living walls and roofs) of the London Plan (March 2016).

7 RES10 Tree to be retained

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to

the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policy DMHB14 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 RES12 No additional windows or doors

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

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

9 RES13 Obscure Glazing

The windows on the side elevation facing Muscovy Place, shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

10 RPD4 Prevention of Balconies/Roof Gardens

The living roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

11 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

12 NONSC Non Standard Condition

The dwellings hereby approved shall be constructed to meet the standards for a Category

2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

Reason

To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8c, is achieved and maintained.

13 NONSC Non Standard Condition

Prior to the commencement of development (excluding site clearance and demolition), a Basement Impact Assessment shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall include:

- i) the results of an appropriate site investigation that has identified the nature of the underlying geology and confirmed the depth of any groundwater beneath the site (taking into account the seasonal variability of groundwater);
- ii) an assessment to identify any mitigation measures that need to be put in place to maintain the passage of groundwater around the building without impacting local groundwater levels; and
- iii) shallow infiltration rates to inform the utilisation of Sustainable Drainage Systems (SuDS) on the site.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON:

The proposal could increase groundwater flood risk contrary to Policy EM6 Flood Risk Management of the Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019), Policy 5.12 Flood Risk Management of the London Plan (March 2016), the National Planning Policy Framework (February 2019) and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

14 NONSC Non Standard Condition

Prior to commencement, (excluding demolition and site clearance) a plan for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. As a minimum, the plan shall show the following details:

- i. Identify proposed areas of hardstanding as part of the development, state the material to be used for each area and show the proposed direction of slope.
All hardstanding areas shall be formed of permeable surfaces, or slope to a permeable area or soakaway. Any work to front gardens not part of the planning application must be permeable or be collected and directed to a permeable area or soakaway, otherwise it would need an additional permission in line with the restrictions set out in the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008.
- ii. Identify proposed downpipes from the development and show where these will discharge to.
Collected surface water from roof areas will be directed away from the public sewer network as a preference by using SuDS such as rain gardens, soakaways or other infiltration techniques in line with Building Regulations Approved Document H (2015). Any necessary connection to a watercourse or surface water sewer should discharge at pre-

development greenfield runoff rates.

iii. Provide details of the proposed green roof, including extent, construction depth, outfall details and planting mix.

iv. List the proposed activities that will be undertaken to maintain the surface water drainage network.

The drainage system should be maintained (such as gutter clearance, permeable paving jet washing and debris clearance from linear drainage channels) to ensure that it will continue to function over the lifetime of the development and will not increase the risk of surface water flooding.

v. Identify the water reuse methods to be implemented (i.e. water butts). The development should also use methods to minimise the use of potable water through the use of rainwater harvesting measures (such as water butts) to capture excess rainwater.

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

REASON

To ensure that surface water run off is controlled and to ensure the development does not increase the risk of flooding contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Policy OE8 of the Hillingdon Local Plan Part Two - Saved UDP Policies (November 2012), Policy DMEI 10 (Water Management, Efficiency and Quality) of the Hillingdon Local Plan Part Two Development Management Policies with Modifications (March 2019), Policies 5.12 (Flood Risk Management) and 5.13 (Sustainable Drainage) of the London Plan (March 2016), Policy 5.15 (Water use and supplies) of the London Plan (March 2016), National Planning Policy Framework (February 2019) and Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
BE39	Protection of trees and woodland - tree preservation orders
DMEI 10	Water Management, Efficiency and Quality
DMHD 3	Basement Development
DMHB 11	Design of New Development
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 I47 Damage to Verge - For Council Roads:

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

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

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

5 I2 Encroachment

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

6 I5 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 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.

8 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9 I21 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11

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 relates to an area of land forming part of No.40 Ducks Hill Road. The land parcel also shares a common boundary with Cygnet Close. Ducks Hill Road consists of predominantly detached dwellings which vary in design and character. However, Cygnet Close is characterised by mock Georgian terraced houses and subsequently has a strong sense of place.

The parcel of land forms part of the rear garden of No.40 Ducks Hill Road. To the South lies the rear gardens of Nos.5-8 Muscovy Place and to the North lies No.10 Cygnet Close.

The area is residential in character and appearance and the site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application is seeking planning permission for the erection of a single storey, 4-bed, detached dwelling house with habitable basement space within the rear garden area of the host dwelling.

The dwelling would be located centrally within the large plot of no.40 ducks Hill Road and

would be located over 40 metres from the host dwelling. The principle elevation would be facing West towards Cygnet Close. The dwelling would have an 'L-Shaped' footprint with a maximum width of 11.6 meters and a maximum depth of 14.8 metres. It would be characterised by a living flat roof with a maximum height above ground level of 3.5 metres.

A new crossover would be installed in the North West corner providing vehicular access from Cygnet Close and a private terraced garden area would be provided to the rear of the dwelling.

During the determination process, the size and location of the dwelling was amended.

3.3 Relevant Planning History

73183/APP/2017/3355 Land Rear Of 40 Ducks Hill Road Northwood

Two storey, 4-bed, detached dwelling with habitable roof space and detached double garage with associated parking and amenity space and installation of vehicular crossover from Cygnet Close

Decision: 19-09-2018 Not Determined **Appeal:** 19-09-2018 Dismissed

73183/APP/2018/4222 Land Rear Of 40 Ducks Hill Road Northwood

Two storey, 3-bed, detached dwelling with associated parking and amenity space and installation of vehicular crossover from Cygnet Close.

Decision: 13-03-2019 Withdrawn

Comment on Relevant Planning History

This application is the third proposal for a new dwelling on this parcel of land. The first application (Ref: 73183/APP/2017/3355) was dismissed at appeal following non-determination by the Council. The Planning Inspector considered that the two storey dwelling house would have resulted in the erosion of the amenity value of the existing mature trees diminishing the street scene; that the dwelling would have been an incongruous addition to the established street scene of Cygnet Close; that it would appear over dominant to No.7 Muscovy Place and would have an impact on the sunlight of No.10 Cygnet Close.

The second application (Ref: 73183/APP/2018/4222) for a two storey detached dwelling was withdrawn during the determination process.

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August

2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

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.H1 (2012) Housing Growth

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

H12	Tandem development of backland in residential areas
BE39	Protection of trees and woodland - tree preservation orders
DMEI 10	Water Management, Efficiency and Quality
DMHD 3	Basement Development
DMHB 11	Design of New Development
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Nineteen neighbouring properties were notified of the proposal on 21/03/2019. A site notice was also displayed which expired on 18/04/2019.

Five objections and a petition were received. The independent objections are summarised as follows:

- The proximity and height of the dwelling would dominate the rear habitable rooms of No.7 Muscovy Place and would be 180% higher than the current fence;
- Incongruous addition to the Cygnet Close street scene as out of keeping with the Neo-Georgian design of all properties within the street;
- The design has resulted in a dwelling totally out of character with anything remotely appropriate;
- New road access and concreting of back garden would damage the verdant and cause a break within the street scene;
- Inappropriate basement without appropriate survey;

- Lack of Flooding/Surface water management report;
- The basement would interfere with the water table and will disrupt the natural drainage around the existing houses;
- Drainage would need to pass through the row of protected trees and it would be unacceptable to disrupt the TPO'd trees root system to reach the drains positioned in the street;
- Need to be an assessment of the excavation of neighbouring properties which has not been completed;
- The impact on the trees from the soil removal has not be considered by the Arboricultural Impact Assessment;
- The light well are in close proximity to neighbours and would result in light spill;
- Site does not meet definition of Previously Developed Land under NPPF 2018 and so there should not be presumption in favour of development and there is no meaningful benefit from a single new house on the site;
- Would be considered as backland development
- Inaccuracies in the drawings as the distance between No. 7 Muscovy Places kitchen/dining room is metres to the boundary compared to a distance of metres in the plans;
- States that the Laurel hedging would provide screening but these have been destroyed and so there is now no protective screening;
- On the drawing there is an annotation that the parking space could be extended;
- The Design and Access Statement is dated March 2018 but contains the plans for this application;
- Bring forward the previous objections;

A petition against the proposal signed by 32 local residents was submitted. This was attached to a document outlining the concerns that the signatories have which are summarised as:

- Enclosure and over dominance of 7 Muscovy Place;
- Incongruous addition to the Cygnet Close street scene;
- Inappropriate basement proposal without essential ground survey;
- The site does not meet the criteria of Previously Developed Land under the NPPF;
- Inaccurate drawings.

As petition was received the application will be determined by the Planning Committee.

Officer comments:

The impact of the proposal on the residential amenity of the neighbouring properties and the street scene and surrounding area will be discussed in the report below. Since the original submission, a Flood Risk Assessment regarding the basement has been submitted which the Flooding and Water Management Officer has reviewed. The impact on the protected trees has been considered by the Tree Officer which is summarised below. The light wells have been removed from the proposal. The proposal will be considered against all relevant National and Local Policies.

Thames Water:

Waste Comment:

The applicant should incorporate protection to the property by installing a positive pumped device to avoid risk of back flow at a later date, on the assumption that the sewer network may surcharge to ground level during storm conditions. If as part of the basement development there is a proposal to discharge ground water to the public network this would require a Ground Water Risk Management Permit from Thames Water. Any discharge without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquires should be directed to Thames Water's Risk Management Team.

There maybe public sewers crossing or close to the development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to rear our guide working near or diverting our pipes.

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approval to the disposal of surface water we would have no objection. Where the developer proposes to discharge a public sewer, prior approval from Thames Water will be required.

No objection to the planning application.

Water Comment:

This area is covered by Affinity Water Company.

Internal Consultees

Access Officer:

Any grant of planning permission should include the following condition: The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

Highways Officer:

To serve the new build, vehicular and pedestrian access would be facilitated via a new access point from Cygnet Close which is a cul-de-sac off Ducks Hill Road. Although Ducks Hill Road does not exhibit parking controls, Cygnet Close (which would provide direct access to the site) is contained within a controlled parking zone (CPZ) operating for one hour of the day during the working week. The surrounding residential units in both roads have ample on-plot parking provisions which inherently reduce parking demand and pressures on-street. The site is relatively remote from public transport connections and hence exhibits a borderline PTAL of 2 which is considered as low and encourages a heightened dependency on the private motor vehicle.

It is proposed to provide a 4 bedroom detached residential unit. In order to comply with the maximum parking standard there is a requirement for 2 on-plot spaces to be provided. This quantum has been achieved within a surface level arrangement. The proposed internal parking and road layout arrangement broadly conforms to the Department for Transport's (DfT) - Manual for Streets (MfS) (circa 2007) best practice for road and parking layouts as there is a highway safety benefit derived from the sufficient turning space within the site arrangement which would allow vehicles using the site to enter and leave in a forward gear which is the recommended practice on highway safety grounds.

Access to the new roadway and the said parking spaces would be gained via a newly created aperture in Cygnet Close. This is considered acceptable in principle as the positioning would not cause any predicted detriment to the public highway in terms of safety or the free flow of vehicular traffic. However in order to facilitate unimpeded access into and out of the site, it would be necessary to physically adjust/remove a 'residents parking bay' located directly opposite the new access point. Such an amendment also requires a formal legal process to be undertaken in the form of altering the relevant 'Traffic Management Order' in order to legitimise the necessary changes. The applicant is alerted to this aspect and necessary processes would need to commence post-permission at the applicant's expense.

In terms of cycle parking there should be a provision of at least 2 secure and accessible spaces for the new dwelling in order to conform to the adopted minimum borough cycle parking standard. A secure compound has been indicated containing 4 spaces within a new garden store to the rear of the property which is compliant to the standard.

The proposal would clearly increase traffic generation from what is currently a dormant site. However peak period traffic movement into and out of the site would not be expected to exceed 1-2 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.

Refuse would be collected from Cygnet Close via the proposed new access. No indicative refuse bin store or collection point has been depicted on plan in vicinity of this opening. It should be ensured that waste collection distances do not exceed 10m from the point of collection in order to conform to good practice. The bin store should therefore be positioned accordingly and this aspect will need to be secured via planning condition.

No.40 Ducks Hill Road is subject to an extant planning permission (71798/APP/2017/2381) permitting the build of 4 new detached houses which has not been implemented. As a consequence, it is proposed for construction access to be taken directly from No.40 Ducks Hill Road's site envelope which is within the ownership of the same applicant. This would avoid construction related usage of Cygnet Close. As this option of construction access is available, it is considered preferable in comparison to utilising Cygnet Close which is highly constrained in scale and far more likely to impose additional harm to the surrounding amenity of residents. A full and detailed CLP will be a requirement given the constraints and sensitivities of Ducks Hill Road and the surrounding local residential road network in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

Conclusion: the proposal would not exacerbate congestion or parking stress and would not raise any highway safety concerns.

Trees/Landscaping Officer:

Trees lining the boundary with Cygnet Close are protected by TPO 742. COMMENT Recent submissions, application ref. 2017/803 and 2017/3355 have been refused at appeal due, in part, to the conflict with the protected trees along Cygnet Close. Application ref. 2018/4222 was withdrawn in March 2019. The current application seeks to address the tree issue in accordance with pre-application discussion with the LPA's Landscape Architect. This includes creating a narrow access point at the south-west extremity of the site, as indicated on DDA dwg. No. 1274/P3/1, which will not be used by construction traffic. The key amendment, indicated on dwg. No. 1274/P3/4 'Site Works Plan' shows that the construction of the development will be approached from the Ducks Hill Road site, to the east, obviating the need to take construction traffic close to the protected trees. A tree report, by Tree Sense, has been amended (10 March 2019) to take into account the new layout and construction management proposals. The report provides identification and assessment of seven trees, all of which are part of the protected group of trees assessed as category C2. The report provides a Tree Constraints Assessment and Arb Method Statement designed to safeguard the trees from any adverse impacts. A schedule of general management recommendations (GMR) has been prepared, however, as noted this work will need to be applied for separately under the TPO legislation. - Any approval given in this response does not imply approval of the GMR. The report provides a Tree Protection Plan, with notes, ground protection specification, an arb implications assessment and arb. method statement. At 10.2, the report notes the need for on site monitoring / supervision. This detail should be conditioned.

No objection subject to conditions RES8 (parts 3), RES9 (parts 1,2,5 and 6) and RES10.

Flood and Water Management Officer:

Comments received 28/05/2019:

The development includes a basement that forms the entire width of the property with only a small buffer at either side from the site boundary. Whilst the Design and Access Statement includes a description of how the proposals are meeting the emerging Hillingdon Local Plan Policy DMHD 3 there is insufficient information to justify the conclusions.

Following this comment the applicant has submitted a more detailed Flood Risk Assessment which

has been reviewed by the Flood and Water Management Officer who have updated their comments to state:

I am able to remove my objection following receipt of the preliminary geotechnical information for the site.

Conditions should be placed on the permission to secure additional details regarding the potential impact of the basement on the groundwater regime and to obtain details of the proposed surface water management scheme.

The applicant has now submitted the Ground Investigation undertaken by GS Surveys in 2016. It is noted that the location of the three boreholes are within the adjacent site surrounding the previous properties at 38 and 40 Ducks Hill Road. The report states that while groundwater was not encountered during the site investigation, "The absence of a shallow groundwater table should however be confirmed through the longer term monitoring of installed standpipe". The results of this monitoring have not been provided to support the application and it is not clear that monitoring was carried out.

It is also noted that the site investigation was carried out in August 2016, which is not the time of year where groundwater levels are likely to be highest. In light of this, it is recommended that conditions be placed on the permission to secure details of any shallow groundwater, as well as details of the proposed surface water drainage system.

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 taken into account currently adopted planning policy and to a lesser extent, emerging policy.

Paragraph 70 of the National Planning Policy Framework (June 2018) states that Local Planning Authorities should considered the case for setting out policies to resist inappropriate development of residential gardens where development would cause harm to the local area.

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. Paragraph 3.34 states that the London Plan supports development plan-led presumptions against development on back-gardens as back gardens play an importance role and are a cherished part of the townscape. In addition the Emerging Policy DMH 6 also states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable subject to neighbouring residential amenity being maintained, the vehicular access and car parking would not have an adverse impact; must be more intimate in mass and scale and trees, shrubs and wildlife habitat must be retained or re-provided.

In addition to this paragraph 1.2.44 of the Mayor's Housing Supplementary Planning Guidance (November 2016) advises that when considering proposals which involve the loss of gardens, regards 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 (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).

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November

2012) states that long rear gardens can be usefully developed for housing purposes provided that they conform to the policies of the plan. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) advises that new development 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, it would seek to protect the amenity of surrounding land and buildings, particularly residential properties. The policy advises that development should not result in the inappropriate development of gardens that erode the character and biodiversity of suburban areas and increase flood risk.

This development is located on garden land of No.40 Ducks Hill Road. This garden is extremely large in size and following subdivision of the plot would still allow for two very large plots. Although it is located within a rear garden area it is noted that the Planning Inspector on the previous application clearly stated that given the proposed dwelling would have its frontage onto Cygnet Close and take vehicular access from it is difficult to see how the proposed development could be described as 'backland development'. The additional dwelling would comply with the key objective to deliver more housing units.

Subsequently, it is considered that the redevelopment of this parcel of land is acceptable in principal as long as the proposal complies with all other material planning considerations which will be discussed in more detail below.

7.02 Density of the proposed development

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

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

The site does not lie within a Conservation Area or Area of Special Local Character and it would not have an impact on the setting of a Listed Building or an area of archaeological importance.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. In addition, Policies BE13 and BE19 states that new development should complement or improves the character and amenity of the area whilst safeguarding the design of existing and adjoining sites.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The surrounding area is mixed in character. Ducks Hill Road consists predominantly of detached dwellings of varying designs, some of which have been redeveloped with

contemporary residential dwellings. In addition, many of the original large plots along Ducks Hill Road have reduced in size to allow for additional housing within the area. It is considered that due to the rear garden location and the single storey design it would not be visible from Ducks Hill Road.

Cygnets Close, on the other hand, is characterised by a consistent design and form of the mock Georgian terraced housing and it is considered that the contemporary single storey proposed dwelling would not be in keeping with the existing character of the area. However, it is noted that the site is screened from Cygnets Close by mature trees which bound the site. These trees make a strong contribution to the established street scene and are protected by a Tree Preservation Order. It is noted that the Planning Inspector on the previous application raised concerns regarding the loss of a tree to create the vehicular access and the impact it would have on the visual value of the row of trees. However, the new proposal shows the new vehicular access would be located in the North West corner and would not include the loss of any protected trees and would not result in a gap within the screening. The dwelling would be considerably set back from Cygnets Close and is considered that due to the existing screening and the location of dwelling it would be only slightly visible, if at all, when looking down the main part of Cygnets Close. As such, it is considered that although the proposed dwelling is contrary to the sense of space of Cygnets Close, it would not be dominant within the street scene and would not result in an incongruous addition within the surrounding area. Therefore, the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 11 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 11 B of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) seeks to safeguard the amenities of neighbouring residents in terms of loss of light, loss of outlook, sense of dominance and loss of privacy.

Paragraph 4.9 of the Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It adds that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination and generally a minimum acceptable distance would be 15 metres. Paragraph 4.12 refers to privacy and states that new residential development should be designed so as to ensure adequate privacy for its occupants and neighbouring residential properties. Adequate distance should be maintained to any area from which overlooking may occur and as a guide, the distance should not be less than 21 metres between facing habitable room windows.

The proposed dwelling would be located over 30 metres from the existing host dwelling, and the new dwellings which have been approved. As such, it is considered the proposal would not have a detrimental impact on the host dwelling. The proposed dwelling would be located 1.5 metres from the shared boundary line with No.10 Cygnets Close. The rear elevation of No.10 faces towards the proposed site, however, due to the location of the proposal within the plot, it is considered that it would not result in loss of residential amenity to the neighbouring dwelling, and it is considered that the distance to the shared boundary and the limited height that it would not appear over dominant to the users of the side garden of No.10.

The dwelling house would be located 1.5 metres from the rear boundaries of Nos.6 and 7 Muscovy Place. The plans show that the corner of No.7 closest to the boundary would be located 6 metres from the property. There is a concern raised by the neighbour stating that it is only 5.5 metres from the boundary, however, it is noted on the GIS there is a small strip of land between the properties and when measured to the boundary line, the GIS shows the distance would be 6 metres and so this distance will be used. As such, the distance between the closest part of No.7 and the proposed dwelling would be 7.5 metres. The proposed dwelling would not intersect the 25 degree vertical line from this closet section. In addition, there is a 2 metre boundary fence separating the properties and the dwelling would only project above this by 1.5 metres and would be located 1.5 metres from the fence. Although it would be visible from No.7 Muscovy Close, it is considered that the distance between the properties and the limited height would not result in the feeling of over dominance and would not result from a loss of outlook from the ground floor windows. It would not impact the first floor windows which are set even further back from the shared boundary. The proposed dwelling would be located to the North of No.7 and so it is considered it would not have a detrimental impact on the sunlight of this property.

There would be side windows facing both No.10 Cygnet Close and No.7 Muscovy Place. The two windows facing No.7 serve bathrooms and so is likely that these would be obscurely glazed and a condition can be added to ensure this. The plans demonstrate that the two windows facing no.10 do not project higher than the existing boundary treatment and as such, it is considered that they would not result in the loss of privacy. The roof of the dwelling would be a 'living' roof, however a condition can be added to ensure that this is not used as a garden to avoid any unacceptable overlooking.

Subsequently, it is considered that the proposal would have an acceptable level of impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or loss of privacy in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 11 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.09 Living conditions for future occupiers

On 25th 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 1st October 2015. The Mayor of London has adopted the new 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.

In terms of the internal floorspace, two storey, 4-bed, 8-person dwelling should provide a minimum of 124 square metres of internal space. The proposed dwelling would allow for a floorspace of 240 square metres in compliance with the Housing Standards (Minor Alterations to the London Plan) March 2016.

Chapter 4.15 of HDAS - Residential Layouts states that adequate garden space should be provided for new houses. It states that 4-bed properties should have a private garden area of a minimum of 100sqm. Following development the proposed dwelling would benefit from over 100 square metres of private amenity space in addition to a large front garden area. In

addition, following the subdivision of the plot the host dwelling would retain adequate amenity space. Subsequently, the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Adequate outlook for the occupiers of the property is required to ensure a suitable living condition for future occupiers. Outlook should be provided from all habitable rooms. The living, dining and kitchen would be located within the basement area. However, the garden which has been designed as a terrace would be accessed directly from this basement level and a distance of 15 metres would be provided between the dwelling house and the end of the terraced garden. It is considered that this would be suitable to provide adequate sunlight and daylight. The rooms to the front of the basement which do not benefit from windows would not act as habitable rooms. Subsequently, it is considered that the proposal would comply with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 of the London Plan (2016).

In regards to access, the London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015) edition. The Council's Access Officer has confirmed that the requisite standards could not be incorporated within the footprint of the proposed dwelling house.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The site is relatively remote from public transport connections and hence exhibits a borderline PTAL of 2 which is considered as low and encourages a heightened dependency on the private motor vehicle. Although Ducks Hill Road does not exhibit parking controls, Cygnet Close is contained within a controlled parking zone operating for one hour of the day during the working week.

In order to comply with the maximum parking standards there is a requirement for 2 parking spaces and at least 2 secure and accessible cycle spaces. Both requirements have been met.

The internal parking and road layout broadly conforms to the DfT Manual for Streets best practice and there is sufficient space to allow vehicles to enter and leave the site in a forward gear. The new access point is acceptable in principle as it would not cause any predicted detriment to the public highway in terms of safety or free flow of traffic. However, the applicant is advised that this would result in the adjustment/ removal of a residents parking bay which would require a formal legal process.

The proposal would increase traffic generation, however it would not be expected to exceed 1-2 additional vehicle movements. Such uplift is considered marginal and can be absorbed within the local road network without any detriment to traffic congestion and road safety.

In regards to the Construction Access it has been confirmed that this would be access from Ducks Hill Road during the construction of the extant planning permission for 2-4 new houses at Nos.38 and 40 Ducks Hill Road. This is in order to protect the protected trees

along Cygnet Close. This access is considered preferable in comparison to utilising Cygnet Close which is highly constrained in scale. A suitable planning condition requesting a full and detailed construction Logistics Plans will be required.

It is considered that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns in accordance with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMT 6 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)

7.11 Urban design, access and security

The relevant issues are addressed in the sections above.

7.12 Disabled access

In regards to access, the London Plan Policy 3.8(c) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015) edition. This can be secured by way of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 14 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate

The trees along Cygnet Close are protected by TPO 742. The applicant had pre-application discussions with the Council's Landscape Architect. The proposed vehicular access which has been confirmed would not be used for construction traffic. In addition the construction traffic would be access via Ducks Hill Road using land under the applicant's ownership. As such, it is considered this would reduce the risk to the protected trees. A tree report, by Tree Sense, has been amended (10 March 2019) to take into account the new layout and construction management proposals. The report provides identification and assessment of seven trees, all of which are part of the protected group of trees assessed as category C2. The report provides a Tree Constraints Assessment and Arboricultural Method Statement designed to safeguard the trees from any adverse impacts. A schedule of general management recommendations (GMR) has been prepared, however, as noted this work will need to be applied for separately under the TPO legislation. The report provides a Tree Protection Plan, with notes, ground protection specification, and states that this would require on site monitoring/ supervision. This detail should be conditioned. Following the addition of relevant conditions, it is considered the proposal would comply with BE38 of the Hillingdon Local Plan: part Two - Saved UDP Policies (November 2012) and Policy DMHB 14 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.15 Sustainable waste management

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

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The proposal involves the installation of a basement level built into the ground. Emerging

policy DMHD 3 of the Hillingdon Local Plan; Part Two states that the Council requires an assessment of the schemes impact on drainage, flooding, ground water conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity.

The applicant has submitted a Ground Investigation which has confirmed that groundwater was not encountered during the site investigation. However, adding that the absence of shallow groundwater table should be confirmed through the longer term monitoring. The Council's Flood and Water Management Officer has confirmed that this information is sufficient, but conditions are required to ensure that longer term monitoring is to take place.

Subsequently, it is considered that the proposal would comply with Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policy DMHD 3 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The impact of the proposal on neighbouring properties, the street scene and flooding have been discussed in the report. The proposal has been determined using both National and Local Policy.

7.20 Planning Obligations

7.21 Expediency of enforcement action

7.22 Other Issues

The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014 and the charge for residential developments is £95 per square metres of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre as of 01/04/2019. The proposed development would create an additional amount of 248 square metres.

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

10. CONCLUSION

Planning permission is sought for the erection of a single storey detached dwelling house with habitable basement space within the rear garden of No.40 Ducks Hill Road.

It has been considered that the proposal would not be considered as back land development and taking into account all other material planning considerations it would not have a detrimental impact on the street scene and surrounding area, would have an acceptable level of impact on neighbouring properties and would provide satisfactory residential amenity to future occupiers.

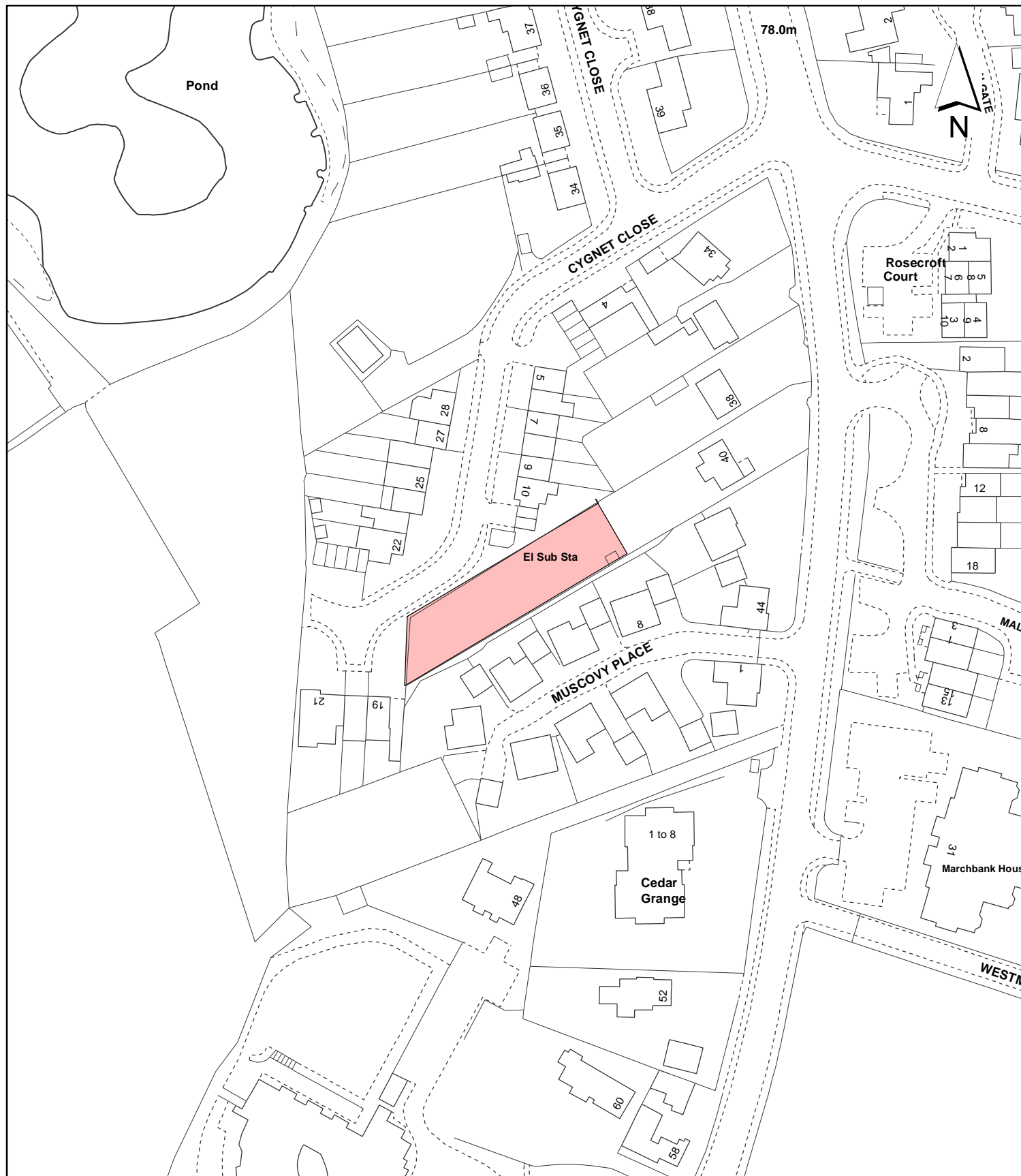
Subsequently, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Charlotte Spencer

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Land rear of 40 Ducks Hill Road
Northwood**

Planning Application Ref:

73183/APP/2019/868

Planning Committee:

North Page 49

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Subdivision and part change of use of existing Drinks Establishment (Use Class A4) to create a Retail Shop (Use Class A1) with retention of existing Public House and associated alterations to shopfront

LBH Ref Nos: 5564/APP/2019/675

Drawing Nos: Traffic Report Issue A (25 February 2019)
Marketing Report
FLU.387.2A.02 Rev. A Existing Basement Floor Plan
FLU.387.2.06 Existing Front Elevation
FLU.387.2A.03 Rev. A Existing Ground Floor Plan
FLU.387.2.13 Proposed Rear Elevation
FLU.387.2.07 Existing Rear Elevation
FLU.387.2A.06 Rev. D Proposed Basement Plan
FLU.387.2.12 Rev. A Proposed Front Elevation
FLU.387.2A.07 Rev. E Proposed Ground Floor Plan
FLU.387.2.01 Rev. B Proposed Site Layouts and Location Plan
2019/DA/05222 Addendum to Planning, Design and Access Statement
Servicing and Delivery Strategy for A4 Use Issue A (Dated 27th June 2019)
Planning, Design and Access Statement (June 2019)
3379-01 Rev. A AutoTRACK Analysis for 8.1m Rigid Delivery Vehicle

Date Plans Received:	26/02/2019	Date(s) of Amendment(s):	28/06/2019
Date Application Valid:	26/02/2019		26/02/2019
			17/06/2019

1. SUMMARY

This application seeks permission for the subdivision and part change of use of the existing drinks establishment (Use Class A4) to create a retail shop (Use Class A1) with the retention of the existing Public House and associated alterations to shopfront. This would not result in the loss of a public house use or Asset of Community Value (ACV), although it would reduce its existing floorspace. The proposal would not lead to a shortfall in the provision of Use Class A4 uses within Northwood Hills Town Centre and would not represent an unnecessary loss of a valued facility. The proposed units would have adequate space and appropriate delivery and servicing arrangements. Given the ACV designation, the response to public consultation is particularly important and there appears to be greater public support than objection to the proposal. On balance, the proposal is considered to be acceptable. It is further considered that refusal of permission would leave the unit vacant for a further indefinite period time, acting against the vitality of Northwood Hills Town Centre. As such, the proposed development is considered acceptable in principle and with regard to impact on the character and appearance of the area, the local highway network, residential amenity, waste and access. This application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1	COM3	Time Limit
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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 FLU.387.2.01 Rev. B, FLU.387.2A.02 Rev. A, FLU.387.2A.03 Rev. A, FLU.387.2.13, FLU.387.2.06, FLU.387.2.07, FLU.387.2A.06 Rev. D, FLU.387.2.12 Rev. A, FLU.387.2A.07 Rev. E 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 2 - Saved UDP Policies (November 2012), the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and the London Plan (March 2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Traffic Report Issue A (25 February 2019); and
Servicing and Delivery Strategy for A4 Use Issue A (Dated 27th June 2019).

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and the London Plan (March 2016).

4 NONSC Cycle Storage

Prior to the operation of the proposed use, a plan detailing the provision of 17 secure and accessible cycle spaces for the new retail unit shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the development provides sufficient cycle parking facilities, in accordance with Policy AM9 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), DMT 5 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policy 6.9 of the London Plan (March 2016).

5 NONSC Construction Logistics Plan

Prior to the commencement of works on site, a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the Local Planning Authority. The construction works shall be carried out in strict accordance with the approved plan.

REASON

To ensure that the construction works include appropriate measures so as not to compromise the safe and efficient operation of the local highway network, in accordance with Policies AM2 and AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policy 6.3 of the London Plan (March 2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R8	Loss of facilities which support arts, cultural and entertainment activities
DMCI 1	Retention of Existing Community Sport and Education Facilities
DMTC 1	Town Centre Development
DMTC 4	Amenity and Town Centre Uses
DMHB 11	Design of New Development
DMHB 13	Shopfronts
DMT 1	Managing Transport Impacts

DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP 3.1	(2016) Ensuring equal life chances for all
LPP 5.17	(2016) Waste capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF- 8	NPPF-8 2018 - Promoting healthy and safe communities

3 170 LBH worked applicant in a positive & proactive (Granting)

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of The Broadway, Joel Street, immediately to the north of Northwood Hills Tube Station. A mainly residential street, Ferndown, runs along the back of the Broadway parade. The site consists of a mid 1980's red brick three storey building with basement/lower ground level. The vacant William Jolle Public House occupies the ground level from Joel Street, which is listed as an ACV until October 2020. The first and second floors are used for a 24 hour gym. The upper floors are not affected by the ACV designation.

There are significant differences in ground levels between the front and rear of the site with Ferndown approximately 3m lower than Joel Street. The site includes undercroft parking at lower ground floor level with more parking to the rear of the main building with access from Ferndown. The existing building is neither listed nor located within a conservation area. The site has a Public Transport Accessibility Level (PTAL) of 3 (Moderate) and located in an area with a number of parking restrictions.

The site is located within the Northwood Hills Town Centre and is a designated Secondary Shopping Area. The Broadway is characterised by mainly three-storey terrace properties with commercial/retail at ground floor level. Ferndown to the rear of the site is much more residential in nature and comprises mainly two-storey semi detached and terrace residential properties. To the south, the Metropolitan line abuts the site and beyond, there are three and four-storey mixed use buildings on Joel Street, but the streets that branch off either side of the main road are characterised by mainly two-storey residential properties.

3.2 Proposed Scheme

This application seeks permission for the subdivision and part change of use of the existing drinks establishment (Use Class A4), and ACV, to create a retail shop (Use Class A1) with the retention of the existing Public House at a reduced capacity. The proposal also involves

minor alterations to the shopfront.

3.3 Relevant Planning History

5564/APP/2015/3770 53-55 The Broadway Joel Street Northwood

Change of Use of first and second floor from offices (Use Class B1) to 6 x 1-bed and 4 x 2-bed flats (Prior Approval)

Decision: 03-12-2015 PRN

5564/APP/2016/3439 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class D1 (Doctor or Dentist Practice) and installation of a replacement shopfront.

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3468 The William Jolle Ph, 53 The Broadway Joel Street Northwood

Change of use of ground floor to Class A1 and installation of a replacement shopfront.

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3469 53-55 The Broadway Joel Street Northwood

Change of use of 1st and 2nd Floors to Class D1 (dentist or doctors).

Decision: 10-01-2017 Withdrawn

5564/APP/2016/3908 53-55 The Broadway Joel Street Northwood

Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2).

Decision: 20-06-2017 Refused **Appeal:** 24-11-2017 Allowed

5564/APP/2017/1007 The William Jolle, 53 The Broadway Joel Street Northwood

Change of use of Basement and ground floor to Class A1 and A4.

Decision: 04-04-2017 Withdrawn

5564/APP/2017/1250 The William Jolle, 53 The Broadway Joel Street Northwood

Subdivision and part change of use of premises to provide a retail unit (Use Class A1).

Decision: 22-05-2017 Withdrawn

5564/APP/2018/1121 53-55 The Broadway Joel Street Northwood

Details pursuant to Conditions 3 (Environmental Noise), 6 (CCTV), 7 (Facility Management Plan 9 (Sound Insulation), 12 (Car Parking Spaces), 13 (Wheelchair Car Parking), 14 (Cycle Parking) 15 (Details of Access and Entrance) and 16 (Travel Plan) of Appeal Ref: APP/R5510/W/17/3179261 dated 24 November 2017 (Council application ref: 5564/APP/2016/3908) (Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2)

Decision: 03-08-2018 Approved

5564/APP/2018/153 Rear Of 53-55 The Broadway Joel Street Northwood

Details pursuant to Conditions 12 (car parking layout), 13 (disabled car parking spaces) and 14 (secure cycle storage) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3179261 dated 24/11/2017 (LBH ref: 5564/APP/2016/3908) -change of use of the 1st and 2nd floors to a hour gym (Class D2)

Decision: 08-03-2018 Approved

5564/APP/2018/2088 53-55 The Broadway Joel Street Northwood

Erection of a 2 storey building with accommodation in the roof to provide 4 x 2 bedroom self contained flats with associated car parking, landscaping and installation of a crossover

Decision: 16-08-2018 Approved

5564/APP/2018/3932 Rear Of 53-55 The Broadway Joel Street Northwood

Details pursuant to conditions 3 (Materials), 4 (Landscaping), 5 (Sustainable Water Management), 6 (Noise Generation), 7 (Parking Allocation) and 10 (Demolition and Construction Plan) of planning permission Ref: 5564/APP/2018/2088 dated 16/08/2018 (Erection of a 2 storey building with accommodation in the roof to provide 4 x 2 bedroom self contained flats with associated car parking, landscaping and installation of a crossover)

Decision: 12-02-2019 Approved

5564/APP/2018/4100 53-55 The Broadway Joel Street Northwood

Erection of a part two storey, part three storey building with habitable roofspace to provide 3 x studios and 6 x 2-bed flats with associated parking and bin and cycle storage, involving alterations to existing crossover

Decision:

5564/APP/2018/799 53-55 The Broadway Joel Street Northwood

Erection of a 2 storey building with accommodation in the roof to provide 4 residential units (1 x bedroom and 3 x 2 bedroom flats) with associated works including car parking, landscaping and installation of a crossover

Decision: 11-05-2018 Refused

Comment on Relevant Planning History

Application reference 5564/APP/2016/3468 for the change of use of the ground floor to Class A1 and installation of a replacement shopfront was withdrawn. Application reference 5564/APP/2017/1007 for the change of use of the basement and ground floor to Class A1 and A4 was also withdrawn. Application reference 5564/APP/2017/1250 for the subdivision and part change of use of premises to provide a retail unit (Use Class A1) was again withdrawn.

Application reference 5564/APP/2016/3908 for the change of use of the 1st and 2nd floors to a 24 hour gym (Class D2) was refused but allowed at appeal under reference APP/R5510/W/17/3179261. The appeal decision notice attached a number of conditions including:

Condition 12 - The development shall not be occupied until the 16 parking spaces shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

Condition 14 - No part of the development hereby permitted shall be commenced until details of covered and secure storage for 60 cycles for users of and visitors to the development have submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists using the facility.

Application reference 5564/APP/2018/153 discharged Conditions 12 (car parking layout), 13 (disabled car parking spaces) and 14 (secure cycle storage) of Secretary of State's Appeal Decision ref: APP/R5510/W/17/3179261 dated 24/11/2017 (LBH ref: 5564/APP/2016/3908) -change of use of the 1st and 2nd floors to a 24 hour gym (Class D2)

Application reference 5564/APP/2018/1121 discharged Conditions 3 (Environmental Noise), 6 (CCTV), 7 (Facility Management Plan), 9 (Sound Insulation), 12 (Car Parking Spaces), 13 (Wheelchair Car Parking), 14 (Cycle Parking), 15 (Details of Access and Entrance) and 16 (Travel Plan) of Appeal Ref: APP/R5510/W/17/3179261 dated 24 November 2017 (Council application ref: 5564/APP/2016/3908) (Change of use of the 1st and 2nd floors to a 24 hour gym (Class D2)

Application reference 5564/APP/2018/2088 permitted the erection of a 2 storey building with accommodation in the roof to provide 4 x 2 bedroom self contained flats with associated car parking, landscaping and installation of a crossover

Application reference 5564/APP/2018/3932 discharged Conditions 3 (Materials), 4 (Landscaping), 5 (Sustainable Water Management), 6 (Noise Generation), 7 (Parking Allocation) and 10 (Demolition and Construction Plan) of planning permission Ref: 5564/APP/2018/2088 dated 16/08/2018 (Erection of a 2 storey building with accommodation in the roof to provide 4 x 2 bedroom self contained flats with associated car parking, landscaping and installation of a crossover)

Case Officer Comment:

Based on a site visit, the following two contraventions have been identified:

- Where there should be parking spaces 15 and 16, there is a generator. The gym is currently operational and therefore does not comply with the conditions of appeal reference APP/R5510/W/17/3179261.

- The approved 60 cycle spaces are not in place. Again this contravenes the conditions of appeal reference APP/R5510/W/17/3179261.

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.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R11 Proposals that involve the loss of land or buildings used for education, social, community and health services
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R8 Loss of facilities which support arts, cultural and entertainment activities
- DMCI 1 Retention of Existing Community Sport and Education Facilities
- DMTC 1 Town Centre Development
- DMTC 4 Amenity and Town Centre Uses
- DMHB 11 Design of New Development
- DMHB 13 Shopfronts
- DMT 1 Managing Transport Impacts
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP 3.1 (2016) Ensuring equal life chances for all
- LPP 5.17 (2016) Waste capacity
- LPP 6.9 (2016) Cycling
- LPP 6.13 (2016) Parking
- LPP 7.2 (2016) An inclusive environment
- LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was erected and letters were sent to neighbouring properties. All consultations expired on the 04/06/2019.

A petition in support of the planning application was received with 26 signatories. Three objections from members of the public were also received. These are summarised as follows:

- The proposal would reduce the provision of public houses in Northwood Hills with no reasonable alternative facilities.
- The Locker Room is a sports bar. It offers no food, real ale or a pub experience and is more expensive than Wetherspoons.
- Wetherspoons have no large screens, promote community as a social meeting place and was comfortable for the older generations.
- The Locker Room's presence is not guaranteed.
- The applicant runs the Locker Room and Namaste Lounge.
- Namaste lounge and the Villa Caf both are primarily restaurants and are not comparable replacements.
- There is no valid supporting information that the existing premises could not be a viable Pub.
- The applicant states that Wetherspoons was closed as the business was no longer viable. This amounts to no more than hearsay. Alternatively in the public domain in September 2016 the Camra publication London Drinker reported Wetherspoon were closing 10 leasehold pubs including the William Jolle, as they wanted to have only freehold properties in their estate.
- In the months before it closed, a petition was presented to Wetherspoons with circa 350 signatures requesting a review of their decision to close. As stated under section 6.1 of the Planning Statement, it was apparent to M&S that there was strong feeling about the loss of the William Jolle. The doubling in rent for the premises was also a significant factor in the decision to close.
- If the Locker Room is viable at the higher price, then a larger pub with lower prices should be viable.
- Wetherspoons took over the site in the same stripped condition it is now, demonstrating that it can be viable over a 20 year period.
- Given the high level of cost is a supporting argument in favour of giving the planning permission an independent view be sought on this prior to any decision.
- There are similar sized large pubs namely the JJ moons in Ruislip Manor and the Ascott in Easctote that remain viable in a similar mixed shopping location.
- There is no independent information to back the statement of general support claimed at the community engagement exercise.
- The event was organised by Progress Planning, VDBM and the owner of the Namaste Lounge all of whom have interest in the success of this planning application. The neutrality of information presented is questionable.
- There is support for the ACV and there was a separate local petition to retain it as a pub.
- Northwood Hills is said to be a quiet suburb not requiring larger A4 facilities. It is the lack of such facilities that have led to it being quiet.
- Northwood Hills has no need for a further retail/supermarket outlet Northwood hills already has too many retail/supermarket premises (NISA, Sultan Food, Space, Northwood Food and Wine,

Greenland, Tesco and Northwood Local and others). Another adds no benefit to residents that would outweigh the loss of benefits from reduced A4 facilities.

- The proposal overturns the restrictions imposed on the site by the ACV issued November 2016.
- The proposal is another attempt to circumvent the protection offered by the ACV and should not be allowed.
- The reduction in size of the premises on offer could lead to new interest from companies and individuals who could re-open it as a pub.
- The designation of the ACV is intended to be extended.

A second round of consultation was conducted following submission for further information and expired on 16/07/2019. One objection was received and is summarised as follows:

- The amended application only really differs by giving the name of the potential tenant. This should have no bearing on the planning decision process.
- Typically Micro Breweries will charge between £4-5 a drink (as per Beer Asylum in Pinner and the Hop and Vine in Ruislip). The higher drinks price level goes against their previous viability argument.
- To be a community pub providing a social meeting place for all it needs to be affordable to all.
- The amendment repeats the hearsay comments about Wetherspoon's reasons for closure, and offers no further independent supporting evidence for the conclusions they draw from their community consultation.

Case Officer Comment:

All relevant material planning considerations are covered in the main body of the report. It is also noted the local councillor has called the application in for determination by the Planning Committee due to the properties designation as an ACV.

Northwood Hills Residents Association:

Due to the property being vacant for a long period of time Northwood Hills Residents' Association do not object to the concept of the unit being split into two - part retail, part public House. However, we would like to see the current Asset of The Community Order replaced with a new Asset of The Community Order, either voluntary or compulsory, for the maximum period allowed.

Internal Consultees

POLICY OFFICER:

Agreed principle of development.

HIGHWAYS OFFICER:

Site Characteristics & Background

The site is located on Joel Street and is placed within the local district shopping centre in Northwood. The proposed development is positioned to the rear of the site address with vehicular access taken at the rear from Ferndown which is a local residential road. The address was previously a vacant office block on the 1st and 2nd floors with a 'Drinks establishment' on the ground floor which is designated as an 'asset of community value' but remains vacant. The proposed A1 planning use class development currently forms nearly 60% of the aforementioned A4 'Drinks establishment'

The vacant offices attained consent for a 24hr Gym D2 use class (5564/APP/2016/3908) utilising the 1st & 2nd floors which was allowed on appeal in late 2017 and is now in place with 16 parking spaces (6 within the under-croft with the remainder allocated to the rear of the site and accessed via Ferndown). The site also benefits from a subsequent consent for 4 two bedroom units

(5564/APP/2018/2088) within a new build located to the rear with a provision of 5 on-plot surface level car parking spaces which emerge directly onto Ferndown.

The site is in proximity to Northwood Hills LU Station and exhibits a PTAL rating of 3 which is considered as moderate. However in practise, the 'real world' PTAL is somewhat higher than numerically depicted and hence sustainable travel to and from the address is highly likely.

Parking Provision

It is proposed to convert nearly 60% of the existing A4 space on the ground floor to an A1 retail use. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy states that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The maximum parking standard for an A1 use requires 1 space per 50m² (GIFA) hence the proposal would demand up to 7 on-plot spaces. The development is presented as car-free. It is noted that the existing A4 usage of the same scale demands the same parking numbers hence it can be considered that the status quo in net parking terms would remain with the 'car-free' proposal as presented.

The 'car-free' aspect is therefore considered broadly acceptable reinforced by the aforementioned good 'real world' transport links and generous surrounding on-street car parking provisions and existing retail/commercial use mix of the town centre, all of which are highly likely to contribute to linked trips associated with the proposed A1 retail use class to and from the site given the established town centre use attractions. As a consequence this would inherently reduce the potential for any significant 'new' vehicular activity generated by the proposal. Even if this were not fully the case, ample 'paid for' on street car parking facilities are prevalent in the vicinity and would adequately cater for any such demand.

Cycling Provision

In terms of cycle parking there would be a requirement to provide at least 17 secure and accessible spaces for the new retail unit. This has not been indicated and should be secured via appropriate planning condition.

Vehicular 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 'net' change from the A4 to A1 use would be expected to generate a nominal increase in activity spread mainly throughout the working day due to the linked trips associated with the established and similar town centre use attractions. Henceforth any variation in trip generation can be readily absorbed within the local road network without notable detriment to traffic congestion and road safety.

Operational Refuse & Servicing Requirements

Refuse collection will continue to be mainly conducted from Ferndown with some related activity on Joel Street as at present. The proposal would not prejudice existing servicing provisions for the Gym and 'Drinks Establishment' use which are located directly off Ferndown to the side of the under-croft car park. This is confirmed by the submitted service and delivery strategy hence there are no further observations.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local road network in order to avoid/minimize potential detriment to the public realm. This will need to be secured under a suitable planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

ACCESS OFFICER:

I have considered the detail of this planning application and deem there to be no accessibility issues raised by the proposal. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

WASTE STRATEGY OFFICER:

Suitable containers for the storage of segregated waste and recycling must be provided at basement level / adjacent to the street at the rear of the property. The bins should be located within 10 metres of the nearest stopping point for the refuse collection vehicle. The pathway from the collection point to the vehicle must be smooth and free from steps.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

ASSET OF COMMUNITY VALUE

The application property comprises a vacant public house (William Jolle) on the ground floor which is a designated Asset of Community Value (ACV) under the Localism Act 2011. The designation of ACV's is given to land or buildings which are of community value, for the following reasons:

- the main use of the land or building furthers the social well-being or social interests of the local community and it is realistic to think that the main use can continue; or
- the land or building has been used to further the social well-being or social interests of the local community in the recent past and it is realistic to consider will do so again during the next five years.

The aim of an ACV is to give communities a right to identify a building or other land that they believe to be of importance to their community's social well-being i.e. pubs and village shops; should these assets come up for sale then there is an interim period during which community interest groups are allowed to express a written intention to bid for the property or land.

The ACV designation does not restrict who the owner of a listed asset can sell the property to, or how much it is sold for. The designation does not place a restriction on what the

owner can do with the property. If an application for change of use is submitted, the Local Planning Authority can decide whether the listing as an ACV is a material consideration, considering all the circumstances of the case. Under this application, the ACV designation is being afforded material weight in the consideration of the proposed development.

The property was designated in October 2015, as detailed within the Special Urgency Cabinet Member Report (dated 14 October 2015), and is listed for 5 years until October 2020. The proposal seeks to maintain the ACV but also proposes to reduce the floor space of the Use Class A4 unit from approximately 594 square metres to 220 square metres. The ground floor is currently vacant and all facilities have been removed.

MARKETING

The submitted Marketing Report indicates that the premises has been marketed and vacant since November 2016. Paragraph 3.3 of the Marketing Report states that the previous occupiers, Wetherspoons, closed in November 2016. Negotiations were conducted with four retailers, in addition to Namaste Lounge. It is noted that one retailer specifically withdrew from the deal as they 'didn't want to be seen as fighting against the wishes of the local community, particularly with the ACV in place'. A lease was signed by the owners of Namaste Lounge in July 2017. In August 2018, the premises was marketed further and in November 2018, Co-op Foodstores agreed to take approximately half the ground floor and associated basement.

VIABILITY

Paragraph 7.2 of the Marketing Report states that estimates for the fitting out the property ranged between £900,000 and £1,100,000, as obtained by MC Group in January and February 2018. The applicant maintains that this could not be justified if the target was to reproduce a budget conscious pub selling beer at £2 per pint. The applicant notes that the proposed cost of refurbishment for one operator is not viable due to the overall size of the premises and that the proposed subdivision would create two viable units which can be refurbished by two separate operators. The submitted information states that 'Mad Yank Brewery' are interested in occupying the proposed Use Class A4 unit on a 10 year renewable lease, subject to the outcome of the current application.

PUBLIC SUPPORT

The submitted Planning, Design and Access Statement states that the applicant held a pre-application community engagement exercise at the Namaste Lounge on the 6th February 2019. It states that there was "general support amongst those of the community who attended the event for retention of some element of public house and sub-division of the existing unit to release part of it for another use" (page 9). This is further evidenced within the submitted Addendum, which shows the community engagement notice and notes an attendance of approximately 50 residents, including members of the local residents association.

During the process of the application, a petition containing 26 signatories was submitted in support of the proposed development. The Northwood Hills Residents Association also submitted a comment in support of the proposed development, subject to the ACV being extended to the re-provided Use Class A4 floorspace.

It should be noted that three detailed objections were also received, critiquing the submitted

documentation and noting that the other Use Class A4 uses in the area do not provide the same service.

LOSS OF COMMUNITY FACILITY

Paragraph 92 of the National Planning Policy Framework (February 2019) requires that planning decisions: a) plan positively for the provision and use of community facilities including public houses; c) guard against the unnecessary loss of valued facilities particularly where this would reduce the community's ability to meet its day-to-day needs; and d) ensure that established shops, facilities and services are able to develop and modernise to the benefit of the community.

Policy 3.1 of the London Plan (March 2016) requires that development proposals protect and enhance facilities and services that meet the needs of particular groups and communities. Proposals involving loss of these facilities without adequate justification or provision for replacement should be resisted.

Policy CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the loss of community facilities will be resisted and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss.

Policies R5, R8 and R11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) all require that Local Planning Authority resist granting planning permission for proposals which involve the loss of land or buildings used for community use without a suitable alternative replacement. The consideration of such applications should take into account whether:

- (i) There is a reasonable possibility that refusal of permission for an alternative use would lead to the retention and continued use of the existing facility;
- (ii) Adequate accessible alternative provision is available to meet the foreseeable needs of the existing and potential users of the facility to be displaced;
- (iii) The proposed alternative use accords with the other policies of this plan and contributes to its objectives.

Policy DMCI 1 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that proposals involving the loss of an existing community facility will be permitted if:

- i) the specific use is no longer required on-site. In such circumstances, the applicant must provide evidence demonstrating that:
 - a) the proposal would not lead to a shortfall in provision for the specific use within the local catchment area;
 - b) there is either no demand for another suitable social infrastructure use on-site, or that the site/premises is no longer appropriate for social infrastructure uses; and
 - c) any replacement/relocated facilities for the specific use provides a level of accessibility and standard of provision at least equal to that of the existing facility.
- ii) the activities carried out are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents; and
- iii) the redevelopment of the site would secure an over-riding public benefit.

Regarding the criteria outlined within Development Plan policies, Northwood Hills currently has two operational main drinking establishments, including the Locker Room at 29-31 Joel Street and Namaste Lounge at 66 Joel Street. However, it is the view of the Local Planning

Authority that these two venues are targeted at a different type of customer to each other, as well as the pre-existing large public house on this site. Therefore the removal of A4 use on this site in its entirety would result in a shortfall in provision for this specific use within the local catchment area.

However, the scheme is proposing to re-establish an Use Class A4 use on site, albeit that the ground floor space would be split with a new Use Class A1 retail unit. As such, the criteria within the Development Plan are deemed to be met on the basis that the applicant has demonstrated the following:

- A smaller unit is the most viable solution for re-establishing an operational Use Class A4 unit on site;
- Refusing the application is unlikely to result in a larger Use Class A4 unit being re-established on site;
- Extending the long term vacancy of the site would not improve the shortfall in provision; and
- There is general public support for the proposed development.

RETAIL UNIT

The Hillingdon Local Plan: Part 2 - Policies Map (March 2019) identifies the application site as part of the Town Centre.

Policy E5 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) states that the Council will accommodate additional retail growth in established centre.

The emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that Northwood Hills is one of three 'Minor Centres'. Policy DMTC 1 states that the Council will support main town centre uses where the development proposal is consistent with the scale and function of the centre. Town Centre developments will need to demonstrate that: (i) adequate width and depth of floorspace has been provided for the town centre uses; and (ii) appropriate servicing arrangements have been provided. Proposals for main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

The proposed Use Class A1 retail unit would measure approximately 9.5 metres in width and 24.2 metres in length at ground floor, equating to 230 square metres in floorspace. A further 144 square metres in floorspace would also be located on the basement floor, totalling 374 square metres. In conjunction with this, the proposed Use Class A4 public house unit would measure between 8.5 and 10.5 metres in width and 24 metres in length, equating to 220 square metres in floorspace. This space is considered to be adequate for the purposes of the proposed uses.

The proposed retail unit is to be serviced from Ferndown Road and the proposed microbrewery is to be serviced from the front on Joel Street. To the front of the site is a large pedestrianised area, adjoining Northwood Hills Station, a bus stop and 16 car parking spaces (including one disabled space). On the opposite side of Joel Street is a bus stop and 7 car parking spaces. As stated within the submitted Servicing and Delivery Strategy for A4 Use (Dated 27th June 2019) document, deliveries to the A4 unit are to be limited to around 2 or 3 per week, using small vans up to transit size. It is also noted that there is a loading bay on the east side of Joel Street, located approximately 75 metres to the south of the application site. As such, it is considered that appropriate servicing arrangements are proposed. In accordance with Policy DMTC 1, the proposal would also complement the

use of the existing parade and would not pose additional harm to residential amenity.

SUMMARY

Overall, the proposed subdivision and change of use would not result in the loss of a Use Class A4 unit or ACV, although it would reduce its existing floorspace. The proposal would not lead to a shortfall in the provision of Use Class A4 uses within the local catchment area and would not represent an unnecessary loss of a valued facility. The proposed units would have adequate space and appropriate delivery and servicing arrangements. On balance, the proposal is considered to be supported by the public by virtue of the submitted petition and comment from the local residents association. Given the unit has been vacant since November 2016, weight is afforded to the notion that refusal of permission would leave the unit vacant for a further indefinite period time, acting against the vitality of Northwood Hills Town Centre.

In terms of the weight applied to policies, the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) has not yet been adopted and does not carry full weight in the development management process. Based on the considerations noted above, it is considered the proposal is acceptable in principle and is in accordance with Policies R5, R8 and R11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy DMTC 1 and DMCI 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019), Policies E5 and CI1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy 3.1 of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that: A) All development, including alterations, will be required to be designed to the highest standards and, incorporate principles of good design.

Policy DMHB 13 of the emerging Hillingdon Local Plan: Part 2 - Development Management

Policies with Modifications (March 2019) states that:

A) New shopfronts and alterations to existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part and the surrounding street scene.

B) The Council will resist the removal of shopfronts of architectural or historic interest, particularly those listed on the Register of Locally Listed Buildings.

C) New shopfronts must be designed to allow equal access for all users.

D) Inset entrances on shopfronts should be glazed and well-lit to contribute to the attractiveness, safety and vitality of the shopping area and avoid blank frontages to the street.

G) Blinds, canopies and shutters, where acceptable in principle, must be appropriate to the character of the shopfront and its setting. External security grilles will not normally be permitted, unless they are of good quality design.

H) In order to improve and maintain the quality of the public realm, the design of shopfronts should be of a high quality, taking into consideration: i) retention and maintenance of active shopfronts at all times; ii) the relationship between the shopfront and upper floors; iii) the relationship with surrounding shopfronts and buildings; iv) the use of materials which are appropriate to and enhance the character of the local area; and v) the value of existing architectural and historic features.

The change of use of the premises would involve internal alterations and a change of the front elevation doors to glazed folding doors for the retail unit and normal glazed outwards-opening doors for the public house. This is not considered to compromise the appearance and visual amenities of the existing street scene and would accord with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 and DMHB 13 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that planning permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally, because of:

"(i) The siting or appearance;

(ii) The storage or display of vehicles, goods, equipment or other merchandise;

(iii) Traffic generation and congestion;

(iv) Noise and vibration or the emission of dust, smell or other pollutants, unless sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable."

Policy DMTC 4 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states that proposals for drinking establishments will only be supported provided that they: i) would not result in adverse cumulative impacts due to an unacceptable concentration of such uses in one area; ii) would not cause unacceptable disturbance or loss of amenity to nearby properties by reason of noise, odour, emissions, safety and security, refuse, parking or traffic congestion; and iii) would not detrimentally affect the character or function of an area by virtue of the proposed use or visual impact.

Given the existing commercial character of the area, the proposed development is not considered to be detrimental to the character or amenities of surrounding properties by virtue of siting or appearance and storage or display of vehicles, goods or equipment. As stated by the Council's Highways Officer, the proposal is considered acceptable with

regard to traffic generation. Further, the proposed retail use is not considered to present a greater disturbance to neighbours than the existing Public House use. As such, the proposal is considered to accord with the requirements of Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMTC 4 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM2 and AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. This is supported by Policies DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

As stated by the Council's Highways Officer, the change of use from use class A4 to A1 would generate a nominal increase in activity due to linked trips associated with the established town centre use. It is considered that the trip generation can be absorbed by the local highway network without detrimental impacts. Subject to a condition requiring the submission of a Construction Logistics Plan, the proposal is not considered to have a significant detrimental impact on the local highway network and as such, is not contrary to Policy AM2 and AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMT 1 and DMT 2 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policy 6.2 of the London Plan (March 2016).

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will be considered and requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards. This is supported by Policy DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

The proposed change of use does not include the provision of any new car parking. The existing A4 usage of the same scale demands the same parking numbers and as such, the proposal would maintain the status quo and entails a car-free proposal. As stated by the Council's Highways Officer, the site is complemented by on-street parking and the surrounding mixed town centre use would inherently reduce the potential for any significant new vehicular activity generated by the proposal.

Policy AM9 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Council will promote secure, attractive and adequate cycle parking facilities in the Borough's Town Centres. This is also supported by Policy DMT 5 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policy 6.9 of the London Plan (March 2016).

As stated by the Council's Highways Officer, there is a requirement to provide at least 17 secure and accessible spaces for the new retail unit. If recommended for approval, this would be secured via condition.

Given the above considerations, the proposed development is not considered to impact on car parking. Subject to condition, the application is not considered contrary to Policy AM14

of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policies DMT 5 and DMT 6 of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) and Policies 6.9 and 6.13 of the London Plan (March 2016).

7.11 Urban design, access and security

Design considerations are addressed in the 'Impact on Street Scene' section of the report.

7.12 Disabled access

Policy 7.2 of the London Plan (March 2016) requires that the all new development provides the highest standards of accessible and inclusive design.

The Council's Access Officer considers the proposal to be acceptable and it is considered that the proposed development accords with Policy 7.2 of the London Plan (March 2016).

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not applicable to the consideration of this application.

7.15 Sustainable waste management

Policies 5.17 of the London Plan (March 2016) require that there is an adequate provision of refuse and recycling facilities for new development and for their location to be appropriate in terms of enabling ease of collection from the site.

Waste and recycling collection would be conducted from Ferdown Road for the proposed Use Class A1 retail unit and would be conducted from Joel Street by a private refuse collection company for the proposed Use Class A4 unit. Based on the scale of the proposed Use Class A4 unit, collections would occur once or twice a week similar to existing arrangements along Joel Street. As stated by the Council's Highways Officer, the proposal would not prejudice existing servicing provisions and is not considered contrary to Policy 5.17 of the London Plan (March 2016).

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

NOISE

Noise impacts are covered in the 'Impact on neighbours' section of the report.

AIR QUALITY

The air quality implications of the proposed additional unit alongside the existing unit and the associated delivery vehicle movements are not expected to have a detrimental impact on existing conditions in the area.

7.19 Comments on Public Consultations

All relevant material planning considerations are covered in the main body of the report.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of 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

10. CONCLUSION

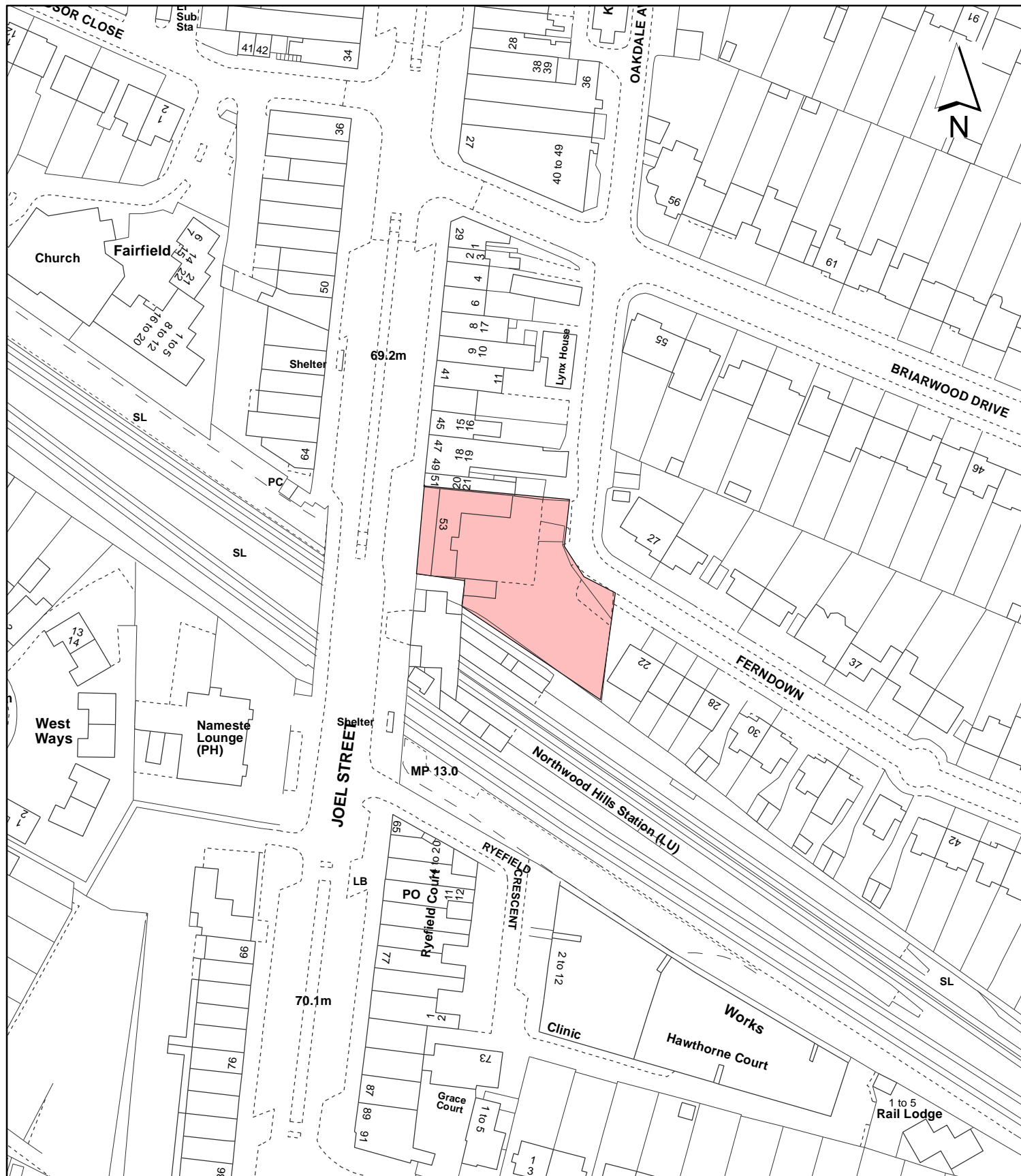
In conclusion, the proposed subdivision and change of use would not result in the loss of a public house use or ACV, although it would reduce its existing floorspace. The proposal would not lead to a shortfall in the provision of Use Class A4 uses within Northwood Hills Town Centre and would not represent an unnecessary loss of a valued facility. The proposed units would have adequate space and appropriate delivery and servicing arrangements. Given the ACV designation, the response to public consultation is particularly important and there appears to be greater public support than objection to the proposal. On balance, the proposal is considered to be acceptable. It is further considered that refusal of permission would leave the unit vacant for a further indefinite period time, acting against the vitality of Northwood Hills Town Centre. As such, the proposed development is considered acceptable in principle and with regard to impact on the character and appearance of the area, the local highway network, residential amenity, waste and access. This application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (February 2019)
The London Plan (March 2016)
Greater London Authority's Town Centres Supplementary Planning Guidance (July 2014)
Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (December 2008)
Planning Obligations Supplementary Planning Document (July 2014)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**53-55 The Broadway
Joel Street
Northwood**

Planning Application Ref:

5564/APP/2019/675

Scale:

1:1,250

Planning Committee:

North Page 72

Date:

August 2019

**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 39 WIELAND ROAD NORTHWOOD

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

LBH Ref Nos: 22452/APP/2018/3575

Drawing Nos: WR39-03-1003C
WR39-02-1001A
WR39-03-1002B
Arboricultural report

Date Plans Received: 09/10/2018

Date(s) of Amendment(s):

Date Application Valid: 09/10/2018

1. CONSIDERATIONS

1.1 Site and Locality

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

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

The driveway has parking spaces for several cars.

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

1.2 Proposed Scheme

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

1.3 Relevant Planning History

22452/APP/2007/3722 39 Wieland Road Northwood

ERECTION OF A PART SINGLE/PART TWO STOREY SIDE AND REAR EXTENSIONS, PART SINGLE STOREY FRONT EXTENSION, FRONT PORCH, FRONT AND REAR FIRST/GROUND FLOOR BAYS WINDOWS AND CONVERSION OF THE ROOF TO HABITABLE

ACCOMMODATION (INVOLVING RAISING THE HEIGHT) INCORPORATING 2 REAR DORMER WINDOWS. (INVOLVING DEMOLITION OF EXISTING GARAGE).

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

22452/APP/2008/1802 39 Wieland Road Northwood

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

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

22452/APP/2008/2917 39 Wieland Road Northwood

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

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

22452/APP/2011/1828 39 Wieland Road Northwood

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

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

22452/APP/2016/1396 39 Wieland Road Northwood

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

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

22452/APP/2018/822 39 Wieland Road Northwood

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

Decision Date: 23-05-2018 Refused **Appeal:**

22452/PRC/2017/132 39 Wieland Road Northwood

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

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

22452/TRE/2018/163 39 Wieland Road Northwood

To carry out tree surgery, including a crown thin by 25%, to two oaks, T12 and T13 on TPO 172

Decision Date: 22-10-2018 Refused **Appeal:**

Comment on Planning History

1. 22452/APP/2018/822 - Part two storey front extension, first floor side/rear extensions, first floor side extensions, single storey rear extension, enlargement of rear dormer, detached outbuilding to rear for use as a gym/games room and alterations to elevations

REFUSAL REASONS:

I. The proposed development, by reason of the size, scale, bulk and design would fail to harmonise with the architectural composition of the original dwelling, would be detrimental

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

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

2. 22452/PRC/2017/132 - Single storey rear, first storey sides, part double storey rear, alterations to windows.

Decision: Objection on 03/11/2017

3. 22452/APP/2016/1396 - First floor side extensions and conversion of garage to habitable use involving alterations to front elevation

Decision: refused on 07/06/2016

4. 22452/APP/2011/1828 - Dormer to rear, porch to front involving alterations to front (Part Retrospective)

Decision: approved on 17/10/2011

5. 22452/APP/2008/2917 - Two storey front extension and porch, single storey side and part two storey, part single storey rear and side extensions involving demolition of existing garage, conversion of roofspace for habitable use to include 2 rear dormers and 2 side rooflights.

Decision: approved on 05/12/2008

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

10 neighbouring properties, along with the Northwood Hills Residents Association, Gatehill (Northwood) Residents Association and Trees/Landscape Officer, were consulted by letter dated 12/10/18 and a site notice was displayed in the area. 3 comments and a petition were received by the close of the consultation period, which expired on 22/11/2018.

EXTERNAL CONSULTEE:

Two petition letters objecting to the scale of the proposals were received on 7/11/18 and 12/11/18 from The Gatehill Residents Association (GRA).

The Gatehill Residents Association states that the submitted location plans are incorrect and the verge and cross-overs are in fact owned by Gatehill Estate Northwood Ltd, a

company which owns and manages the verges and cross-overs on behalf of the Gatehill Residents' Association (GRA).

Officer comment: The red line boundary has subsequently been altered to exclude GRA land.

INTERNAL CONSULTEES:

1. Conservation and Urban Design Officer (Summary of original comments):

BACKGROUND: This property is one of the earlier contributors to the Gate Hill Area of Special Local Character (ASLC), c1930s. Of individual design but sharing characterful detailing with its contemporaries. It has been significantly extended and altered already, resulting in a bulky building, however, it still retains much of its 1930s Arts & Crafts inspired character, such as its hipped roof with Sprocketed Eaves. These earlier, individually designed, Arts & Crafts inspired properties are valued more highly than their simpler, later neighbours, for their shared characteristics and their role in the original conception of the planned layout of the area. The character analysis for this ASLC is largely derived from its planned layout, low-density streetscape, homogeneity of plot sizes and number of large attractively detailed detached houses. There is an emphasis on preservation of good design in ASLCs. There have been a number of applications for similar changes to this property.

The proposed extensions add to an already oversized property. The extension above the garage adds bulk to the building in relation to the width of its plot as does the first floor extension to the other side. Continual extension to this property will add a sense of crowding and massing to the street scene. The proposed porch extension to the front will dominate this elevation and appears quite large and heavy in its conception. Looking at it in context with the neighbouring properties and the original building, it is not felt that the scale or the style of this feature will sit well. The proposed changes to the windows of the front elevation sit uncomfortably with those in the main feature window of the porch with too many differing proportions. The drawings submitted, have omitted the detail of the sprocketed eaves on both existing and proposed, this is a key feature repeated in many of the original houses, including this one, and should be retained.

The proposed changes to the rear are acceptable, though matching materials would be required. There are no conservation objections to the proposed outbuilding, though it is rather large. It must be stipulated that the out building remain ancillary to the house. The positioning of the trees may break up its appearance adequately.

Conservation Officer Comments: Final Revised Plans:

The proposed porch extension now has a roof form which matches that to the main house. The fenestration has been improved and maintains gaps between the tops of the windows and the eaves. The sprocketed eaves, a key feature of the roof of the existing property, are now shown on both existing and proposed plans. I have previously raised no objection to the rear extension, this has marginally increased in depth, there is still no objection to this addition. The existing rooflights omitted from earlier plans have been added (these were added through permitted development rights).

I remain concerned that the gaps to the sides of the property are reduced. I note it has been clarified that a 1.5m gap will be maintained on both sides. It is not considered that the marginal harm caused to the ASLC by further additions to this property could be defended at appeal given that the 1.5m separation distance is achieved. If the application is approved the sprocketed eaves detail should be conditioned, materials samples conditioned and I

would recommend varying the plan compliance condition to make it completely clear a 1.5m gap must be maintained at first floor level to both sides of the property.

2. Trees/Landscape Officer:

This site is occupied by a two-storey detached house, with an integral garage, situated on the south side of Wieland Road. The front garden is almost completely paved over, forming a carriageway drive with space for several parked cars. The plot is spacious and typical of those found within the Gatehill Farm Estate Area of Special Local Character. The site lies within the area covered by TPO 172 and there are two oaks in the rear garden, T12 and T13, protected by the order.

COMMENT The site was the subject of a previous application, ref. 2018/822, which was refused. One of the reasons for refusal was the lack of tree information. The current application is supported by a tree report, to BS5837:2012, by Trevor Heaps. The report confirms that no trees, or other valuable landscape features, will be directly affected by the proposed extensions to the building or the detached outbuilding. The report has identified and assessed the condition and value of nine individual specimens and groups, including several off-site trees. There are no 'A' grade trees at this address. The two protected oak trees in the rear garden are category B2 trees, requiring no work at present. All other trees in the vicinity are 'C' grade trees - whose condition and value does not necessarily pose a constraint on development. Table 1 (p.4) confirms that there are potential impacts on specific trees, including the protected oaks, due to the incursion of the development into their root protection areas, however, the tree protection plan confirms that incursion into the RPA's ranges between 4 - 7%, which is well within the recommended 20% RPA limit. The report confirms that there should be no long-term detrimental impact on the trees, subject to the adherence to the specified tree protection measures and the arboricultural supervision confirmed in Table 2 (p.8).

RECOMMENDATION There is no objection to this proposal. No pre-commencement conditions required except for RES4 and RES10

PLANNING OFFICER COMMENT:

Size, scale and design of the proposal and its impact on adjoining neighbours will be discussed in details in main body of the report.

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
- PT1.HE1 (2012) Heritage

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

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

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

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

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) requires all development to be designed to the highest standards and incorporate principles of good design.

The existing property has been subject to various extensions which have eroded the character of the original property. The house has maintained a sprocket roof, which is a feature contained on a number of houses within the Gatehill Estate. It has previously been

extended to the front. The proposed first floor front extension would have a depth of 1.2 m and would be approximately 2.6 m wide. The roof of the proposed first floor front extension would consist of pitch roof, which would be set approximately 0.7 m below the ridge of the original roof. The eaves of the proposed front extension would be set in line with the eaves of the original roof.

The proposed single storey side/rear extension would project almost across width of the existing dwelling and would wrap across the rear wall of the existing house to a maximum width of 7.7m and would extend from part of the rear wall of the existing house to a maximum depth of 2.37 m. It is important to note that the application was previously extended to the rear to a depth of approximately 4.4 m. Therefore, a 6.7m single storey side/rear extension doesn't comply with the maximum 4 m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD; however, it wouldn't have any adverse impact on adjoining neighbours as it aligns with the rear elevation of the neighbour's house at no. 37 and is staggered to reduce any impact on no. 41. The proposed extension would have a flat roof to height of approximately 2.7 m which complies with the maximum 3 m flat roof height for side/rear extensions, as specified in paragraph 3.6 and 4.1 of the HDAS SPD. The proposed single storey side/rear extension would have a width of 2.4 m, which is less than half and two-thirds of the original house width (8.6 m) so it complies with paragraph 4.5 of the HDAS SPD. The proposal would retain sufficient separation distance from the shared boundary at all sides for the full depth of the ground floor element.

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

The proposed first floor Southern side/rear extension would be constructed flush with the front elevation of the existing house, and would measure approximately 1.1 m in width. The proposal would be characterised by a pitched roof measuring a maximum height of 7.9 m which would be parallel to the original roof which complies with the ridge height for first floor side extensions, as specified in paragraph 5.7 of the HDAS SPD. The proposed first floor side/rear extension would wrap across the rear wall of the existing house to a maximum depth and length of 4.4 m and 10.55 m. The HDAS states extensions to detached dwellings up to a maximum of 4 m deep would be acceptable, however, in this case it wouldn't have any impact on adjoining neighbours amenity.

Policy DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that in the case of properties in the Gatehill Estate, two storey extensions should be set in a minimum of at least 1.5m from the side boundary in order to maintain adequate visual separation and views between houses. The proposed two storey rear extension would retain a separation distance of approximately 1.5 m from the shared boundaries at the Northern and Southern sides respectively for the full depth of the first floor side/rear extensions element.

With regards to the proposed rear dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the

appearance of an effective flat roofed third storey will be refused. The proposed rear dormer would be set down from the ridge by 0.2 m, which is considered to be sufficient to appear secondary or proportionate to the main roof slope and would not have a harmful impact on the character and appearance of the existing house and street scene.

Following amendments to the scheme, the proposed porch extension now has a roof form which matches that to the main house. The fenestration has been improved and maintains gaps between the tops of the windows and the eaves. The sprocketed eaves, a key feature of the roof of the existing property, are now shown on both existing and proposed plans. The existing rooflights omitted from earlier plans have been added (these were added through permitted development rights).

The Conservation Officer remains concerned that the gaps to the sides of the property are reduced. A 1.5m gap will be maintained on both sides. It is not considered that the marginal harm caused to the ASLC by further additions to this property could be defended at appeal given that the 1.5m separation distance is achieved.

The proposed outbuilding would be situated at the rear of the garden and would measure approximately 7.4 m wide, 5 m deep and 2.5 m high and would have an area of approximately 30 sq.m which is considered to be appropriate in terms of size, scale and mass. It is proposed to be used as a gym/games room. The Council does not usually allow outbuildings to include a bathroom, as there is a possibility that the proposed outbuilding could, in the future, be used as a self contained residential unit, which is not ancillary to the use of the main dwelling. To ensure the outbuilding is used for a purpose incidental to the enjoyment of the main dwellinghouse, it is considered necessary to impose a condition ensuring the outbuilding remains ancillary to the host dwelling. The proposed outbuilding would have glass windows to the front and side elevation.

As such, the proposed extensions and outbuilding are considered to be acceptable additions to the property that would be in keeping with the architectural composition of the property and the visual amenities of the street scene and surrounding area.

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

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

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

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

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

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

The application is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans WR39-03-1002B and WR39-03-1003C (including the retention of the sprocket roof together with the 1.5m separation at first floor level to the side boundaries) received on 5/8/19 and Arboricultural report received on 22/7/19

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and the London Plan (2016).

3 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy DMHB11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

4 HO7 No roof gardens

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

REASON

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

5 RES10 Tree to be retained

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

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policy DMHB14 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) 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 or roof slopes of the development hereby approved facing nos. 37 and 41 Wieland Road.

REASON

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

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** Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

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 |
| PT1.HE1 | (2012) Heritage |

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

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

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

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

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

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

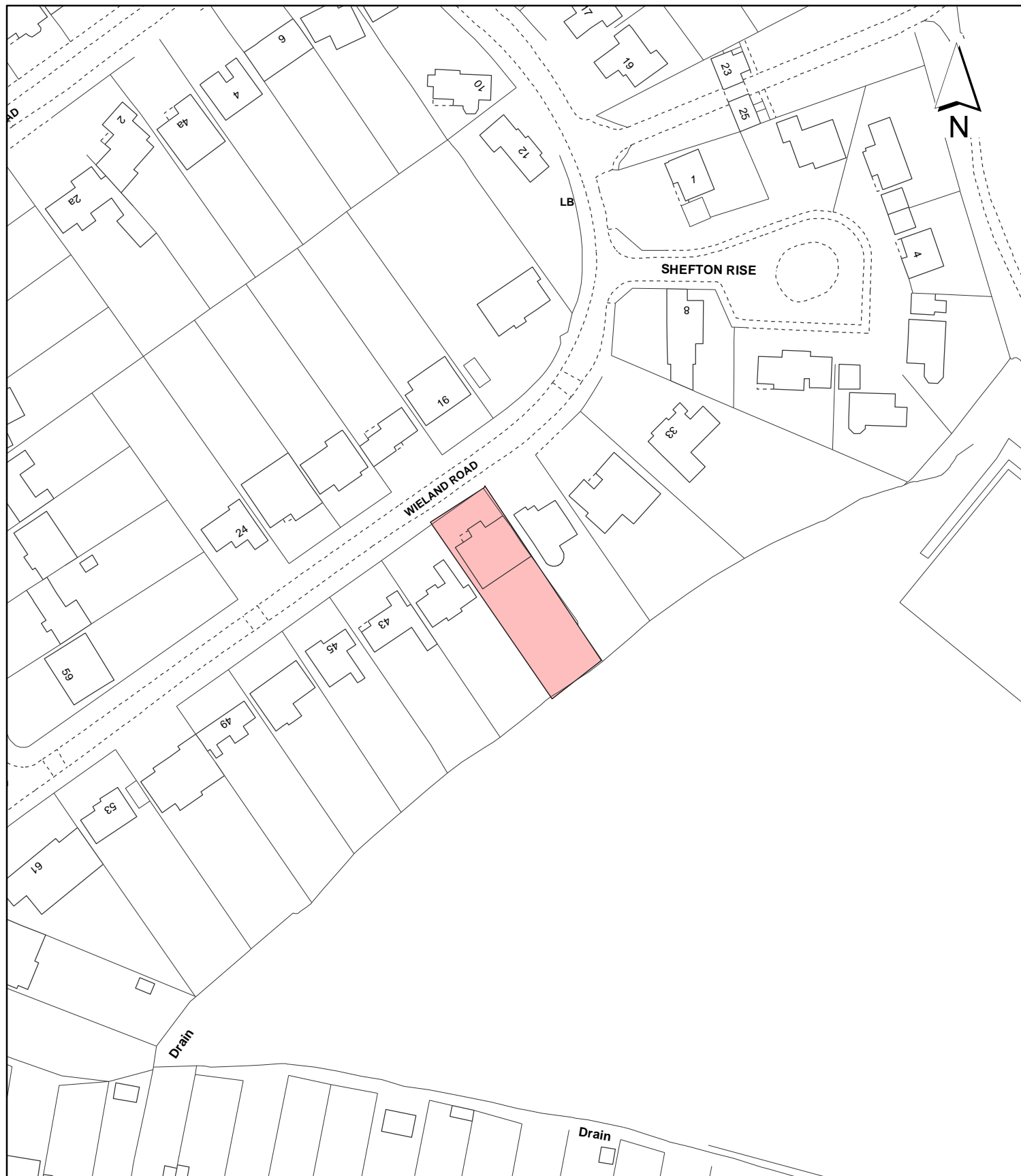
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Hoda Sadri

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**39 Wieland Road
Northwood**

Planning Application Ref:

22452/APP/2018/3575

Planning Committee:

North Page 87

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address	SCOUTS HUT, 4 LADYGATE LANE RUISLIP		
Development:	Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19)		
LBH Ref Nos:	702/APP/2018/4224		
Drawing Nos:	1445/P 200 Rev D 1445/P 201 Rev E 1445/P 202 Rev D 1445/P 203 Rev D 1445/P 300 Rev G 1445/P 301 Rev F 1445/P 302 Rev E Transport assessment addendum 28-05-19 1445/SK(_)37 Rev D 1445/P 110 Rev K 1445/P 211 Rev A 1445/P 150 Rev A 1445/P/ 151 Rev A 9846-KC-XX-YTREE-TPP01 Rev E 9846-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevE Design & Access Statement revised 28/05/19 1445/P 212 Rev A 1445/P(--)210 REV B 1445/P 152 Rev A 1445/P(-)01 A Transport Statement 30751/D01c 9846-KC-XX-YTREE-TCP01Rev0 DAYLIGHT/SUNLIGHT REPORT 1445/P(-)01 A 1445/P(-)02 1445/P(-)10 A 1445/P(-)11 A 1445/P(-)20 1445/P(-)21 1445/P(-)22 1445/P(-)23 1445/P 102 Rev H 1445/P 110 Rev L 1445/P 111 Rev L 1445/P 112 Rev K 1445 113 Rev H 1445/P 400 Rev F 1445/P 401 Rev F		
Date Plans Received:	03/12/2018	Date(s) of Amendment(s):	28/05/2019
Date Application Valid:	03/12/2018		03/12/2018

DEFERRED ON 17th July 2019 FOR SITE VISIT .

The application was deferred for a members site visit to be undertaken.

1. SUMMARY

This application seeks full planning consent for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

The applicant has stated that the existing scout hut facility is to be relocated to a more suitable location at St Catherine's Road (approximately 0.5 miles north-east of the application site), subject to the relevant consents. Whilst this application submission is not considering the acceptability or principle of this relocated use at this site, it is important to note that an application for the provision of a replacement scout hut in a nearby location has been approved under planning reference 6039/APP/2018/4478.

A section 106 is required to ensure that if the proposed housing is allowed, replacement scouting facilities can be re-provided.

2. RECOMMENDATION

A).That delegated powers be given to the Head of Planning, Transportation and Regeneration to confirm approval subject to: A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

(1) The London Diocesan Fund will make a financial contribution of £100,000 to LB Hillingdon to fund the re-provision of the new Scout Hut Facility (D1 Use) at the St Catherine's Road site approved under Planning Application (ref: 6039/APP/2018/4478) -fine

(i) Should the St Catherine's Road scheme not be completed within a 12 month period from date of Planning Approval (of the latter planning application) then these monies contributed by the LDF can be used by LB Hillingdon to fund the provision of a D1 use at an alternative site within the borough

(ii) The £100,000 contribution will be paid in 2 staged payments:

(a) The first £50,000 is payable when planning permission is granted; and

(b) the second payment of £50,000 is payable prior to commencement of works on site.

(iii) If the Council have not spent the £100,000 within 5 years then the London Diocesan Fund will clawback the unspent monies.

(2) Construction Training: either a contribution equal to the formula (£2,500 for every £1m build cost + coordinator costs) or an in-kind training scheme equal to the financial contribution delivered during the construction period of the development with the preference being for an in-kind scheme to be delivered.

(3) That the applicant continue to liaise with Transport for London to agree and finalise details of the proposed relocation of the bus stop.

(4) Project Management and Monitoring Fee: a contribution equal to 5% of the total cash contribution to enable the management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278 Agreements and any abortive work as a result of the agreement not being completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 24 July 2019 (or such other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration), delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of community facilities and highway works). The proposal therefore conflicts with Policies contained within the adopted Hillingdon Local Plan Saved Policies (November 2012).'

F). That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

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

9846-KC-XX-YTREE-TCP01Rev0
9846-KC-XX-YTREE-TPP01 Rev E
846-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevE
Transport Statement Addendum 28-05-19
Transport Statement 30751/D01c
1445/P 200 Rev D
1445/P 201 Rev E
1445/P 202 Rev D
1445/P 203 Rev D
1445/P 300 Rev G
1445/P 301 Rev F

1445/P 302 Rev E
1445/P 110 Rev K
1445/P 211 Rev A
1445/P 150 Rev A
1445/P/ 151 Rev A
1445/P 212 Rev A
1445/P 152 Rev A
1445/P 102 Rev H
1445/P 110 Rev L
1445/P 111 Rev L
1445/P 112 Rev K
1445 113 Rev H
1445/P 400 Rev F
1445/P 401 Rev F
1445/SK(_)37 Rev D
1445/P(--)210 REV 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES8 Tree Protection

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

Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

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

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts showing 8 car parking spaces and including 1 disabled compliant space (including demonstration that 2 parking spaces are served by electrical charging points (active provision) and 2 spaces could be easily converted in the future (passive provision)),
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
 - 2.e Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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 RES10 Tree to be retained

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

should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

7 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

8 RES15 Sustainable Water Management

Prior to commencement,(excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages surface water and

demonstrate ways of controlling the surface water on site by providing information on:

a) SuDS features:

i. Incorporating sustainable drainage (SuDS) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. Where infiltration techniques are proposed (e.g. soakaways), a ground investigation must be provided to establish the level of groundwater on the site and to demonstrate the suitability of the proposed infiltration techniques.

iii. Where proposals require a connection to a watercourse or sewer, the rate of runoff should be limited to the equivalent greenfield runoff rates for a variety of return periods including the 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iv. Include calculations to demonstrate the volume of storage and size of drainage features required to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event should be provided. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long Term Management and Maintenance of the drainage system.

- i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground and identifies the responsibility of different parties for each component of the drainage network.
 - ii. Include details of the necessary inspection regimes and maintenance frequencies.
 - iii. Where overland flooding is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.
- c) Minimise water use.
- i. incorporate water saving measures and equipment.
 - ii. provide details of how rain and/or 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

- i) Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012);
- ii) Policy 5.12 Flood Risk Management of the London Plan (March 2016);
- iii) To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016);
- iv) Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016); and,
- v) National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

9 RES22 Parking Allocation

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2016).

10 RES18 Accessible Units

The dwellings hereby permitted are required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c (2016), is achieved and maintained.

11 RES13 Obscure Glazing

The window(s) facing the Larchmont, the north side elevation of house 4 and the ground floor rear window of house 1 which serves the WC shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

12 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 RES24 Secured by Design

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

3 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

4 I5 Party Walls

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

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

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

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 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

8 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

9

You are advised that no doors or gates should be installed which open out of the public highways as these may contravene The Highways Act 1980 (as amended).

10 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11

This permission is liable for a contribution under the Community Infrastructure Levy (CIL) and a separate CIL liability notice will be provided for your consideration.

12

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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the south side of Ladygate Lane and consists of a long narrow plot with an existing vehicular access from Ladygate Lane. The site is currently occupied by a single storey brick building that is in use by 2nd/9th Ruislip Scout Group (Use Class D2) set back approximately 18m from the road.

The surrounding area is predominantly residential in character. To the west, the rear gardens of the dwellings in St Margaret's Road back onto the site. To the east is a two-storey block of flats (1-10 Larchmont), set back from Ladygate Lane, and with a number of main habitable room windows facing onto the application site. To the north on the opposite side of Ladygate Lane, are further two-storey residential dwellinghouses.

The site is currently occupied by a single storey brick building that is in use by 2nd/9th Ruislip Scout Group (Use Class D2). The building is set back by approximately 18 metres from the road and is located in the south west corner of the site.

3.2 Proposed Scheme

The proposal is for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

3.3 Relevant Planning History

702/C/98/0866

Scouts Hut, 4 Ladygate Lane Ruislip

Details of tree surgery to seven Lime trees (including height reduction by one-third) in compliance with condition 7 of planning permission ref.702A/73/259 dated 07/05/73; Erection of a Scout Headquarters

Decision: 23-07-1998 Refused

702/PRC/2014/126 Scouts Hut, 4 Ladygate Lane Ruislip
Erection of 6 residential dwellings

Decision: 22-04-2015 OBJ

702/PRC/2015/78 Scouts Hut, 4 Ladygate Lane Ruislip
Erection of four residential dwellings

Decision: 15-11-2016 NFA

702/PRC/2018/95 Scouts Hut, 4 Ladygate Lane Ruislip
Erection of 5 new residential dwellings

Decision: 07-08-2018 PRC

Comment on Relevant Planning History

The application site has been subject to a number of pre-application advice requests.

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.H1 (2012) Housing Growth
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **12th April 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been subject to 3 rounds of both internal and external consultation. The third round of consultation was undertaken following the submission of a revised landscape plan and the response to this will be included as part of the committee addendum.

PUBLIC CONSULTATION RESPONSE (1)

The application was advertised publicly by way of notices posted adjacent to the site. In addition, letters were sent to the owners / occupants of neighbouring properties to inform them of the proposed development and invite comments.

26 Letters of objection received (summarised) and a petition containing 40 signatures has been received.

- Traffic and road safety implications due to the proposed alterations to the highway to allow access and egress for the development and in particular the moving of the bus stop further towards the junction
- Overlooking and privacy
- Design of the proposed dwellings would present a departure from the prevailing character of the local area
- Potential damage to trees which are both protected and considered screening from the noise populated by vehicles from Bury Street
- Local concerns with over-development of the site
- Impacts to daylight and sunlight from those properties within close proximity
- Insufficient parking within the area and the development could exasperate this issue
- Inconsistencies within the supporting documentation with particular reference to the proposed material
- Loss of the community use building
- The height of the 3 storey buildings would appear over dominant in area of 1-2 storey dwellings
- Separation distances do not meet the councils policies and guidance (overlooking/privacy)

In addition to the above a Ward Councillor has also raised the following objection;

The revised proposals remain unacceptable and at odds with our planning policies - in terms of over development, and being out of character with the visual appearance of the existing street scene, and loss of residential amenity in terms of its proximity to the rear boundary of properties in St Margarets Road.

PUBLIC CONSULTATION RESPONSE (2)

The application was re-advertised publicly by way of notices posted adjacent to the site. In addition, letters were sent to the owners / occupants of neighbouring properties to inform them of the proposed development and invite comments.

15 Letters of objection received (summarised)

- The proposed dwellings remain 3 stories
- Traffic impacts due to moving bus stop closer to the junction
- Parking
- Loss of Privacy
- Tree protection / loss of trees which residents consider are of value
- Design remain inappropriate for this area
- Density of development is too high / over-development
- Impacts to local infrastructure (schools, doctors etc)
- Highway safety
- Lack of Bat survey

OFFICER COMMENT:

All matters raised are addressed within the body of the report.

TRANSPORT FOR LONDON (TfL) 07-02-19 :

With regards to the above mentioned proposal, TfL offers the following comments:

1. The proposal includes an excessive amount of car parking with 10 car parking spaces. The submitted Transport Statement supporting the applicant established that the current car ownership level for the local ward where the site is located is 1.43 cars per household, therefore a maximum of 8 car parking spaces at a ratio of 1.5 space per household in outer London PTAL 1 area, this also includes 1 disabled space. It is also requested that at least 2 of the spaces be provided with electric vehicle charging points with the rest with passive provision. Therefore car parking should be reduced accordingly in line with the Draft London Plan policy T6 'Car Parking'. Despite the submission of swept path analysis, it is also concerned that the existing parking layout may not provide sufficient for service vehicles (i.e. refuse truck) to turn around with the site, therefore a bigger hammerhead area should be provided to facilitate to avoid vehicle having to reverse to/ from the site.

2. The proposed provision of 10 cycle parking spaces meets the Draft London Plan cycle parking standards in terms of quantity, TfL requests that at least 1 space should be provided for tandem/cargo bikes in line with the London Cycle Design Standards (LCDS). It is also recommended that the applicant may provide individual cycle parking storage closer to entrance of each property to improve convenience.

3. A Car Parking Management Plan shall be implemented and be secured by condition to ensure the smooth operation of the car parking area.

4. A Construction Logistics Plan (CLP) shall be produced in line with TfL's CLP guidance and shall be conditioned by the Council.

5. The proposed relocation of the existing bus stop toward the west of the site is principally accepted; the applicant must borne the full cost of relocation and a planning condition shall be imposed that the proposal shall not commence until the relocation of the proposed bus stop has been completed. The applicant shall continue to liaise with TfL's Road Asset Operation team to discuss the proposed bus stop relocation.

In conclusion, the applicant is required to address all of the issues raised satisfactorily in order to comply with London Plan policies and enable TfL to express support to the proposed development.

TRANSPORT FOR LONDON (TfL) 27-03-19 :

Having assessed the proposals, I can confirm that TfL Spatial Planning has no comments to make on this planning application other than to emphasise the development should comply with the transport policies set out in the draft London Plan. Please contact me if you consider that there are any strategic as opposed to local transport issues raised by this case.

TRANSPORT FOR LONDON (TfL) 12-04-19 :

I understand that you have sought clarification of TfL's view on the re-siting of a bus stop as part of the proposals for the development of the Scouts Hut, 4 Ladygate Lane, Ruislip, following my colleagues' comments sent 28th March 2019.

It appears that the re-consultation does not change the plans to relocate the existing bus stop and therefore TfL's initial comments on this element of the proposal are maintained (see point 5 of the attached).

The proposed relocation of the existing bus stop to the west of the site is principally accepted. The applicant must borne the full cost of the relocation and a planning condition shall be imposed that the proposal shall not commence until the relocation of the proposed bus stop has been completed. The applicant shall continue to liaise with TfL's Road Asset Operation team to discuss the proposed bus

stop relocation.

I hope this helps to clarify TfL's position on this element of the proposal. Please do not hesitate to contact me if I can be of any further assistance.

Internal Consultees

HIGHWAY OFFICER COMMENTS 06-06-19:

Site Characteristics

This address situated within a residential catchment at the eastern end of Ladygate Lane in proximity of its junction with Bury Street, Ruislip. The site envelopment currently consists of a Scout Hall and is fronted by an existing bus stop. The location exhibits a PTAL rating of 1b which is considered as low and therefore heightens dependency on the private motor car.

Parking/Cycle Provision

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP policy and emerging Development Management Policy DMT 6 state that new development will only be permitted where it is in accordance with the Council's adopted parking standards.

The level of residential and cycle parking should reflect the Council's adopted standards. It is proposed to provide 4 new residential units consisting of 3x3 and 1x4 bedroom units with 8 on-plot parking spaces in total including 1 disabled compliant space. This equates to a 2 space per unit provision. As the 8 spaces (bar one) lie within a communal area, the parking standard would require in the region of 6 on-plot spaces. This proposed level of provision therefore exceeds the Council's maximum parking standard but is welcomed as it reduces the probability of undue parking displacement onto the public highway. As, in the main, the parking spaces as proposed are not within the curtilage of each unit, it is necessary to apply a parking allocation planning condition in order to ensure that each new build possesses 2 dedicated spaces.

The cycle parking provision should be at level of 2 secure and accessible spaces per unit to accord with the Council's minimum cycle parking standard. A quantum of detail (10 cycle stands) has been presented and is therefore considered acceptable.

New vehicular access arrangements

To allow the provision of a new roadway that would serve the proposal, it is necessary to create a new access from the public highway. The design of the access and the new road with 'swept path' conformity are broadly acceptable as they conform to nationally recognised road layout/ junction standards (Manual for Streets - circa 2007) for new developments. To facilitate the new access it would also be necessary to relocate an existing Bus Stop arrangement which currently fronts the proposed site envelope. It is mentioned within the submission that the Bus Stop relocation has been agreed with Transport for London (TfL) as this responsibility falls within their jurisdiction. Evidence to this effect has been submitted.

From the Council's point of view, the westward shift of the stop is accepted in principle as the new positioning is not envisaged to cause detriment to general vehicle movements or highway safety. All the associated works involved with the removal and replacement of the Stop would be undertaken at the expense of the applicant as would be the case for the construction of the new access arrangement and 'making good' /extinguishment of the old site access. Please note that the new access would need to be constructed to an appropriate Council standard under a S278 (Highways Act 1980) agreement (or suitable alternative arrangement) and at the applicant's expense.

Vehicular Trip Generation

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policy 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 anticipated uplift in trip generation related to the new dwelling units does not raise any

immediate highway concerns. This is due to the fact that traffic movement into and out of the site is not expected to exceed 2-3 vehicle movements during the peak morning and evening hours. Hence such 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.

On-Plot Refuse Storage

Refuse collection would be executed via Ladygate Lane. In order to conform to accepted 'waste collection distances' from the public highway, the bins should be positioned within 10m of a refuse vehicle i.e. relatively close to the site frontage boundary with Ladygate Lane. A specific bin store location has been indicated on plan which is located toward the site frontage thereby conforming to this requirement. There are no further observations.

Construction Logistics Plan (CLP)

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential road network (which is compounded by the nearby school 'drop off' and 'pick up' periods) in order to avoid/minimise potential detriment to the public realm. It will need to be secured under a suitable planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

FLOOD WATER MANAGEMENT 18-12-18:

Flood Risk

The site is not shown to be located in an area at risk of flooding.

Surface Water

We welcome that the proposed plan includes the provision of permeable paving for the shared access, driveway and parking areas on the site, in addition to water butts for each property and a green roof on the bin store. As the detailed design of the development progresses, the proposals should maximise the potential for incorporating Sustainable Drainage System (SuDS) elements within the development. We recommend that the potential SuDS measures are considered alongside the landscaping proposals to ensure that all opportunities are incorporated within the scheme design.

RECOMMENDATIONS: CONDITION

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages surface water and demonstrate ways of controlling the surface water on site by providing information on:

a) SuDS features:

- i. Incorporating sustainable drainage (SuDS) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
- ii. Where infiltration techniques are proposed (e.g. soakaways), a ground investigation must be provided to establish the level of groundwater on the site and to demonstrate the suitability of the proposed infiltration techniques.
- iii. Where proposals require a connection to a watercourse or sewer, the rate of runoff should be limited to the equivalent greenfield runoff rates for a variety of return periods including the 1 in 1 year,

1 in 30, 1 in 100, and 1 in 100 plus 40% climate change.

iv. Include calculations to demonstrate the volume of storage and size of drainage features required to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

v. Provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event should be provided. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long Term Management and Maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes and maintenance frequencies.

iii. Where overland flooding is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.

c) Minimise water use. i. incorporate water saving measures and equipment.

ii. provide details of how rain and/or 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to:

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012);

Policy 5.12 Flood Risk Management of the London Plan (March 2016);

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016);

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of of the London Plan (March 2016); and, National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

FLOOD WATER MANAGEMENT 05-04-19:

No change to previous response - condition proposed in previous attached observations

NOISE COMMENTS 12-02-19 :

Internal sound insulation within the envelope(structure) of the residential extension dwelling. Please apply the following condition. Condition: The noise level in rooms at the development hereby approved shall meet the internal noise levels specified in BS8233:2014 for internal rooms and external amenity areas. Reason: To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

ACCESS OFFICER

Any grant of planning permission should include the following condition: The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building. REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8 c, is achieved and maintained.

TREES AND LANDSCAPES 13-02-19 :

this site is occupied by a rectangular plot of land on the south side of Ladygate Lane, near the junction with Bury Street. The scout hut is set back from the road towards the rear of the site, on the western boundary. There are three mature trees (limes) along the front (north) boundary and a line of trees along the west boundary, which backs onto the rear gardens of St Margaret's Road. Selected trees are protected by TPO 608. There are 7No. protected trees limes on the site T1 to T5 along the front boundary and north-west corner and T6 and T7 in the south-west corner.

The site has been the subject of pre-application advice, ref. PRC/2018/4224, in the course of which the layout around the site entrance was amended to address tree / landscape objections. The current application includes the submission of a tree report by Keen, dated March 2018. The report includes a Tree Constraints Plan, dated October 2017. The tree report has identified and assessed the condition and value of 18No. trees. There are no 'A' grade trees. There are 7No. 'B' grade trees, all limes: T1, T2, T3, T4, T5, T10 and T11. These trees are the seven trees protected by the TPO. Their current condition and value warrants their retention and protection within the development. The remaining trees are 'C' grade (poor) and there are 2No. 'U' grade trees - whose removal is justified in terms of sound arboricultural management. According to the tree report, clause 4.6, six trees will be removed to facilitate the development. All six are 'C' and 'U' grade trees whose removal is not seen as a development constraint. At 4.11 the report notes that shade may be an issue for occupants of the houses. While this may be a matter of personal choice, the layout could be considered unacceptable if it creates pressure to remove protected trees - which would be difficult for the Council to reasonably resist. At 4.12 the report notes that access and parking is within the root protection area of some trees. There is no objection to the assessments and objectives of the tree report. A tree protection plan, by Keen, has been submitted, last revised in November 2018. This includes the provision of tree protection measures including fencing and ground protection above the root protection areas of trees. There are no proposals for soft landscape enhancement at this stage. The location of the bin store on the front boundary is a prominent and unsightly feature. This should be well-designed and screened with planting.

While pre-application discussions have resulted in improvements to the site layout, the intensity of the layout will pose a risk to retained (protected) trees unless the site is well managed and supervised by the arb consultant. A pre-commencement condition RES8 should be added. The method statement should include a requirement for the tree consultant to be retained to supervise and monitor the tree protection measures throughout the demolition and development of the site. - A schedule of proposed visits should be submitted for approval. Post-commencement conditions should include RES9 (parts 1,2,4,5 and 6).

TREES AND LANDSCAPES 23-04-19 :

This site is occupied by a rectangular plot of land on the south side of Ladygate Lane, near the junction with Bury Street. The scout hut is set back from the road towards the rear of the site, on the western boundary. There are three large mature trees (limes) along the front (north) boundary and a line of trees along the west boundary, which backs onto the rear gardens of St Margaret's Road. Selected trees are protected by TPO 608. There are 7No. protected trees limes on the site T1 to T5 along the front boundary and north-west corner and T6 and T7 in the south-west corner.

COMMENT

The site has been the subject of pre-application advice, ref. 702/PRC/2018/95 and the layout amended in response to the LPA's concerns about the safeguarding of existing trees. The current application includes the submission of a tree report by Keen, last amended in November 2018. The tree report has identified and assessed the condition and value of 18No. trees. There are no 'A' grade trees. There are 7No. 'B' grade trees, all limes: T1, T2, T3, T4, T5, T10 and T11. These trees are also the seven trees protected by the Order. Their current condition and value warrants their retention and protection within the development. The remaining trees are 'C' grade (poor) and there are 2No. 'U' grade trees - whose removal is justified in terms of sound arboricultural management.

According to the tree report, clause 4.6, six trees will be removed to facilitate the development. All six are 'C' and 'U' grade trees whose removal is not seen as a development constraint. At 4.11 the report notes that shade may be an issue for occupants of the houses. While this may be a matter of personal choice, the layout could be considered unacceptable if it creates pressure to remove protected trees - which would be difficult for the Council to reasonably resist. At 4.12 the report notes that access and parking is within the root protection area of some trees.

There is no objection to the assessments and objectives of the tree report as summarised in sections 4.24 to 4.27. The report provides a survey and impact assessment and plans include a Tree Constraints Plan and a Tree Protection Plan. The report confirms that site monitoring / supervision by the arb consultant will be provided at critical stages of the development - details of which should be conditioned.

RECOMMENDATION No objection, subject to conditions RES8 (part 3), RES9 (parts 1,2,4,5 and 6) and RES10. Robert Reeves Principal Landscape Architect

TREES AND LANDSCAPES 03-06-19

The current submission has been amended to reduce the number of units to four from five. The effect of the new layout is to free up space for a more logical car park at the far end of the site and an improved site layout with enhanced soft landscaping. This has improved the relationship between the development and the neighbouring flats at Larchmont. The cycle store has been moved into the site (where it will be more secure and can be screened) - and kept away from the front boundary. The scheme continues to be supported by the tree survey and arb impact assessment by Keen.

RECOMMENDATION No objection subject to the previous conditions RES8 (part 3), RES9 (parts 1,2,4,5 and 6) and RES10. Robert Reeves Principal Landscape Architect

CONSERVATION AND URBAN DESIGN COMMENTS 23-01-19 :

No conservation comments

SUSTAINABILITY AND ECOLOGY COMMENTS:

The Natural England standing advice identifies that the current on site situation (old building with mature trees and in close proximity to water - the River Pinn) presents potential bat suitability.

Bats are European protected species. Impacts on bats therefore must inform a decision; a condition for further surveys means that the Local Authority has pre-determined the impacts on bats to be acceptable which is not appropriate course of action.

Given the potential onsite suitability, the Council would strongly suggest that in the first instance a bat scoping assessment is carried out. This would determine the extent of bat sightings in the area, a more in depth appraisal of the building's potential for supporting bat roosts and a visual inspection of the trees to consider their roosting potential.

This would conclude the potential for the site to support bats and whether further survey information is necessary; ultimately it would allow for an informed decision.

The scoping survey can be undertaken at any time of the year, and will only require one onsite inspection (assuming the whole site can be accessed). The conclusions would then need to be reviewed to determine the next course of action for the planning decision stage; i.e. further surveys necessary or no further action.

OFFICER COMMENT:

A bat scoping survey has been undertaken and found there to be no signs of Bat's nesting in either the building itself nor the surrounding trees/foliage. It is therefore considered that no further work is required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

One of the primary considerations with this scheme is the loss of the scout hut, which is recognised as a community facility.

Policy R5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used for a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

The applicants have stated that the existing scout hut facility is to be relocated to a more suitable location at St Catherine's Road (approximately 0.5 miles north-east of the application site), subject to the relevant consents. Whilst this pre-application submission is not considering the acceptability or principle of this relocated use at this site, it is important to ensure that prior to this application for the redevelopment of the site being submitted, that an alternative site has been achieved for the community use. It is advised that the application for the replacement scout hut should either be submitted prior to any application for the redevelopment of the application site, or could be submitted alongside this application.

Therefore subject to the acceptable relocation of the community use, there is no in principle objection to the redevelopment of the site for residential purposes. The need to secure the re provision of the new scout hut will be secured through a S106 agreement.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to optimise housing potential and includes a sustainable residential quality (SRQ) matrix for calculating the optimal density of residential development of a particular site. Optimal density levels vary based on the Public Transport Access Level (PTAL) score for the area in which the site is located, the character of the area (central, urban or suburban) and the type of accommodation being provided (based on the amount of habitable rooms per unit)

It is considered that the site is located within a suburban setting, as defined within the notes to Table 3.2 of the London Plan (2016).

The PTAL score for the site is 1b which identifies the area as having a poor level of public transport accessibility. Having consulted the matrix, the optimal residential density for the development of this site would there be between 35 to 55 units per hectare and 150 to 200 habitable rooms per hectare.

The proposal involves the provision of 4 residential units on site which has an overall area of approximately 1200 m² (0.12 hectares). The scheme proposed results in a density of 108 habitable rooms per hectare and 33 units per hectare which is considered to be acceptable in this location.

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

The application site does not fall within a Conservation Area or an Area of Special Local Character.

7.04 Airport safeguarding

No safeguarding issues are considered to arise from the proposal.

7.05 Impact on the green belt

The application site is not located in or close to the green belt.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance 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 that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy BE22 states that buildings of two or more storeys in height should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

The site is located on the south side of Ladygate Lane and consists of a long narrow plot with an existing vehicular access from Ladygate Lane. Modest, hipped roof, traditional style tall properties are most prevalent within the immediate context and some smaller bungalows within reasonably close proximity. To the west of the site are the rear gardens of the dwellings in St Margaret's Road back onto the site. To the east is a two-storey block of flats (1-10 Larchmont), set back from Ladygate Lane and to the north on the opposite side of Ladygate Lane, are further two-storey residential dwellinghouses.

The surrounding roads vary in development pattern as well as design, for example the pattern and layout of development in Vicarage Close and Deborah Crescent to the south, comprises of dwellings with individual building lines and with no definitive orientation, in comparison with St Margrets Close where there is a clear established building line, particularly the front elevations which are set back from the road behind low boundary walls and modest soft landscaped front gardens.

The proposed development would see the existing single storey scout hut building demolished and the construction of 4 new three storey dwellings. Regarding the proposed siting and layout of the development, the revised site plan illustrates that all 4 dwellings would form a uniformed building line with the main habitable room windows facing west towards St Margrets Road with the main access doors into the dwellings facing east towards the Larchmont.

The proposed dwellings would be characterised by a pitched roof-form measuring approximately 9 metres at its highest point, which is approximately only 1 metre taller than the surrounding buildings. Whilst the proposed dwellings are taller than the existing buildings which bound the site, consideration needs to be given to whether the 1 metre height difference has a significant impact on the street scene and surrounding buildings. The proposed north context elevation illustrates the minimal impact the 1 metre height difference would have on the street scene given the adequate distance from the neighbouring buildings and the minor ground level change which falls to a lower level towards the south of the site (towards St Margrets Road). Giving the above, it is considered that the height and pitched roof-form of the proposed dwellings would not appear over-dominant and would not significantly impact the character and appearance of the surrounding area.

The elevation treatment to the proposed dwellings would comprise of a mix of render and brickwork, breaking up the facades and reducing the vertical appearance of the buildings. An alternating design approach has been taken in order to include the mix of materials which complement the sites surroundings. Properties 1 & 3 would be constructed of buff facing brick work at ground floor level and a white rendered exterior at first and second floor. Dwellings 2 & 4 feature the same buff brickwork to the ground floor however the first and second floor would feature red cedar cladding. It is therefore considered that the siting of the proposed development would not appear out of character in the context of the surrounding area.

When consulting local residents a number of objections were received making reference to a dismissed appeal at the Larchmont site, for a 3 storey building comprising of 12 residential flats which was subsequently reduced to 2 stories and approved by the local planning authority. In assessing appeal ref APP/R5510/A/1060755 the Inspector states that the main issue in the appeal is to be the effect of the proposed development on the character and appearance of the area. In the report the Inspector makes reference to the general design composition of the surrounding area as detached and semi-detached houses of a variety of designs and of a modest scale with matures trees and attractive landscaping. In describing the height of the proposed block the Inspector states "the highest part of the roof of the proposed building would be 10 metres above ground level" and "the highest part of the roof would extend for more than 13 metres parallel to Ladygate Lane"

The Inspector states that it is not only the height of the appealed development that led to the dismissal of the appeal but it was the was combination of the height and the 13 metre wide front facade sited parrallel to Ladygate Lane thus viewed prominently from the road, which led to the Inspectors view that the overall scale, bulk and massing of the development would appear over-dominant.

Whilst both schemes propose the construction of 3 storey building/s the proposed plans which have been submitted as part of this application demonstrate that the it is the side elevation extending which measures 5.5 metres which would extend parallel to Ladygate Lane. This is is considered to be far less over-dominant to the character and appearance of the street scene in comparison to the appealed development at the Larchmont. It is therefore considered that whilst the proposal is for a 3 storey residential development there are very little similarities with the two schemes and the proposal does not create a significant impact on the character and appearance of the street scene to warrant refusal.

7.08 Impact on neighbours

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

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

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings of two stories in height or more should be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to

consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

The Council's adopted supplementary planning document, HDAS-residential layouts sets out requirements for separation distance which protect existing and proposed occupiers from possible over-domination and privacy impacts, as a guideline the acceptable distance between new and existing buildings should be at least 15 metres. Section 4.12 states that new residential developments should achieve a distance of 21 metres between neighbouring habitable room windows.

The revised site plan demonstrates that the proposed dwellings would be set in alignment with the front facades set towards the centre of the site and would be set away from the neighbouring boundaries by at least 1 metre. The proposed buildings would be set against a back drop consisting of the Larchmont flatted development which can be viewed prominently from both inside and outside of the development.

Dwellings 1- 3 have been designed to comply with the 15 metre separation distances at first and second floor. Each of the dwellings measures in excess of 15 metres from the residential properties to the north (Larchmont) and south (St Margrets Road) as demonstrated in proposed building separation distances plan (1445/SK 37 Rev D). Whilst it would be desirable to for the ground floor of each of the dwellings to be set back at least 15 metres from existing neighbouring buildings consideration should be given to whether there is a significant impact to the privacy and amenities of those properties who bound the site, if this cannot be achieved. The application includes a 2 metre boundary fence around the perimeter of the site which would provide adequate screening for the ground floor habitable thus minimising any potential impact to the privacy and amenities of surrounding properties.

Further to the above the proposed floor plans and elevations for dwellings 1-3 illustrate all front facing windows are to be obscure glazed up to loft level apart from clear glass rooflights are proposed which will protect the privacy of the occupants of the Larchmont flatted development. The dwellings would benefit from rear facing habitable room windows and second floor juliette balconies which are in accordance with the minimum separation distance of 21 metres when measured from the centre of the habitable room windows at numbers 35,37,39 & 41 St Margrets Road.

With regards to dwelling 4 this complies with the minimum separation distance of 15 metres from the existing properties to the south (St Margrets Road), north (Larchmont) and the east (Vicarage Close). The proposed plans illustrate the main habitable rooms windows for dwelling 4 would be sited in the west elevation which overlooks the amenity space for this dwelling and an electricity substation accessed via vicarage close. The windows proposed in the front and side elevation which faces dwelling 3 are to be obscure glazed. The proposed dwelling would benefit from windows to the rear elevation which measure in excess of 21 metres from the rear facing windows of 41,43 and 45 St Margrets Road as well as a roof light in both the side elevations and front elevation.

A revised landscaping plan has been submitted which alters the position of the proposed parking spaces in order to accommodate a soft landscaped buffer between the hardscaped access and the boundary shared with the Larchmont building. The revised plan has been submitted to ensure there are no significant impacts relating to noise and the visual amenity of those properties in the Larchmont which overlook this area of the site.

7.09 Living conditions for future occupiers

UNIT SIZES

The London Plan (2016) sets out minimum sizes for various sized residential units. The applicant submitted plans with all unit sizes meeting the minimum floor space standards as set out above. The scheme accords with the London Plan (2016) minimum standard and is therefore considered acceptable.

Dwelling House 1: 109
Dwelling House 2: 114
Dwelling House 3: 114
Dwelling House 4: 132

The proposed plans demonstrate that the development would comply with the minimum space standards set out in the London Plan and the National Space Standards.

INTERNAL LAYOUT AND ACCOMMODATION

Policy 3.5 of the London Plan (2016) requires the design of new housing developments to consider elements that enable the home to become a comfortable place of retreat. Traffic noise and adjacent uses can hamper the quiet enjoyment of homes.

Standard 28 of the London Plan Housing SPG (2016) requires the developments to demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

EXTERNAL LAYOUT/AMENITY SPACE

Policy BE23 of the Local Plan:Part Two (November 2012) requires the provision of external amenity space, sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting. The Council's SPD Residential Layouts specifies amenity space standards for flats.

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, requires 4 bedroom houses to provide at least 100 sqm of amenity space and 3 bedroom properties to provide at least 60sqm. The proposal provides in excess of the requirements set out above which accords with Policy BE23 and the SPD requirement

OUTLOOK

Initial concerns were raised relating to the outlook of each unit as they proposed plan illustrated the use of orial angled windows which did not provide reasonable outlook. A set of revised plans has been submitted to demonstrate reasonable levels of outlook for each unit removing the orial windows. The outlook for units 1-3 is provided by south facing windows which are greater than the 21 metre distance required when measure from the rear facing habitable room windows of the properties in St Margrets Road. With regards to dwelling 4, the main habitable room windows will be east facing and would over look the garden of this property and the electricity substation which is sited behind the site. The proposed plans also demonstrate that the scheme has been designed with defensible space between each individual dwelling.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) are concerned with traffic generation, road capacity, onsite parking and access to public transport. In particular AM7 (ii) advises that the Local Planning Authority will not grant permission for developments whose traffic generation is likely to prejudice the conditions of general highway or pedestrian safety. Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The development proposes two main changes to the highway network which includes the provision of a new roadway to allow occupants access into the development as well as the re-provision of the existing bus stop to make way for the new access.

With regards to the re-location of the bus stop, this would see the existing bus stop which serves the 331 bus route in the westbound direction relocated by approximately 20 metres to the west of the site access. During the public consultation various objections were received highlighting the concerns with relocating the bus stop however this part of the proposal falls under the jurisdiction of Transport For London (TFL) who have raised no objection however they have stated that the applicant is to bare the cost of works required.

In conjunction with TFL's assessment of the bus stop relocation, the councils Highways Officer has assessed the scheme and has raised no concerns with the impact the proposed development would have on highway safety.

7.11 Urban design, access and security

URBAN DESIGN

The councils Urban Design and Conservation Officer has been consulted and has raised no objection to the proposed redevelopment of the site.

SECURE BY DESIGN

A condition would also be attached to any approval to require the development to be built to secured by design standards and maintained as such.

The proposed development would therefore be in accordance with Local Plan Policy BE 18 and London Plan Policy 7.3.

7.12 Disabled access

The councils Accessibility Officer has been consulted and has raised no objection to the proposed redevelopment of the site subject to a condition pertaining to the scheme complying with Category 2 M4(2) dwelling of Approved Document M to the Building Regulations (2010) 2015.

7.13 Provision of affordable & special needs housing

Not applicable

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPES

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states, amongst other things, that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The application includes a tree report which identifies seven Grade B Lime Trees which are subject to tree protection orders within the site boundary. The councils Landscapes Architect has reviewed the submitted tree report and stated that the seven Lime Trees subject to protection orders are of a reasonable condition and therefore should be retained thus further details pertaining to tree protection shall be secured by condition.

The proposed landscape plan demonstrates individual amenity space is to be provided for each dwelling and would be in excess of what is required to accord with the council supplementary planning guidance. Whilst a bin store may be the most appropriate method for the storing and collection of waste and recycling the proposed bin store needs to be revised and these details will be secured via the landscape condition requested by the councils Landscapes Architect accompanied with specific details of all soft and hard surfacing.

During the second consultation period following the submission of amended plans a consultee raised a concern with the impact the proposed development and in particular dwelling 3 would have on tree 10 listed in shown on the tree survey documents. Tree 10 is a lime tree which is subject to a protection order. The councils landscapes officer has stated whilst the revised plans do show the proposed dwelling to be constructed close to the tree , the tree protection measures submitted demonstrate adequate tree protection which would allow the development to be constructed whilst retaining the tree.

The proposed plans demonstrate compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

ECOLOGY

An objection was received raising concerns with the possibility of bats being present on site. The applicant was instructed to undertake a preliminary bat assessment which subsequently revealed no traces of bats were present. As such no further condition is required.

7.15 Sustainable waste management

Awaiting comments

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

The application site does not fall within a flood risk zone however efforts should be made to ensure the proposed development does not increase the potential from surface water flooding. The proposed plans include the provision of permeable surfacing to the north of the site which will be used to parking. In addition to this water butts area to be provided for each property and a green roof bin store. The councils Flood Water Management Officer has recommended that further SUDS elements should be considered alongside the landscaping proposals such as a long term management plan for the maintenance of the drainage system. As such a condition has been added which will secure details of a scheme which demonstrates the provision of sustainable water management on site.

7.18 Noise or Air Quality Issues

The site does not fall within any of the air quality focus areas therefore the proposal is likely to have negligible impacts on local air quality.

7.19 Comments on Public Consultations

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) is concerned with securing planning benefits related to the scale and type of development. The policy is supported by more specific supplementary planning guidance.

Section 106 contributions are required for the proposed S73 works to the public highway which are required for the highway works to be undertaken to create the new vehicle access into the site.

In addition to S106 contributions the Council has adopted its own Community Infrastructure Levy (CIL) with a charge of £35 per square metre of gross internal floor area. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £29,317,72.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail. This application is CIL liable with respect to new floorspace being created, and the sum calculated for this application based on the floor area proposed is £19,678,92.

7.21 Expediency of enforcement action

NA

7.22 Other Issues

During the public consultation it has been noted that an objection has been received stating that Bats may be nesting on site therefore a condition for a Bat Survey has been added.

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

10. CONCLUSION

This application seeks full planning consent for the The proposal is for the demolition of the existing scout hut building and the erection of 3 x 3 bed and 1 x 4 bed dwellings with associated parking and amenity space.

In order for the scheme to be implemented the applicant must enter into a S106 agreement for the re-provision of the existing scout hut which has been granted planning consent (6039/APP/2018/4478). Whilst objection has been raised by local residents relating to the impact the proposed development would have on the amenities of neighbouring properties, the character of the street scene and the local highway network, the revised scheme has in planning terms reduced the impact of the concerns raised. The submitted plan do not demonstrate a significant impact to the amenities of the neighbouring properties and provides sufficient evidence to justify an on balance view should be taken to determining the application. The proposed dwellings are not considered to have a harmful impact on the character and appearance of the Ladygate Lane area nor has the scheme which includes the relocation of the bus stop been found to have a significance impact on highway/pedestrian safety.

It is therefore recommended that the application is approved, subject to the conditions included within this report and the signing of a Section 106 agreement relating to the highway works required and the re-provision of a scout hut.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Scout Hut
4 Ladygate Lane
Ruislip**

Planning Application Ref:

702/APP/2018/4224

Planning Committee:

North Page 119

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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Report of the Head of Planning, Transportation and Regeneration

Address 26 BROADWOOD AVENUE RUISLIP

Development: Alterations to front, flank and rear elevations to house and reduction of overall roof height

LBH Ref Nos: 16080/APP/2019/688

Drawing Nos: Design and Access Statement November 2018 Vers4
FRAM 8/18/10 Existing Frontage Comparative Study
FRAM8/18/10 MAY 2018 REV 01 1.6.19 Proposed Section through house
SCP2160301-001 Location Map
Proposed materials and finishes to No 26 Broadwood Avenue Ruislip LB Hillingdon Planning Application number: 16080/APP/2019/688
FRAM /18/14B JUNE 19 Proposed Flank Elevations & Roof & 2nd Floor Plans
FRAM 8/18/11A JUNE 19 Proposed Elevations & Plans
FRAM 8/18/12A JUNE 19 Existing Elevation & Plans
FRAM 8/18/13A June 2019 Existing Elevations and Plans
Fram/18/HHN, Fram/18/PA/26 Broadwood/PP-0763044 Cover Letter
2160301-2 REV A Proposed Block Plan
FRAM 7/18/01 DECEMBER 108 REV01 Original House Plans and Elevations

Date Plans Received:	26/02/2019	Date(s) of Amendment(s):	28/02/2019
Date Application Valid:	16/04/2019		03/06/2019
			01/03/2019
			05/06/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located north of Broadwood Avenue. The property is a 2 storey high detached dwelling with a generous back garden space. The front elevation comprises of a hardstanding area for car parking and landscaping. The front elevation comprises of brick and paint render finish. There are four rooflight facing directly onto Broadwood Avenue.

The site is located on the southern boundary of Park Wood. The street scene is residential in character and appearance. It comprises of mainly large detached houses of a variety of designs. River Pinn runs parallel to Broadwood Avenue on the south of the property. The site is in proximity to Eastcote Hockey Club, Ruislip Cricket Club and Pinn Meadows.

1.2 Proposed Scheme

This application seeks planning permission for the alterations to front, flank and rear elevations to house and the reduction of overall roof height.

Frontage is to be entirely remodelled:

- The front elevation would be transformed to respect local styles and materials removing the observed blandness of the current 'as built' finish.
- Natural colour oak, timber-inserts would be used in the first floor elevation against a white

'stuccoed' background to provide a 'half-timbered' first floor appearance.

- A 'Capel Clockworks' style, red, un-faced, 'through' brick would be used as a finished surface to the ground floor frontage. This style is considered to be in keeping with the general tone of the frontages in Broadwood Avenue, blending with the street scene in this section of the avenue. The flank elevations would be treated with similar materials and to a similar palette, but without the timber inserts to unify the external appearance of the building. The rear elevation would remain as a rendered, white finish.
- The roof covering will comprise 'Rosemary' plain clay, non-interlocking tiles, in a terracotta colour.
- The replacement front elevation windows shall be provided from the Heritage range of 'Boulton and Paul' timber frames; painted to match the oak inserts to the front elevation.
- The front door shall have an applied oak finish to match the timber inserts to the front elevation.
- No change is proposed to the front hard-standing surface.
- No additional lighting is proposed to the front hard-standing area or to the front elevations of the house. (No bulwark lighting)
- The storm water drainage system shall consist of PVCu 'Heritage' section h/r gutters with downpipes to match, finished in black.
- There are no additional fences or walls proposed to the street frontage.

The proposed include:

- Reducing ridge height from 9.04 metres to 8.54 metres (500mm reduction) in reference to drawing FRAM 8/18/11A - the new ridge height will be inline with the rear ridge height.
- Extending the roof downwards to lower the eaves level to the front, side and partial rear elevation - ground to eaves will be reduced from 5.34 metres to 4.81 metres (540mm reduction). The rear elevation eaves will remain unchanged.

The footprint and internal ceiling height of the house will remain unchanged.

During the course of the assessment, the submitted documents were revised by the agent several times to try to address the Officer's concerns.

1.3 Relevant Planning History

16080/APP/2016/1142 26 Broadwood Avenue Ruislip

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations

Decision Date: 26-07-2016 **Approved** **Appeal:**

16080/APP/2016/3282 26 Broadwood Avenue Ruislip

Details pursuant to condition 7 (Method Statement) of planning permission Ref: 16080/APP/2016/1142 dated 26/07/2016 (Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations)

Decision Date: 27-10-2016 **Approved** **Appeal:**

16080/APP/2017/1893 26 Broadwood Avenue Ruislip

Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations

Decision Date: 03-10-2017 **Refused** **Appeal:**06-SEP-18 **Dismissed**

Comment on Planning History

An Appeal Decision was dismissed on 6/9/2018 for Appeal A (APP/R5510/C/18/3198540) and Appeal B (APP/R5510/D/18/3193787).

Appeal A - Dismissed

The appeal is made by Mr K Pogwizd against an enforcement notice issued by the Council of London Borough of Hillingdon. The requirements of the notice are to:

(i) Modify the height, depth, width and design of the dwellinghouse so as to comply with Drawing No. 2160301-01 titled "EXISTING PLANS" attached to planning permission (ref. 16080/APP/2016/1142) granted on 26 July 2016; OR

(ii) Modify the height, depth, width and design of the dwellinghouse so as to comply with Drawing No. 2160301-1 REV A titled "PROPOSED PLANS" attached to planning permission (ref. 16080/APP/2016/1142) dated 26 July 2016 and ensure the resultant development complies with all conditions and limitations attached to the planning permission.

(iii) Remove from the Land all materials, debris, plant and equipment associated with requirements (i) or (ii) above.

The period for compliance with the requirements is 8 months.

Appeal B - Dismissed

The appeal is made by Mr K Pogwizd against the decision of the Council of the London Borough of Hillingdon on application reference 16080/APP/2017/1893 dated 23/5/2017 for the retrospective erection of part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations.

An Enforcement Notice reference ENF/68/17 was issued on 28/2/2018 for the breach of planning control alleged without planning permission, the substantial enlargement of a dwellinghouse which fails to comply with the terms of planning permission reference 16080/APP/2016/1142 granted on 26/7/2016 including its conditions.

A planning application reference 16080/APP/2017/1893 was refused on 9/11/2017 for the retrospective erection of part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include 1 side dormer, 2 rear dormers, 4 front roof lights, 6 side roof lights and alterations to elevations.

A planning application reference 16080/APP/2016/1142 was granted on 31/3/16 for the erection of the part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 side dormer, 2 rear dormers, 4 front rooflights, 6 side rooflights and alterations to elevations.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 19th May 2019

3. Comments on Public Consultations

A site notice was on public display between 18.4.19 and 19.5.19. A total of 3 objections and 1 representation commented on behalf of 28 Broadwood Avenue were received. The concerns raised from the objection includes:

- Revised application has the appearance of an attempt to delay the enforcement process
- Slight reduction in property height and cosmetic changes will not change the overall bulky property, the property remains ugly and unsuited to the street scene.
- Flood Risk - property comprises of a very large roof and surrounding area of the house are hardstanding area therefore during heavy rain, water is likely to run off to neighbouring properties 45 and 47 Broadwood Avenue and the street.
- Anomalies with the Design and Access Statement.
- No indication of the intention to reduce the eaves height, only the ridge height.
- No attempt has been made to reduce the overall bulk of the building as stated within the Planning Inspector's appeal documentation and recommendation.
- The plans submitted are incorrect - side elevations show differing heights on the reduced ridge height, the proposed floor plans showing the introduction of the crown roof cannot be built as shown, the hip rafters will need to be realigned to meet the corners of the proposed crown roof, altering the hip rafters will impact on the position of the front velux windows.
- Only two modifications are taken into account to address the Inspectors comment - reducing the ridge height by between 350mm and 500mm, and to remodel front elevation.
- No change to the footprint of the property and as such has not overcome the harm identified by the Inspector.
- No evidence that a soakaway has been constructed to standard.
- Application should be invalid as it is a non-compliant structure and based on Value Added Tax Legislation and Bank Legislation.
- The Design and Access Statement suggest the site is in Lancaster Avenue.
- Plans submitted are misleading - "as built" that was built without planning permission.
- Impact on property 24 Broadwood Avenue - detrimental impact caused by the increased volume of the property, height of the rear extension, extractor fan fitted excretes directly onto the neighbouring property, existing exterior light around the roof and garden area is creating light pollution issue.

A re-consultation was issued due to the additional information submitted. A total of 3 comments from previous objectors and 1 representation comment received. The additional issues raised include:

- There has not been an attempt to comply with the enforcement notice
- The drawing showing the street scene in the last recent submission is totally incorrect in how the eaves levels are shown - the drawing tries to indicate that the eaves level for No. 26 and 28 are very close where in fact there is a 710mm difference.
- No. 28's pitched roof over the extended section of the garage is approximately 2575mm above the eaves level, whereas the pitched roof to No. 26 is between 2900 and 3100mm, dominating the roof line of No. 28, Broadwood Avenue that has a decline in the road from Sherwood Ave, this was reflected in the stepping down of the ridge line in the original street scene which is now interrupted by the increased height of the ridge to No. 26.
- The drawing do not contain sufficient information in terms of dimensions to consider the impact the existing development has created in the overall street scene.
- No clear indication as how the applicant intends to reduce the overall bulk of the roof extension and the figure of 300mm increase in the ridge height as put forward in the second application to retain the as built development is misleading.
- Referring to the original building eaves/soffit, the difference in level between No. 26 and 28 is approximately 300mm at the lowest point, as the original roof structure contained a dormer projection over the front window, whilst there is some replication of this detail in the

current proposal, the height of the soffit has significantly increased from the original building distorting the overall appearance of the street scene.

- Significant enlargement of the property that has been built following the demolition of the original house.
- Should be considered as invalid under planning law and other associated legislation as a non-compliant structure.
- No attempt of the applicant to make the driveway/front garden permeable, thereby increasing the risk of flooding for neighbouring residents, living further down Broadwood Avenue.

Flood and Water Management Officer:

The site lies in a Critical Drainage Area (CDA) as identified in the Strategic Flood Risk Assessment (SFRA) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from their site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Flood and Water Management Officer:

In addition to the previous response, there have been local concerns raised over the scale of the development and its potential impact on the risk of flooding in Broadwood Avenue. To provide some context, properties in Broadwood Avenue and Park Avenue flooded on 23rd June 2016 as a result of intense rainfall leading to surface water flooding. While the primary mechanism was from runoff originating in Park Wood, rain falling on impermeable surfaces in the surrounding residential areas contributed to flooding. Approval was given in July 2016 for the approved scheme, which requested no additional details regarding the management of surface water. Broadwood Avenue was designated as being in a Critical Drainage Area in the 2018 West London Strategic Flood Risk Assessment (SFRA). As this is a retrospective application, the applicant should be able to provide details of the Sustainable Drainage Systems (SuDS) implemented on the site to reduce runoff to greenfield rates. Observations from the road indicate that the front drive has a drainage channel prior to discharging onto the road, while this is a welcomed addition, details of the remaining surface water network should be provided to ensure the development complies with local planning policy and the London Plan.

Trees and Landscape Officer:

This site is occupied by a two-storey detached house on the north side of Broadwood Avenue, which has recently been converted with windows in the roof. The site lies within the area covered by TPO 277 and there are trees on, or close to, the site. There is a protected oak tree on the rear boundary, T13 on the TPO schedule. This application appears to be a minor amendment to a previous submission ref. 2016/1142 which was approved subject to conditions. (A subsequent application, ref. 2017/1893 was refused at Appeal). The proposed alterations appear to be within the existing footprint of the building and should involve no direct loss of trees or external space. - Tree protection may be required to prevent indirect /accidental damage associated with the building work. RECOMMENDATION No objection subject to pre-application condition RES8 and condition RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

DMHB 11 Design of New Development

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.6 (2016) Architecture

5. MAIN PLANNING ISSUES

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final

Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

The main issues for consideration in determining this application are the effect of the development on the character and appearance of the residential area, the impact on residential amenity and whether the proposed works satisfies the issues raised by the Inspector from the Appeal Decision dated 6/9/2019.

Concerns raised by the Inspector:

- Increased in height in the region of 0.3m over and above the approved and alterations to the detailing and finishes to the front elevation.
- The increased height of the eaves and ridge of the appeal property has added considerably to its mass and bulk resulting in an overly strident building in comparison with neighbouring properties to either side.
- When viewed from the street the house has a bulky, box-like form topped with the extensive slopes of its pitched roof.
- The building appears excessively dominant and out of proportion with the adjoining properties to either side
- Starkness of materials use and lack of detailing on front elevation.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all resident.

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

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) then goes on to say that proposal for alterations and extensions to existing building will be permitted where they harmonise with the scale, form, architecture composition and proportions of the original building.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019) states A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including harmonising with the local context by taking into account the surrounding: i) harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot size and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architecture composition and quality of detailing; local topography, views from both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities.

The applicant proposes to remodel the front elevation of the property and incorporate timber-inserts in natural colour oak finish against a white background on the first floor elevation while the ground floor will have a red un-faced 'through' brick finish. The side elevations are treated with similar material without the timber inserts and the rear elevation would remain as a rendered white finish. The front elevation windows are to be replaced with timber frames with oak finish and will set close beneath the eaves of the roof. Additional changes includes, the roof covering are to be 'Rosemary' plain clay, non-interlocking tiles in terracotta finish and the front door will be applied with oak finish. The proposed external re-modification is considered to be sympathetic to the surrounding street scene and will add character to the existing elevations. During the appeal, a similar proposal was put forward, however the Inspector's report highlighted that "whilst those suggested changes would add detail to the front of the building, it would not reduce the apparent bulk or mass which makes the building stand out when seen in context with its neighbours. The changes proposed would not overcome the harm identified".

The existing plans indicate the ridge height is approximately 9.1 metres towards the front of the house and reduces to 8.5 metres on the rear. The applicant proposes to only reduce the front ridge height by 500mm. The overall height from the front elevation appears to be reduced, however as the new front ridge line matches the rear ridge line, this exacerbates the bulky box-like form of the building. As noted in the Inspector's report, "when looking along the street the building appears excessively dominant and out of proportion with the adjoining properties to either side, the impact is exacerbated when looking from the east in a westerly direction as the closest part of the adjoining property No. 28 is set back behind the front building line of the appeal property".

To address the concerns of the height of the eaves, the applicant has extended the roof downwards so the proposed eaves would be similar of the neighbouring properties. The new eaves height is 4.8 metres as opposed to the original height of 5.34 metres. The proposed roof extension would result in overhanging eaves particularly to the front, side and partial rear elevations and it would further emphasise the extensive slopes of its pitched roof as it was noted in the Inspector's report during the Appeal. The extension of the roof to lower the eaves would again add considerable mass to the roof and bulk to the property. The building overall would appear out of keeping with the street scene.

Therefore, by reason of size, scale, bulk and design it would be detrimental to the character and appearance of the street. As such, it is considered that the proposed fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019). As a result, the proposed is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by virtue of its design, size, scale, bulk and overdominance, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street

scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

DMHB 1 Design of New Development

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

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.6 (2016) Architecture

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

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.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
DMHB 11	Design of New Development
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.6	(2016) Architecture

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**26 Broadwood Avenue
Ruislip**

Planning Application Ref:

16080/APP/2019/688

Planning Committee:

North Page 131

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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Report of the Head of Planning, Transportation and Regeneration

Address 197 FIELD END ROAD EASTCOTE PINNER

Development: New fascia signs and lighting

LBH Ref Nos: 22149/ADV/2019/24

Drawing Nos: Page 3 Proposed elevations
Page 1 Photographs
Page 2 Proposed elevations

Date Plans Received: 24/05/2019

Date(s) of Amendment(s):

Date Application Valid: 24/05/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on a prominent corner plot on the northern side of the traffic light controlled junction of Field End Road and North View. The subject property is a ground floor A1 retail unit which forms part of a busy shopping parade, with residential above. To the east North View is entirely residential. The adjoining terrace is locally listed.

The application site lies within Eastcote Town Centre and Primary Shopping Area. It is also within the 'Developed Area' and adjacent to the Morford Way Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application seeks consent for the installation of 3 x non illuminated fascia signs above the glazed shop front, with crome swan lights above.

1.3 Relevant Planning History

22149/APP/2017/2101 197 Field End Road Eastcote Pinner
Installation of roller shutter.

Decision Date: 23-08-2017 **Refused** **Appeal:**

22149/APP/2018/2258 197 Field End Road Eastcote Pinner
Alterations to shopfront, shelter over side extension and associated works

Decision Date: 04-12-2018 **Refused** **Appeal:**

22149/APP/2019/1762 197 Field End Road Eastcote Pinner
New shop front, signage, awnings, lights and shutters

Decision Date: **Appeal:**

Comment on Planning History

The previous application for the installation of a roller shutter was refused on the

detrimental impact on the street scene and the adjacent Conservation Area. The previous application for alterations to the shop front and a side extension was refused as the scheme failed to demonstrate it would not be detrimental to highway and pedestrian safety.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 4th July 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

62 neighbours and the Eastcote Residents Association were consulted for a period of 21 days expiring on the 2 July 2019. There was one response raising the following issues:

- There is no indication of the luminance levels of the lighting
- The top edge of the signage is too high and does not continue the signage top edge of the nearby shops
- The top edge of the signage obscures the brickwork soldier course of the donor building
- The cornice needs replacing
- Vinyl graphic on windows are opposed as they limit overlooking through visual permeability, passive surveillance and detract from the shop front

Eastcote Village Conservation Panel - These new designs are a vast improvement of the existing signage. The decorative features of building have been uncovered and the height of the fascia panel reduced. The colour change from orange to green is welcome.

The only information missing from the application is the illuminance levels of the swan lighting. These levels could be set so that the application conforms with HDAS Guidelines, by way of a condition to the planning permission, should it be granted.

Highways - No objection on Highway grounds

Conservation - Conservation and Urban Design - The Conservation Officer previously advised that the current shop is rather brightly coloured and ad hoc signage. The proposal to use a smart dark green and unify the overall design would be an enhancement.

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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
DMHB 13A	Advertisements and Shop Signage
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The application seeks consent to display advertisements and in such cases the Council can only give due regard to the impact of the advertisement on amenity, the character of the area and public safety.

In considering these issues the Council can refer to its planning policies as contained within the Hillingdon Unitary Development Plan (Saved Policies, November 2012).

Policy BE27 states that express consent for advertisements will only be granted if they are of such a size, design and location that they complement the scale, form and architectural composition of individual buildings and do not materially harm the visual amenity of the area or unduly compromise public safety.

Policy BE29 further seeks to prevent a proliferation in the number of such advertising displays and also to control their appearance, with traditional forms of fascia and other signage preferred in conservation areas.

Policy DMHB 13A of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that in order to improve and maintain the quality of the public realm advertisements will be required to demonstrate that they complement the scale, form, materials and architectural composition of the individual buildings, the visual amenity of the surrounding area, do not have an adverse impact on the public highway and do not lead to visual clutter.

Section 8 of the Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Shopfronts (July 2006) considers the effects on the character of the area including historic areas, type of illumination, size of lettering and repetition of signage. New signs will only be allowed which are necessary and sympathetic to the character of the building and the number of advertisements which already exist on the building will be material in all locations as in the more visually sensitive Conservation Areas.

The building is situated within the primary shopping area and 177-195 Field End Road which is a locally listed parade of shops with a distinctive gallery running along the first floor above the shops to allow access to the maisonettes above. The site is also opposite to the Eastcote (Mumford Way) Conservation Area and a further locally listed building, Champsers Wine Bar. The proposed wooden fascia signs sit above the glazed shop front and measures 1 m in height. The signs comprise a dark green background to match the shop front with a lighter green diamond containing the supermarket name in yellow and red.

In terms of design and the potential impact on the character of the street scene, the signs are the same height and width as the previous 'Purrfect Pet Care' signage, which was blue writing on a white background. The current shop is rather brightly coloured with ad hoc

signage. The proposal to use a dark green and unify the overall design should be an enhancement. The proposed signs would be lit with 7 crome swan lights and it has been confirmed that they will be lit with standard LED lights of an equivalent of a 100x bulb, which equates to 250-300cd/m2, which is within acceptable levels. It is therefore considered that the proposals would respect the character with this type of building in this location and the wider Conservation Area.

The Highway Officer has raised no objection with regard to public safety.

This application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADVERT1 Standard Condition

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

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

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

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

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

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

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

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

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

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

REASON

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

2 ADVERT4 To restrict the intensity of the illumination on either or b

The intensity of illumination of the advertisement(s) shall not exceed 400 candelas per metre².

REASON

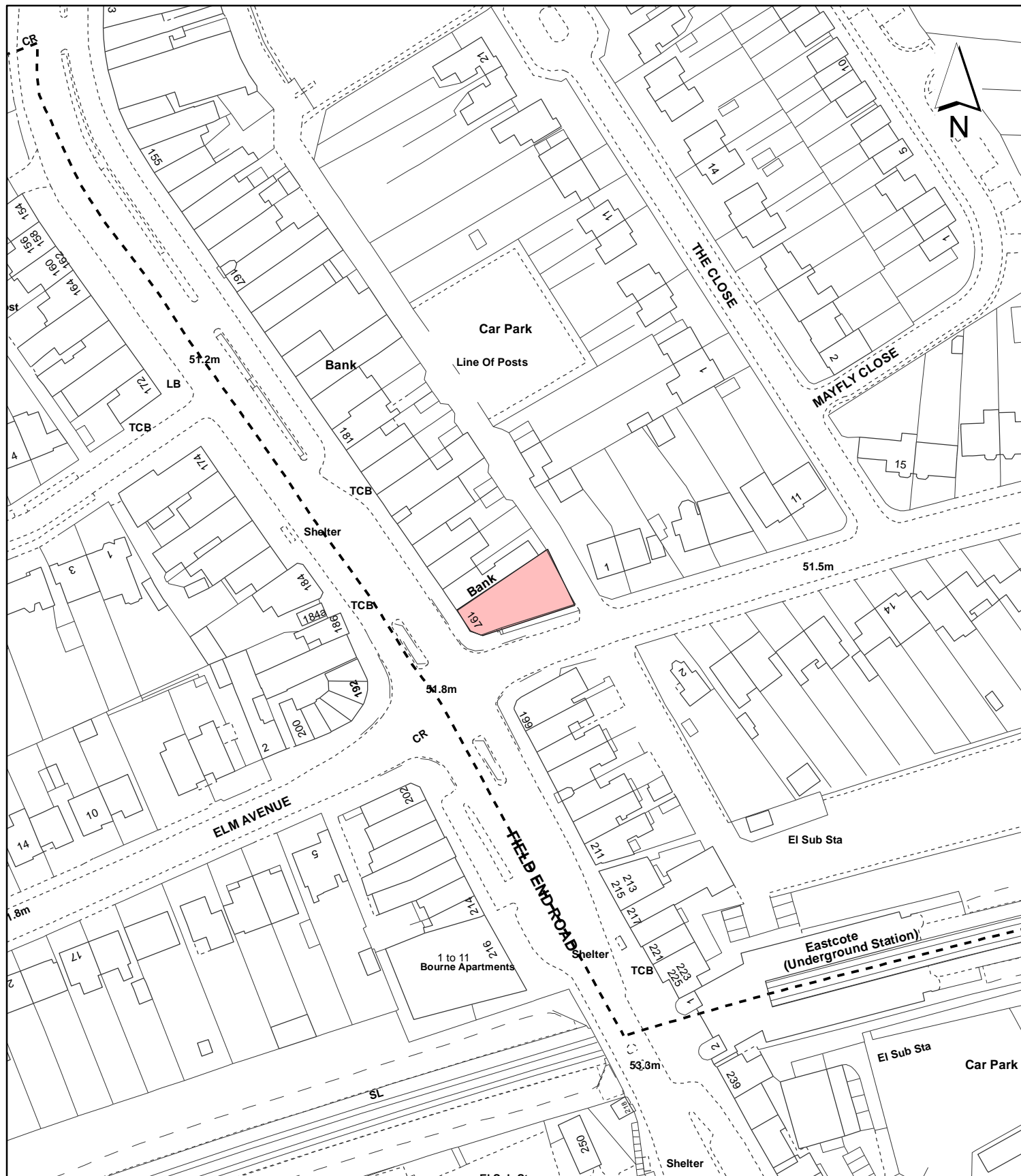
To ensure that the brightness of the proposed advertisement(s) will not have an adverse effect on the amenities of the area and to avoid distraction to passing motorists in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (November 2012) and policy DMHB13A of the Hillingdon Local Plan Part 2- Development Management Policies with Modification (March 2019).

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.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**197 Field End Road
Eastcote**

Planning Application Ref:

22149/ADV/2019/24

Planning Committee:

North Page 138

Scale:

1:1,250

Date:

August 2019

**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 197 FIELD END ROAD EASTCOTE PINNER
Development: New shop front, signage, awnings, lights and shutters
LBH Ref Nos: 22149/APP/2019/1762
Drawing Nos: Page 1 Photographs
Page 2 Proposed elevations
Page 3 Proposed elevations

Date Plans Received: 24/05/2019 **Date(s) of Amendment(s):**
Date Application Valid: 24/05/2019

1. SUMMARY

The application seeks planning permission for alterations to the shopfront relocating the main entrance the installation of a retractable awning, external lights above the fascia signs and internal shutters behind the glass. New sign are also shown which are considered separately under an application for advert consent.

The propose alterations to the existing shop front would be an enhancement from the existing and is not considered to detrimental on the character of the existing building, the adjoining locally listed terrace or the wider street scene, including the Morford Way Conservation Area. Furthermore the proposal would not impact on the amenity of the adjoining neighbours or be detrimental to highway or pedestrian safety.

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, Proposed Elevations Page 2 submitted 5/6/19 and Proposed Elevations Page 3 submitted 30/7/19, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Hillingdon Local Plan Part 2-Development Management Policies with Modification (March 2019) and the London Plan (2016).

INFORMATIVES

1 I47 **Damage to Verge - For Council Roads:**

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on a prominent corner plot on the northern side of the traffic light controlled junction of Field End Road and North View. The subject property is a ground floor A1 retail unit which forms part of a busy shopping parade, with residential above. To the east North View is entirely residential. The adjoining terrace is locally listed.

The application site lies within Eastcote Town Centre and Primary Shopping Area. It is also within the 'Developed Area' and adjacent to the Morford Way Conservation Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for alterations to the shop front including repositioning of the main entrance, the installation of a retractable awning, external lights above the fascia signs and internal shutters behind the glass. New sign are also shown which are considered separately under an application for advert consent.

3.3 Relevant Planning History

22149/ADV/2019/24 197 Field End Road Eastcote Pinner
New fascia signs and lighting

Decision:

22149/APP/2017/2101 197 Field End Road Eastcote Pinner

Installation of roller shutter.

Decision: 23-08-2017 Refused

22149/APP/2018/2258 197 Field End Road Eastcote Pinner

Alterations to shopfront, shelter over side extension and associated works

Decision: 04-12-2018 Refused

Comment on Relevant Planning History

The previous application for the installation of a roller shutter was refused on the detrimental impact on the street scene and the adjacent Conservation Area. The previous application for alterations to the shop front and a side extension was refused as the scheme failed to demonstrate it would not be detrimental to highway and pedestrian safety.

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

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.

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

BE26 Town centres - design, layout and landscaping of new buildings

BE27 Advertisements requiring express consent - size, design and location

BE28 Shop fronts - design and materials

LPP 2.15 (2016) Town Centres

LPP 4.7 (2016) Retail and town centre development

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

NPPF- 7 NPPF-7 2018 - Ensuring the vitality of town centres

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th July 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

62 neighbours and the Eastcote Residents Association were consulted for a period of 21 days expiring on the 2 July 2019. A site notice was also erected on the lamp post to the front. There were

6 responses, raising the following issues:

- The colour scheme is a vast improvement
- It appears there will no longer be goods stored along the pavement at the side of the shop. If this isn't the case I would object to the plan
- I think there should be a condition to control storage alongside the building on the south elevation
- Refuse in the old store was kept within the store and now isn't and there looks to be no control over the bins and cages that clutter the side of the building
- The top edge of the signage is too high and does not continue the signage top edge of the nearby shops
- The top edge of the signage obscures the brickwork soldier course of the donor building
- The cornice needs replacing
- Vinyl graphic on windows are opposed as they limit overlooking through visual permeability, passive surveillance and detract from the shop front
- Security shutters behind the glass is welcome
- The proposal does not include any provision for the storage of waste. Would it be possible to impose a condition that the waste is stored in an enclosed (fenced) area
- I cannot see how the shop will have a sliding entrance door as the corner of the building is not a right angle but chiselled off

Eastcote Village Conservation Panel - The proposed shop front is a vast improvement on the existing.

However, there are some anomalies.

1. Page 3 shows the south elevation, which is situated on North View. Currently this elevation has at least 3 boarded up windows plus a door, these are situated near to the rear service road. The submitted designs show the door but not the windows. Are these areas going to have the boarding replaced by brickwork? If so, then the bricks must match the existing.
2. Currently the waste bins and recycling container are stored alongside the south elevation. These are not shown on any of the drawings. The previous owner of this shop [Pet Shop] had a wooden fence along part of this elevation and all rubbish was stored behind this fence. If this idea could be re-introduced this side of the building would look much tidier and more in keeping with the area.
3. The application states that roller shutters will be inside windows. This will leave the glass vulnerable to vandalism. Shutters should be on the outside to protect the windows.

Internal Consultees

Highways Officer - No highway related concerns or comments on this application.

Conservation and Urban Design - The Conservation Officer previously advised that the current shop is rather brightly coloured and ad hoc signage. The proposal to use a smart dark green and unify the overall design would be an enhancement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site comprises an A1 retail use with an existing side extension. The proposal will retain the existing A1 use and include a larger side extension to the premises and a new shop front, relocating the entrance doors. Therefore the Council would not have an 'in principle' objection to the proposed development, subject to an application demonstrating compliance with all relevant Development Plan policies.

7.02 Density of the proposed development

Not relevant to this proposal.

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

The building itself is not situated within a Conservation Area or is a Listed Building.

However it does adjoin a Locally Listed Building and is situated approximately 15.6m to the south east of the Morford Way Conservation Area. The significance of and implications to these heritage assets are considered within the impact on the character and appearance of the area.

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE4 requires new developments within Conservation Areas to preserve or enhance the character and appearance of the Conservation Area.

Policy DMHB 13 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that alterations to the existing shopfronts should complement the original design, proportions, materials and detailing of the building of which it forms a part.

Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above.

The proposed development is located to the south east of the Morford Way Conservation Area and adjoins a locally listed terrace.

The proposed alterations to the front of the building would relocate the doorway from the elevation fronting Field End Road to the chamfered edge fronting the centre of the road junction. The shop front elevations fronting Field End Road and North View would be glazed and retain the open character of the existing building. Above the windows is proposed a retractable striped awning in Chicago green complementing the proposed dark green of the shop front. The Conservation Officer has advised that the current shop is rather brightly coloured and ad hoc signage. The new entrance with a smart dark green shopfront will be an enhancement to the existing and will have no impact on any of the heritage assets nearby.

As such in terms of appearance the proposed alterations and additions would not be detrimental to the visual amenities of the street scene or the adjacent Conservation Area. Therefore the proposal would comply with Policies BE4, BE10, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved.

This is an existing retail unit located within the Eastcote Town Centre and Primary Shopping Area and forms part of a terrace of commercial premises at ground floor and residential above. The proposal would retain the A1 retail use as existing and as such it is not considered that the proposed alterations to the shop front would adversely affect the amenities of the residential properties above through loss of light, outlook or visual intrusion or loss of privacy. The proposal is therefore considered to comply with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not relevant to this proposal.

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.

The premises are located on the corner of Field End Road and North View in Ruislip which is signalised. The location displays a heavy pedestrian footfall linked mostly to local shopping patrons. The Highways Officer has advised that the proposed alterations to the shop front do not impact on highway or pedestrian safety and there are no concerns relating to this proposal.

It is therefore considered that the proposal would not be detrimental to highway safety and would comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not relevant to this proposal.

7.12 Disabled access

The Access Officer previously advised that this development opportunity should be maximised to make the main entrance accessible to wheelchair users by removing the existing step and ramping internally. The new entrance door should provide a minimum clear opening width of 1000 mm. It is strongly recommended that consideration be given to the use of an automatic opening door device. Entrance doors should provide a minimum clear opening of 1000mm for a single leaf door.

It is noted that the plans indicate a level access from the relocated single doorway, which is 1m in width and identified on the plans as a sliding door (total doorway width of 2m). The proposal would therefore comply with the requirements as stipulated above.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Not relevant to this proposal.

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

Not relevant to this proposal.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

The plans do not include storage to the side of the building. Issues relating to the signage are considered under the application for advert consent. Other issues raised are addressed appropriately within the report.

7.20 Planning Obligations

Not relevant to this proposal.

7.21 Expediency of enforcement action

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

10. CONCLUSION

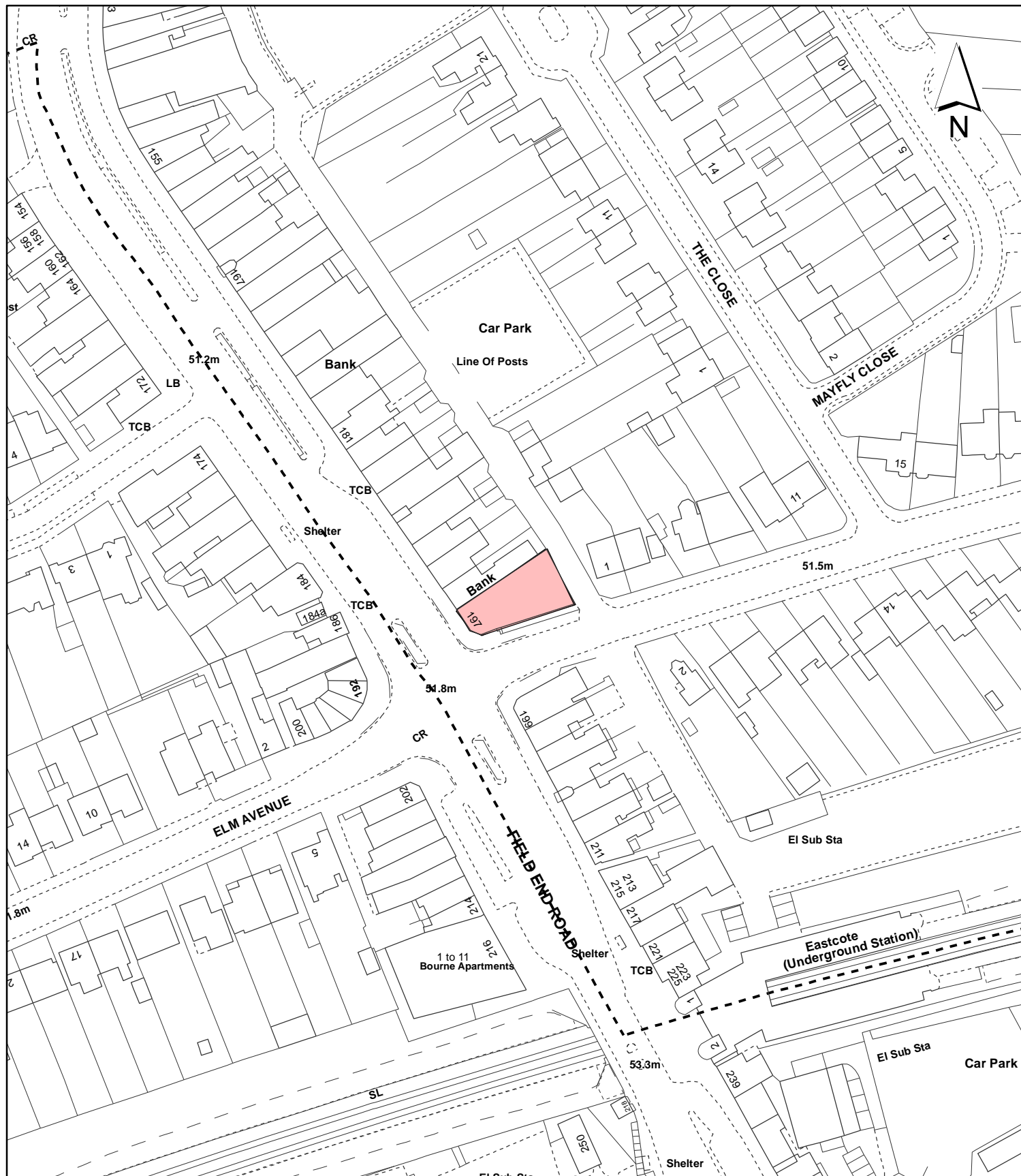
The proposed alterations to the existing shop front would be an enhancement from the existing. The proposed extension is not considered to detrimentally impact on the character of the existing building, the adjoining locally listed terrace or the wider street scene, including the Morford Way Conservation Area. Furthermore the proposal would not impact on the amenity of the adjoining neighbours or highway safety.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**197 Field End Road
Eastcote**

Planning Application Ref:

22149/APP/2019/1762

Planning Committee:

North Page 148

Scale:

1:1,250

Date:

August 2019

**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 12 KADUNA CLOSE EASTCOTE MIDDLESEX
Development: Single storey rear extension to be used as a store.
LBH Ref Nos: 52580/APP/2019/1852
Drawing Nos: 2A
Design and Access Statement
Flood Risk Assessment
5
3
4
1

Date Plans Received: 29/05/2019 **Date(s) of Amendment(s):**

Date Application Valid: 29/05/2019

1. SUMMARY

This application seeks full planning consent for the construction of s a single storey rear extension to be used as an ancillary store to the main building. A rendered flat roofed extension has already been constructed without the benefit of planning permission and this is to be demolished and rebuilt in brick to match the main building.

It is considered that the siting, scale, form, nature and materials proposed used in the construction of the overall development are such that subject to conditions, it would not have any detrimental impact on the appearance of the application property and the wider Eastcote Village Conservation Area, and that it would not result in any adverse implications for the protection of neighbouring residential amenities or preservation of protected trees.

A previous application (52580/APP/2018/1267) highlighted that the site lies within functional floodplain and Flood Zone 3b of the River Pinn and is in an area that has suffered from surface water flooding. The applicant has submitted a flood risk assessment which has been assessed by the councils Flood Water Management Officer and an appropriate contribution towards Blue Ribbon network agreed which will be secured via a s106 agreement.

2. RECOMMENDATION

A).That delegated powers be given to the Head of Planning, Transportation and Regeneration to confirm approval subject to: A) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

(1) The applicant will make a financial contribution of £5000 to the LB Hillingdon Fund for improvements to the Blue Ribbon Network.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and/or 278

Agreements and any abortive work as a result of the agreement not being completed.

C) That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) If the Legal Agreements have not been finalised by 30 November 2019 (or such other timeframe as may be agreed by the Head of Planning, Transportation and Regeneration), delegated authority be given to the Head of Planning, Transportation and Regeneration to refuse planning permission for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect to improvements to the Blue Ribbon Network). The proposal therefore conflicts with Policies contained within the adopted Policy EM3 Blue Ribbon Network in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy DME19 of the Hillingdon Local Plan Part 2 - Development Management Policies (March 2019) '

F). That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2A and 4, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2- Development Management Policies (March 2019) and the London Plan (2016).

3 RES7 Materials (Submission)

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

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
DMEI 8	Waterside Development
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
DMEI 9	Management of Flood Risk
DMHB 12	Streets and Public Realm
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to a site located at the end and on the South-Eastern side of Kaduna Close, which is a residential cul-de-sac.

The site application comprises a part single, part two storey detached building, which is located to the South West of the Eastcote Tennis Clubhouse. To the North East of the site lies tennis courts associated with the Tennis Club, with a residential block, 6 to 10 Kaduna Close, beyond. To the South West lies the rear gardens of the semi-detached dwellings at Nos. 19 and 20 Sutton Close.

The building comprises a leisure facility for young children and ancillary residential accommodation. There are associated car parking spaces immediately to the North West and South West of the building. The frontage of the building is on the North Western side and the main entrance is located in its single storey element and comprises a projecting front porch extension.

To the rear of the site are the River Pinn and an area of mature woodland. The application site is located within Flood Zones 2 and 3 and the Council's Flood map for surface water. The site is covered by Tree Preservation Order (TPO) 278, which covers the woodland area and individual mature and protected Oak trees outside the woodland area.

The surrounding area is residential in character and appearance and the application site lies within the Eastcote Village Conservation Area and the 'Developed Area', as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The application seeks full planning consent for a single storey rear extension to be used as an ancillary store which would serve both the Class D2 young children's nursery and the two self contained flats at first floor level. It would measure 6.4 metres wide and 3.65 metres deep. It would have a gently sloping roof with a maximum height of 3 metres. There is a structure already in place for which no permission exists. This is a single storey rendered extension which will be replaced.

3.3 Relevant Planning History

52580/APP/2015/2933 Imada 12 Kaduna Close Eastcote

Single storey rear extension (forming a store), carport to rear, bin enclosure and timber boundary fences (Retrospective Application)

Decision: 10-12-2015 Approved

52580/APP/2018/1267 12 Kaduna Close Eastcote Middlesex

Single storey rear extension

Decision: 11-07-2018 Refused

52580/APP/2018/3998 12 Kaduna Close Eastcote Middlesex

Single storey rear extension (Retrospective)

Decision: 19-02-2019 Refused

Comment on Relevant Planning History

52580/APP/2018/3998 - The application was for a single storey rear extension which was refused due to the absence of a flood risk assessment which is required as the site falls within a flood risk area.

52580/APP/2018/1267 - The application was for retrospective planning permission for a single storey rear extension which was refused due to the absence of a flood risk assessment which is required as the site falls within a flood risk area.

52580/APP/2015/2933 - In 2015 permission was granted for a single storey rear extension (forming a store), carport to rear, bin enclosure and timber boundary fences (Retrospective Application). The car port was in the general location of the proposed extension and was open sided. It is not clear whether this was ever constructed as there is a single storey rendered extension in this location for which no planning record exists.

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
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM14 New development and car parking standards.
- DMEI 8 Waterside Development
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water

	run-off - requirement for attenuation measures
DMEI 9	Management of Flood Risk
DMHB 12	Streets and Public Realm
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th July 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 letters were sent to neighbouring properties and a site notice was erected within close proximity to the site. Both methods of consultation expired 09.07.19 and 1 objection was received which raised concerns with the possible intensification of the use of the site and lack of parking provision.

Internal Consultees

FLOOD OFFICER COMMENT:

Following previous discussions with the applicant, which led to the revision of the Flood Risk Assessment, I have no objection to the proposed development subject to a S106 developer contribution of £5,000 to the ongoing Blue Ribbon Network enhancements and current flood alleviation scheme on the River Pinn and Joel Street Ditch. This is to provide environmental enhancement as required by Policy EM3 Blue Ribbon Network in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and Policy DMEI 8 of the emerging Hillingdon Local Plan Part 2, as well as making the development compliant with Hillingdon Local Plan Part 2 Saved UDP Policy OE8

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application proposes a single storey rear extension to be used as an ancillary store to the D2 use leisure facility for young children as well as the residential accommodation at first floor level. The application does not propose a change of use or an intensification of the existing use which would give rise to material impacts such as parking or noise. The site does fall within a flood risk zone and previous applications for the same development were refused due to the absence of a flood risk assessment. An acceptable flood risk assessment has been submitted in support of the application and as such the principle of development 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

This is addressed within the impact on the character and appearance of the area section of this report.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Furthermore Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development, which would fail to preserve the character and appearance of Conservation Areas, harmonise with the existing streetscene or would fail to safeguard the design of existing and adjoining sites. Policy BE4 reflects the relevant legal duties.

The application site is located just inside the boundary of the Eastcote Village Conservation Area. The conservation area is based on the development and the woodlands along the River Pinn and includes a number of country houses and high quality housing, which are characterised by open spaces and landscaping. The application site and building are anomalies in this context as the building does not contain any features of architectural merit and the site, as a whole, makes no contribution to the character and appearance of the Conservation Area other than that the associated parking area provides some sense of spaciousness. The Conservation Officer has previously commented that the secluded siting of the proposed development to the rear and the relatively minor scales of the structures then applied for are such that they are of insignificant bulk and appearance. It is considered that the proposed development raises similar conclusions. In light of this it is considered that the proposed development would not have a detrimental effect on the character and appearance of the immediate area or the wider conservation area.

The proposal is therefore not considered to be out of character with the existing building, the character and appearance of the immediate area and the wider Eastcote Village Conservation Area. As such the proposal would comply with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.08 Impact on neighbours

Paragraph 4.9 of the Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts (July 2006) gives advice 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.

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

The nearest residential properties are Nos. 19 and 20 Sutton Close, and 6-10 and 13-14 Kaduna Close. All these neighbouring properties are over 30 m away from the application site, which is sufficient distance to ensure that the proposed development does not

represent visually intrusive and over-dominant structures when viewed from the habitable room windows of those properties. The siting, relatively minor scale and single storey form of the proposed development are such that the development would not harm the neighbouring residential amenities through loss of light, outlook, overlooking and/or loss of privacy.

It is therefore considered that the proposal does not detract from the residential amenities of occupiers of adjacent properties and it therefore complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (March 2019) and the Council's adopted Hillingdon HDAS SPD: Residential Layouts (July 2006).

7.09 Living conditions for future occupiers

Not relevant to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application property benefits from the use of the sixteen car parking spaces located at the rear and side. The proposed development would not impact on the existing off-street parking provision and is compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

In terms of urban design, it has been discussed above that the design and scale of the proposed development are such that it does not have any detrimental impact on the appearance of the existing application property and wider Eastcote Village Conservation Area.

In terms of access and security, the proposed development does not displace the existing access and security arrangements through the front entrance. It is considered that the expansive car park area provides adequate natural surveillance for the rear of the building.

7.12 Disabled access

The application does not propose alterations to the building which would affect access for service users with disabilities.

7.13 Provision of affordable & special needs housing

Not relevant to this application

7.14 Trees, Landscaping and Ecology

The application is for a single storey rear extension identical to previous applications which were refused for reasons other than impact to trees or landscaping. The councils tree officer was consulted on both of the previous identical cases and raised no objection on trees or landscaping grounds therefore it is considered that this application is acceptable in relation to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The application does not propose any alteration which would impact the storage, collection or volumes of waste generated.

7.16 Renewable energy / Sustainability

Not relevant to this application

7.17 Flooding or Drainage Issues

Policy OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) state in areas of flooding planning permission will only be granted where the developer is prepared to implement flood protection measures as part of the proposed development. Furthermore planning permission will not be granted where a proposed

development would create additional surface water run-off. In addition to this policy DME19 of the Hillingdon Local Plan Part 2 - Development Management Policies (March 2019) states that sites located within flood zones 2 and 3 will need to demonstrate that the proposal will need to include a flood risk assessment which demonstrates adequate provision for flood water management.

To the rear of the site are the River Pinn and an area of mature woodland. The application site is located within Flood Zones 2 and 3 and the Council's Flood map for surface water. A flood risk assessment has been submitted and states that whilst the site falls within a flood risk area, the proposed extension presents a low risk to surface water flooding and that there are no recorded incidents of groundwater flooding within the site or close proximity to the site boundary. The proposal is however development within close distance to the River Pinn and as such a contribution towards improvements to the Blue Ribbon network is proposed and will be secured via a section 106.

Taking into consideration the above and that the Flood Water Management Officer raises no objection to the proposed extension is considered acceptable.

7.18 Noise or Air Quality Issues

The site does not fall within any of the air quality focus areas therefore the proposal is likely to have negligible impacts on local air quality.

7.19 Comments on Public Consultations

See external consultation section.

7.20 Planning Obligations

7.21 Expediency of enforcement action

Not relevant to this application

7.22 Other Issues

N/A

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

10. CONCLUSION

This application seeks full planning consent for the construction of s a single storey rear extension to be used as an ancillary store to the main building. A rendered flat roofed extension has already been constructed without the benefit of planning permission and this is to be demolished and rebuilt in brick to match the main building.

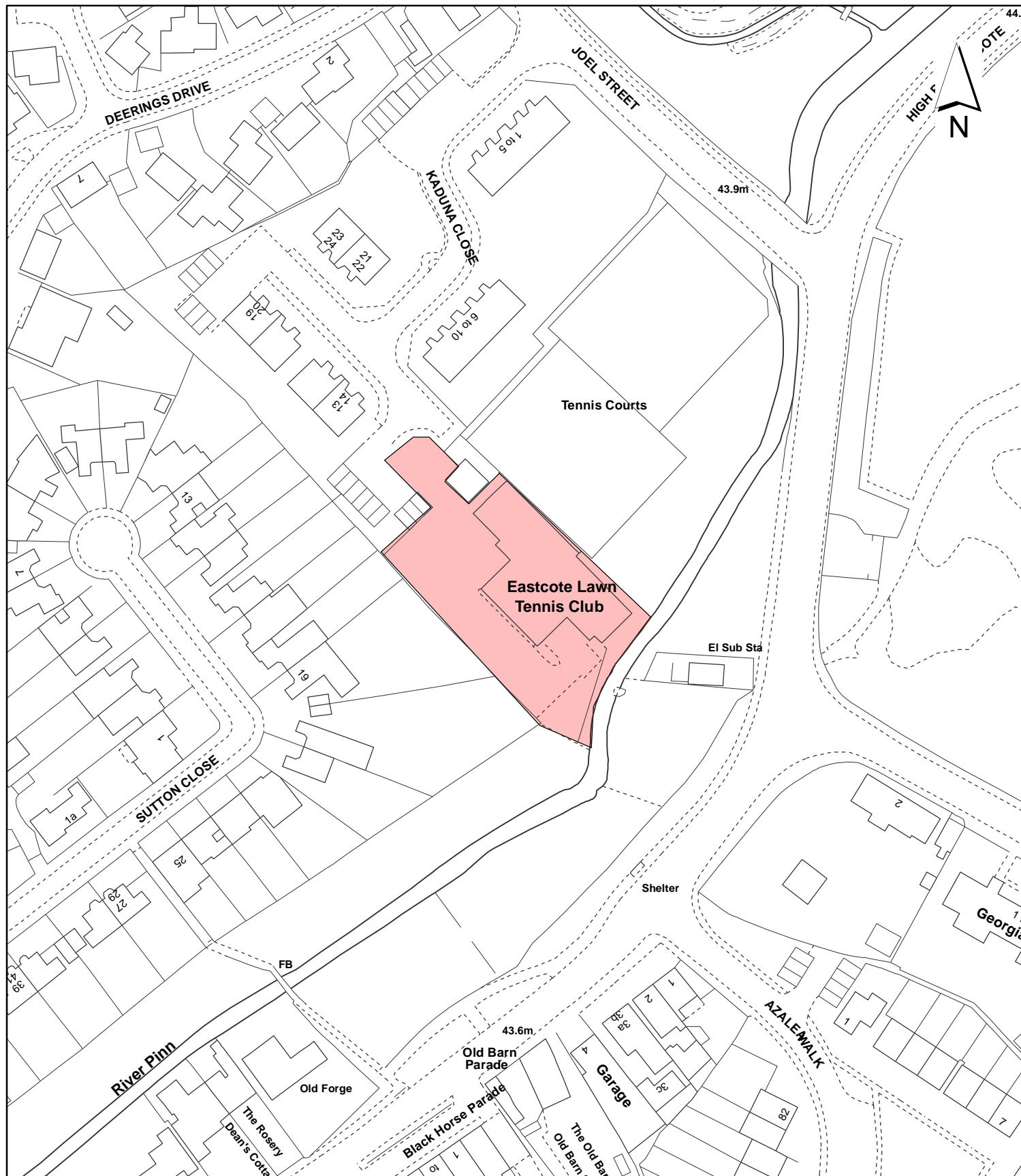
Whilst the site falls within flood zone 3 the proposal does not present a further risk to flooding and the councils flood water management officer has raised no objection to the proposal subject to a section 106 agreement for a contribution to the Blue Ribbon Network. The application does not propose an intensification of the use of the site which would affect other material considerations such as parking. As such the proposed development is considered to comply with the relevant Hillingdon Local Plan: Part Two - Saved UDP Policies supplementary planning guidance. As such the application is recommended for approval.

11. Reference Documents

The London Plan (2016).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (March 2019)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**12 Kaduna Close
Eastcote**

Planning Application Ref:

52580/APP/2019/1852

Planning Committee:

North Page 160

Scale:

1:1,250

Date:

August 2019

**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 28 VICTORIA ROAD RUISLIP

Development: Change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2)

LBH Ref Nos: 74773/APP/2019/1367

Drawing Nos: Justification Letter dated 9th July 2019
Block Plan
Existing Plan
Proposed Plans
Location Plan
Photo
Drainage Plan
Marketing evidence

Date Plans Received: 23/04/2019 **Date(s) of Amendment(s):**

Date Application Valid: 23/04/2019

1. SUMMARY

The proposal is for the change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2)

The proposed use is considered to fall within Class D1/D2. The physiotherapy clinic would occupy 47 sqm at the front of the premises and the yoga studio 61 sqm to the rear with a communal reception area of 15sqm on the Victoria Road frontage making a total of 123 sqm for the whole unit.

It is considered that the proposed development would not harm the retail function of this parade in the Ruislip Manor Town Centre Secondary Shopping Area and that the application proposal would not represent an unneighbourly form of development.

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019) and the London Plan (2016).

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy DMHB11 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019).

4 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for [enter number of bicycles] have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and policy DMT 5 of the Hillingdon Local Plan Part 2- Development Management Policies with Modifications (March 2019) and Chapter 6 of the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

alterations since 2011 (2016) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMTC 1	Town Centre Development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 4.9	(2016) Small Shops
LPP 5.3	(2016) Sustainable design and construction
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located towards the north-east side of Victoria Road. It comprises a currently vacant unit with Use Class A1 in a three storey, brick built building. The unit is currently in use and forms part of a terraced retail parade. The unit is accessed via Victoria Road, with parallel pay and display parking on either side of the road. To the rear of the site is an access road.

The site lies within the Secondary Shopping Area of the Ruislip Manor Town Centre as identified in the policies of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012). The surrounding shopping frontage has a mix of A-class uses.

3.2 Proposed Scheme

The proposal is for the change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2)

3.3 Relevant Planning History

Comment on Relevant Planning History

No planning history

4. Planning Policies and Standards

The Local Plan Part 2 Draft Proposed Submission Version (2015) was submitted to the Secretary of State on 18th May 2018. This comprises of a Development Management Policies document, a Site Allocations and Designations document and associated policies maps. This will replace the current Local Plan: Part 2 - Saved UDP Policies (2012) once adopted.

The document was submitted alongside Statements of Proposed Main and Minor Modifications (SOPM) which outline the proposed changes to submission version (2015) that are being considered as part of the examination process.

Submission to the Secretary of State on 18th May 2018 represented the start of the Examination in Public (EiP). The public examination hearings concluded on the 9th August 2018. The Inspector submitted a Post Hearing Advice Note outlining the need to undertake

a final consultation on the updated SOPM (2019) only. The Council undertook this consultation between 27th March 2019 and 8th May 2019. All consultation responses have been provided to the Inspector for review, before the Inspector's Final Report is published to conclude the EiP process.

Paragraph 48 of the NPPF (2019) outlines that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

On the basis that the public hearings have concluded and the Council is awaiting the final Inspector's Report on the emerging Local Plan: Part 2, the document is considered to be in the latter stages of the preparation process. The degree to which weight may be attached to each policy is therefore based on the extent to which there is an unresolved objection being determined through the EiP process and the degree of consistency to the relevant policies in the NPPF (2019).

Emerging Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that in secondary shopping areas, the Council will support the ground floor use of premises provided that the frontage of the proposed use is no more than 12 m between Class A1 shops or the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and vibrancy viability of the town centre.

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function; and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses. Should the above be satisfied then a change of use on the ground floor would be acceptable subject to meeting the requirements of Policy S6 which refers to considerations relating to visual amenity; shop frontage design; compatibility and road safety.

Ruislip Manor has a total frontage of 1,060 m within its boundary made up of 415.5m (58 units) in secondary shopping areas. A shopping survey was carried out by the Council in October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area was 39.2%.

The proposed use is considered to fall within Class D1/D2 and would occupy 47 sqm at the front of the premises and the yoga studio 61 sqm to the rear with a communal reception area of 15sqm on the Victoria Road frontage making a total of 123 sqm for the whole unit.

It is considered that the proposed development and mix of D1/D2 would not harm the retail function of this shopping parade within the Ruislip Manor Town Centre Secondary Shopping Area.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMTC 1	Town Centre Development
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children
S12	Service uses in Secondary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 4.9	(2016) Small Shops
LPP 5.3	(2016) Sustainable design and construction
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 6.13	(2016) Parking
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

20 neighbours and Ruislip Residents Association were consulted on 26th April 2019 and a site notice displayed to the front of the site which expired on 30th May 2019.

No local response

Internal Consultees

HIGHWAYS & TRANSPORTATION

Site Characteristics

The site is located within Victoria Road proximity of Ruislip Manor Station. The public transport accessibility level (PTAL) is rated at a level of 3 and is considered moderate.

Appraisal

There are no specific concerns with a lack of on-plot parking provision for this CoU from A1 to D1/D2 due to the relative small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts.

The only parking requirement in this case is related to providing 5 cycle spaces for the CoU in order to conform to the Council's adopted cycle parking standard which has not been demonstrated as part of the submission but can be secured via planning condition.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is situated within the Secondary Shopping frontage on Victoria Road. The principle of the development and loss of an A1 retail unit would not harm total convenience shopping provision or the overall vitality and function of this shopping area. Furthermore the proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking would not be significantly different from the previous use.

Ruislip Manor has a total frontage of 1,060 m within its boundary made up of 415.5m (58 units) in secondary shopping areas. A shopping survey was carried out by the Council in

October 2016 which demonstrated that the share of A1 frontages within the Secondary Shopping Area was 39.2%.

Policy S12 states that Class A1 shops should remain the predominant use in secondary areas and the Local Planning Authority will expect at least 50% of the frontage to be in Class A1 use. Where non-retail uses are permitted, the retention of an appropriately designed shop front can help reduce the effect of a break in the shopping frontage.

A written response has been received outlining the justification of the change of use from A1 to D1/D2 together with evidence of a marketing period for the application site from 10th December 2018 until 24th July 2019 (226 days). Given the site has been vacant for an extended period of time and the site has been marketed, albeit unsuccessfully, it is considered that in this case

7.02 Density of the proposed development

Not relevant

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

Not relevant

7.04 Airport safeguarding

Not relevant:

7.05 Impact on the green belt

Not relevant

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Furthermore BE19 ensures new development complements or improves the amenity and character of the area.

The proposal would relocate an existing doorway from the centre to one end of the shop front. A second door would be proposed for the estate agents and include a shop window. These are relatively minor alterations to the building and are not considered to significantly impact on architectural character of the original property or the surrounding area. A single storey rear infill extension is proposed to the rear. By reason of its size and position to the rear, this would not impact the character of the area. As such the proposal complies with Part 2 Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts

7.08 Impact on neighbours

Given the scale of the proposal, it would not cause an adverse impact on the neighbours' amenity. The nearest residential unit is set above from the application site and as such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not relevant:

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is located within the Ruislip district town centre in close proximity to Ruislip Manor LU Station. The locality is comprehensively covered by parking controls and the public transport accessibility level (PTAL) is at a moderate level of 3 which contributes to promoting alternative and sustainable travel modes.

The site is located within Victoria Road proximity of Ruislip Manor Station. The public transport accessibility level (PTAL) is rated at a level of 3 and is considered moderate.

There are no specific concerns with a lack of on-plot parking provision for this CoU from A1 to D1/D2 due to the relative small scale of the proposal and the existing retail/commercial mix of the local district centre which is likely to contribute to linked trips to the site given these established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts.

The only parking requirement in this case is related to providing 5 cycle spaces for the CoU in order to conform to the Council's adopted cycle parking standard which has not been demonstrated as part of the submission but can be secured via planning condition.

The application has been reviewed by the Highway Authority who are satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

ACCESS

I have considered the detail of this change of use application which appears to include the fundamental provisions to allow older and disabled people to access the building and service. No further comments are therefore provided. However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people. Conclusion: acceptable

7.12 Disabled access

As discussed on above

7.13 Provision of affordable & special needs housing

Not relevant

7.14 Trees, Landscaping and Ecology

Not relevant

7.15 Sustainable waste management

The uses proposed would have limited waste requirements which could be provided on site

7.16 Renewable energy / Sustainability

Not relevant

7.17 Flooding or Drainage Issues

	Not relevant
7.18	Noise or Air Quality Issues
	Not relevant
7.19	Comments on Public Consultations
	No local response
7.20	Planning Obligations
	None
7.21	Expediency of enforcement action
	Not relevant
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

10. CONCLUSION

The proposal is recommended for approval subject to conditions.


11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (2016)
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Diane Verona

Telephone No: 01895 250230



<div><div>Notes:</div><div><div></div>Site boundary</div></div> <div>For identification purposes only.</div> <div>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).</div> <div>Unless the Act provides a relevant exception to copyright.</div> <div>© Crown copyright and database rights 2018 Ordnance Survey 100019283</div>	<div>Site Address:</div> <div>28 Victoria Road</div> <div>Ruislip</div>	<div>LONDON BOROUGH OF HILLINGDON</div> <div>Residents Services Planning Section</div> <div>Civic Centre, Uxbridge, Middx. UB8 1UW</div> <div>Telephone No.: Uxbridge 250111</div>	
	<div>Planning Application Ref:</div> <div>74773/APP/2019/1367</div>	<div>Scale:</div> <div>1:1,250</div>	<div></div> <div>HILLINGDON</div> <div>LONDON</div>
	<div>Planning Committee:</div> <div>North Page 172</div>	<div>Date:</div> <div>August 2019</div>	

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Plans for North Applications Planning Committee

Wednesday 21st August
2019



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Report of the Head of Planning, Transportation and Regeneration

Address 22 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym

LBH Ref Nos: 51947/APP/2019/1144

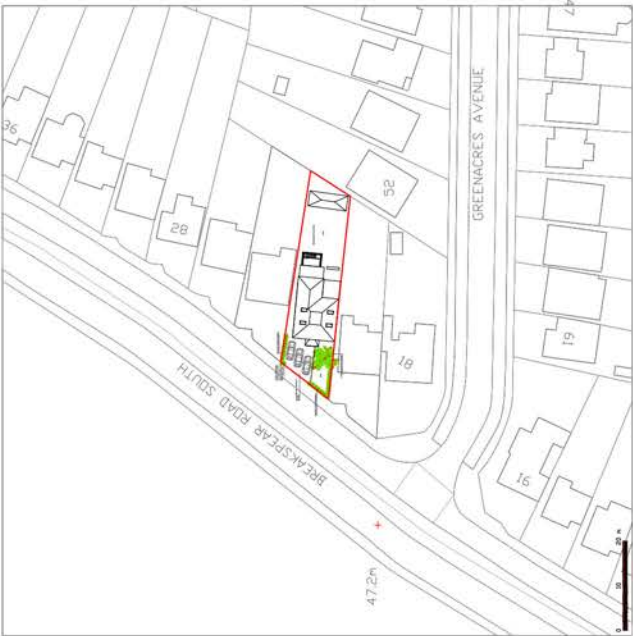
Drawing Nos:

Date Plans Received: 03/04/2019

Date(s) of Amendment(s): 11/06/2019

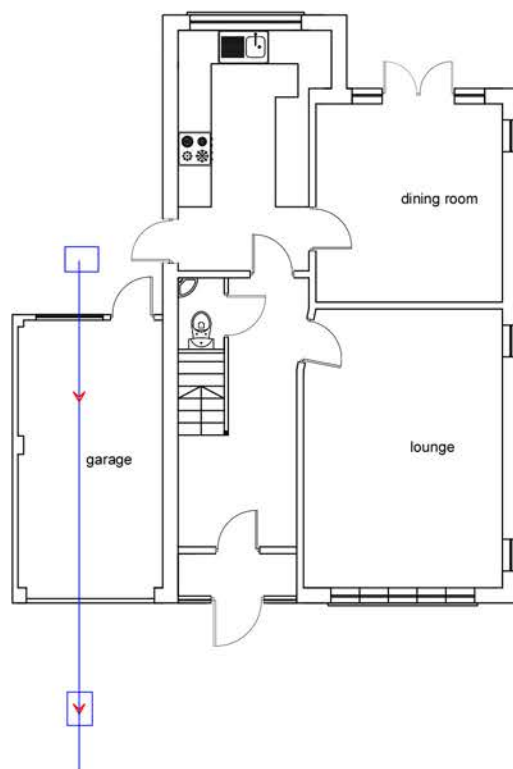
Date Application Valid: 12/04/2019

03/04/2019



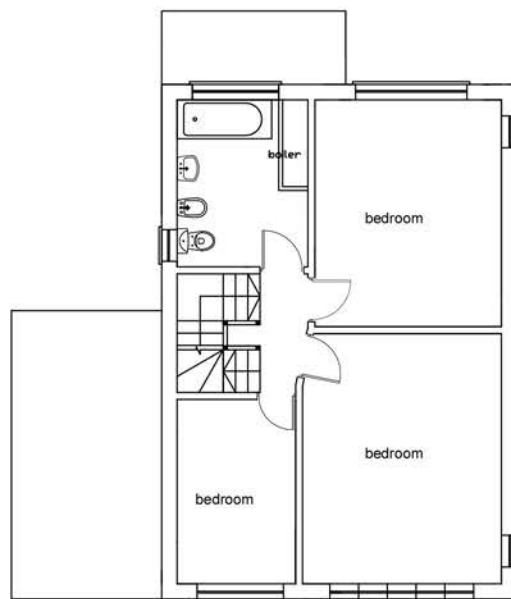
SITE LOCATION PLAN

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client	MR. MAHBOOB MOHAMMED	
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.	
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SIDE REAR OF EXISTING HOUSE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
title	SITE LOCATION PLAN	
status	HOUSEHOLDER PLANNING APPLICATION	
drawing number	MOHAMMED/PLAN/011	
scale	drawn	
date	1:1250 @ A3	Kaleem Janjua BArch
	29th March 2019	revision



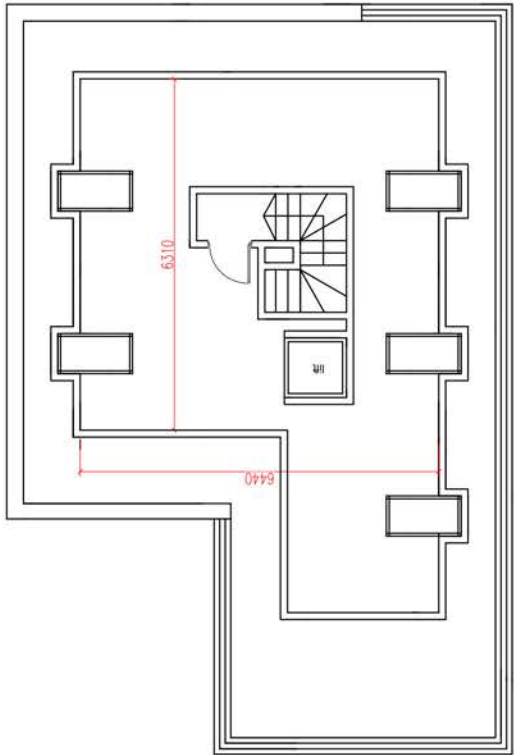
EXISTING GROUND FLOOR PLAN

M C S DESIGN Architectural Services Millennium Creative Services Design 53 Westmead, Windsor, SL4 3NN	
mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcdesignservices.co.uk email: info@mcdesignservices.co.uk	
client	MR. MAHBOOB MOHAMMED
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
title	EXISTING GROUND FLOOR PLAN
status	HOUSEHOLDER PLANNING APPLICATION
drawing number	MOHAMMED/PLAN/003
scale	1:100 @ A3
drawn	Kaleem Janjua BArch
date	29th March 2019
revision	

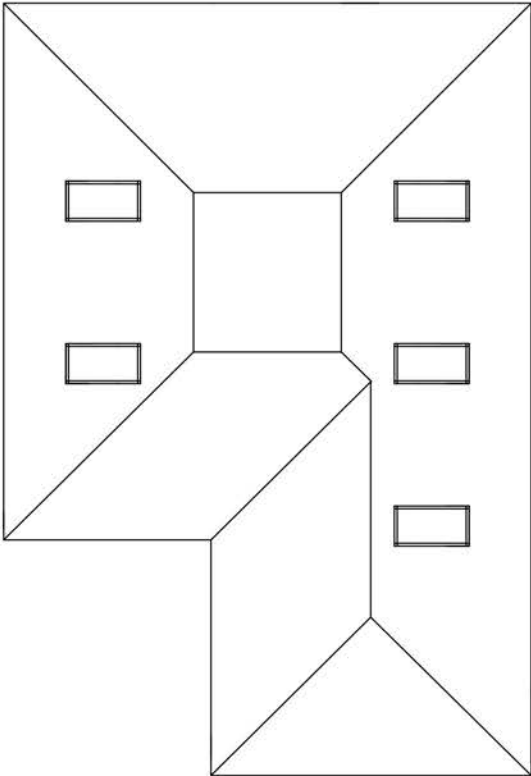


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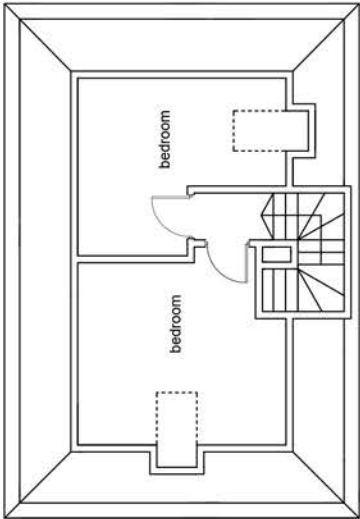
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mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcdesignservices.co.uk email: info@mcdesignservices.co.uk	
client	MR. MAHBOOB MOHAMMED
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS; GARAGE CONVERSION INTO HABITABLE ROOM BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
title	EXISTING FIRST FLOOR PLAN
status	HOUSEHOLDER PLANNING APPLICATION
drawing number	MOHAMMED/PLAN/005
scale	1:100 @ A3
drawn	Kaleem Janjua BArch
date	29th March 2019
revision	



PROPOSED SECOND FLOOR PLAN

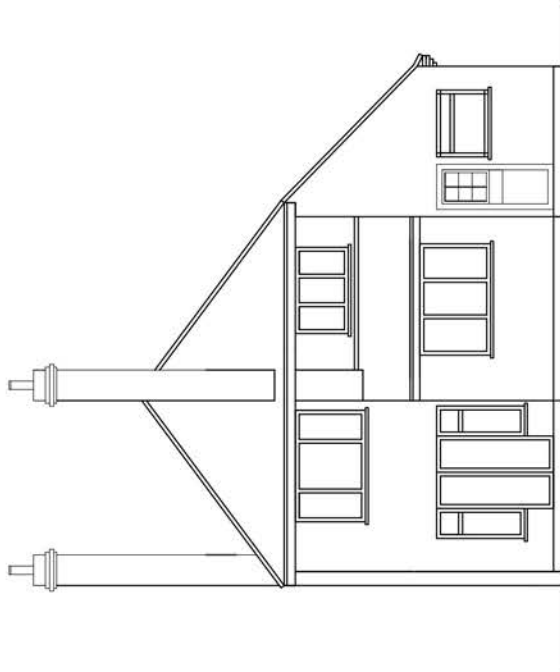


PROPOSED ROOF PLAN

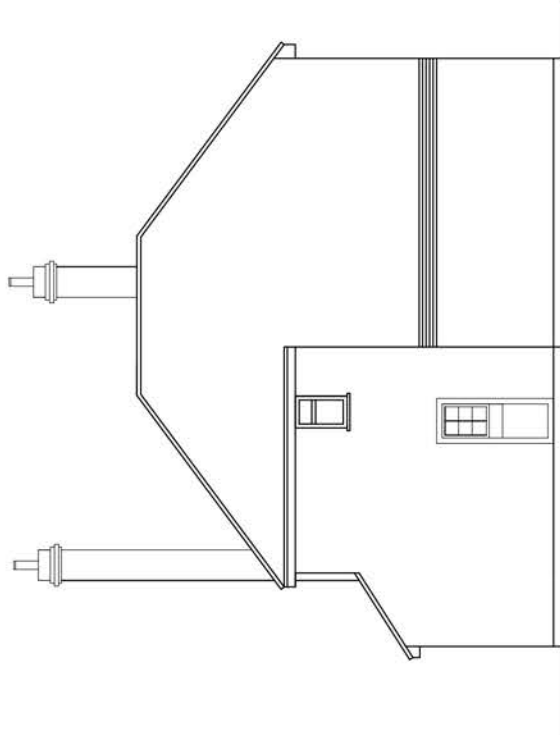


EXISTING SECOND FLOOR PLAN

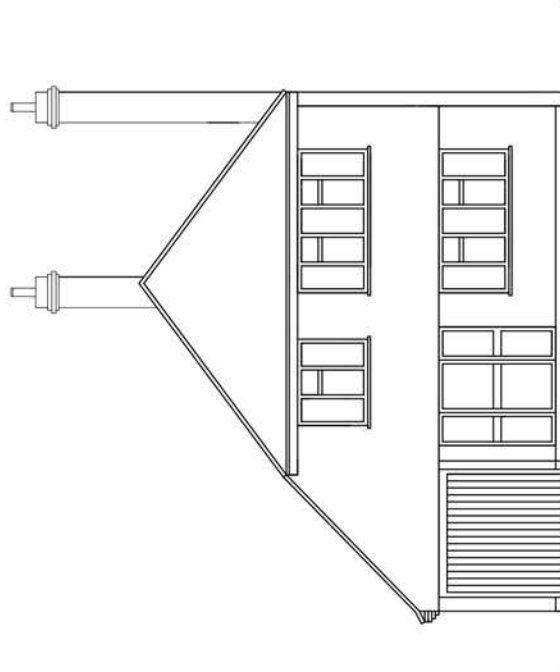
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client	MR. MAHBOOB MOHAMMED	
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.	
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIFT TO ROOF AND DETACHED OUTBUILDING	
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status	HOUSEHOLDER PLANNING APPLICATION	
drawing number	MOHAMMED/PLAN/008	
scale	1:100 @ A3	drawn Kaleem Janjua BArch
date	29th March 2019	revision



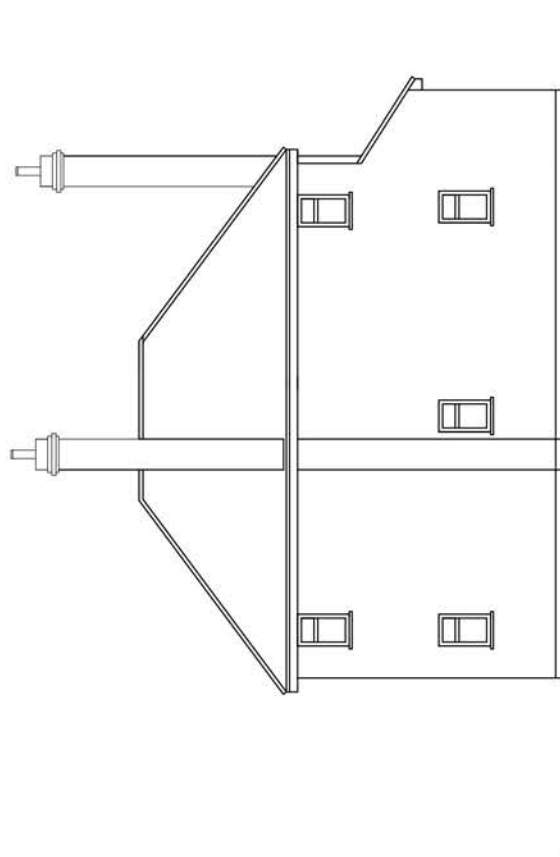
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION 1



EXISTING FRONT ELEVATION

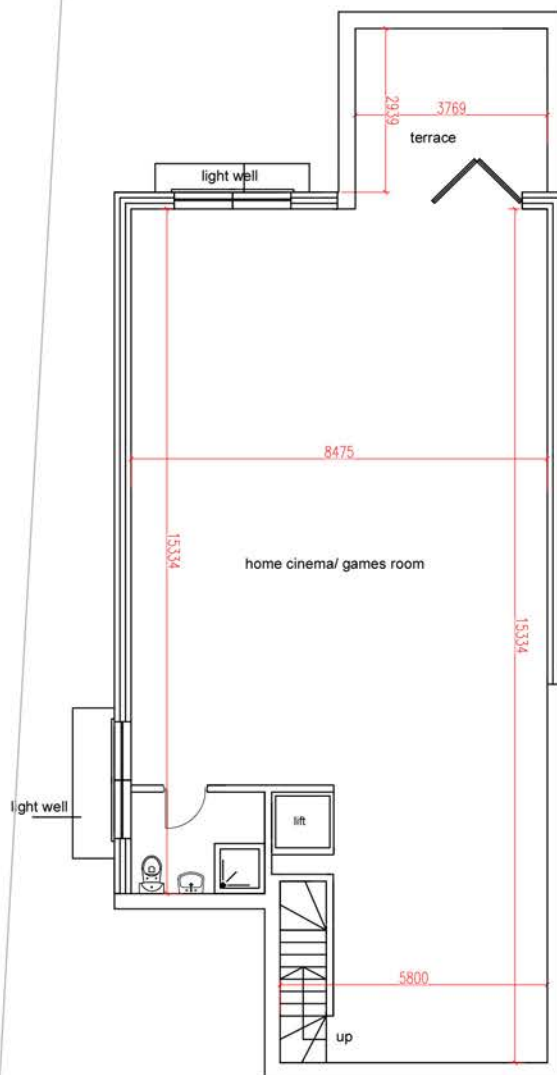


EXISTING SIDE ELEVATION 2

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Client	MR. MAHBOBE MOHAMMED	
Site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, LVRIDGE, UB10 8HE.	
Project	PART 1: 1ST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
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Status	HOUSEHOLDER PLANNING APPLICATION	
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Scale	1:100 @ A3	Drawn Kaleem Janjua BArch
Date	29th March 2019	Revision

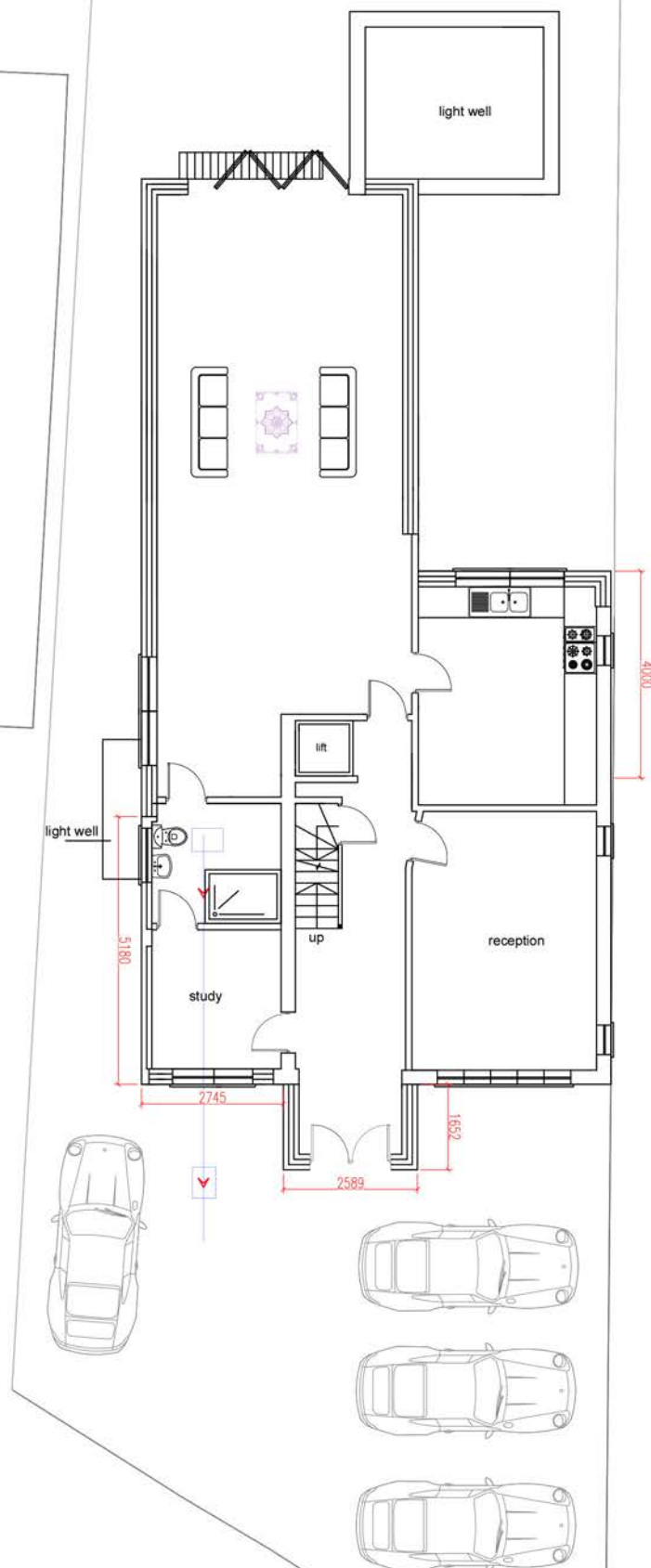


M/S DESIGN Architectural Services Midland County Services Design 55 Westwood, Walsley, S14 5NN		mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mssdesignservices.co.uk email: info@mssdesignservices.co.uk
Client	MR. MAHBOOB MOHAMMED	
Site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.	
Project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SIDE OF EXISTING HOUSE CONVERSION INTO HABITABLE ROOMS BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING.	
title	PROPOSED BLOCK PLAN	
status	HOUSEHOLDER PLANNING APPLICATION	
drawing number	MOHAMMED/PLAN/010	
scale	1:200 @ A3	drawn Kaleem Janjua Barch
date	29th March 2019	revision



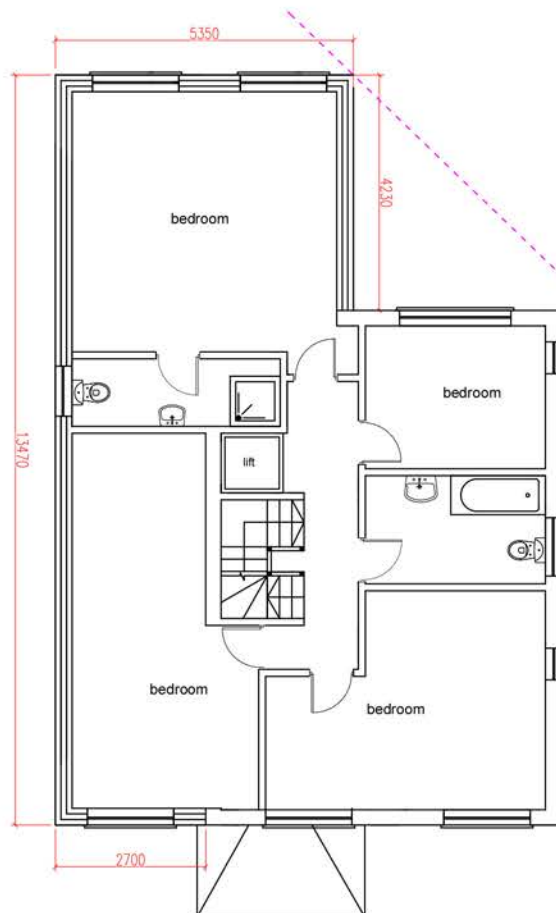
PROPOSED BASEMENT FLOOR PLAN

M C S DESIGN Architectural Services Millennium Creative Services Design 53 Westmead, Windsor, SL4 3NN	
mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcdesignservices.co.uk email: info@mcdesignservices.co.uk	
client	MR. MAHBOOB MOHAMMED
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
title	PROPOSED BASEMENT FLOOR PLAN
status	HOUSEHOLDER PLANNING APPLICATION
drawing number	MOHAMMED/PLAN/005
scale	1:100 @ A3
drawn	Kaleem Janjua BArch
date	29th March 2019
revision	



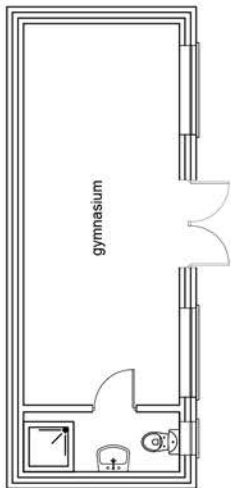
Page 214
PROPOSED GROUND FLOOR PLAN

M C S DESIGN Architectural Services Millennium Creative Services Design 53 Westmead, Windsor, SL4 3NN	
mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcdesignservices.co.uk email: info@mcdesignservices.co.uk	
client	MR. MAHBOOB MOHAMMED
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
title	PROPOSED GROUND FLOOR PLAN
status	HOUSEHOLDER PLANNING APPLICATION
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drawn	Kaleem Janjua BArch
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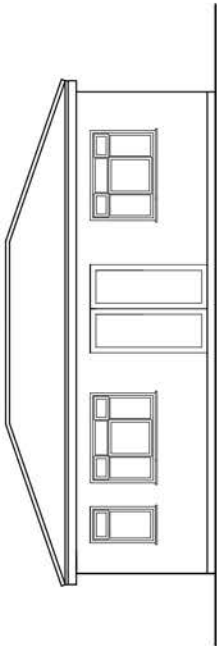


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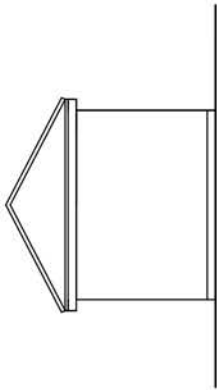
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mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcdesignservices.co.uk email: info@mcdesignservices.co.uk	
client	MR. MAHBOOB MOHAMMED
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBRIDGE, UB10 8HE.
project	FIRST FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS; GARAGE CONVERSION INTO HABITABLE ROOM BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING
title	PROPOSED FIRST FLOOR PLAN
status	HOUSEHOLDER PLANNING APPLICATION
drawing number	MOHAMMED/PLAN/007
scale	1:100 @ A3
drawn	Kaleem Janjua BArch
date	29th March 2019
revision	



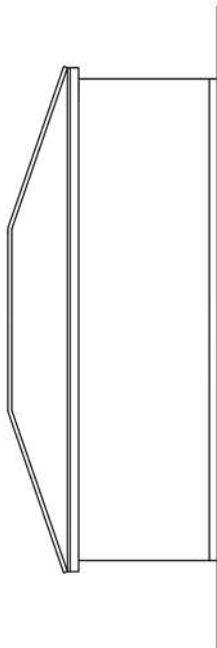
PROPOSED GROUND FLOOR PLAN



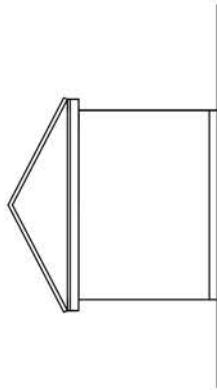
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 1

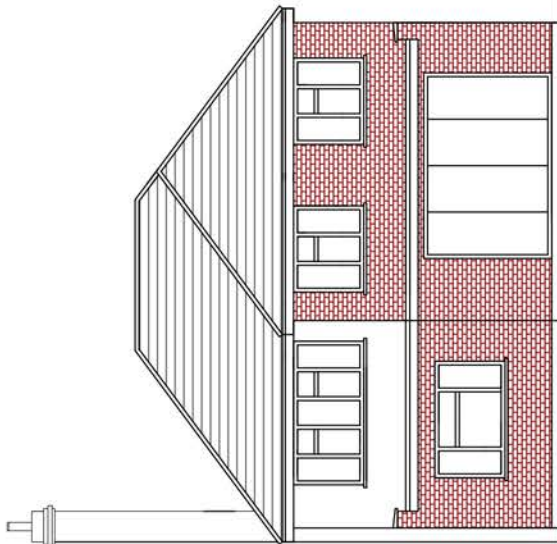


PROPOSED REAR ELEVATION

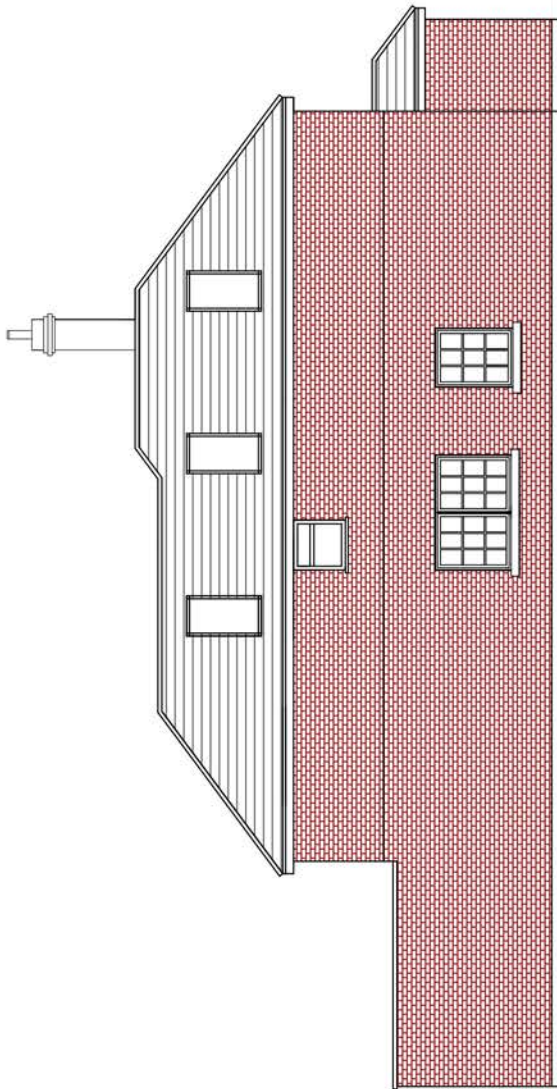


PROPOSED SIDE ELEVATION 2

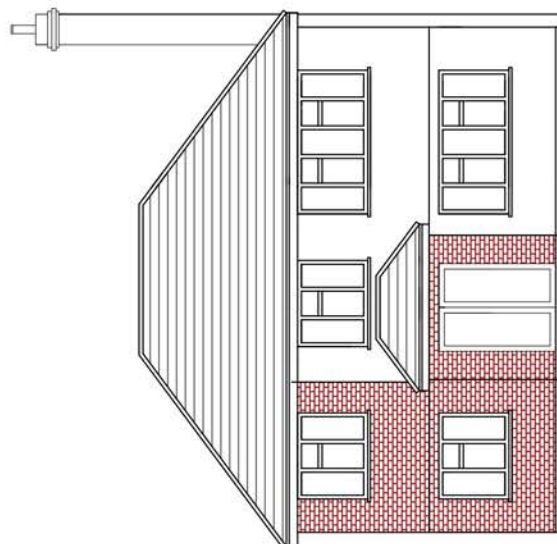
MCS DESIGN Architectural Services Midham Centre Services Design 55 Westfield, Windsor, SL4 8NN		mob: 07989319224 tel: 01753 869117 fax: 01753 869117 www.mcsdesignservices.co.uk email: info@mcsdesignservices.co.uk
Client	MR. MAHBOOB MOHAMMED	
Site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, UXBIDGE, UB10 8HE.	
Project	FIRST FLOOR SIDE, 2 STOREY REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND REAR, DARKER WITH ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
Title	DETACHED OUTBUILDING PROPOSED ELEVATIONS AND GROUND FLOOR PLAN	
Status	HOUSEHOLDER PLANNING APPLICATION	
Drawing Number	MOHAMMED/PLAN/009	
Scale	1:100 @ A3	Drawn Kaleem Janjua BArch
Date	9th June 2018	Revision



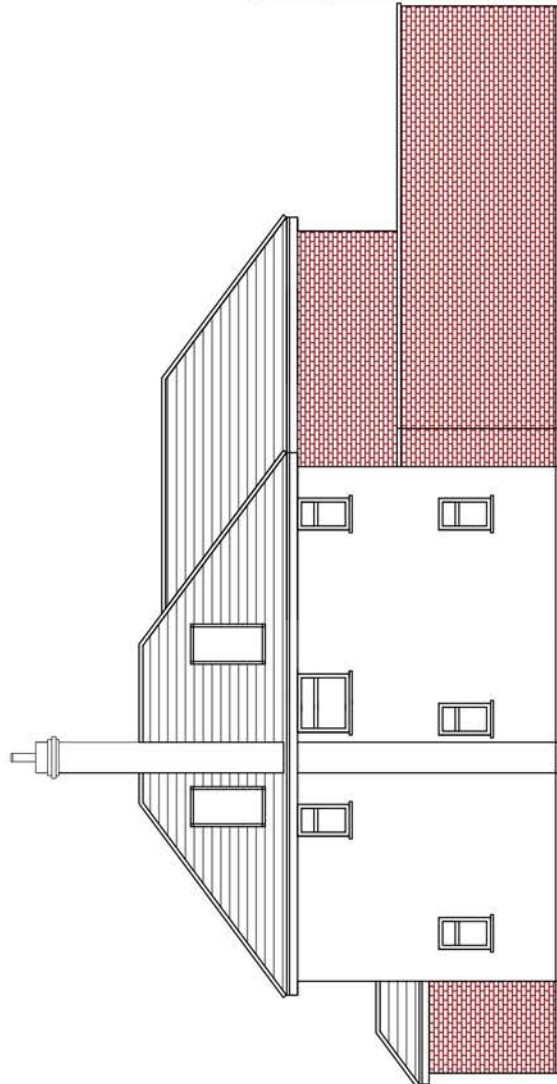
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 1

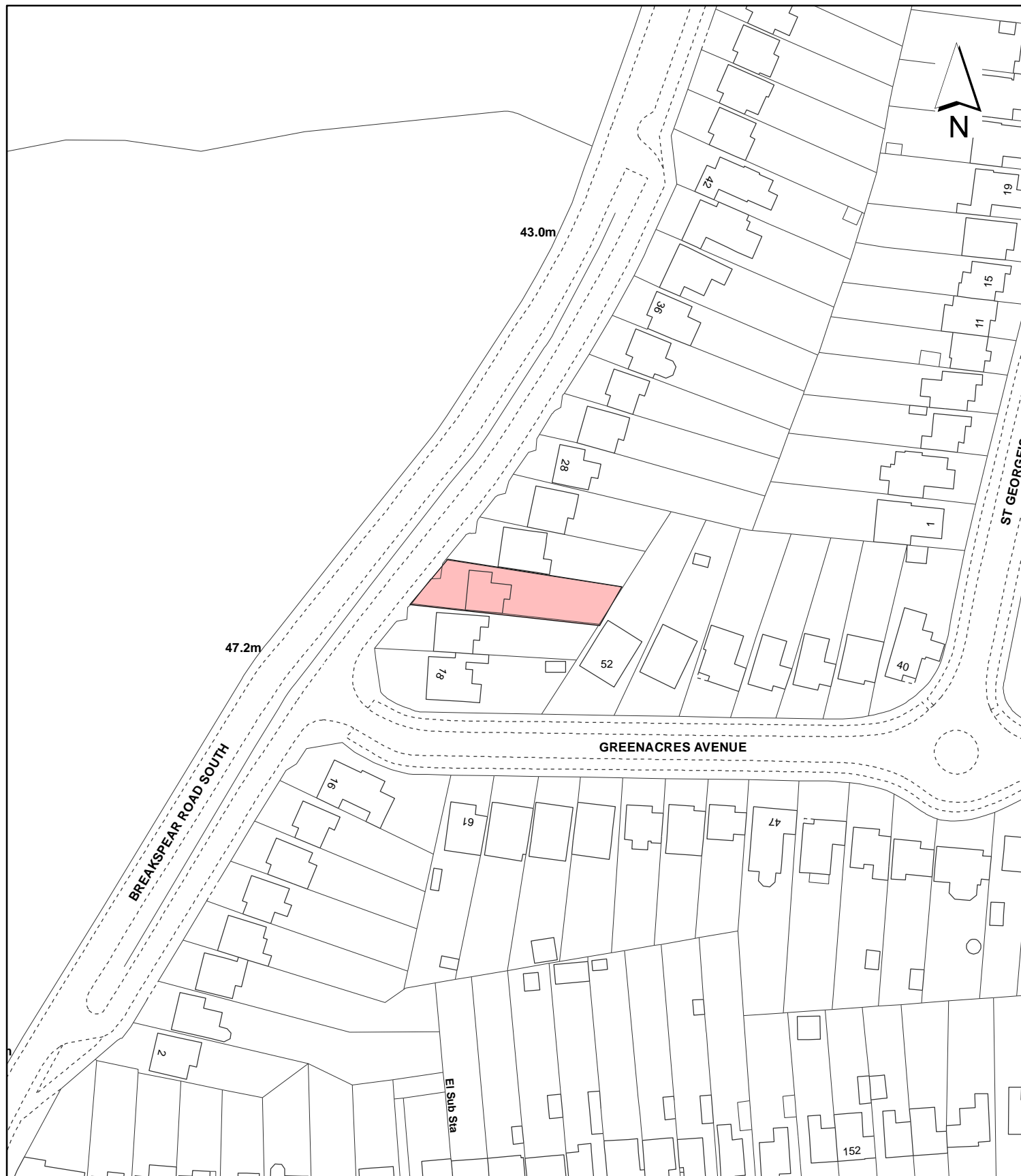


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 2

M.C.S DESIGN Architectural Services Mr. C. M. S. Design Architectural Services 53 Westmead, Walsley, S64 5NN		id: 07351800117 lic: 0735180011724 www.mcscdesignservices.co.uk email: info@mcscdesignservices.co.uk
client	MR. MAHBOOB MOHAMMED	
site	22 BREAKSPEAR ROAD SOUTH, ICKENHAM, LUXBRIDGE, UB10 8HE	
project	PART 1: 2 FLOOR SIDE, 2 STOREY PART REAR AND PART SINGLE EXTENSIONS, GARAGE CONVERSION INTO HABITABLE ROOM, BASEMENT FRONT PORCH AND ROOF LIGHTS TO ROOF AND DETACHED OUTBUILDING	
title	PROPOSED ELEVATIONS	
status	HOUSEHOLDER PLANNING APPLICATION	
drawing number	MOHAMMED/PLAN/002	
scale	1:100 @ A3	drawn Kaleem Janjua BArch
date	29th March 2019	revision



Notes:

 Site boundary

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Site Address:

**22 Breakspear Road South
Ickenham**

Planning Application Ref:

51947/APP/2019/1144

Planning Committee:

North Page 218

Scale:

1:1,250

Date:

August 2019

**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 LAND REAR OF 40 DUCKS HILL ROAD NORTHWOOD

Development: Erection of 4-bed single storey dwelling with habitable basement with associated parking and amenity space and installation of crossover to Cygnet Close

LBH Ref Nos: 73183/APP/2019/868

Date Plans Received: 12/03/2019

Date(s) of Amendment(s): 12/03/2019

Date Application Valid: 18/03/2019

NOTES

1. All drawings are to be checked and approved by the undersigned or their duly authorised representative before construction.
2. All work is to comply with current Building Regulations and other legislation.
3. All contractors and sub-contractors must ensure that they have the latest issue of the drawing and notes when to construction of work on site.
4. All materials are to be used and installed in strict accordance with the relevant manufacturer's instructions and recommendations.
5. All works on site, managed and supervised as a result of the design indicated on this drawing, are to be given full consideration for compliance with the Health and Safety (CDR) Regulations in respect of design and construction on site and no work is to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All elements shown in red lines.
7. Footprint of buildings shown on the above ground level.

PROPOSED PLANTING LEGEND

- Betula Pendula - Silver Birch**
- Prunus Laurocerasus - Laurel Hedge**
Planted in double rows at 600mm c/s and staggered, height 500-750mm

SCHEDULE OF IMPLEMENTATION

Please note ALL new planting is to be implemented between the months of November to March in the first planting season following the completion of works

HARD & SOFT LANDSCAPED AREAS TO FRONTAGE

- TOTAL AREA OF FRONTAGE EQUATES TO 530 SQM
- TOTAL AREA OF FRONTAGE TO BE SOFT LANDSCAPING EQUATES TO 386 SQM
- POLICY STATES MIN 25% (1025 SQM) OF THE FRONTAGE HAS TO BE SOFT LANDSCAPING, & IN THIS CASE WE EXCEED THIS REQUIREMENT

TREE STAKING SPEC

For heavy standard trees of a height 3.0-3.5m. Support using stakes extending to 1.0-1.2m above ground and 0.6-0.75m below ground level (depending on ground conditions).

Supported by single non reinforced tie 75mm from top of stake.

Remove stake on onset of or during the second growing season after planting.



TREE STAKING DETAIL

LANDSCAPE SPEC

Landscaping generally to be carried out in accordance with BS:4428. All new trees to be supplied as selected standards unless otherwise noted.

Overall height 3.0-3.5m and 1.8-2.1m, straight stem to BS:3936 Part 1 1992. Trees supplied with bare roots with polythene wrapping or as noted otherwise, and planted in a mix of 3:1:1 peat. Planting beds to be excavated and lined with screened topsoil enriched with peat free compost/fertiliser or similar manure 50mm deep, top dressed with 75mm deep forest bark mulch.

Site to be cleared of all builders rubble and relevelled and filled before planting commences. Front gardens to be turfed and rear gardens seeded.

All turfing to BS:3936 1990.

Perennial weeds are to be treated with translocated herbicide during growing season (spot treated).

Tree and shrub planting to BS:3936 Part 1 1992.

Sub-soil areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with BS:5837 2012.

LEGEND

proposed single storey dwelling

existing trees & planting to remain

proposed trees & hedging

root protection areas of existing trees

proposed structural ground floor slab level

proposed external ground levels

existing ground levels

surface water soakaway

refuse and recycling storage and collection points

Note: for details of tree protection refer to the submitted "Tree Sense Arboricultural Report" dated March 2019 and Site Works Plan, drawing no. 1274/P3/4

replacement dwellings, approved under planning ref. 11198/APP/2017/2381 shown dotted

application site

replacement dwellings, approved under planning ref. 11198/APP/2017/2381 shown dotted

225 sqm private rear garden amenity

proposed green (living) roof to improve outlook onto single storey development from neighbouring dwellings, as well as help further enhance the ecological merit of the site

footprint of two storey dwelling refused under planning ref. 13193/APP/2017/3355

proposed single storey flat roof dwelling with basement

existing trees to be retained and protected in strict accordance with the measures set out in the submitted "Tree Sense Arboricultural Report" dated March 2019

existing dropped curb serving no. 19 to be extended as shown to form new access into site

existing 1.8m high closeboard fence to be retained along boundary

proposed garden store providing secure cycle storage space

SITE LAYOUT PLAN
SCALE 1:250

0 5 10 15 20 25

SECTION THROUGH SITE - SCALE 1:200

0 5 10 15 20

D	05/07/2019	15m distance provided to rear
C	04/06/2019	house moved forward 2m
B	23/05/2019	internal / external layout amended
A	07/05/2019	layout amended

rev	date	description
scale	1:250	A1 date: 11 / 03 / 2019
drawing no	1274 / P3 / 10	drawn TF
drawing	PLANNING PROPOSAL	
project	SITE LAYOUT PLAN & LOCATION PLAN	
project	LAND TO REAR OF 40 DUCKS HILL ROAD, NORTHWOOD, MIDDLESEX, HA6 2SB	
client	Ms SHEETAL SHAH	



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www.dduk.co.uk

print history: Monday, 8 July, 2019 15:08:36

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NOTES

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and other legislation.
3. All contractors and sub-contractors must ensure that they have the correct status of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict accordance with the relevant manufacturers' instructions and recommendations.
5. All works on site, arranged and implemented as a result of the design, related to this drawing, are to be given full consideration for compliance with the Health and Safety (COP) Regulations in respect of design and construction on site and no work is to be undertaken if it is considered that compliance with the Building Regulations cannot be achieved.
6. All dimensions shown in red letters.
7. Footprint of buildings shown on the above ground level.

PROPOSED SITE WORKS PLAN
SCALE 1:250

0 5 10 15 20 25

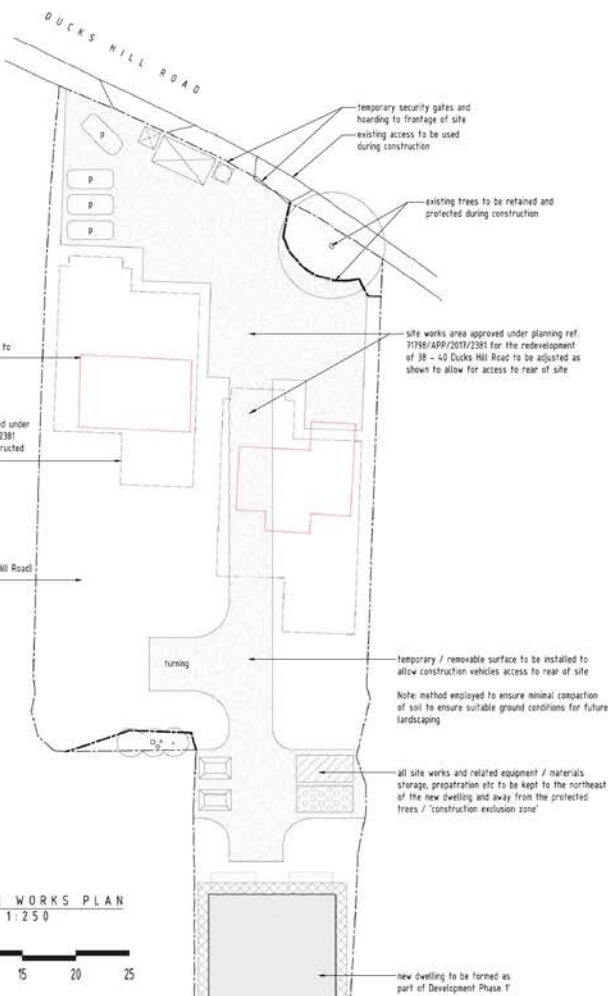
Note: this drawing must be read in conjunction with the 'Tree Sense, Arboricultural Implications Assessment', dated March 2019.

Note: access into site during construction to be via No. 40 Ducks Hill Road, no site access via Cygnet Close, other than to facilitate 'Development Phase 2'.

existing close board fence along site boundary to be kept until 'Development Phase 2' is complete so as to ensure full protection of existing trees and no site access off of Cygnet Close.

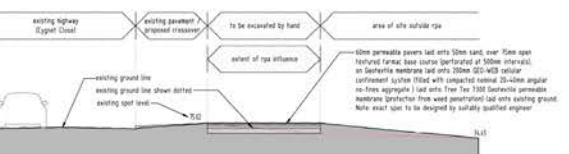
new crossover and section of driveway within 'construction exclusion zone' to be formed as part of 'Development Phase 2'.

Note: new driveway within 'rpa' to be formed using 'no-dig' construction methods and using a '3D cellular confinement system' designed by suitably qualified engineer.



APPROVED SITE WORKS PLAN FOR 38-40 DUCKS HILL ROAD
SCALE 1:250

0 5 10 15 20 25



PROPOSED 'NO DIG' DRIVEWAY CONSTRUCTION
SCALE 1:100

PHASING OF DEVELOPMENT

As agreed in principle with the council's landscape officer prior to submission, and in accordance with the submitted 'Tree Sense, Arboricultural Implications Assessment', dated March 2019, the proposed development will be phased so as to ensure the existing trees on the site remain protected throughout.

Pre-development Phase 1-

- All tree surgery works including General Management Recommendations.

Pre-development Phase 2-

- After all tree surgery works have been completed.
- Installation of all required tree protection measures (i.e. all barrier fencing to create the Construction Exclusion Zones).

Development Phase 1-

- Construction of main internal driveway surface - (Cygnet Close access point to remain closed).
- Construction of detached dwelling, including basement.

Development Phase 2-

- Outside hard and soft landscaping, including construction of the permanent driveway surface from the new access point from Cygnet Close, utilising the CCS sub base system (where necessary over the RPA sectors for T6 and T7 which extend into the site) and a permeable surface finish.
- New tree planting is proposed as part of the outside landscaping.
- New tree planting should only occur after completion of all construction phases.

SITE WORKS LEGEND

extent of proposed building



existing trees and shrubs to remain



root protection areas of existing trees



heavy duty material storage zone



lightweight material storage zone



site parking



caravan and office unit



skips - general waste & recycling



high pressure extendable water hose for wheel washing



1m scaffold framework



fixed tree protective fencing as detailed in the 'Tree Sense' Arb report



wc facilities



cellular confinement root protection system as detailed in the 'Tree Sense' Arb report



rev	date	description
scale:	1:250	A1 date: 11 / 03 / 2019
drawing no:	1274 / P3 / 4	drawn by:
drawing	PLANNING PROPOSAL SITE WORKS PLAN	
project:	LAND TO REAR OF 40 DUCKS HILL ROAD, NORTHWOOD, MIDDLESEX, HA6 2SB	
client:	Ms SHEETAL SHAH	

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print history: Tuesday, 12 March, 2019 10:19:04

5. All dimensions shown in millimetres.

2. Footprint of buildings shown at 10 m above ground



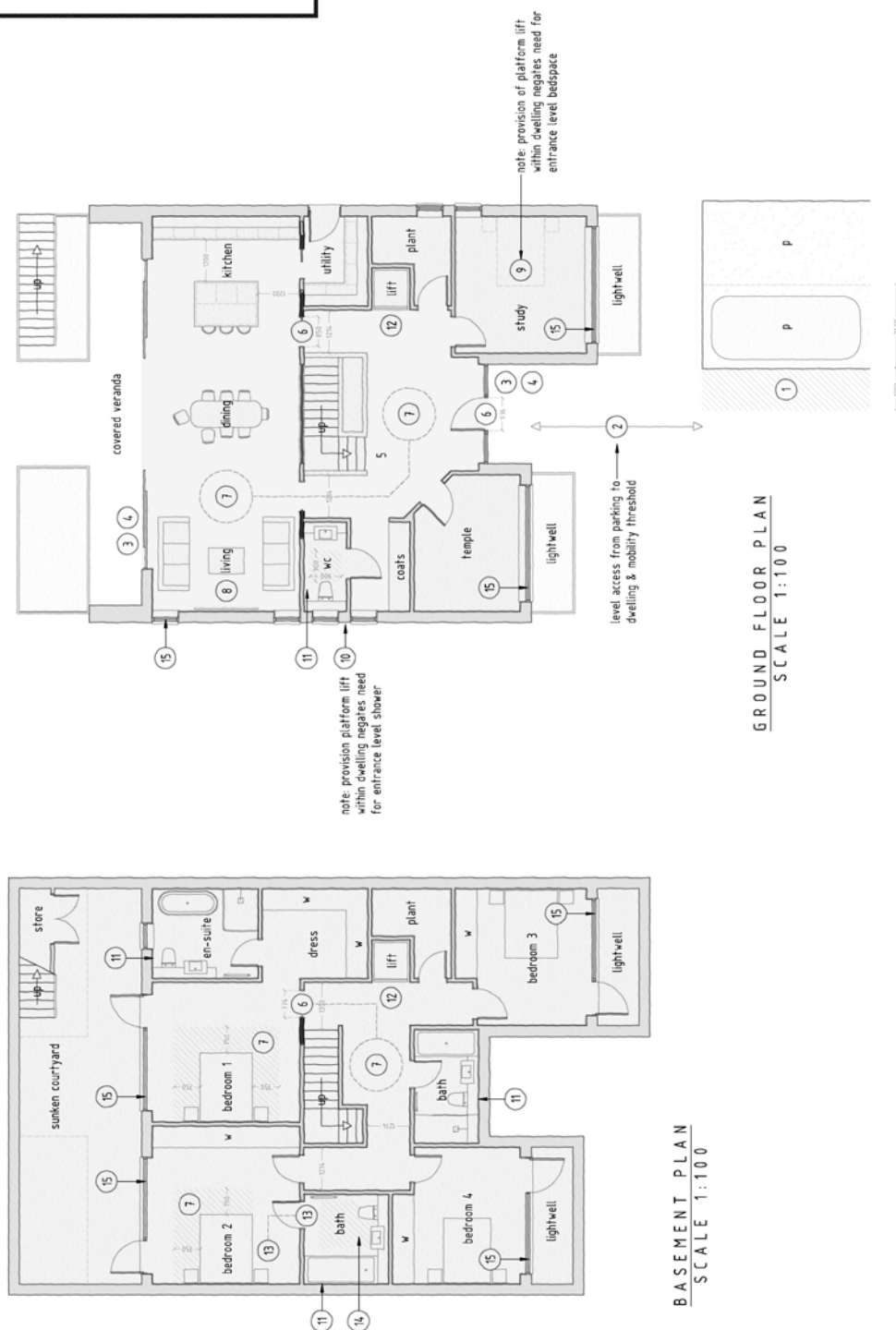
1	Parking (width or widening capability) Spreading space capacity of emergency
2	Approach to dwelling from parking Desire to be as short as possible and level
3	Approach to all entrances Approach to all entrances to be level (a gently sloped)
4	Entrances All entrances to comply with Criterion 4 requirements
5	Communal stairs and lifts Stairs in accordance with Criterion 5a requirements
6	Internal doorways and hallways Internal doorways and hallways for convenient use
7	Circulation space Circulation provided for turning a wheelchair in main living area
8	Entrance level living space Living space provide entrance level
9	Potential for entrance level bed space Space on entrance level for temporary bed space
10	Entrance level WC and shower drainage Entrances from WC provide in accordance with approved DCE WC
11	WC and bathroom walls Walls capable of firm fixing and support of grab rails etc
12	Stairs and potential through floor lift None platform lift provided
13	Potential for fitting of hoists Existing structure capable of supporting ceiling hoist
14	Bathrooms Inaccessible bathroom space in accordance with Criterion 5c
15	Glazing and window height At least one accessible opening light at each habitation level
16	Location of service counters Not 150mm - 200mm from floor and 50mm away from corner

rev:	date:	description:
scale: 1:100	A2	date: 11 / 03 / 2019
drawing no: 1274 / P3 / 3		drawn: TF
drawings: PLANNING PROPOSAL LIFETIME HOMES		
project: LAND TO REAR OF 40 DUCKS HILL ROAD, NORTHWOOD, MIDDLESEX, HA6 2SB		
client: Ms SHEETAL SHAH		



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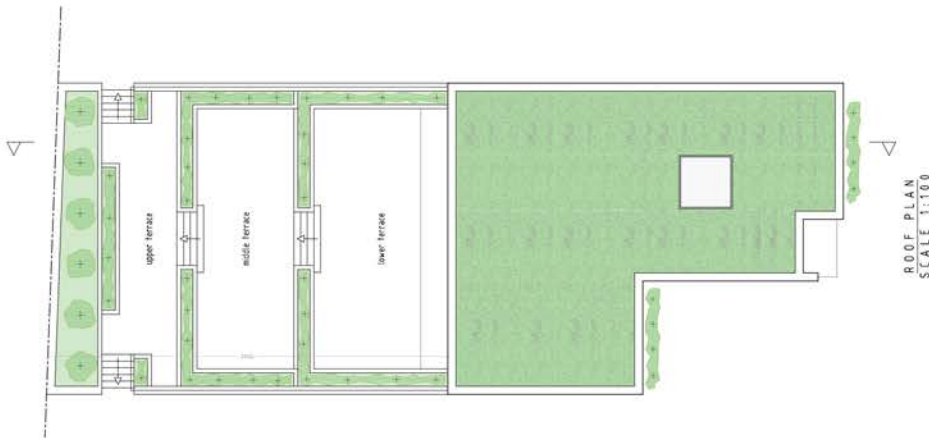
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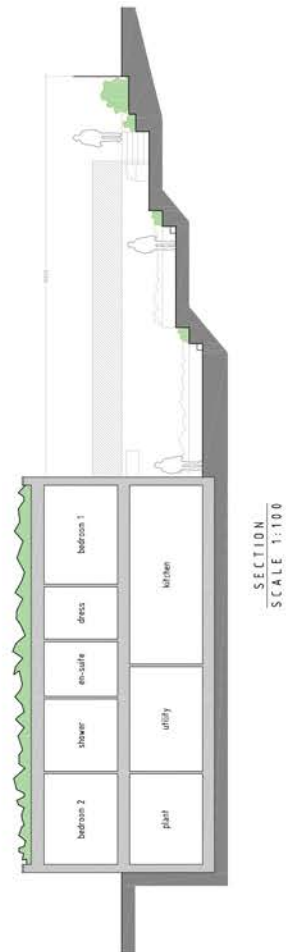
GROUND FLOOR PLAN
SCALE 1:100

BASEMENT PLAN
SCALE 1:100

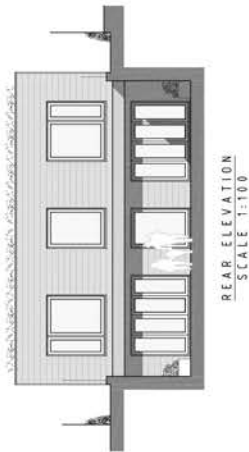
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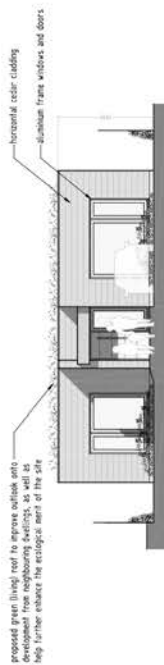
ROOF PLAN
SCALE 1:100



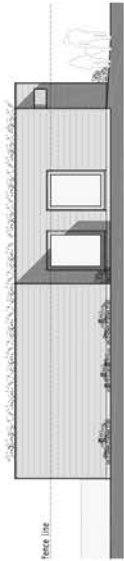
SECTION
SCALE 1:100



REAR ELEVATION
SCALE 1:100



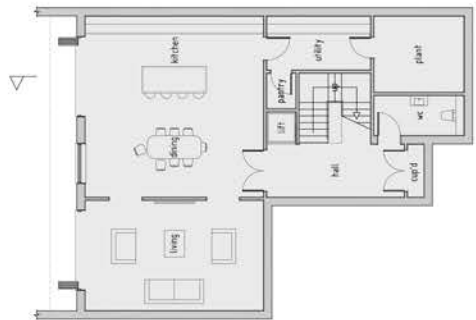
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



BASEMENT PLAN
SCALE 1:100



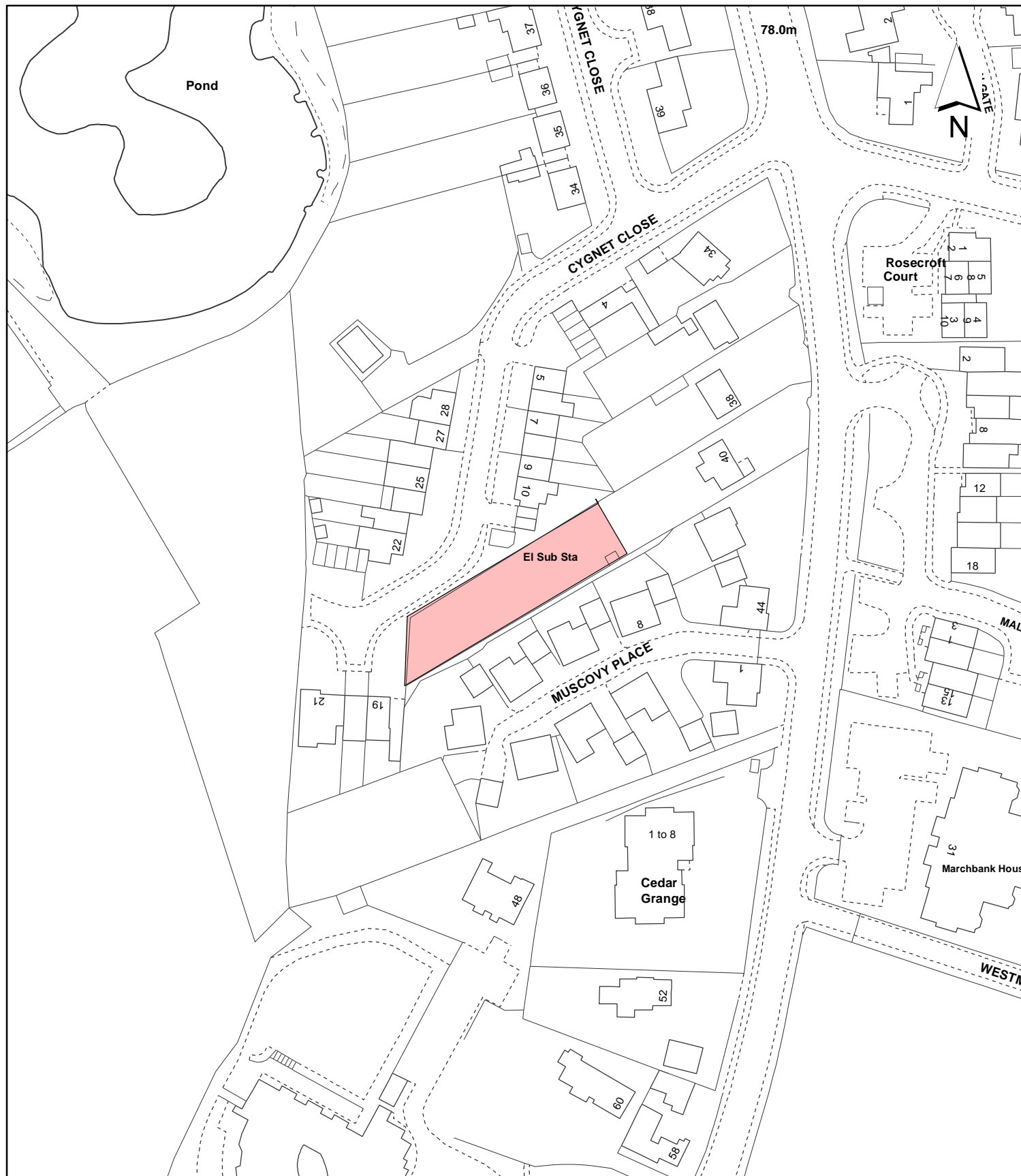
GROUND FLOOR PLAN
SCALE 1:100

D	08/01/2019	The building provided to map
C	04/02/2019	House moved forward 2m
B	23/05/2019	Internal / external layout amended
A	01/05/2019	Layout amended

Rev	Date	Description
1	10/01/2019	AT
2	11/03/2019	AT
3	11/03/2019	AT
4	11/03/2019	AT
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Site Address:

**Land rear of 40 Ducks Hill Road
Northwood**

Planning Application Ref:

73183/APP/2019/868

Planning Committee:

North Page 224

Scale:

1:1,250

Date:

August 2019

**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 53-55 THE BROADWAY JOEL STREET NORTHWOOD

Development: Subdivision and part change of use of existing Drinks Establishment (Use Class A4) to create a Retail Shop (Use Class A1) with retention of existing Public House and associated alterations to shopfront

LBH Ref Nos: 5564/APP/2019/675

Date Plans Received:	26/02/2019	Date(s) of Amendment(s):	28/06/2019
Date Application Valid:	26/02/2019		26/02/2019
			17/06/2019



Rev	Date	Description

**Fluent**
ARCHITECTURAL DESIGN SERVICES

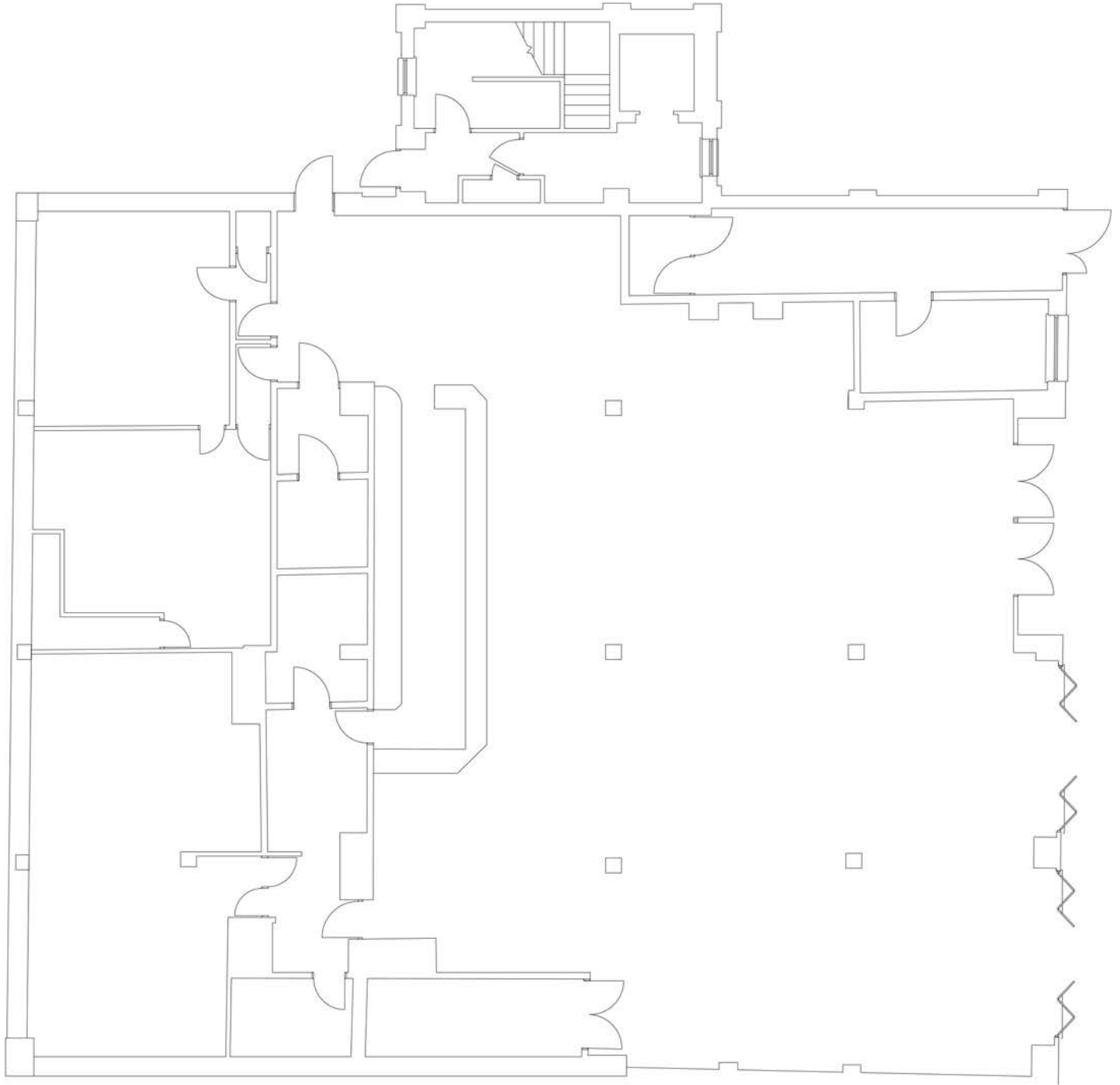
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX TW20 9LH
TEL: 01895 438235
E-MAIL: INFO@FLUENT-ADSD.CO.UK
WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

Existing Basement Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.2A.02
Date	Rev
21.02.17	
Drawn	A
T.Millin	



Rev	Date	Description

**Fluent**
ARCHITECTURAL DESIGN SERVICES

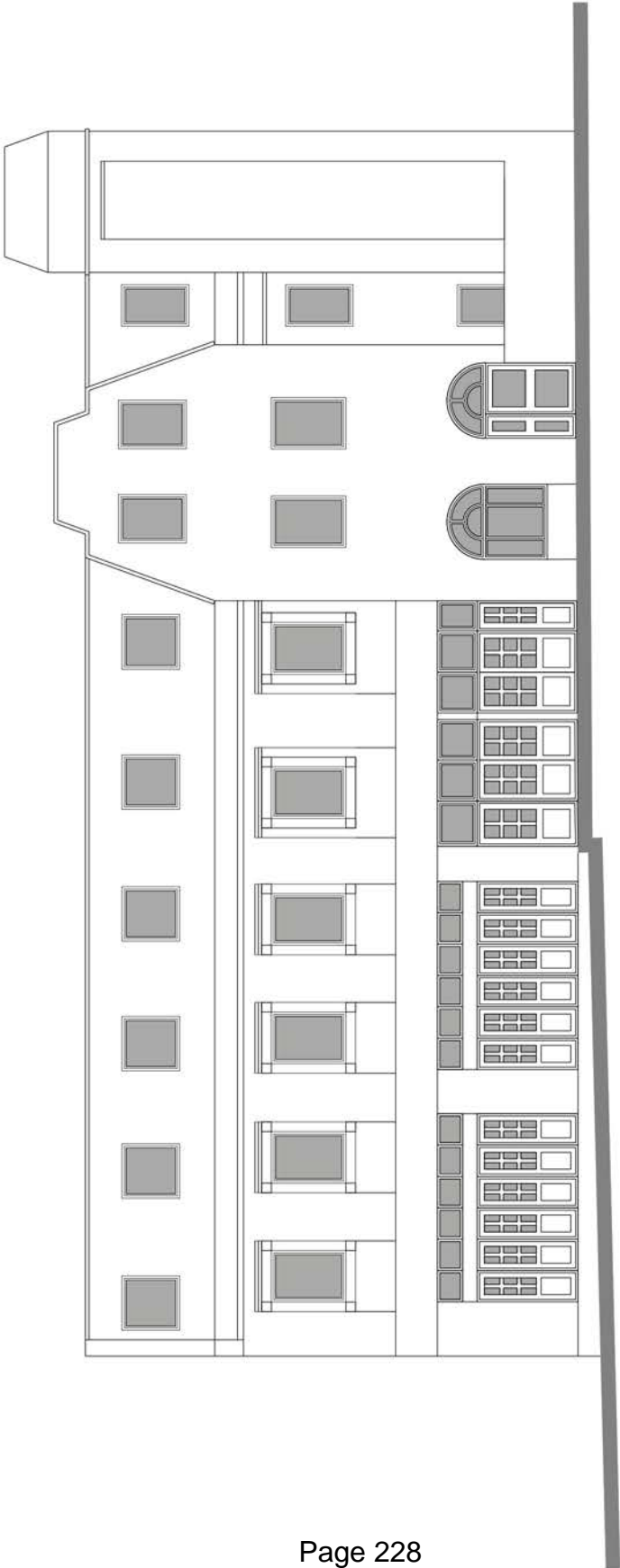
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX TW20 9LH
TEL: 01895 831313
E-MAIL: INFO@FLUENT-ADSL.COM
WEB: FLUENT-ADSL.COM

53-55 Joel Street, Northwood

Existing Ground Floor Plan



Scale	Dwg No.
1:100 @ A3	FLU.387.2A.03
Date	Rev
21.02.17	A
Drawn	T.Millin



Rev	Date	Description

**Fluent**
ARCHITECTURAL DESIGN SERVICES

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ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX TW20 9ES
TEL: 01895 831122
E-MAIL: INFO@FLUENT-ADSG.UK
WEB: FLUENT-ADSG.UK

53-55 Joel Street, Northwood

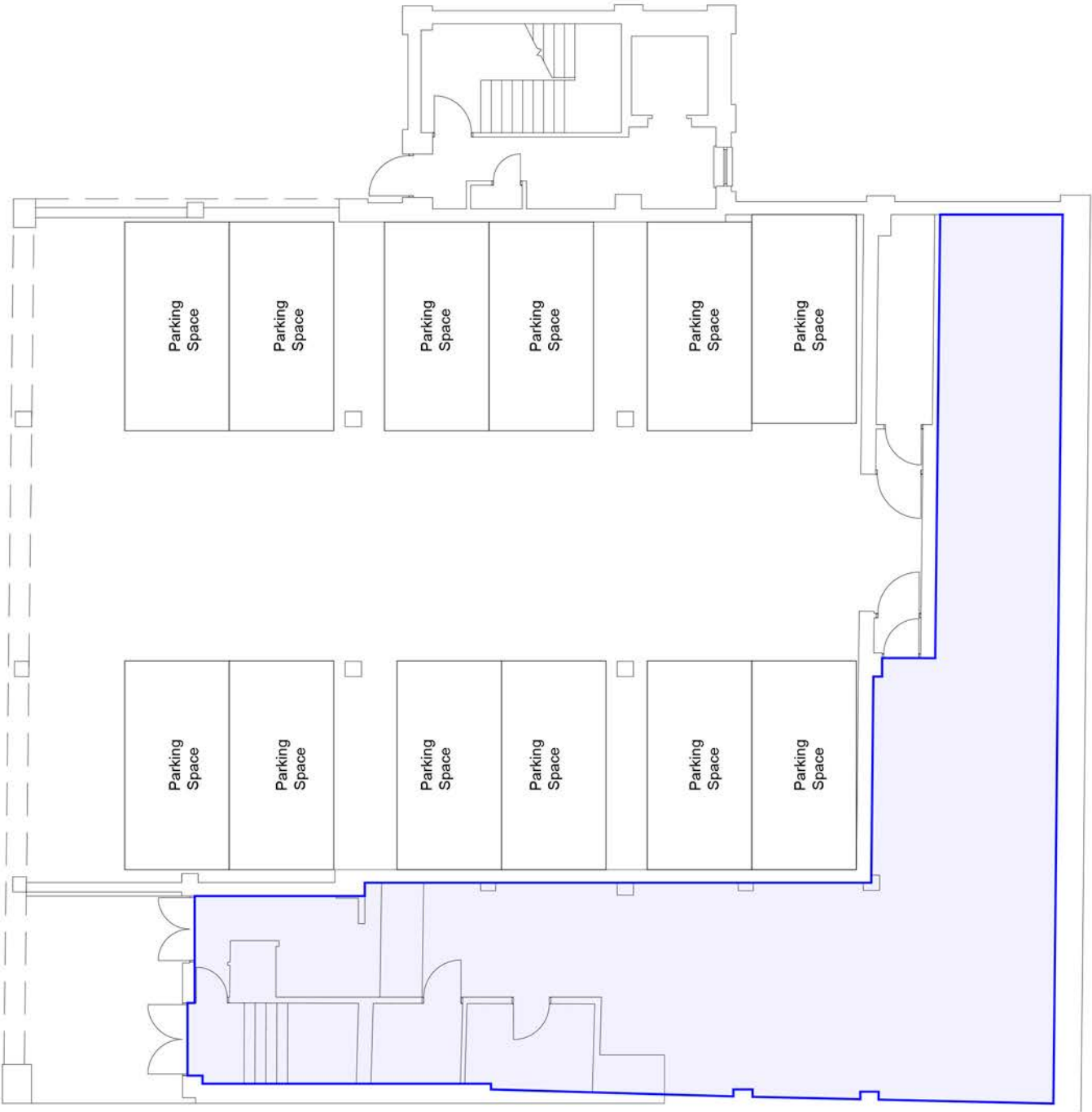
Existing Front Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.2.06
Date	Rev
12.09.16	
Drawn	T.Millin

Proposed A1 Use

Proposed A4 Use



Rev	Date	Description


Fluent
 ARCHITECTURAL DESIGN SERVICES

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 ARCHITECTURAL DESIGN SERVICES
 221 CLARE ROAD, STAINES,
 MIDDLESEX TW20 9LW
 TEL: 01895 576000
 E-MAIL: INFO@FLUENT-ADSL.DJUK
 WEB: FLUENT-ADSL.DJUK

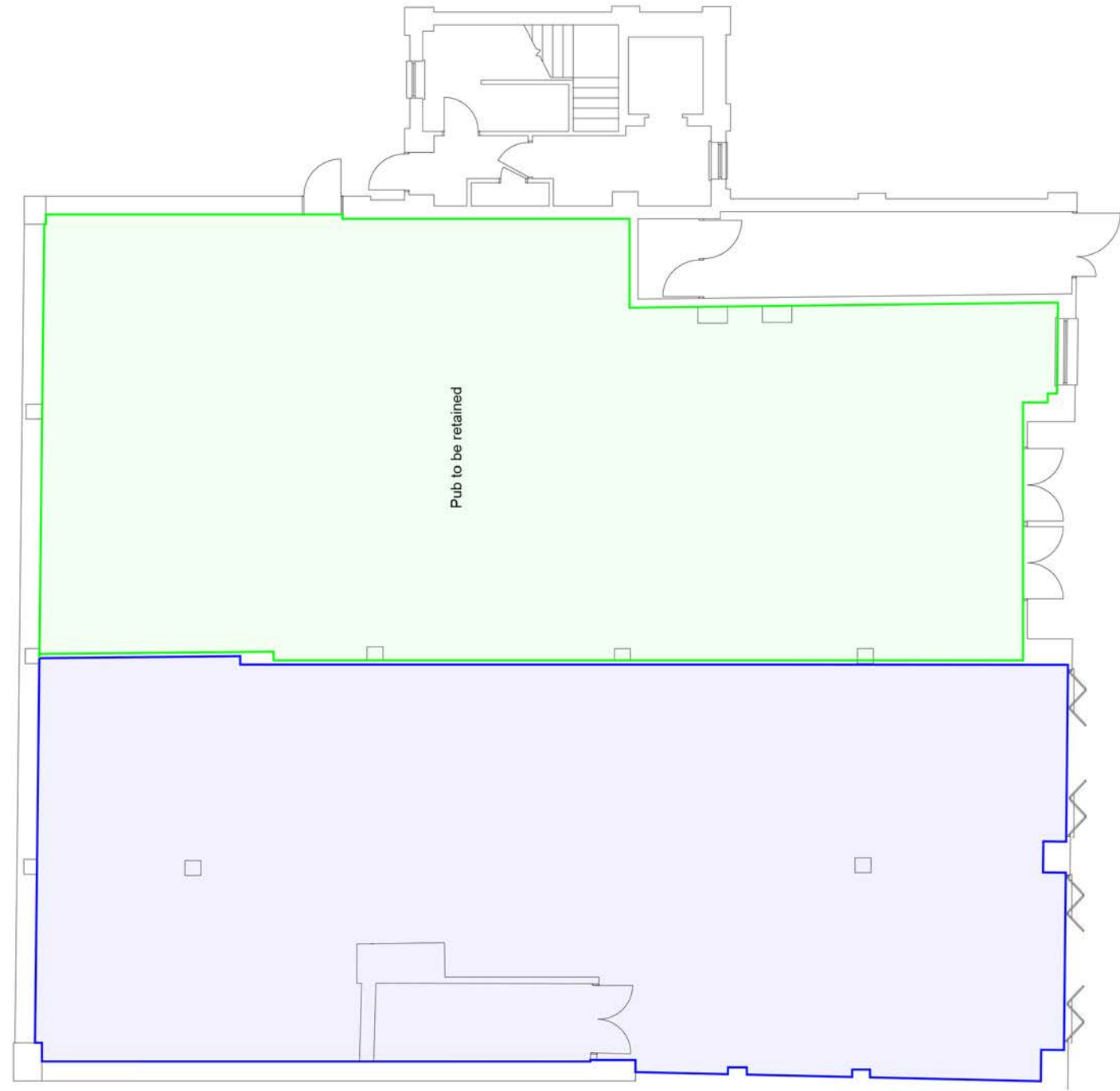
53-55 Joel Street, Northwood

Proposed Basement Floor Plan

1 : 100 @ A3



Scale	Dwg No.	Rev
1:100 @ A3	FLU.387.2A.06	
Date	21.02.17	
Drawn	T.Millin	D



Proposed A1
Use

Proposed A4
Use

Rev	Date	Description

 **Fluent**
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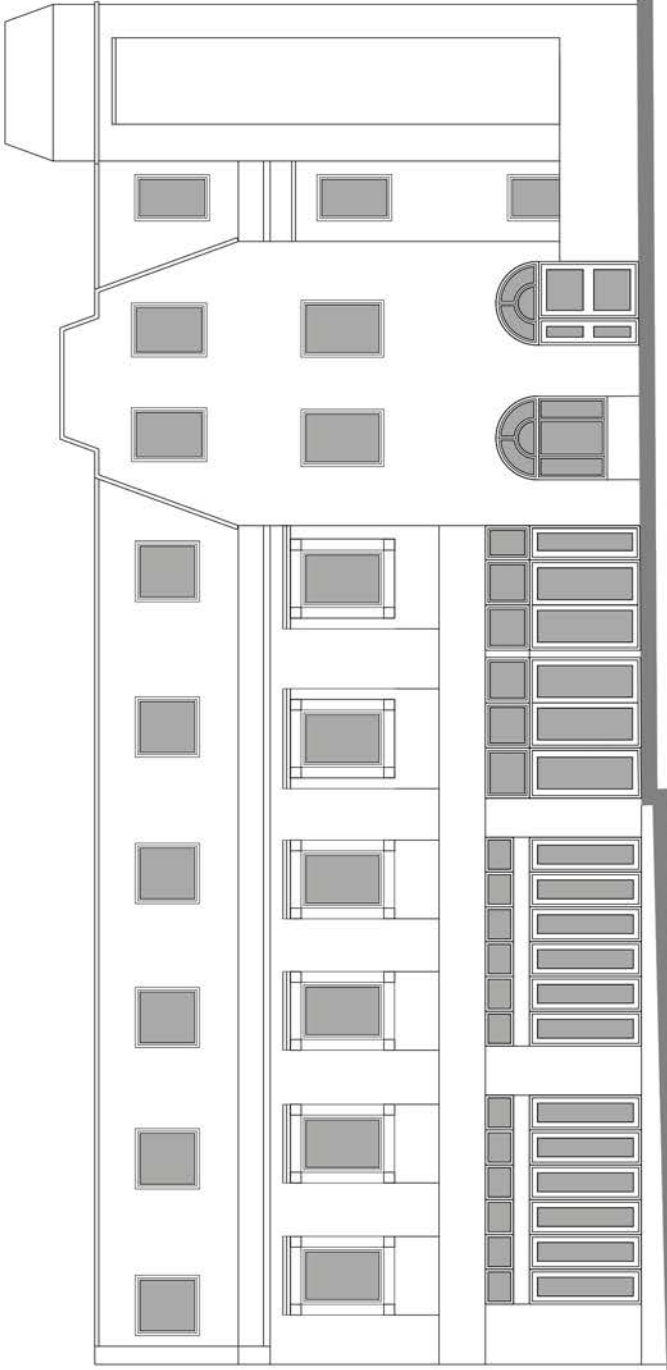
FLUENT
ARCHITECTURAL DESIGN SERVICES
221 CLARE ROAD, STAINES,
MIDDLESEX TW20 9LW
TEL: 01895 831313
E-MAIL: INFO@FLUENT-ADSD.CO.UK
WEB: FLUENT-ADSD.CO.UK

53-55 Joel Street, Northwood

Proposed Ground Floor Plan



Scale	Dwg No.	Rev
1:100 @ A3	FLU.387.2A.07	
Date	21.02.17	
Drawn	T.Millin	E



Rev	Date	Description

**Fluent**
ARCHITECTURAL DESIGN SERVICES

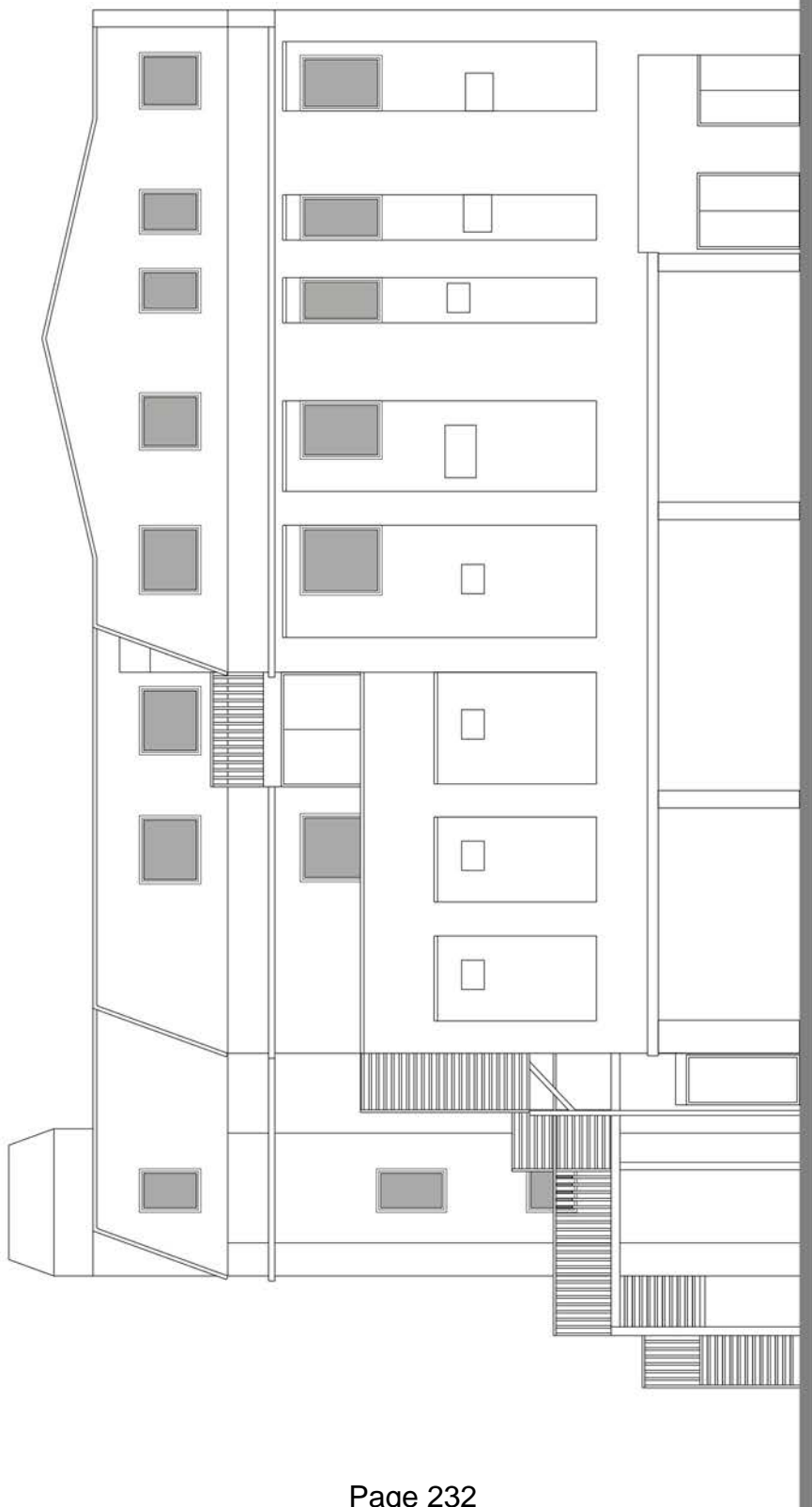
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221 CLARE ROAD, STAINES,
MIDDLESEX, TW20 9EZ
E-MAIL: INFO@FLUENT-ADSL.COM
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53-55 Joel Street, Northwood

Proposed Front Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.2.12
Date	Rev
21.02.17	A
Drawn	T.Millin



Rev	Date	Description

**Fluent**
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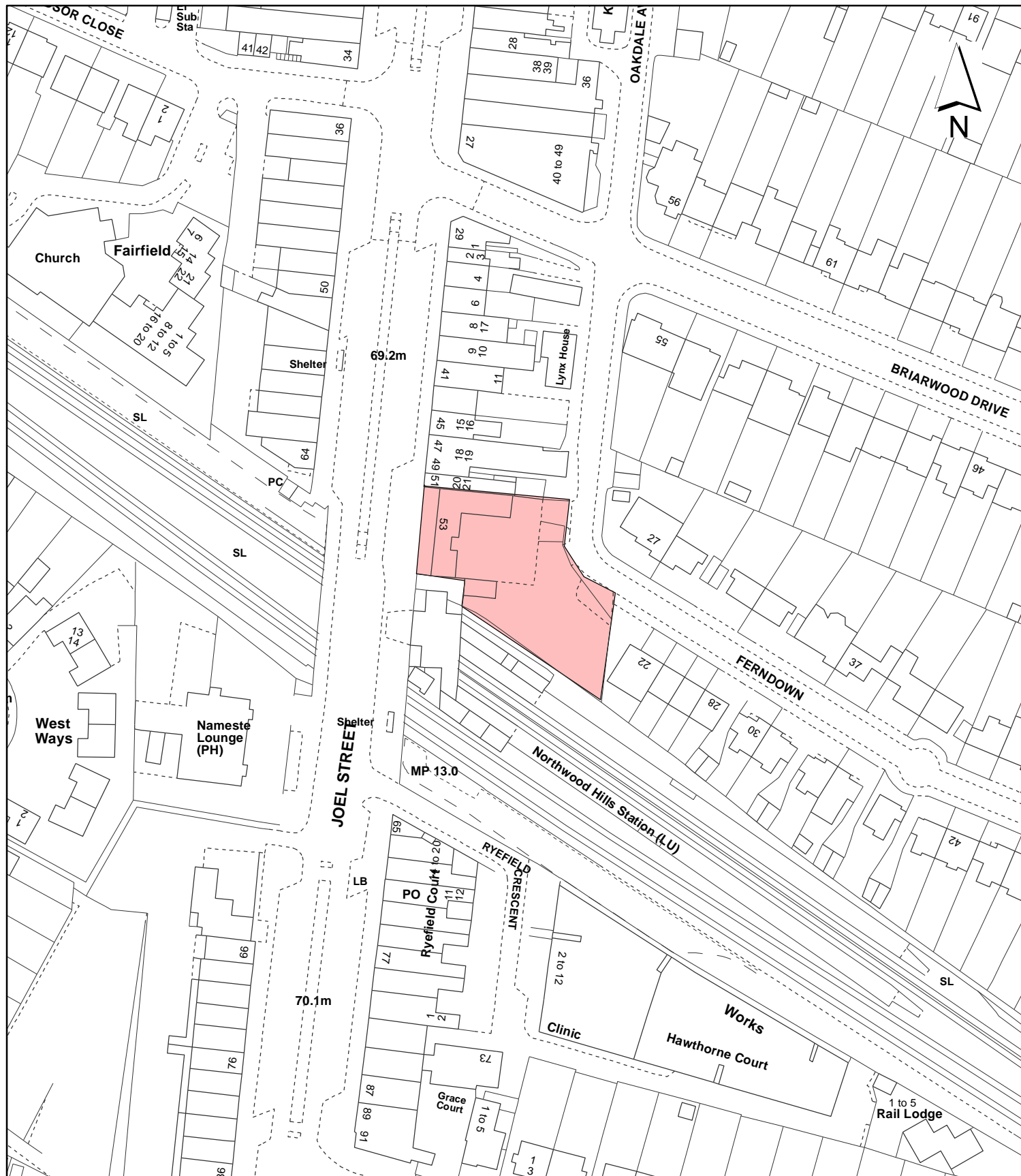
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MIDDLESEX, TW20 9JZ
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WEB: FLUENT-ADSL.DJUK

53-55 Joel Street, Northwood

Proposed Rear Elevation



Scale	Dwg No.
1:100 @ A3	FLU.387.2.13
Date	Rev
12.09.16	
Drawn	T.Millin



Notes:

 Site boundary

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Site Address:

**53-55 The Broadway
Joel Street
Northwood**

Planning Application Ref:

5564/APP/2019/675

Scale:

1:1,250

Planning Committee:

North Page 233

Date:

August 2019

**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 39 WIELAND ROAD NORTHWOOD

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

LBH Ref Nos: 22452/APP/2018/3575

Date Plans Received: 09/10/2018

Date(s) of Amendment(s):

Date Application Valid: 09/10/2018



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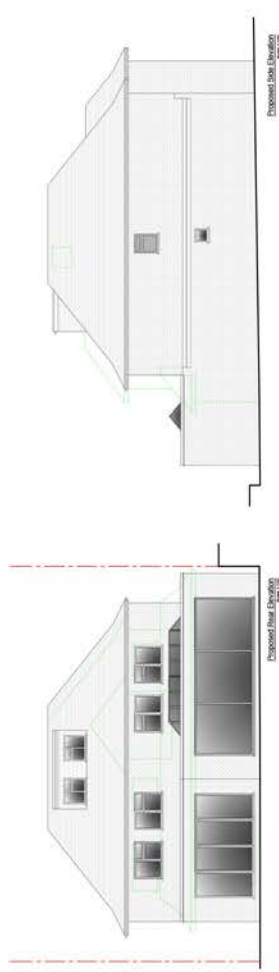
LOCATION PLAN SCALE 1:1250



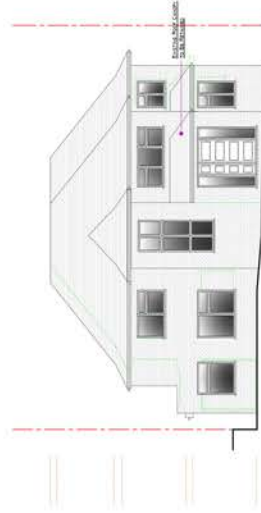
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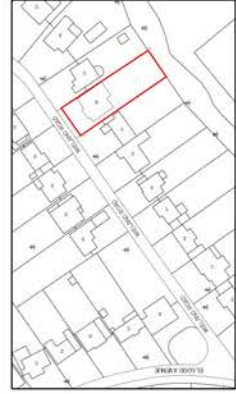
PROPOSED BLOCK PLAN SCALE 1:500



Proposed Side Elevation

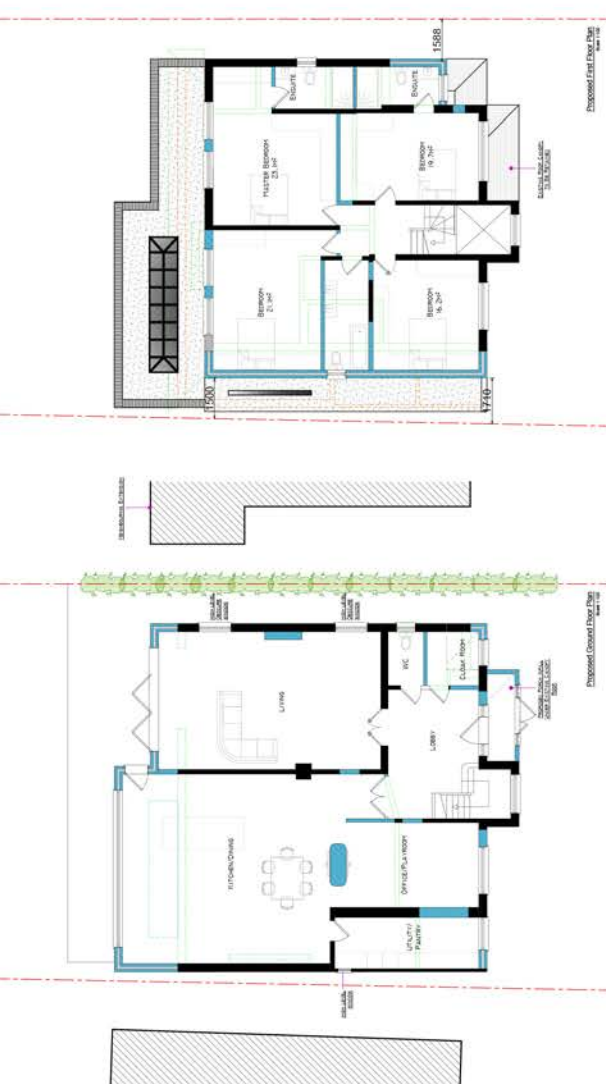
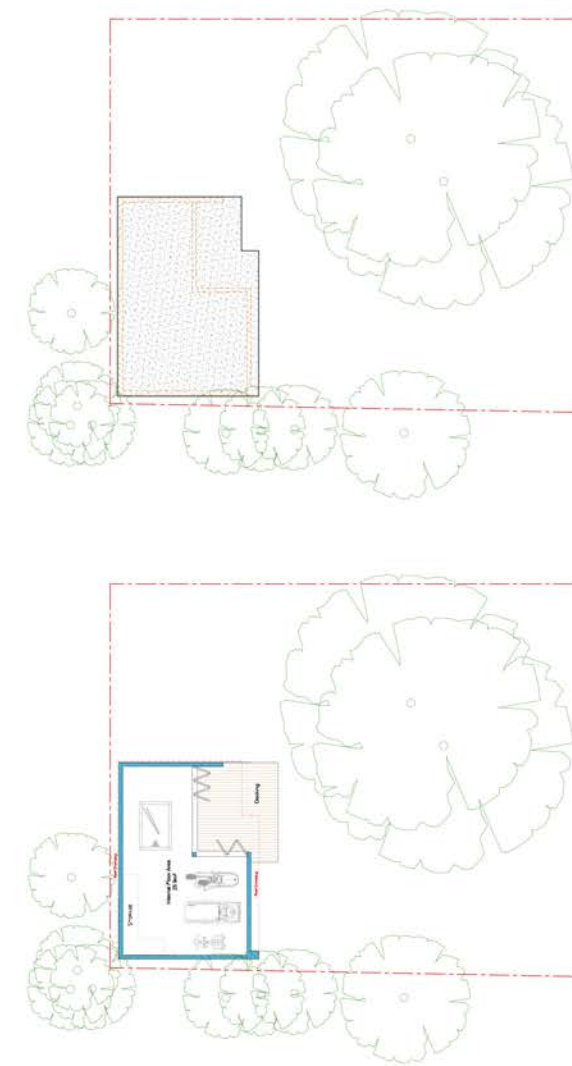


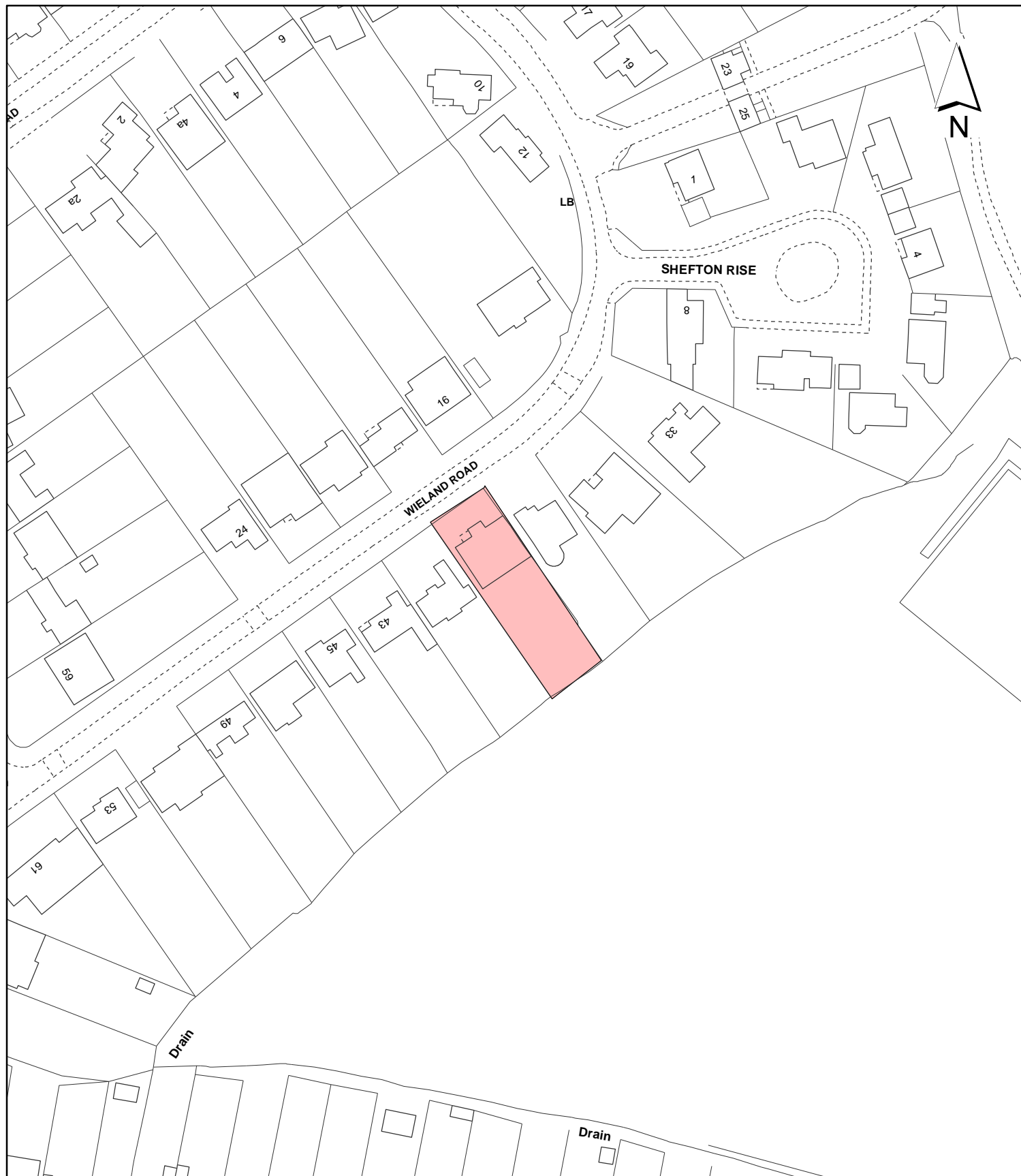
Proposed Front Elevation



LOCATION PLAN SCALE 1:1250

Project Information Project Name: [Blank] Client: [Blank] Date: [Blank] Drawn by: [Blank] Checked by: [Blank] Scale: [Blank]		Revision History <table border="1"> <tr> <th>Rev</th> <th>Description</th> <th>Date</th> </tr> <tr> <td>1</td> <td>Initial Design</td> <td>10/10/2017</td> </tr> <tr> <td>2</td> <td>Revised Design</td> <td>10/10/2017</td> </tr> <tr> <td>3</td> <td>Final Design</td> <td>10/10/2017</td> </tr> </table>	Rev	Description	Date	1	Initial Design	10/10/2017	2	Revised Design	10/10/2017	3	Final Design	10/10/2017
Rev	Description	Date												
1	Initial Design	10/10/2017												
2	Revised Design	10/10/2017												
3	Final Design	10/10/2017												
Project Details Project No: [Blank] Project Name: [Blank] Project Address: [Blank] Project Postcode: [Blank]		Project Status Project Status: [Blank] Project Phase: [Blank] Project Budget: [Blank]												
Project Notes Project Notes: [Blank]		Project Contact Project Contact: [Blank] Project Email: [Blank] Project Phone: [Blank]												





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Site Address:

**39 Wieland Road
Northwood**

Planning Application Ref:

22452/APP/2018/3575

Planning Committee:

North Page 238

Scale:

1:1,250

Date:

August 2019

**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 SCOUTS HUT, 4 LADYGATE LANE RUISLIP

Development: Erection of 1 x 4-bed detached dwelling, 1 x 3-bed detached dwelling and 2 x 3-bed semi-detached dwellings with associated parking and amenity space, involving demolition of existing Scout Hut. (AMENDED PLANS 28/05/19)

LBH Ref Nos: 702/APP/2018/4224

Date Plans Received: 03/12/2018

Date(s) of Amendment(s): 28/05/2019

Date Application Valid: 03/12/2018

03/12/2018

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	Notes	By	Date
A. Planning issue		hy	16/11/18



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PLANNING ISSUE



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Location Plan

Date	Covered By Manager
09/09/2018	
Checked by Proj. Arch.	Reviewed
	A
Drawn by	Drawing No.
BY	1445/P(-)01

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KEY:

— Site Boundary

T1-7 Existing Lime Trees (TPO No. 008)
 Refer to Keen Cons.



PLANNING ISSUE

0 2 10 20m



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Project
 Ladygate Lane,
 Ruislip, HA4 7QR

Title
 Existing Site Plan

Scale	1:400 @ A3	1:200 @ A1	Date	09/06/2015
Drawn by	PW	Checked by Proj. Auth.	Checked by Manager	
Drawing No.	1445/P(-)02	Revision		A

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 020 7355 2040
 020 7355 2041
 020 7355 2042
 020 7355 2043
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Rev	Notes	By	Date
A	Existing boundary hedge to the East confirmed	JR	16/11/18



KEY:

Site Boundary

T1-T7 Existing Line Trees (TPO No. 608)
Refer to Keen Cons.



PLANNING ISSUE
0 1 2 5 10m



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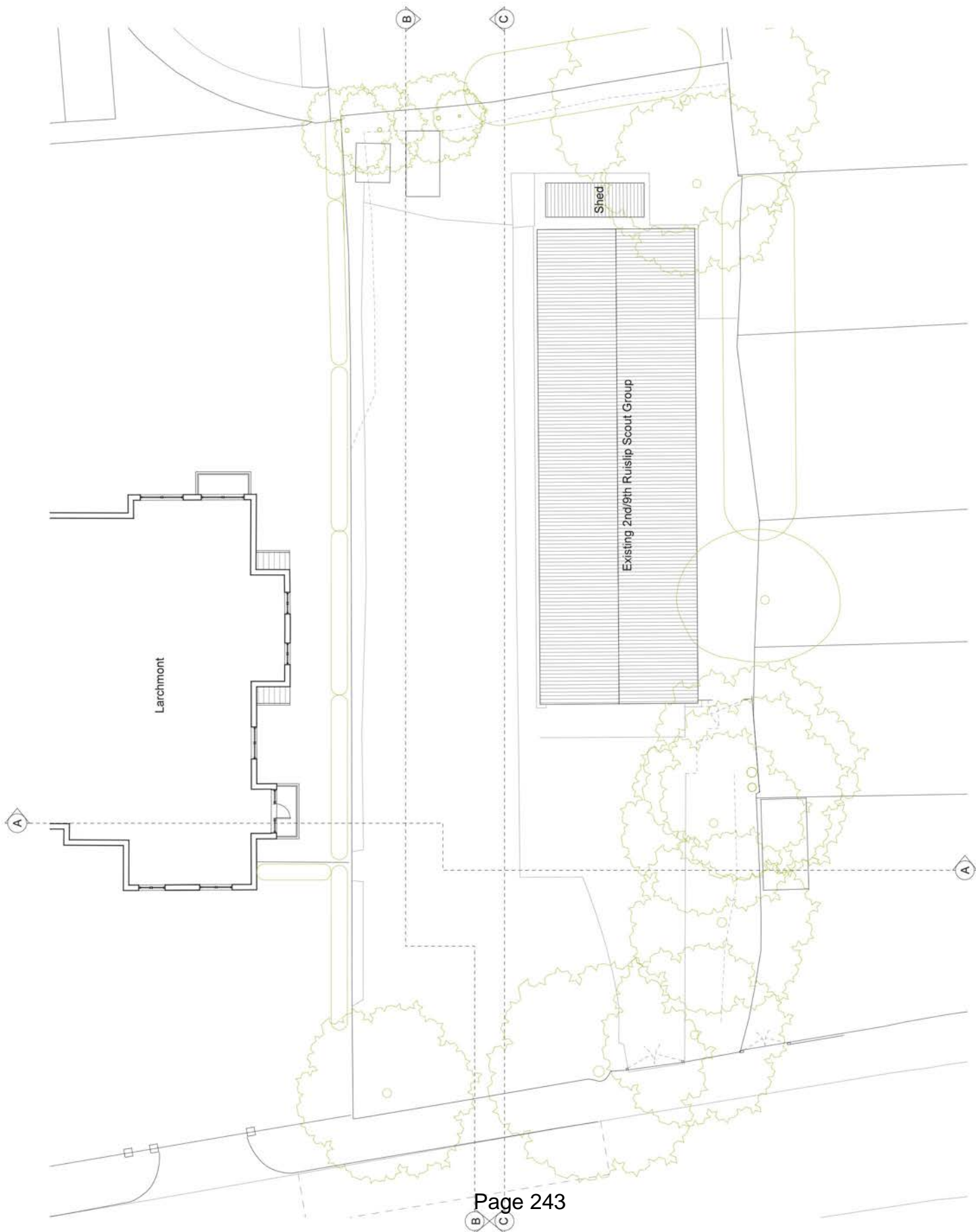
Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Existing Ground Floor Plan

Scale 1:200 @ A3 1:100 @ A1	Date 04/09/2018
Drawn by BBS	Checked by Proj. Auth. Reviewed
Drawing No. 1445/P(-)10	Revision A

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Rev	Notes	By	Date
A	Existing boundary hedge to the East confirmed	JR	16/11/18



PLANNING ISSUE

0 1 2 5 10m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

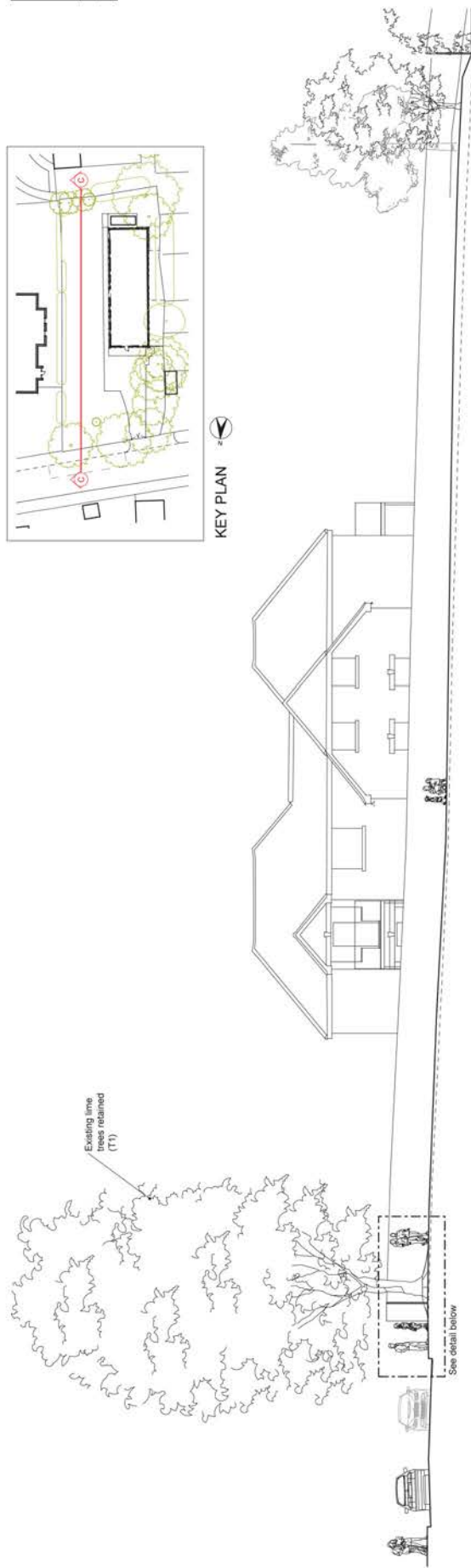
Title
Existing
Roof Plan

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Drawing No.	1445/P(-)11	Revision		A

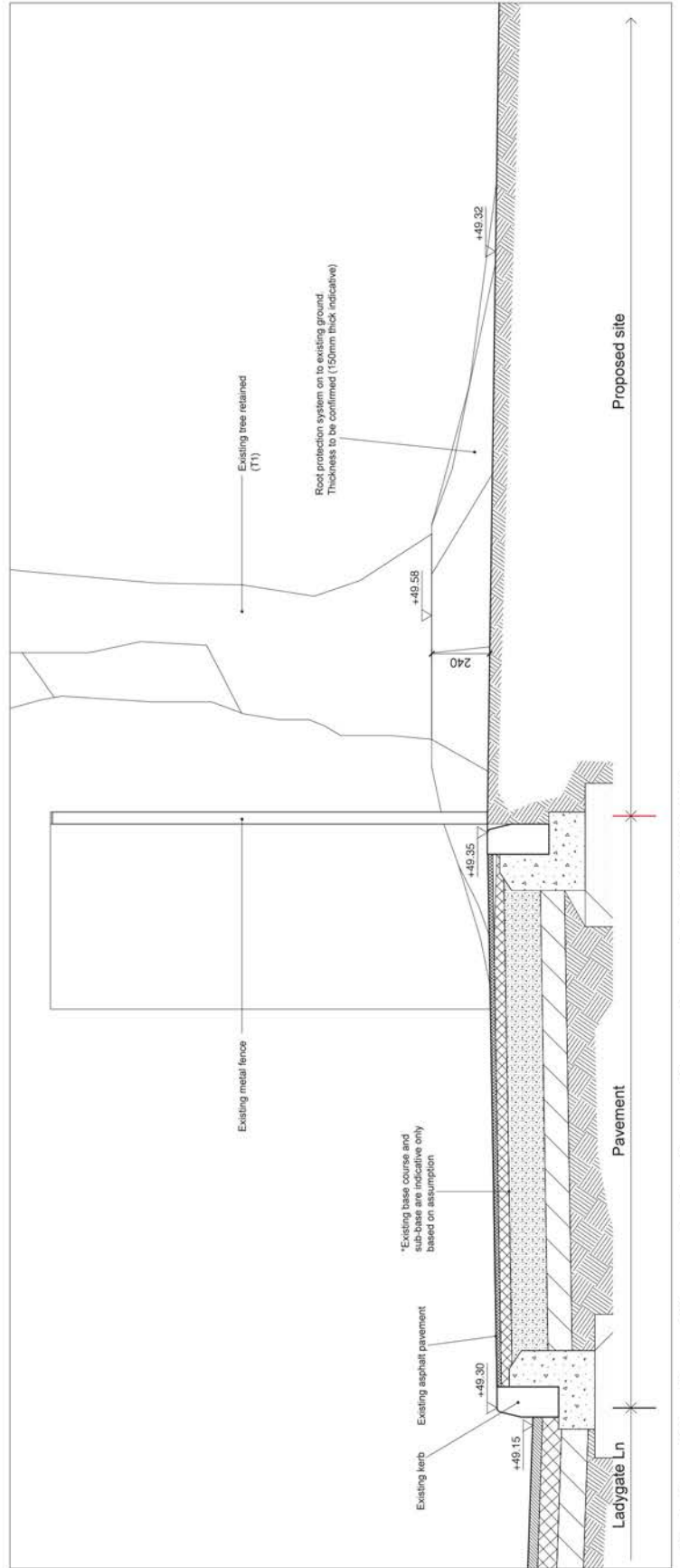
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Rev	Notes	By	Rev	Date
A	Drawing number changed Planning issue			01/10/18



Site Section C-C



PLANNING ISSUE

0 1 5 10m

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 Project: Ladygate Lane, Ruislip, HA4 7QR

Title: Existing Site Section C-C

Drawn By	Checked By	Checked By	Date
JSY	JSY	JSY	17/08/2018

Drawing No: 1445/P(-)32

Revision: A

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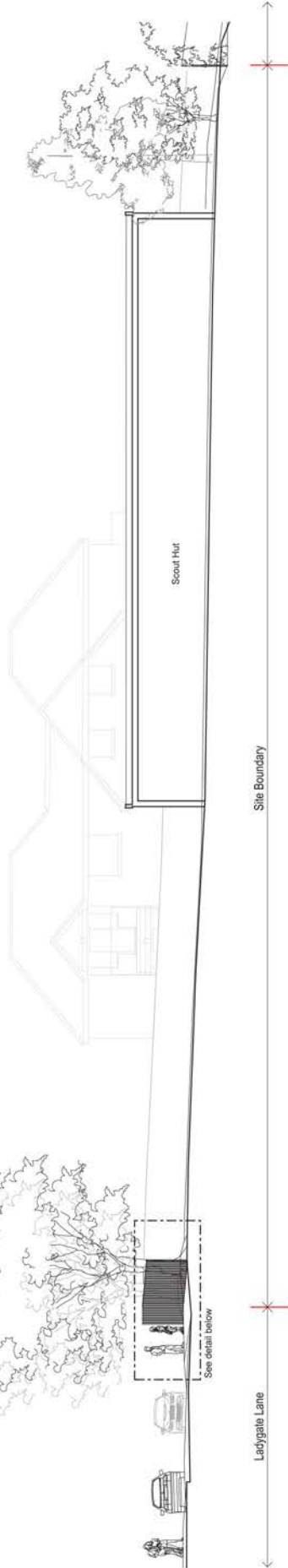
Existing Section: Through Northern Boundary (at 1:20 @A3)

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Rev	Notes	By	Rev	Date
A	Drawing number changed Planning issue			01/10/18



KEY PLAN



Site Section D-D



Existing Section: Through Existing Entrance (at 1:20 @A3)

PLANNING ISSUE

0 1 5 10m



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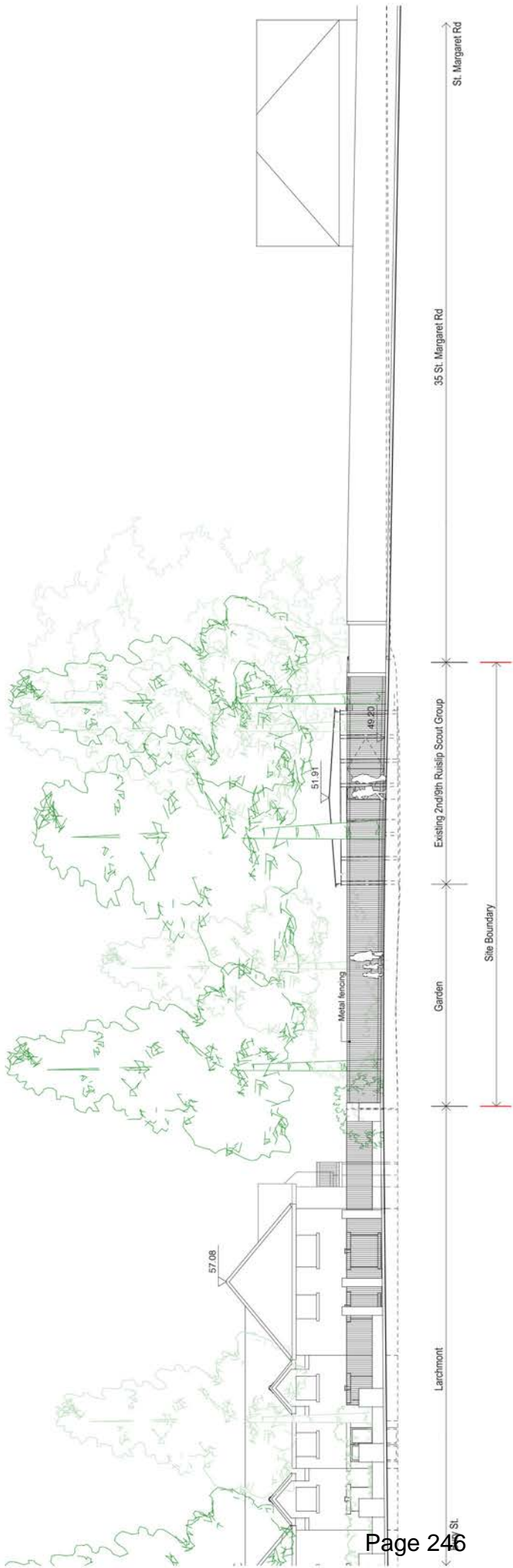
Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Existing Site Section D-D

Scale	1:200 @ A3	Date	17/08/2018
Drawn by	JSY	Checked by Proj. Mth.	Checked by Manager
Drawing No.	1445/P(-)33	Revision	A

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Existing North Context Elevation - Ladygate Lane

PLANNING ISSUE

0 1 5 10m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Site
Existing North Context Elevation
- Ladygate Lane

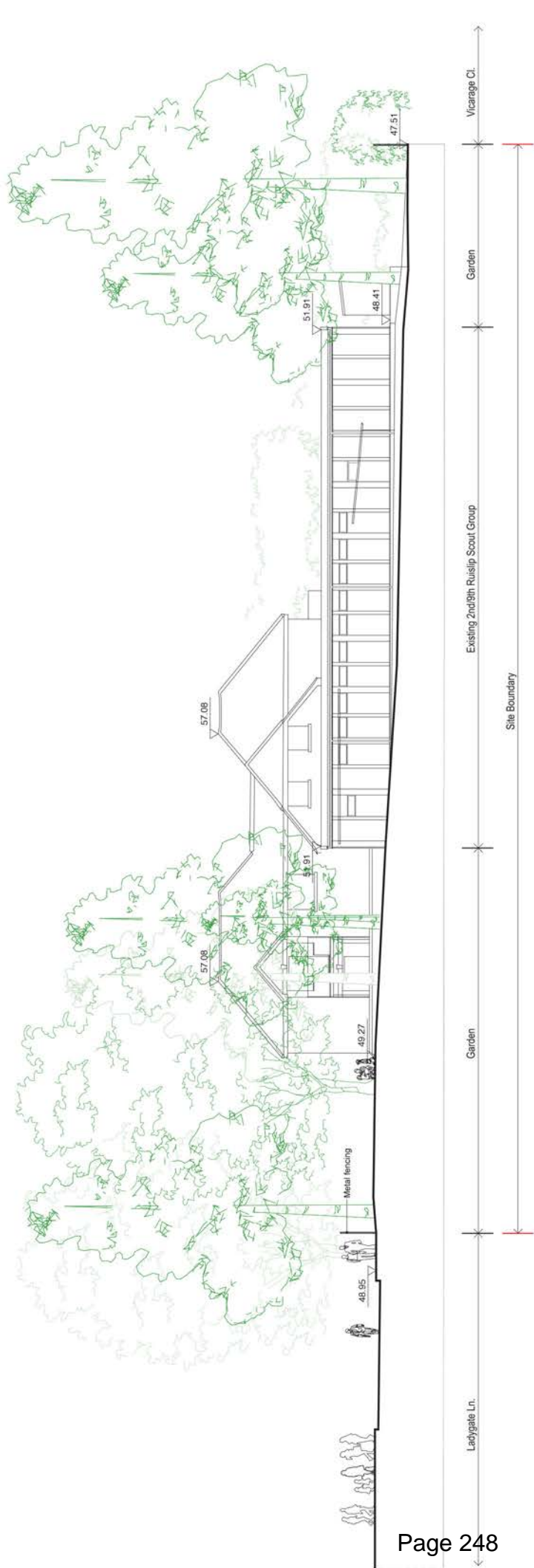
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Drawing No.	1445/P(-)/20	Revision	-

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Existing South Context Elevation



Existing West Context Elevation

PLANNING ISSUE



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Time
Existing West
Context Elevation

Scale 1:200 @ A3	Date 04/09/2018
Drawn by BBS	Checked by Proj. Arch.
Drawing No. 1445/P(--)/21	Checked By Manager Revision

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No.	Notes	By	Date
A	House 1, 2, 3 and 4 revised and shifted	JH	02/03/18
B	Planning issue	PW	19/09/18
C	Site layout revised	JH	26/10/18
D	Entrance area revised	JH	05/11/18
E	Soft green area introduced to the front of the houses as well as the existing boundary to the rear. The existing boundary to the rear is shown in red. The new boundary is shown in green. The new boundary is shown in green. The new boundary is shown in green.	JH	16/11/18
F	Following the submission of House 5, Garden area has been revised. The new boundary is shown in green. The new boundary is shown in green. The new boundary is shown in green.	JH	07/03/19
G	House 5, 6 and 7 revised over site	JH	22/03/19
H	Car parking area introduced to the back of the site. The new boundary is shown in green. The new boundary is shown in green. The new boundary is shown in green.	JH	24/05/19

- Site Boundary
T1 - Existing Line Trees (TPO 608)



PLANNING ISSUE

0 2 10 20m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Proposed
Site Plan

Scale	1:400 @ A3	1:200 @ A1	Date	19/09/2015
Drawn by	PW	Checked by Proj. Mth	Checked by Manager	
Drawing No.	1445/P(-) 102		Revision	H

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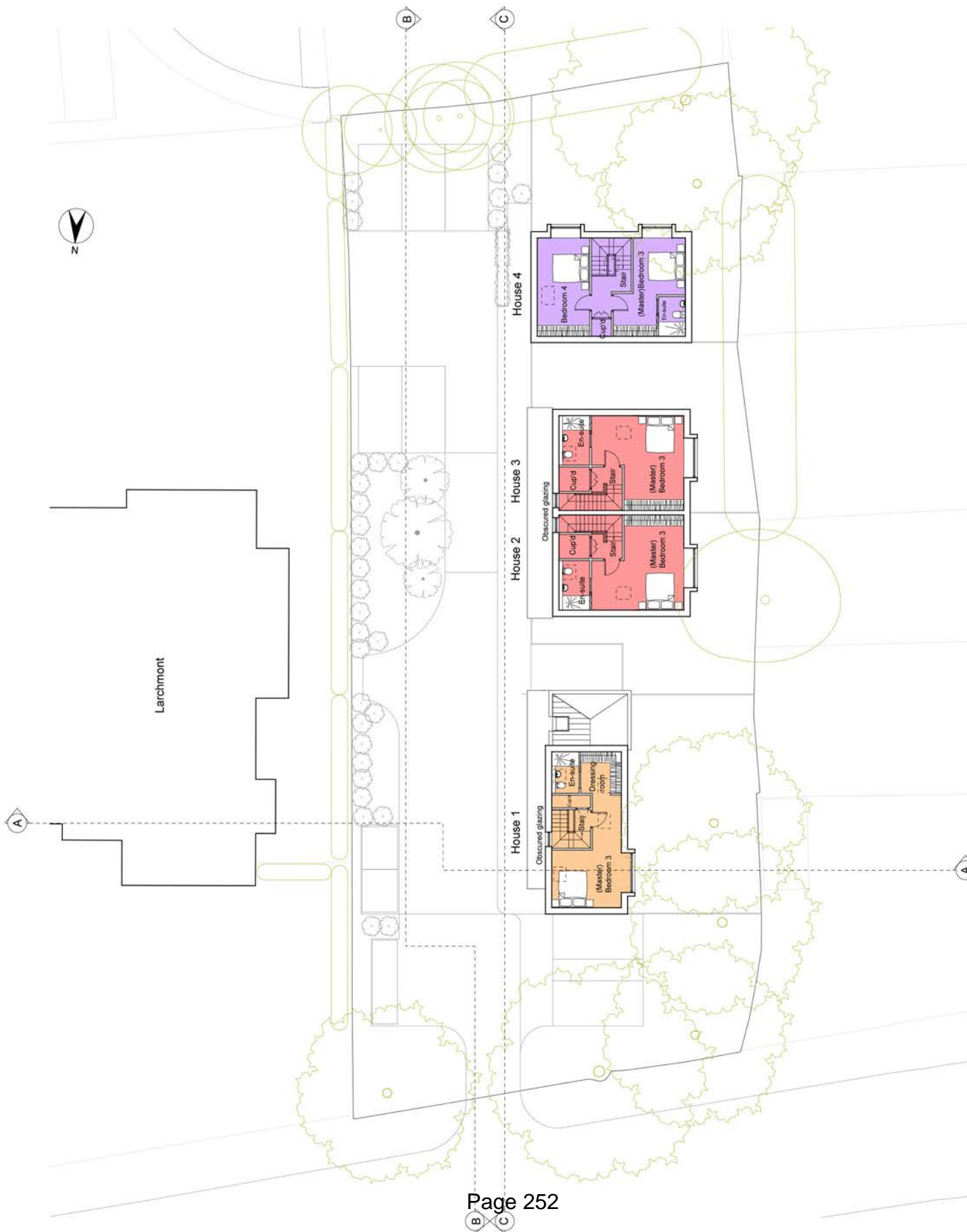
020 7335 3245
19/09/2015



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Rev	Notes	By	Date
A	Design Development	PM	22/06/15
B	5 House scheme, Option B, adopted	PM	02/03/18
C	Minor amendments, Color code added	PM	21/03/18
D	House 1 reconfigured	PM	17/08/18
E	House 1 moved following wider parking space for House 2 at ground floor	PM	31/08/18
F	Roof over bin store and cycle shelter reinstated	PM	19/09/18
G	Entrance to site moved	PM	05/11/18
H	Amendments following the removal of ground	PM	16/11/18
I	House 5 omitted, House 4 converted to 4-bed and parking provision amended accordingly	PM	05/03/19
J	Increases in GFA of House 2 and 3 and 3 detached reconfigured	PM	11/03/19
K	Layouts updated, Refuse and bike stores reinstated	PM	24/05/19



KEY

- 3BSP House
- 3BSP House
- 4BSP House

PLANNING ISSUE



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Proposed
Second Floor Plan

Scale	1:200 @ A3	1:100 @ A1	Date	09/06/2015
Drawn by	TD	Checked by	PM	Approved by
Drawing No.	1445/P(-)112	Revision	K	

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Larchmont

Rev	Notes	By	Date
A	Model 1 used recognized	BY	20/08/18
B	Model 1 used revised	BY	31/08/18
C	General amendments	BY	19/08/18
D	Entered in the file revised	BY	05/11/18
E	Agreements following the revision of general	BY	16/11/18
F	Revised and following of background revised	BY	05/03/19
G	Revised 3 months of records of Housing	BY	11/03/19
H	Revised 3 months of records of Housing	BY	04/04/19

PLANNING ISSUE	
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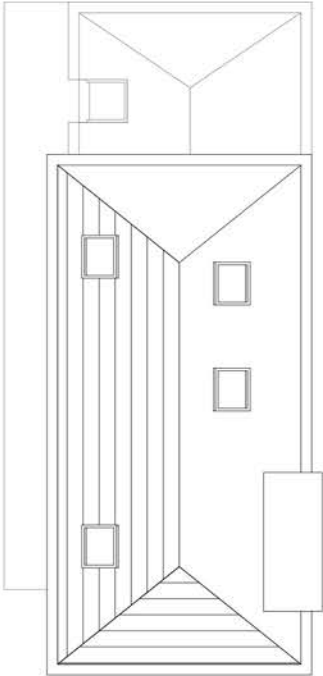
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Project
Ladygate Lane,
Ruislip, HA4 7QR

**Proposed
Roof Plan**

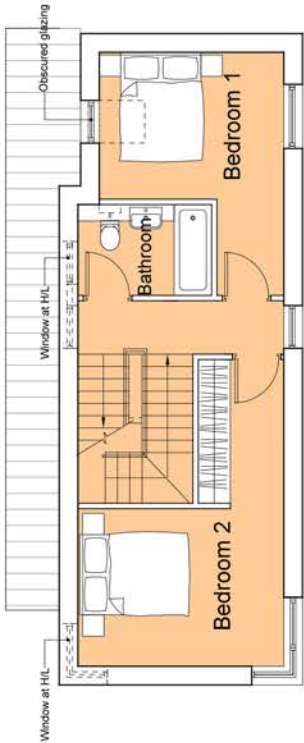
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Drawing No.	1445/P(-)113			Revision
				H

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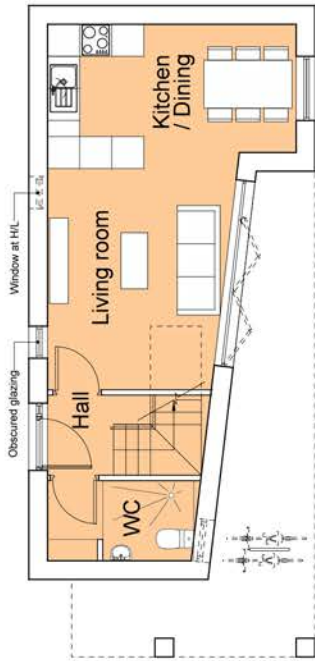


Proposed Second Floor Plan

Proposed Roof Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

House 1: 3bed/ 6 persons
Schedule of Areas

Floor	Area	Gross Internal Area	
		sqm	sqft
Ground		33	360
First		43	460
Second		33	360
Total		109	1180



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Proposed Floor Plans
- House 1

Scale
1:100 @ A3 1:500@A1 07/09/2018

Drawn by
JBY

Checked by
Pmg, Avth

Checked By Manager

Drawing No.
1445/P(-)150

Revision
A

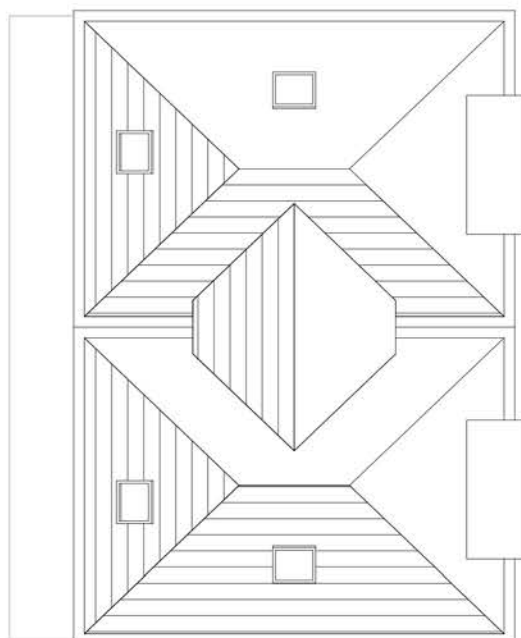
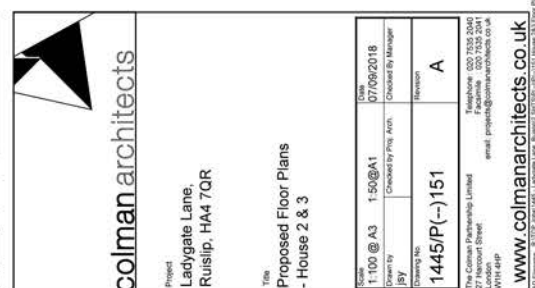
The Colman Partnership Limited
27 Mansport Street,
Widnes, Cheshire, WA14 4HP

Telephone: 020 7135 1545
Facsimile: 020 7135 2044
email: info@colmanarchitects.co.uk
www.colmanarchitects.co.uk

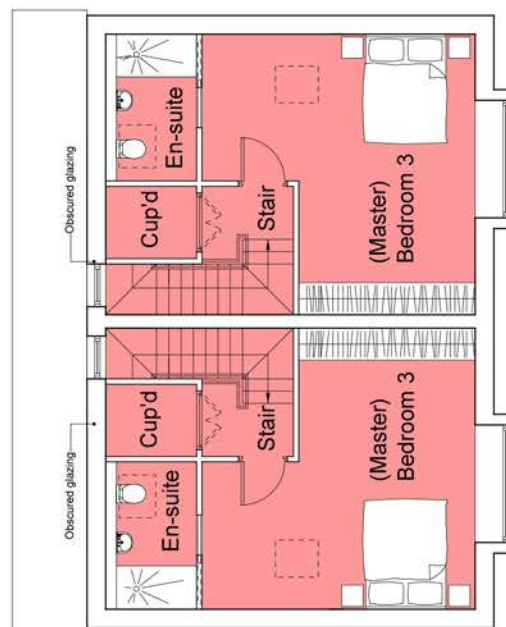
House 2&3: 3bed/ 5 persons
Schedule of Areas : House 2

Area Floor	Gross Internal Area	
	sqm	sqft
Ground	42	450
First	36	380
Second	36	380
Total	114	1210

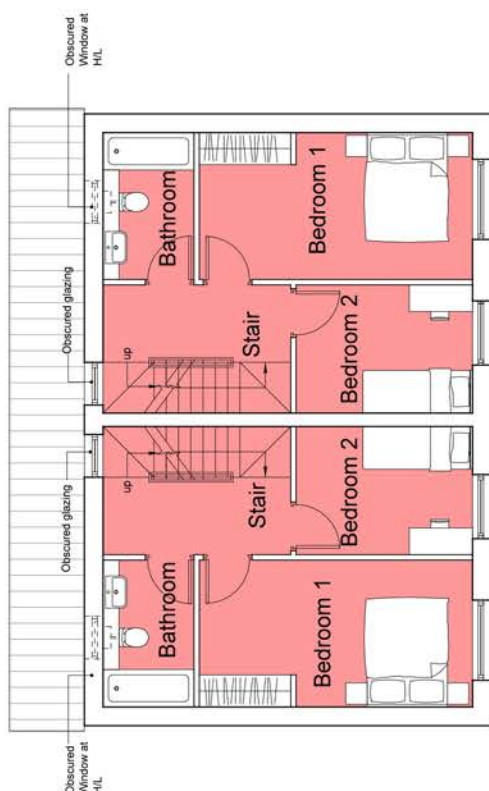
"GIA of House 3 is identical to House 2



Proposed Roof Plan



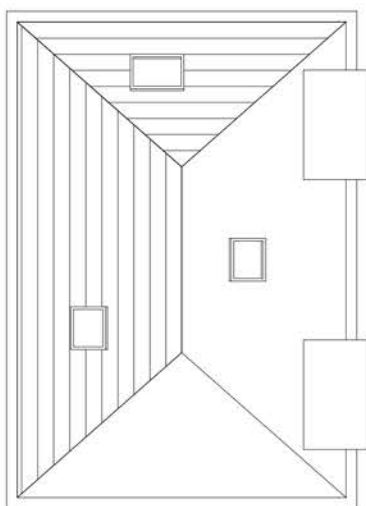
Proposed Second Floor Plan



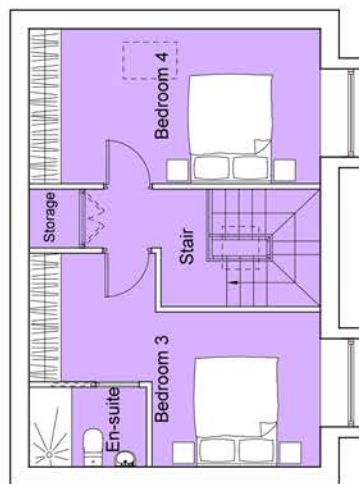
Proposed First Floor Plan



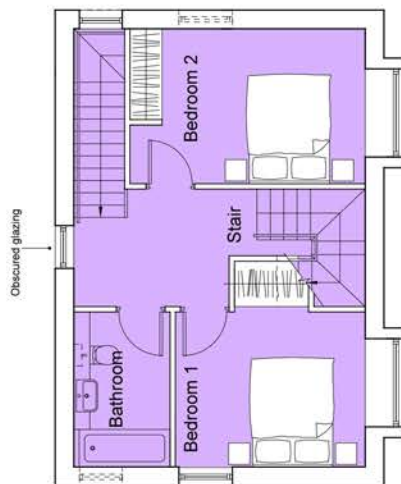
Proposed Ground Floor Plan



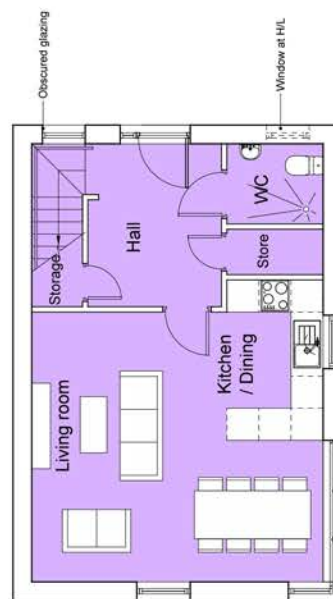
Proposed Roof Plan



Proposed Second Floor Plan



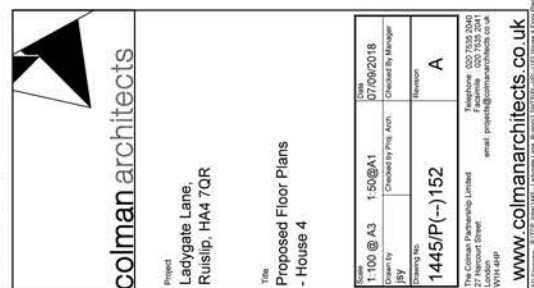
Proposed First Floor Plan

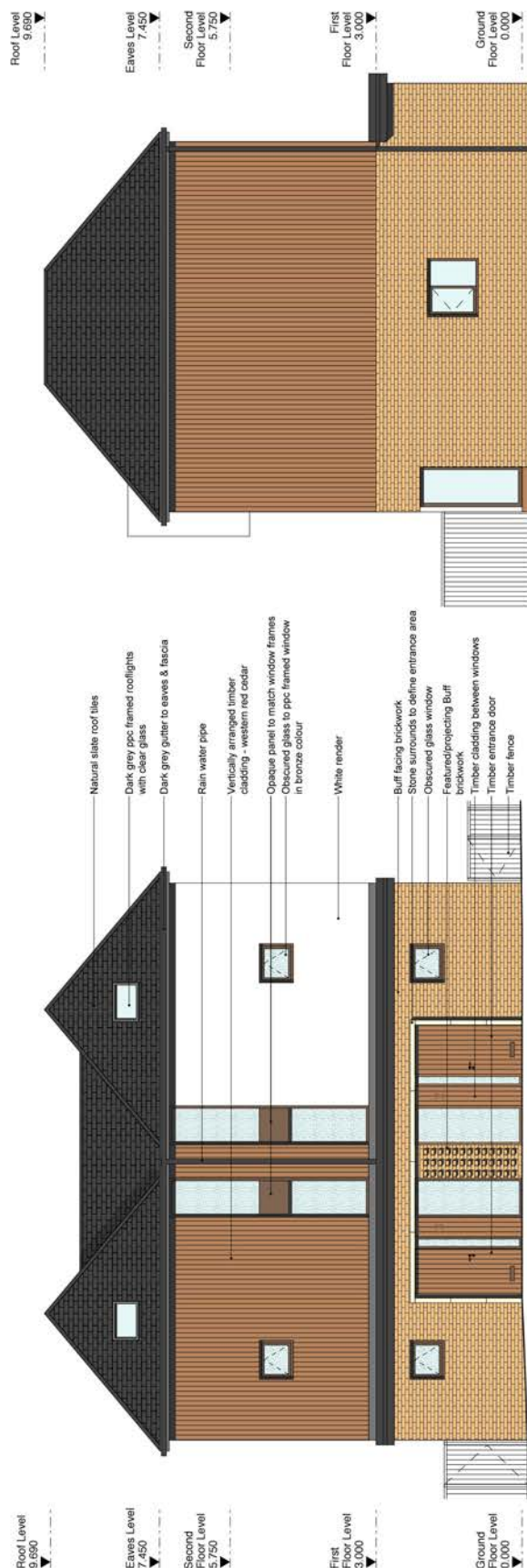


Proposed Ground Floor Plan

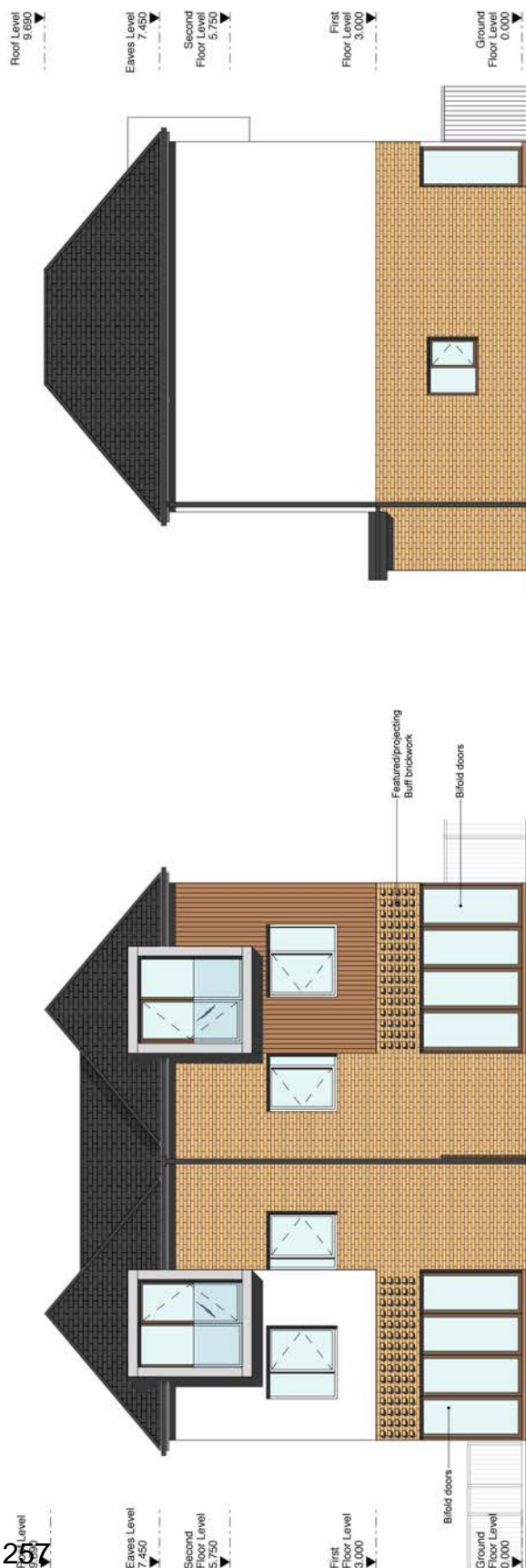
House 4: 4 bed/ 8 persons
Schedule of Areas

Floor	Area	Gross Internal Area	
		sqm	sqft
Ground		44	470
First		44	470
Second		44	470
Total		132	1410

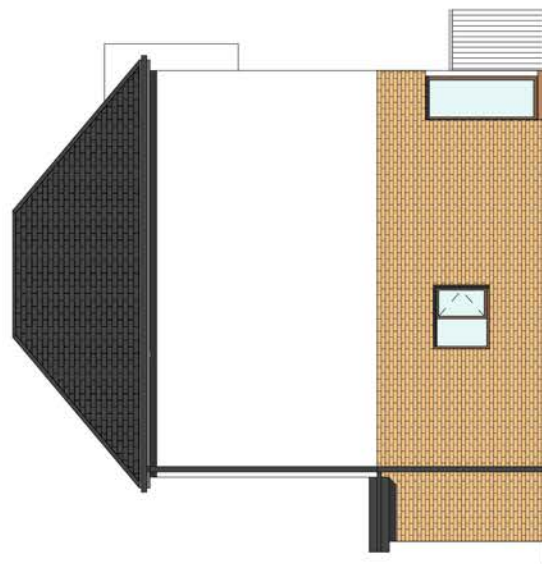




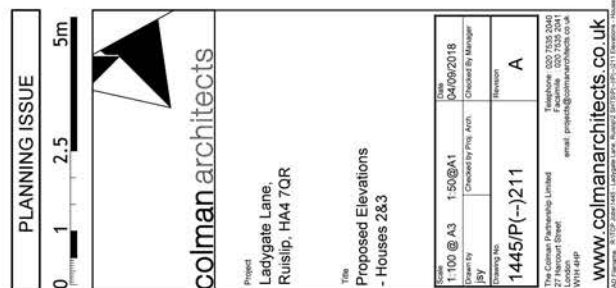
Front Elevation: East



Rear Elevation: West



Side Elevation 2: North

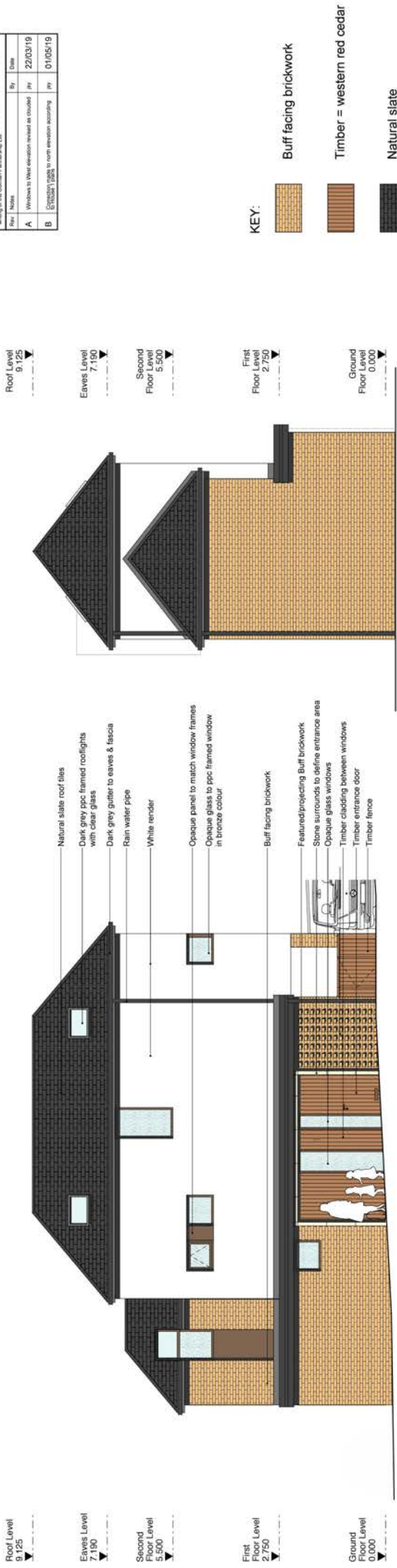


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Rev	Notes	By	Date
A	Windows to West elevation omitted as detailed	JH	22/03/19
B	5/10/2019 to 1/05/2019 in north elevation according	JH	01/05/19



Front Elevation: East

Side Elevation 1: South



Rear Elevation: West

Side Elevation 2: North

PLANNING ISSUE

0 1 2.5 5m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

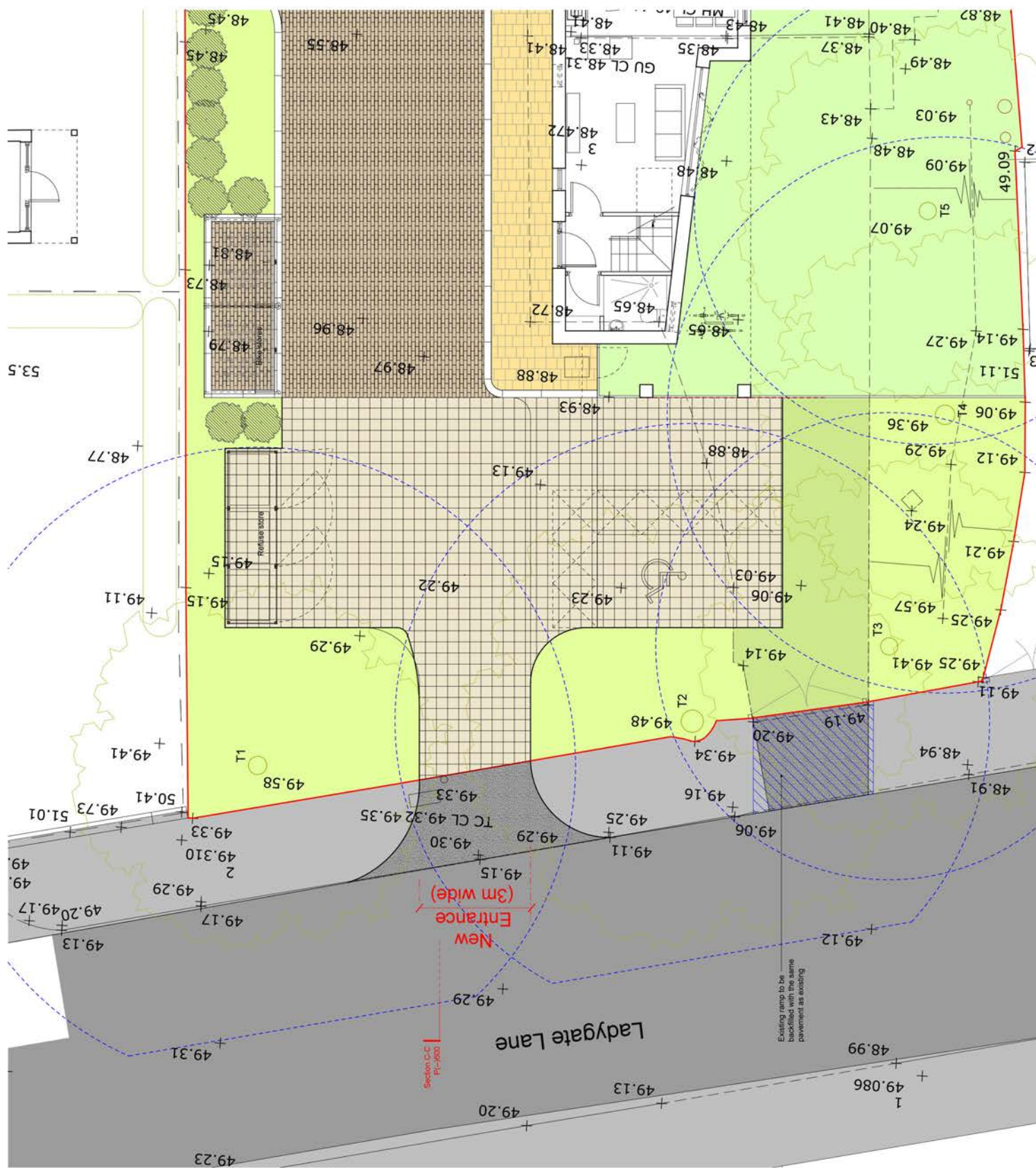
Title
Proposed Elevations
- House 1

Scale 1:100 @ A3	Date 1-500/A1 07/09/2018
Drawn by JBY	Checked by Proj. Mth. Checked By Manager
Drawing No. 1445/P(-)210	Revision B

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Rev	Notes	By	Date
A	Planning Issue	JH	01/10/18
B	Site and/or other updates	JH	24/10/18
C	3m wide ramp surface for entrance to the site	JH	05/11/18
D	Updated according to the revised planning layout	JH	16/11/18
E	Minor amendments	JH	22/03/19
F	Subsequent archiving, limited to the drawing and its associated information. No further updates will be made to this drawing.	JH	24/05/19



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Site
Proposed Entrance to the Site
- Part Ground Floor Plan

Scale	1:100 @ A3	1:50 @ A1	Date	09/08/2018
Drawn by	JH	Checked by	Proj. MGR	Checked by Manager
By	JH	Drawing No.	1445/P(-)401	Revision
				F

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Rev	Notes	By	Date
A	Paving Issue	JH	19/09/18
B	Site and/or update	sm	24/10/18
C	Entrance area, 3m adjacent surface, to the site revised to provide the larger paved area	JH	05/11/18
D	House area, 3m adjacent surface, to the site revised to provide the larger paved area	JH	16/11/18
E	Low level shrubs, 3m adjacent surface, to the site revised to provide the larger paved area	JH	22/03/19
F	Low level shrubs, 3m adjacent surface, to the site revised to provide the larger paved area	JH	24/05/19

KEY

— Site Boundary

T1 to T7 Existing Trees retained (TPO)



PLANNING ISSUE

0 1 2 5 10m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

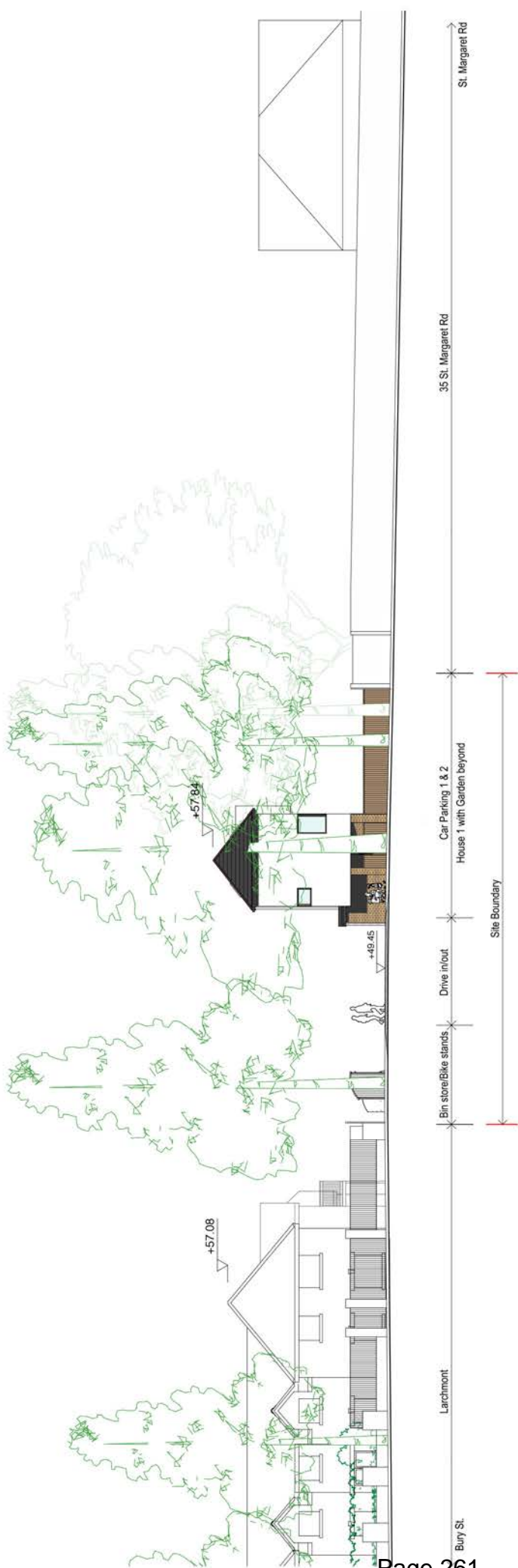
Title
Proposed Landscaping Plan
- Ground Floor Plan

Drawn By	Checked By	Drawn Date	Checked Date
JBY	AWH	07/09/2018	

Drawn No.	Revision
1445/P(-)400	F

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Rev	Notes	By	Date
A	Revised section layout from P1-1001 to P1-1002 House 1 & 2 elevation moved.	JH	19/09/18
B	Bin store moved away from the Eastern boundary.	JH	16/11/18
C	House 1 & 2 elevation moved to the Eastern boundary. Larchmont not included or included.	JH	22/03/19
D	Revised store and bike store relocated.	JH	28/05/19



North Context Elevation: Ladygate Lane

KEY:

	Buff facing brickwork
	Timber = western red cedar *Except fence
	Natural slate
	Reconstructed stone
	Zinc
	Render

PLANNING ISSUE

0 1 5 10m

Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
North Context Elevation

Scale
1:200 @ A3

Drawn by
JBY

Checked by
P.H. 4/17

Drawing No.
1445/P(-)/200

Date
08/07/2017

Checked By Manager
[Signature]

Revision
D

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No.	Issue	By	Date
A	Drawings issued changed from P1-257 to P1-257.1 House 1 & 2 elevation revised	PR	19/09/18
B	Site plan - update	PR	24/10/18
C	Site plan - revised	PR	15/11/18
D	Revised elevation of House 1 & 2, 3 & 4, amended drawing of House 1	PR	22/03/19
E	Revised elevation of House 1	PR	28/05/19



West Context Elevation

KEY:

- Buff facing brickwork
- Timber = western red cedar (*Except fence)
- Natural slate
- Reconstructed stone
- Zinc
- Render

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Project
Ladygate Lane,
Ruislip, HA4 7QR

View
West Context Elevation

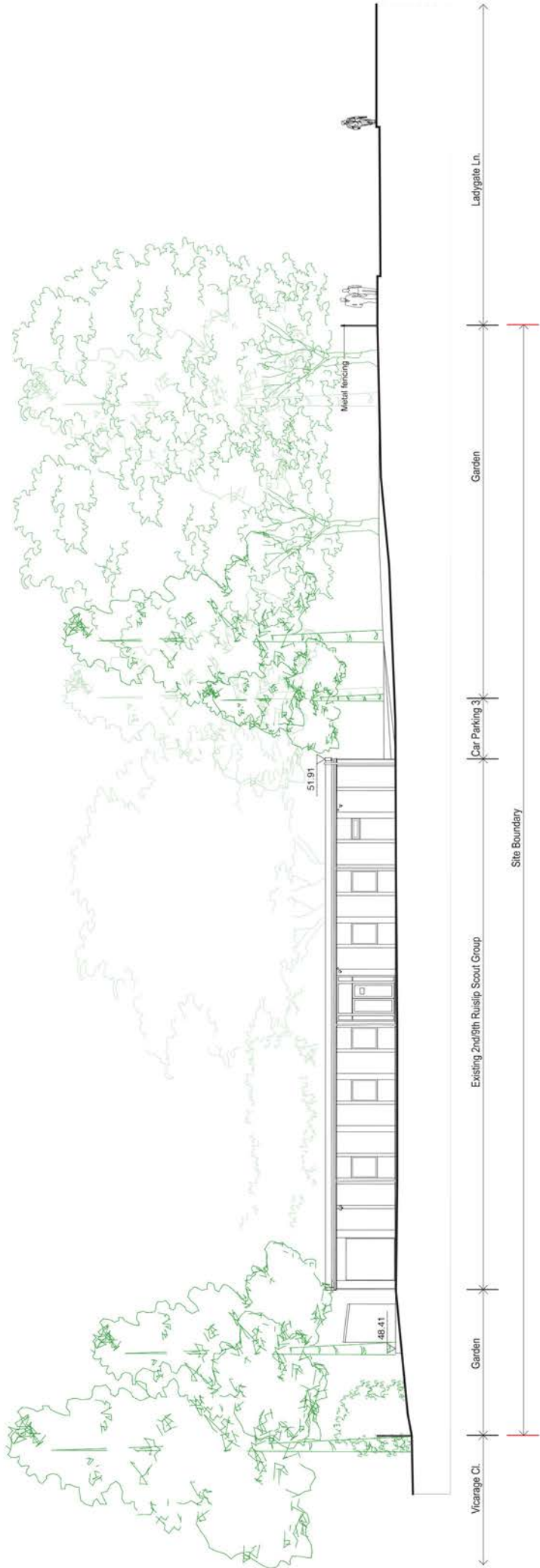
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PLANNING ISSUE

Scale 1:200 @ A3	Date 08/07/2017
Drawn by JBY	Checked by Proj. Mth. Checked By Manager
Drawing No. 1445/P(-)/201	Revision E

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East Context Elevation

PLANNING ISSUE

0 1 5 10m



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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
East Context Elevation

Scale 1:200 @ A3 1:100 @ A1	Date 05/09/2018
Drawn by BBS	Checked by Proj. Arch. Reviewed
Drawing No. 1445/P(-)/23	Revision -

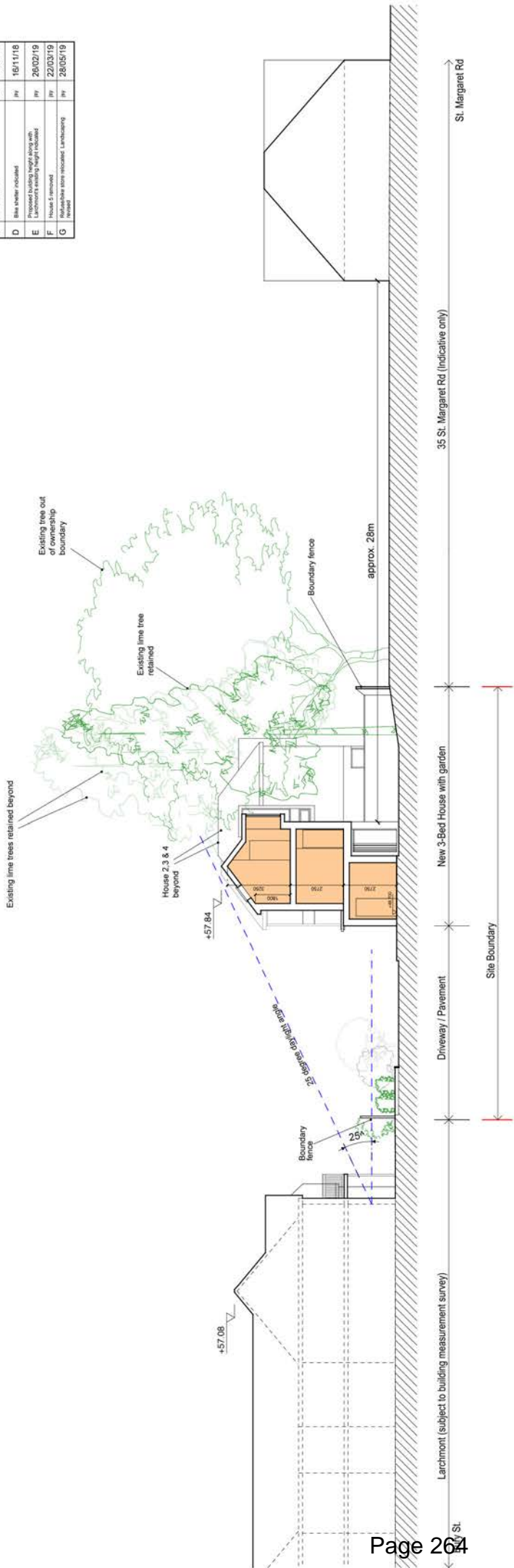
The Colman Partnership Limited
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Colman Architects Ltd
04/11/18

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No.	Notes	By	Date
A	Minor amendments	JH	20/03/18
B	House 1 revised. Elevation of other houses removed	JH	31/08/18
C	Planning date	JH	18/09/18
D	Blue hatched indicated	JH	16/11/18
E	Proposed building height along with Larchmont's existing height indicated	JH	26/02/19
F	House 5 removed	JH	22/03/19
G	Infulectable stone indicated. Landscaping removed	JH	28/05/19



Site Section A-A



KEY PLAN

PLANNING ISSUE

0 1 5 10m



Project

Ladygate Lane,
Ruislip. HA4 7QR

Title

Site Section AA

Scale

1:200 @ A3

Date

08/07/2017

Drawn By

JBY

Checked By

Proj. Mgr.

Checked By

Manager

Drawing No.

1445/P(-)300

Revision

G

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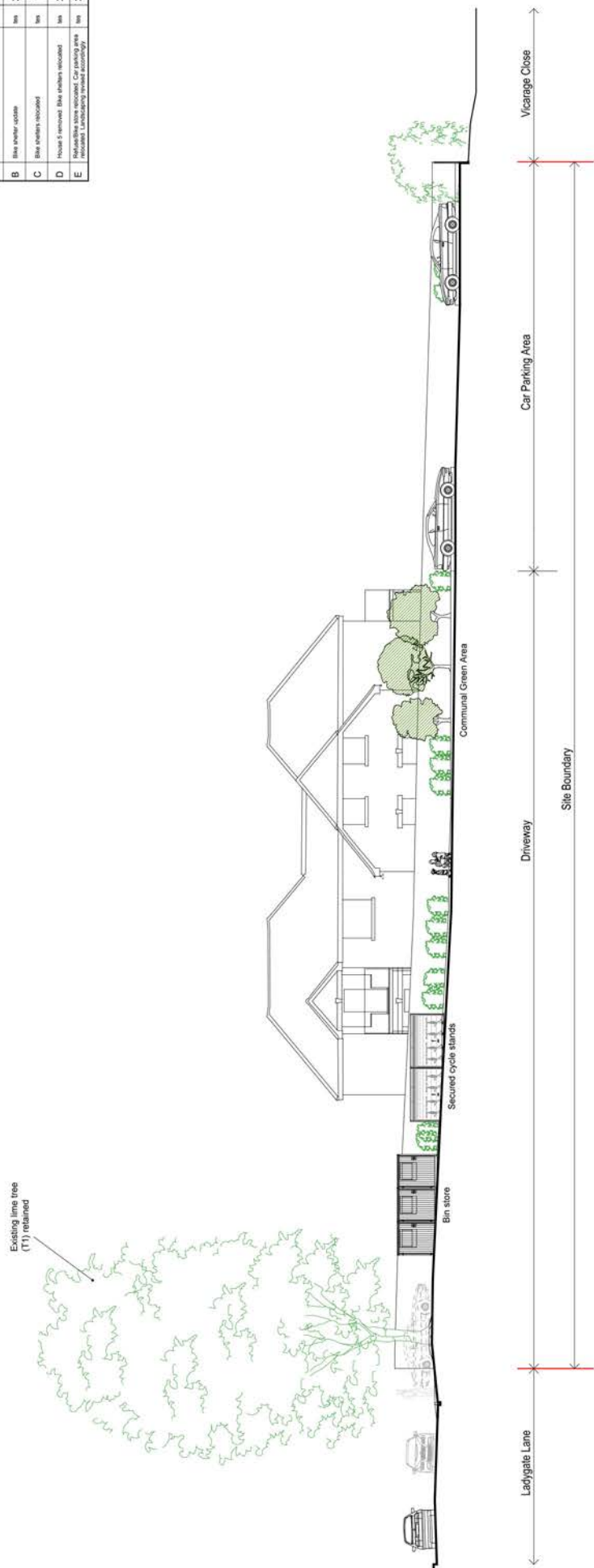
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Rev	Notes	By	Date
A	Parking Issue	JH	19/09/18
B	Site section update	lm	24/10/18
C	Site section's relocated	lm	16/11/18
D	Module 5 removed. Site section's relocated	lm	22/03/19
E	Relocating site sectioned. Car parking area increased. Landscaping revised accordingly	lm	28/05/19



Site Section C-C



KEY PLAN

PLANNING ISSUE

0 1 5 10m

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Project
Ladygate Lane,
Ruislip, HA4 7QR

Title
Site Section C-C

Scale 1:200 @ A3	1:100 @ A1	Date 04/09/2018
Drawn By JBY	Checked By Pmg, AMH	Checked By Manager
Drawing No. 14445/P(-)302	Revision E	

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SURVEY OF TREES AT SCOUT HUT, LADYGATE LANE, RUSLIP									
Tree No.	Tree Name	Species	Height (m)	DBH (cm)	Canopy Spread (m)	Canopy Shape	Canopy Orientation	Canopy Condition	Primary Management Recommendation
1	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
2	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
3	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
4	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
5	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
6	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
7	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
8	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
9	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
10	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
11	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
12	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
13	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
14	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
15	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
16	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood
17	Campanula	Campanula	1.5	4	5	5	5	5	Remove deadwood
18	Campanula	Campanula	1.7	5	5	5	5	5	Remove deadwood

Key to Symbols of Trees

Tree No. 1-18

Tree Name

Species

Height (m)

DBH (cm)

Canopy Spread (m)

Canopy Shape

Canopy Orientation

Canopy Condition

Primary Management Recommendation

1. Tree available for retention

2. Tree available for retention

3. Tree available for retention

4. Tree available for retention

5. Tree available for retention

6. Tree available for retention

7. Tree available for retention

8. Tree available for retention

9. Tree available for retention

10. Tree available for retention

11. Tree available for retention

12. Tree available for retention

13. Tree available for retention

14. Tree available for retention

15. Tree available for retention

16. Tree available for retention

17. Tree available for retention

18. Tree available for retention

1. Tree available for retention

2. Tree available for retention

3. Tree available for retention

4. Tree available for retention

5. Tree available for retention

6. Tree available for retention

7. Tree available for retention

8. Tree available for retention

9. Tree available for retention

10. Tree available for retention

11. Tree available for retention

12. Tree available for retention

13. Tree available for retention

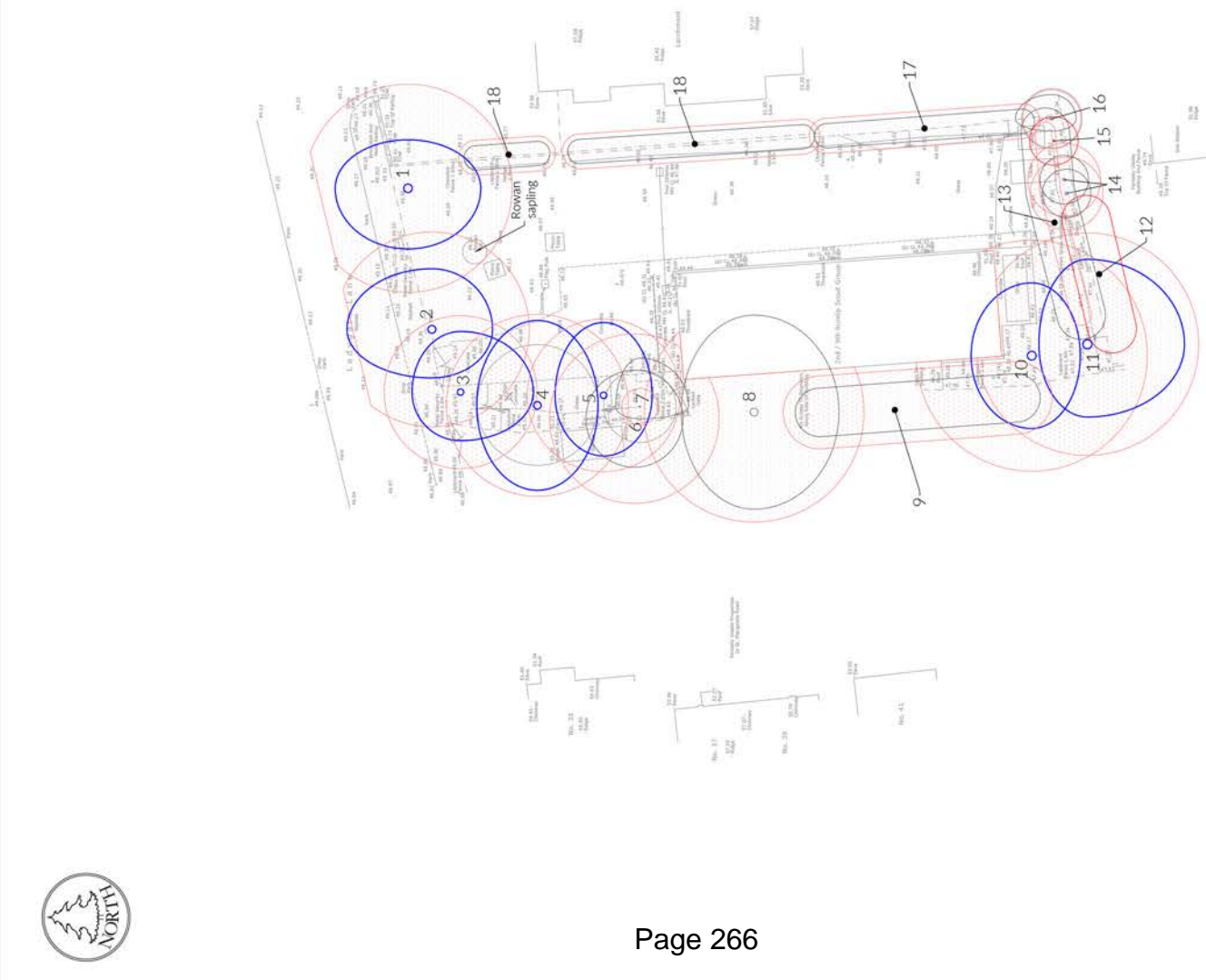
14. Tree available for retention

15. Tree available for retention

16. Tree available for retention

17. Tree available for retention

18. Tree available for retention



Client: London Diocesan Fund

Project: Scout Hut, Ladygate Lane, Ruslip

Title: Tree Constraints Plan

Drawing Number: 9846-KC-XX-YTREE-TCP01Rev0

Date: Oct 2017

Scale: 1:200 @ A1

Drawn By: ML

Checked By: AP

Key:

- Trees to be considered for retention:
 - Tree Category A1.2 or 3 - trees of high quality
 - Tree Category B1.2 or 3 - trees of moderate quality
 - Tree Category C1.2 or 3 - trees of low quality
- Trees unsuitable for retention:
 - Tree Category U - trees of low quality
- Protected areas:
 - Root Protection Area (RPA)
- Tree/Hedge numbering:
 - Tree number

Note:

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

Site Survey based on KND Surveys Ltd drawing number F0515-1.

Tree numbers 8, 9, 12 & 13 plotted by eye.

KEEN CONSULTANTS

13 Fernhill Drive, Farnham, Surrey, GU14 7AB

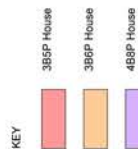
Tel: 01253 853500

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Rev	Notes	By	Date
A	House 1 revised accuracy	JH	22/10/18
B	One of cycle stores relocated	JH	26/02/19
C	House 5 omitted	JH	03/04/19
D	Landscaping at background omitted	JH	26/05/19



Project
Ladygate Lane,
Ruislip, HA4 7QR

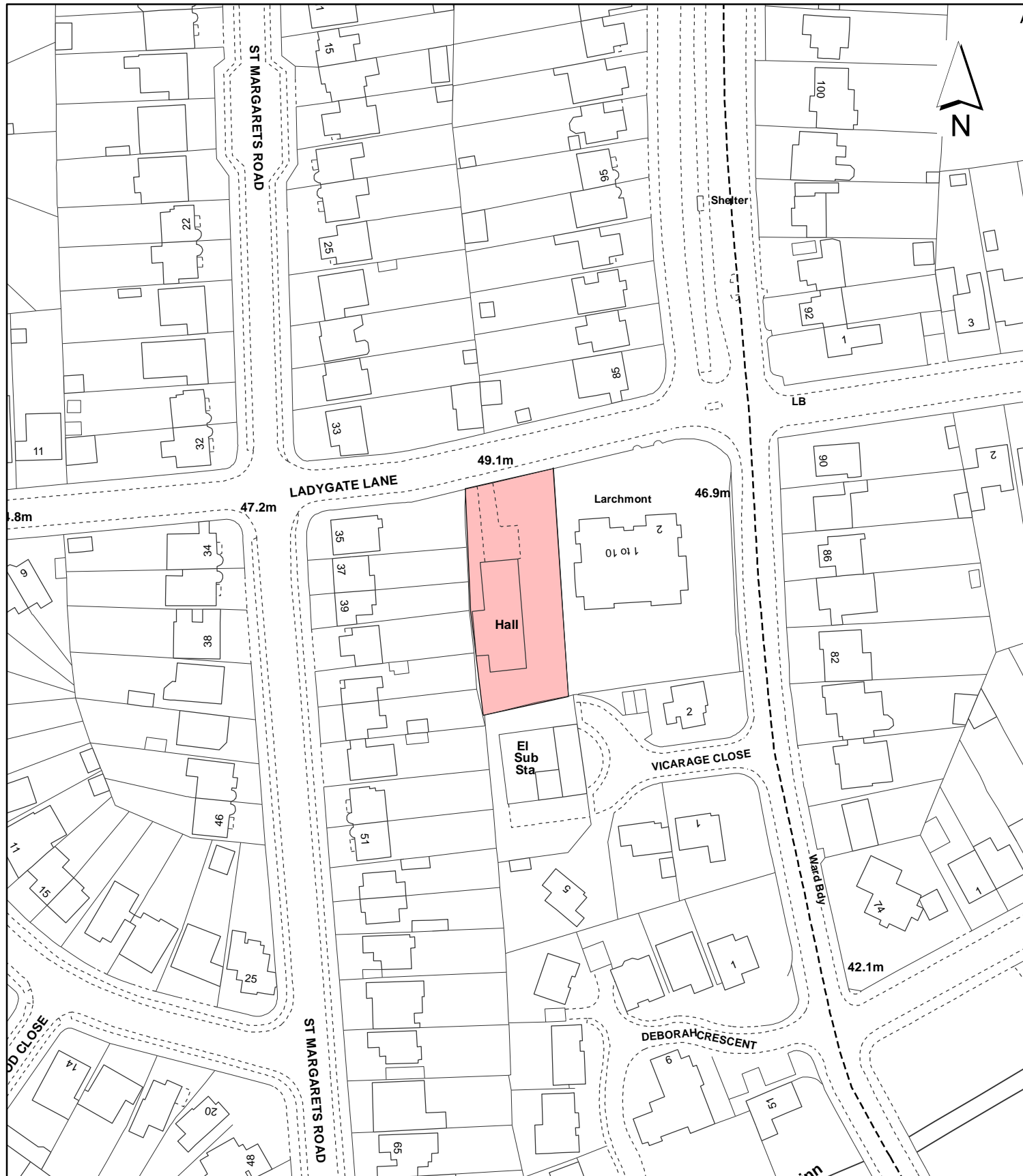
Title
Building Separation Distances
- Proposed First Floor Plan

Scale	1:200 @ A3	1:100 @ A1	Date	09/06/2015
Drawn by	TJ	Checked by Proj. Arch.	Checked By Manager	
TD			Revision	
Drawing No.	1445/SK(-)/37			D

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Larchmont
(*Windows are shown indicatively only.)



Notes:

 Site boundary

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Site Address:

**Scout Hut
4 Ladygate Lane
Ruislip**

Planning Application Ref:

702/APP/2018/4224

Planning Committee:

North Page 269

Scale:

1:1,250

Date:

August 2019

**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 26 BROADWOOD AVENUE RUISLIP

Development: Alterations to front, flank and rear elevations to house and reduction of overall roof height

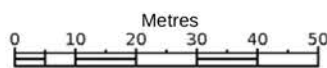
LBH Ref Nos: 16080/APP/2019/688

Date Plans Received:	26/02/2019	Date(s) of Amendment(s):	03/06/2019
Date Application Valid:	16/04/2019		05/06/2019
			16/04/2019
			28/02/2019
			01/03/2019



Produced 20 Mar 2016 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

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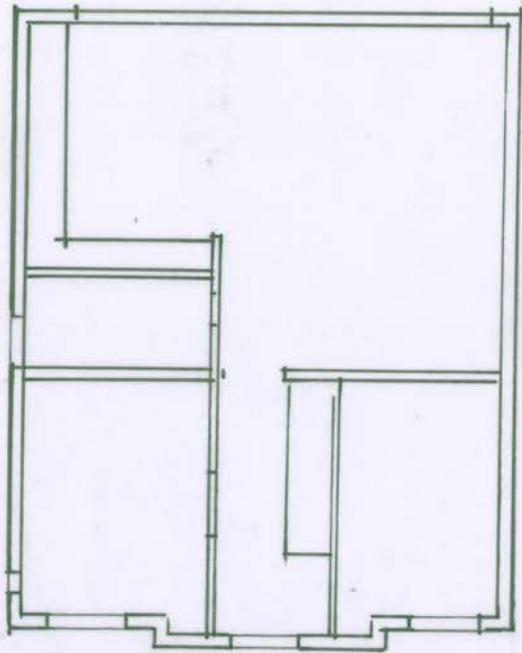
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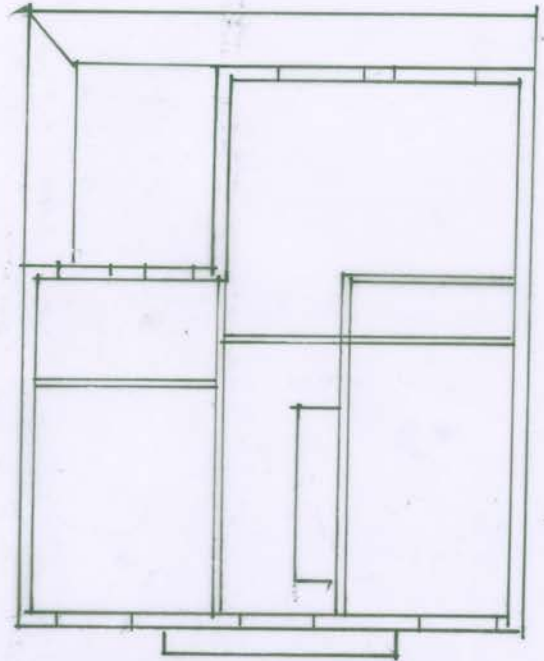
26, Broadwood Ave, Ruislip
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Centre coordinates: 509110 188323

LOCATION MAP
SCP2160301-001



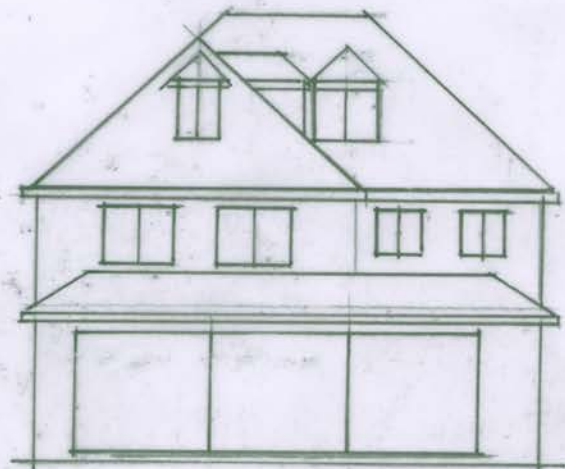
EXISTING GF PLAN



EXISTING 1ST FLOOR PLAN



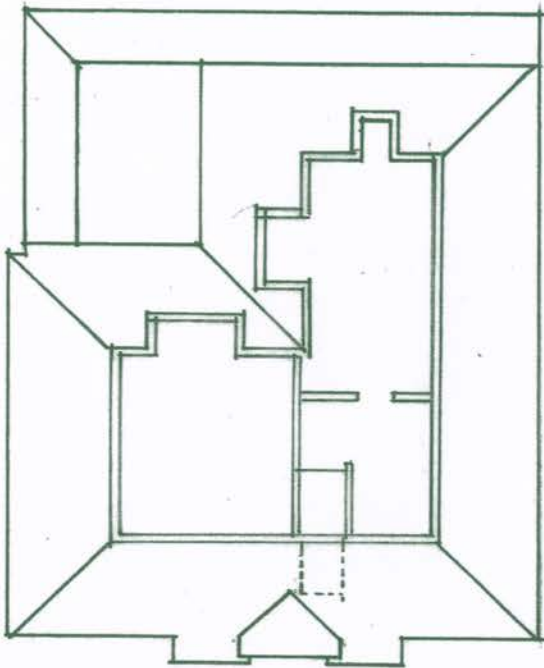
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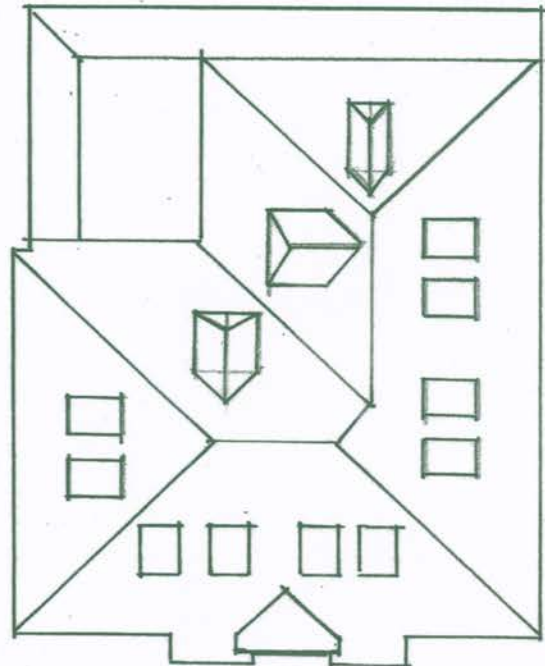
EXISTING REAR ELEVATION



SCALE 1:150 AT A4
26 BROADWOOD AVE RUISLIP
FRAM 8/18/12A - JUNE 19
EXISTING ELEVATIONS & PLANS
SB/TF
FRAMBERG DESIGN



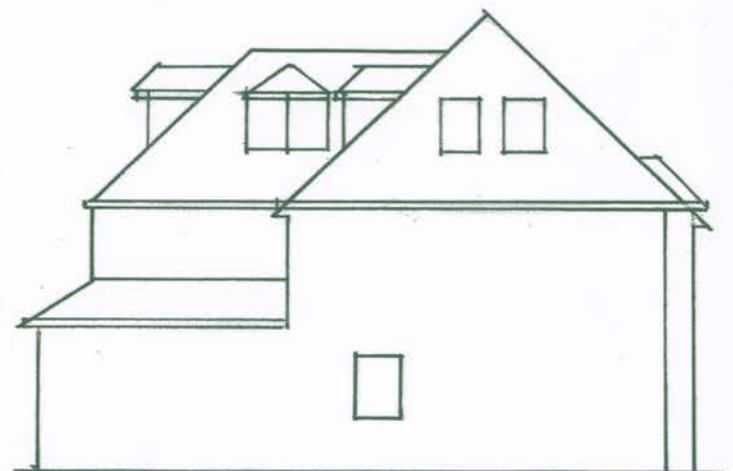
EXISTING 2ND FLOOR PLAN



EXISTING ROOF PLAN



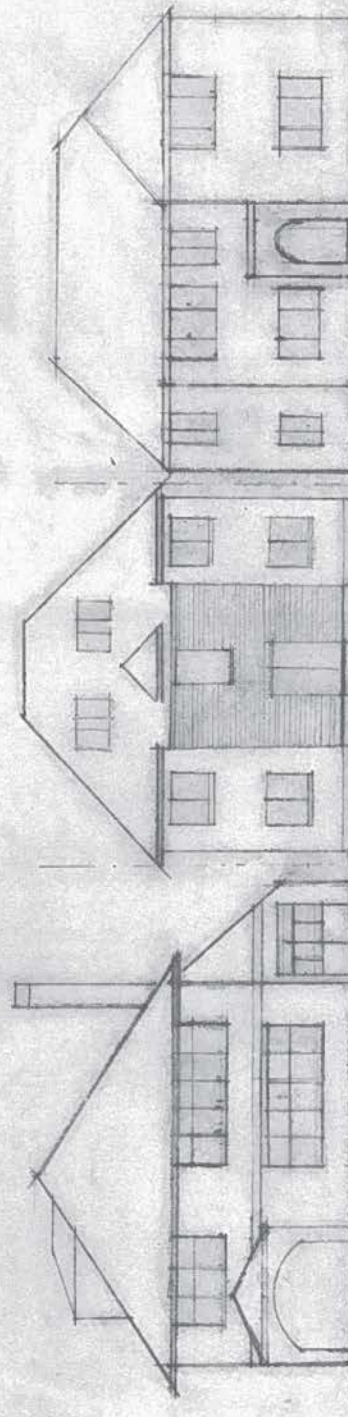
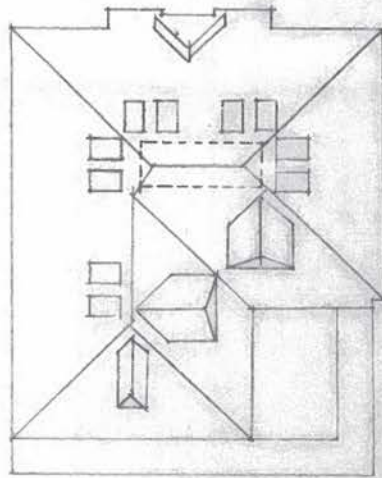
EXISTING FLANK ELEVATION 1.



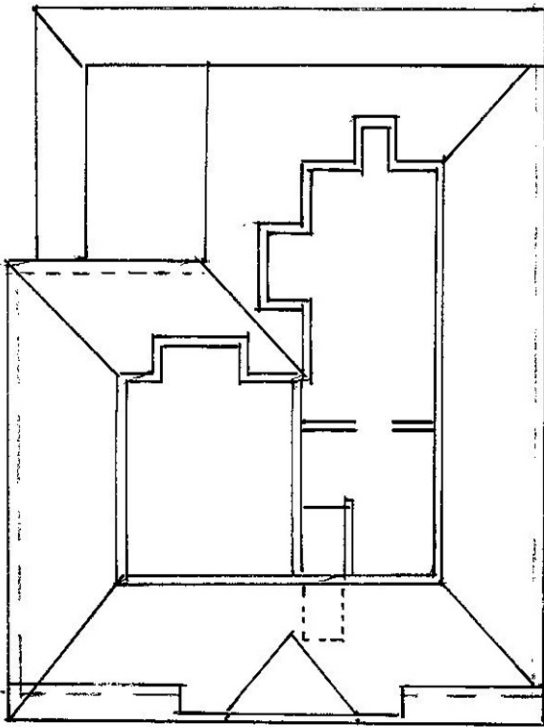
EXISTING FLANK ELEVATION 2



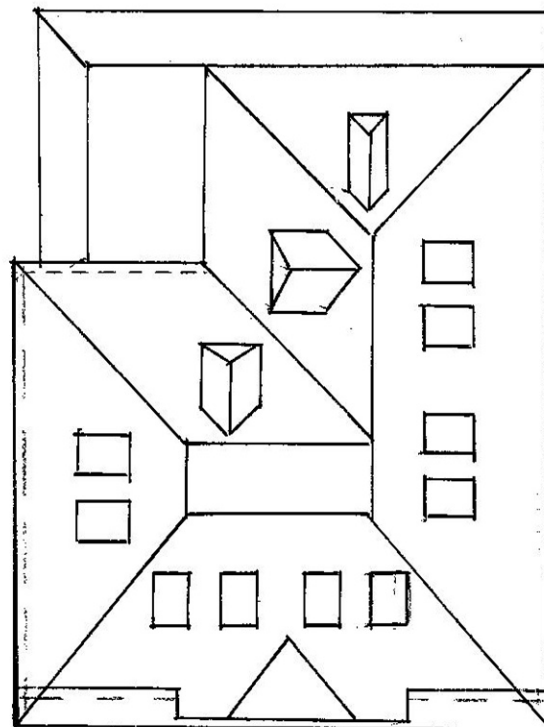
SCALE 1:150 AT A4
26 BROADWOOD AVENUE RUISLIP
FRAM 8/18/13A JUNE 2019
EXISTING ELEVATIONS & PLANS
SB/TF
FRAMBERGDESIGN



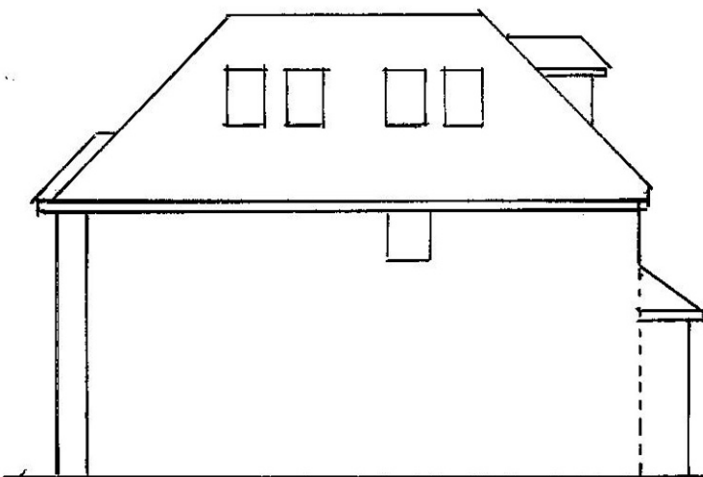
Scale 1:150 @ A3
26 BROADWOOD AVE
FRAM 8/18/10
EXISTING FRONTAGE
COMPARATIVE STUDY
FRAMBERG DESIGN 2019



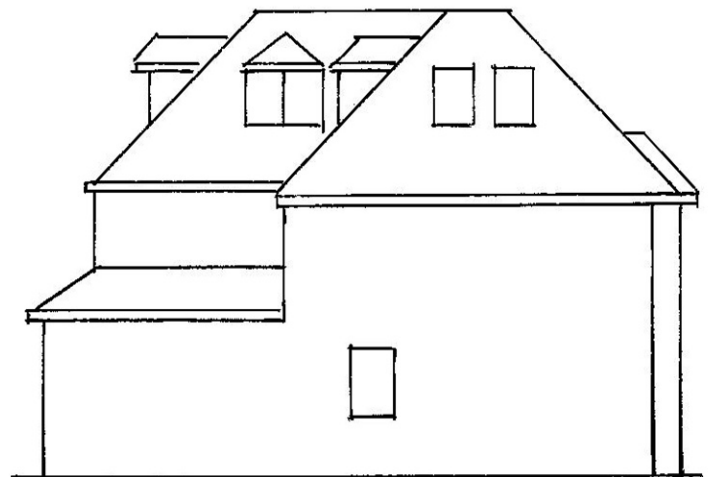
PROPOSED 2ND FLOOR PLAN



PROPOSED ROOF PLAN

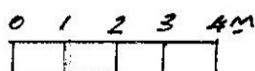


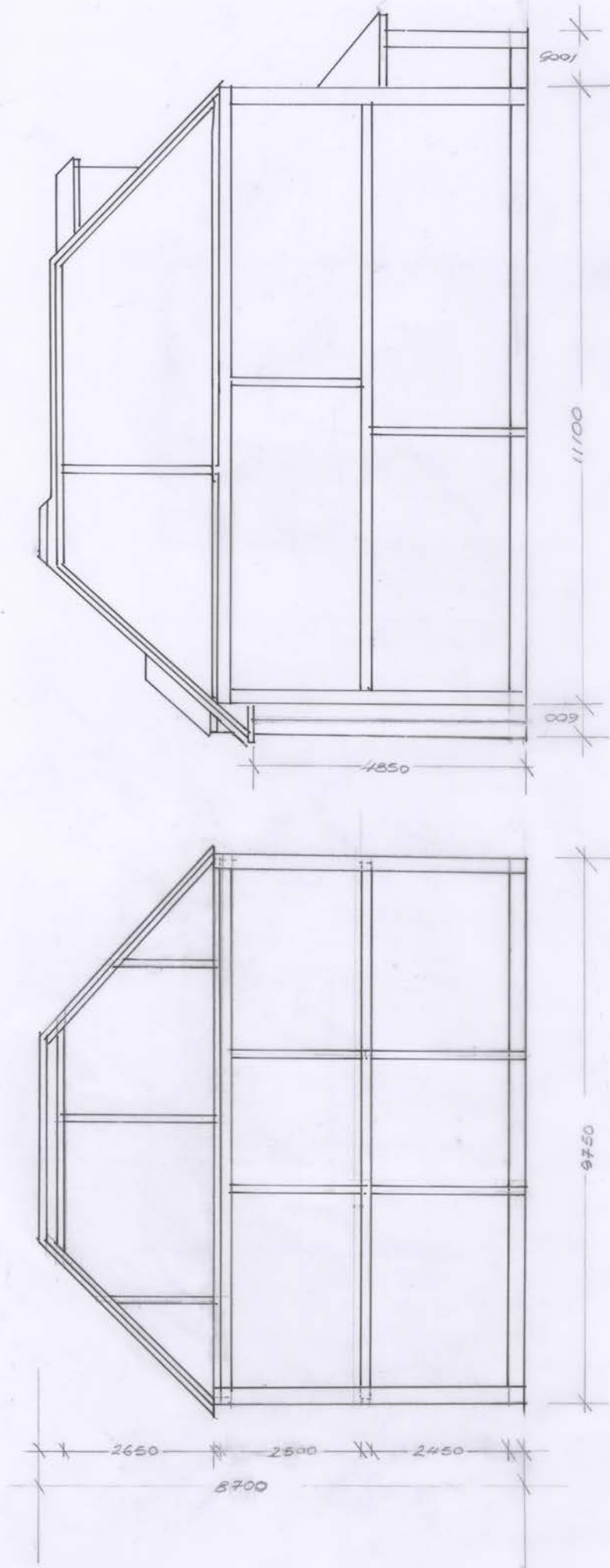
PROPOSED EAST FACING ELEV.



PROPOSED WEST FACING ELEV.

Scale 1:150 AT A4
 26 BROADWOOD AVE RUISLIP
 FRAM/18/14 B JUNE 19
 PROPOSED FLANK ELEVATIONS
 & ROOF & 2ND FLOOR PLANS
 SB/TF
 FRAMBERGDESIGN





26 ELDONWOOD AVENUE
 RUSLIP HA4 7XR
 Scale 1:75 @ A3
 FEAM 8/18/10
 MAY 2018 REV 01
 PROPOSED SECTION
 THROUGH HOUSE
 SB/TF
 ARAMBERG DESIGN
 2019



Notes:

 Site boundary

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Site Address:

**26 Broadwood Avenue
Ruislip**

Planning Application Ref:

16080/APP/2019/688

Planning Committee:

North Page 277

Scale:

1:1,250

Date:

August 2019

**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 197 FIELD END ROAD EASTCOTE PINNER

Development: New fascia signs and lighting

LBH Ref Nos: 22149/ADV/2019/24

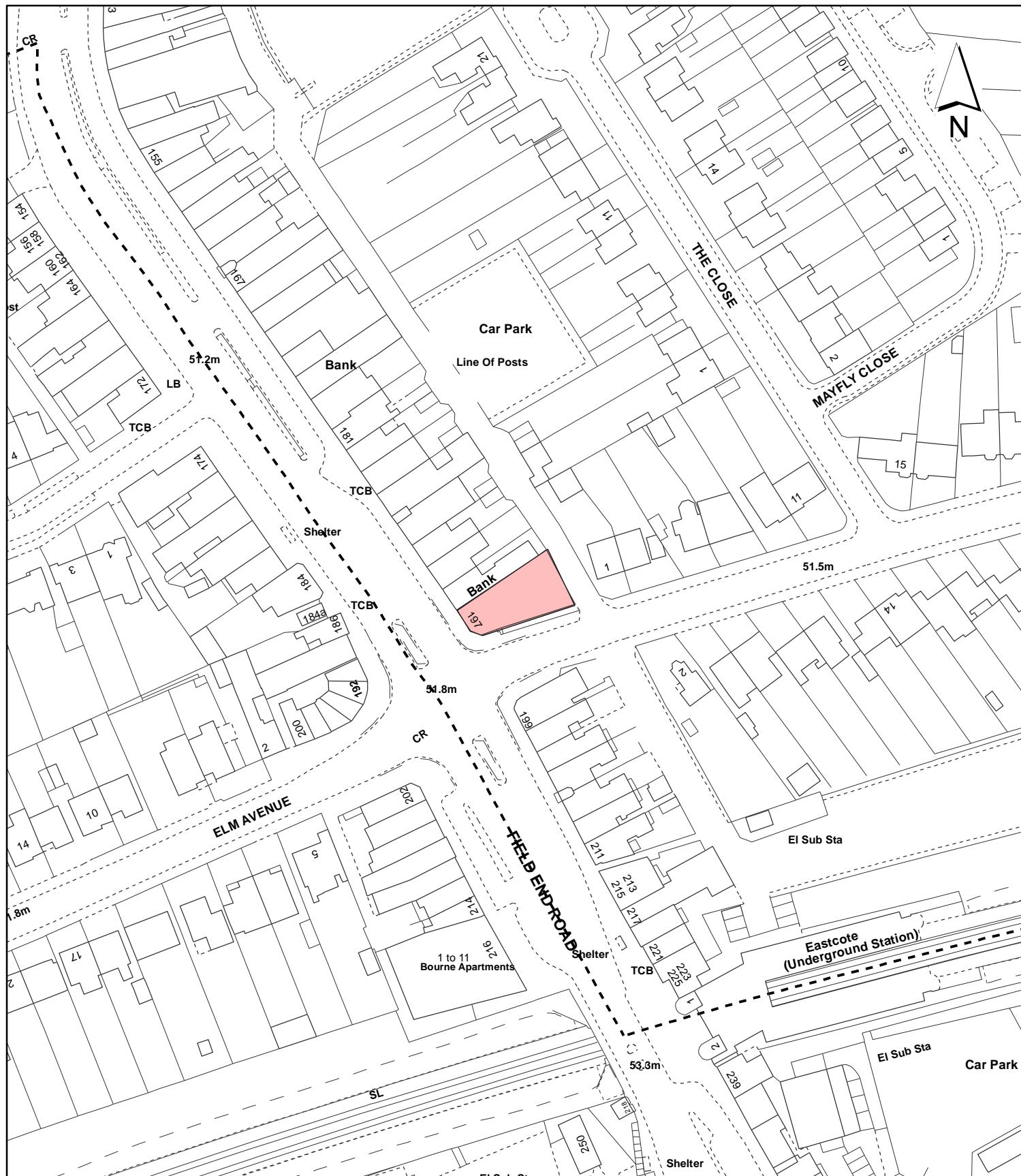
Date Plans Received: 24/05/2019

Date(s) of Amendment(s):

Date Application Valid: 24/05/2019

[illegible]





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Site Address:

**197 Field End Road
Eastcote**

Planning Application Ref:

22149/ADV/2019/24

Planning Committee:

North Page 282

Scale:

1:1,250

Date:

August 2019

**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 197 FIELD END ROAD EASTCOTE PINNER

Development: New shop front, signage, awnings, lights and shutters

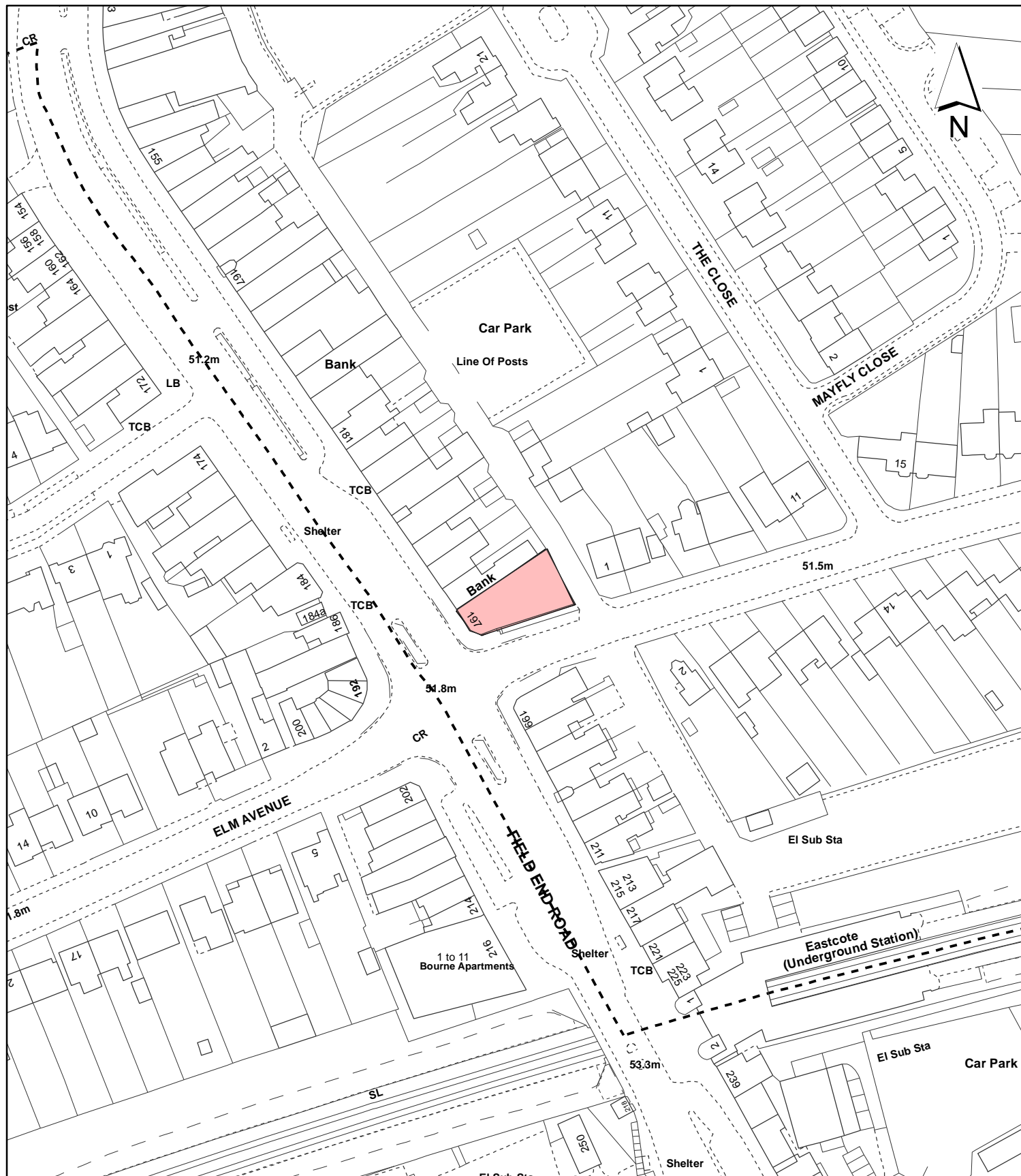
LBH Ref Nos: 22149/APP/2019/1762

Drawing Nos:

Date Plans Received: 24/05/2019

Date(s) of Amendment(s):

Date Application Valid: 24/05/2019



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Site Address:

**197 Field End Road
Eastcote**

Planning Application Ref:

22149/APP/2019/1762

Planning Committee:

North Page 284

Scale:

1:1,250

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



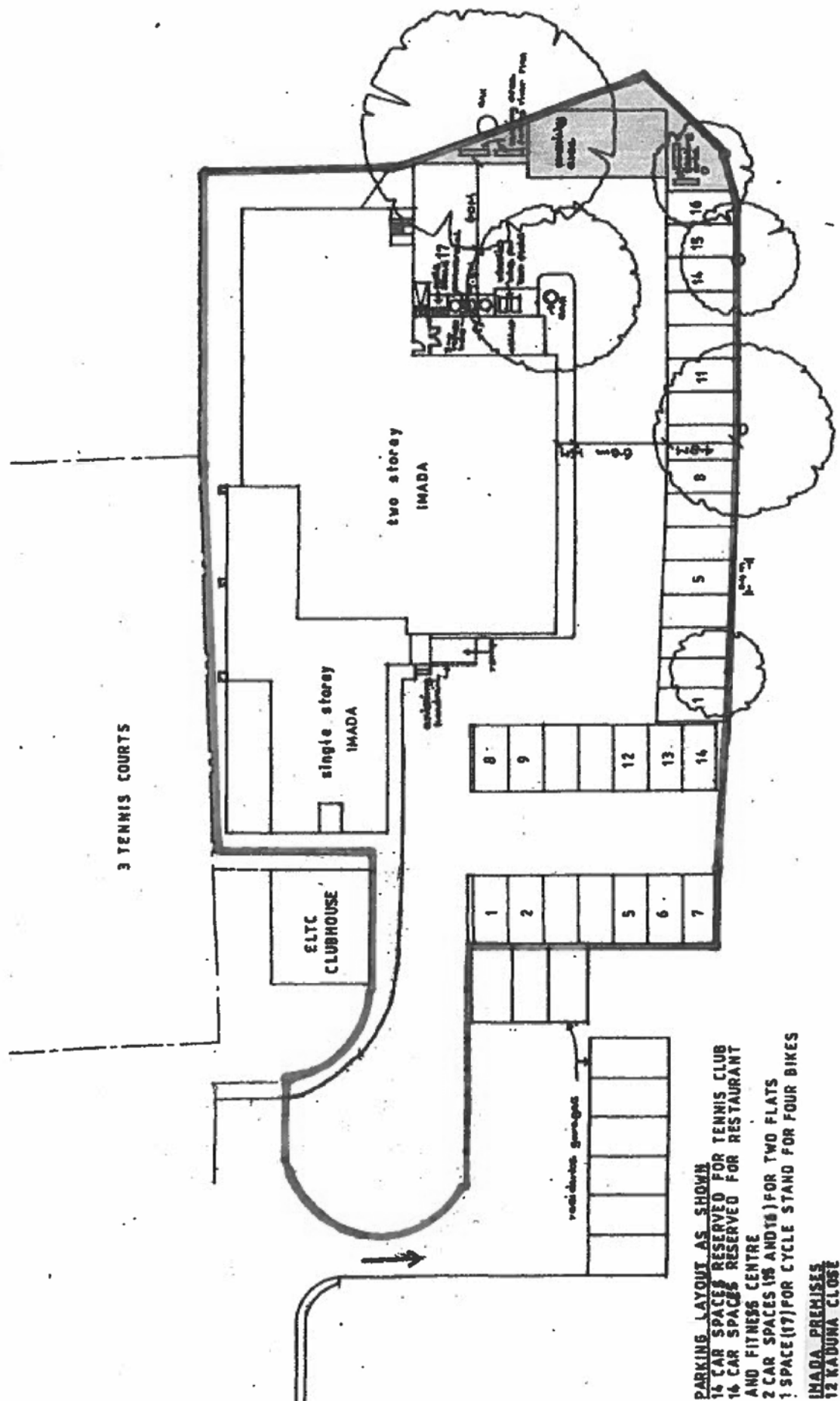
HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 12 KADUNA CLOSE EASTCOTE MIDDLESEX
Development: Single storey rear extension to be used as a store.
LBH Ref Nos: 52580/APP/2019/1852

Date Plans Received: 29/05/2019 **Date(s) of Amendment(s):**
Date Application Valid: 29/05/2019

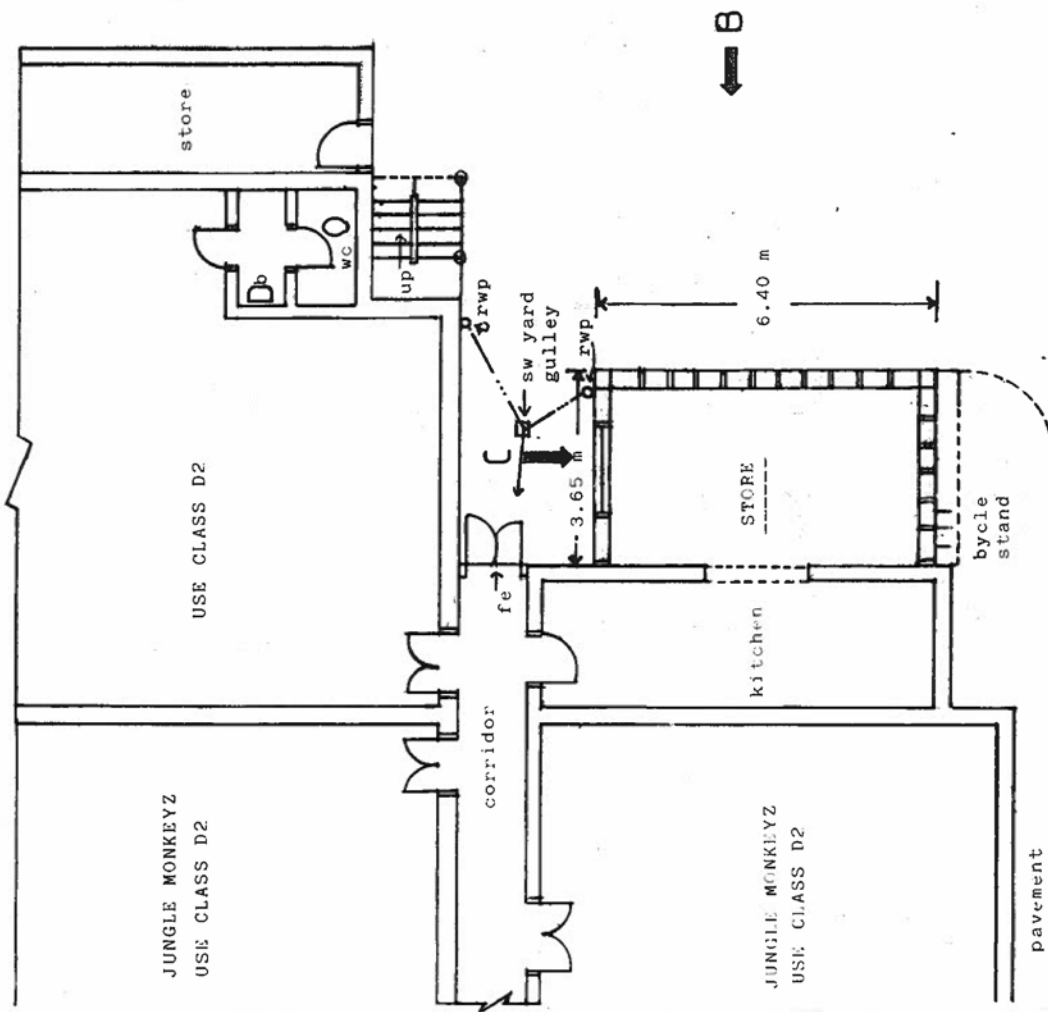
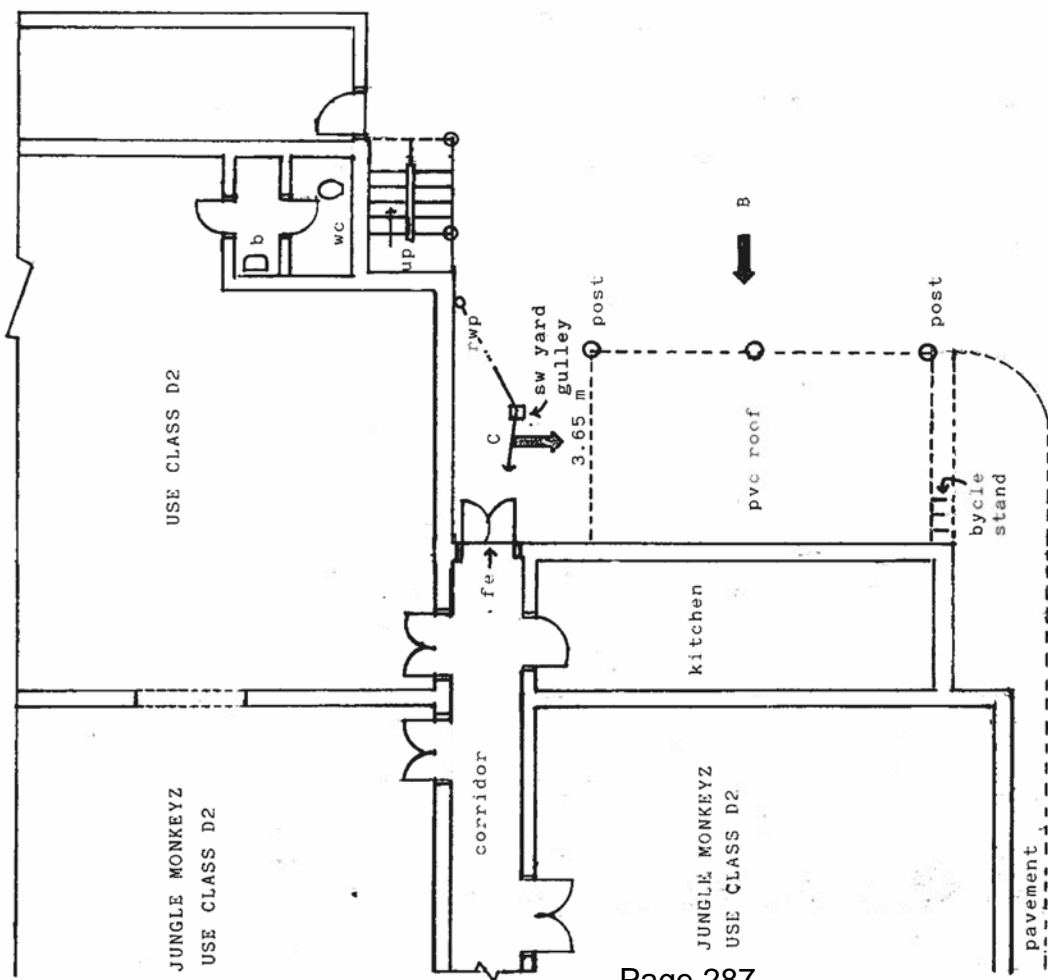
LOCATION OF 2 WHEELS SHOWN
SHOWN ON SIDE ELEVATION



PARKING LAYOUT AS SHOWN
16 CAR SPACES RESERVED FOR TENNIS CLUB
16 CAR SPACES RESERVED FOR RESTAURANT
AND FITNESS CENTRE
2 CAR SPACES (15 AND 16) FOR TWO FLATS
1 SPACE (17) FOR CYCLE STAND FOR FOUR BIKES

IMADA PREMISES
12 KADUNA CLOSE
EASTCOTE
MIDDLESEX HAS 2PZ
AUGUST 2010
DRAWING NO. 50

SCALE 1:200 BLOCK PLAN





SCALE BAR 1:200

ELTC
clubhouse

Page 288

two storey

single storey

corridor

4

3

5

2

8

10

15

1

disabled parking bay

4

10

15

17

dustbin
enclosure

tree

existing
close board
2.0m high
boundary

oak tree

cycle stand

DRAWING NO. 1

EXISTING

oak tree

oak tree

existing boundary timber fence



SCALE BAR 1:200

tennis courts

ELTC clubhouse

single storey

two storey

corridor

play area

8 10 12 14

1 3 5 7

store kitchen 3.65m

cycle stand oak tree

dustbin enclosure

oak tree

existing close board 2.0m high boundary fence

disabled parking bay

D 1 2 4 10 15 17

existing boundary timber fence

oak tree

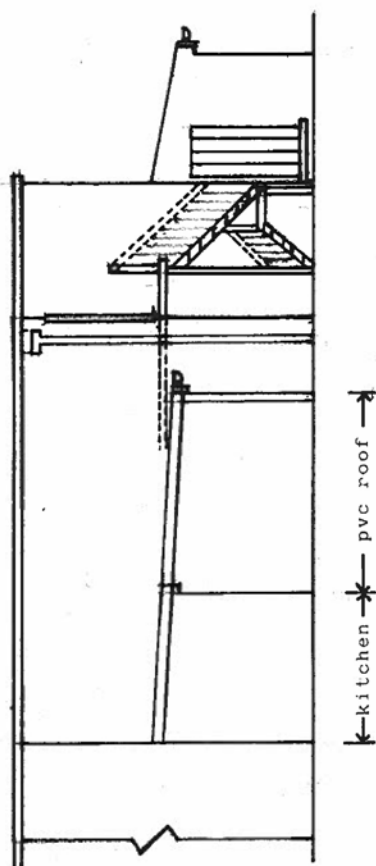
oak tree

ground floor

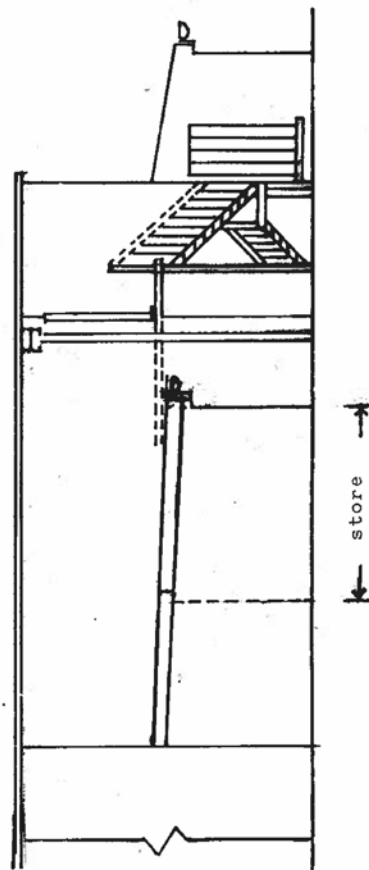
scale 1:200

drawing no.2 A

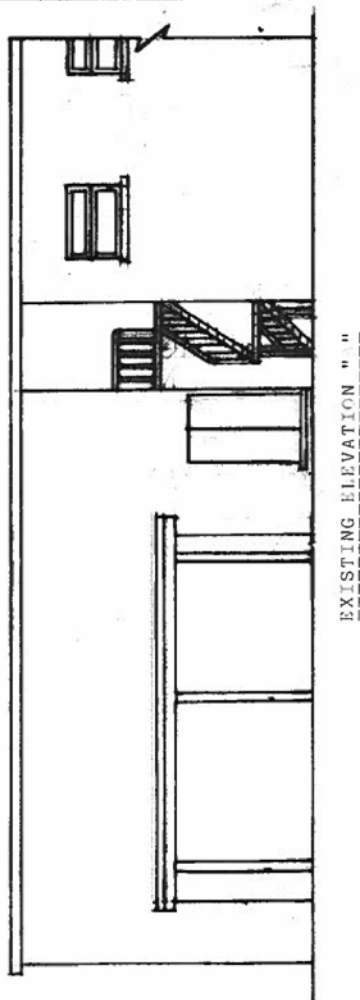
PROPOSED



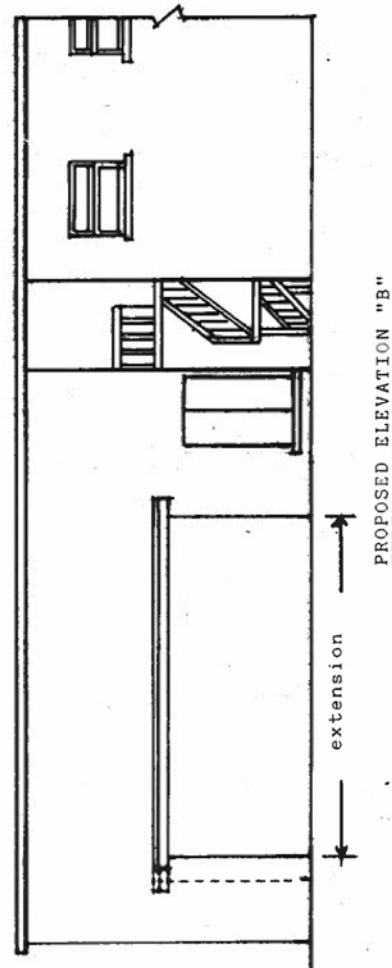
EXISTING ELEVATION "A"



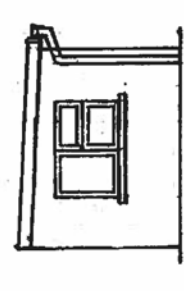
PROPOSED ELEVATION "A"



EXISTING ELEVATION "B"

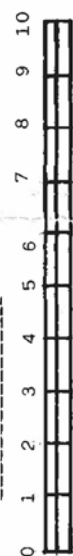


PROPOSED ELEVATION "B"



PROPOSED ELEVATION "C"

scale bar 1:100



JUNGLE MONKEYZ
12 KADUNA CLOSE
PINNER
MIDDLESEX HA5 2PZ
drawing no. 4A



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Site Address:

**12 Kaduna Close
Eastcote**

Planning Application Ref:

52580/APP/2019/1852

Scale:

1:1,250

Planning Committee:

North Page 291

Date:

August 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



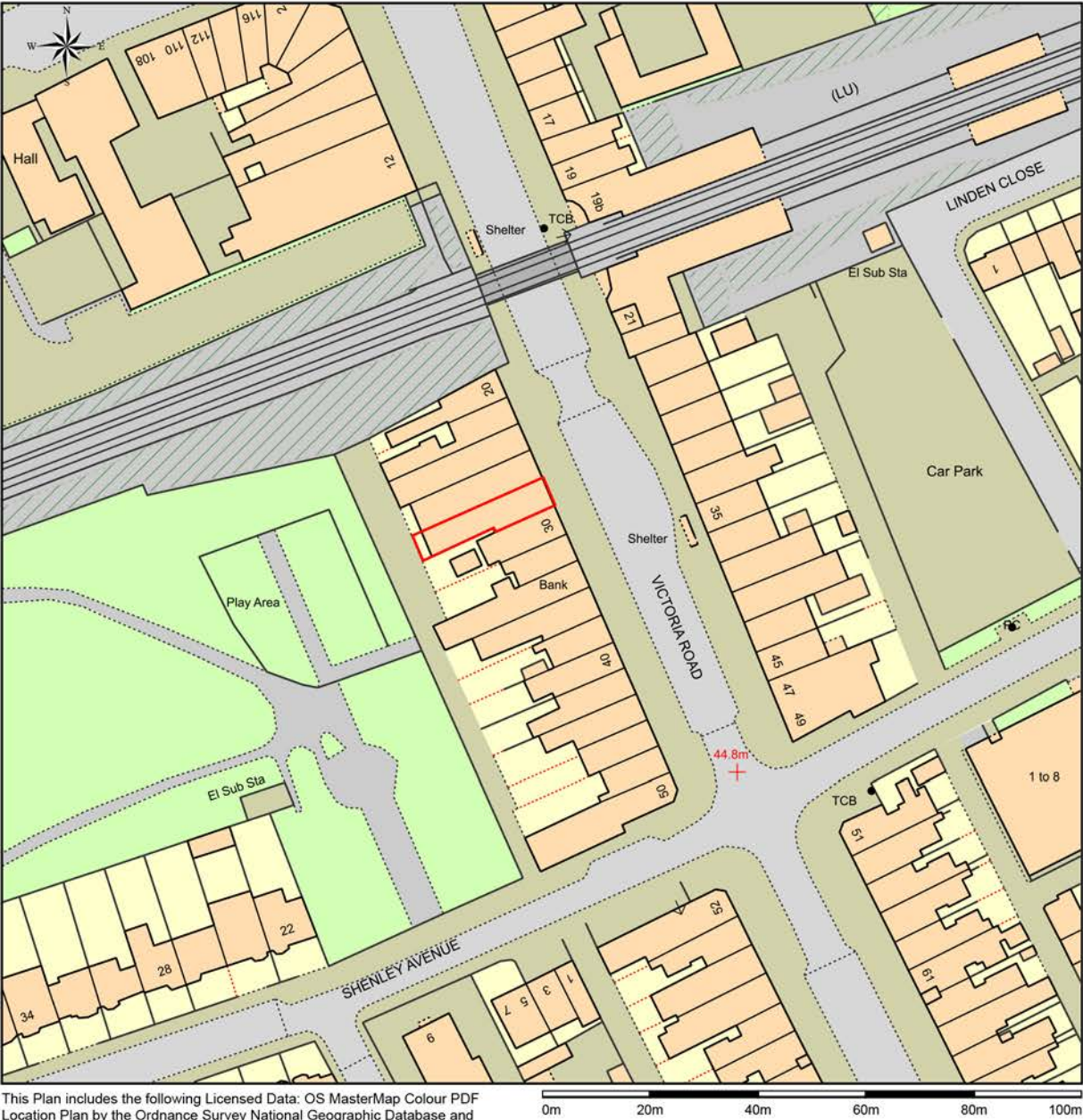
HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 28 VICTORIA ROAD RUISLIP
Development: Change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2)
LBH Ref Nos: 74773/APP/2019/1367

Date Plans Received: 23/04/2019 **Date(s) of Amendment(s):**
Date Application Valid: 23/04/2019

Location Plan of 28 Victoria road HA4 0AB



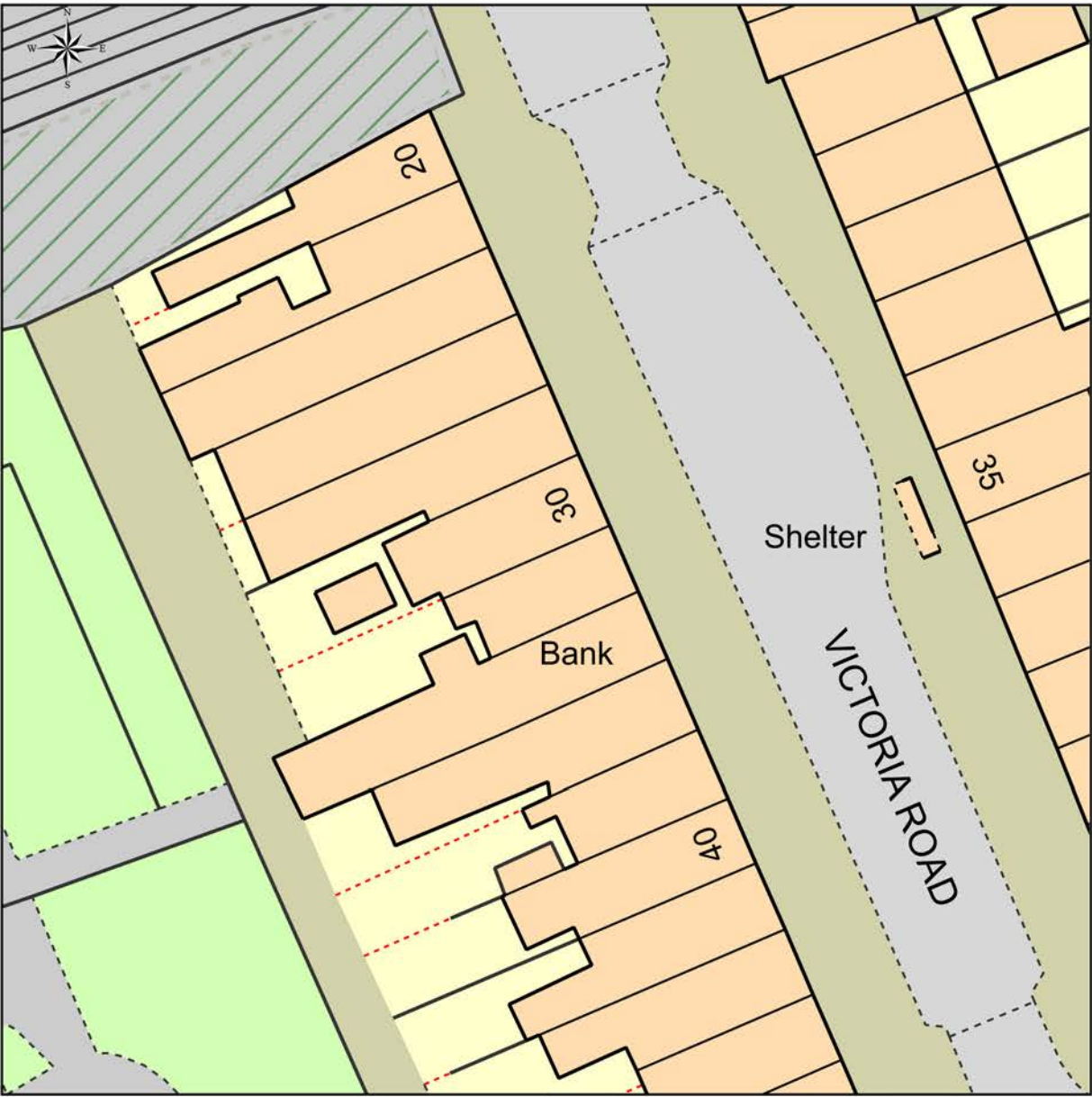
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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4



Site Plan/Block Plan of 28 Victoria road HA4 0AB

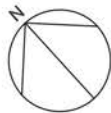


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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

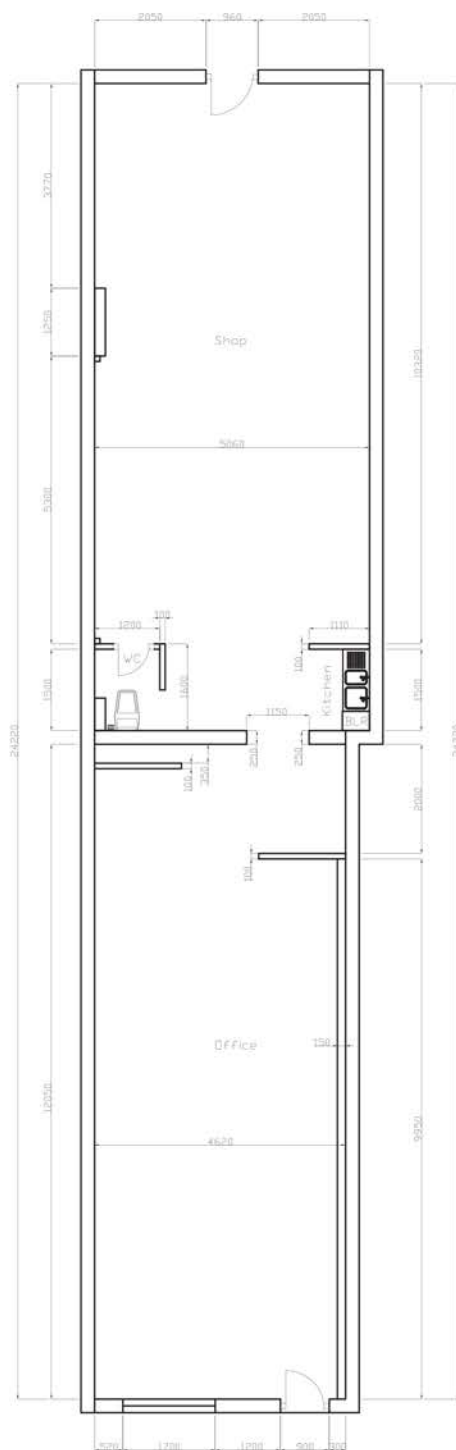




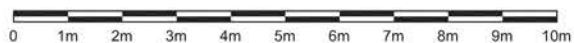
Shop/Office at
28 Victoria Rd
Ruislip HA4 0AB

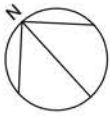
EXISTING

Victoria Road



1:100 @ A3

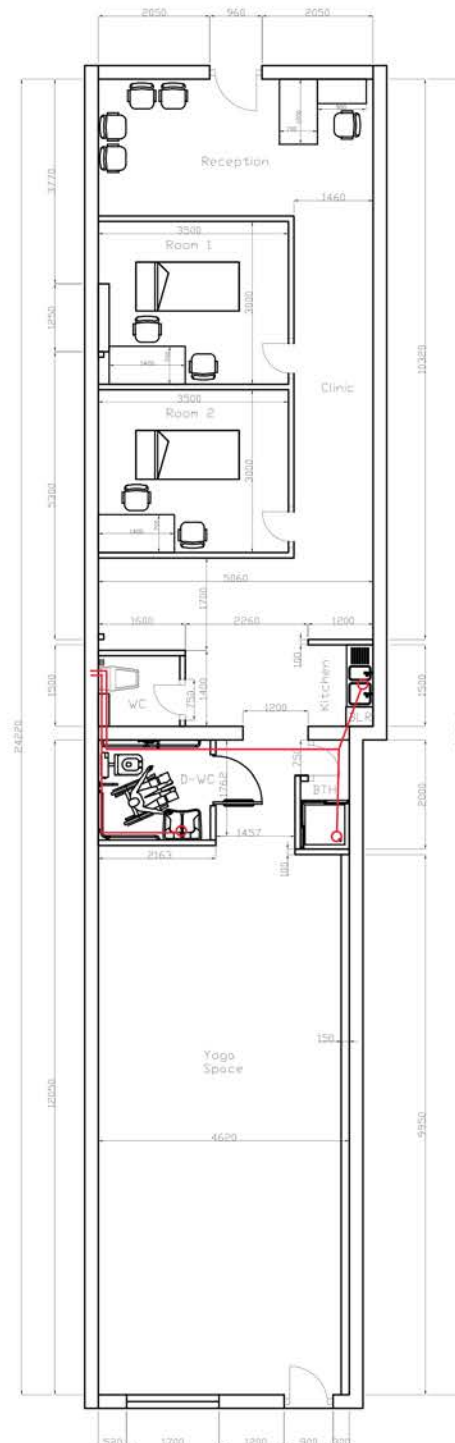




Shop/Office at
28 Victoria Rd
Ruislip HA4 0AB


DRAINAGE PLAN

Victoria Road



1:100 @ A3



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	Planning Application Ref:		Scale:	 HILLINGDON LONDON
	Planning Committee:		Date:	
28 Victoria Road Ruislip		74773/APP/2019/1367	1:1,250	
North Page 298		August 2019		