



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 18
SEPTEMBER 2019

Time: 7.00 PM, OR UPON THE
RISING OF THE MAJOR
APPLICATIONS PLANNING
COMMITTEE, WHICHEVER
IS LATEST

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

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

To Councillors on the Committee

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

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camera and scan the code below:



Published: Tuesday, 10 September 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

Watching & recording this meeting

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

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

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



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

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

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services.

Please enter from the Council's main reception where you will be asked to sign-in and then directed to the Committee Room.

Accessibility

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

Emergency procedures

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

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning 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	Land Forming Part of 43 The Drive Adjacent to 68 and 113 Knoll Crescent – 70975/APP/2019/1984	Northwood	2 x 2-bed, one and a half storey, semi-detached dwelling houses with associated parking and amenity space, involving demolition of existing outbuilding Recommendation: Refusal	9 – 30 67 - 78

7	10 Woodgate Crescent – 30997/APP/2019/2153	Northwood Hills	Variation of condition nos. 2 (Approved plans) and 4 (Windows) of application 30997/APP/2018/660 to allow for minor material amendments (First floor side extension, first floor rear extension, single storey rear extension, single storey front extension and installation of a rear dormer to create additional habitable roof space) to allow changes to the design of the dormer windows, the installation of 2 rooflights to the single storey rear extension and the excavation of a basement. Recommendation: Refusal	31 – 42 79 - 88
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	66 Park Way Ruislip – 62072/APP/2019/409	Manor	Part change of use of ground floor premises from Travel Management Company (A1) to Tuition classes (Use class D1) & office use at rear and alterations to roof Recommendation: Refusal	43 – 56 89 - 94
9	166 High Street Ruislip – 4079/APP/2019/1642	West Ruislip	Change of use from A1 (Shops) to A5 (Takeaway) and single storey rear extension with associated alterations Recommendation: Refusal	57 – 66 95 - 102

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Agenda Item 3

Minutes



NORTH Planning Committee

21 August 2019

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 Haggar, Henry Higgins, John Oswell, Raju Sansarpuri and Steve Tuckwell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Anisha Teji (Democratic Services Officer), Richard Michalski (Highways Officer), Matt Kolaszewski (Planning Team Manager), Mandip Malhotra (Strategic and Major Applications Manager)</p>
46.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Carol Melvin with Councillor Steve Tuckwell substituting.</p>
47.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Steve Tuckwell declared a non-pecuniary interest in agenda item 10: Scouts Hut (702/APP/2018/4224) as he was a trustee of the Scouts Hut. He did not vote and left the room during the discussion of the item.</p>
48.	<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 on 17 July 2019 be approved as an accurate record, subject to removing Councillor Duncan Flynn as being recorded present at the meeting.</p>
49.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that agenda item 7: Land Rear of Ducks Hill Road (73183/APP/2019/868) and agenda item 11: 26 Broadwood Avenue (16080/APP/2019/688) had been withdrawn from the agenda prior to the meeting.</p>
50.	<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 – 15 were marked as Part I and would be considered in public, while items 16 – 18 were marked Part II and would therefore be considered in private.</p>

51. **22 BREAKSPEAR ROAD SOUTH, ICKENHAM - 51947/APP/2019/1144** (*Agenda Item 6*)

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.

Officers provided an overview of the application, highlighted the addendum and made a recommendation for approval.

A petitioner spoke in objection of the application and provided a chronology of events. It was submitted that the revised amendments in the application were inadequate and the poor quality of plans did not address the concerns raised. The plans did not include key information, lacked in dimensions and there were inconsistencies. Reference was made to the petitioner's addendum document that was circulated to Members prior to the meeting, and it was explained that the bulk of the proposed development had not been resolved and there were uncertainties regarding the basement. It was submitted that the basement would provide non-essential living room space in an already large five bedroom property. It was further submitted that the development was unnecessary, inadequately planned and posed a risk on other properties. The Committee was urged to reject the application.

A representative for the applicant addressed the Committee and explained that there was no over dominance. The previous application was refused due to the size and bulk which failed to harmonise with the original dwelling. Following discussion with officers, a revised application was submitted with the removal of the two storey extension. There were already similar extensions in the street that had been approved and development would only be carried out during specific times to avoid causing disruption to neighbouring properties. It was submitted that, as highlighted in the officer's report, the proposed development would not have a detrimental impact on neighbouring properties and the basement plans had been assessed by officers who raised no objections. It was reiterated that any concerns could be secured by conditions and the property would not be used for rental purposes. The Committee was requested to uphold the planning officer's recommendation for approval.

Councillor John Hensley spoke as Ward Councillor and questioned whether a ground water assessment and shadow assessment had been undertaken.

It was clarified that the revised plans that had been circulated to Members were the correct plans and there were no discrepancies. A summary of key differences between the previous and current application was also provided for Members. Members were asked to only consider the verified documentation.

It was noted that the flood sustainable urban drainage (SuD) strategy had been conditioned pre commencement. Officers confirmed that they were confident that there would be no issues with flooding however the form that it would take still needed to be agreed. This would need to be approved prior to any commencement of works.

The relationship with neighbouring properties was discussed and Members were reasonably comfortable with the reduction in size and scale. Clarification was sought on the basement terrace area landscaping. The Committee noted that the applicant had taken steps to address previous concerns, and the application was now in compliance with policies. It was further noted that there was a favourable sun and day light assessment.

The Committee was satisfied that the suggested conditions would be robust. As such, the officer's recommendation was moved and seconded. Upon being put to a vote, there were six votes in favour of the motion and two abstentions.

RESOLVED: That the application be approved as per officer's recommendation subjecting to the amendment to condition 8 regarding the terracing around the basement and changes in the addendum.

52. **LAND REAR OF 40 DUCKS HILL ROAD, NORTHWOOD - 73183/APP/2019/868**
(Agenda Item 7)

This item was withdrawn prior to the meeting.

53. **53-55 THE BROADWAY, JOEL STREET, NORTHWOOD - 5564/APP/2019/675**
(Agenda Item 8)

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.

Officers introduced the report, highlighted the addendum and made a recommendation for approval.

A petition in support of the application was submitted. The agent for the application addressed the Committee and explained that since 2016 the premises had been empty. The applicant had hoped to open the premises as a pub but the cost of renovation made this prohibitive. As a result, the local community was consulted and it was recognised that it was important to maintain this type of premises. It was noted that the previous owner had taken all the fittings and fixtures which had led to the predicted high costs of renovation. There had been offers to lease the premises from four viable operators who were all aware of the costs associated in renovating and operating the premises. The applicant was satisfied with all of the conditions suggested in the addendum and requested for the Committee to approve the officer's recommendation.

Another condition was suggested to link the two use classes together. Responding to Member questions, the applicant confirmed that four interested parties were keen to operate the premises as a pub. It was also confirmed that three of the proposals were from existing operators, two of whom operated premises locally and were experienced.

Members considered that this was a good application and noted that it played an important role in Northwood Hills when it was operational. The building had been empty for three years, in a poor condition and Members welcomed the proposals. The Committee took the view that this development would bring a positive asset to the community and stressed the importance of the conditions around deliveries and developments being opened at the same time.

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

RESOLVED: That the application be approved, subject to the changes in the addendum and delegated authority to the Head of Planning, Transportation and Regeneration to add an additional condition linking the use of the premises.

54. **39 WIELAND ROAD, NORTHWOOD - 22452/APP/2018/3575** (*Agenda Item 9*)

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.

Officers introduced the application, highlighted the addendum and made a recommendation for approval.

A representative from Gateshill Resident Association spoke in objection of the application and referred to handouts which were circulated to Members prior to the meeting. It was submitted that proposals to allow the side extension to be flush with the front wall of the property did not comply with policy and several applications had been previously refused due to size, scale, bulk and design. The lack of an appearing subordinate was the primary objection to the plans as this would have a detrimental impact on the street scene and what was left of the original property. Concerns were also raised in relation to the lack of soft landscaping in the front and side garden, lack of sustainable drainage and the side facing windows. Although the latter matters could be addressed with conditions, the lack of subordinate of the side and front of the extension meant that the application should be refused.

Officers clarified that current guidance and policies confirmed that in detached and end of terrace houses two storey side extensions should be integrated with the existing house and there was no specific requirement for a setback at the front of the house.

Members agreed to add additional conditions in relation to obscure glazing and SuDs. Members noted that the plans were compliant, and although there was sympathy with residents, it would be difficult to refuse.

As such, the officer's recommendation and upon being put to a vote, the Committee moved, seconded and unanimously agreed the officer's recommendation.

RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.

55. **4 SCOUTS HUT - 702/APP/2018/4224** (*Agenda Item 10*)

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)

Officers introduced the report, highlighted the addendum and made a recommendation for approval and section 106.

Councillor John Riley, Ward Councillor for West Ruislip, addressed the Committee and highlighted that residents were concerned about the imperative to build and the ability to keep the area a nice place to live. It was submitted that this application was significant overdevelopment. Concerns were also raised in relation to the location and the likelihood of increased congestion. The Committee was urged to oppose the application.

Officers confirmed that date bases indicated that there would only be average traffic congestion and the proportion of increase was small. Officers were sympathetic with the concerns raised and could only rely on date bases indicate average traffic generation.

	<p>Although there was sympathy with residents, Members were considered that the application was well designed. The application was deferred due to the issue regarding trees and this had now been clarified.</p> <p>As such, the officer's recommendation, was moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
56.	<p>26 BROADWOOD AVENUE, RUISLIP - 16080/APP/2019/688 (<i>Agenda Item 11</i>)</p> <p>This item was withdrawn prior to the meeting.</p>
57.	<p>197 FIELD END ROAD EASTCOTE, PINNER - 22149/ADV/2019/24 (<i>Agenda Item 12</i>)</p> <p>New fascia signs and lighting.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
58.	<p>197 FIELD END ROAD EASTCOTE, PINNER - 22149/APP/2019/1762 (<i>Agenda Item 13</i>)</p> <p>New shop front, signage, awnings, lights and shutters.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
59.	<p>12 KADUNA CLOSE, EASTCOTE - 52580/APP/2019/1852 (<i>Agenda Item 14</i>)</p> <p>Single storey rear extension to be used as a store.</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>

60.	<p>28 VICTORIA ROAD, RUISLIP - 74773/APP/2019/1367 (<i>Agenda Item 15</i>)</p> <p>Change of use from Use Class A1 (Shops) to physiotherapy clinic and yoga studio (Use Class D1/D2).</p> <p>Officers introduced the report, highlighted the addendum and made a recommendation for approval.</p> <p>Members moved, seconded and unanimously agreed the officer's recommendation.</p> <p>RESOLVED: That the application be approved as per officer's recommendation and changes in the addendum.</p>
61.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</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 information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
62.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</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 information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
63.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</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.

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

The meeting, which commenced at 7.30 pm, closed at 9.05 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Anisha Teji on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 43 THE DRIVE ADJACENT TO 68 AND 113
KNOLL CRESCENT NORTHWOOD

Development: 2 x 2-bed, one and a half storey, semi-detached dwelling houses with
associated parking and amenity space, involving demolition of existing
outbuilding

LBH Ref Nos: 70975/APP/2019/1984

Drawing Nos: 17/3088/10
17/3088/11
901.19.1A
17/3088/02
17/3088/03
17/3088/13
Site Survey
TREE REPORT
17/3088/14A
17/3088/12A

Date Plans Received: 11/06/2019

Date(s) of Amendment(s):

Date Application Valid: 24/06/2019

1. SUMMARY

This application seeks permission for a pair of semi detached two storey two bed dwellings with associated parking and amenity space involving demolition of existing outbuilding within an area of land to the rear of 41 and 43 The Drive, Northwood. The new dwellings would be accessed off the southern arm of Knoll Crescent.

Given the harm that would be caused to the character and appearance to streetscene and openness of the surrounding area arising from this development it is considered that the development would be unacceptable. Furthermore three appeals have been dismissed in 2014, 2016 and 2019 concerning dwellings on this site. In all cases Planning Inspectors supported the Council's stance that such development was inappropriate in principle.

A recent site visit shows that 43 The Drive is now a separate entity and has recently been sold. The rear garden is fenced off from the application site by means of a close boarded timber boundary fence approximately 1.8m in height. The rear private amenity space is completely paved as an extended patio of approximately 13m in length.

The area of land to the rear, which forms the application site and accessed from Knoll Crescent, benefits from three built structures. One large outbuilding and another which appears to be a double garage which is currently being used as a storage unit. These buildings have been accepted under permitted development for 43 The Drive before the site was sub divided.

Officers maintain the proposal continues to harm the open and verdant character of the overall site. This area currently forms an essential break in the built form and an area of amenity that contributes to the street scene. There is also a useful turning area for

vehicles, which serves to emphasise its openness. The loss of this area to further buildings would harm this openness and amenity of the area. Similarly the open aspect from the rear of the properties in The Drive, including the donor properties and Nos 41, 43 and 45, would be lost. The proposal would therefore fail to retain the open and green nature that is characteristic of the area.

The scheme is therefore unacceptable in principle, and recommended for the reasons outlined in this report

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), DMH6, DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and Policy 3.5 of the London Plan (March 2016).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street scene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1, Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012) and DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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
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.
BE22	Residential extensions/buildings of two or more storeys.
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.
DMH 6	Garden and Backland Development
DMHB 16	Housing Standards
H3	Loss and replacement of residential accommodation
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.13	(2016) Sustainable drainage
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 7.4	(2016) Local character
LPP 7.14	(2016) Improving air quality
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

You are advised that the proposed development represents chargeable development under the London Borough of Hillingdon and the Mayor's Community Infrastructure Levy Charging Schedules. Should the application be subject to an appeal which was allowed the development would be liable.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the rear of Nos. 41 and 43 The Drive. It should be noted that No. 43 The Drive is now a separate entity and has been recently sold and is now occupied. This was the subject of a separate site visit in order to view the application site from the rear garden of this property.

The site is rectangular in shape, measuring 19.1 m wide by 71.7 m deep, and comprises the rear garden of No 41 The Drive and also extends to the rear of No. 43 The Drive. The site comprises of areas of lawn, trees and vegetation, has an overall area of 0.13 ha and is verdant in character despite the existence of an outbuilding and double garage. The site is subject of area TPO No. 124 which covers land at 35-49 The Drive.

The proposed houses will sit broadly on the footprint of the 'swimming pool' building enclosure. At the time of the Officer's site visit both the 'pool' enclosure and garage were complete however there was no apparent evidence of a swimming pool in the larger outbuilding.

Subsequently, an appeal was allowed at appeal for a certificate of lawful use relating to a double garage to the rear of No 43 the Drive. The Inspector found that it was not unusual for a dwelling of this size to have a garage of the size that is being constructed. The Inspector found no evidence to suggest the two plots were not in single ownership and therefore concluded that a double garage for the sole use of No 43 the Drive. This is now redundant as No. 43 The Drive has no access to this land at the rear.

The southern boundary of the site adjoins the southern arm of Knoll Crescent, which currently terminates in the form of a turning area adjacent to the site. Knoll Crescent is characterised by relatively modern properties of several different designs situated within a pleasant semi-urban environment. The application site forms part of an area of generally wooded garden land which separates the northern and southern arms of Knoll Crescent.

The application site remains similar as that for the three previously refused schemes and extends to the south east and terminates adjacent to no. 113 Knoll Crescent. The application site slopes down in an easterly direction from the boundary fence of what was formerly the host dwelling at 43 The Drive. As such, the properties in Knoll Crescent to the south are at a considerably lower level than those in The Drive.

An outbuilding allowed under permitted development has been built in the same position as the proposed pair of semi-detached houses. The outbuilding is for the use of a swimming pool, however, as previously stated there is no visual evidence of any swimming pool. A double garage has been constructed further to the south.

Beyond the south eastern boundary is land designated as Green Belt and a Site of Interest for Nature Conservation.

3.2 Proposed Scheme

The proposal seeks permission for a pair of 3 bedroom semi detached houses to be built to the rear of the now sub divided site on what is now occupied by the larger outbuilding and would be located to the north west of the site. The access from Knoll Crescent,

effectively forming an extension of the existing Knoll Crescent street scene. The proposed house would be to the west of the site.

The proposed pair of semi detached dwellings would be single storey with a maximum height of 6.1m incorporating a steep pitch roof with all the bedrooms in the roof space. The building would have two front gables and two front dormers to all sunlight/daylight to and outlook from the bedrooms. The building would be 15m wide, 9m deep. Internally these family sized dwellings provide 3 bedrooms on the first floor and a ground floor kitchen/diner and lounge space creating 105sq.m of internal floorspace for each house.

3.3 Relevant Planning History

Comment on Relevant Planning History

43 The Drive

APP/R5510/X/17/3184549 - appeal allowed and a certificate of lawful use granted for a double garage.

43995/APP/2016/3262 - Single storey outbuilding to rear for use as a swimming pool (Application for a Certificate of Lawful Development for a Proposed Development). Granted on 16/10/2016.

Land Adjacent to 68 Knoll Crescent

Under ref: 70975/APP/2015/2012 and 70975/APP/2015/3737, planning permission was refused for the two storey detached dwelling with associated parking and amenity space for the following reasons:

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2015).
2. The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the streetscene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).
3. The proposal fails to make adequate provision for the protection and long-term retention of valuable trees. The proposal therefore does not comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2015).

Under ref: 68458/APP/2012/779, planning permission was refused for the erection of 4 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover to front on the same area of land for the following reasons:

1. The proposed development would constitute backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), and Policy 3.5 of the London Plan

(July 2011).

2. The proposal would result in the loss of a significant number of trees (including protected trees) and would adversely impact on the green vista and arboreal character of the area. The proposal does not take into account the future growth / size of trees and the impact that this growth would have on the amenities of the proposed occupiers. The proposal therefore does not comply with Policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

Under ref: 68458/APP/2013/1405, planning permission was refused and dismissed at appeal for the 2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover for the following reasons:

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (July 2011).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, including a contribution for education facilities. The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Hillingdon Planning Obligations Supplementary Document (July 2008).

70975/APP/2018/1295 planning permission was refused and dismissed at appeal for the erection of 2 x 3-bed semi-detached dwelling houses with associated parking and amenity space following the demolition of existing outbuilding for the following reasons

1. The proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposal is therefore contrary to Part One Policy BE1 and Part 2 Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 3.5 of the London Plan (March 2016).

2. The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street scene, causing harm to the visual amenities of the surrounding area. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012).

Officer Comments:

There is a long history of applications and appeals. As listed above, previous applications for various new dwellinghouses have now been dismissed at three appeals. The applicant has since constructed an outbuilding to house a swimming pool and a double garage to the

rear of No 43 the Drive, both of which are now completed. The grant of the two certificate of lawful developments by no means infers that the open and verdant nature of the site has been compromised or the permission for new dwellings should be granted.

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).

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.H1 (2012) Housing Growth

PT1.BE1 (2012) Built Environment

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.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- 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.

- DMH 6 Garden and Backland Development
- DMHB 16 Housing Standards
- H3 Loss and replacement of residential accommodation
- LPP 3.3 (2016) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 3.8 (2016) Housing Choice
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.18 (2016) Construction, excavation and demolition waste
- LPP 5.3 (2016) Sustainable design and construction
- LPP 5.7 (2016) Renewable energy
- LPP 7.4 (2016) Local character
- LPP 7.14 (2016) Improving air quality
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application was consulted on between 26-06-2019 and 17-07-2019. 10 objections and 1 petition against this application were received. The comments are summarised below:

- the proposed development would constitute a piecemeal form of backland development that would fail to maintain the open and verdant character and appearance of the surrounding area. The proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street scene, causing harm to the visual amenities of the surrounding area

- the open verdant aspect of Knoll Crescent would be compromised. If the site were to be tarmacadam over, there would be loss of green amenity and habitat for nature (birds, butterflies, insects, etc).

- Exacerbation and increased congestion to the existing parking arrangements

- The application fails to address the issue of drainage. Problems have been experienced with the drains so extra properties pose a risk of additional problems if connected to the existing drainage system. The application would appear incomplete without a proper drainage proposal, any proposal would need to guarantee no adverse impact on the current drainage system.

- accessibility issues for both emergency response vehicles and refuse collection lorries

- loss of privacy and overlooking issues to properties in The Drive and Knoll Crescent

- this latest application is no different in principle to all the previous applications for this site, and like them it fails to respect the open and verdant character of the area.

Internal Consultees

Trees & Landscaping commented as follows: -

This site is occupied by the rectangular back garden to the rear of 41 and 43 The Drive.

The land slopes down from the houses towards the back (east) boundary.

The rear garden is accessible from the end of the cul-de-sac of Knoll Crescent, between house numbers 68 and 113 where an informal entrance provides access on the side / southern boundary.

There is an unsightly (unfinished) looking outbuilding at the north end of the site, on elevated land behind 43 The Drive - as permitted under a certificate of Lawful Development.

There is also a garage and area of hard-standing have been installed opposite the crossover from Knoll Crescent.

The site lies within the area covered by TPO 124 and there are a number of protected trees on this site within the schedule: T39 to T49 and G2. The protected trees comprise a mix of species, mainly

situated along the north (side)boundary and rear / east end of the garden, with a few along the southern boundary.

There are also protected trees immediately outside the site, which might constrain development. This is a relatively old TPO and not all of the scheduled trees remain on site.

COMMENT

This site has been the subject of a number of previous application ref. 2018/1295 which was refused.

A tree report to BS5837:2012 has been prepared by Elizabeth Greenwood. This survey includes an Arboricultural Impact Assessment and Method Statement. The tree survey has assessed the condition and value of 190No. individual trees and groups. There is one 'A' grade tree, T16 a Grand Fir, on the survey.

Three individual trees and two groups have been graded 'B': T1 Norway spruce (G2 on the TPO), T4 ash (T48 on the TPO), G1 yew and laurel and G3 yew and laurel. According to the Arb. Impact Assessment, three trees will be removed to facilitate the development: T6 ash, T24 and T25 Lawson cypress. Two are grade 'C' tree and one is graded 'U'. Tree surgery is recommended for three trees: T18 ash, T19 and T21 both Lawson cypress and G1 laurel, yew, ash, hawthorn - all 'C' grade trees. Table 3.2.2 confirms that there is only one 'A' grade tree, the Grand Fir T16 on plan. There are a limited number of 'B' grade trees, T14 Lawson cypress and G1 and G3, ash and a group of yew and laurel. The impact of development on the trees is summarised in 4.2, with incursion into the root protection areas of trees summarised in 4.2.2.

There is an estimated 22% incursion into the RPA of the only 'A' grade tree on the site, a visually prominent Grand Fir - T16 on the survey. There is no objection to most of the tree survey and recommendations above.

However, the incursion of the RPA of the Grand Fir is excessive - and appears to be unnecessary. According to the BS, some incursion into the RPA may be acceptable, but a 22% incursion poses an unacceptable risk. The parking spaces should be re-located outside the RPA of the 'A' grade tree.

INSPECTOR'S REPORT ref. APP/R5510/W/18/3212491 Reasons 10 noted 'the landscape character contained within the site creates a pleasing natural backdrop to the great benefit of the area'. He also queried the removal of T40 and T41 - two 'C' grade (poor condition and value) trees - which could be replaced with better young trees. In my view the safeguarding of the 'A' grade tree, T16 Grand Fir whose RPA is affected by the parking area is of greater concern. In reasons 17 and 18 the Inspector noted that the unsightly outbuilding 'will be replaced by houses (and parking) that will still cause harm to the open character of the area'.

RECOMMENDATION

The current proposal does not appear to have addressed the reasons for refusal 6-23 identified by the planning inspector and is contrary to policies BE38 and BE39.

Access Officer commented as follows: -

This proposal has been reviewed against the requirements of London Plan policy 3.8 (c). The split level ground floor arrangement, by virtue of its design, would result in the entrance level WC not being accessible to wheelchair user.

The design of the proposed development is considered to be incompatible with the requirements of London Plan policy 3.8(c) and is therefore not supported from an accessibility standpoint.

Conclusion: unacceptable

Highways & Transportation commented as follows: -

Site Characteristics

The site is located on land to the rear of 43 The Drive which is set within a small residential catchment in Northwood Hills bounded by Haste Hill golf course to the south and Rickmansworth Road (A404) to the north. The Drive is not a traffic through route but solely connects Pinner Road to the golf course and Knoll Crescent which is a cul-de-sac. The site has a planning history which had generated a refusal for a single dwelling unit which was then subsequently appealed and dismissed thereafter. It is highlighted that the aspects of transport/highways did not form one of the original reasons for refusal. The same non-refusal stance on highway grounds was applied to a subsequent 2x3 bed semi detached proposal (similar to the current proposal) which was refused in 2018 for other planning related reasons.

The surrounding roadways do not exhibit parking restrictions with the exception of localised double yellow lines at the junction with The Drive and Knoll Crescent. The surrounding residential units in both roads have ample on-plot parking provisions which inherently reduce parking demand and pressures on-street.

Within the site envelope there is an existing outbuilding and garage, set within a garden landscape, which would be demolished to make way for two new 2 bedroom semi-detached properties. To serve the new build, vehicular access would be taken from a new opening in the existing 'turning head' that serves Knoll Crescent.

The site is relatively remote from public transport connections and hence exhibits a PTAL of 1 which is considered as low.

Parking Provision/Access & Internal Layout

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

It is proposed to provide 2 x two bed semi-detached residential units. The maximum parking standard requires 2 spaces per unit hence a total quantum of up to 4 spaces should be provided on-site to comply with the adopted parking standard. This quantum is proposed and is welcomed as the location exhibits a low PTAL level which encourages a provision toward the maximum end of the standard.

Parking is arranged in communal fashion and would be accessed via a new aperture in the existing 'turning head' that serves Knoll Crescent. This arrangement is considered acceptable on highway grounds and it conforms to DfT (Manual for Streets circa 2007) best practice for road and parking layouts. In addition there is highway safety benefit from the sufficient turning space within the site arrangement which would allow vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

Cycling Provision

In terms of cycle parking there should be a provision of 2 secure and accessible spaces for each of the dwelling units (totalling 4 spaces) in order to conform to the adopted minimum borough cycle parking standard. A secure compound has been indicated within the submission but without specific detail in cycle number terms. Notwithstanding this point the provision of the 2 spaces per unit requirement can be secured via 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 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.

Operational Refuse Requirements

Refuse would be collected from Knoll Crescent via the new opening in the turning head.

An indicative bin store location is depicted on plan for both units however a site management regime should ensure that waste collection distances do not exceed 10m from the point of collection from the public highway in order to conform to good and appropriate practice.

This could be achieved by either a formal planning condition or informal arrangement applied by the new occupiers. It is considered that for this scale of development it is in the best interest of the occupier to place their refuse within the proposed refuse storage location if they wish for their refuse to be collected. The latter informal arrangement is therefore considered as sufficient in this case. 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 in order to minimize/avoid 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 measurably 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

As with the previous applications, this proposal would represent backland development to which there have been recent changes to policy, as contained within both the London Plan 2016 and the National Planning Policy Framework.

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The NPPF (2019) at paragraph 70, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example 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. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, March 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises: that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

London Plan Policy 3.5 A states that 'Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified.' This locally sensitive approach reflects paragraph 53 of the NPPF. Where planning permission is required, boroughs are advised to consider proposals for development in gardens in the light of local circumstances, taking into account the value gardens have in addressing the range of strategic policy objectives, particularly in terms of:

- defining local context and character including local social, physical, cultural (Policy 7.4, 3.5);
- providing safe, secure and sustainable environments and play spaces for children (Policy 3.6);
- supporting biodiversity, protecting London's trees, 'green corridors and networks' (Policies 7.19, 7.21);
- flood risk management and sustainable drainage (Policies 5.12 and 5.13)
- mitigating the effects of climate change including the 'heat island' effect and urban greening (Policies 5.1, 5.9, 5.10); and
- enhancing the distinct character of suburban London (Policy 2.6).

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

Emerging Policy DME1 6: Development in Green Edge Locations states that new development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries..

Emerging Policy DMH 6: Garden and Backland Development states that there is a presumption against the loss of back 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 the following criteria:

- i) rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- ii) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided; iii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iv) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- v) features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided.

Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

7.02 Density of the proposed development

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

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

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

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within Green Belt land although it is adjacent to it. However, given the existing built environment and its relationship with the boundary, it is considered on balance that there would be no adverse impact on the openness of the Green Belt. Where seen from within the adjoining Green Belt the buildings would be seen as a continuation of the Knoll Crescent properties. No Green Belt issues are therefore raised by this application.

7.07 Impact on the character & appearance of the area

As detailed elsewhere in this report, the proposed development would impact on the character and appearance of the area, resulting in the loss of an area of open space that contributes to the character of the area and the amenities of existing residents that surround the site.

This is particularly apparent from the end of Knoll Crescent, where the access to the proposed site would be created and the houses constructed. This area currently forms a

break in the built form and an area of amenity that contributes to the street scene. This break in built form is considered essential to allow for the prominence of the trees to remain the dominant visual feature safeguarding the current character of the area.

Fronting towards the turning area for vehicles, the site is prominent emphasising its openness. The loss of this area to further buildings would harm this openness and amenity value. Similarly the open aspect from the rear of the properties in The Drive, including the donor property and No.41, would be lost.

The submission documentation argues that the garage building would be demolished thus opening up the vista along Knoll Crescent with a resultant increase in openness.

However approved swimming pool was allowed a maximum of 4 m in height whereas the proposed semi detached dwellings would be 6.1 m in height, an increase in height of 2 m or 50%, which will have a far greater impact on the open character of the back gardens.

The swimming pool outbuilding enclosure, when originally constructed, was only to be used solely by No 43 the Drive and incidental to that particular dwelling. This is now redundant as the site has been sub divided and the outbuilding/swimming pool and double garage are no longer part of the site that pertains to 43 The Drive.

The current development would result in the construction of two dwellings on the footprint of the outbuilding/swimming pool enclosure, access and a substantial area of hard standing to the front of each property resulting in the loss of openness and verdant character and appearance of the surrounding area.

The proposal would therefore fail to retain the open and green nature that is characteristic of the area, and would be contrary to Policy BE1 of the adopted Hillingdon Local Plan: Part One Strategic Policies (November 2012), Policies BE13 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), DMHB 11 of the Hillingdon Local Plan Part 2 - Development Management Policies with Modifications (March 2019) and Policy 3.5 of the London Plan (March 2016).

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15 m separation distance from adjoining properties to avoid appearing over dominant and a 21 m distance maintained between facing habitable room windows and private amenity space, considered to be a 3 m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy. It is noted that the approximate distance between habitable room windows in the proposed development and the properties on The Drive would be approximately 22.6 m.

Whilst the proposed development would result in a harmful change in character of the area, it is considered that there would be no material impact on the amenities of adjoining occupiers. Appropriate conditions could be imposed on any planning permission granted to ensure that there would be no adverse impact on the amenities of the adjoining occupiers, such as, for example through the provision of obscure glazing, or preventing the installation of roof extensions and dormers, or outbuildings through the removal of permitted development rights..

The new buildings would be sited at a lower level than the properties in The Drive, similar to the existing relationship with other properties in The Drive and Knoll Crescent. The relationship between the new buildings with the properties adjacent in Knoll Crescent would

also be satisfactory.

There would thus be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

In this respect the proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Mayor's Housing Standards (2016) sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 2 bedroom, 4 person dwelling, to have a minimum size of 79 sq.m. The proposed new dwellings would comply with the required standard resulting in a satisfactory residential environment for future occupiers.

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The side/rear amenity space meets these requirements and therefore would provide a satisfactory standard of residential amenity for future householders in accordance with the Council's guidance. As such, the scheme complies with Policies BE23 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed bedrooms would be screened by hedges and set more than 21 m from neighbouring properties and would therefore not be overlooked by adjoining properties.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Parking Provision/Access & Internal Layout

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

It is proposed to provide 2 x two bed semi-detached residential units. The maximum parking standard requires 2 spaces per unit hence a total quantum of up to 4 spaces should be provided on-site to comply with the adopted parking standard. This quantum is proposed and is welcomed as the location exhibits a low PTAL level which encourages a provision toward the maximum end of the standard.

Parking is arranged in communal fashion and would be accessed via a new aperture in the existing 'turning head' that serves Knoll Crescent. This arrangement is considered acceptable on highway grounds and it conforms to DfT (Manual for Streets circa 2007) best practice for road and parking layouts. In addition there is highway safety benefit from the sufficient turning space within the site arrangement which would allow vehicles using the site to enter and leave the site in a forward gear which is the recommended practice on highway safety grounds.

In terms of cycle parking there should be a provision of 2 secure and accessible spaces for each of the dwelling units (totalling 4 spaces) in order to conform to the adopted minimum borough cycle parking standard. A secure compound has been indicated within the submission but without specific detail in cycle number terms. Notwithstanding this point the provision of the 2 spaces per unit requirement can be secured via planning condition.

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 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.

A full and detailed CLP will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm. It will need to be secured under a suitable planning condition should the application be considered acceptable.

The application has been reviewed by the Highway Engineer who is 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).

7.11 Urban design, access and security

The impact of the development on the verdant character of the area, the design of the houses, and their relationship with each other, in their own right, are considered unacceptable.

The scheme proposes a pair of chalet style semi-detached houses, with 1st floor accommodation located in large pitched roofs with large front gables and two front dormers.

The proposed design would not follow the pattern of development with the houses on Knoll Crescent and The Drive which have a clear consistency to their design. It is therefore considered that the design of the house as proposed would detract from the character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

With regard to access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with the requirements of Policy BE18 of the adopted Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and the Council's Supplementary Planning Guidance on Community Safety by Design.

7.12 Disabled access

The access officer found the design of the proposed development to be incompatible with the requirements of London Plan policy 3.8(c) and is therefore not supported from an accessibility standpoint.

However, if the scheme had been found acceptable a condition could have been secured to ensure the development would meet building regulation M4 (2) 'accessible and adaptable dwellings' in accordance with Policy 3.8 c of the London Plan (March 2015) and the Mayor's Housing Standards: Transition Policy Statement.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Local Plan requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

This site is covered by TPO 124. There are several large, mature protected trees on and adjacent to this site. The tree report that has been submitted and has been updated since the previously refused scheme.

The current scheme has been amended in such a way as to minimise harm to the valuable, protected Ash trees (T40 & T41 on TPO 124).

The proposal addresses the previous reason for refusal and the scheme makes adequate provision for the protection and long-term retention of valuable tree/s, subject to conditions.

7.15 Sustainable waste management

Refuse would be collected from Knoll Crescent via the new opening in the turning head. An indicative bin store location is depicted on plan however a site management regime should ensure that waste collection distances do not exceed 10m from the point of collection from the public highway in order to conform to good practice. Had the application have been considered acceptable, a management plan would have been sought.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

A number of objections have been received regarding the applicant's character and approach to planning applications at this site. This is not a material planning consideration that can be taken into account in coming to a decision on this development.

7.20 Planning Obligations

Not applicable.

7.21 Expediency of enforcement action

There are no ongoing enforcement cases at this site.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this development.

10. CONCLUSION

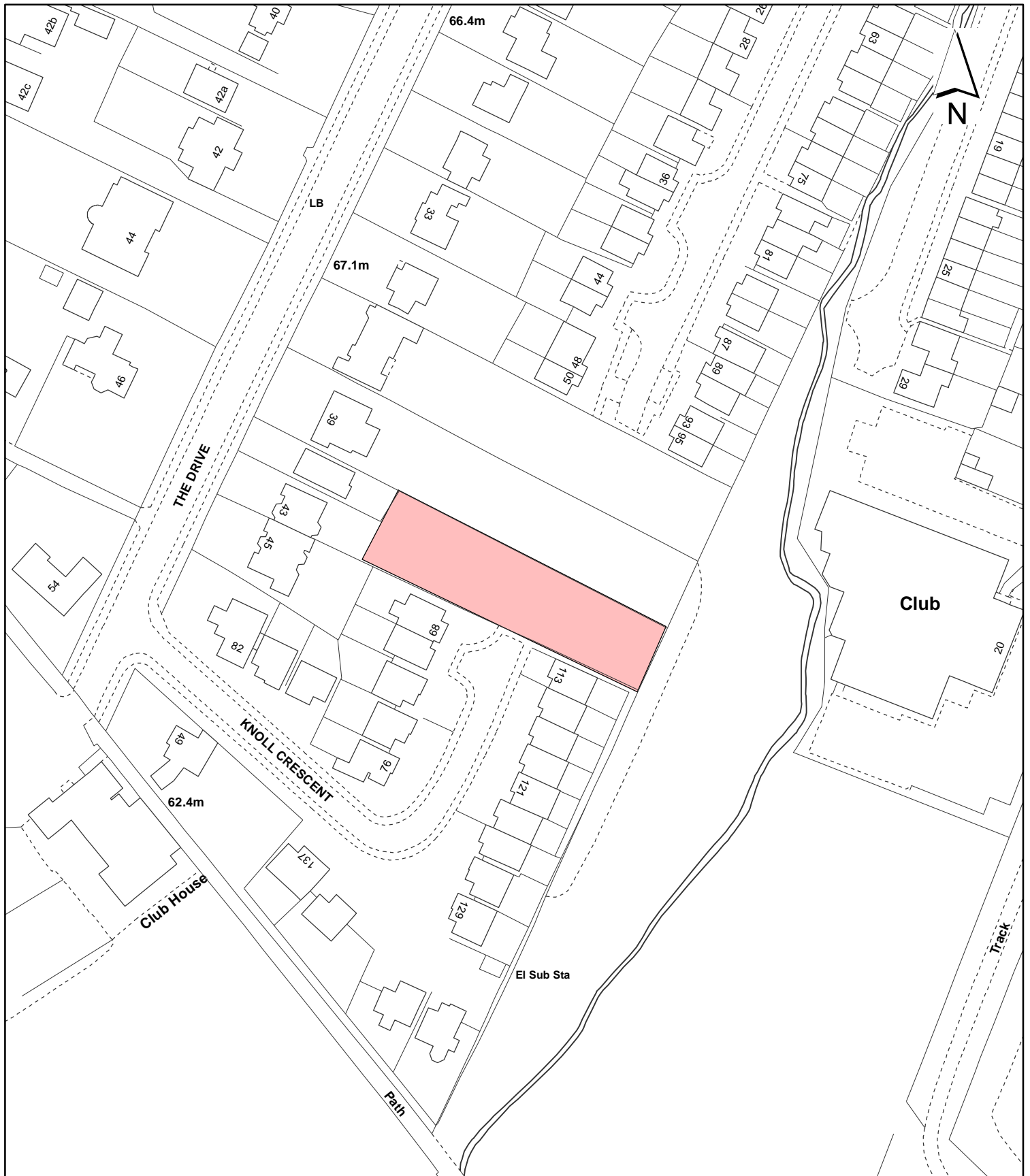
The proposed development would constitute a piecemeal form of back land development that would fail to maintain the open and verdant character and appearance of the surrounding area. Furthermore, the proposed development, by reason of its design, would result in a building which would detract from the character and appearance of the street scene, causing harm to the visual amenities of the surrounding area. For these reasons outlined in this report, this application is recommended for refusal.


11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (2016)
National Planning Policy Framework
HDAS: Residential Layouts

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:
 Site boundary
 For identification purposes only.
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Site Address: Land Forming Part of 43 The Drive Adjacent to 68 and 113 Knoll Crescent Northwood	
Planning Application Ref: 70975/APP/2019/1984	Scale: 1:1,250
Planning Committee: North Page 29	Date: September 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 10 WOODGATE CRESCENT NORTHWOOD

Development: Variation of condition nos. 2 (Approved plans) and 4 (Windows) of application 30997/APP/2018/660 to allow for minor material amendments (First floor side extension, first floor rear extension, single storey rear extension, single storey front extension and installation of a rear dormer to create additional habitable roof space) to allow changes to the design of the dormer windows, the installation of 2 rooflights to the single storey rear extension and the excavation of a basement.

LBH Ref Nos: 30997/APP/2019/2153

Drawing Nos: VC/160/LP
VC/160/P/01
VC/160/P/02
VC/160/P/03
VC/160/P/05
VC/160/P/06
VC/160/P/04
VC/160/P/07

Date Plans Received: 25/06/2019

Date(s) of Amendment(s):

Date Application Valid: 01/07/2019

1. SUMMARY

This application seeks consent to vary condition no. 2 of planning approval 30997/APP/2018/660, to include the installation of 2 rooflights in the rear ground floor extension and pitched roofs over the dormer windows. It also proposes the provision of a new basement below the existing garage, with a front and rear lightwell and 2 side windows.

The proposed alterations are considered to be out of keeping with the character and appearance of the original dwelling and the wider Area of Special Local Character.

The Council's Flood Water Management Officer is satisfied that the basement under the garage would not cause groundwater flooding issues. Had the proposed been considered acceptable conditions could have been imposed to ensure the basement construction is acceptable.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed pitched roofs to the dormers and provision of the lightwells to the basement, by reason of their size, scale, bulk and design, would represent an incongruous and visually intrusive form of development which would fail to harmonise with the character and architectural composition of the original dwelling and would have a

detrimental impact on the appearance, character and visual amenities of the Gatehill Farm Estate Area of Special Local Character. As such, the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHD 1 and DMHD 3 Hillingdon Local Plan Part 2- Development Management Polices with Modifications (March 2019) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

2 171 LBH worked applicant in a positive & proactive (Refusing)

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached dwelling located on the South Western side of Woodgate Crescent. The property currently benefits from an attached garage along the North West side and a single storey side/rear extension along the South East side. It has 2 rear dormer windows and a front projection with a cat slide roof. It has a good sized landscaped front garden with a drive which can accommodate 2 further cars and a reasonable sized rear garden. The plot is set on a hillside location, with the road at a higher level and the lawns to the rear access down patio steps.

The street scene is residential in character and appearance comprising large detached two storey individually designed properties.

The application site lies within the Gatehill Farm Area of Special Local Character (ASLC) and the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

Planning consent was granted for the erection of a first floor side extension, a first floor rear extension, a single storey rear extension, a single storey front extension and the installation of a rear dormer to create additional habitable roof space. This application seeks consent to vary condition no. 2 to include the installation of 2 rooflights in the rear ground floor extension and pitched roofs over the dormer windows. It also proposes the provision of a

new basement below the existing garage with a front and rear lightwell and 2 side windows

3.3 Relevant Planning History

30997/APP/2011/268 10 Woodgate Crescent Northwood

Erection of a two storey rear extension, first floor side extension with habitable roofspace, new porch to front, enlargement of existing loft space with new dormer to rear.

Decision: 04-04-2011 Refused

30997/APP/2015/1887 10 Woodgate Crescent Northwood

Part two storey, part single storey rear extension, part first floor side extension, single storey front extension, extension to existing patio and installation of rear dormer to create additional habitable roof space

Decision: 16-07-2015 Refused **Appeal:** 10-12-2015 Dismissed

30997/APP/2015/769 10 Woodgate Crescent Northwood

Part two storey, part first floor, part single storey rear extension involving demolition of existing rear element, first floor side extension, conversion of habitable roofspace to include rear dormer single storey front extension and installation of canopy to front

Decision: 01-05-2015 Refused

30997/APP/2018/660 10 Woodgate Crescent Northwood

First floor side extension, first floor rear extension, single storey rear extension, single storey front extension and installation of a rear dormer to create additional habitable roof space.

Decision: 27-04-2018 Approved

30997/D/97/1271 10 Woodgate Crescent Northwood

Erection of a single storey rear extension and conservatory

Decision: 09-10-1997 Approved

Comment on Relevant Planning History

Application 30997/APP/2015/1887 was refused on the basis of the scale and design of the two storey side and rear extensions and the front canopy which failed to harmonise with the character of the original dwelling. In consideration of the proposal the Inspector advised that he considered the rear dormer and front extension to be acceptable in terms of scale and appearance. However the first floor side extension over the garage added significantly to the mass of the dwelling and would be an intrusive and over dominant structure. In addition, it would considerably reduce the existing gap at first floor level between the appeal property and the neighbouring dwelling. As a result, the proposal would be unacceptably harmful to the appearance of the street scene and to the character of the ASLC.

The following 2018 application reduced the width of the first floor extension above the garage to address the Inspectors comments and was subsequently approved.

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 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:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbours and the Gateshill Residents Association were consulted for a period of 21 days expiring on the 2 August 2019 and a site notice was erected on the lamp post opposite expiring on the 2 August 2019. 3 responses were received raising the following issues:

- Potential flood risk to neighbouring properties due to the basement and hillside location
- Potential impact on the trees on the boundary
- Loss of privacy
- Subsidence risk
- Light pollution
- Impact on the street scene
- Loss of outlook
- Impact on the water table
- Impact on the character of the Gatesill Area of Special Local Character
- Contrary to new basement policy
- No direct access from the basement to the house suggesting occupation as a separate unit
- No tree survey
- Loss of parking
- Impact on watercourses

A petition against the proposal was also received.

Northwood Hills Residents Association - No response

Northwood Residents Association - The plans indicate that the basement will extend beyond the footprint of the house both to the front and rear of the property, both by about 3.5m, which is contrary

to LBH guidelines. The plans suggest there would be three lightwell's at the side and front, which is contrary to LBH guidelines. The design of the basement indicates only a separate access through the garage and from the rear garden, but no access from inside the house. The proposed use of the basement is as an entertainment centre so it is strange that there is no internal access from the house given its size. It could make the basement more like an annexe rather than ancillary to the house. If the rear lightwell is to be floodlit it could adversely impact the house to the rear. There is no formal assessment of whether the basement and subterranean scheme impacts on drainage, flooding from all sources, and groundwater conditions. Can such a large basement be considered a minor amendment?

Internal Consultees

Trees/Landscaping - No objection and no need for landscape conditions.

Flood and Water Management - The basement is much smaller than the footprint of the house, the house is detached and there is room between the proposed basement and the site boundary which would allow for groundwater should any be found to pass round the proposed basement there are no objections to this proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012), where there is no objection in principle to the extension of a dwelling subject to compliance with the relevant policies set out the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions.

7.02 Density of the proposed development

Not relevant to this proposal.

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

As detailed 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.

7.06 Environmental Impact

Not relevant to this proposal.

7.07 Impact on the character & appearance 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.'

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 BE5, 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."

Policy DMHB 5 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that within Areas of Special Local Character new development should reflect the character of the area. Alterations

should respect the established scale, building lines, height, design and materials of the area. Extensions should be subservient to and respect the architectural style of the original buildings. Furthermore Policy DMHB 11 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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers. Furthermore Part E advises that within Areas of Special Local Character roof extensions should take the form of traditional dormer windows. The highest point of the dormer should be kept well within the back roof slope, away from the ridge.

Policy DMHD 3 advises that when determining proposals for basements the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. It further advises that they should ensure the scheme would not harm the amenity of the neighbours, would provide adequate landscaping and would not harm the appearance or setting of the property or the established character of the surrounding area through the introduction of front lightwells.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are 'subordinate' to the original house. Rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook or daylight. A single storey extension of a maximum depth of 3.6 m for a semi detached property with a flat roof not exceeding 3 m in height would be acceptable. It also advises that dormer windows should appear secondary to the size of the roof face within which they are set. They should be set in the centre of the roof face, below the main ridge by at least 0.3 m and 0.5 m above the eaves and from the side roof margins. On larger detached properties these set ins should be increased.

The proposed first floor side extension, first floor rear extension, single storey rear extension and the single storey front extension are all as previously considered under application 30997/APP/2018/660 and deemed acceptable. The proposed alterations to the scheme include the provision of pitched roofs over the existing and proposed dormer windows and the provision of a basement beneath the garage, including a front and rear lightwell and two side windows.

The proposal includes the provision of a mono pitched roof over each of the rear dormer windows, increasing the height by 0.35m. The resultant dormers would therefore appear much larger and be closer to the ridgeline, also encroaching upon the side roof margins, contrary to HDAS guidance. The overall appearance is far larger and dominating and would fail to appear as subordinate additions within the existing roofslope and as such would be unacceptable.

The proposed basement would sit beneath the existing garage, extending a further 3.5m to the front and rear. The proposal would incorporate a front and rear lightwell of 5.1m in width

and 0.9m in depth set flush with the ground and also two side windows. In consideration of basement developments, the emerging local plan advises that proposals for subterranean development which would extend the full length or the full width of a property will not be supported. This is because excavation would create disturbance to the house and problems for the neighbouring properties. The proposed basement would extend beyond the full depth of the existing property by 7m. No details have been provided with the application to demonstrate that the proposals would not adversely affect the drainage and run-off or cause other damage to the water environment or avoid cumulative impacts upon structural stability. The inclusion of the front lightwell would also be contrary to emerging policy.

As such it is considered that the proposed extensions are harmful to the character and appearance of the subject property and the wider Area of Special Local Character. Therefore the proposal fails to accord with the requirements of Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHD 1 and DMHD 3 of Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and HDAS: Residential Extensions.

7.08 Impact on neighbours

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours.

The impact of the proposed extensions above the ground were previously considered and deemed acceptable. The proposed inclusion of the ground floor windows and lightwells would not result in any loss of privacy to the neighbouring properties. With regard to the potential for increase of light pollution, the lightwells are at ground level and there is nothing to indicate these would result in any increase of light pollution than from normal ground or first floor windows. It is therefore considered that there will be no significant increase in the impact on the amenity of the neighbouring occupiers as a result of the proposed alterations. As such, the proposal is 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

The proposed basement is identified on the plan as an entertainment hall, the floor area of which measures 74.6sqm and is capable of being occupied as habitable accommodation. If approved this could be conditioned to ensure it is not used as habitable accommodation given the lack of natural light.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards.

With regard to parking the proposed development still retains adequate off street parking spaces. Therefore, the proposed development is considered to comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

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 rear garden and adequate garden space would be retained.

7.12 Disabled access

Not relevant to this proposal.

7.13 Provision of affordable & special needs housing

- Not relevant to this proposal.
- 7.14 Trees, Landscaping and Ecology**
- 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 comments made are duly noted and have been addressed appropriately within the report.
- 7.20 Planning Obligations**
- Not relevant to this proposal.
- 7.21 Expediency of enforcement action**
- Not relevant to this proposal.
- 7.22 Other Issues**
- None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

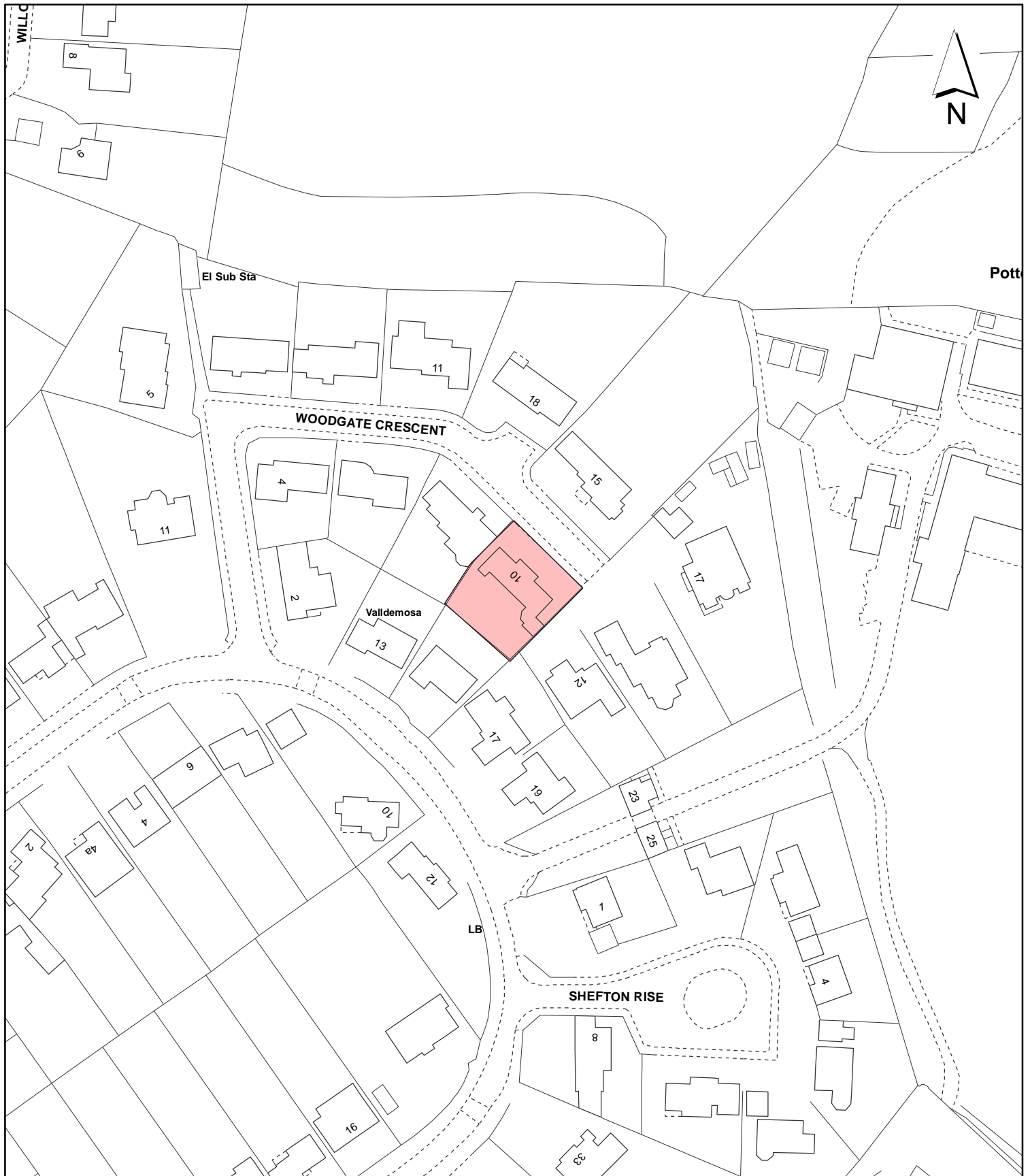
The proposal is considered to have a negative impact upon the visual amenity of the site or the surrounding Area of Special Local Character and is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**10 Woodgate Crescent
 Northwood**

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

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

Planning Application Ref:

30997/APP/2019/2153

Scale:

1:1,250

Planning Committee:

North Page 41

Date:

September 2019



HILLINGDON
 LONDON

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Report of the Head of Planning, Transportation and Regeneration

Address 66 PARK WAY RUISLIP

Development: Part change of use of ground floor premises from Travel Management Company (A1) to Tuition classes (Use class D1) & office use at rear and alterations to roof

LBH Ref Nos: 62072/APP/2019/409

Drawing Nos: Design & Access Statement- REV-A - 07.05.2019
Time Table
66PARWL/A/PL-02
66PARWL/A/PL-03
66PARWL/A/PL-04
66PARWL/B/PL-01
PTAL Rating
PTAL Forecast

Date Plans Received:	04/02/2019	Date(s) of Amendment(s):	04/02/2019
Date Application Valid:	11/02/2019		11/02/2019
			20/05/2019

1. SUMMARY

Planning permission is sought to change the use from A1 (Retail) to Use D1 (Non Residential Institutions), ancillary office and alterations to roof of the existing single storey rear extension. This has since been revised to show the part retention of an A1 Use on the Park Way shopping frontage of approximately 36.5m² together with a D1 Use to the rear of the premises.

The teaching facility involves five small rooms which hold up to six persons each (30 total). However evidence from similar uses (as the teaching facility is based on identical scale facilities elsewhere) would suggest it is unlikely more than 20 pupils would be on the premises at any one time.

The site is situated within the Secondary Shopping frontage on Park Way. Detailed comments have been provided by the Council's Planning Policy Manager who considers that the proposal would bring benefits to the town center and should be supported, notwithstanding the loss of an A1 unit.

The Highway Authority 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).

The application is recommended for approval

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years

from the date of this permission.

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 66PARWL/B/PL-01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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 DMHB 11 of of the emerging Hillingdon Local Plan: Part 2 - Development Management Policies with Modifications (March 2019).

4 COM12 Use Within Same Use Class

The premises shall be used for A1 (Retail) and D1 (Education) for no other purpose (including any other purpose in Class D1 (Non-residential Institutions) of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To protect the vitality and viability of the town centre use in accordance with Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMTC 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

5 NONSC Non Standard Condition

Notwithstanding the approved plans, one of the toilets shall be designed to be wheelchair/disabled accessible, as set out in the Council's HDAS: Accessible Hillingdon Supplementary Planning Document (September 2017).

REASON

To ensure that the development meets the need of disabled people in accordance with London Plan Policies 3.1 and 7.2 (2016) and the Council's HDAS: Accessible Hillingdon Supplementary Planning Document (September 2017).

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.

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.
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
S9	Change of use of shops in Local Centres
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 6.13	(2016) Parking
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
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 retail unit is located in a small terraced parade of 8 units in total comprising four A1 units, one D1, one A3 and one A2. It was noted from a recent site visit that the existing D1 unit is a Tuition Centre which was granted permission under reference 10532/APP/2007/3768 dated 24/4/2008.. It was also noted in a more recent visit on 24th May that the subject site has been occupied and there are advertisement sign in the window for 'Big FishTuition'

The application site is located on the north side of Park Way. The previous use was as a travel agents on the ground floor of a three storey, brick built building. The unit is currently vacant and forms part of a terraced retail parade. The shop is accessed via Park Way, with a mixture of single and double yellow lines on both sides of the road and no parking facilities. There is a rear access way.

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 Polices (November 2012). The surrounding shopping frontage has a mix of A-class uses.

3.2 Proposed Scheme

Planning permission is sought for a part change the use from A1 (Retail) to a mixed use as A1 Retail and D1 (Non Residential Institutions), ancillary office and alterations to the roof of the existing single storey rear extension.

The single storey rear extension adjoins a parapet wall of the neighbouring supermarket

premises. It is proposed to raise by 600mm the maximum pitch of which will be 200mm below that of the existing adjoining parapet wall.

Alterations to the front elevation will include an entrance to the A1 Retail shop unit and the formation of a separate entrance to the D1 use to the side and rear of the proposed retail unit.

3.3 Relevant Planning History

Comment on Relevant Planning History

62072/ADV/2007/31 - erection of a free standing advertisement A board granted 22/5/2007

ENF/372/16 - PEO - Unauthorised Building Work to Business/Com Premises - No Further Action

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 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 the Council will support the ground floor use of premises provided that a minimum of 50% of the frontage is retained in Use Class A1 and that the proposed use would 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 Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) 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 415.5 m (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 Classes A1 and D1 and would occupy 36.5 sqm and 94.5 sqm respectively of the floor area of the existing ground floor premises

It is considered that the proposed development of a mixed use of A1 and D1 use in this particular parade would not harm the retail function of the Ruislip Manor Town Centre Secondary Shopping Area as the A1 use would be retained in part with only the rear of the premises being in D1 use.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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.
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
S9	Change of use of shops in Local Centres
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 6.13	(2016) Parking
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
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

6 neighbouring properties were consulted together with the Residents Association by letter dated 13/2/2019 and a site notice was displayed which expired on 15/3/2019

No local response

Internal Consultees

Highways Comments - Initial consultation response 6/3/2019

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 to any measurable degree, 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 Observations

"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."

Planning Policy Comments

The Council's most recent town centre survey data, which was undertaken in 2016 (updated using Google Street View information from May 2018 and April 2019), shows that in the secondary shopping area as a whole, 45% of units or 50% of the frontage length is currently in A1 retail use. Only four out of 58 units in the secondary shopping area are vacant. The only vacant A1 retail unit in the secondary shopping area as a whole is the application site.

In terms of the immediate parade on which proposed change of use is located (Park Way), there are a total of 13 units of which 38% are in A1 use. However, in terms of frontage length, the percentage is higher at 51% due to a number of larger retail units e.g. Tesco Express. Frontage length is therefore considered the most appropriate measure in this instance. There are currently two existing D1 uses in this parade out of a total of three throughout the secondary shopping area. One of these D1 uses is already a tuition centre and is located immediately next door to the proposed D1 use and the other is a dental practice

Overall the evidence from the surveys shows that the secondary shopping area in Ruislip Manor town centre is performing well, with limited vacancies and the majority of the secondary frontage in A1 retail use. This is also reflected in the proportion of A1 retail in the immediate parade on which the application site is located. However given that in both instances the amount of retail frontage is already very close to the 50% policy threshold level, this change of use would reduce the proportion of A1 uses to just below 50%. In principle, therefore, this proposal is not in accordance with criteria b(i) of policy DMTC2. However, this quantitative measure should be taken as a starting point, and it is important to take account of other policy considerations.

In terms of the other policy criteria, the addition of second D1 unit on this parade, adjacent to an existing D1 tuition centre would create a small concentration of these non-A1 use on this part of the parade. However, there is an A1 use on the other side of the proposed use as well as next to the existing D1 use so the length of non-A1 frontage is limited. The applicant has highlighted that they believe the proposed use does provide a community facility however, whilst it services will be open to local residents, the number of visitors will be restricted by the capacity and range of classes and it is not considered to provide a general community service. The presence of an existing tuition centre on the parade also limits the potential benefits to the community this proposal would provide through increasing the diversity of uses in the town centre

Consequently, whilst the proposed change of use is not considered to meet all of the policy criteria, the fact that impact on town centre vitality and viability is marginal (measured in terms of the proportion of A1 frontage) should be taken into account. This is supported by the recently updated (July 2019) National Planning Practice Guidance on town centres does highlight that it is also important to consider structural changes in the economy, in particular changes in shopping and leisure patterns and formats, and whether a wide range of complementary uses (including educational development) if suitably located, can help to support the vitality of town centres. This national approach is also reflected in the recent changes to permitted development which allow for greater flexibility in changing from A1 use.

In this context it is important to consider in more detail the potential benefits of such a proposal weighed against the identified harm. As highlighted above, this site is on the edge of the town centre

and would be able to draw footfall by acting as a destination in its own right. It is also likely that parents would use other town facilities whilst dropping off and picking up children. In terms of alternative sites, none of the other vacant units in the town centre are for D1 use and vacancy rates are generally low.

Lastly, evidence of the length of vacancy and any reasons that it may not be suitable to re-let this unit as a shop (marketing evidence) should be provided. Taking all these factors into account, it may then be possible to take a view that on balance, that the loss of this A1 unit would not result in harm to the vitality and viability of the town centre use, and that an alternative use would continue to contribute to town centre vitality

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is situated within the Secondary Shopping frontage on Park Way. The principle of the development, which will retain an A1 retail unit together with the provision of a D1 use would not harm total convenience shopping provision and 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. This small terraced parade of 8 units comprises four A1 uses, one D1 use, one A3 use and one A2 use which complies with the 50% of A1 uses for secondary shopping frontages. With the change of use of one of the retail units to a mix of Use Class A1 and Use Class D1 the percentage of A1 uses would remain static.

It was noted from a recent site visit that the existing D1 unit at 64 Park Way is a Tuition Centre which was granted permission under reference 10532/APP/2007/3768 dated 24/4/2008.

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.

Although the proposal involves minor alterations to the front elevation of the building with the formation of a separate entrance to the Di use at the rear of the premises, it is 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

No relevant

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located within the Ruislip district town centre located on Park Way midway between its junction with The Ridgeway, Victoria Road and Pembroke Road and in close proximity of 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.

A1 (Travel Agents) to A1 (Retail) and D1 (Tuition Centre).

The proposed teaching facility involves five small rooms which hold up to six persons each (30 total). However evidence from similar uses (as the teaching facility is based on identical scale facilities elsewhere) would suggest it is unlikely more than 20 pupils would be on the premises at any one time.

The site is relatively sustainable on transport grounds therefore reducing the dependency on travelling to the location by private motor car. Private car usage is also deterred by the extensive waiting restrictions in the locality whereby 'uncharged for' parking is unavailable as an alternative to an absence of on-site parking as is the case here. Patrons to the address are therefore expected to be reliant on other sustainable modes of travel such as walking, cycling and the convenient and efficient public transport services that serve the town centre reflected by the abundance of bus services and neighbouring LU train station.

Hence there are no specific concerns with this change of use due also to the 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 also 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 Highway Authority 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).

7.11 Urban design, access and security

Access

The access officer has no accessibility concerns.

7.12 Disabled access

Discussed above

7.13 Provision of affordable & special needs housing

Not relevant

7.14 Trees, landscaping and Ecology

Not relevant

7.15 Sustainable waste management

Not relevant

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 representations received

7.20 Planning obligations

Not relevant

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.

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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

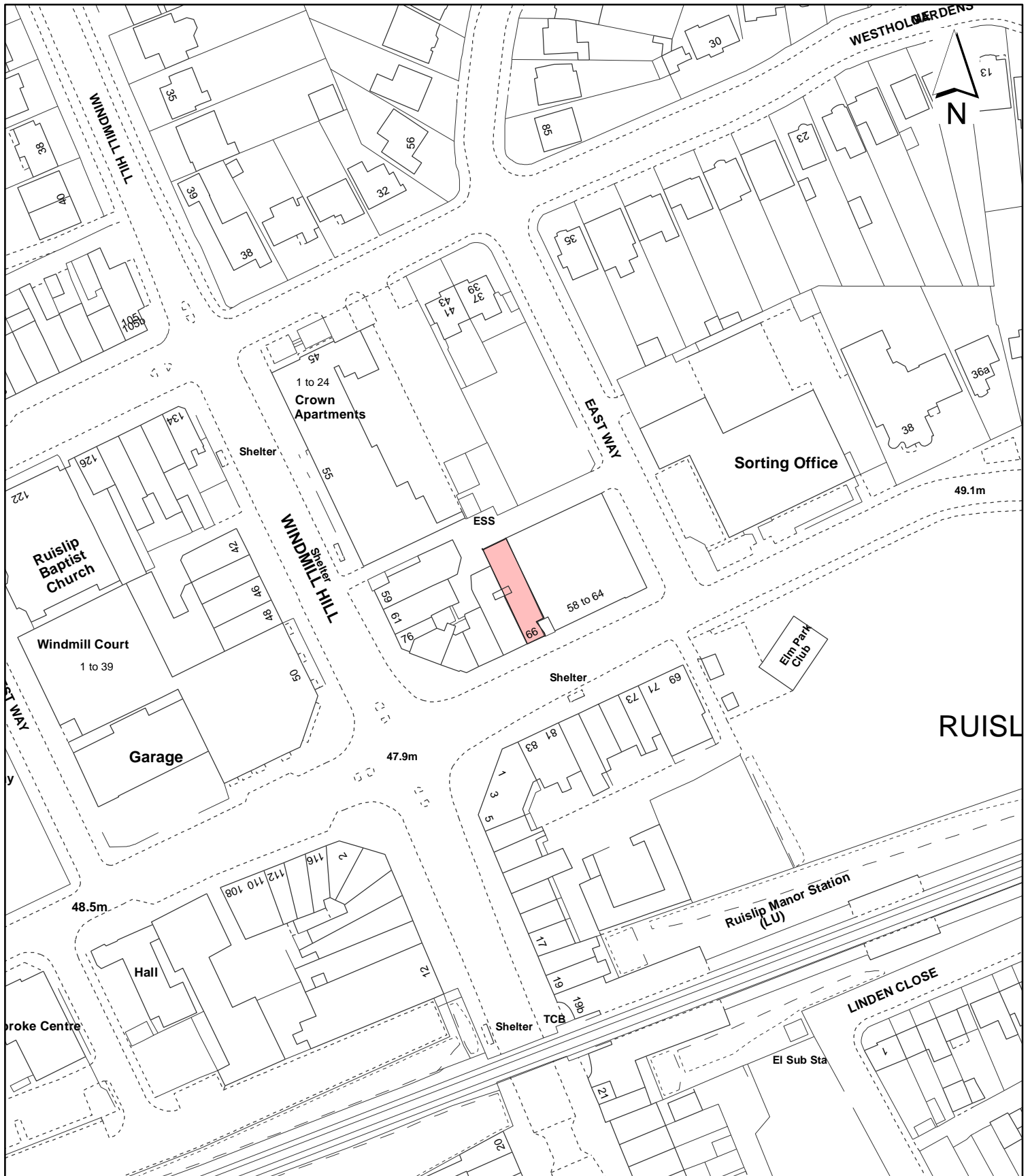
The proposal is recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (2016)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Diane Verona

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**66 Park Way
 Ruislip**

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

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

Planning Application Ref:

62072/APP/2019/409

Scale:

1:1,250

Planning Committee:

North Page 56

Date:

September 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 166 HIGH STREET RUISLIP

Development: Change of use from A1 (Shops) to A5 (Takeaway) and single storey rear extension with associated alterations

LBH Ref Nos: 4079/APP/2019/1642

Drawing Nos: Location Plan
166HighRd-004
166HighRd-003
166HighRd-002
166HighRd-001

Date Plans Received: 16/05/2019 **Date(s) of Amendment(s):**

Date Application Valid: 07/06/2019

1. SUMMARY

The application seeks permission for the change of use from A1 (Shops) to A5 (Takeaway) and the erection of a single storey rear extension with a new staircase and the provision of an extractor flue.

The proposed change of use to an A5 Take Away is considered inappropriate within a primary shopping area. The proposal has also failed to provide sufficient information to ensure that there would be no detrimental impact on the amenity of neighbouring occupiers. Therefore, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the loss of a retail unit within the primary shopping area of the Ruislip Town Centre, would erode the retail function of the area, harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 2.15 of the London Plan (2015).

2 NON2 Non Standard reason for refusal

The proposal by reason of the lack of detail in relation to the location of a suitable extract flue, fails to demonstrate that the increased use for hot food takeaway would not result in an unacceptable loss of residential amenity to nearby resident, contrary to Policies OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016).

Decision: 05-05-1999 Refused

Appeal: 05-10-1999 Dismissed

Comment on Relevant Planning History

The comments are noted and the merits of the scheme are addressed within the report.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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.

BE23 Requires the provision of adequate amenity space.

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

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

S6 Change of use of shops - safeguarding the amenities of shopping areas

S11 Service uses in Primary Shopping Areas

LPP 2.15 (2016) Town Centres

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th July 2019**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbours and the Ruislip Residents Association were consulted for a period of 21 days expiring on the 2 July 2019. There was one response raising the following issues:

- Too many catering business on the high street. Other categories of business are more desirable to attract customers.

Ruislip Village Conservation Panel - No response

Internal Consultees

Access Officer - Informatives should be attached to any grant of planning permission: 1. The proposed plan may not include a WC provision for disabled people and at least one accessible unisex toilet should be provided. As building works to construct new and revised toilet facilities are planned, the opportunity to incorporate accessible toilet provision is advised. 2. The accessible toilet should be designed in accordance with the guidance given in Approved Document M to the Building Regulations 2010 (2015 edition). 3. The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable. 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. Conclusion: acceptable.

Environmental Protection - No response

Contaminated Land - No response

Highways - The application has been reviewed by the Highway Authority who are satisfied that the proposal would not measurably 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

Emerging Policy DMTC 2 of the Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) states that in

A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

- i) a minimum of 70% of the frontage is retained in Use Class A1;
- ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage;
- iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses; and
- iv) the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

Policy S11 states that in Primary Shopping Areas applications will be granted where i) the remaining retail facilities are adequate to accord with the character and function of the shopping centre and ii) the proposed use will not result in a separation of Class A1 uses or a concentration on non retail uses which might harm the viability or vitality of the centre. Use as a Class A2 (banks and building societies only) and Class A3 (food and drink) use are regarded as acceptable at ground floor level within shopping frontages of primary shopping areas.

Policy S6 states that changes of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion.

Ruislip High Street has a total frontage of 1,372 m within its boundary made up of 433.5m (65 units) in primary and 620.5m (95 units) in secondary shopping areas. A shopping survey was carried out May 2019, which demonstrated that the share of A1 frontages within the Primary Shopping Area by frontage was 62.7%. As such it is considered that the proposal would result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

The quantum of A5 uses is approximately 3%. Furthermore the May 2019 Town Centre Survey revealed that there were 4 vacant units within the Primary Shopping Area, with the application site being one of them.

There is therefore an in principle objection to the change of use.

7.02 Density of the proposed development

Not relevant to this proposal.

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

This is addressed within the impact on the character 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

Policies BE4 and 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 includes the erection of a single storey extension to the rear of the property. This would include a repositioned external staircase and an extractor flue. The proposed extension would infill between the rear projections of the neighbouring properties and would measure 10.7m in depth, 5m in width with a flat roof of 3.35m in height. This would be a substantial addition to the ground floor of the building but given the location between 2 existing extensions it is not considered to significantly impact on architectural character of the original property or the wider Conservation Area. As such the proposal complies with Part 1 Policy BE1 and Part 2 Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.08 Impact on neighbours

The proposed single storey extension would sit between the existing rear extensions of the neighbouring properties and in terms of scale would not impact on the amenity of the occupiers above.

The application for advises that details of the extractor fan are attached however whilst the elevations identify the location of the flue, the are no details provided for the proposed extractor. It is also noted that no proposed opening hours are given. It is therefore considered that insufficient information has been provided to establish if the proposal would

cause an adverse impact on the neighbours' amenity.

As such, the application proposal would fail to comply 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 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.

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

The Highway Officer has advised that the site is relatively sustainable on transport grounds therefore reducing the dependency on travelling to the location by private motor car. Private car usage is also deterred by the extensive waiting restrictions in the locality whereby 'uncharged for' parking is unavailable with local customer patronage being forced to utilise the abundant pay & display facilities in the area if they choose to travel by private motor car. A proportion of patrons to the address are therefore expected to be reliant on other sustainable modes of travel such as walking, cycling and the convenient and efficient public transport services that serve the town centre reflected by the abundance of bus services and neighbouring LU train station.

Hence there are no specific concerns with this CoU due also to the 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 also 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 1 secure and accessible cycle space for each of the proposed use classes which has not been demonstrated as part of the submission and should therefore be secured by condition.

7.11 Urban design, access and security

Not relevant to this proposal.

7.12 Disabled access

The Access Officer has raised no objections to the proposal.

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

None.
7.20 Planning Obligations

Not relevant to this proposal.
7.21 Expediency of enforcement action

Not relevant to this proposal.
7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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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

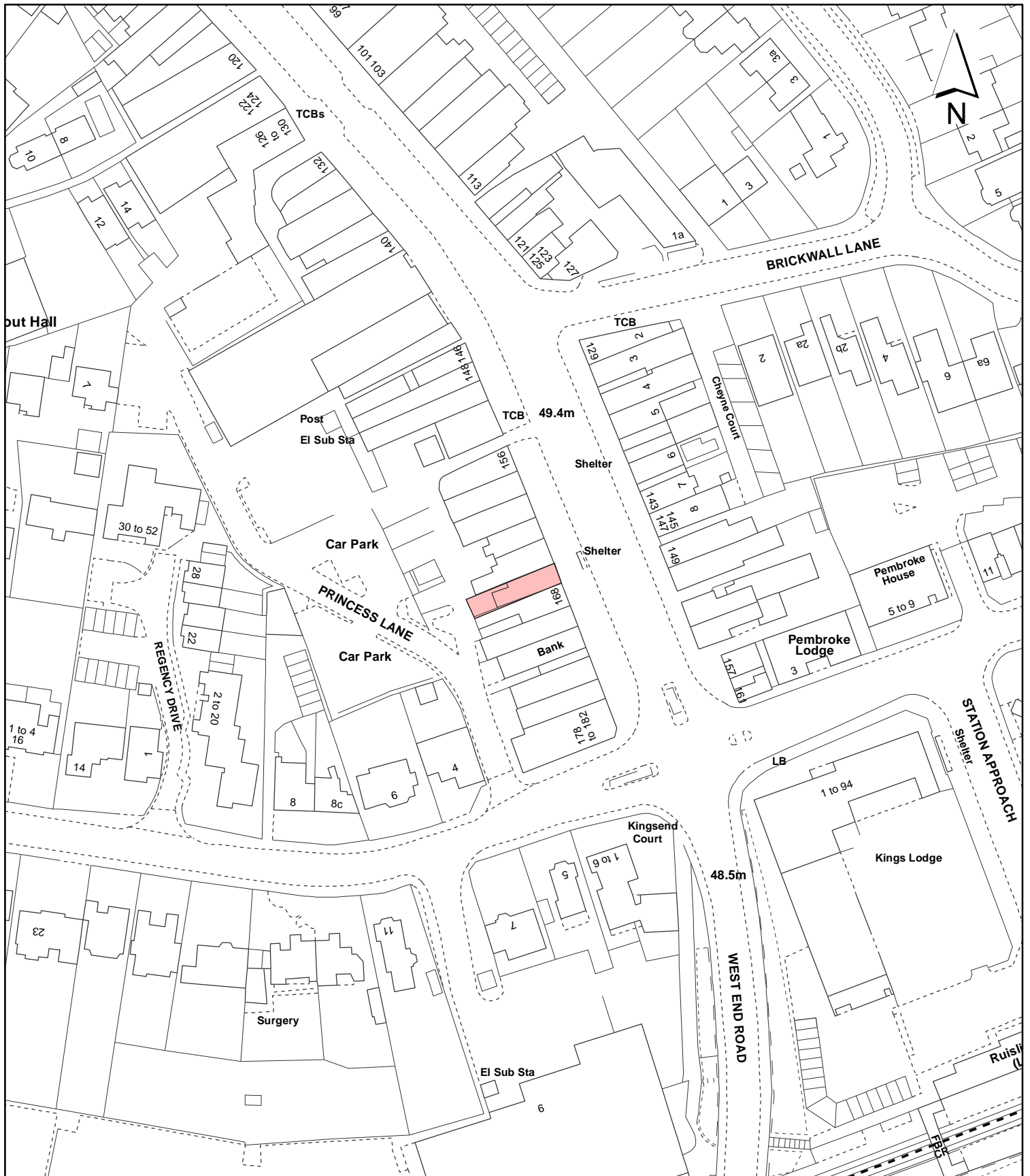
There is no objection to the extension to the rear of the premises however there is an in principle objection to the change of use from A1 to A5 Use. The proposal also fails to provide sufficient information to assess the potential impact on neighbouring occupiers.

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:

166 High Street Ruislip

Planning Application Ref:

4079/APP/2019/1642

Planning Committee:

North Page 65

Scale:

1:1,250

Date:

September 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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Plans for North Applications Planning Committee

Wednesday 18th September
2019



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 67

Report of the Head of Planning, Transportation and Regeneration

Address LAND FORMING PART OF 43 THE DRIVE ADJACENT TO 68 AND 113
KNOLL CRESCENT NORTHWOOD

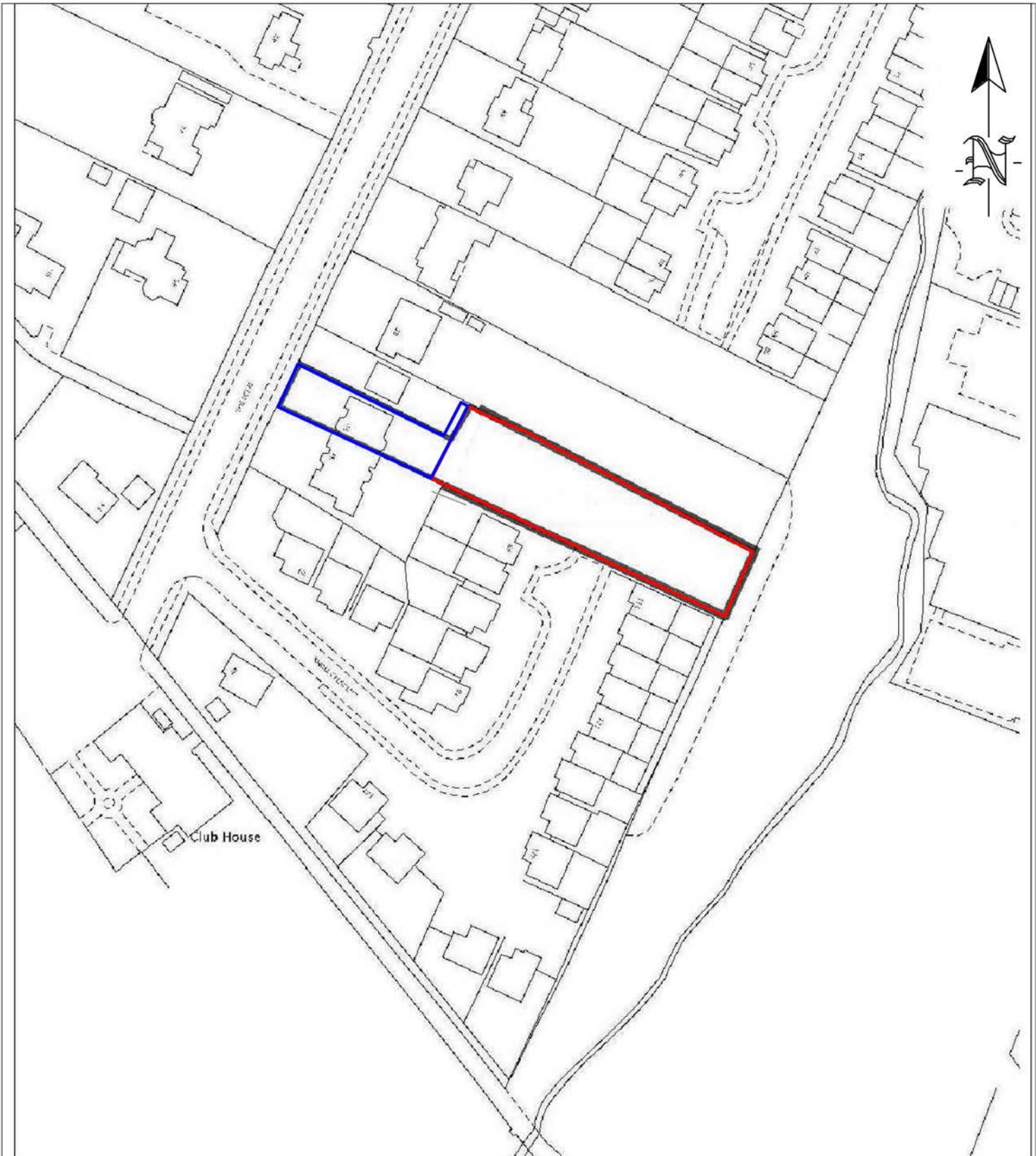
Development: 2 x 2-bed, one and a half storey, semi-detached dwelling houses with
associated parking and amenity space, involving demolition of existing
outbuilding

LBH Ref Nos: 70975/APP/2019/1984

Date Plans Received: 11/06/2019

Date(s) of Amendment(s):

Date Application Valid: 24/06/2019



LOCATION PLAN

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

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

Drg. No. 17/3088/10
Scale 1250@A4
Date 11/06/19
Drawn by AK



KNOLL CRESCENT



THE DRIVE

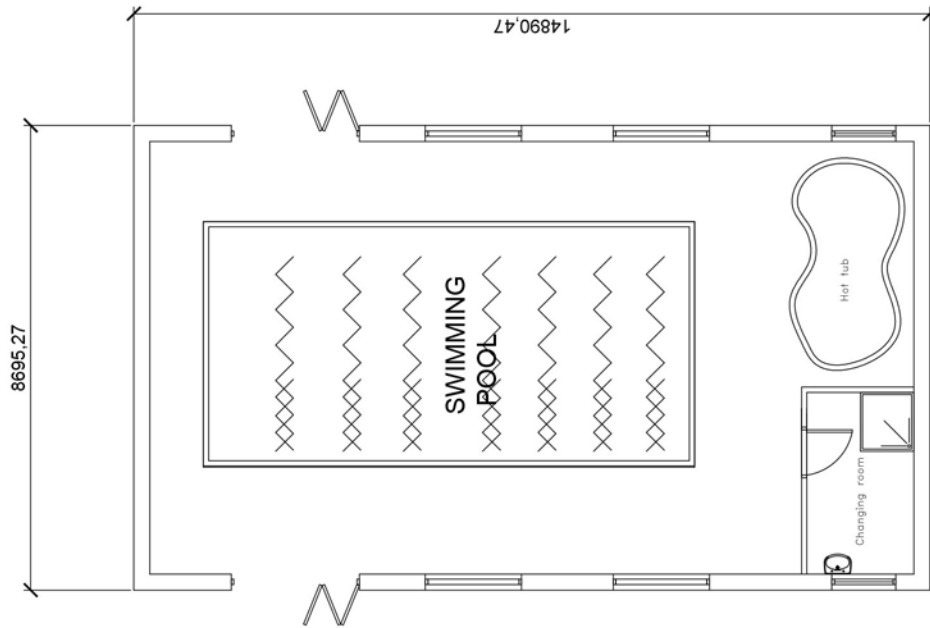
EXISTING SITE PLAN

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

REVISION
Drg. No. 17/3088/11
Scale 1:200 @ A1
11/06/19
AK



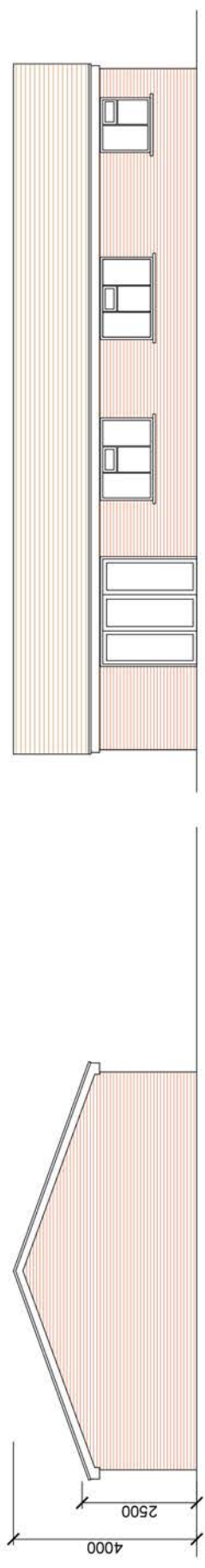
GROUND FLOOR PLAN



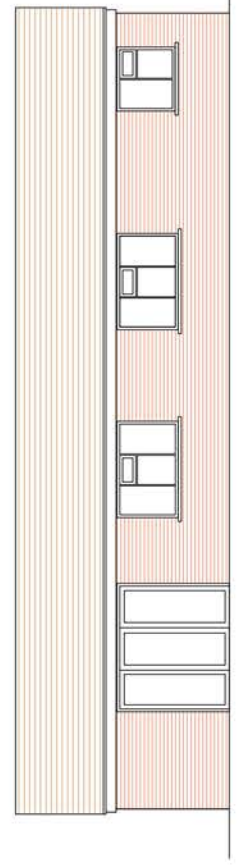
ROOF PLAN

EXISTING PLANS

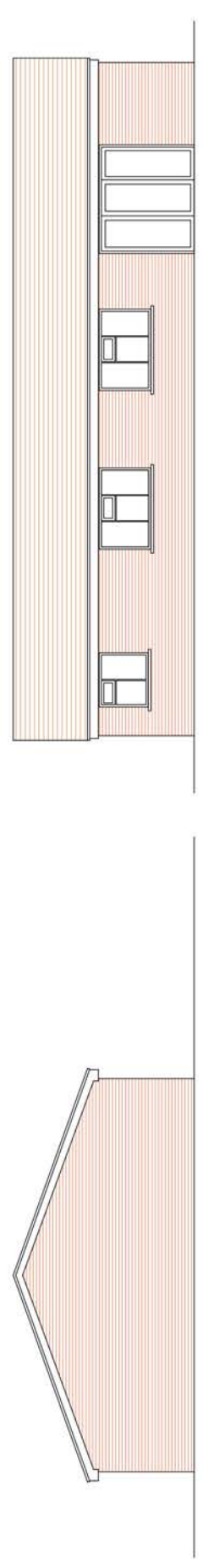
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			<p>Dr. No. 17/3088/02 Scale 1:100@A3 Date 16/02/17 Drawn by AK</p>



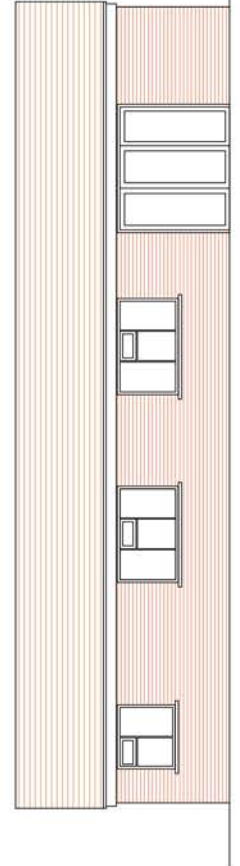
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



NORTH EAST ELEVATION

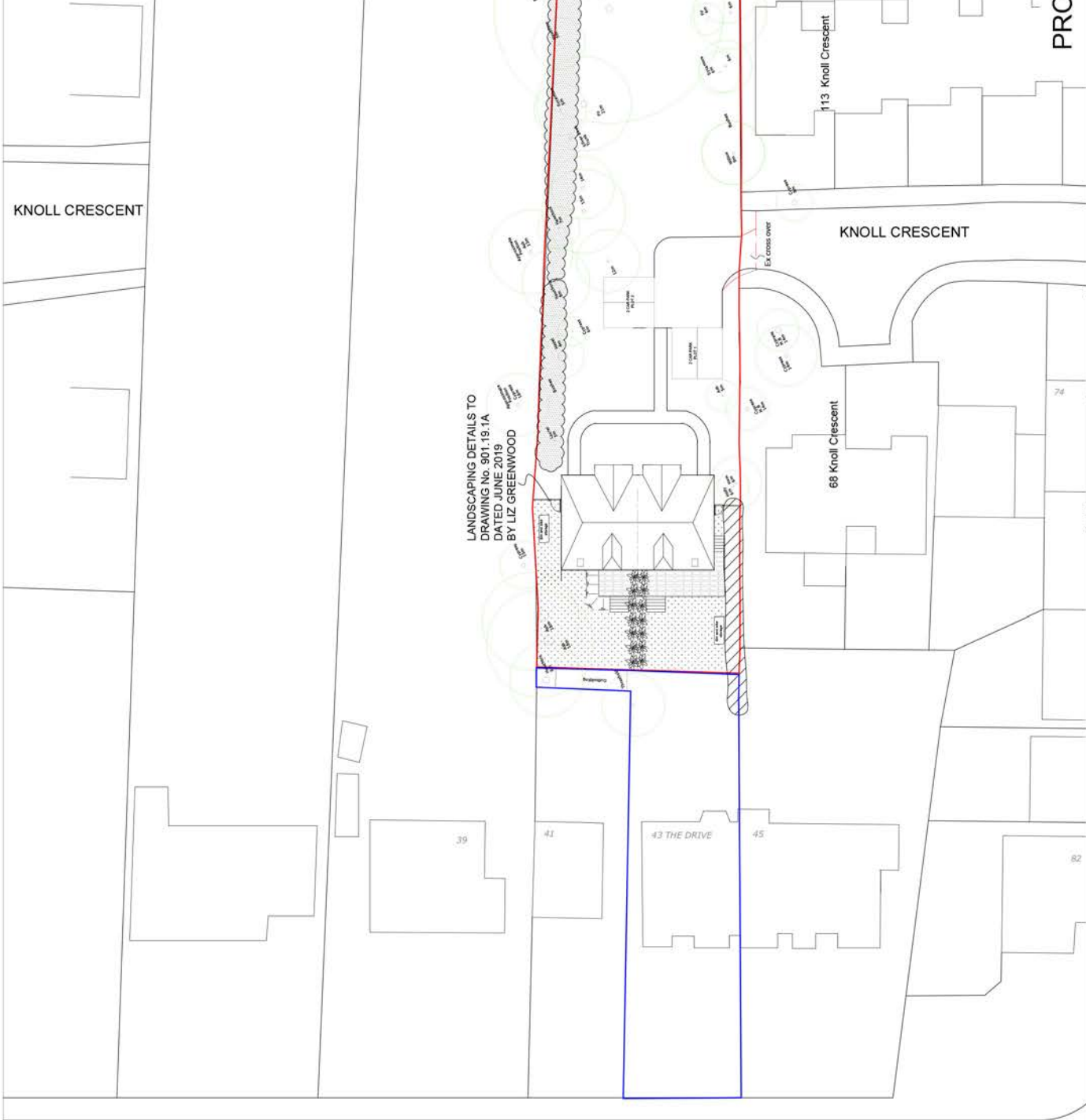


SOUTH EAST ELEVATION

EXISTING ELEVATIONS

<p>LAND ADJACENT 68 KNOLL CRESCENT, NORTHWOOD</p>	<p>Scale Bar 1:100 @ A3 0 1 2 3 4 5 6 7 8 9 10 Metres</p>		<p>REVISION</p>
			<p>Drg. No. 17/3088/03 Scale 1:100@A3 Date 16/02/17 Drawn by AK</p>

REV.	AMENDMENTS
A	HOUSE LOCATION ADJUSTED 19/06/19



LANDSCAPING DETAILS TO
DRAWING No. 901.19.1A
DATED JUNE 2019
BY LIZ GREENWOOD

PROPOSED SITE PLAN

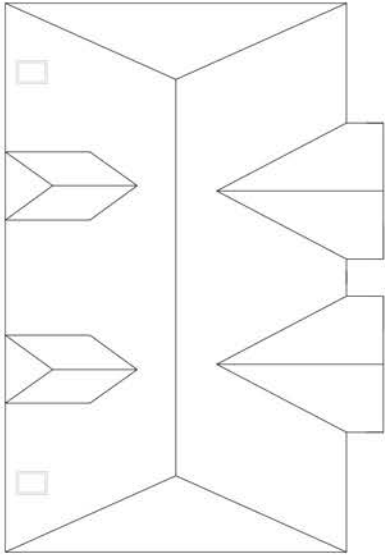
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	05/06/19	AK

THE GILLET MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants

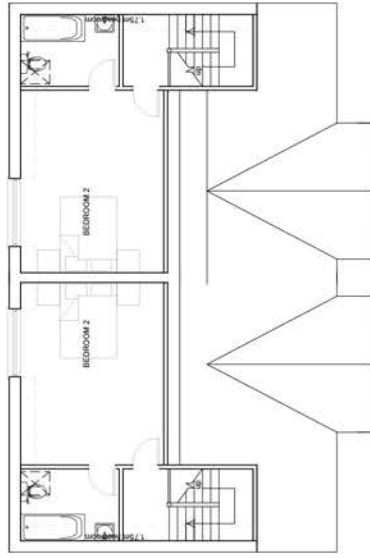


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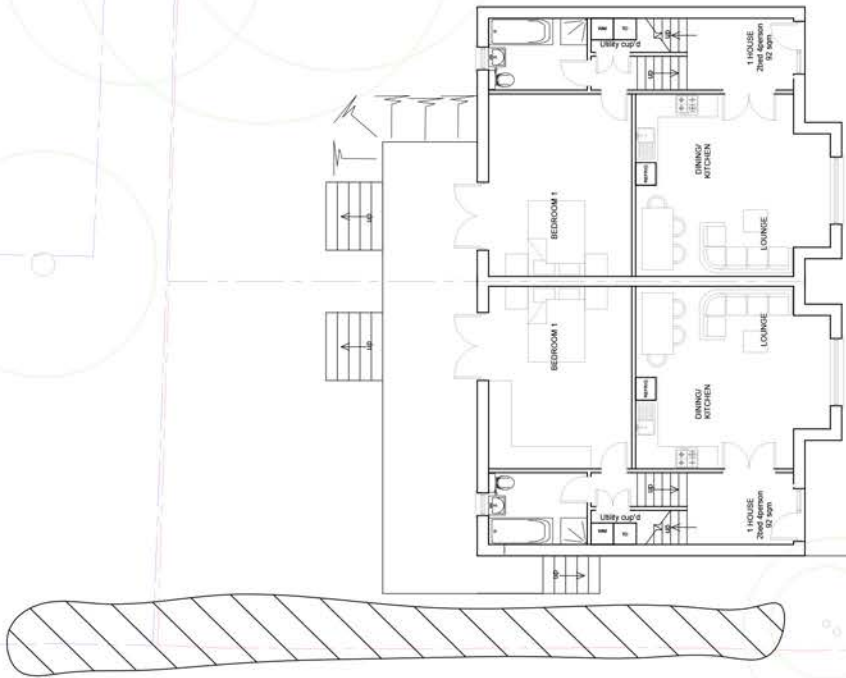
LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

LAND ADJACENT 68 KNOLL CRESCENT,
NORTHWOOD

Scale Bar 1:100 @ A2



0 1 2 3 4 5 6 7 8 9 10 Metres



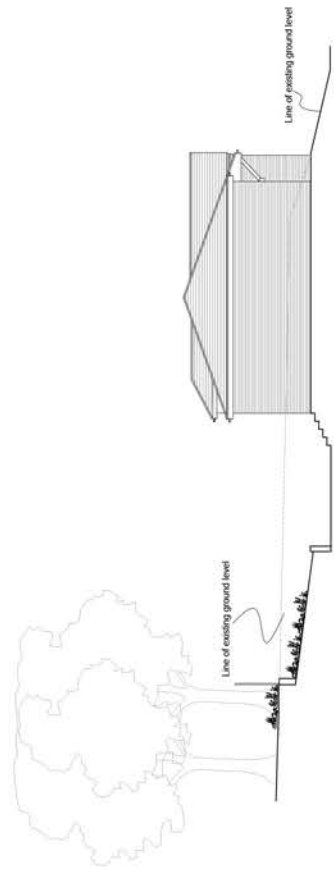
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner, Middlesex HA5 2EW tel. 0208 868 1333

PROPOSED
FLOOR PLANS

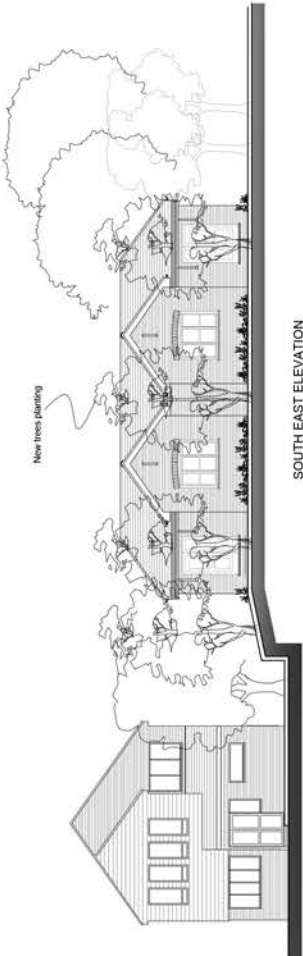
REVISION	17/3088/13
Dwg. No.	17/3088/13
Scale	1:100
Date	05/06/19
Drawn by	AK

©

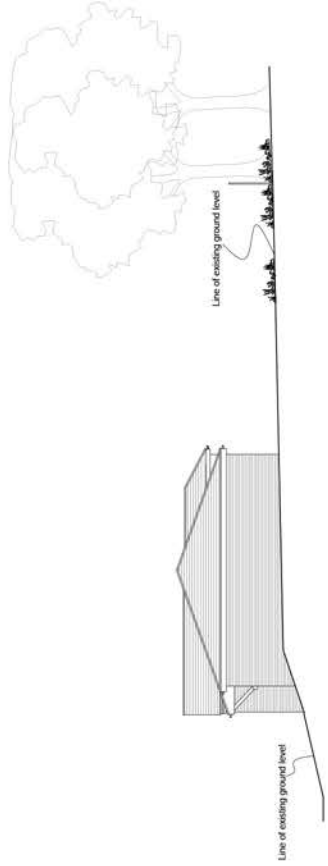
REV.	AMENDMENTS
4	HOUSE LOCATION ADJUSTED TO MATCH



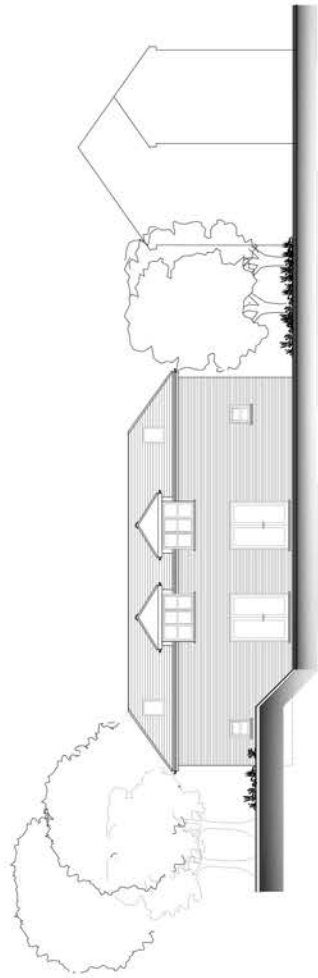
SOUTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION

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1:100 @ A1	

Scale Bar
0 1 2 3 4 5 6 7 8 9 10 Metres
1:100 @ A1

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

Drg. No.	17/3088/14A	REVISION
Scale	1:100	A
Date	11/06/19	
Drawn by	AK	

PROPOSED ELEVATIONS

LAND ADJACENT 68 KNOLL CRESCENT, NORTHWOOD

to protect them from adverse weather conditions.
 All planting operations shall be carried out in accordance with British Standards 4226. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they received in the nursery.

Imported Topsoil - All imported topsoil is to comply with the current BS3882 (2015), and is to be supplied, stored and spread in accordance with Annex N of the above BS except where otherwise stated in the contract documents. The soil shall be free from perennial weeds, seeds and all foreign matter.
 Classification: Topsoil GRADE in accordance with BS 3882:2015 (see above) for all tree and shrub planting and grass areas. It is to be supplied from a named source and named suppliers as approved by the Client's representative. Full certification to be provided for all imported topsoil. If test criteria falls short of the BS3882:2015 the topsoil will be rejected.

Texture: SANDY LOAM OR SANDY CLAY LOAM
 PH: 6 - 7.5

Contamination - Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Detrimental to healthy plant growth
 - Corrosive, explosive or flammable
 - Hazardous to human or animal life

In all areas to receive topsoil, do not use subsoil contaminated with the above materials.
 Depth of topsoil - The following depths of topsoil should be supplied and laid -
 i) Tree pits 600mm
 ii) Shrub beds 400mm
 iii) Grass areas 100mm.

Trees - 40 lines of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pits. Trees are to be staked with low stakes, 1500mm long, 750mm into the ground and the tree secured by one tie. All trees are to have 90 litre watering bas as supplied by Barcham trees or similar - nylon strimmer guards and mulched 1 metre diameter round the tree with 75mm deep with medium grade bark mulch.
 Hedging and shrubs - excavate 450mm deep, and break up the base of the planting beds. Provide and lay 400mm deep topsoil in accordance with BS 3882:2015. Plant hedging in accordance with BS 4429. Plant hedging in double staggered row, for boundary hedging 4 per metre, for low hedging 6 per metre. Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass - cultivate areas and provide topsoil if required for minimal 150mm depth, cultivate to fine lith. All stones greater than 36 mm in any one dimension shall be carted off site to tip.
 Turf - Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board. Turf grown on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screened sand/topsoil. The finished level of the turf to be 50mm higher than hard surfaces. Water in.

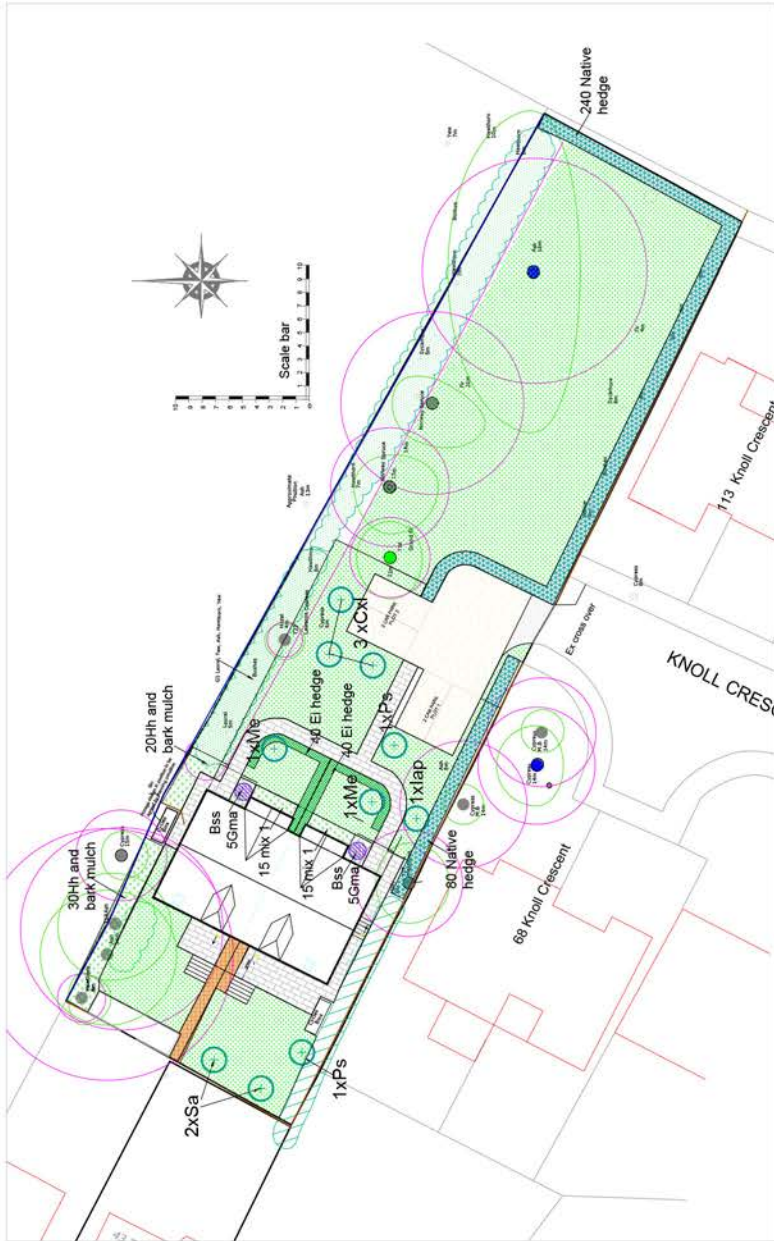
Grass seed is to be spread in two directions at a rate in accordance with the suppliers' instructions or if not specified at 50 grams per square metre. Grass seed areas to be lightly raked to ensure seed is evenly incorporated into the upper 10 mm of soil.
 Maintenance
 All plants are to be maintained until established. Shrub beds are to be kept weed free. Grass to be kept well watered until established and kept maintained at a consistent height and weedfree. Hedge bases are to be kept free from weed. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter.
 The hedges are to be maintained at a consistent height depending on species and location. Native hedges to be maintained at a minimum of 1.5metres, and faced back from the sight lines along the front boundary. Hedges along the rear boundary can be maintained at a minimum height of 1.5 metres or as agreed with the client.

Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm. Subsequent cuts to be spaced 4 weeks apart. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but be between 8 and 12 cuts a year. Watering will be carried out in grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre.
 Annual Maintenance for Trees
 All plants are to be maintained until established.
 Maintain a 1metre diameter surround to trees free from grass, weeds and rubbish at all times.
 Newly-planted trees are to be watered during April-September.
 The intervals between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period.
 Fill watering bags (or water 60 litre per tree)
 Trees should be watered twice monthly during the summer months for the first 2 years unless there is adequate rainfall to fully hydrate the surrounding ground.
 Stork cover panned down areas.
 Check on mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover.
 Check on mulched areas at specified depth, re-top or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
 Check that each tree is growing healthy and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractors tip.
 Any wounds shall be neatly paired back to sound wood in accordance with BS 3988: 2010 Recommendations for Tree Work. Re-irm twigs which have been loosened by the wind or frost.
 Remove all stakes and ties after two years or after the trees have rooted successfully.

Replacement Planting
 Replace any tree or plant within a two year period that fails to thrive or is below specification. Any grass area that fails shall be re-seeded or re-turfed in accordance with the specification.

The drawings to be checked by:
 Elizabeth Greenwood C.M.L.L., F.Arb.A. and may not be used or reproduced in any form without written permission.
 10 Knight Street, Sawdipoworth, Leics, OAKT BAY.
 Tel:01779 722381 mobile 0776962462, email ms.egreenwood@gmail.com

Revision A Approved drawing detail and specs	Date: 10.06.2019
Drawn by: June 2019	
Approved to: ES Knoll Crescent, Northwood Mac 11th	
Drawn by: 4.14.16	
Scale: Landscape proposals	
Date: 2017.17.90.1.19	
Page: 201.19.14	



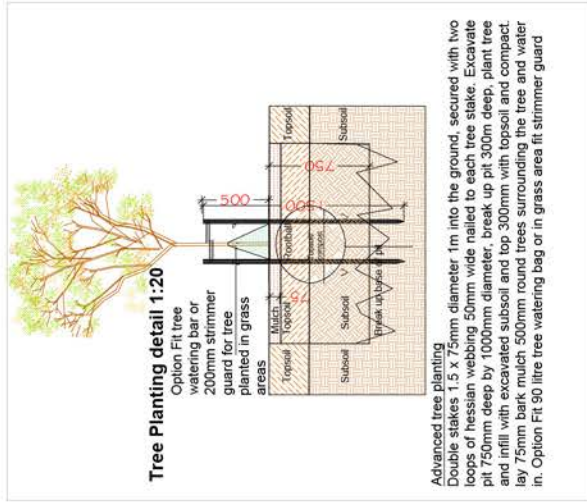
SCHEDULE

- Trees to retain
- New tree planting
- Existing hedges - to gap up
- New low hedges
- Native hedge planting
- Ornamental ground cover shrubs
- Specimens shrubs
- Residents planting beds
- Grass
- Paving (Marshalls Saxon paving)
- Gravel surface
- Tarmac apron
- Close boarded fence
- Existing 1m high chain link fence

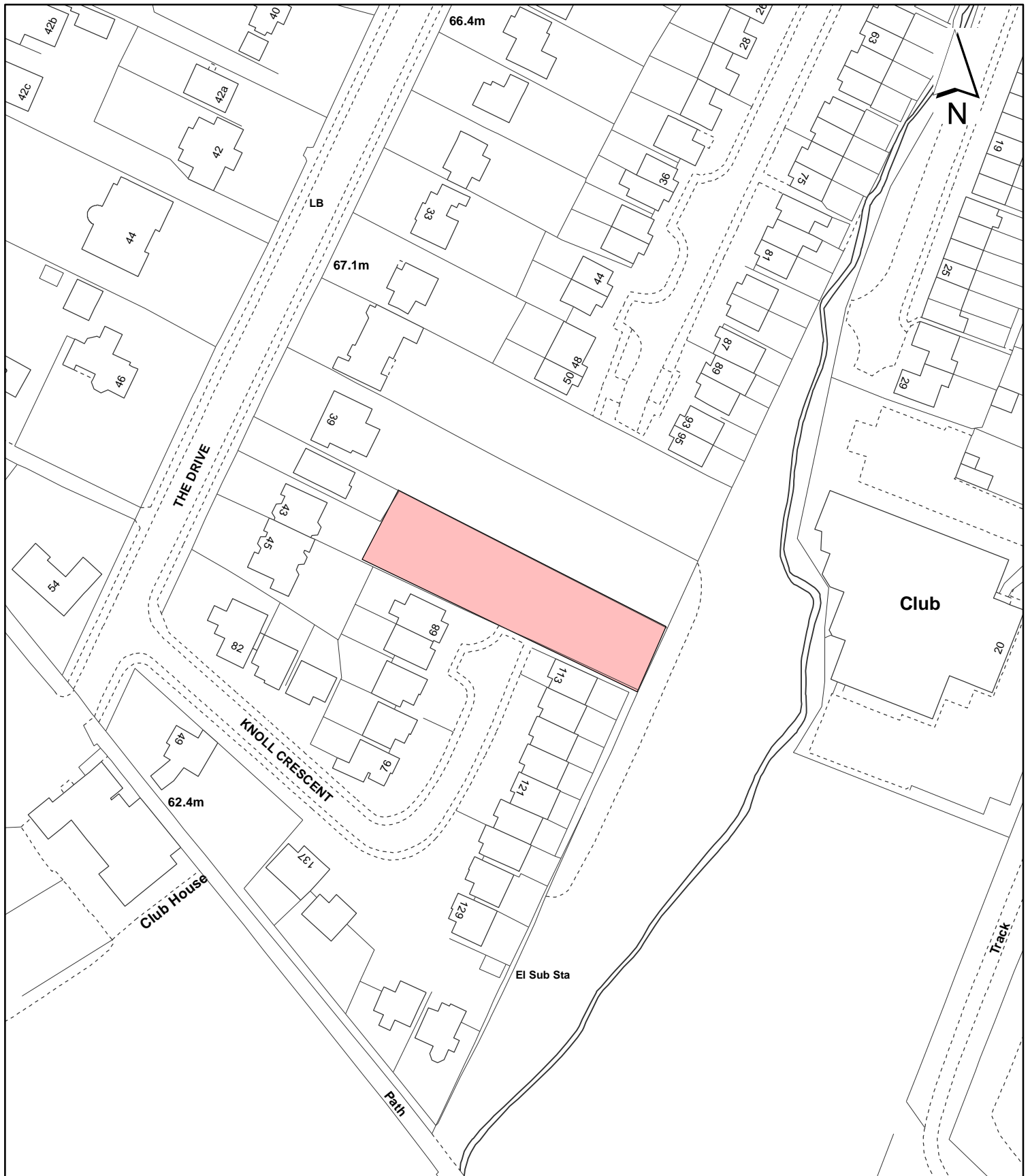
Key	Species	Size	Density	Qty
Co	Crataegus x lavalleyi	12-14cm	4/m	35
lap	Ilex aquifolium 'pyramidalis'	12-14cm	4/m	90
Me	Malus 'Everest'	12-14cm	4/m	30
Pk	Prunus subhirtella autumnalis	12-14cm	4/m	160
Sa	Sorbus aucuparia	12-14cm	4/m	2
TOTAL 310				



Key	Species	Size	Density	Qty
10%	Acer campestre	600-900mm	4/m	35
15%	Cornus sanguinea	600-900mm	4/m	90
50%	Cornus sanguinea	600-900mm	4/m	30
10%	Ilex aquifolium	600-900mm	4/m	160
5%	Viburnum opulus	600-900mm	4/m	35
TOTAL 320				

Key	Species	Size	Density	Qty
Et	Escallonia vevil	3 litre	3/m	80
Front borders, specimen and ornamental				
Key	Species	Size	Density	Qty
Ms	Myrica repens ssp. glabra	5 litre	36 stems	2
Gna	Geranium macrorrhizum 'albium'	2 litre	4/m	10
Hh	Hedera helix	2 litre	4/m	50
Mix in groups of 2 and 3 within planting bed				
	Leucodendron argenteum	2 litre	4/m	10
	Lauroxylum cinnamomeum	2 litre	4/m	10
	Perovskia atriplicifolia	2 litre	4/m	10
TOTAL 172				



Advanced tree planting
 Double stakes 1.5 x 75mm diameter 1m into the ground, secured with two loops of hessian webbing 50mm wide nailed to each tree stake. Excavate pit 750mm deep by 1000mm diameter, break up pit 300mm deep, plant tree and infill with excavated subsoil and top 300mm with topsoil and compact. Lay 75mm bark mulch 500mm round trees surrounding the tree and water it. Option FT 90 litre tree watering bag or in grass area fit strimmer guard



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2018 Ordnance Survey 100019283</p>	<p>Site Address: Land Forming Part of 43 The Drive Adjacent to 68 and 113 Knoll Crescent Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
<p>Planning Application Ref: 70975/APP/2019/1984</p>	<p>Scale: 1:1,250</p>	 <p>HILLINGDON LONDON</p>	
<p>Planning Committee: North Page 78</p>	<p>Date: September 2019</p>		

Report of the Head of Planning, Transportation and Regeneration

Address 10 WOODGATE CRESCENT NORTHWOOD

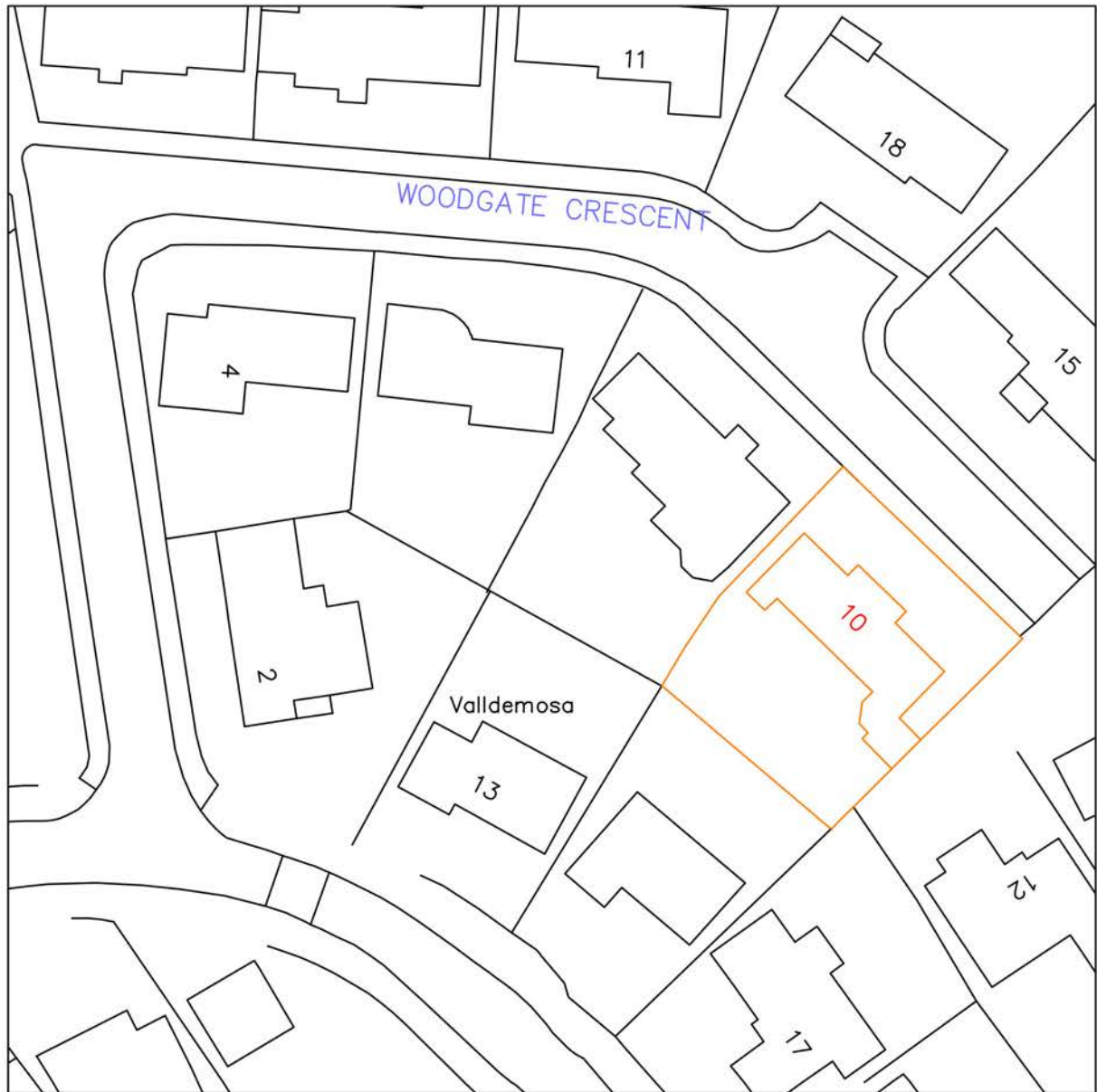
Development: Variation of condition nos. 2 (Approved plans) and 4 (Windows) of application 30997/APP/2018/660 to allow for minor material amendments (First floor side extension, first floor rear extension, single storey rear extension, single storey front extension and installation of a rear dormer to create additional habitable roof space.)

LBH Ref Nos: 30997/APP/2019/2153

Date Plans Received: 25/06/2019

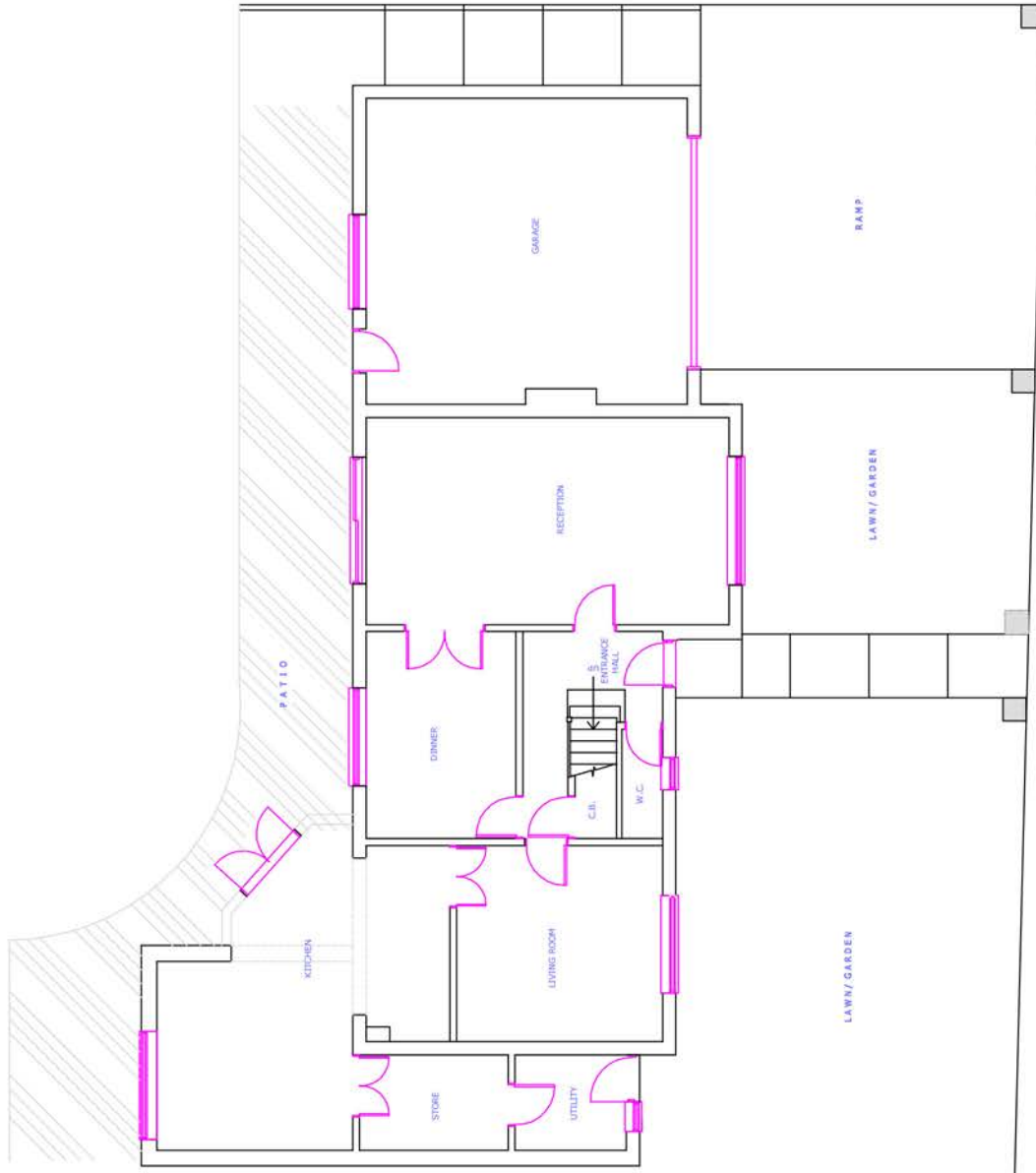
Date(s) of Amendment(s):

Date Application Valid: 01/07/2019



SITE LOCATION PLAN
SCALE 1:1250

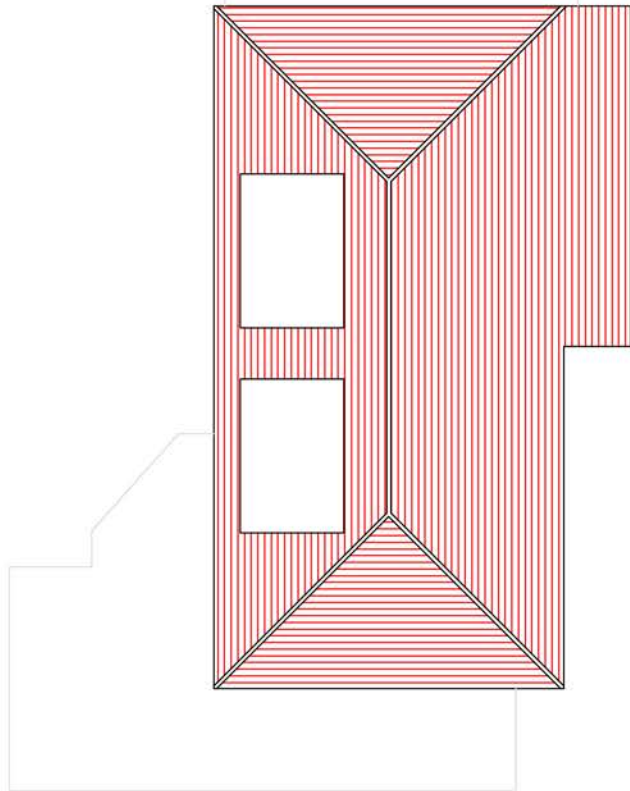
FV CONSULTANT LTD.		LOCATION PLAN			
		10 WOODGATE CRESCENT NORTHWOOD. HA6 3RB			
DRAWN	KM	DATE	05/18		
CHECKED	KM		SIZE	A3	DWG NO. VC/160/LP
DESIGN	KM		SCALE	1:1250 @ A4	SHEET 01 OF 01



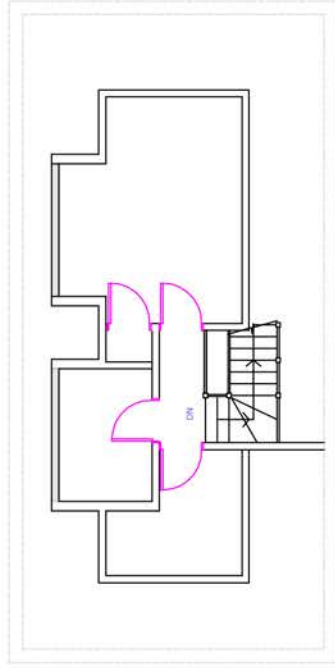
EXISTING GROUND FLOOR PLAN



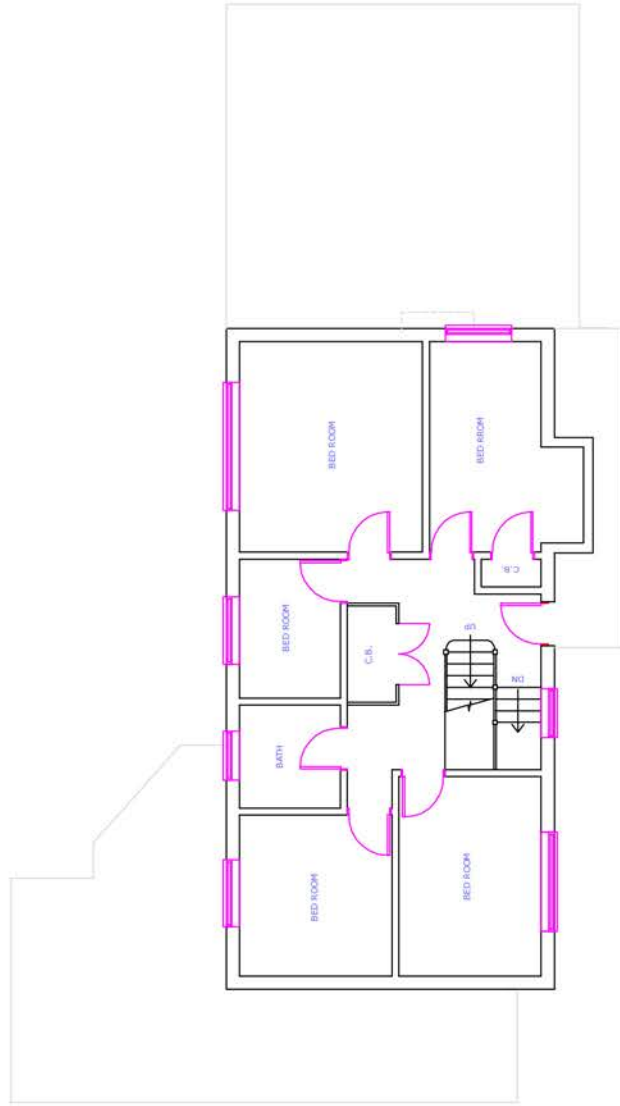
PT CONSULTANT LTD		EXISTING GROUND FLOOR PLAN	
DRAWN: KM	DATE: 2010	10, WOODGATE CRESCENT NORTHWOOD, HAG 3RB	
CHECKED: KM	NO: A3	PROJ NO: VC/160/P/01	REV: 01
DESIGN: KM	SCALE: 1:100 @ A3	SHEET: 01 OF 07	



EXISTING ROOF PLAN



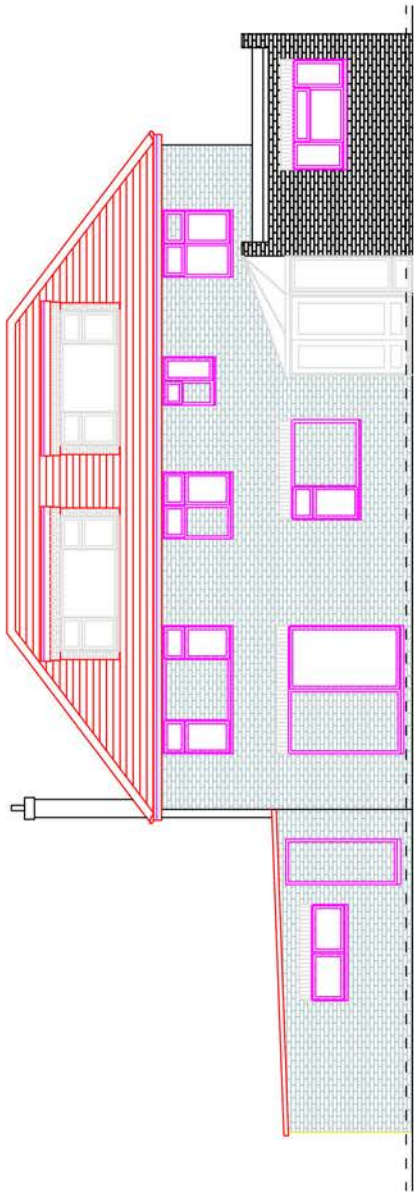
EXISTING SECOND FLOOR PLAN



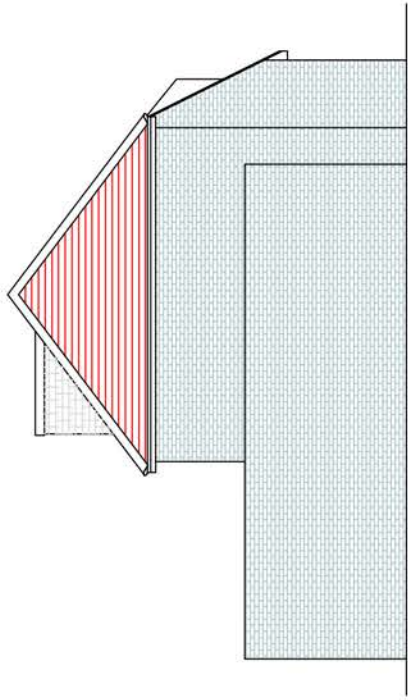
EXISTING FIRST FLOOR PLAN



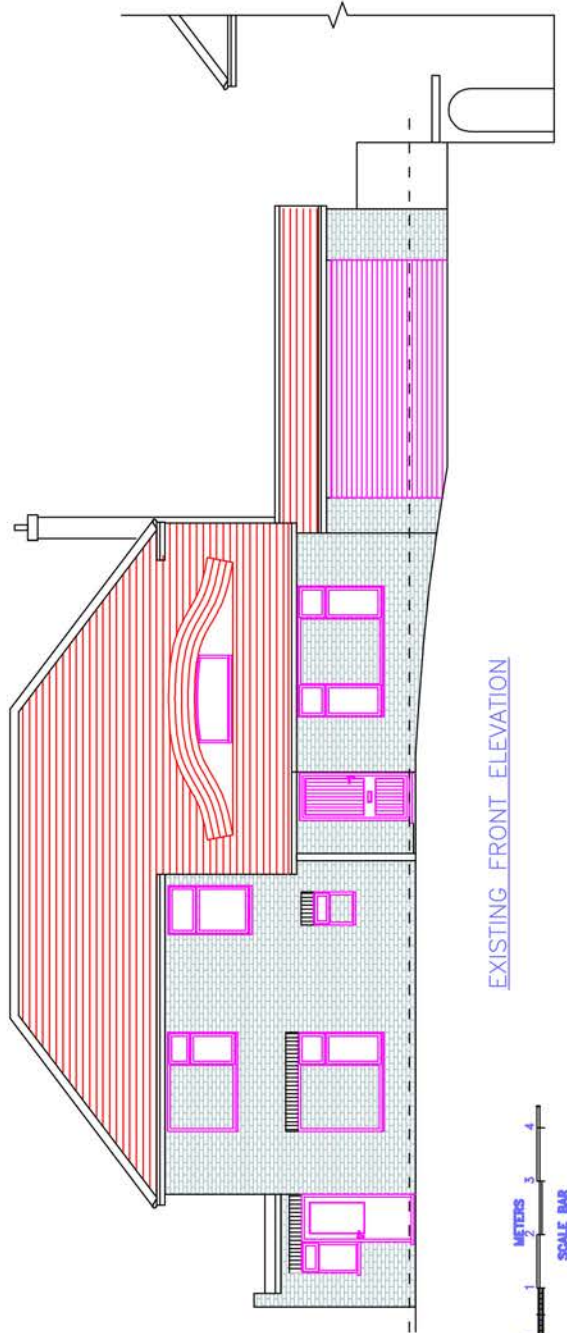
PT CONSULTANT LTD DRAWN: KM CHECKED: KM DESIGN: KM		DATE: 20/10 NO: A3 SCALE: 1:100 @ A3		PROJECT: EXISTING 1st, 2nd FLOOR, ROOF PLAN ADDRESS: 10 WOODGATE CRESCENT NORTHWOOD, HAG 3RB DRAWING NO: VC/160/P/02 SHEET: 02 OF 07	
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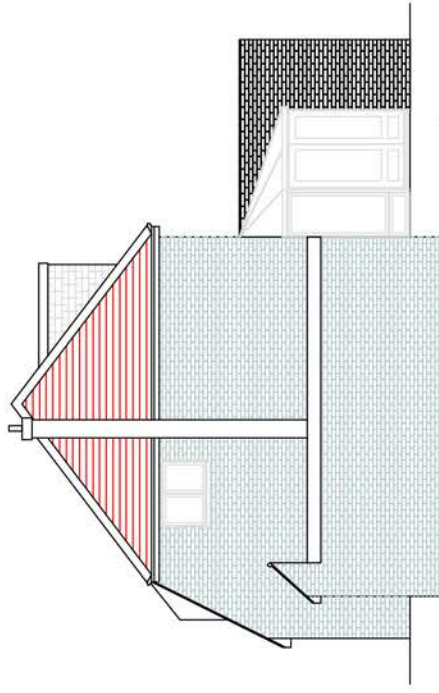
EXISTING REAR ELEVATION



EXISTING FLANK ELEVATION - 2

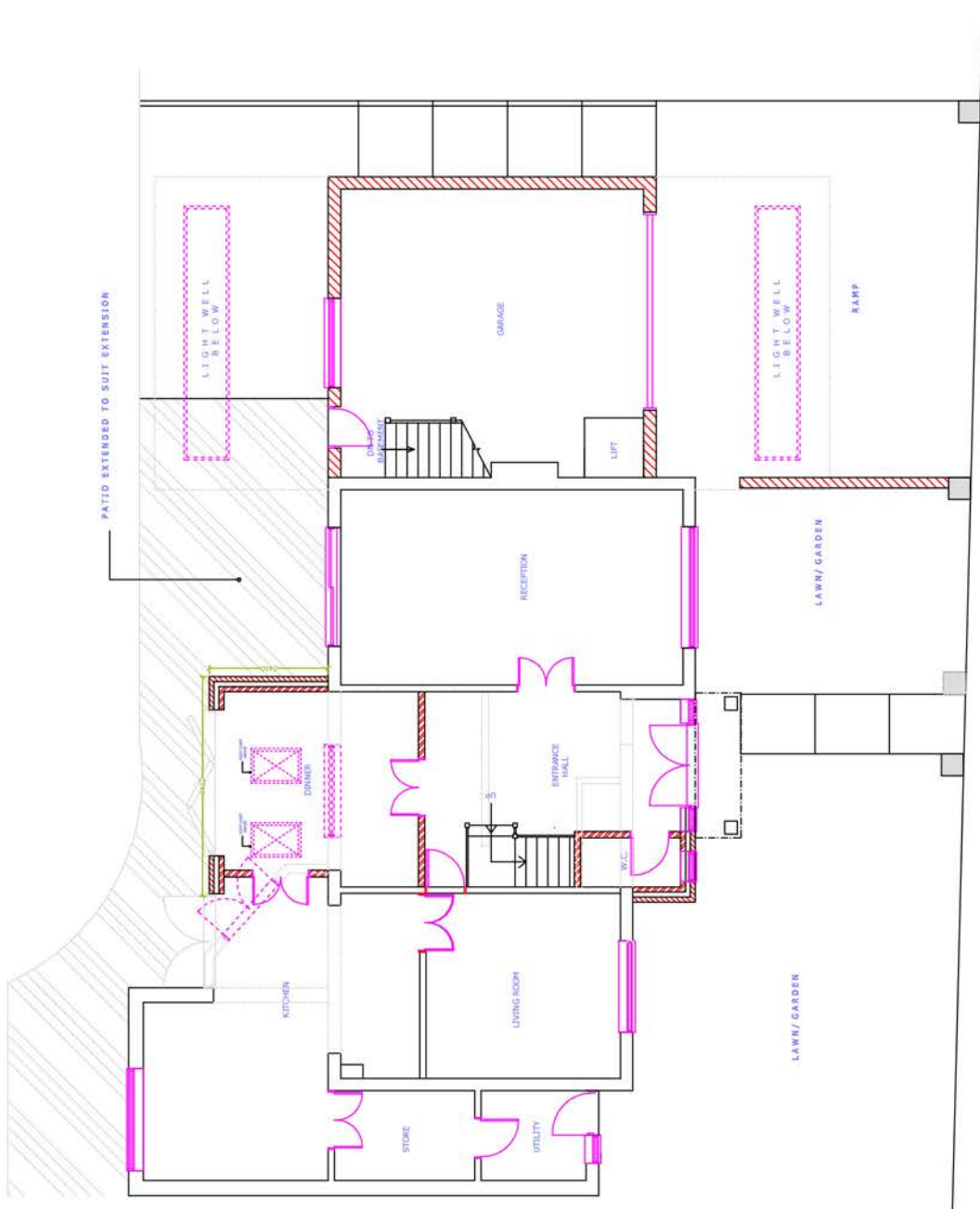


EXISTING FRONT ELEVATION



EXISTING FLANK ELEVATION - 1

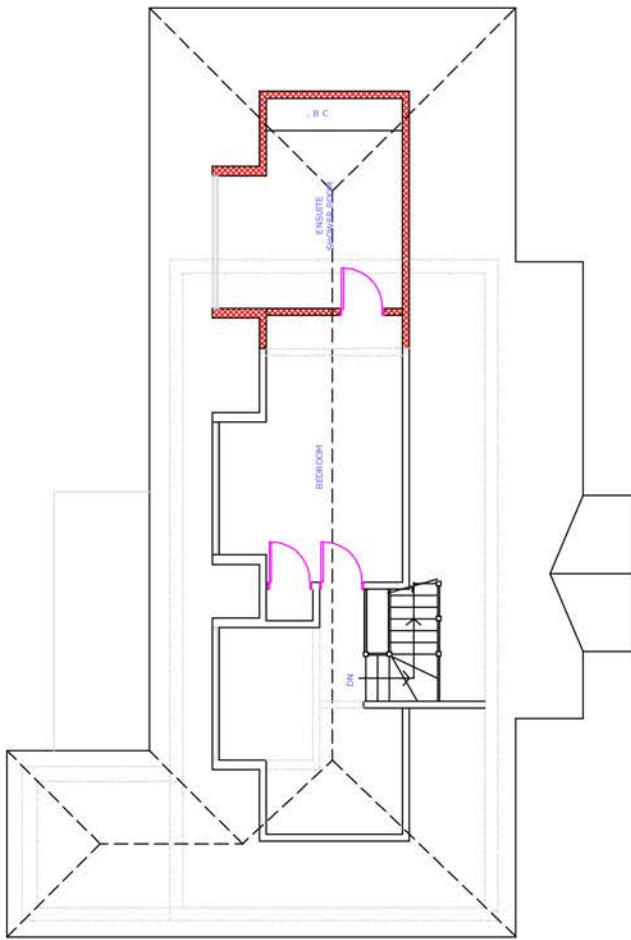
FY CONSULTANT LTD		EXISTING ELEVATIONS	
DRAWN KH	DATE 20/10	10 WOODGATE CRESCENT NORTHWOOD, HAG 3RB	
CHECKED KH	NO. A3	PROJ NO. VC/160/P/03	REF.
DESIGN KH	SCALE 1:100 @ A3	SHEET 03 OF 07	



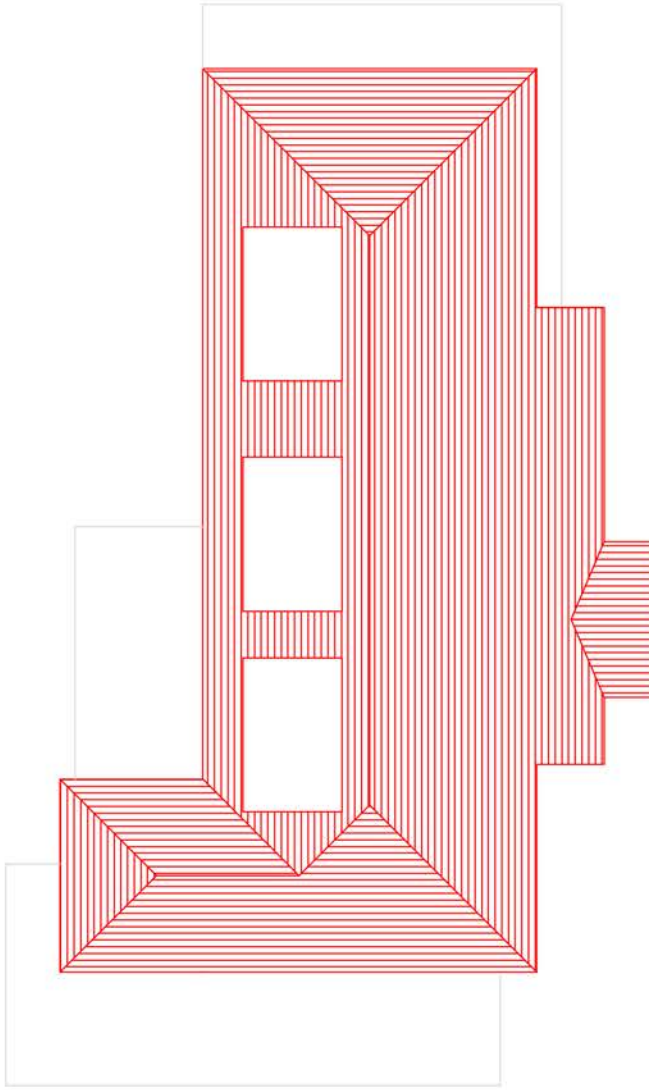
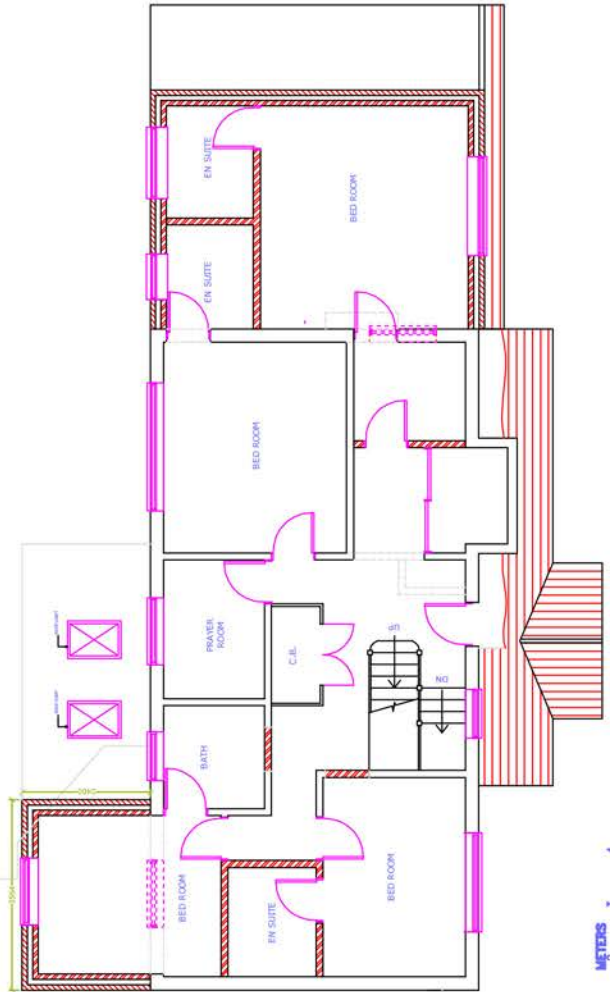
PROPOSED GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN			
PT CONSULTANT LTD	DATE	PROJECT NO	REV
DRAWN: KM	2010	VC160/P/05	01
CHECKED: KM		SCALE	1:100 @ A3
DESIGN: KM			SHEET 05 OF 07

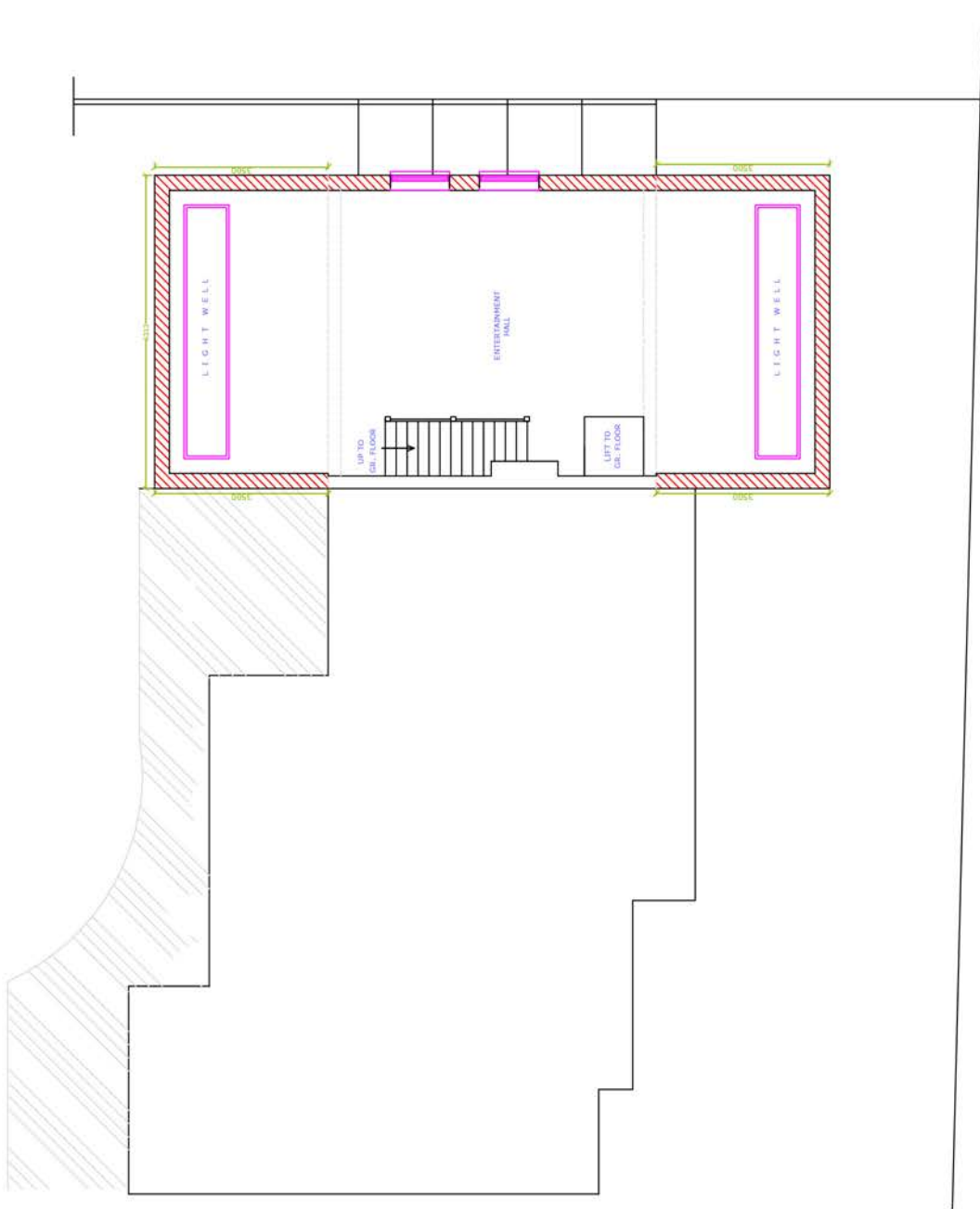


PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

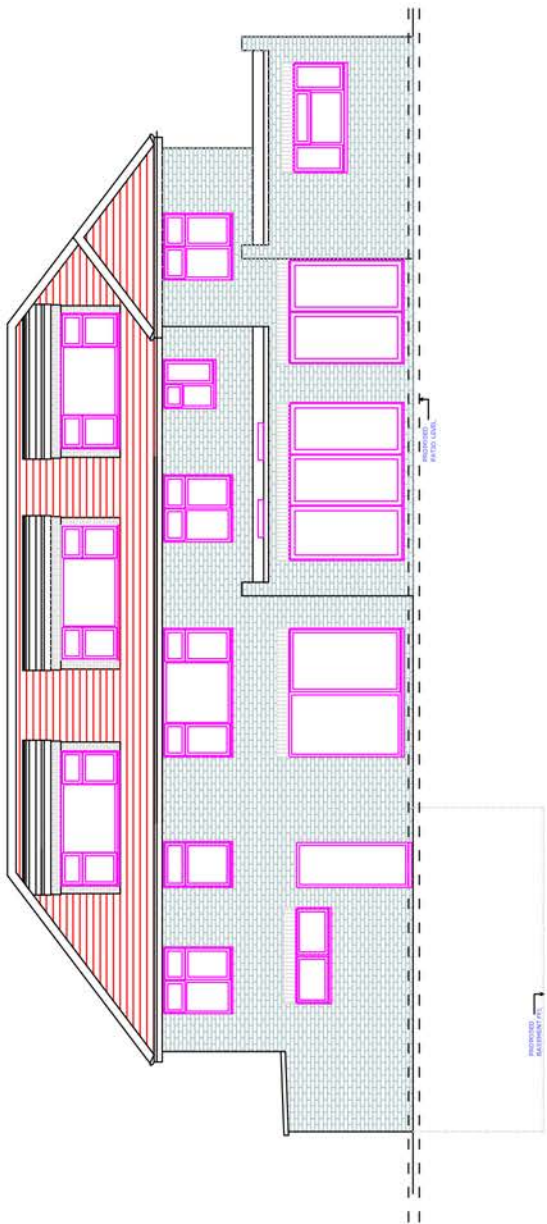
PT CONSULTANT LTD		PROPOSED 1st, 2nd FLOOR & ROOF PLAN			
DRAWN: KM	DATE: 05/10	10 WOODGATE CRESCENT NORTHWOOD, HAG 3RB			
CHECKED: KM	SCALE: A3	PROJ NO: VC160/P/06	REV:		
DESIGN: KM	SCALE: 1:100 @ A3	DATE: 06 OF 07			



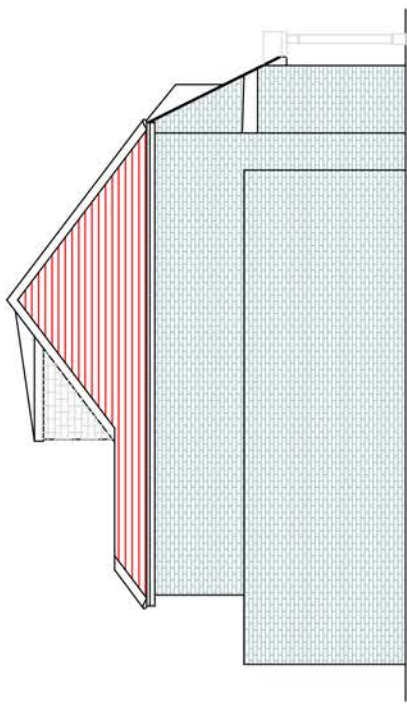
PROPOSED BASEMENT FLOOR PLAN



FY CONSULTANT LTD		PROPOSED BASEMENT FLOOR PLAN			
DRAWN	KM	DATE	10 WOODGATE CRESCENT NORTHWOOD, HAG 3RB		
CHECKED	KM	2013	SIZE	A3	DWG NO
DESIGN	KM		SCALE	1:100 @ A3	VC160/P/04
					SHEET 04 OF 07



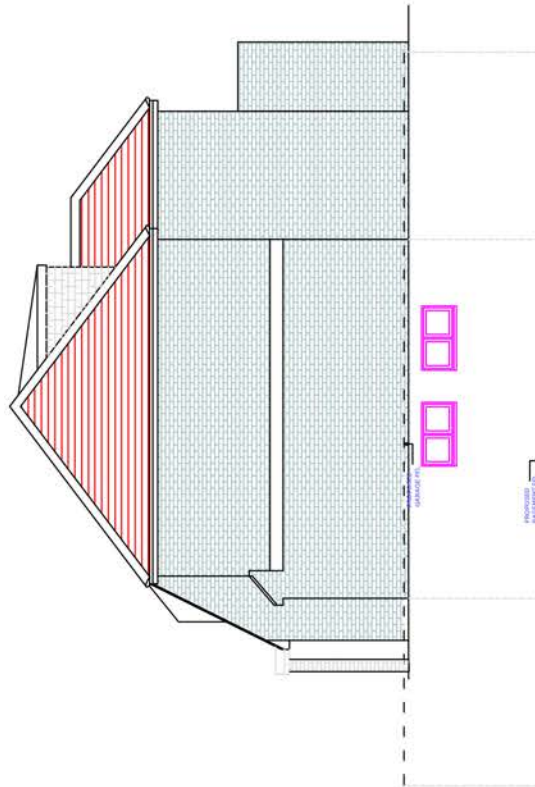
PROPOSED REAR ELEVATION



PROPOSED FLANK ELEVATION - 2



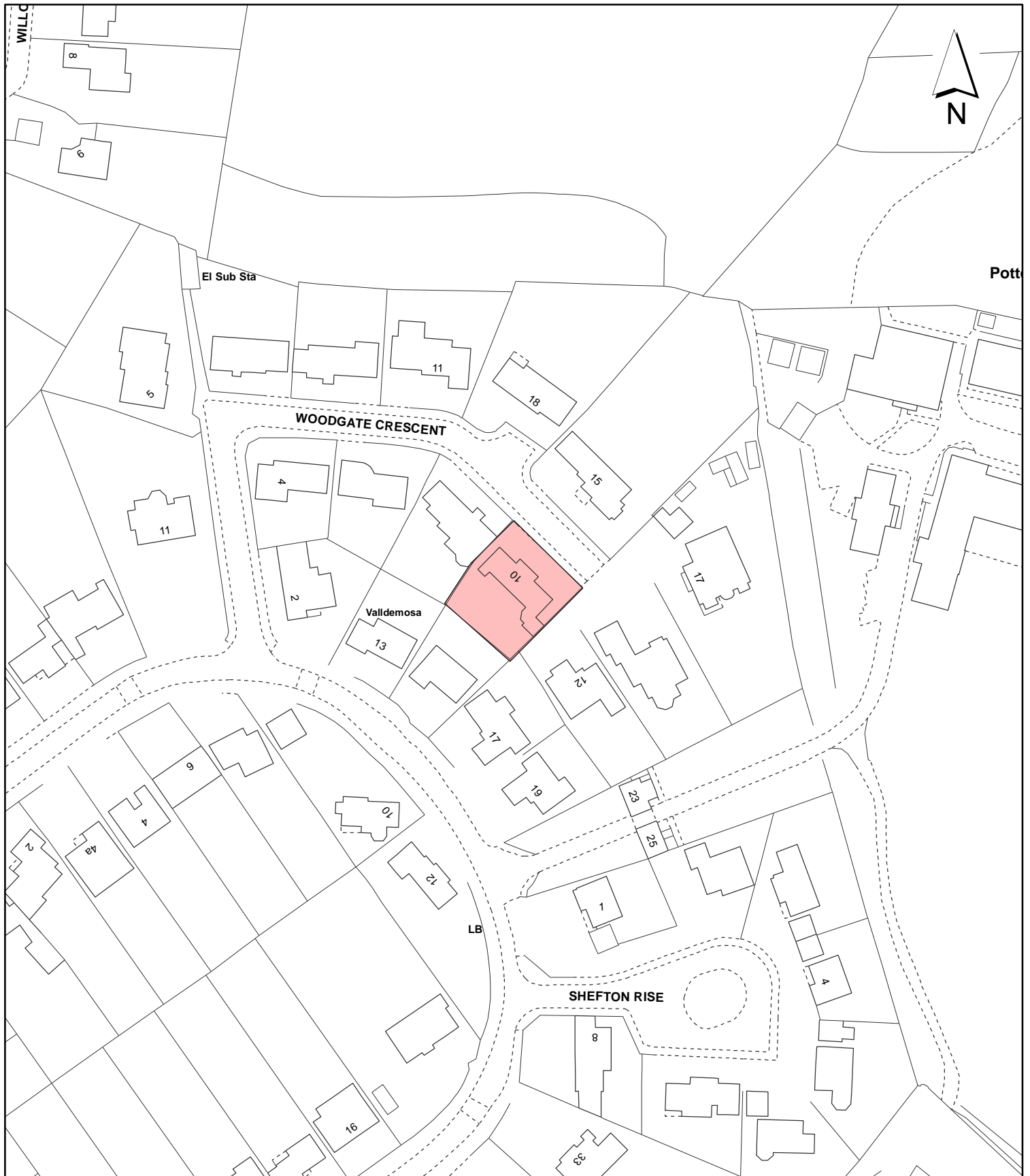
PROPOSED FRONT ELEVATION



PROPOSED FLANK ELEVATION - 1



PROPOSED ELEVATIONS			
BY CONSULTANT LTD	DATE	PROJECT NO	REF
DRAWN KM	2023	VC160/P107	
CHECKED KM		SCALE	SHEET 07 OF 07
DESIGN KM		1:100 @ A3	



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Site Address:

**10 Woodgate Crescent
 Northwood**

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

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

Planning Application Ref:

30997/APP/2019/2153

Scale:

1:1,250

Planning Committee:

North Page 88

Date:

September 2019



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 66 PARK WAY RUISLIP

Development: Change of use of ground floor premises from Travel Management Company (A1) to Tuition classes (Use class D1) & office use at rear and alterations to roof

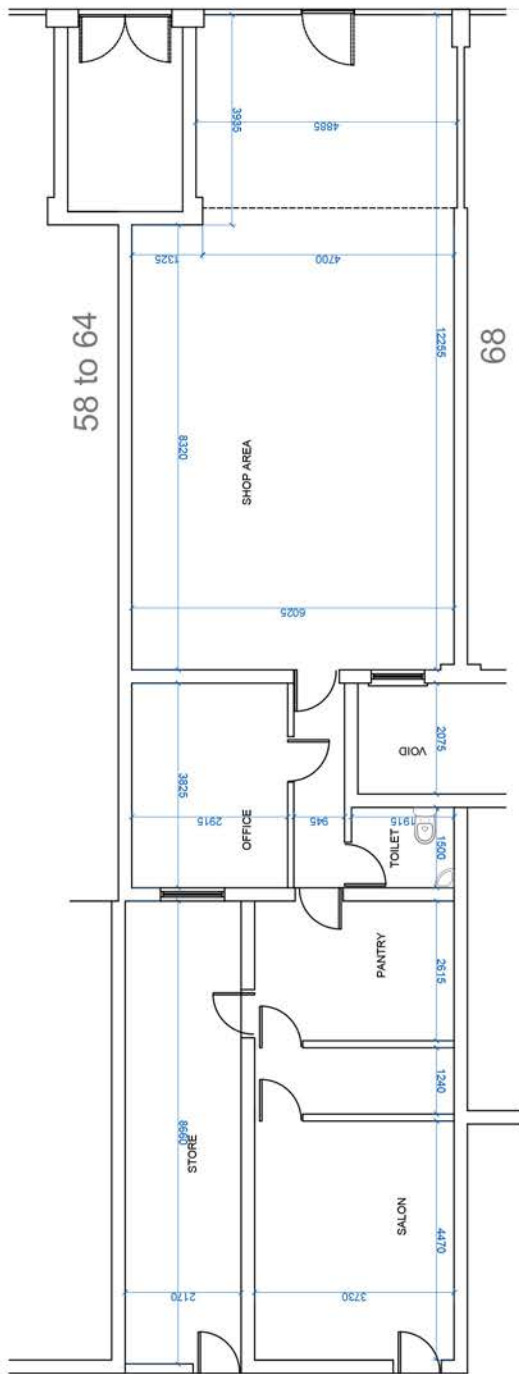
LBH Ref Nos: 62072/APP/2019/409

Date Plans Received: 04/02/2019

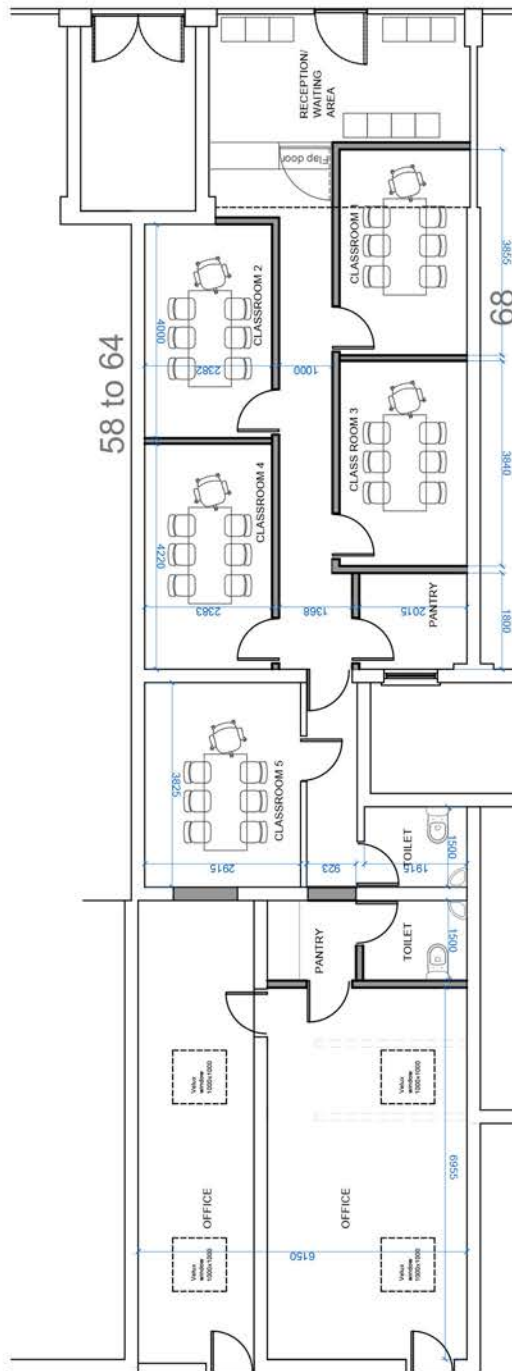
Date(s) of Amendment(s): 04/02/2019

Date Application Valid: 11/02/2019

11/02/2019
20/05/2019



EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



IMPORTANT NOTE
 The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary. All dimensions, locations and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person's immediately.
 The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

manu design limited
 24 chapman crescent
 harrow, HA3 0TE
 mobile :+44(0)7964350336
 email:manudesignlimited@gmail.com



Rev.	Date	Comment

Site Address: 66 PARK WAY
 RUSLIP

Date: 24/01/2019

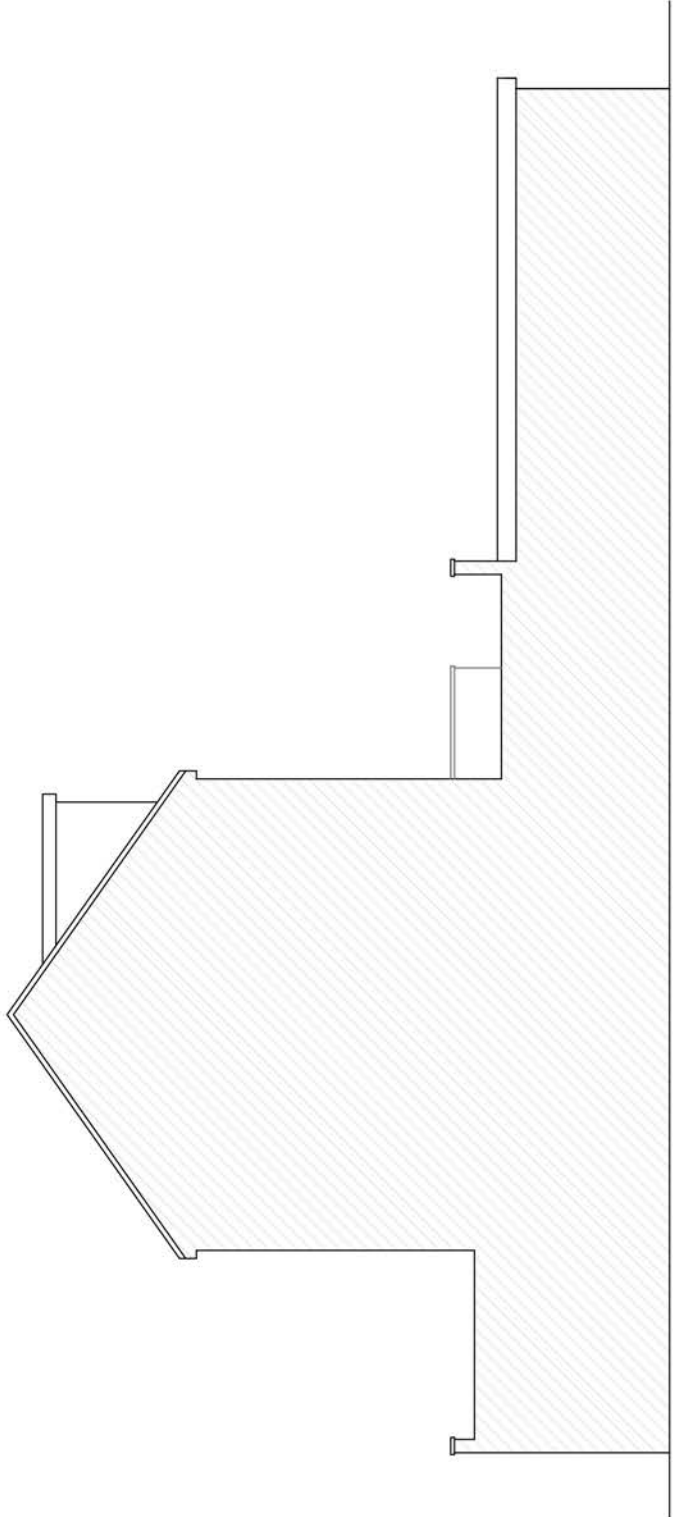
Project Title: CHANGE OF USE

Scale: 1:100@A3

Drawn: LV
 Rev:

Drawing Title: EXISTING AND PROPOSED
 GROUND FLOOR PLAN

Drawing No:
66PARWLJA/PL-01



EXISTING SIDE ELEVATION



IMPORTANT NOTE:
 The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary. Locations and sections of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person's immediately.
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Rev	Date	Comment

Site Address: 66 PARK WAY
 RUSLIP

Project Title: CHANGE OF USE

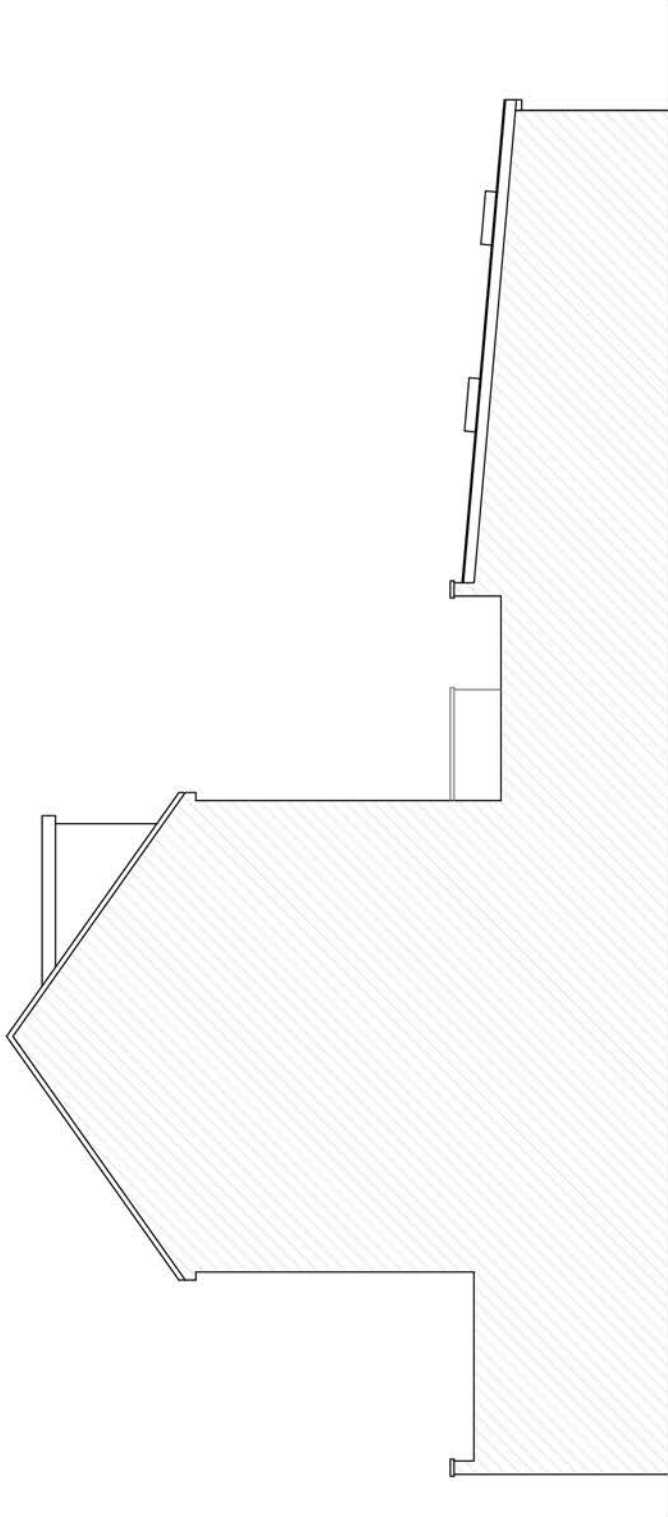
Drawing No: 66PARWL/A/PL-03

Date: 24/01/2019

Scale: 1:100@A3

Drawn: LV

Rev:



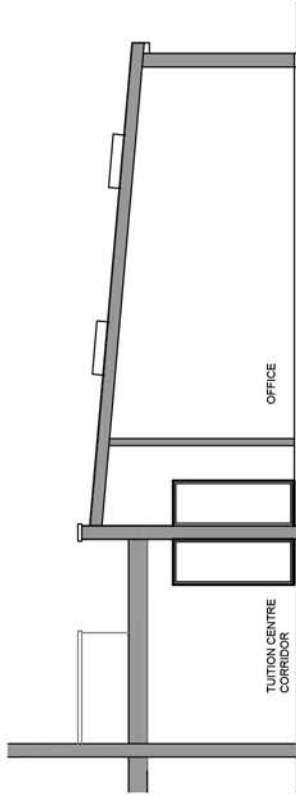
IMPORTANT NOTE
 The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary. Locations and locations of particulars as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person's immediately.
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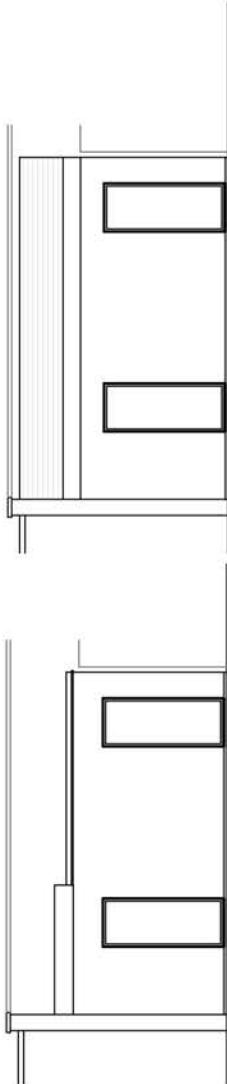


Site Address: 66 PARK WAY RUSLIP	Date: 24/01/2019
Project Title: CHANGE OF USE	Scale: 1:100@A3
	Drawn: LV
	Rev:
Drawing Title: PROPOSED SIDE ELEVATION	Drawing No: 66PARWL/A/PL-04

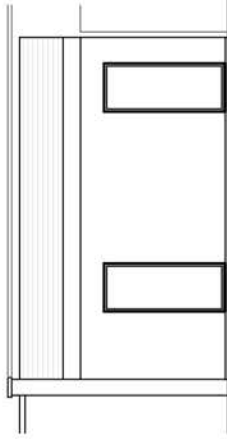
Rev	Date	Comment



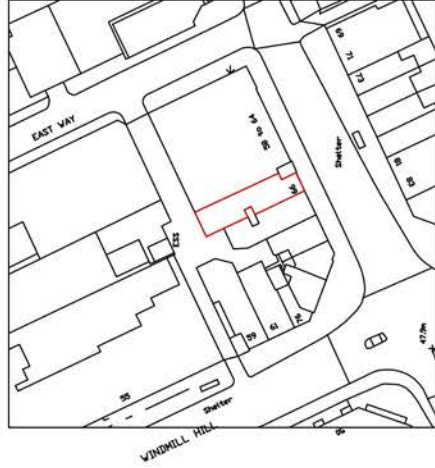
PROPOSED CROSS SECTION THROUGH REAR TO SHOW NEW ROOF



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION



SITE PLAN
SCALE 1:1250



IMPORTANT NOTE
The specification is to be read in conjunction with the plans/section details, and other associated Structural details as may be provided. All work is to be carried out to the Local Authority Planning and Building Regulations Approval, and the Codes of Practice and British Standards as necessary. Locations and sections of materials as indicated on drawings are to be verified by the appointed Contractor on site prior to engaging in works. Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible person's immediately.
The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.

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Rev.	Date	Comment

Site Address: 66 PARK WAY
RUSLIP

Date: 24/01/2019

Project Title: CHANGE OF USE

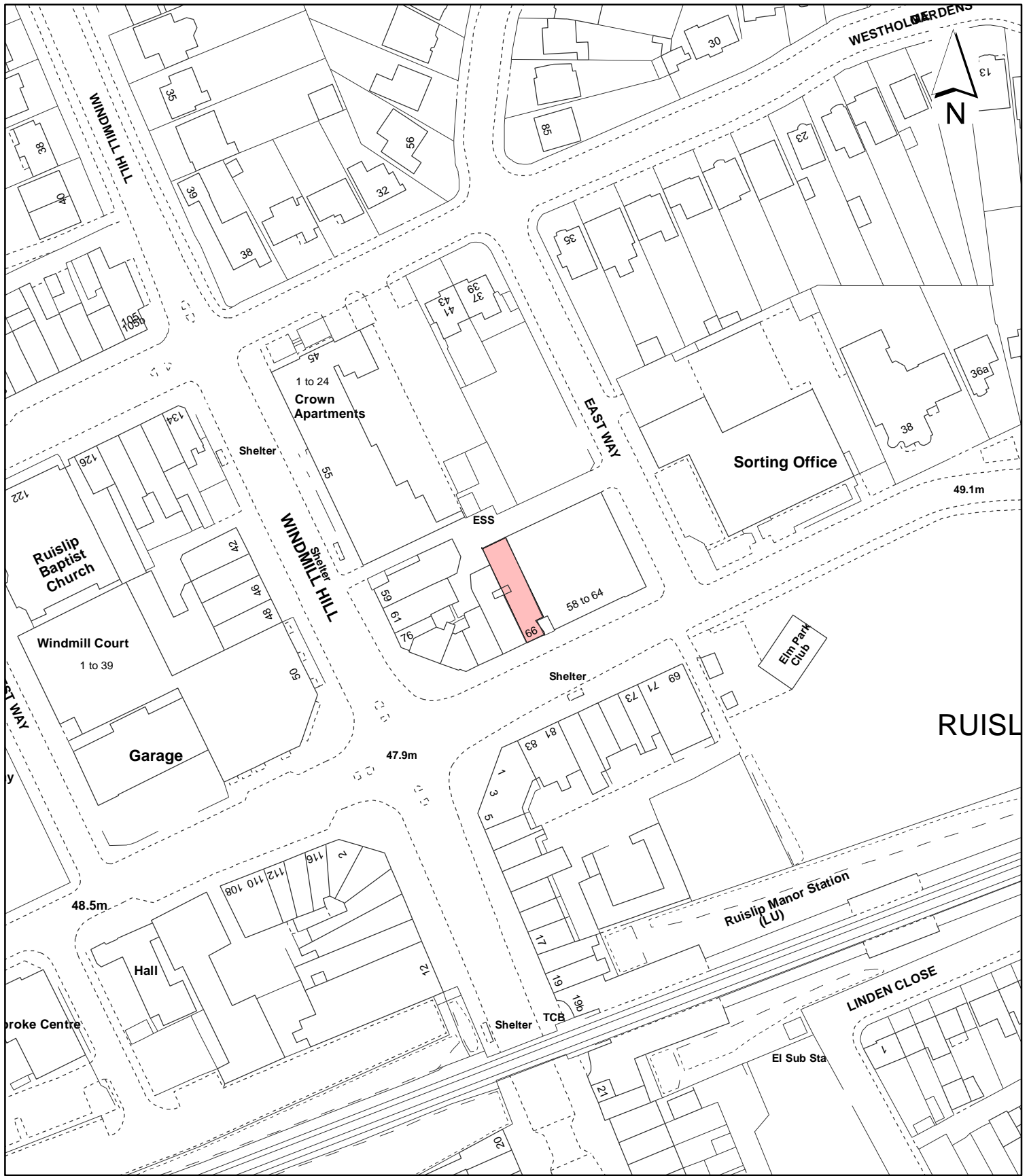
Scale: 1:100@A3

Drawn: LV

Rev:

Drawing No: 66PARWLJA/PL-02

Drawing Title: REAR ELEVATION, LOCATION PLAN AND PHOTOS



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Site Address:

**66 Park Way
 Ruislip**

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

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

Planning Application Ref:

62072/APP/2019/409

Scale:

1:1,250

Planning Committee:

North Page 94

Date:

September 2019



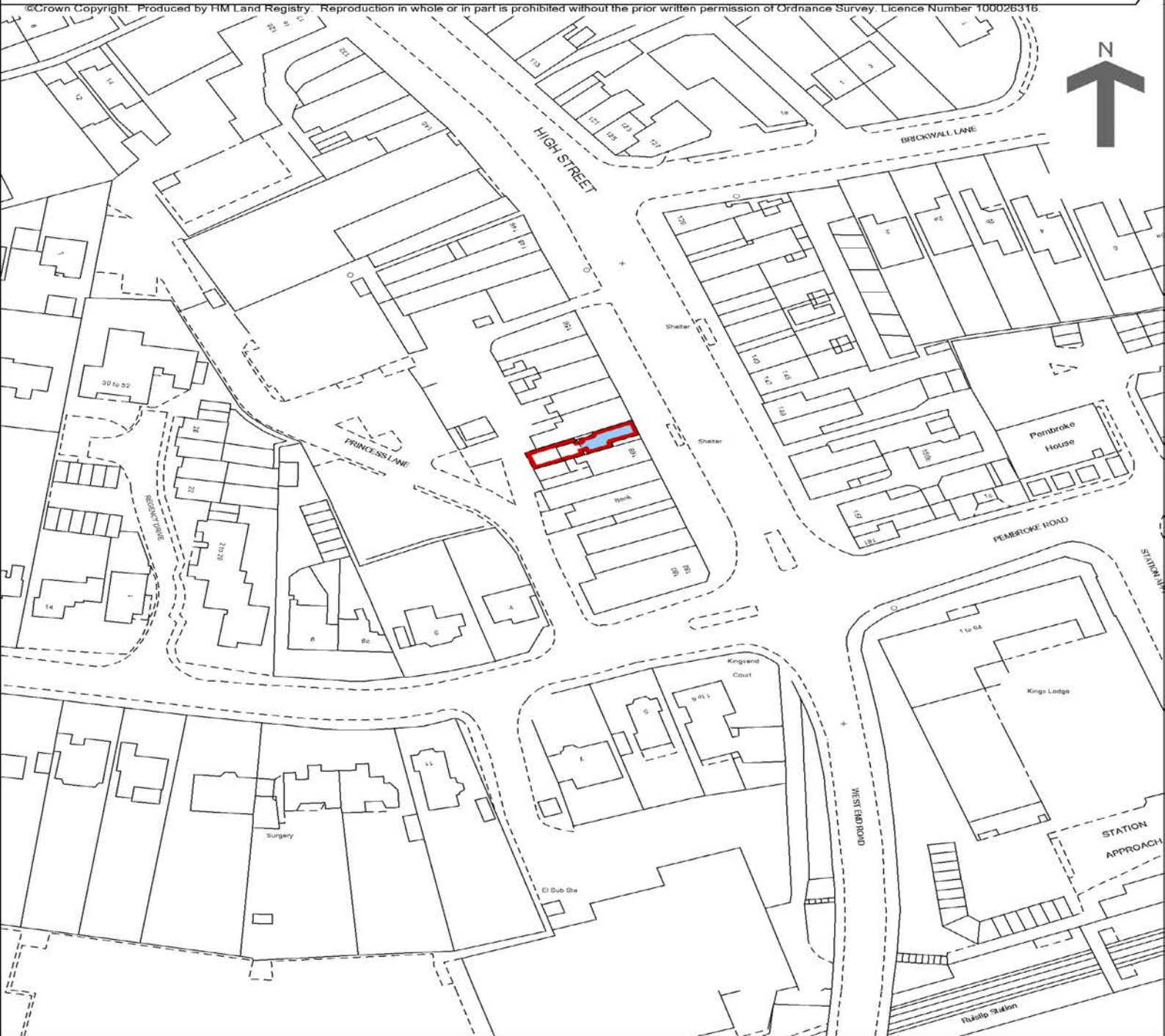
Report of the Head of Planning, Transportation and Regeneration

Address 166 HIGH STREET RUISLIP
Development: Change of use from A1 (Shops) to A5 (Takeaway) and single storey rear extension with associated alterations
LBH Ref Nos: 4079/APP/2019/1642

Date Plans Received: 16/05/2019 **Date(s) of Amendment(s):**
Date Application Valid: 07/06/2019



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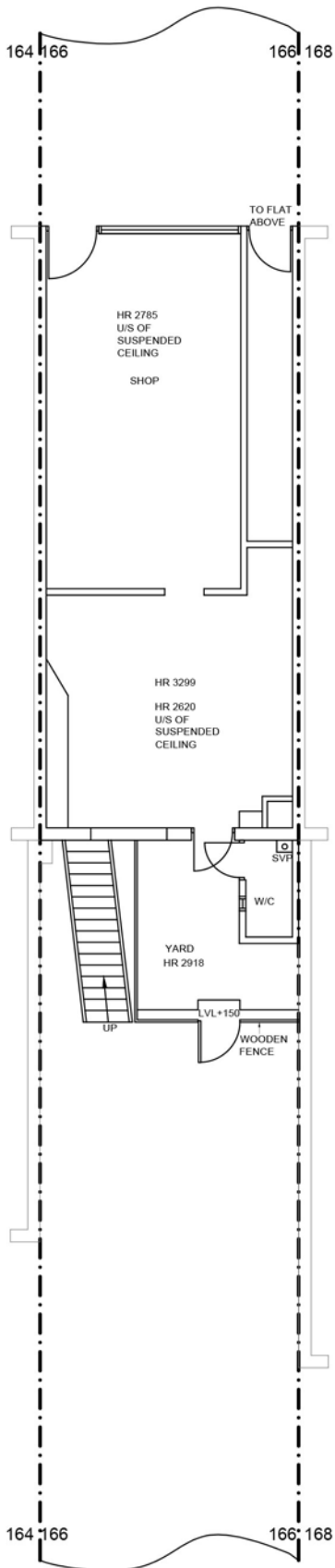


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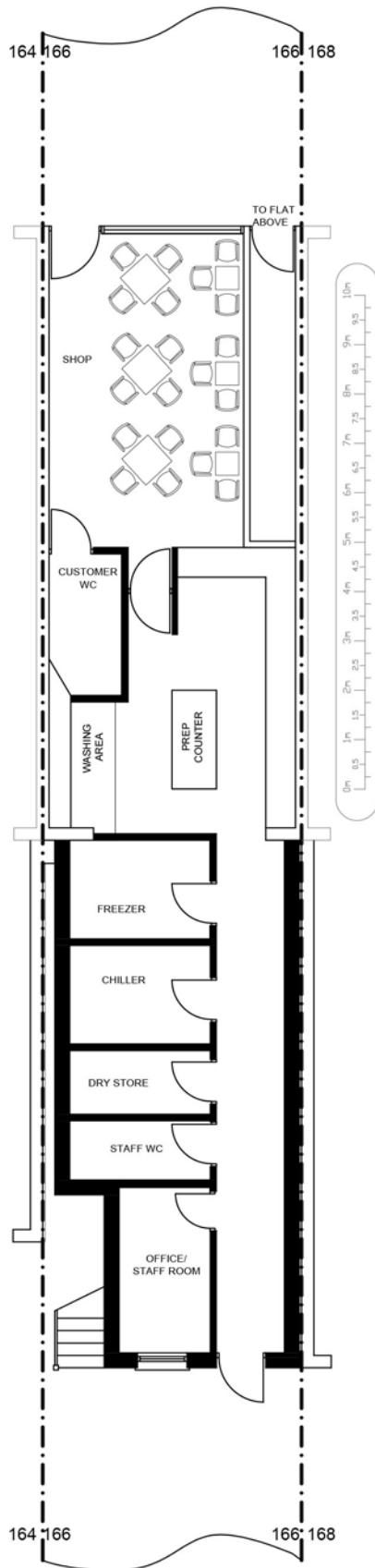
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EXISTING GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

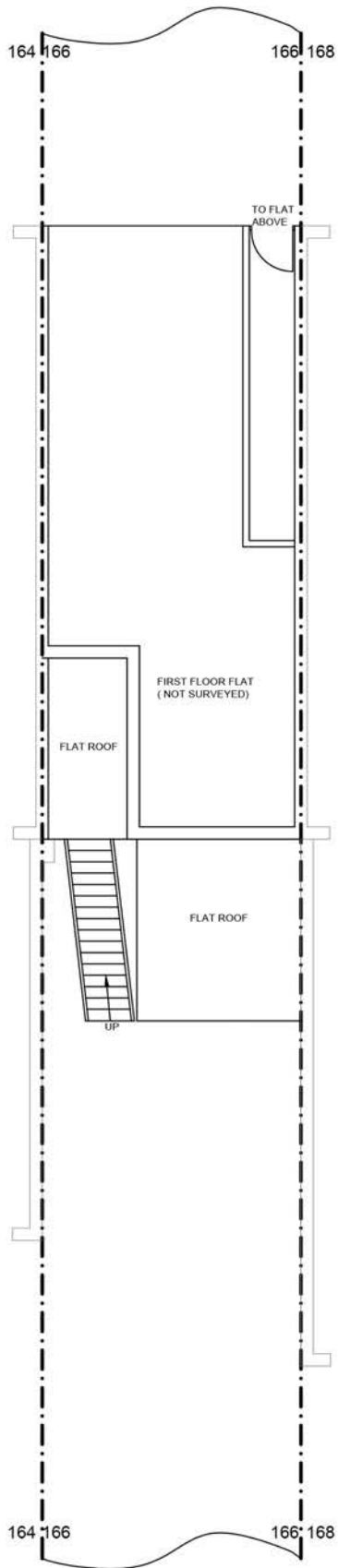
ICREATE [©]
 Designs Limited
 Planning & Designing of All Types of Building Works
 13 Robb Road, Stanmore, HA7 3SQ
 Mob: 07886759400 ; Em : ikreated@gmail.com

REV	DATES	COMMENTS
A	01/05/19	FOR CLIENT'S REVIEW

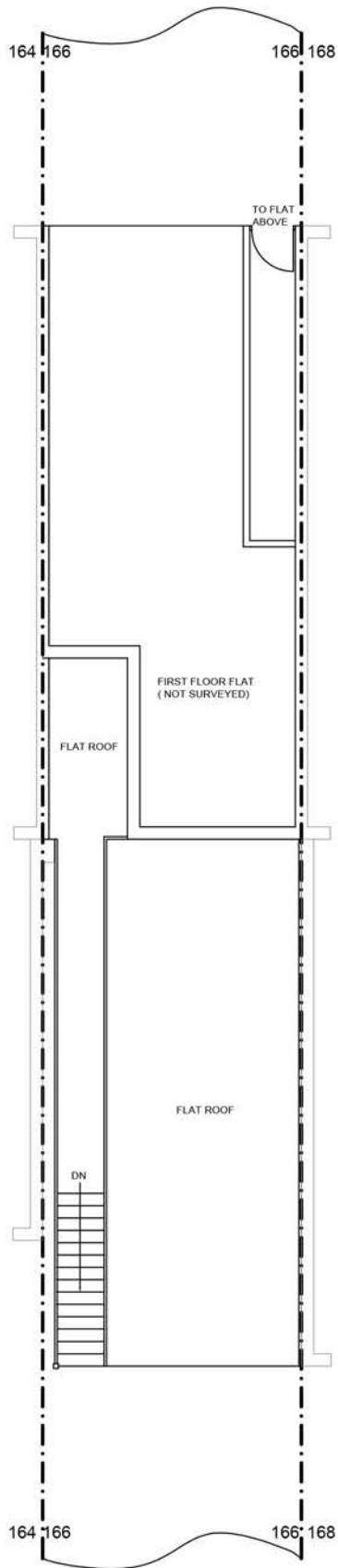
CLIENT
MR. MURAD SHAMSI
 166 HIGH ROAD
 RUISLIP
 HA4 8LJ

PROJECT/TITLE
CHANGE OF USE FROM A1 TO A5 AND SINGLE STOREY REAR EXTENSION WITH ASSOCIATED ALTERATIONS .

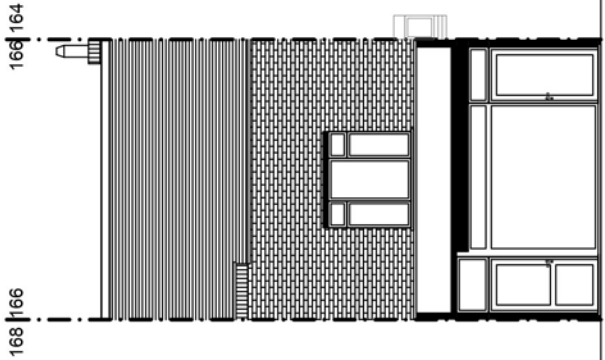
SCALE: 1:100@A3 DRG NO : 166HighRd-001



EXISTING FIRST FLOOR PLAN

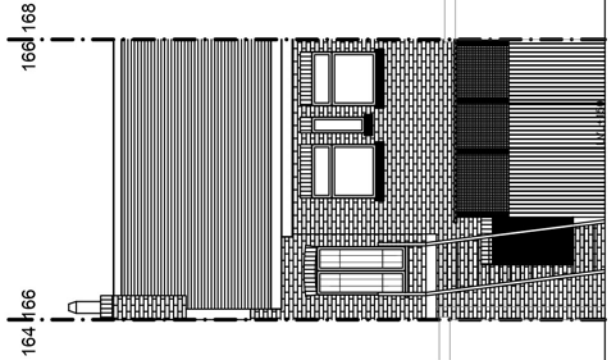


PROPOSED FIRST FLOOR PLAN



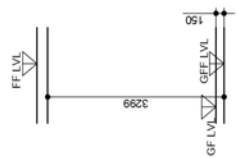
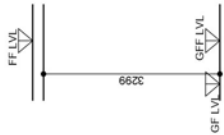
FRONT ELEVATION EXISTING

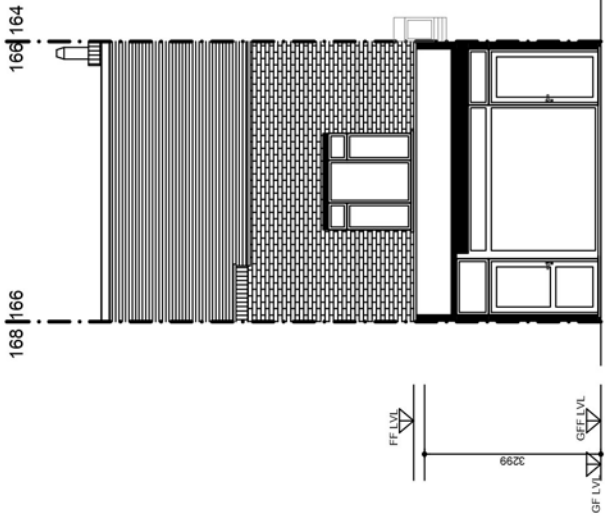
SIDE ELEVATION EXISTING
(AS VIEWED FROM NO. 164)



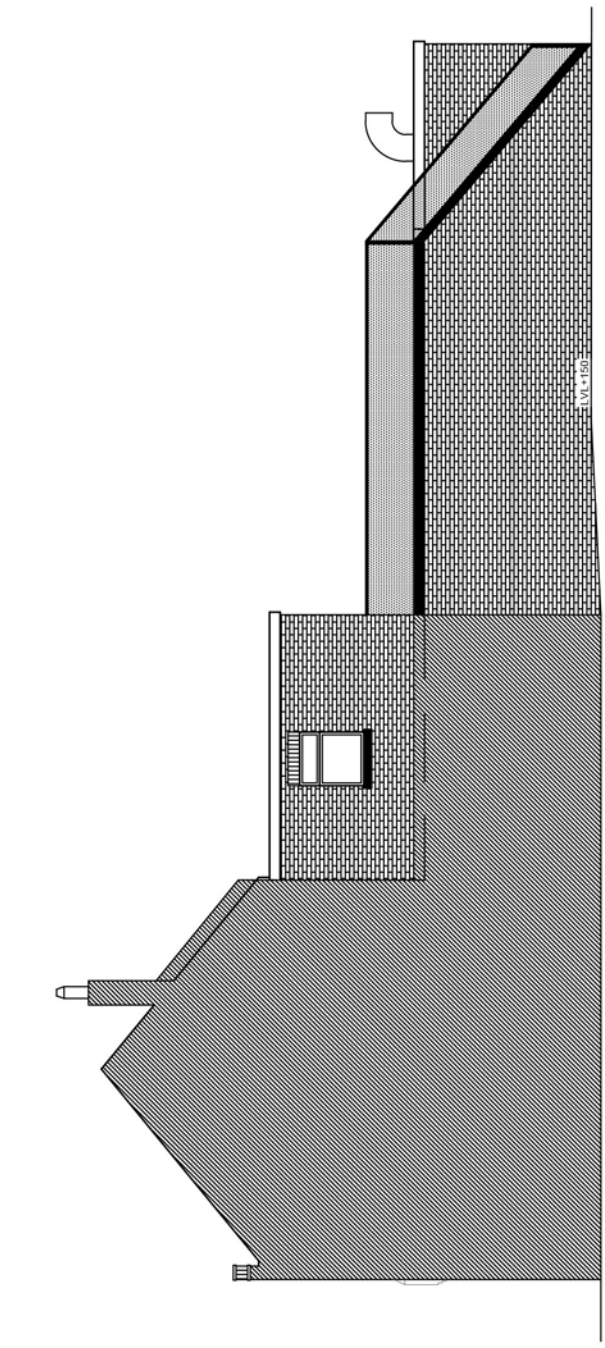
REAR ELEVATION EXISTING

SIDE ELEVATION EXISTING
(AS VIEWED FROM NO. 166)

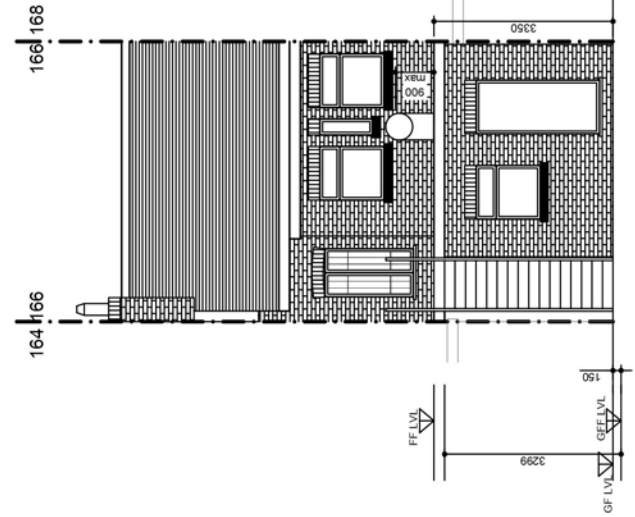




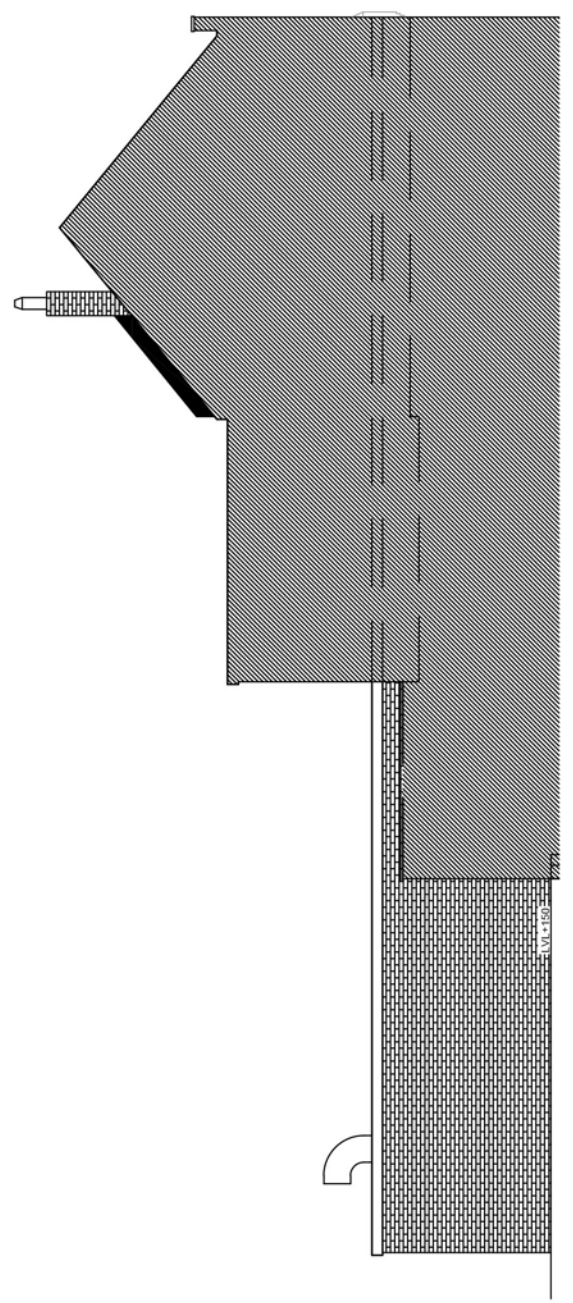
FRONT ELEVATION PROPOSED
~ NO CHANGE



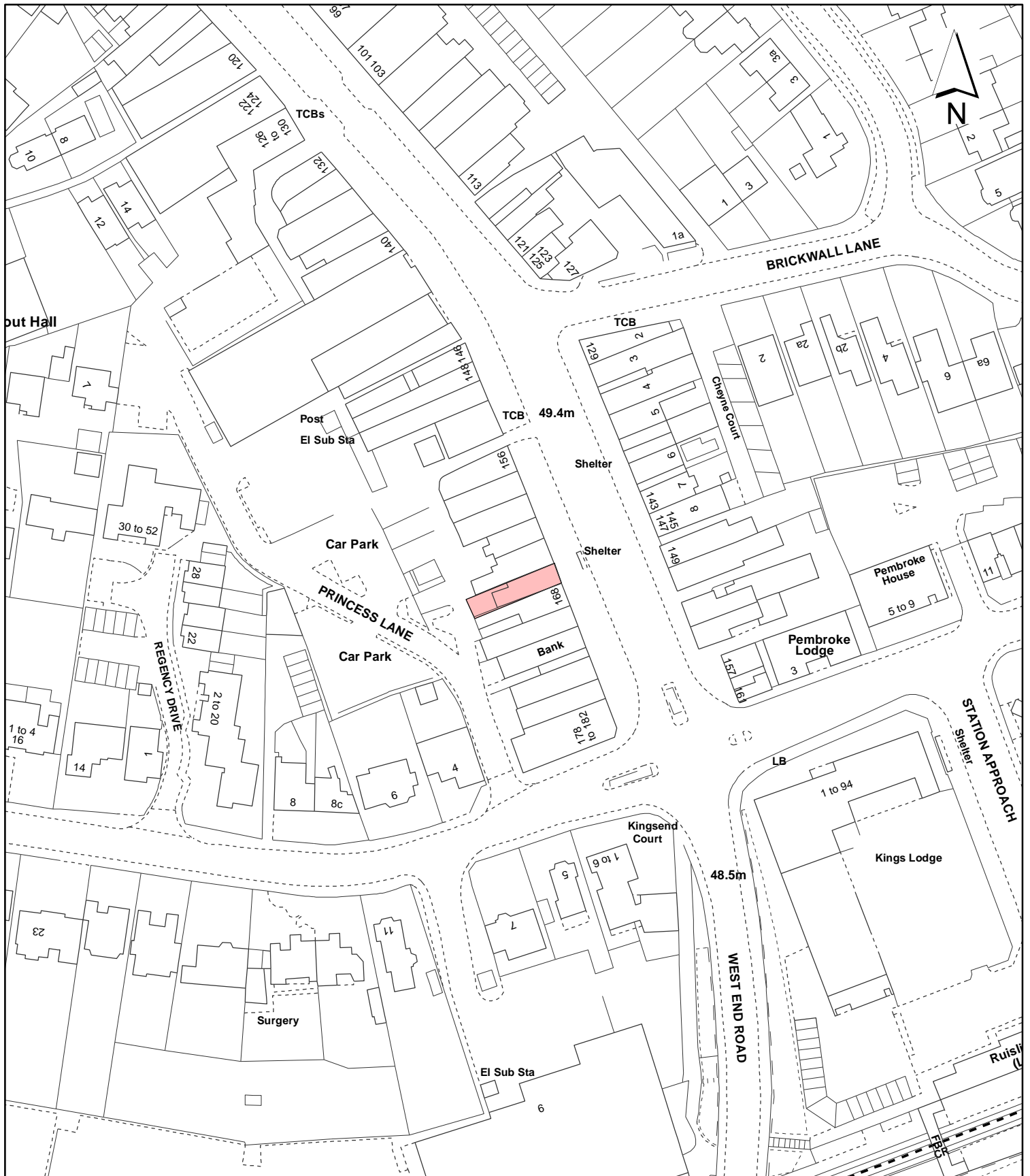
SIDE ELEVATION PROPOSED
(AS VIEWED FROM NO. 164)



REAR ELEVATION PROPOSED



SIDE ELEVATION PROPOSED
(AS VIEWED FROM NO. 168)



Notes:

 Site boundary

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Site Address:

166 High Street Ruislip

Planning Application Ref:

4079/APP/2019/1642

Planning Committee:

North Page 101

Scale:

1:1,250

Date:

September 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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