



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 22
JANUARY 2020

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 Haggard
Councillor Henry Higgins
Councillor Carol Melvin BSc (Hons)
Councillor John Oswell
Councillor Raju Sansarpuri

This Agenda is available online at:
www.hillingdon.gov.uk or use a smart phone
camera and scan the code below:



Published: Tuesday, 14 January 2020

Contact: Liz Penny
Tel: 01895 250185
Email: epenny@hillingdon.gov.uk
Please enter via main reception and visit
the security desk to sign-in and collect a
visitors pass. You will then be directed to
the Committee Room.

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 via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be 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 - 4
- 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	Pages
6	7 Hedgeside Road, Northwood - 38605/APP/2019/2718	Northwood	Single storey outbuilding to be used as an outhouse. Recommendation: Approval	5 - 16 88-93
7	Land to Rear of 18 Moor Park Road, Northwood – 74971/APP/2019/3169	Northwood	The erection of a new pair of semi-detached dwellings, together with the formation of two new vehicle crossovers onto Grove Road. Recommendation: Refusal	17 – 32 94-100

8	17 Elgood Avenue, Northwood Hills – 9106/APP/2019/1070	Northwood Hills	Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement. Recommendation: Approval	33 – 50 101-107
---	--	--------------------	--	-------------------------------

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	73 Ryefield Crescent, Northwood Hills – 70141/APP/2019/3098	Northwood Hills	External changes to fenestration to front and rear elevations. Recommendation: Approval	51 – 62 108-116

PART II - Members Only

That the reports in Part 2 of this agenda be declared not for publication because they involve the disclosure of information in accordance with Section 100(A) and Part 1 of Schedule 12 (A) to the Local Government Act 1972 (as amended), in that they contain exempt information and that the public interest in withholding the information outweighs the public interest in disclosing it.

	Address	Ward	Description & Recommendation	Pages
10	ENFORCEMENT REPORT		ENFORCEMENT REPORT	63 - 72
11	ENFORCEMENT REPORT		ENFORCEMENT REPORT	73 - 86

PART I - Plans for North Planning Committee – pages 87 - 116

This page is intentionally left blank

Agenda Item 3

Minutes



NORTH Planning Committee

18 December 2019

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

	<p>Committee Members Present: Councillors Duncan Flynn (Vice-Chairman), Jas Dhot, Becky Haggan, Henry Higgins, Carol Melvin, John Oswell, Alan Chapman, Jazz Dhillon and Steve Tuckwell</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Matt Kolaszewski (Planning Team Manager), Anisha Teji (Democratic Services Officer), James Rodger (Head of Planning, Transportation and Regeneration) and Alan Tilly (Transport, Planning and Development Manager)</p>
96.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence received from Councillor Eddie Lavery with Councillor Steve Tuckwell substituting, Councillor Martin Goddard with Councillor Alan Chapman substituting and Councillor John Oswell with Councillor Jazz Dhillon substituting.</p>
97.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
98.	<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 dated 20 November 2019 be approved as an accurate record.</p>
99.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
100.	<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 the items of business marked Part I (items 1 – 9) would be considered in public and the item of business marked Part II (item 10) would be considered in private</p>

101. **LAND R/O 40 DUCKS HILL RD, NORTHWOOD - 73183/APP/2019/868** (*Agenda Item 6*)

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

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

A petitioner in objection of the application addressed the Committee and referred to documents that had been circulated to Members and the applicant/agent prior to the meeting. It was noted that the application was fundamentally different from the original application that was rejected. Concerns were raised about over dominance, impact on street view particularly in Cygnet Close, significant harm the development would cause to the road and impact on neighbouring properties. It was submitted that the property was incongruous, contrary to local space and character, would cause harmful effect on the garden and would be different to neighbouring properties. The development would bring no meaningful benefit to the area and Members were asked to visit the property in person to view the concerns raised.

The agent for the application addressed the Committee and spoke in support of the application. It was noted that the application had been recommended for approval by officers and had been submitted nine months ago. The application had undergone a detailed analysis and changes following consultation with officers. It was noted that there were other properties in the area that were more visible. The applicant highlighted the conclusions in the officer's report and asked the Committee to agree the application as per officer's recommendation.

Members considered that the design was clever, made the best use of land and was sympathetic to its local surroundings. It was noted that a single storey basement was a good way to use the space. Some concerns were raised about the safety of the layout of the property although it was noted that this was a matter for building control.

Concerns were raised in relation to flooding and it was confirmed that the application had been considered by relevant officers and there were conditions proposed to address this. In relation to overlooking concerns, it was confirmed that this was not an issue as the height was already sufficiently low. It was further noted that some of the images in the petitioner's documentation were not to scale.

Delegated authority was requested to add an additional condition regarding construction management to ensure that construction vehicles accessing the property would be from Ducks Hill Close.

Members moved, seconded and unanimously agreed the officer's recommendation.

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 regarding construction management.

102. **26 HIGH STREET, HAREFIELD - 14889/APP/2019/2583** (*Agenda Item 7*)

	<p>Change of use from Use Class A1 (Shops) to a tattoo parlour (Sui Generis).</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>
103.	<p>LAND OF THE REAR OF 229 AND 229A VICTORIA ROAD, RUISLIP - 75052/APP/2019/2543 (Agenda Item 8)</p> <p>Demolish existing garage and outbuildings, remove concrete hard standing and construct one new (1 bedroom) house with side garden space. 1 parking space for New house, 2 No Parking spaces for 229 Victoria Road, and 1 parking space for 229A Victoria Road. Separate bin store and separate cycle store for 2 bikes.</p> <p>Officers introduced the application and made a recommendation for refusal.</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be refused as per officer's recommendation.</p>
104.	<p>NORTHWOOD HEALTH AND RACQUETS CLUB, DUCKS HILL ROAD, NORTHWOOD - 272/APP/2019/3001 (Agenda Item 9)</p> <p>Variation of condition 2 (Approved Plans)of planning permission 272/APP/2019/1164 dated 30/04/2019 to allow for minor amendments (Single storey rear extension, erection of an external spa garden to include 2 x one storey buildings for use as saunas and swimming pool with pool terrace).</p> <p>Officers introduced the application and made a recommendation for approval.</p> <p>The officer's recommendation, was moved, seconded and unanimously agreed.</p> <p>RESOLVED: That the application be approved as per officer's recommendation.</p>
105.	<p>ENFORCEMENT REPORT (Agenda Item 10)</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>

The meeting, which commenced at 7.00 pm, closed at 7.38 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.

Report of the Head of Planning, Transportation and Regeneration

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Single storey outbuilding to be used as an outhouse

LBH Ref Nos: 38605/APP/2019/2718

Drawing Nos: P102
P104 Rev. A
P203
P204 Rev. A
Photographs
Support Document

Date Plans Received: 14/08/2019 **Date(s) of Amendment(s):** 10/10/2019
Date Application Valid: 14/08/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached period property located on the western side of Hedgeside Road. The property is set beneath a hipped roof with work currently on-going for the approved extensions. The property is elevated above the road with the driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized rear garden set at a higher level than the house.

The street scene is residential in character and appearance comprising primarily large detached properties. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by TPO 12.

1.2 Proposed Scheme

This application seeks retrospective permission for the erection of a single storey outbuilding.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood
CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 **Approved** **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood
REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF
ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577
DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 **Approved** **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood

ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 **Approved** **Appeal:**

38605/APP/2017/2296 7 Hedgeside Road Northwood

Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS).

Decision Date: 15-11-2017 **Approved** **Appeal:**

38605/APP/2017/554 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

Decision Date: 30-05-2017 **Refused** **Appeal:**

38605/APP/2018/2335 7 Hedgeside Road Northwood

Application for a non-material amendment to planning permission Ref: 38605/APP/2017/2296 dated 22/11/2017 (Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear) to allow for amendments on front fenestration, rendering of walls and slate roof tiles

Decision Date: 20-07-2018 **Refused** **Appeal:**

38605/APP/2018/3552 7 Hedgeside Road Northwood

Part two storey side extension and a single storey rear extension, single storey front extension, conversion of roofspace to habitable use, involving replacement roof, 2 front dormers and 2 rear dormers, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear

Decision Date: 07-12-2018 **Refused** **Appeal:** 15-MAY-19 **Dismissed**

38605/APP/2019/160 7 Hedgeside Road Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of roofspace to habitable space to include 2 x rear dormers, erection of open porch to front, and part conversion of garage involving alterations to front elevation.

Decision Date: 27-03-2019 **Withdrawn** **Appeal:**

38605/APP/2019/2708 7 Hedgeside Road Northwood

Part two storey, part first floor side extension with additional front dormer, single storey rear extension, conversion of roof space to habitable space to include 5 roof lights, erection of open porch to front, and part conversion of garage involving alterations to front elevation

Decision Date: 07-11-2019 **Approved** **Appeal:**

Comment on Planning History

There have been a number of previous applications for extensions to the property, with approval being granted for a part two storey side extension, a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front and part conversion of garage in 2017. A revised application for this development has also been received.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

6 neighbours and the Northwood Residents Association were consulted for a period of 21 days expiring on the 17 September 2019. A site notice was also erected, expiring on 26 September 2019. There were eight responses raising the following issues:

- The proposal exceeds the guideline in terms of height
- Unclear why the proposal is to raise the level to match the adjacent building
- The effect of the steps and platform is to provide a verandah which is against guidelines
- The overall impact is that the size, scale bulk and height will have an adverse impact on neighbouring properties
- The new wall has been erected significantly closer to the trees in my garden (actually touching) so they may have built on my ground
- Potential damage to trees and resultant loss of screening
- The back wall is clearly visible from my garden and is unsightly. It should be rendered like the side wall
- Loss of privacy
- It has electricity and running water so could be used as a dwelling
- Out of keeping with the character of the original main house
- The main house has permission to be enlarged many times to provide more than adequate accommodation for the occupants. A large outbuilding is not justified
- Increased noise
- Disproportionately large
- The veranda exceeds 30cm in height
- Exceeds permitted rights
- The actual house building does not seem to be adhering to the approved plans

A petition against the proposal was also received.

Officer response: Issues of land ownership are a civil matter between interested parties and not a material planning consideration. The issue of the house is subject to a separate application.

Trees/Landscaping Officer:

The site lies within the area covered by TPO 12, however, there are no protected trees at this address. The site has been the subject of a series of applications in recent years. The current application seeks to install a large single-storey outhouse, occupying the full width of the site. The impact of the building on neighbouring properties will be significant due to the rising land and elevated ground level on which the building will be located. Although a reasonable area of rear garden will be retained, the location of the outhouse will exacerbate the change of levels between the house and the rear boundary.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
DMHB 11	Design of New Development
DMHD 2	Outbuildings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

The NPPF 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) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that development harmonises with the character of the surrounding properties and street scene. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) further requires that development should complement and improve the amenity of the residential area.

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the

height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 2 requires that outbuildings must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers. The developed footprint of the proposed building must be proportionate to the footprint of the dwelling and its cartilage and have regard to existing trees. The use shall be incidental to the enjoyment of the dwelling and not capable of use as independent residential accommodation.

Section 9.0 of the HDAS states that in order to prevent harm to the character and appearance of the area and the amenity of adjoining properties, an outbuilding should be positioned as far away from the main house as possible and set in from the boundaries by at least 0.5 m. In terms of its design it should be constructed using materials similar to those in the main house and any windows and doors should be positioned only on the elevation facing the main house. An outbuilding with a flat roof should be no more than 3.0 m in height. The use of outbuilding should also be for normal domestic use related to the residential use of the main house.

The outbuilding is situated at the end of the rear garden and measures 7.75m in width (8.78m including the canopy) and 4.295m in depth (5.75m including the canopy) with a flat roof of 2.6m high. This is set upon a raised terrace of 14.7m wide and 6.3m in depth and a maximum height of 0.58m. The terrace has levelled the ground on which the outbuilding has been erected to the highest point at the rear of the garden and results in an overall height of the building at 3.2m. This is a large timber clad outbuilding with patio doors facing the garden and the floor plans indicate a small window on the southern end of the rear elevation (although there is no corresponding elevation submitted). Although the floor plans submitted show this would be one room, the provision of a small window in the corner location would appear to suggest this area may be separate from the main room and having regard to the photographs submitted from a neighbour showing the installation of services to the building, it is likely that a toilet facility will be provided in this corner. It was not possible to verify this at the time of the officer site visit as the building is currently in use as storage for the main building project on the house. Notwithstanding this, the proposal is a substantial building, which would exceed HDAS guidance in terms of height and this would be exacerbated by the difference in land levels, with the building set approximately 2.36m higher than the host dwelling. It is also noted that as the land levels fall to the south, with no. 5 set at a lower level. However it was noted at the officer site visit that the site is enclosed with high hedges to either side and at the rear. As such the outbuilding it not widely visible from the surrounding area. It is also set some distance from the rear of surrounding properties (16.75m from the rear of No. 5, 21m from the rear of No.9 and 44m from the rear of Hedgeside). Given these factors, it is, considered that the outbuilding does not have a detrimental impact on the visual amenity of surrounding properties or the wider street scene, such that a refusal could be justified. As such the proposal would comply with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and Section 9.0 of HDAS: Residential Extensions.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of

its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy. Although the building has been set at the end of the rear garden, the raised level of the building allows views back towards the neighbouring properties, with the building more consistent with the first floor bedroom windows. The nearest property at no. 5 would be situated just 16.75m away but this is orientated slightly away from the application site and set at a lower level. It is also noted that the high hedge along the side boundaries does afford a level of screening, which would prevent direct views to the rear of that property. There are views from the outbuilding towards the rear of no. 9 however this is set approximately 21m away. It is also noted that there was previously a raised terrace on this site and the plans indicate the finished levels for the terrace are the same. It is therefore it is considered that the proposed development would not have an adverse impact upon the amenity of nearby residents. As such the proposal complies with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012), Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHD 2 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and Section 9.0 of HDAS: Residential Extensions.

Paragraph 3.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a large garden and sufficient space would be retained.

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

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number P204 Rev. A.

REASON

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

2 NONSC Non Standard Condition

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

REASON

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

INFORMATIVES

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

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

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
DMHB 11	Design of New Development
DMHD 2	Outbuildings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

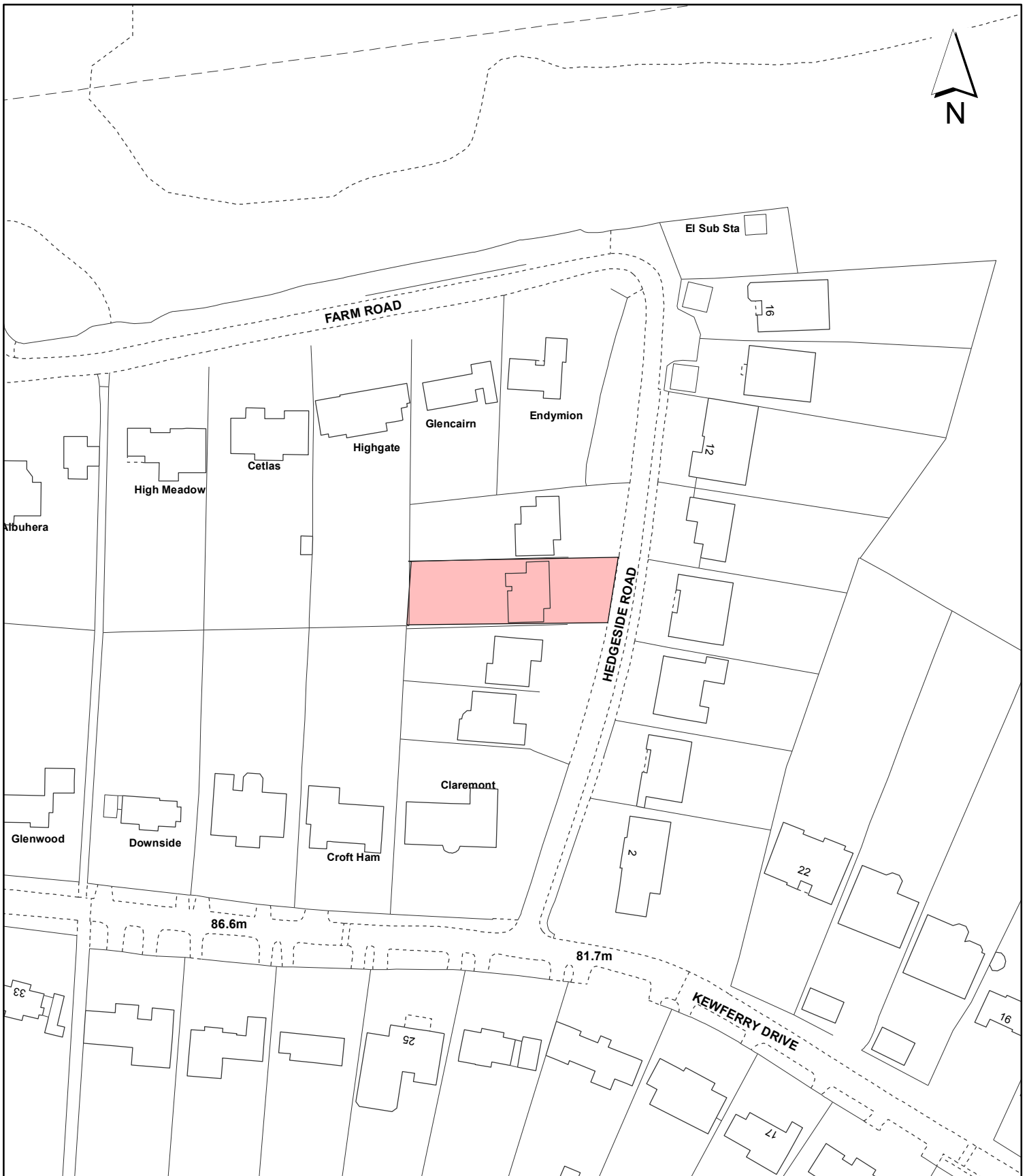
You are advised to consult the Council's Environmental Protection Unit, 3S/02,

Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

7 Hedgeside Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
38605/APP/2019/2718

Scale:
1:1,250

Planning Committee:
North Page 15

Date:
January 2020



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Transportation and Regeneration

Address LAND TO REAR OF 18 MOOR PARK ROAD NORTHWOOD

Development: The erection of a new pair of semi-detached dwellings, together with the formation of two new vehicle crossovers onto Grove Road

LBH Ref Nos: 74971/APP/2019/3169

Drawing Nos: 1319/P/1
Design Statement
1319/P/3
1319/P/4
1319/P/5
1319/P/2

Date Plans Received: 25/09/2019 **Date(s) of Amendment(s):**

Date Application Valid: 03/10/2019

1. SUMMARY

The application seeks permission for the erection of a pair of semi detached houses, with associated parking and amenity space.

The proposed dwellings are of a design and form that would be out of keeping with the historic character of the area and would result in a cramped form of development and an unacceptable intensification of the existing site to the detriment of the character and appearance of the wider street scene. The proposal also fails to provide adequate parking provision or amenity space and fails to make adequate provision for the retention and long term protection of off site trees.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting and layout would result in a development of the site, which would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site as proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the street scene and character and appearance of the area as a whole. The proposal is therefore detrimental to the visual amenity and character of the surrounding area and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), Policies 3.5, 7.1 and 7.4 of the London Plan (2016), guidance within The London Plan Housing Supplementary Planning Guidance (March 2016), the NPPF and to the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, size, scale, bulk and design, including the crown roof form, gabled gables, tile hung and exposed brickwork would be a stark contrast to the predominant rendered appearance of the dwellings along Grove Road and would fail to harmonise with the character and architectural composition of surrounding properties, appearing as an awkward, incongruous and cramped form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies DMHB 11 and DMHB 12 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and to the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMT 2 and DMT 6 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on/adjoining the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 14 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy DMHB 18 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils

Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 171 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 part of the rear garden of 18 Moor Park Road. The site is located on the eastern side of Grove Road and is bordered to the north by 2 Grove Road and to the east by the rear garden of 16 Moor Park Road. As existing, the house is located in a large mature garden plot, with a number of trees along the side and rear boundaries and is enclosed along Grove Road by a tall wooden fence. The principal elevation of the existing house fronts Moor Park Road to the south.

The street scene is predominantly residential in character and appearance and comprises large two storey detached dwellings predominantly set within spacious plots. The only exception within the immediate street scene is 1a Grove Road, which is opposite the site. This property is set within an infill plot that was formerly part of the rear garden of no. 24 Moor Park Road. The original development of this plot for a bungalow occurred in the 1960's. In 2017 approval was granted for the redevelopment of the site to form a two storey, 5 bed dwelling. The architectural style of the area has a pleasant uniformity of render, brickwork and deep hipped roof forms.

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

3.2 Proposed Scheme

This application seeks permission for the erection of a new pair of semi-detached dwellings, together with the formation of two new vehicle crossovers onto Grove Road.

3.3 Relevant Planning History

74971/PRC/2019/156 Land To Rear Of 18 Moor Park Road Northwood

Erection of pair of semi-detached dwellings together with the formation of two new vehicular crossovers onto Grove Road

Decision: 08-11-2019 OBJ

Comment on Relevant Planning History

None.

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.H1 (2012) Housing Growth

Part 2 Policies:

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

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMH 6	Garden and Backland Development
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbours and the Northwood Residents Association were consulted for a period of 21 days expiring on the 28 October 2019. A site notice was also erected to the front of the proposed development, expiring on the 6 November 2019. There were 10 responses and a petition, raising the following issues:

- The accommodation is completely different to the prevailing character of the area. There are no semi detached properties in the road.
- The rooms are cramped and set at the minimum legal requirements compared to the surrounding large spacious properties set within large well established gardens
- Loss of the existing garden area, which contains well established trees, shrubs, flower beds and lawns
- Potential impact on trees in adjacent garden, leading to either pressure to prune or fell or inadequate light to proposed property
- Potential loss of neighbouring tree due to close proximity and root damage
- Additional noise and odour
- Prevailing character of the area is for large detached properties. The application says that there are in the wider area terraced and semi detached properties. This is incorrect. The only small properties are in Mezan Close, which is a self enclosed close set back behind Moor Park Road and not widely visible
- The application is incorrect calling it a 3 bed development as the roof space provides a fourth bedroom
- Amenity space too small
- The porches to the front come beyond the building line
- The two garages would not be able to accommodate anything but a very small car, leading to on road parking to the detriment of highway safety
- The large Oak Tree has already been felled and there is no indications of a future replacement
- The proposed design is not intrusive and generally in keeping with the character of the area. I think it is a question of LBH policy rather than individual applications in this area
- Contrary to adopted policy regarding garden development
- Object to the two new crossovers, which will cause more traffic
- 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
- No details of drainage
- Loss of privacy
- Lack of wider consultation.
- Overdevelopment

Officer Comment: Public consultation was undertaken with all surrounding properties and a site notice erected.

Ward Councillor: This is garden grab, which is totally out of character with the quiet suburban street.

Internal Consultees

Conservation and Urban Design Officer:

The proposed development would be considered in principle unacceptable. It would fail to relate to the established local distinctiveness of the road and surrounding area.

The area is suburban in character with detached houses set on ample sized plots. The properties within the area are predominantly date from the 1920s/30s and whilst if individual appearance they

have been designed in a similar manner and style.

Whilst the site is located to the rear of no. 18 Moor Park Road it is situated along Grove Road. The section off Moor Park Road comprises of properties located along the western side of Grove Road only. The western street scene is defined by close boarded fence line enclosing the rear gardens of no. 18 Moor Park Road and no. 2 Grove Road. The houses along this stretch of road are defined by their painted rendered exterior and hipped pitched roof form. Their spacious plots and ample frontages relate to the suburban aesthetic of the surrounding area and original intent in which this part of Northwood had been developed in. The properties are comfortably positioned within their respective plots with ample gaps between the built forms maintaining a sense of rhythm along the road as well as providing a sense of openness to the street scene. Front boundary treatments appropriately compose of dwarf brick walls accompanied by mature hedges. This alongside street trees and grass verges along the pavements contribute positively to the green, verdant appearance of the street scene.

The proposed pair of semi detached properties would be defined as suburban infill and intensification, and would be considered in principle unacceptable. The separation of part of the garden of no. 18 would fail to follow the historic grain of development of the surrounding area. In comparison to neighbouring sites, the site area associated to the proposed properties is significantly smaller with limited rear gardens, minimal frontages and small gaps between the sites side boundaries. The proposal would result in a cramped form of development and an unacceptable intensification of the existing site.

There is a distinct lack of buildings facing Grove Road on the eastern side and the introduction of the proposed buildings would disrupt the existing open, verdant character of the road. The development would appear as an isolated form along the eastern side, detrimentally altering the appearance of the street scene. Furthermore it would establish an unwelcome precedent within this area, which would erode its well defined character and appearance.

The proposal would introduce a different building typology within an area characterised by large detached houses. The proposed semi-detached pair would be an incongruous addition to the area. Furthermore the appearance of the building with its gabled gables, tile hung and exposed brickwork would be a stark contrast to the predominant rendered appearance of the dwellings along Grove Road. The design of the dwellings better relates to other parts of Northwood. The crown roof is not an original roof form within the area and would also result in a bulky roof which would not be considered ideal.

The proposed development would be considered an incongruous addition within the area which would fail to relate to the established local distinctiveness.

Trees/Landscaping Officer:

This site is occupied by the end of the rear garden of a two-storey detached house located on a corner plot, at the junction with Grove Road. The area is characterised by detached houses in mixed styles with spacious well-established gardens. This corner plot is exceptionally spacious.

No access was gained into the site but views from Grove Road confirm that there are off-site trees in the gardens of 16 Moor Park Road and 2 Grove Road which oversail the site boundary. Although not protected by TPO or Conservation Area designation these trees are highly visible and make a valuable contribution to the character, appearance and wider environmental quality of the area.

COMMENT: No tree report has been submitted, however, the trees are very close to the proposed footprint of the building and are likely to influence / be influenced by the building. Even if the house could be built without damaging the adjacent trees, the proximity of the trees to the building will be

unsustainable. If the trees are retained they are likely to be oppressive due to the loss of light to the new property, or cause a nuisance through their proximity to the building, which would create pressure to remove them in the future.

RECOMMENDATION: In the absence of a tree report to BS5837:2012, the applicant has failed to demonstrate that the off-site trees will be unaffected by the development and has not made provision for their long term protection. The application fails to satisfy saved policy BE38 and should be refused.

Access Officer:

Any grant of planning permission should include the following condition: The dwelling(s) would be required to be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

The Mayor's Housing Supplementary Planning Guidance, 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 defining local context and character (Policy 7.4 and 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.19 and 7.21) as does their role in mitigating flood risk (Policies 5.12 and 5.13).

The NPPF (July 2018) 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.'

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic policies states that a high quality design should be achieved in all new buildings, alterations and extensions, and states that schemes should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas.

The Councils HDAS 'Residential Layouts' states that backland development involves similar issues to the redevelopment of large plots and infill sites. This type of development must seek to enhance the local character of the area and the plot should be of a sufficient depth to accommodate new housing in a way that provides a quality residential environment for new and existing residents.

Emerging Policy DMH6: Garden and Backland Development advises there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) Neighbouring residential amenity and privacy of existing homes and gardens must be maintained
- ii) Vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light
- iii) Development on backland sites must be more intimate in mass and scale; and
- iv) Features such as trees, shrubs and wildlife habitat must be retained or re-provided

The property is located within the 'developed area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), however, London Plan policy 3.5 recognises the contribution of gardens (especially back gardens) and suggests a presumption against their loss where it can be locally justified. Emerging local plan policy DMH 6 gives a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. Only in exceptional cases will backland development be acceptable. The Inspector's final report on the emerging local plan was received on 22nd October and has been found to be sound subject to modifications not relevant to this application. It is to be progressed to adoption via Cabinet in December 2019 and Full Council on January 16th 2020, so the weight to be afforded to this policy is significant.

The proposal involves development of a garden site in a residential area characterised by family housing with large undeveloped rear gardens being a prevailing characteristic and the issues relating to its siting and impact on character and thus the principle of development are discussed below, suffice to say that the proposal constitutes an unacceptable form of garden development. The loss of what is a residential rear garden and the impact of the proposed dwelling on the immediate locality is considered to be detrimental to the character and appearance of the surrounding street scene. The infilling of the gap, which at present provides an important break in the built form would appear out of character with the pattern, scale and form of development within the surrounding area. The proposal is thus unacceptable in principle.

7.02 Density of the proposed development

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

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

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policies BE13 and BE15 of the Hillingdon Local Plan Part two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of the existing and adjoining sites.

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

The main body of the proposed building measuring 16.3m in width and 9m in depth set beneath a hipped roof of between 9.275m and 8.75m in height. To the front this includes a 10.7m wide two storey element with a small gable feature to either side and two small dormer windows between. There is a single storey element at the same depth either side forming part of an integral garage and a front canopy of 1.25m in depth over the centrally positioned front doors. To the rear is a further flat roofed 'extension' spanning the width of the building at a depth of 3m. The proposed building is set back 1m from both side boundaries and a minimum of 6m from the pavement to the front. The submitted street scene indicates the scale of the building would be generally consistent with others within the area; however the Conservation Officer has raised strong objections to the proposal.

In consideration of the form of development, it fails to follow the historic grain of the surrounding area. The houses along this stretch of road are defined by their painted rendered exterior and hipped pitched roof form. Their spacious plots and ample frontages relate to the suburban aesthetic of the surrounding area and original intent in which this part of Northwood had been developed in. The properties are comfortably positioned within their respective plots with ample gaps between the built forms maintaining a sense of rhythm along the road as well as providing a sense of openness to the street scene. In comparison to neighbouring sites, the site area associated to the proposed properties is significantly smaller with limited rear gardens, minimal frontages and small gaps between the sites side boundaries, which would result in a cramped form of development and an unacceptable intensification of the existing site. The eastern side of Grove Road is defined by close boarded fence line enclosing the rear gardens of no. 18 Moor Park Road and no. 2 Grove Road. The introduction of the proposed buildings would disrupt the existing open, verdant character of the road. The development would appear as an isolated form along the eastern side, detrimentally altering the appearance of the street scene. Furthermore it would establish an unwelcome precedent within this area, which would erode its well defined character and appearance.

The proposal would introduce a different building typology within an area characterised by large detached houses. The proposed semi-detached pair would be an incongruous addition to the area. Furthermore the appearance of the building with its gabled gables, tile hung and exposed brickwork would be a stark contrast to the predominant rendered appearance of the dwellings along Grove Road. The design of the dwellings better relates to other parts of Northwood. The crown roof is not an original roof form within the area and

would further exacerbate the incongruous appearance of the proposed dwellings.

As such it is considered that the proposed development would be considered an incongruous addition within the area, which would fail to relate to the established local distinctiveness and would be out of keeping with the character and appearance of the streetscene. Therefore the proposal fails to comply with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and HDAS: Residential Layouts.

7.08 Impact on neighbours

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

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy. This also applies to an area of private amenity space or patio, normally taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property.

The proposed site plan identifies that the proposed dwellings would be situated between no. 18 Moor Park Road and 2 Grove Road, with the blank flank walls set back a minimum of 21.3m and 41.9m respectively. It is therefore considered that there is sufficient separation to prevent any significant impact on the neighbouring properties by virtue of over dominance, loss of light or loss of outlook, in compliance with adopted policy and guidance.

To the rear the properties would afford views over the end of the rear gardens of the neighbouring properties. To the north the properties along Grove Road are set some distance away, with a span at 21m within a 45 degree line of sight a minimum of 55m away. Given the degree of separation it is not considered there would be a significant loss of privacy to the occupants of those dwellings. To the south the nearest property at no. 16 Mood Park Road would be situated approximately 22.3m away at the nearest point, with a separation of approximately 34m on a 45 degree line of sight to their private patio area to the rear of the property. It is therefore considered that given the degree of separation the proposal would not result in a significant loss of privacy on the private garden area to the rear of that property.

It is therefore considered that the proposal would not significantly impact of the amenity of the adjoining neighbours by reason of significant loss of light, loss of outlook, sense of dominance or loss of privacy in accordance with Policy BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

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

Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposal as presented would suggest 3 bed properties, however it is noted that the size of the 'office' within the roof space would be sufficient to be utilised as a fourth bedroom and as such the proposal is assessed on that basis. A 4 bed, 6 person property over 3 floors would require a floor area of minimum of 112sqm. The proposed floor area of approximately 167sqm would exceed this requirement.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

Policy DMHB 18 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises all new residential development will be required to provide good quality and useable private outdoor amenity space. For a 4 bed property a minimum provision of 100sqm would be required. The proposal includes private amenity space of approximately 70sqm for each dwelling, which would be below the required standard. The proposal would therefore fail to comply with the requirements of Policy DMHB 18 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

The proposal would clearly increase traffic generation from what is a dormant site. However, statistically, peak period traffic movement into and out of the site would not be expected to rise beyond 1-2 two-way vehicle movements during the peak morning and evening hours. This 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.

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a poor PTAL rating and would require the provision of 2 car parking spaces plus 2 cycle spaces per unit.

DMT 6 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The site has a poor PTAL rating and would require the provision of 2 car parking spaces plus 2 cycle spaces per unit.

The proposal does include 2 spaces in the form of the garage and an additional frontage space. However it is noted that the garage at a width of 2.4m would be significantly below a standard garage parking space of 3m and as such would be unlikely to be used for its intended purpose. As such the proposal would fail to provide adequate parking provision in line with adopted policy. The proposal therefore fails to comply with policy AM14 of the Development Plan (2012) and Policy DMT 6 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

The Access Officer has advised that any grant of planning permission should include a condition requiring compliance with Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

This site is occupied by the end of the rear garden of a two-storey detached house located on a corner plot, at the junction with Grove Road.

There are off-site trees in the gardens of 16 Moor Park Road and 2 Grove Road which oversail the site boundary. Although not protected by TPO or Conservation Area designation these trees are highly visible and make a valuable contribution to the character, appearance and wider environmental quality of the area.

No tree report has been submitted and the trees are very close to the proposed footprint of the building and are likely to influence/be influenced by the building. Even if the house could be built without damaging the adjacent trees, the proximity of the trees to the building will be unsustainable. If the trees are retained they are likely to be oppressive due to the loss of light to the new property, or cause a nuisance through their proximity to the building, which would create pressure to remove them in the future.

In the absence of a tree report to BS5837:2012, the applicant has failed to demonstrate that the off-site trees will be unaffected by the development and has not made provision for their long term protection. The application fails to satisfy Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy DMHB 14 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Disruption due to development is transitory in nature and insufficient reason to refuse a proposal in its own right. All other issues raised are noted and addressed appropriately in

the main body of the report.

7.20 Planning Obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

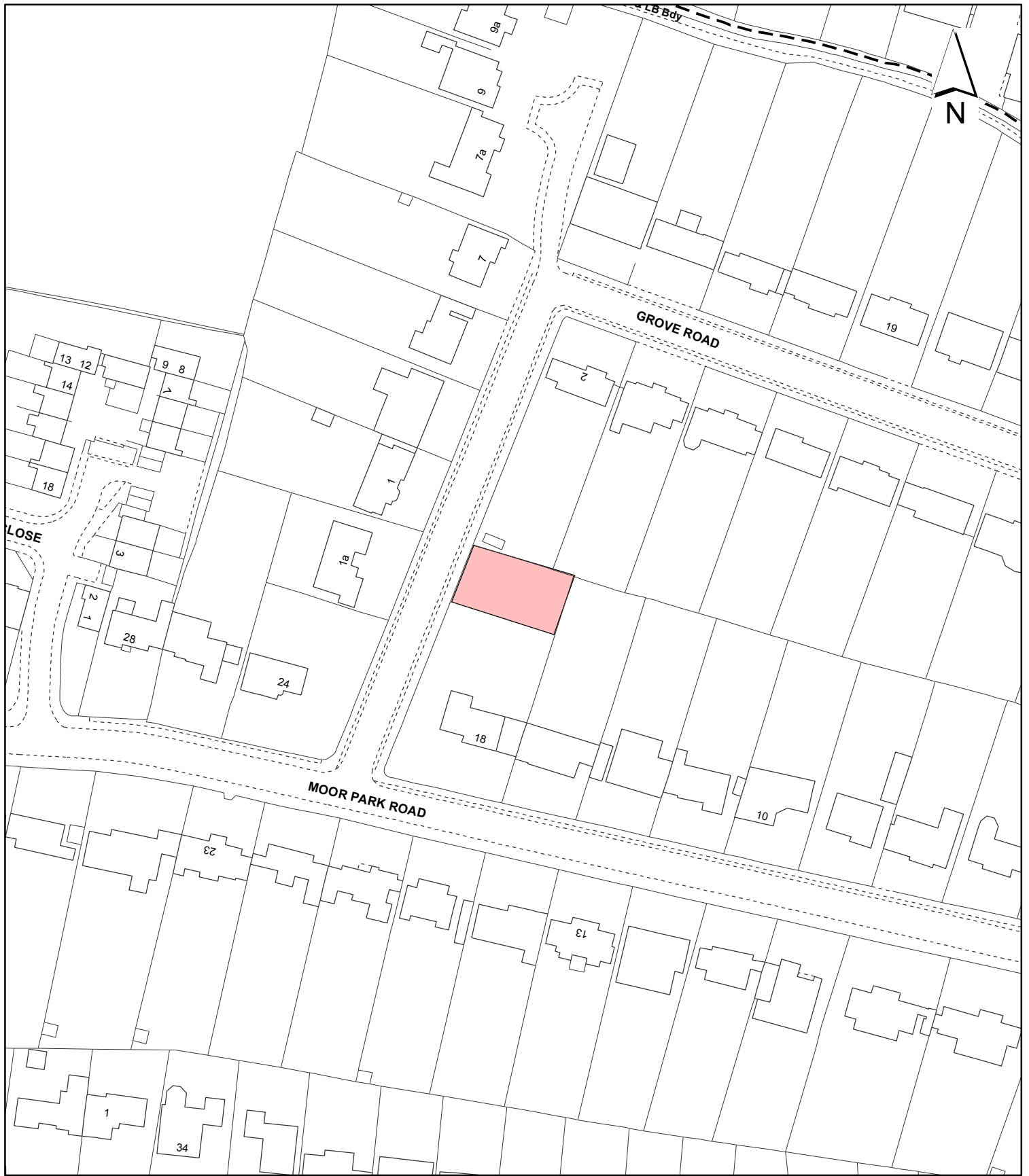
The proposed dwellings are of a design and form that would be out of keeping with the historic character of the area and would result in a cramped form of development and an unacceptable intensification of the existing site to the detriment of the character and appearance of the wider street scene. The proposal also fails to provide adequate parking provision or amenity space and fails to make adequate provision for the retention and long term protection of off site trees. The development is therefore considered contrary to a suite of Hillingdon Local Plan policies (2012) and policies in the London Plan 2016 and is recommended for refusal.

11. Reference Documents

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

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

Land to Rear of 18 Moor Park Road

Planning Application Ref:
74971/APP/2019/3169

Planning Committee:
North Page 32

Scale:
1:1,250

Date:
January 2020

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



Report of the Head of Planning, Transportation and Regeneration

Address 17 ELGOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement

LBH Ref Nos: 9106/APP/2019/1070

Drawing Nos: 201.116-11 Rev. R
201.116-13 Rev. O
201.116-03 Rev. B
201.116-01
201.116-05 Rev. C
Surface Water Drainage Strategy and Flood Risk Assessment

Date Plans Received: 29/03/2019 **Date(s) of Amendment(s):**

Date Application Valid: 05/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the Gate Hill Farm Estate in Northwood, which is designated as an Area of Special Local Character. The character of the estate consists of large, individually designed, detached houses on large plots. The area is very well vegetated and trees are protected by Tree Protection Orders.

The existing house is a bay-fronted detached house with white rendered walls and a clay tiled hipped roof. To the rear there is an existing single storey extension and a small area of patio.

The house stands back from the road, allowing space for 3 cars to park at the front. The rear garden is of a good size and mainly laid to lawn with a number of trees.

This is part of the established 'developed area' as identified in the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

1.2 Proposed Scheme

Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement.

The proposed development is for the demolition of the existing extension to the rear of the building and construction of a larger extension to rear and side of the building to both the ground and first; construction of a basement; extension of the patio area to the rear of the building for access to the basement and amenity. The total increase in impermeable site area pre-to post development is approximately 8sq.m from the patio's extension. The new building extension is approximately 65sq.m and entirely built over

existing impermeable area.

A flooding/SUDS report accompanying the application recommends that:

'The drainage strategy proposed uses Filter Drains (gravel trench) as the main SuDS component to attenuate surface water. Preliminary calculations indicate that approximately 4.7 m³ of storage will be required to attenuate runoff from the 1:100 year +40% climate change storm event. The storage requirement could be provided in a filter drain/gravel trench located at the rear of the site, beneath the proposed patio and adjacent vegetation. The indicated trench layout is 16.8m², 1m deep structure providing 5m³ of storage (built with gravel with minimum 30% porosity). The filter drain should be provided with a geotextiles (on the outward facing side only) to allow for infiltration.

Discharges from the filter drain should be controlled by a 20mm diameter orifice plate. In the current configuration the orifice plate is placed at 0.75m above the base of the filter drain in order to avoid discharges off-site during the 1 in 1 year rainfall event +CC and infiltrate the respective runoff. During the 1 in 100 year event + CC the outfall rate would be 0.3 l/s.

It is recommended to consider the use of pump/gravity-based Rainwater Harvesting Systems as per London Plan Policy 5.13. The design to be provided by a specialist in these bespoke systems.'

1.3 Relevant Planning History

9106/APP/2017/1604 17 Elgood Avenue Northwood

Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 1 front dormer, 1 rear dormer and 4 side rooflights

Decision Date: 11-07-2017 Refused **Appeal:**

9106/APP/2018/2818 17 Elgood Avenue Northwood

Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light

Decision Date: 01-11-2018 Approved **Appeal:**

9106/B/82/0589 17 Elgood Avenue Northwood

Householder development - residential extension(P)

Decision Date: 30-06-1982 Approved **Appeal:**

9106/PRC/2018/91 17 Elgood Avenue Northwood

2 versions (1.1 and 2.1) both variants of part side/part rear extension

Decision Date: 11-07-2018 OBJ **Appeal:**

Comment on Planning History

On 11th July 2017 reference 9106/APP/2017/1604 was refused for three reasons:

1. The proposed part two storey, part single storey rear extension, by reason of its overall size, scale and bulk would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual

amenities of the Gatehill Farm Estate, Northwood Area of Special Local Character. Therefore 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed front dormer window, by reason of its position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the wider Gatehill Farm Estate, Northwood, Area of Special Local Character. Therefore 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

9106/APP/2018/2818 - Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light (Approved)

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Neighbours were notified on 09/04/2019 and a site notice was displayed on 11/04/2019. By the end of the consultation period there was one objection received raising the following issues:

(1) There is no assessment of whether the basement and subterranean scheme impacts on drainage, flooding from all sources, groundwater conditions, and structural stability relating to adjoining properties.

In addition a petition and letter was received from the Gatehill Residents Association which is comprehensive in its comments but which states , in summary-

(1) The application should be refused because it does not comply with most of the Council's basement policies

(2) The width goes beyond the full width of the property

- (3) Large lightwells are proposed to the side of the property
- (4) No professional reports have been obtained or used regarding the structural integrity of the property nor the drainage, flooding or groundwater impacts on the natural environment, neighbouring properties or local amenity

Flood and Water Management: Although a basement is proposed, it does not extend the full width of the site boundary, and allows space for groundwater to move around the site without increasing risk to the surrounding properties, it is therefore not reasonable to object in principle to a proposed basement as there is potential for suitable mitigation to be employed.

A surface water and flood risk assessment has been prepared by Ambiantal Environmental 'Surface Water Drainage Strategy and Flood Risk Assessment', although this provides further clarification that SUDS methods could be effectively implemented on site, a condition is still required to ensure the final development is acceptable.

The following condition is therefore requested:

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will: i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and: ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

Trees and Landscape - no objection subject to standard Tree protection conditions.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

The Revised Proposed Submission Local Plan Part 2 (LPP2) documents (Development Management Policies, Site Allocations and Designations and Policies Map Atlas of Changes) were submitted to the Secretary of State for examination in May 2018.

The public examination hearing sessions took place over one week in August 2018.

Following the public hearing sessions, the examining Inspector advised the Council in a Post Hearing Advice Note sent in November 2018 that he considers the LPP2 to be a plan that could be found sound subject to a number of main modifications.

The main modifications proposed by the Inspector were agreed by the Leader of the Council and the Cabinet Member for Planning, Transport and Recycling in March 2019 and are published for public consultation from 27 March to 8 May 2019.

Regarding the weight which should be attributed to the emerging LPP2, paragraph 48 of the National Planning Policy Framework (NPPF) 2019 states 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).

With regard to (a) above, the preparation of the LPP2 is now at a very advanced stage. The public hearing element of the examination process has been concluded and the examining Inspector has indicated that there are no fundamental issues with the LPP2 that would make it incapable of being found sound subject to the main modifications referred to above.

With regard to (b) above, those policies which are not subject to any proposed main modifications are considered to have had any objections resolved and can be afforded considerable weight. Policies that are subject to main modifications proposed by the Inspector will be given less than considerable weight. The weight to be attributed to those individual policies shall be considered on a case by case basis considering the particular main modification required by the Inspector and the material considerations of the particular planning application, which shall be reflected in the report, as required.

With regard to (c) it is noted that the Inspector has indicated that subject to main modifications the LPP2 is fundamentally sound and therefore consistent with the relevant policies in the NPPF.

Notwithstanding the above, the starting point for determining planning applications remains the adopted policies in the Local Plan: Part 1 Strategic Policies and the Local Plan: Part 2 Saved UDP Policies 2012. and suitable weight is also given to LPP2 which is expected to be adopted in January 2020.

Policy DMHB 11 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest quality standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of

enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure. B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs. D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 5: Areas of Special Local Character states:

"A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings. C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted. "

Policy DMHB 6: Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character states -

"Within the Gatehill Farm and Copse Wood Estates, new houses should: i) be constructed on building plots of a similar average width as surrounding residential development; ii) be constructed on a similar building line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses and reflect the materials, traditional roof design, design features and architectural style predominant in the area; iii) ensure that boundary treatment is unobtrusive and of the natural materials appropriate to the character and appearance of the estate; iv) ensure that new dwellings retain an absolute minimum of 1.5m distance to side boundaries; v) preserve the mature trees including boundary planting to reinforce existing landscaping and Estate settings; "

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design and the public realm contributes to community cohesion and a sense of place.

Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance. Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

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

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Impacts on daylight and sunlight are measured using the 45 degree rule, which assesses whether the extension would be in the line of vision from the nearest habitable room window on the neighbouring property. The submitted plans show that the single storey element of the rear extension would break the 45 degree line in relation to the window of No.15, but there is a substantial intervening hedge, so the impact would not be unacceptable. There would be no impact on No.19.

Due to the spacious nature of the plot it is not anticipated that the development would cause an overbearing impact on any of the neighbouring properties.

The side extension facing No.15 would include a first floor window serving the stairwell. As this is not a habitable room it could be conditioned to be obscure glazed and non-opening. As part of the works, a first floor side bedroom window would be enlarged and re-sited on the original side elevation facing No. 19. However, as this is an existing relationship and there is a large hedge between the two properties, there would be no significant loss of privacy.

Therefore, in terms of the impact on neighbours, the proposed development would be consistent with Policies BE20, BE21 and BE24, which seek to ensure that the amenity of neighbouring properties is not adversely affected by new development. It is also consistent with the Hillingdon Design and Accessibility Statement: Residential Extensions.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The site is located within the Gate Hill Farm Estate Area of Special Local Character (ASLC). Policies relating to built heritage are set out in Chapter 12 of the National Planning Policy Framework (2012), Policy 7.8 of the London Plan and Policies BE5 and BE6 of the Hillingdon Local Plan Part Two (saved policies). Policies aim to ensure that the value of heritage assets within the ASLC are protected from inappropriate development.

Policies BE5 and BE6 seek to ensure new development is of a similar scale and reflects the materials, design features, architectural style and building heights predominant in the area. BE6 relates specifically to the Gate Hill Farm Estate. The proposed development would significantly alter the front elevation of the house by raising the overall ridge height of the house and adding a side extension (including the roof). The previously refused proposal included a front dormer. This has now been removed and the scheme is considered to comply with policies BE5 and BE6.

There is a small light well to the rear and two small light wells to the side of the property. There are no front lightwells and the proposed lightwells to the side/rear would not be

visible from public viewpoints and are not considered to have any adverse impact on the character or appearance of the streetscene.

The proposals include increasing the number of bedrooms from 3 to 5, so there could be an increase in cars parking on the site. There are, however, 3 parking spaces to the front which meets the requirements of the Car Parking Standards for a 5-bedroom house.

The proposed rear single storey element of the extension would extend 5 m from the rear of the original house. This would conflict with guidance in paragraph 3.4 of HDAS, which limits single storey rear extensions to 4 m deep. This element of the proposal has been reduced from 6m. In pre-application advice, it was considered that, due to the staggered building line and different levels from its neighbours, that this element was acceptable. It is considered, on balance, that no harm will result.

The proposed two storey element of the extension would extend 4 m from the rear of the property and therefore complies with paragraph 6.4 of HDAS. The proposed rear dormer has been reduced from that refused previously and is now considered to form a subordinate addition.

The proposed side extension complies with guidance in chapter 5 of HDAS in that the roof ridge is set down, it is set back from the main frontage, and it is more than 1 m from the side boundary.

It is considered that the development would be not detrimental to the character and appearance of the area and complies with policies BE1 and HE1 of the Hillingdon Local Plan: Part One Policies, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two (saved policies), Policy 3.5 of the London Plan, Policies DMHB 11; DMHB 5; DMHB 6 Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019) and guidance contained in HDAS.

Proposed basement

Local Plan Part 2 Policy DMHD 3: Basement Development states:

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals: i) avoid adversely affecting drainage and run-off or causing other damage to the water environment; ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they: i) do not harm the amenity of neighbours; ii) do not lead to the loss of trees of townscape or amenity value; iii) do provide satisfactory landscaping, including adequate soil depth; iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. D) The Council will not permit basement

schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

The total increase in impermeable site area pre-to post development is approximately 8sq.m from the patio extension. The new building extension is approximately 65sq.m and entirely built over existing impermeable area. In this case although a basement is proposed, it does not extend the full width of the site boundary, and allows space for groundwater to move around the site without increasing risk to the surrounding properties, it is therefore not reasonable to object in principle to a proposed basement as there is potential for suitable mitigation to be employed. In light of the detailed Flood and Water Management comments it is recommended that detailed matters relating to the impacts of the basement to ensure acceptable impacts on groundwater/SUDS can be dealt with by conditions and are acceptable with regard to Policy DMHD 3:of Hillingdon Local Plan: Part Two - Development Management Policies With Modifications (March 2019).

No significant impacts on trees are anticipated.

The property has a large rear garden and after the development is completed in excess of 100 square metres private amenity space will be retained. The development therefore accords with Policy B23.

For the above reasons it is recommended that the application is approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 201.116-11 Rev. R and 201.116-13 Rev. O.

REASON

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

3 HO4 Materials

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed

development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 15 or 19 Elgood Avenue.

REASON

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

5 RES8 Tree Protection

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

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

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

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

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

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

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

2.b No materials or plant shall be stored;

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

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

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

REASON

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

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would

leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs.' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 NONSC Non Standard Condition

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will: i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and: ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will: iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DME1 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016). National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

8 NONSC Non Standard Condition

The development shall be undertaken in accordance with those details, set out in the report prepared by Ambient Environmental 'Surface Water Drainage Strategy and Flood Risk Assessment' and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON:

The proposal could increase flood risk and is therefore not in accordance with accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014). All developments in this area contribute to manage the risk from surface water, and reduce the run off from their site.

INFORMATIVES

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

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

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

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

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

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 3	Basement Development
DMEI 10	Water Management, Efficiency and Quality
DMEI 11	Protection of Ground Water Resources
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must

be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

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

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

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

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

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

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

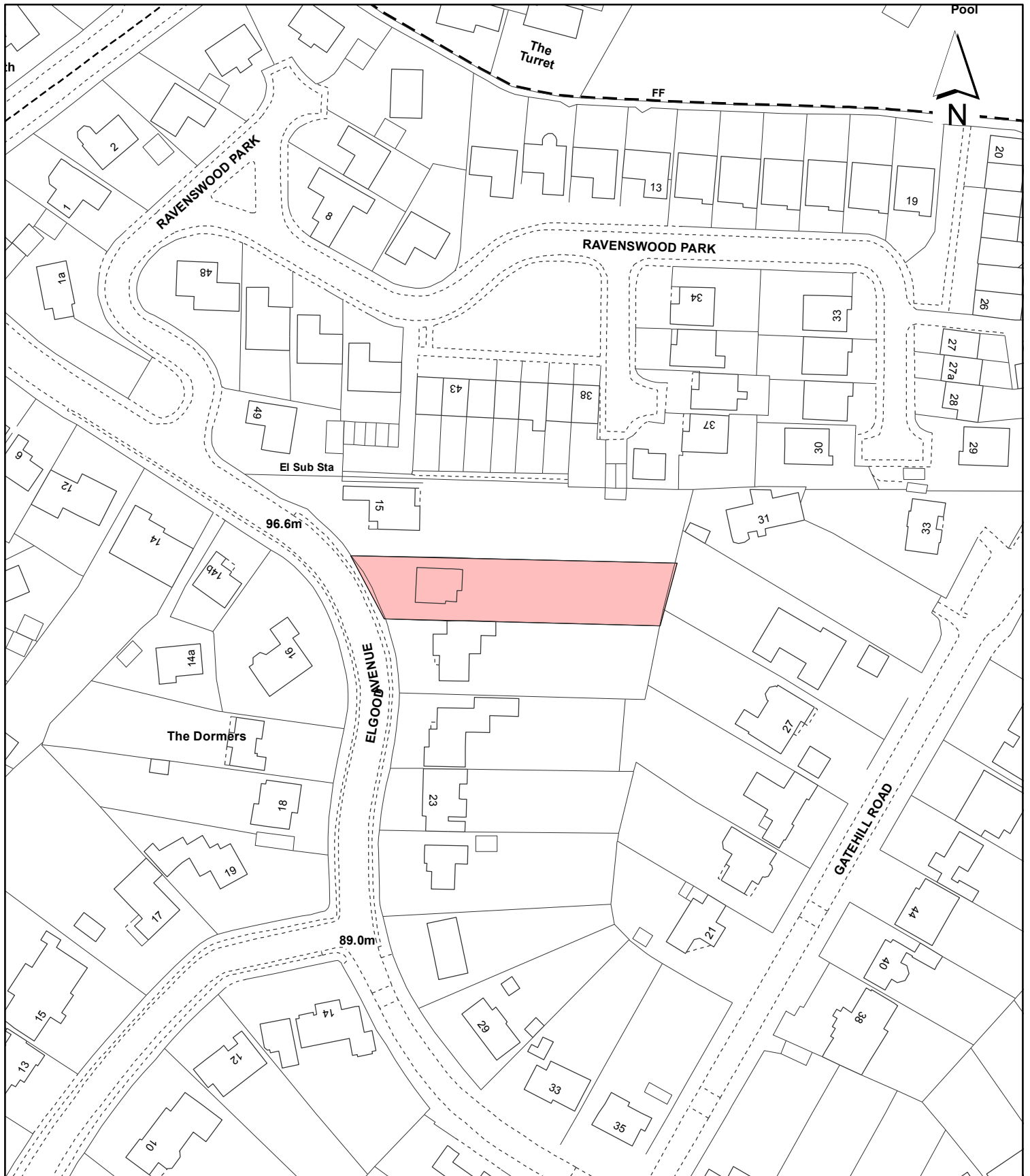
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

17 Elgood Avenue

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
9106/APP/2019/1070

Scale:
1:1,250

Planning Committee:
North Page 49

Date:
January 2020



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Transportation and Regeneration

Address 73 RYEFIELD CRESCENT NORTHWOOD
Development: External changes to fenestration to front and rear elevations
LBH Ref Nos: 70141/APP/2019/3098
Drawing Nos: Design and Access Statement
130 Rev. P1
131 Rev. P1
141 Rev. P2
132 Rev. P3
133 Rev. P1
142 Rev. P2
143 Rev. P2

Date Plans Received: 18/09/2019 **Date(s) of Amendment(s):**
Date Application Valid: 18/09/2019

1. **SUMMARY**

The proposal seeks planning permission for alterations to the front and rear fenestration, including enlarging a window, replacing a window with a door; replacing a shutter with a window and enlarging two windows on the north elevation and two new windows, replacing a shutter with 2 doors, replacing a door with a window and adding an additional window on the south elevation.

The proposed alterations to the facade would have an acceptable impact on the appearance of the building and the visual amenities of the surrounding area and is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 141 Rev. P2, 142 Rev. P2 and 143 Rev. P2, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 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 the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
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.
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
DMHB 11	Design of New Development

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs,

including damage to grass verges.

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

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

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

5 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site comprises a single storey flat roof building that is within a courtyard to the rear of properties nos 83-91 Joel Street and rear of Grace Court. The site is located to the north of Tolcarne Drive, the south of Ryefield Crescent and Joel Street is to the west of the building. Properties fronting Joel Street are very tall and back onto the application site. They have rear windows which serve flatted accommodation. Grace Court also has rear windows which face the proposed development. There is vehicular access to the site from Tolcarne Drive and Ryefield Crescent. The existing building is surrounded by hard

landscaping, although there are existing trees along the eastern boundary in the rear garden of 1/3 Tolcarne Drive. Ryefield Crescent to the north is characterised by commercial units with some of the commercial units accommodating residential units above. Tolcarne Drive is residential in character and is characterised by semi-detached flatted properties.

The site is within the boundary of Northwood Hills Town Centre and Secondary Shopping Area, and the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The application is for alterations to the front and rear fenestration. These include enlarging a window, replacing a window with a door; replacing a shutter with a window and enlarging two windows on the north elevation and two new windows, replacing a shutter with 2 doors, replacing a door with a window and adding an additional window on the south elevation.

3.3 Relevant Planning History

70141/APP/2014/2469 73 Ryefield Crescent Northwood

Change of use from business/storage and distribution (Use Class B1/B8), erection of first and second floors and side extension to allow the provision of 6 x 1-bed self contained flats involving alterations to elevations

Decision: 22-09-2014 Refused

70141/APP/2015/3093 73 Ryefield Crescent Northwood

Change of use from business/storage and distribution (Use Class B1/B8) to Use Class C3 (Dwelling Houses), demolition of existing single storey building and erection of a two storey building attached to existing flats to create 2 x 1-bed and 1 x 2-bed self contained flats associated parking and amenity space involving alterations to fenestration of existing flat No.5

Decision: 20-10-2015 Refused

70141/APP/2015/962 73 Ryefield Crescent Northwood

Change of use from business/storage and distribution (Use Class B1/B8), demolition of existing single storey building and erection of a two storey building with habitable roofspace to include 6 1-bed self contained flats with associated parking and amenity space (Resubmission)

Decision: 19-05-2015 Withdrawn

70141/APP/2016/651 73 Ryefield Crescent Northwood

Change of use of building from retail (Use Class A1) to 3 residential units (Use Class C3) and associated alterations to the elevations (Prior approval)

Decision: 22-04-2016 Refused

70141/APP/2018/1715 73 Ryefield Crescent Northwood

Alterations to front and rear fenestration

Decision: 29-06-2018 Approved

70141/APP/2018/1975 73 Ryefield Crescent Northwood

Details pursuant to condition 2 (Sound Insulation) of planning permission Ref: 70141/APP/2018/248 dated 21-03-2018 (Change of use from B8 (storage and distribution) to C3 residential (2 units))

Decision: 23-07-2018 Approved

70141/APP/2018/248 73 Ryefield Crescent Northwood

Change of use from B8 (storage and distribution) to C3 residential (2 units) (Prior Approval)

Decision: 21-03-2018 Approved

Comment on Relevant Planning History

There have been two previous submissions for extensions and change of use to residential, which were refused on a number of issues including the scale; over development of the site; detrimental impact on the amenities of the adjacent properties; poor amenity and access for future occupants and parking provision.

More recently a prior approval for the change of use of the existing single storey building from storage to residential was approved and there was a subsequent application for alterations to the front and rear elevations that was approved in June 2018.

Officer Comment: There has been correspondence regarding whether the warehouse (application site) was once parking for residents in Grace Court. This was dealt with fully as part of the prior approval application where various statutory declarations and information was submitted regarding the use of the building for warehousing going back to 2005. This information addressed all planning matters relating to the warehouse, in so far as this process proved beyond reasonable doubt that any historical use of the building for parking by residents of Grace Court had ceased a long time ago and that over time the warehouse use had become the 'planning use' of the premises. It should be pointed out that this relates purely to planning considerations (restrictive covenants are a private property matter).

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

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

DMHB 11 Design of New Development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbours and the Northwood Hills Residents Association were consulted for a period of 21

days expiring on the 17 October 2018. There was one response raising the following issues:

- We currently have unrestricted access to the back of the commercial premises with staff and customer parking since 1990. The proposed plans will seriously restrict Carpetstyle operations along with other traders nearby
- No mention is made in the latest proposal for tenant/owner parking facilities for no. 73.
- At no point has anybody responded too or called to discuss the issues directly with anyone directly affected.
- A point that has been completely ignored is that planning permission was only granted for Grace Court on the basis that the so called "storage facility" was garage/parking for the occupants of Grace Court, which the tenants have no access to.

Ward Councillor: Requested that the application be heard at committee as he is concerned that this application will cause extreme difficulties for 2 shops that have goods delivered in this area. He also gathered that this building should have been demolished as it was supposedly the parking spaces for the neighbouring Grace Court.

Officer comment: The matter of parking for residents of Grace Court is explained in the planning history section of this report.

Internal Consultees

Access Officer - No comments to make.

Highways - No highway related comments relevant to this application.

Conservation and Urban Design - No comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves minor alterations to an existing building and thus there is no in principle objection.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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

Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) advises that all development will be

required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposed development would create 2 windows and 2 doors on the south elevation replacing an existing door and a shutter, and replace a doorway with a window, a shutter with a window and enlarge 2 existing windows on the north elevation. These are a relatively minor alterations to the character of the building and are considered acceptable. The scheme would improve the appearance of the building and the visual amenities of the surrounding area. Therefore, the development complies with the aims of Policies BE13 and BE19 of the Hillingdon Local Plan (November 2012) and Policy DMHB 11 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

7.08 Impact on neighbours

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed windows and doors are at ground level and face the service yard to one side and the access road to the other. The installation of the new facade and replacement of existing windows would not harm the residential amenity of any neighbouring occupier, in accordance with Policies BE21, BE24 and OE1 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no alteration to parking provision as a result of this proposal.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The Access Officer has not raised any objections.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regard to the parking for Grace Court advice was sought from the Planning Enforcement Team who advised that given the length of time the development has been in existence and the fact this was not addressed at the time of construction it would not be possible for the Council to take any action on this matter now.

The concerns raised over the potential impact on the adjacent retail properties are noted. However this proposal is for minor alterations to the fenestration of the existing building with an established storage use. Any change of use of the building which could cause a conflict with the operation of the shops does not form part of this proposal and cannot be considered as part of this application.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

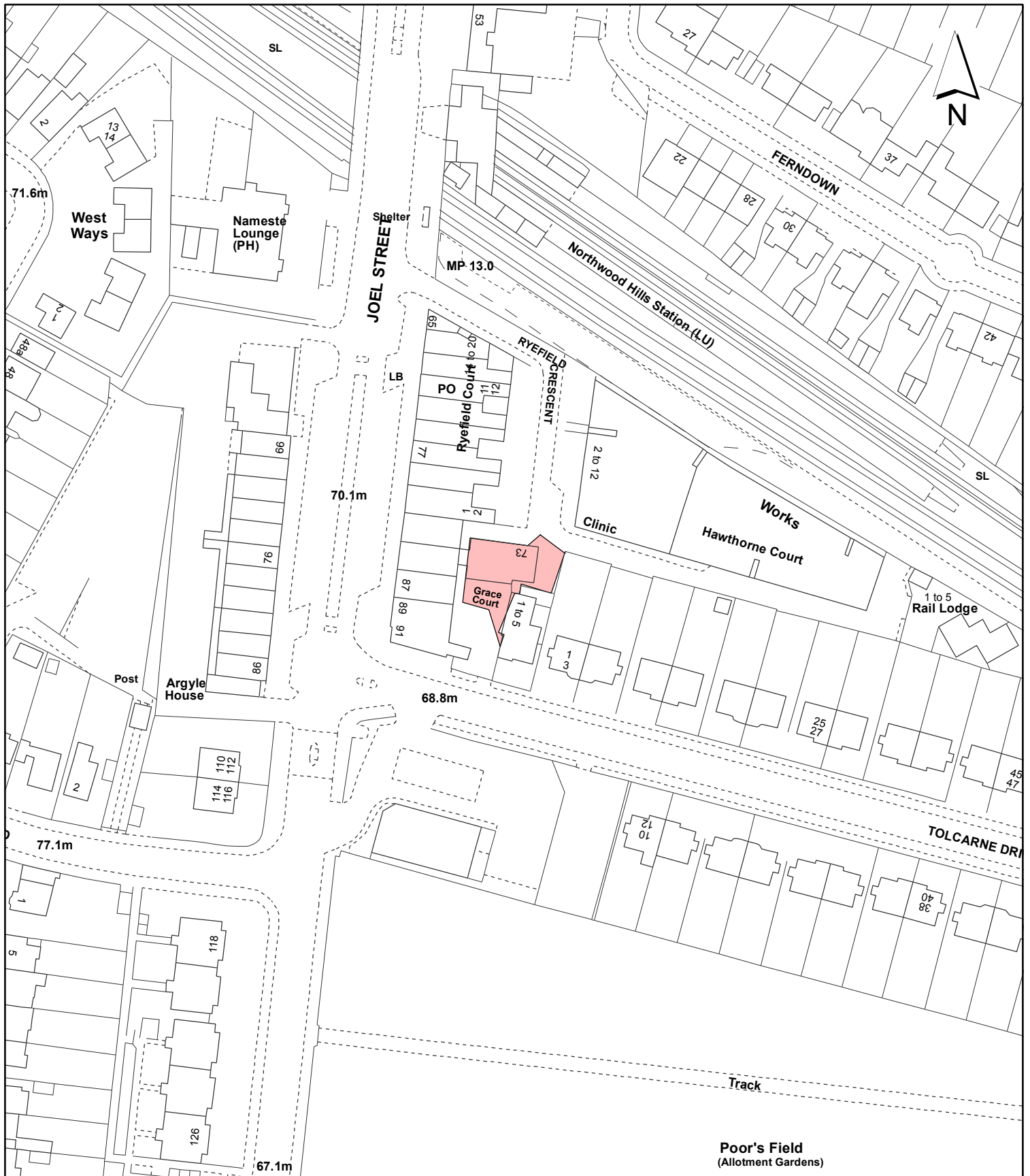
The proposed alterations to the facade would have an acceptable impact on the appearance of the building and the visual amenities of the surrounding area and is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

73 Ryefield Crescent

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
70141/APP/2019/3098

Scale:
1:1,250

Planning Committee:
North Page 61

Date:
January 2020



This page is intentionally left blank

STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 10

Document is Restricted

This page is intentionally left blank

STRICTLY NOT FOR PUBLICATION

Exempt information by virtue of paragraph(s) 1, 2, 7 of Part 1 of Schedule 12A
of the Local Government Act 1972 (as amended).

Agenda Item 11

Document is Restricted

This page is intentionally left blank

Plans for North Applications Planning Committee

Wednesday 22nd January
2020



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 7 HEDGESIDE ROAD NORTHWOOD
Development: Single storey outbuilding to be used as a outhouse
LBH Ref Nos: 38605/APP/2019/2718

Date Plans Received:	14/08/2019	Date(s) of Amendment(s):	10/10/2019
Date Application Valid:	14/08/2019		14/08/2019



NORTH

Rev	Date	Description	Int

Client

MRS PATEL

Project Title
PROPOSED OUTBUILDING

7 HEDGESIDE ROAD, NORTHWOOD, HA6 2NX

Drawing Title
LOCATION PLAN

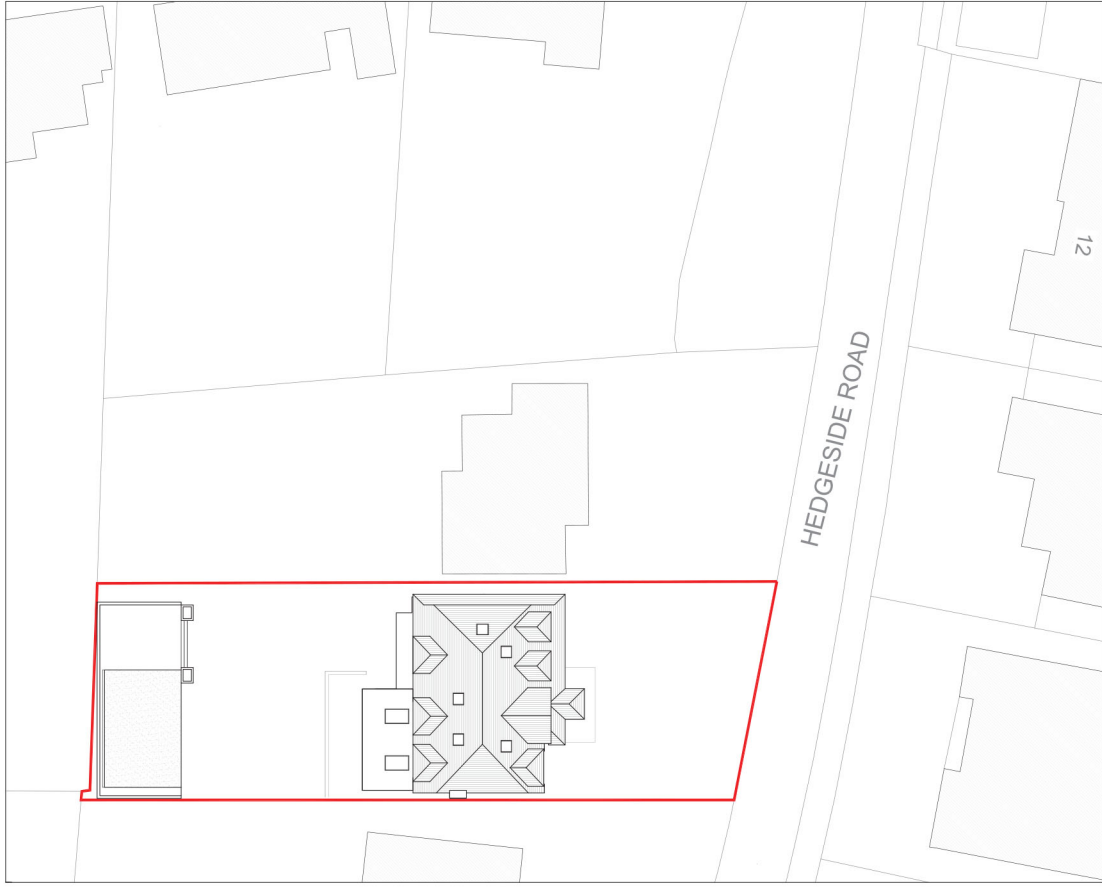
Sheet No	Scale
P101	1:500
AG	
Drawn By	Checked By
AG	AG
Project No.	Revision
1710	P102

Jutla Architects

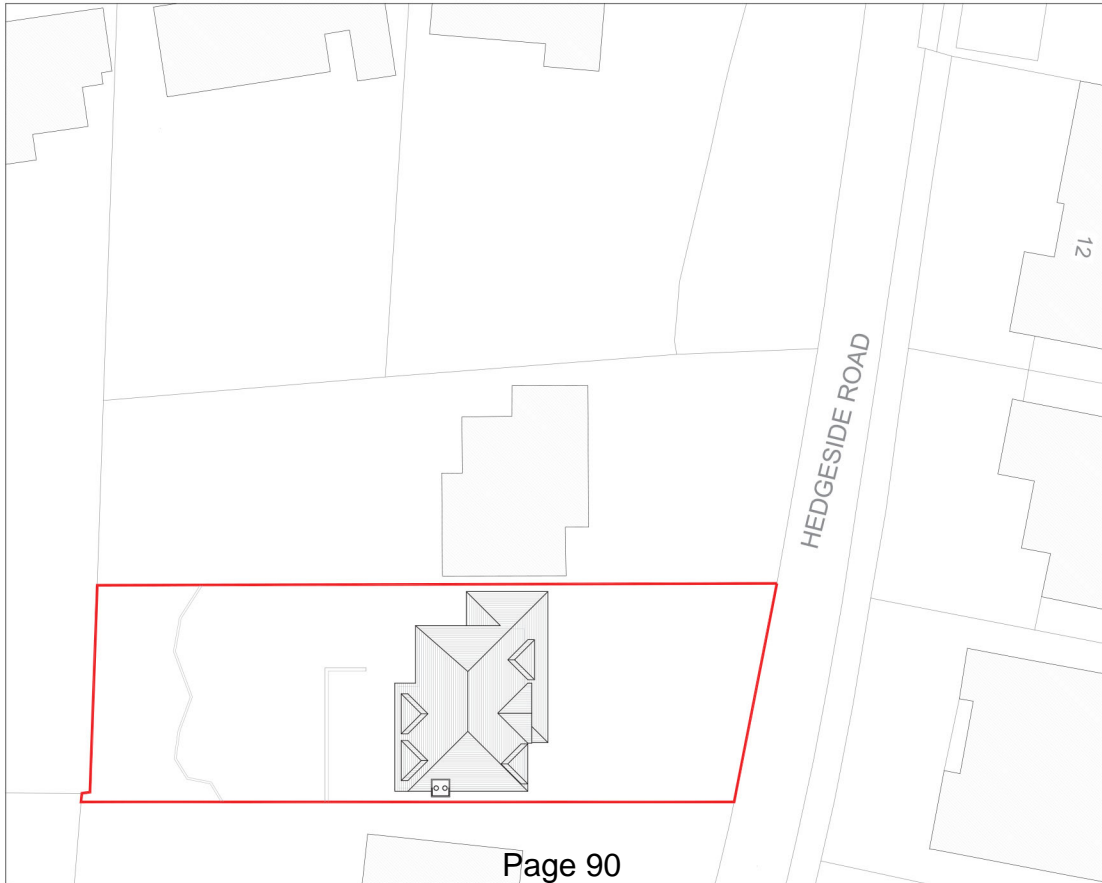
10020 M0027 10/2020 M0078
info@jutla-architects.com

This drawing is the property of Jutla Architects Ltd. It is not to be copied or otherwise reproduced. All dimensions must be checked on site. This drawing has been produced using AutoCAD 2019.

PLANNING ISSUE



PROPOSED BLOCK PLAN



PRE-EXISTING BLOCK PLAN



Rev	Date	Description	AG	Int.
A	12/12/2018	Amended to Client's comments		

Client: MRS PATEL

Project Title: PROPOSED OUTBUILDING
 7 HEDGESIDE ROAD, NORTHWOOD, HA8 2NX
 Drawing Title: PRE-EXISTING & PROPOSED BLOCK PLAN

Code File	Sheet Size	Scale

Drawn by	Drawing Date	Approved by
AG	AUG 2018	NJ

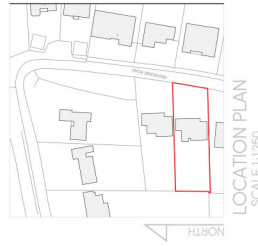
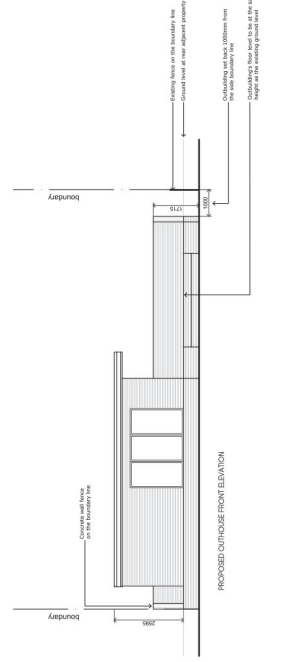
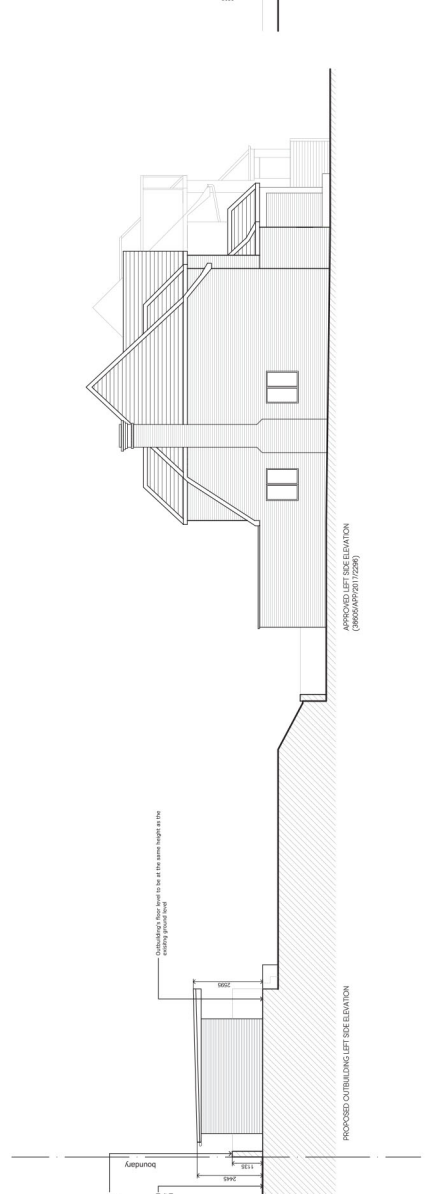
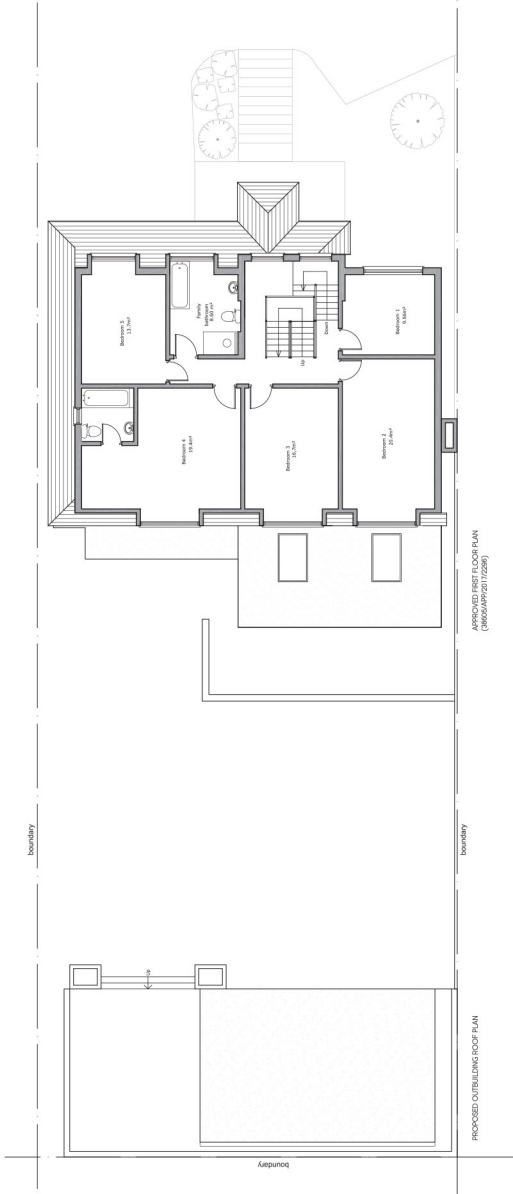
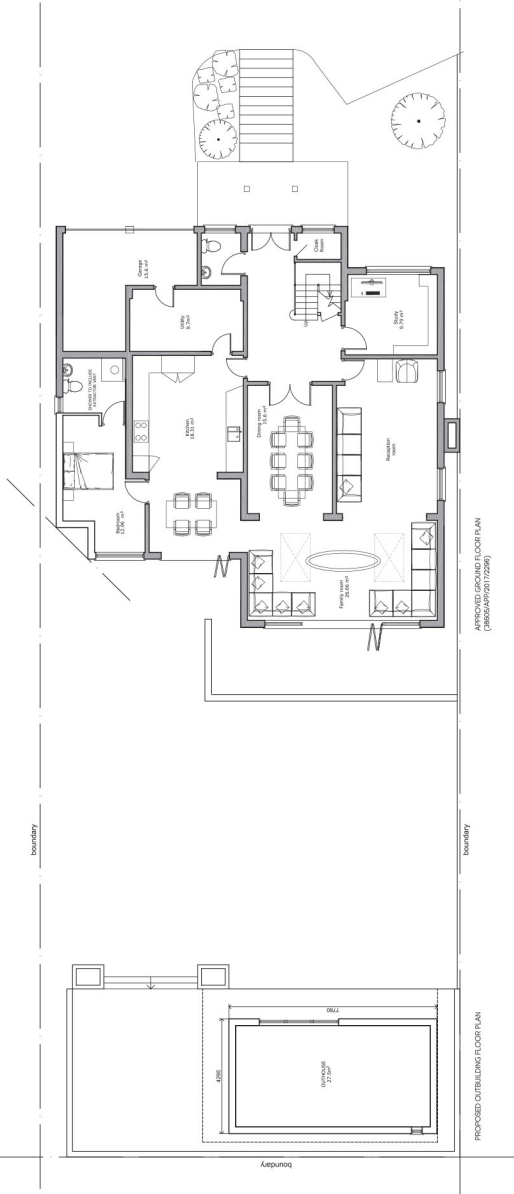
Project No.	Drawing No.	Revision
T710	P104	A



Registered Architects
 Northwood HA, Middlesex, HA8 1NX
 1 8322 46207 / 01832 244078
 info@juffla.com
 juffla-architects.com

This drawing is property of Juffla Architects Ltd & must not be copied or otherwise reproduced. All dimensions must be checked on site. The drawing was produced using AutoCAD 2018.

PLANNING ISSUE



Ref	Date	Description	Initial
A	10/12/2019	Approved to Client's comments	AG

Client: MRS PATEL

Project Title: PROPOSED OUTBUILDING
7 HEDGESIDE ROAD, NORTHWOOD, HA6 2HX
Drawing Title: PROPOSED PLANS - PROPOSED OUTBUILDING

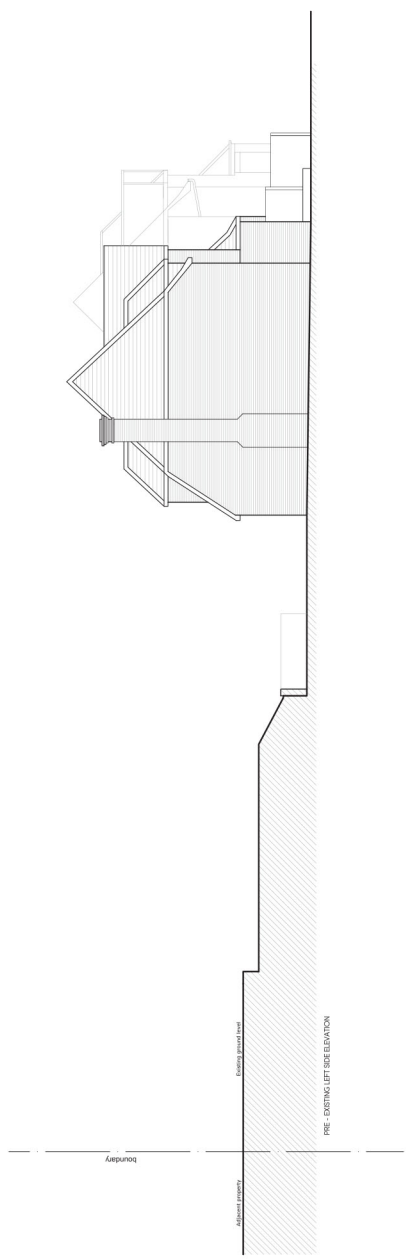
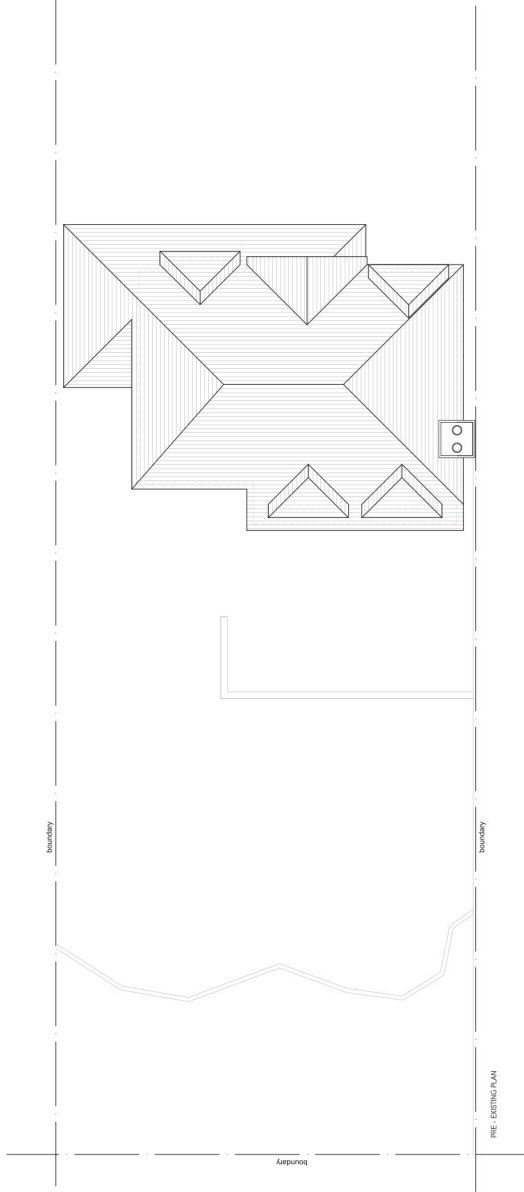
Client File	Sheet Size	Scale	
101023	A3	1:100	
Drawn by	Approved by	Drawn Date	Approved Date
AG	AG	10/12/19	10/12/19
Project No.	Drawing No.	Revision	Author
1710	P204	A	AG



Jutlia Architects Ltd
101023/HA0271 (101023/HA0273)
Northwood Hill, Middlesex, HA6 1HW
jutliaarchitects.com

This drawing is the property of Jutlia Architects Ltd © and must not be copied or otherwise reproduced. All dimensions must be checked on site. The drawing was produced using AutoCAD 2018.

PLANNING ISSUE



Rev	Date	Description	Int

MRS PATEL

Project Title
PROPOSED OUTBUILDING
7 HEDGESIDE ROAD, NORTHWOOD, HA1 2HX

Drawing Title
PRE-EXISTING PLAN & ELEVATION

Client	Sheet Size	Scale
MRS PATEL	A3	1:100

Drawn by	Drawing Date	Approved by
AG	OCT 2019	NJ

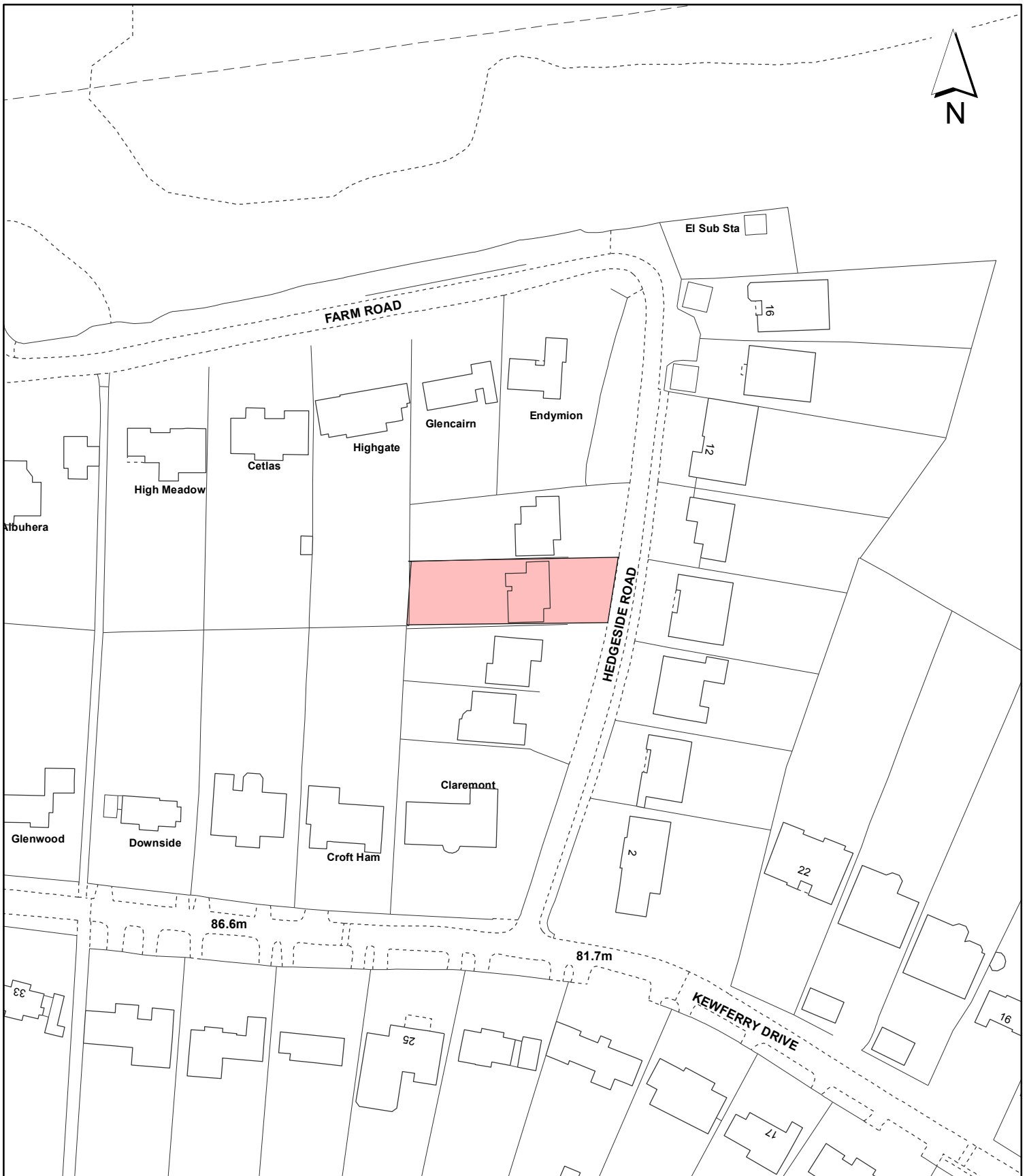
Project No.	Drawing No.	Revision
1710	P203	-

Jutla Architects

101923 840077 | 01923 840078
 101923 840077 | 01923 840078
 jutlaarchitects.com

This drawing is property of Jutla Architects Ltd © and must not be copied or otherwise reproduced. All dimensions must be checked on site. The drawing was produced using AutoCAD 2018.

PLANNING ISSUE



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

7 Hedgeside Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
38605/APP/2019/2718

Scale:
1:1,250

Planning Committee:
North Page 93

Date:
January 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address LAND TO REAR OF 18 MOOR PARK ROAD NORTHWOOD

Development: The erection of a new pair of semi-detached dwellings, together with the formation of two new vehicle crossovers onto Grove Road

LBH Ref Nos: 74971/APP/2019/3169

Date Plans Received: 25/09/2019

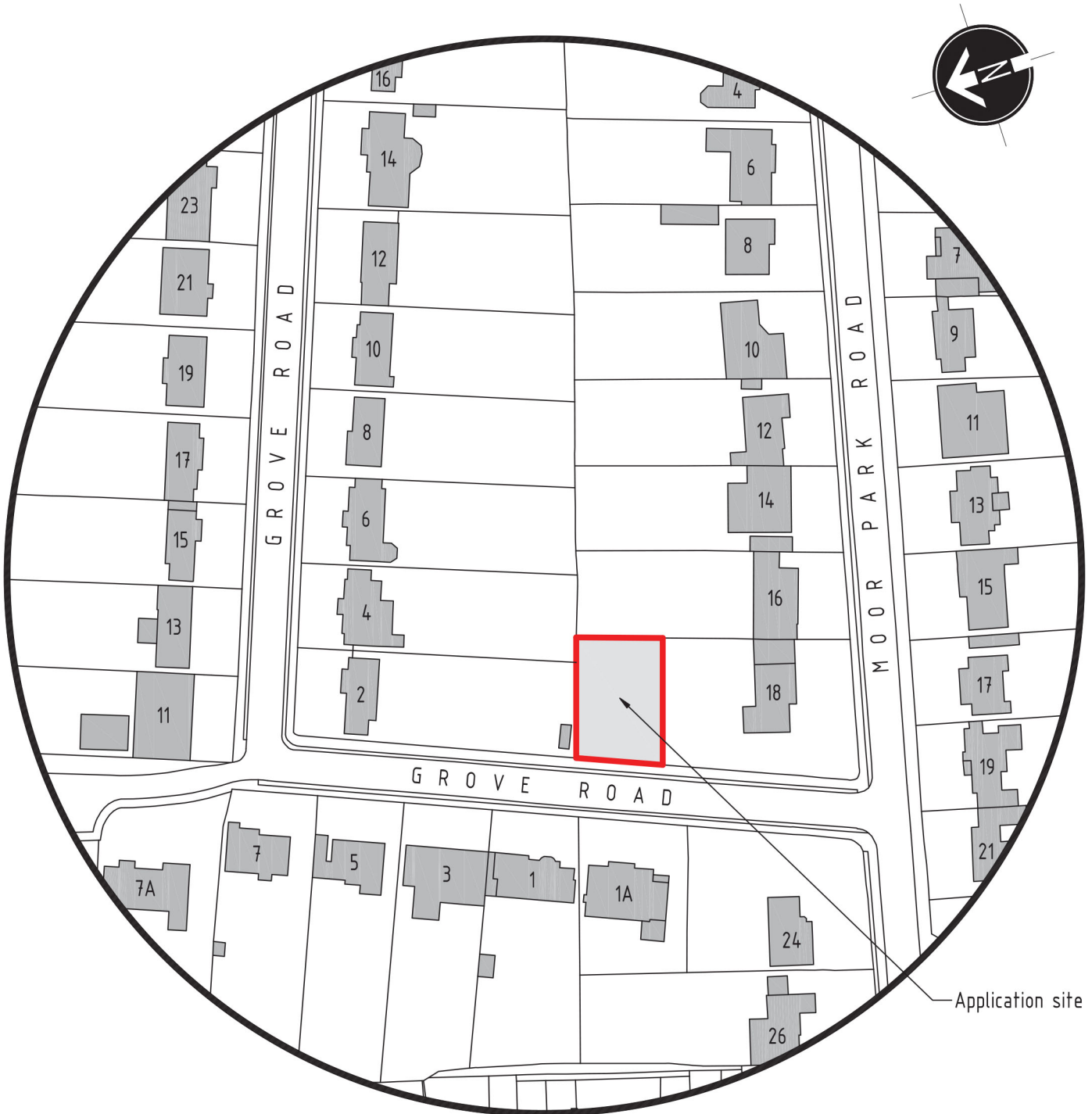
Date(s) of Amendment(s):

Date Application Valid: 03/10/2019

LAND TO REAR OF 18 MOOR PARK ROAD,
NORTHWOOD, MIDDLESEX, HA6 2DN

25/06/2019

DRAWING NO 1319/P/4

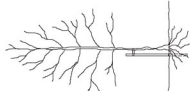


LOCATION PLAN SCALE 1:1250 A4

SCALE BAR (m) 1:1250



- NOTES**
1. All dimensions are to be checked on site prior to the commencement of work and any discrepancies are to be reported to the site manager before work commences.
 2. All work is to comply with current Building Regulations and all relevant legislation.
 3. All contractors are to ensure that all work is carried out in accordance with the relevant drawings and details before the commencement of work on site.
 4. All contractors are to ensure that all work is carried out in accordance with the relevant drawings and details before the commencement of work on site.
 5. All work is to be carried out in accordance with the relevant drawings and details before the commencement of work on site.
 6. All dimensions shown are in millimetres.
 7. Elevation of finished floor level of the above ground level.



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For selected standard trees, size height 3.0-3.5m. Support using stakes extending to 10-12m above ground and 0.6-0.7m below ground level (depending on ground conditions).
Supported by single non reinforced Hk 75mm from wood stakes.
Remove on onset of or during the second growing season after planting.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS-4428. All new trees to be supplied as selected standards unless otherwise noted.
Overall height 3.0-3.5m and 18-21cm straight stem to BS-3935 Part 1 1992. Trees supplied with a minimum of 30cm of soil in the root ball and planted in a minimum of 3.0 litres peat. Planting beds to be excavated and lined with screened topsoil enriched with peat. The topsoil to be replaced to the original depth. The root ball to be covered with 75mm deep forest bark mulch.
Site to be cleared of all weeds, rubble and rubbish. The site to be levelled and filled before planting commences. Front gardens to be turf ed and rear gardens seeded.
All turfing to BS-3936 1990.
Perennial weeds are to be treated with translocated herbicide during growing season (spot treated).
Tree and shrub planting to BS-3936 Part 1 1992.
Sub-soil areas below planting to be de-compacted before planting commences.
Tree protection to be carried out in accordance with BS-5391 2010.

DRIVEWAY SPECIFICATION

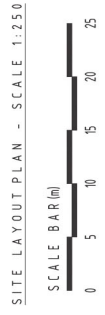
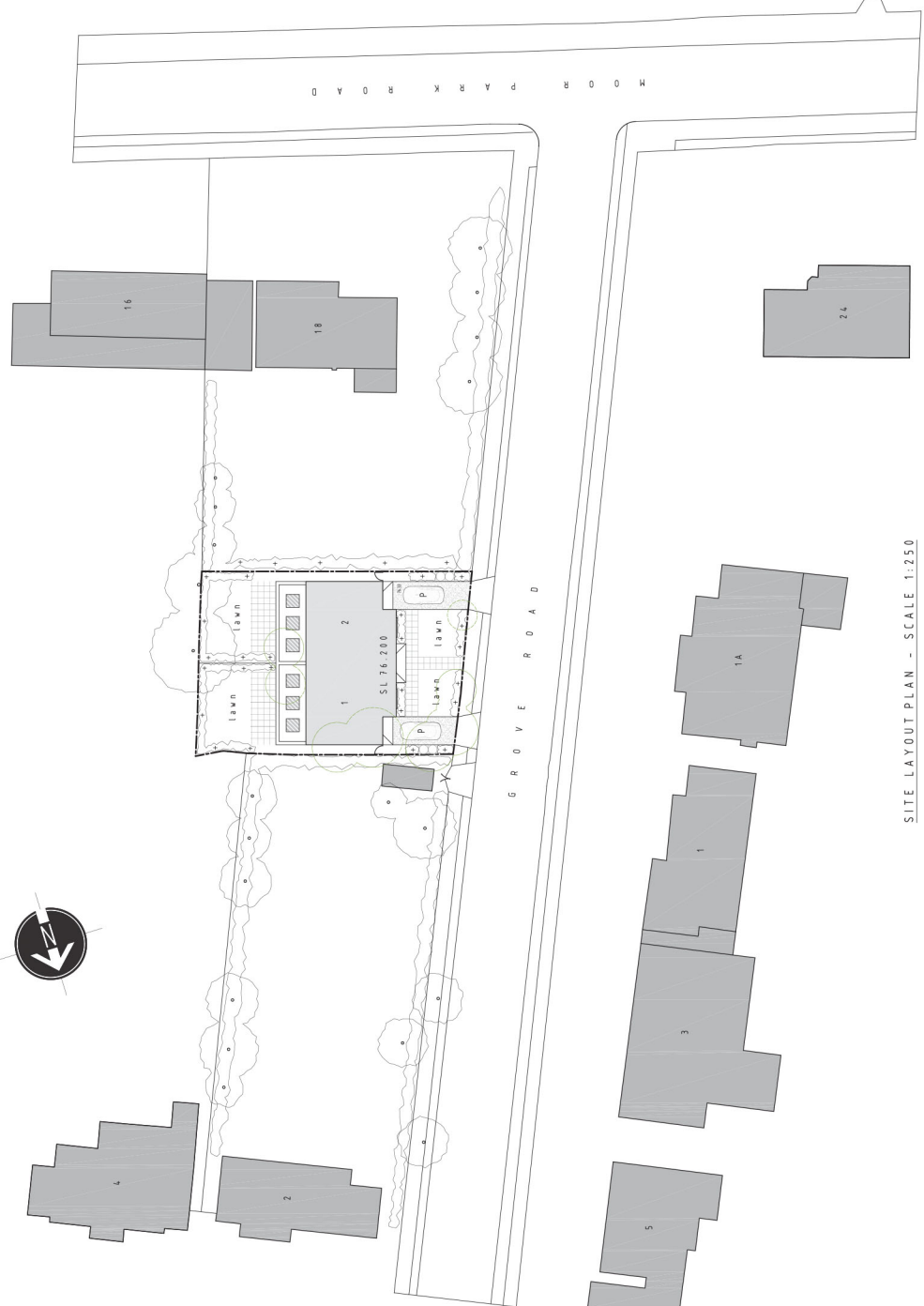
Driveway to be finished with permeable concrete pavers, finished with a permeable joint filler with clean crushed stone.
Below the above you need a laying course of 50mm depth of fine clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges (depth depending on soil conditions).
Pavers to be finished with compatible edgings.
Crossover to be finished in permeable block frame. Construction specification in accordance with local authorities requirements.

LEGEND

- Extent of proposed building
- Existing trees & hedgerow to be removed
- Existing trees & planting to remain
- Proposed new planting
- Grassed areas
- Removable concrete pavers

SCHEDULE OF IMPLEMENTATION
Please note ALL new planting is to be implemented between the months of November to March in the first planting season following the completion of works

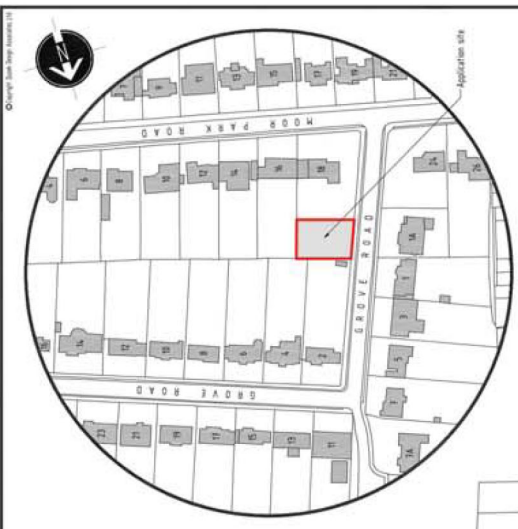
PROPOSED PLANTING LEGEND
Eggs, Shrublets - Corner Back Hedges
Planted in double rows at 1.0m (c/c) and 1.0m (c/c) apart
1.0m (c/c) apart



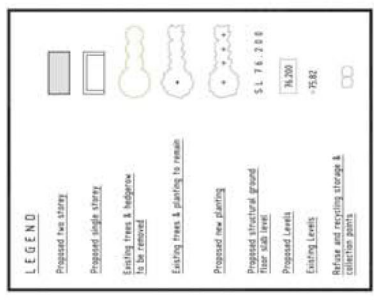
ref:	date:	description:
scale:	1:250	AI date: 25/06/2019
drawing no:	139/P/P/5	drawn: FJ
drawings:	PLANNING PROPOSALS, LANDSCAPING	
project:	LAND TO REAR OF 18 MOOR PARK ROAD, NORTHWOOD, MIDDLESEX, HA6 2DN	
client:	SMART BUILD CONSTRUCTION LTD	

DDA
DUSEK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING
01895 831 103
www.dusek.co.uk

print history: Tuesday, 19 September 2019 09:53:08



LOCATION PLAN - SCALE 1:1250
SCALE BAR (m)
0 25 50 75 100 125



File	0819	Description	06.04.18	
Scale	1:250	AT	Date	25/06/2019
Drawing No.	019 / P / 1			
Drawn By	Ewan F.			
PLANNING PROPOSALS				
SITE LAYOUT PLAN & LOCATION PLAN				
PROJECT LAND TO REAR OF 18 MOOR PARK ROAD, NORTHWOOD, MIDDLESEX, HA6 2DN				
Client	SMART BUILD CONSTRUCTION LTD			

DDA

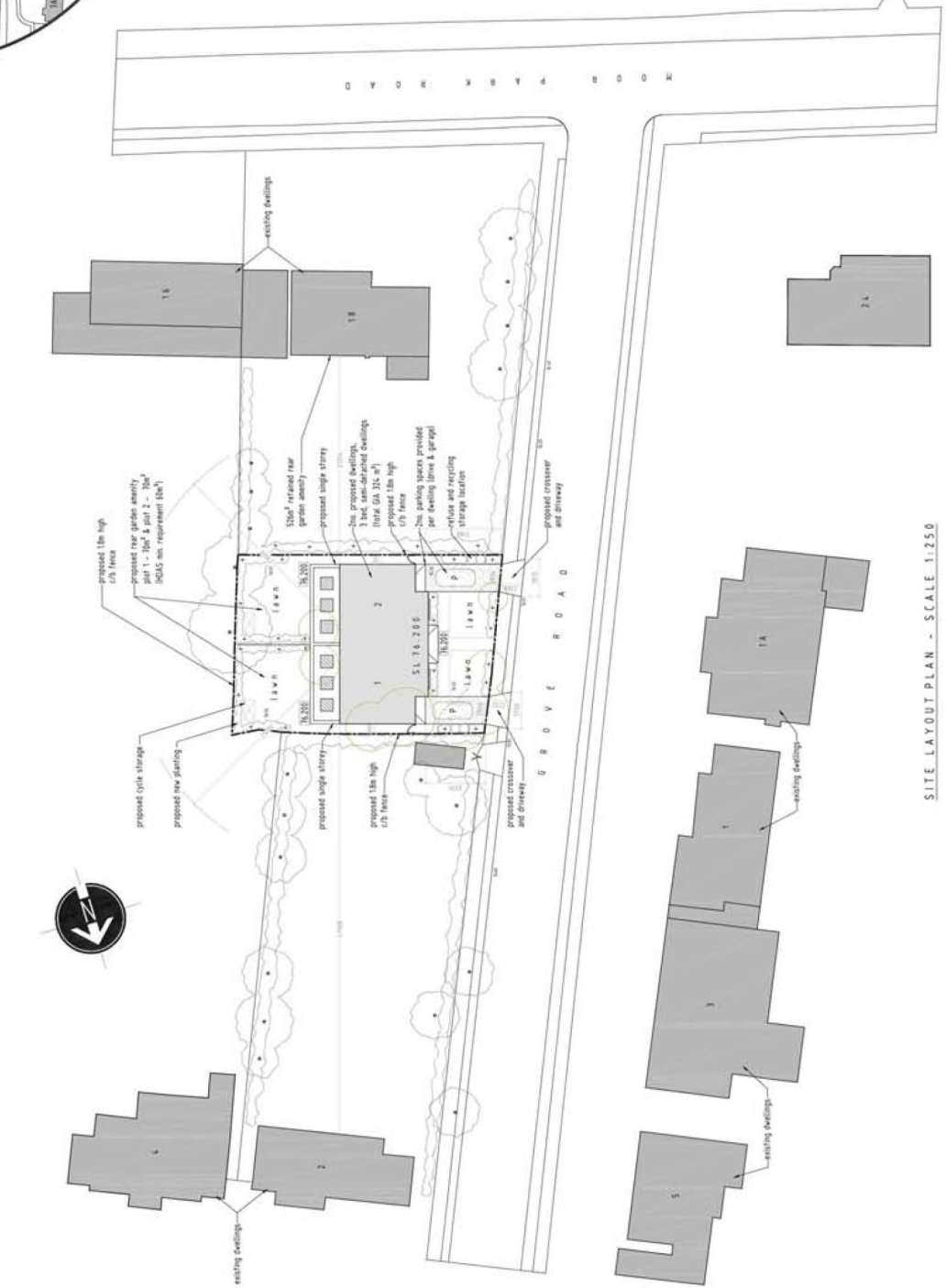
DUSK DESIGN ASSOCIATES LTD
ARCHITECTURE + PLANNING

01895 811 103
www.dusk.co.uk
www.dusk.com

prof history: Thursday, 3 October, 2019 13:24:37

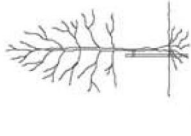


STREET SCENE FROM GROVE ROAD
SCALE 1:200



SITE LAYOUT PLAN - SCALE 1:250
SCALE BAR (m)
0 5 10 15 20 25

- 1. All dimensions are to be finished, unless stated otherwise.
- 2. All areas to be supplied with current building regulations and code requirements.
- 3. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 4. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 5. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 6. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 7. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 8. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 9. All structures are to be constructed in accordance with the Building Regulations and code requirements.
- 10. All structures are to be constructed in accordance with the Building Regulations and code requirements.



TREE STAKING SPECIFICATION

For selected standard trees, up to height 3.5m. Support using stakes extending to 15-12m above ground and 15-17m below ground level (depending on ground conditions).
Supported by single non-reinforced 16mm diameter steel stakes.
Stakes to be installed on one side of or during the tree's first growing season after planting.

LANDSCAPE SPECIFICATION

Overall height 3.0-3.5m and 1.8-2.2m, straight stem to BS:3095 Part 1:1992. Trees supplied with a 100% root ball and planted in a 300mm x 300mm x 300mm pot. Planting beds to be excavated and lined with screened topsoil enriched with peat-free compost/vermiculite/alginate mixers. 50mm diameter 100% root ball trees to be supplied with 100% deep fertiliser. All trees to be cleared of all foliage, roots and branches. All trees to be planted in a 300mm x 300mm x 300mm pot. Trees to be supplied with 100% root ball and 100% deep fertiliser. Trees to be supplied with 100% root ball and 100% deep fertiliser.

DRIVEWAY SPECIFICATION

Driveway to be finished with permeable concrete paving, finished with a permeable sand joint fluid with clean crushed stone. Below the above you need a laying course of a 50mm depth of lean clean crushed stone, followed with a sub-base of a 200mm depth of 20mm clean crushed stone with well defined edges (depth depending on soil conditions).
Paving to be finished with cospirable edges.
Construction to be finished in accordance with BS:5897:2011.

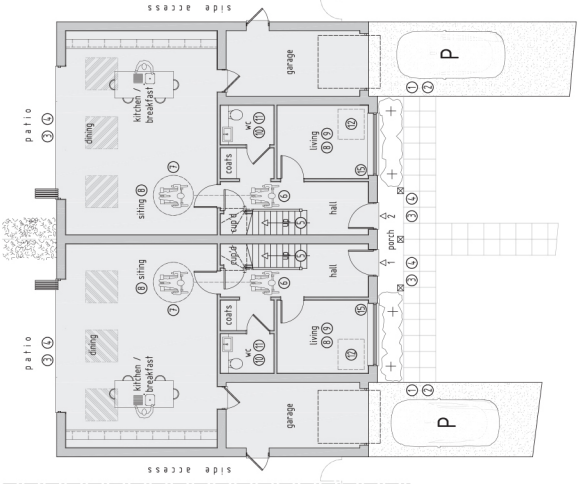
CONSTRUCTION SPECIFICATION

Construction to be finished in accordance with BS:5897:2011. Construction specifications in accordance with local authority requirements.

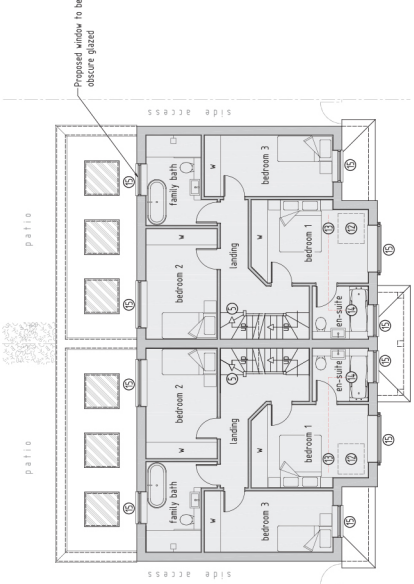


NOTES:
 1. All dimensions are in millimeters.
 2. All work is to comply with current Building Regulations and all approvals.
 3. All work is to comply with the current issue of the Building Regulations.
 4. All dimensions are to the work and not to the centerlines of walls, columns, etc.
 5. All work is to be completed in accordance with the current issue of the Building Regulations.
 6. All work is to be completed in accordance with the current issue of the Building Regulations.
 7. All work is to be completed in accordance with the current issue of the Building Regulations.
 8. All work is to be completed in accordance with the current issue of the Building Regulations.
 9. All work is to be completed in accordance with the current issue of the Building Regulations.
 10. All work is to be completed in accordance with the current issue of the Building Regulations.

- LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOUSE**
1. Parking width on widening capability
 2. Approach to dwelling from parking (distance to be as short as possible and level)
 3. Approach to all entrances
 4. Entrances to be level (or gently sloped) for entrance to comply with Category 1 requirements
 5. Communal steps and lifts
 6. Internal doorways and hallways
 7. Internal doorways and hallways
 8. Internal doorways and hallways
 9. Internal doorways and hallways
 10. Internal doorways and hallways
 11. Internal doorways and hallways
 12. Internal doorways and hallways
 13. Internal doorways and hallways
 14. Internal doorways and hallways
 15. Internal doorways and hallways
 16. Internal doorways and hallways
 17. Internal doorways and hallways
 18. Internal doorways and hallways
 19. Internal doorways and hallways
 20. Internal doorways and hallways
 21. Internal doorways and hallways
 22. Internal doorways and hallways
 23. Internal doorways and hallways
 24. Internal doorways and hallways
 25. Internal doorways and hallways
 26. Internal doorways and hallways
 27. Internal doorways and hallways
 28. Internal doorways and hallways
 29. Internal doorways and hallways
 30. Internal doorways and hallways
 31. Internal doorways and hallways
 32. Internal doorways and hallways
 33. Internal doorways and hallways
 34. Internal doorways and hallways
 35. Internal doorways and hallways
 36. Internal doorways and hallways
 37. Internal doorways and hallways
 38. Internal doorways and hallways
 39. Internal doorways and hallways
 40. Internal doorways and hallways
 41. Internal doorways and hallways
 42. Internal doorways and hallways
 43. Internal doorways and hallways
 44. Internal doorways and hallways
 45. Internal doorways and hallways
 46. Internal doorways and hallways
 47. Internal doorways and hallways
 48. Internal doorways and hallways
 49. Internal doorways and hallways
 50. Internal doorways and hallways
 51. Internal doorways and hallways
 52. Internal doorways and hallways
 53. Internal doorways and hallways
 54. Internal doorways and hallways
 55. Internal doorways and hallways
 56. Internal doorways and hallways
 57. Internal doorways and hallways
 58. Internal doorways and hallways
 59. Internal doorways and hallways
 60. Internal doorways and hallways
 61. Internal doorways and hallways
 62. Internal doorways and hallways
 63. Internal doorways and hallways
 64. Internal doorways and hallways
 65. Internal doorways and hallways
 66. Internal doorways and hallways
 67. Internal doorways and hallways
 68. Internal doorways and hallways
 69. Internal doorways and hallways
 70. Internal doorways and hallways
 71. Internal doorways and hallways
 72. Internal doorways and hallways
 73. Internal doorways and hallways
 74. Internal doorways and hallways
 75. Internal doorways and hallways
 76. Internal doorways and hallways
 77. Internal doorways and hallways
 78. Internal doorways and hallways
 79. Internal doorways and hallways
 80. Internal doorways and hallways
 81. Internal doorways and hallways
 82. Internal doorways and hallways
 83. Internal doorways and hallways
 84. Internal doorways and hallways
 85. Internal doorways and hallways
 86. Internal doorways and hallways
 87. Internal doorways and hallways
 88. Internal doorways and hallways
 89. Internal doorways and hallways
 90. Internal doorways and hallways
 91. Internal doorways and hallways
 92. Internal doorways and hallways
 93. Internal doorways and hallways
 94. Internal doorways and hallways
 95. Internal doorways and hallways
 96. Internal doorways and hallways
 97. Internal doorways and hallways
 98. Internal doorways and hallways
 99. Internal doorways and hallways
 100. Internal doorways and hallways



PROPOSED GROUND FLOOR PLAN



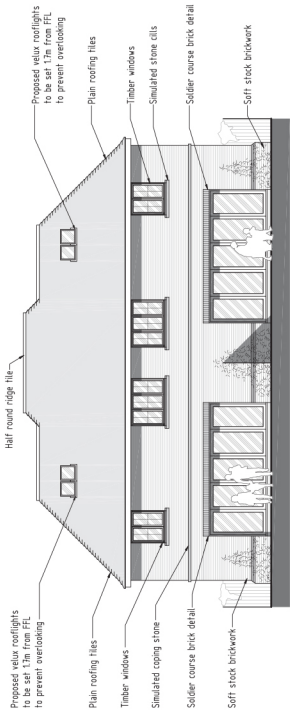
PROPOSED FIRST FLOOR PLAN



rev:	date:	description:
1:100	A1	date: 25 / 06 / 2019
drawing no:	139 / P / 3	drawn: FJ
drawing:	PLANNING PROPOSALS, LIFETIME HOMES	
project:	LAND TO REAR OF 18 MOOR PARK ROAD, NORTHWOOD, MIDDLESEX, HA6 2DN	
client:	SMART BUILD CONSTRUCTION LTD	

DDA
 DUSEK DESIGN ASSOCIATES LTD
 ARCHITECTURE + PLANNING
 01895 831 103
 www.dusek.co.uk

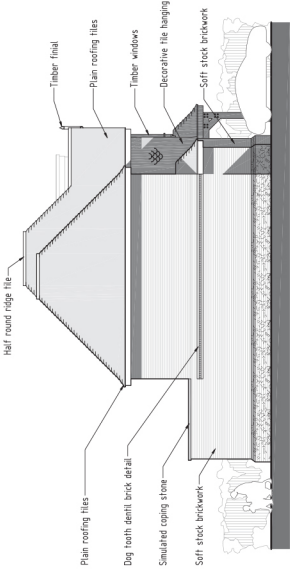
print history: Tuesday, 19 September, 2019 09:53:27



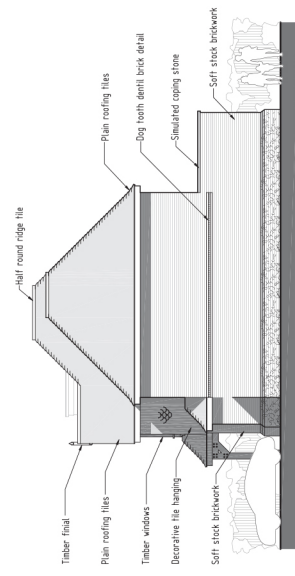
PROPOSED REAR ELEVATION



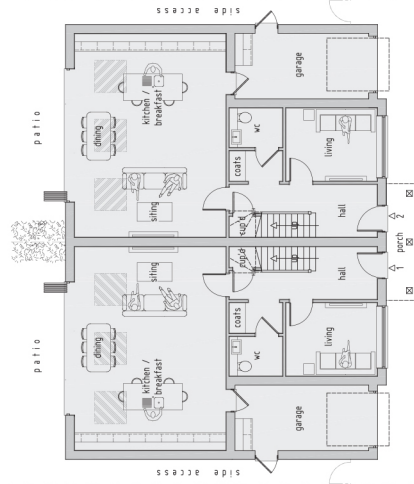
PROPOSED FRONT ELEVATION



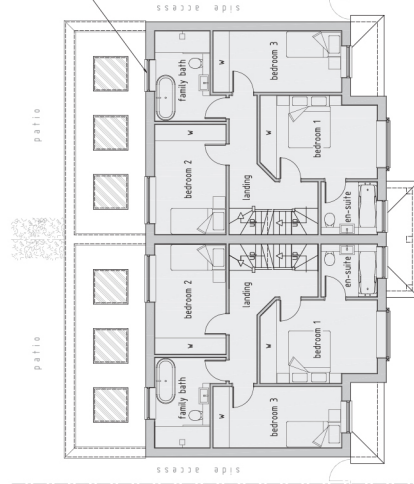
PROPOSED SIDE ELEVATION



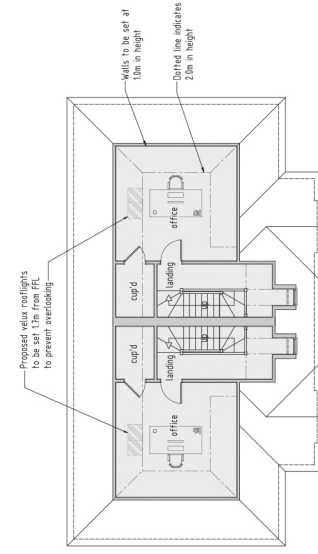
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF AREA PLAN

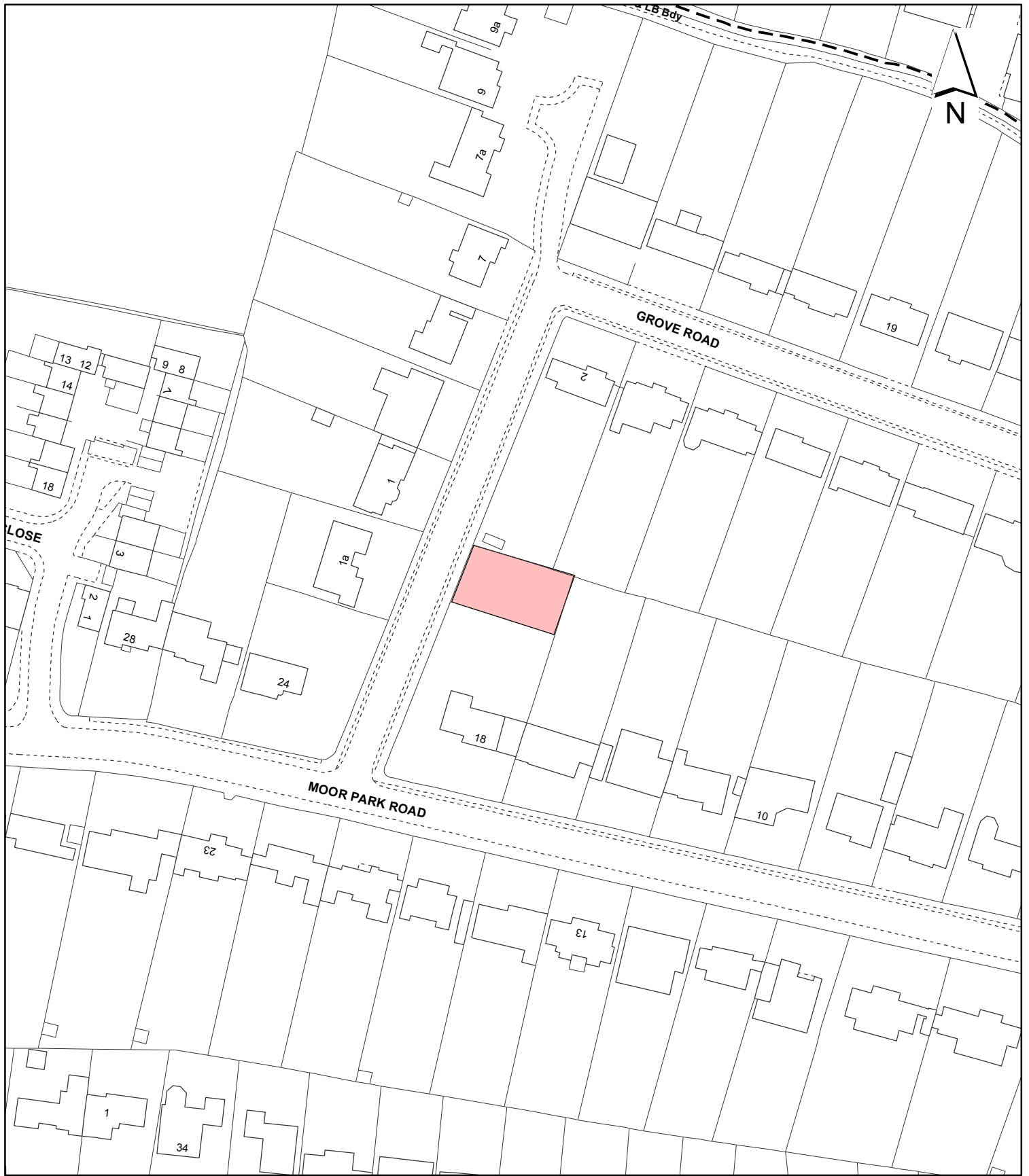
- 1. All dimensions shown in millimetres.
- 2. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 3. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 4. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 5. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 6. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 7. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 8. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 9. All work to be done in accordance with the Building Regulations and all other relevant legislation.
- 10. All work to be done in accordance with the Building Regulations and all other relevant legislation.



REV:	DATE:	DESCRIPTION:
A1	25 / 06 / 2019	1325 sq ft ex garage
DRAWING NO: 139 / P / 2 (Rev. F)		
DRAWING: PLANNING PROPOSALS		
FLOOR PLANS & ELEVATIONS		
PROJECT: LAND TO REAR OF 18 MOOR PARK ROAD, NORTHWOOD, MIDDLESEX, HA6 3ZN		
CLIENT: SMART BUILD CONSTRUCTION LTD		

DDA

DUX DESIGN ASSOCIATES LTD
 ARCHITECTURE + PLANNING
 01895 831 103
 www.duxdesign.co.uk



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

Land to Rear of 18 Moor Park Road

Planning Application Ref:
74971/APP/2019/3169

Planning Committee:
North Page 100

Scale:
1:1,250

Date:
January 2020

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111



Report of the Head of Planning, Transportation and Regeneration

Address 17 ELGOOD AVENUE NORTHWOOD

Development: Part two storey, part single storey side/rear extension, raising of ridge height and conversion of roof space to habitable use to include a rear dormer, 4 side roof lights, 1 front roof light and 1 rear roof light and creation of basement

LBH Ref Nos: 9106/APP/2019/1070

Date Plans Received: 29/03/2019

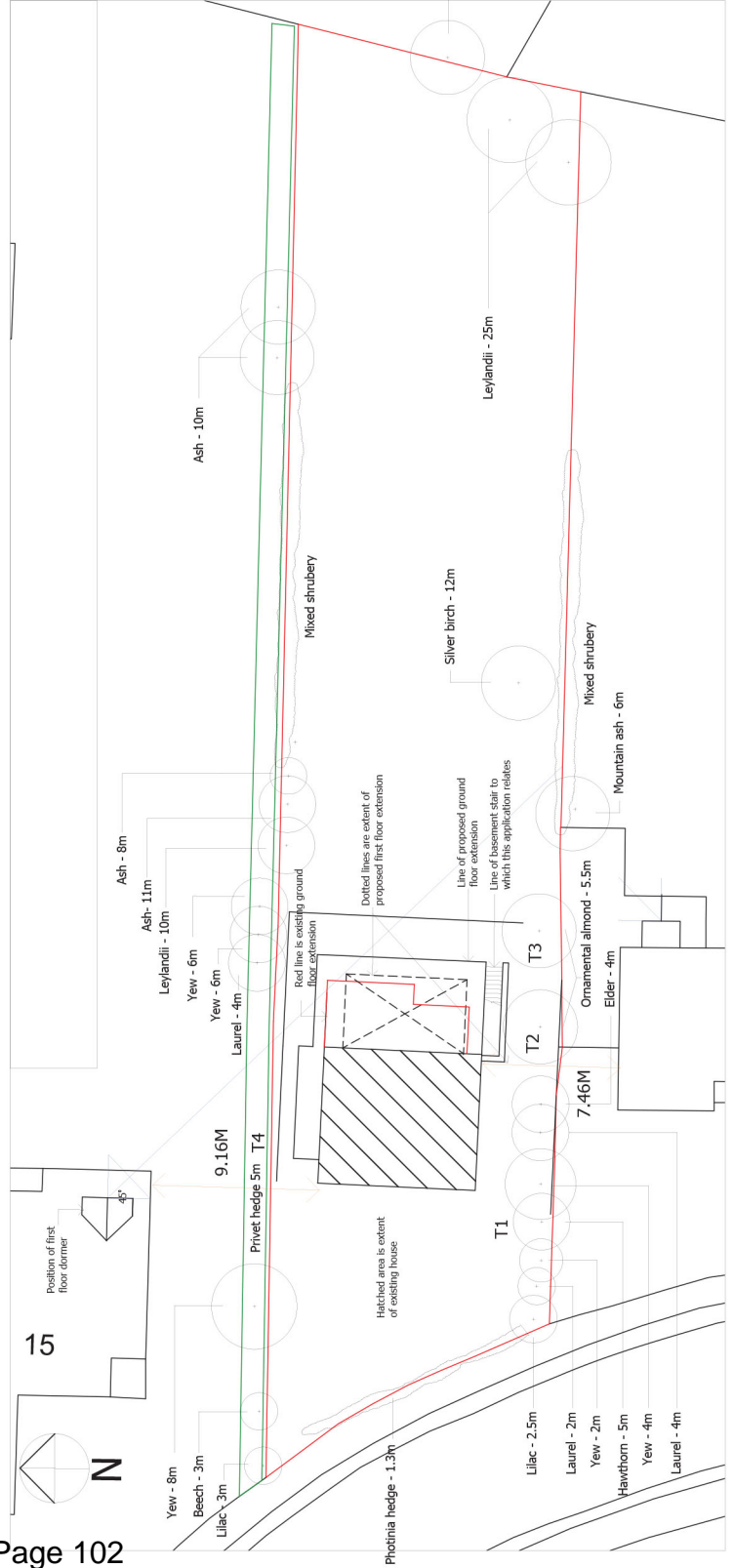
Date(s) of Amendment(s):

Date Application Valid: 05/04/2019



©Crown Copyright. All rights reserved. Licence no. 100019980

1:1250 Location plan



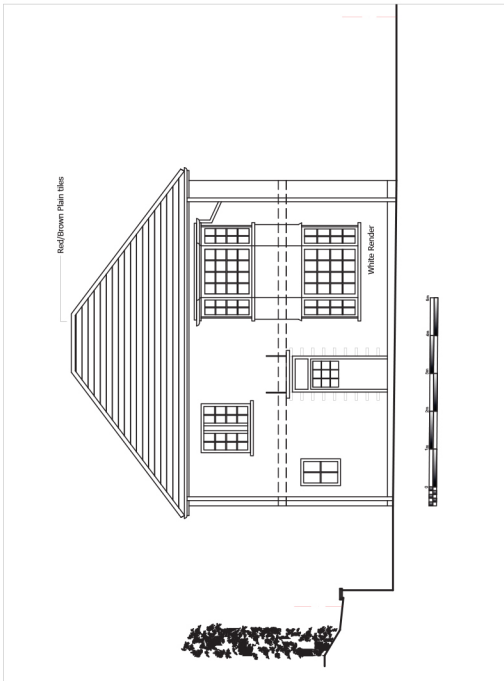
1:200 Site plan/tree survey

27.03.19 Rev. C: Planning application set
 14.03.19 Rev. B: Proposed works/footpath
 14.03.19 Rev. A: Proposed works/footpath

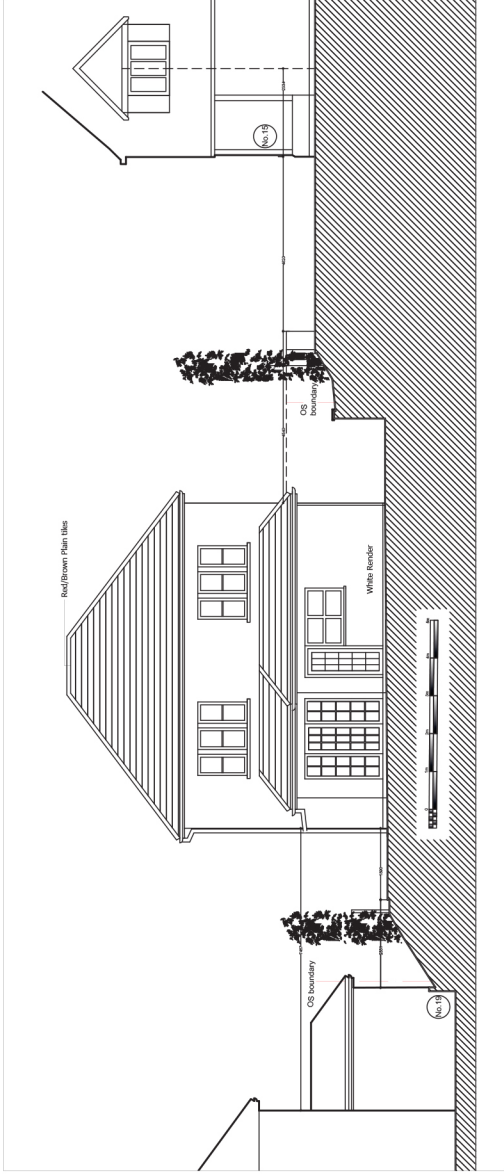
Proposed works/footpath extensions indicated



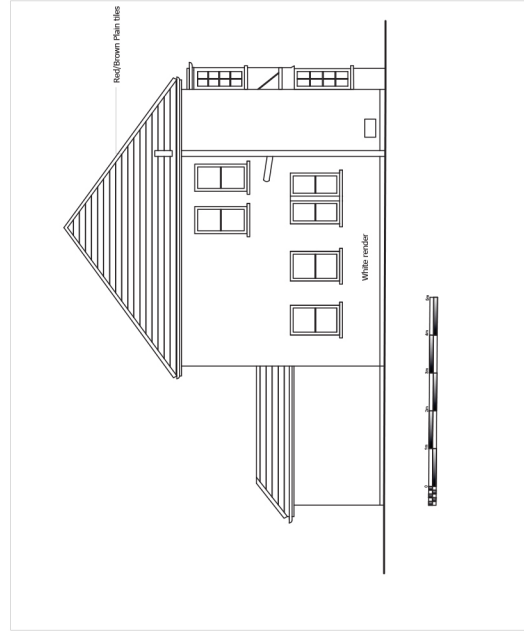
Apollo Architectural Services	
Tel: 01923 841 937 Mob: 0725267050	
25 Cahill Road, Northwood, Middlesex HA6 3QP	
Location plan, site plan & tree survey	
11 Kingsway, Northwood HA6 3JL	
N4 8 1/2 W 284	
Date:	04.04.19
Scale:	1:200 & 1:250
Drawn by:	Christopher J Harris DipArch, B.A
Drawn: Net	201.116-05
	Rev. C © Copyright



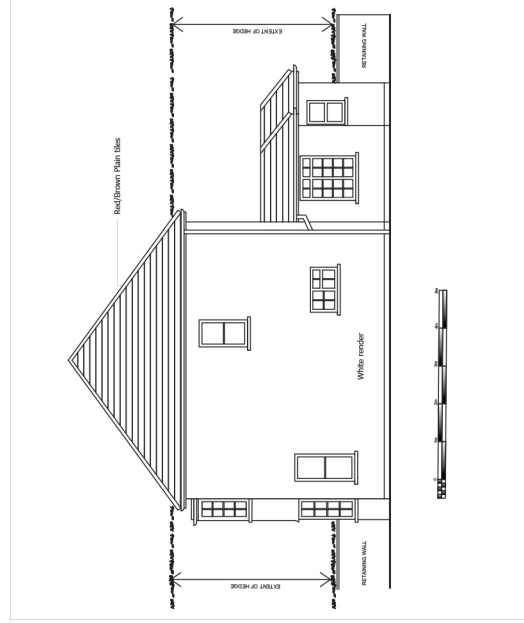
1:100 Existing Front Elevation



1:100 Existing Rear Elevation



1:100 Existing Side Elevation



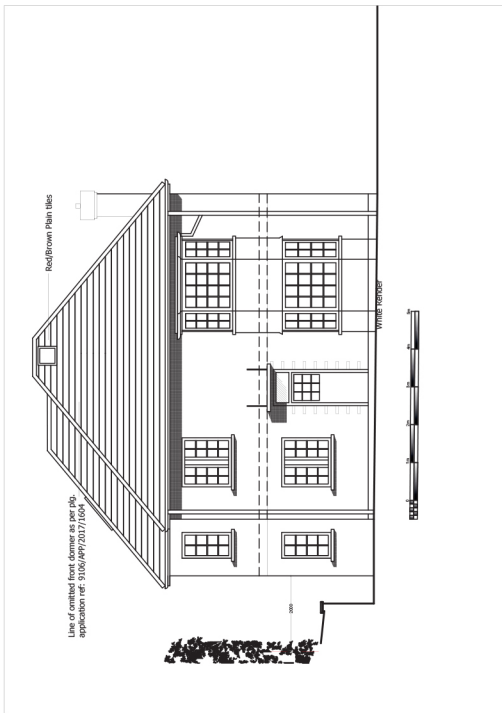
1:100 Existing Side Elevation

Rev. B: 10.03.16. Existing Information. Refer to No. 10 cross section
 Rev. A: 10.03.16. Ground sections drawn

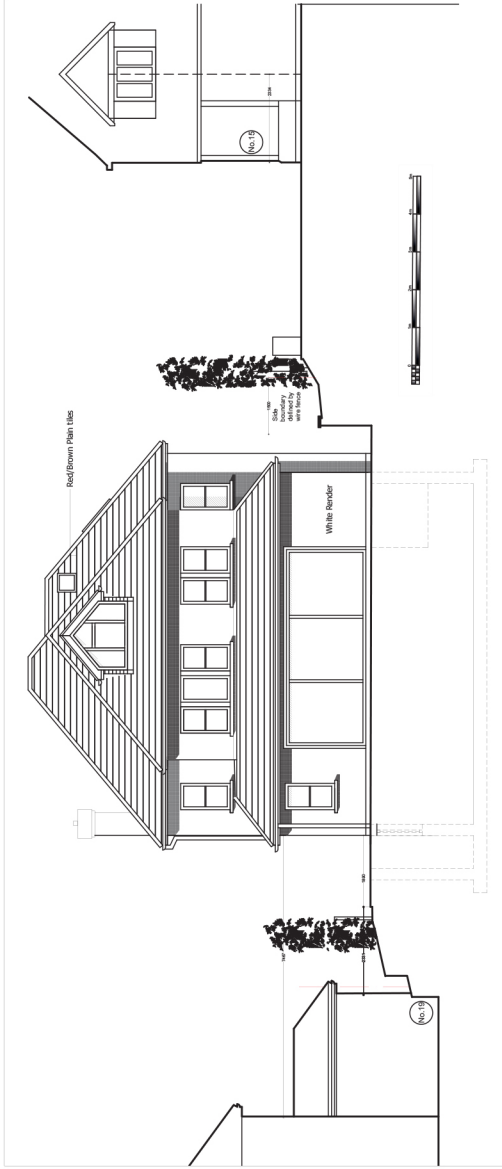
Apollo

Apollo Architectural Services
 Tel: 01223 841 877 Mob: 0782642000
 52 Gabriel Road, Northwood, Middlesex HA8 3JP
 EXISTING ELEVATIONS
 14 Wood Avenue, Northwood HA6 3JL

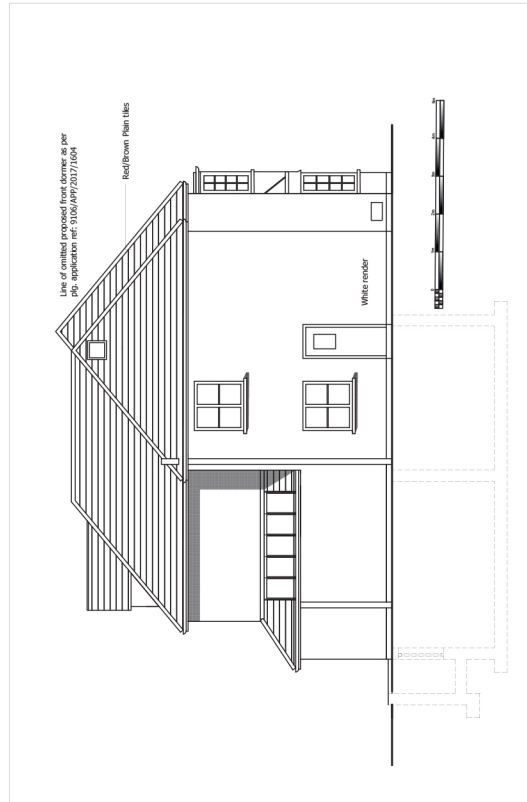
Date: 15.04.16
 Scale: 1:100
 Drawn by: Christopher J Harris - Dp.Arch, E.A.
 Drawing No: 201.116-03
 Rev. B
 © Copyright



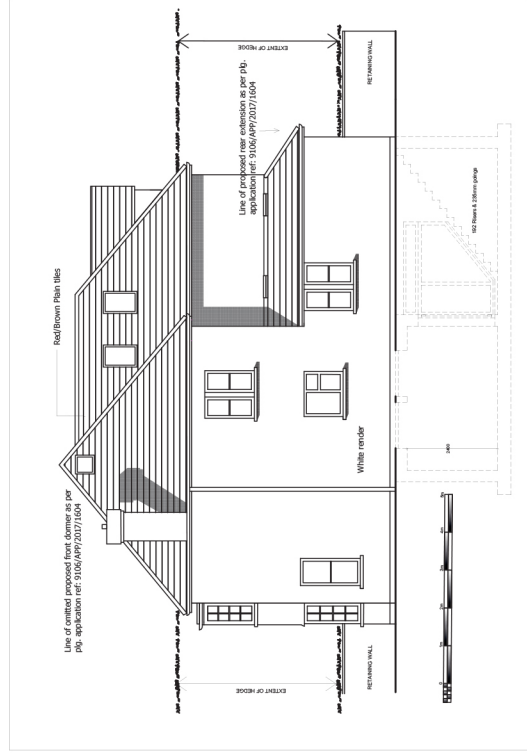
1:100 Proposed Front Elevation



1:100 Proposed Rear Elevation



1:100 Proposed Side Elevation

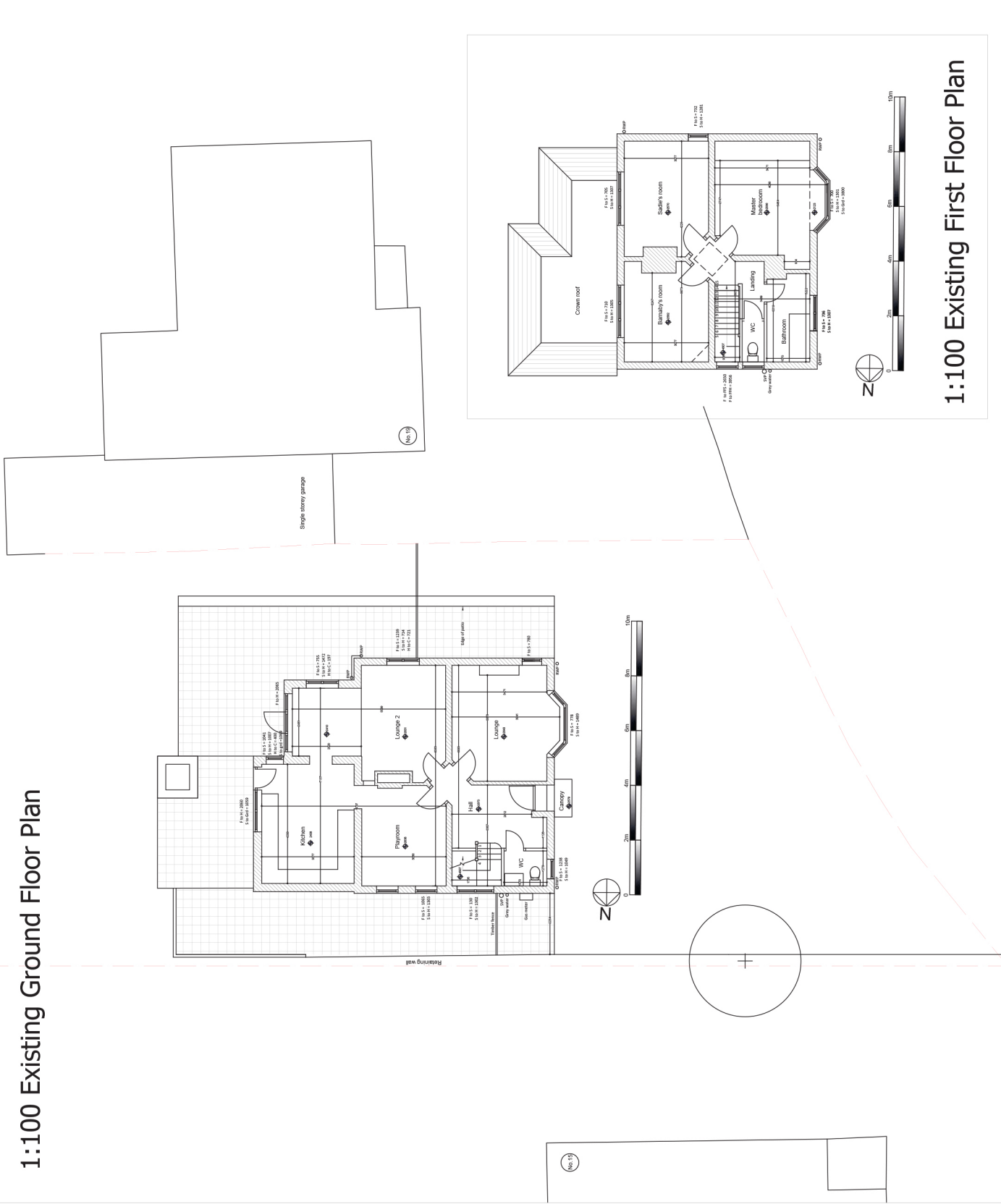


1:100 Proposed Side Elevation

- 27.03.19 Rev. C: Planning application set
- 25.03.19 Rev. N: Section of basement modified as per client email of 13.03
- 04.03.19 Rev. M: Section of basement modified as per client email of same date
- 10.10.18 Rev. L: Revised planning application set
- 03.08.18 Rev. J: Revised planning application set as reduced in size
- 02.08.18 Rev. I: Planning application set
- 17.07.18 Rev. H: Reduced sized rear dormer indicated
- 29.05.18 Rev. G: Amendments as per client email of same date
- 19.05.18 Rev. F: Development of side extension scheme
- 19.03.18 Rev. E: Side boundary indicated
- 16.05.17 Rev. D: Side boundary indicated
- 19.04.17 Rev. C: Chimney stack indicated; various window revisions
- 16.03.17 Rev. B: Revisions as per client email of same date
- 08.03.17 Rev. A: Revisions as per meeting of 03/01

Apollo	
Apollo Architectural Services 75, Gifford Road, Northwood, Middlesex HA6 3QP	
PROPOSED ELEVATIONS 17 Elspood Avenue, Northwood HA6 3QL	
Title	201.116-13
Date	11/11/16
Scale	1:100
Drawn by	Christopher J Harris Dip-Arch, BA
Dwgp. No.	201.116-13
Rev. 0	Rev. 0
© Copyright	

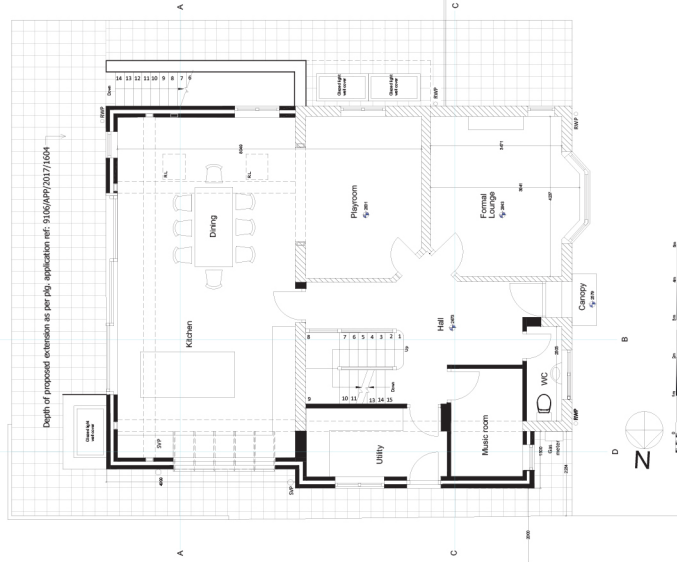
1:100 Existing Ground Floor Plan



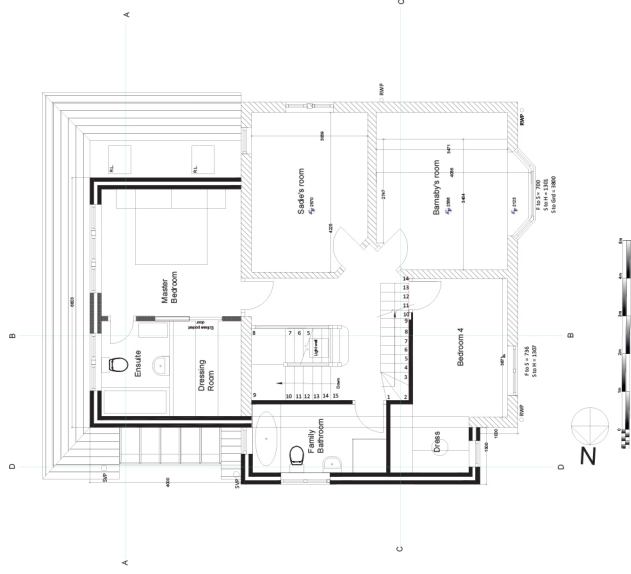
Apollo
Apollo Architectural Services
 Tel: 01923 941 937 Mob: 0792567050
 52 Garth Road, Northwood, Middlesex HA6 3QP
 Email: info@apolloarchitects.com, northwood@apolloarchitects.com
 M & M'S BARRIS
 13.04.16
 1:50
 Christopher J Harris Dip Arch, BA
201.116-01
 Rev. © Copyright

1:100 Existing First Floor Plan

1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan

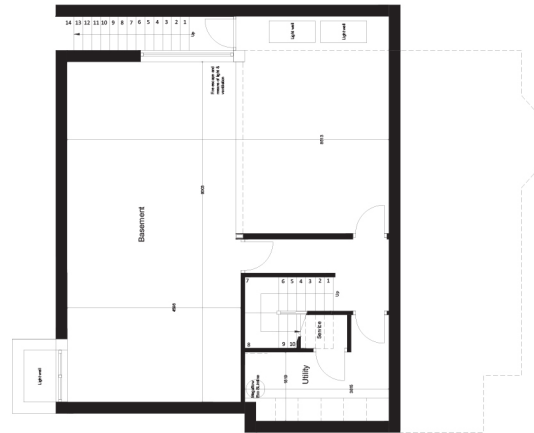


DO NOT SCALE IF IN DOUBT, CONTACT ARCHITECT

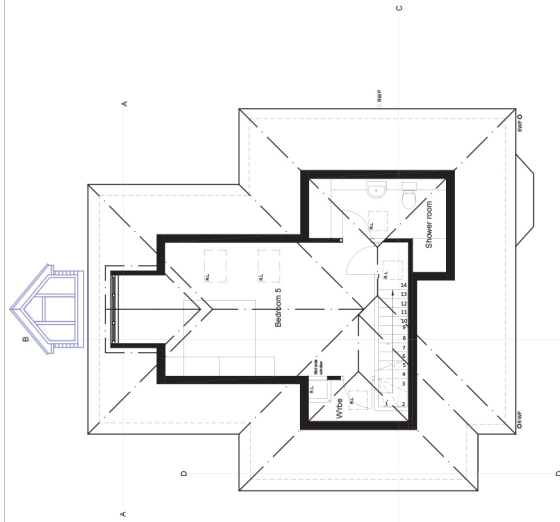
- 05.04.19 Rev. R: Width of rear roof dormer amended
- 27.03.19 Rev. Q: Planning application set
- 27.03.19 Rev. P: Planning application set
- 04.03.19 Rev. O: Proposed basement modified as per client email of 13.03.19
- 04.03.19 Rev. N: Proposed basement modified as per client email of 13.03.19
- 30.11.18 Rev. M: Utility shown to basement
- 25.11.18 Rev. L: Planning application set
- 25.11.18 Rev. K: Basement option indicated
- 02.08.18 Rev. J: Planning application set
- 17.07.18 Rev. I: Reduce width of LIS side extension indicated
- 29.05.18 Rev. H: Amendments as per client email of 26.03.18
- 29.05.18 Rev. G: Amendments as per client meeting of same date
- 21.11.17 Rev. F: Development of side extension scheme
- 16.08.17 Rev. E: Amendments as per client meeting of same date
- 15.08.17 Rev. D: Opening of rear sliders amended; new chimney breast shown
- 15.08.17 Rev. C: Opening of rear sliders amended; new chimney breast shown
- 16.03.17 Rev. B: Revisions as per client call of same date
- 14.06.16 Rev. A: Final layout revisions

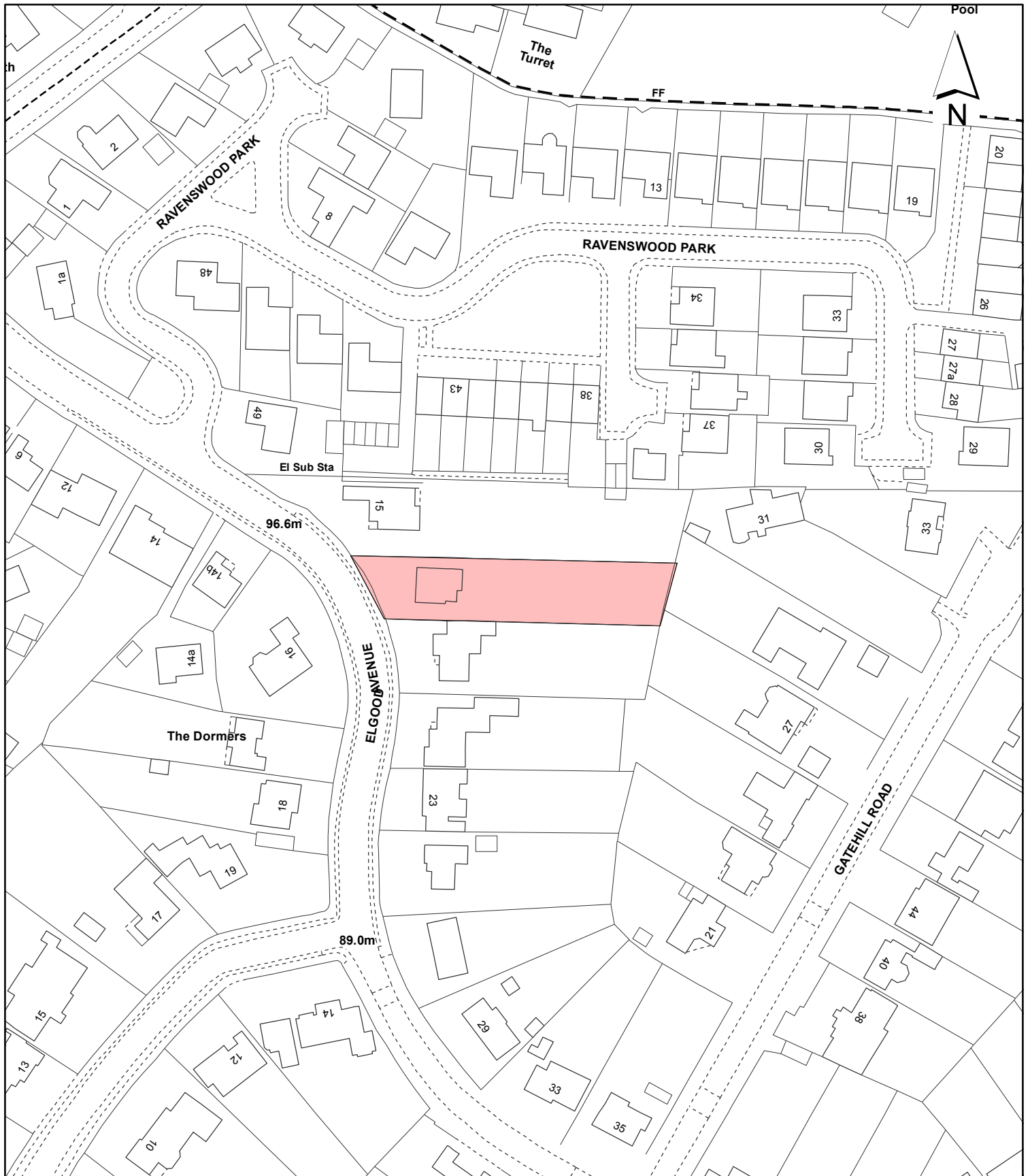
Apollo	
Apollo Architectural Services	
17 Elwood Avenue, Northwood RM4 3QJ	
52 Gifford Road, Northwood, Middlesex RM4 3QP	
Title	PROPOSED GROUND FLOOR PLAN
Date	17.03.19
Scale	1:100
Drawn by	Christopher J Harris
Drawn No	201.116-11
Rev. R	© Copyright

1:100 Proposed Basement Plan



1:100 Proposed Loft Plan





Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

17 Elgood Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
9106/APP/2019/1070

Scale:
1:1,250

Planning Committee:
North Page 107

Date:
January 2020



HILLINGDON
 LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 73 RYEFIELD CRESCENT NORTHWOOD
Development: External changes to fenestration to front and rear elevations
LBH Ref Nos: 70141/APP/2019/3098

Date Plans Received: 18/09/2019 **Date(s) of Amendment(s):**
Date Application Valid: 18/09/2019

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHTED. EFFECTED WORKS: #4400017 ASK. THIS DRAWING IS COPYRIGHTED.

Rev No P1 Date 15.01.2018 Revision note Preliminary issue.

Clinic

Ryefield Crescent

£L

1 to 5

Grace Court

1 3

RIGHT OF ACCESS

BLOCK PLAN SCALE 1:200

68.8m

Tolcarne Drive



LOCATION PLAN SCALE 1:1250



JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH



BOUSE
CEDAR
USBRIDGE
LIBURNT
TEL: (01895) 272 446
EMAIL: admin@jpbarchitect.co.uk

DRG TITLE
SITE LOCATION PLAN

SCALE	DATE
1:1250, 200 @ A3	JAN '18
JOB NO. 10726	DRG NO. 130
REV. P1	

RevNo	Date	Revision note
P1	15.01.2018	Preliminary issue.
P2	18.01.2018	Existing gate indicated
P3	22.01.2018	Warehouse use corrected.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT ©



Ryefield Crescent

EXISTING GATE

GATE

EXISTING FLATS 1-5
GRACE COURT

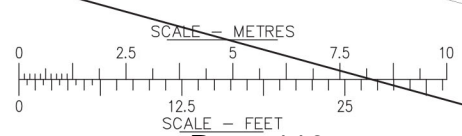
1
3



JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2BH

DRG TITLE
EXISTING SITE PLAN

SCALE	DATE
1:125 @ A3	JAN '18
JOB NO. 10726	DRG NO. 131
REV	P3



CEDAR HOUSE
VINE LANE HILLINGDON
LONDON
TEL: (01895) 79426
FAX: (01895) 272443
EMAIL: admin@jpbarchitects.co.uk



RevNo	Date	Revision note
P1	08.05.2018	Preliminary issue.
P2	18.09.2018	Opening revised.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.



Ryefield

PROPOSED GROUND FLOOR PLAN

EXISTING FLATS 1-5
GRACE COURT



JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH

DRG TITLE
PROPOSED SITE PLAN

SCALE
1:125 @ A3

DATE
APRIL '18

JOB NO.
10726

DRG NO.
141

REV
P2

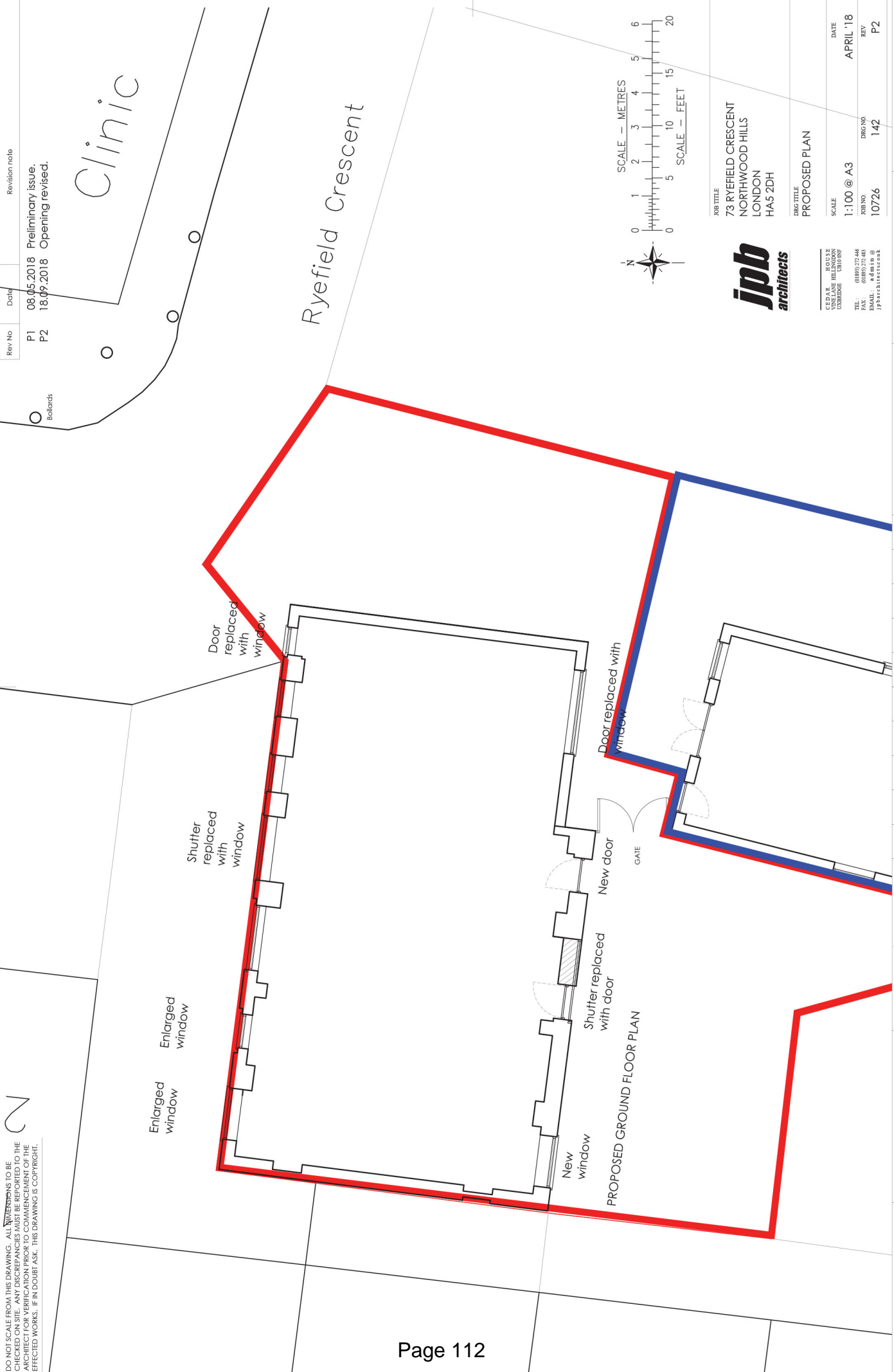
CEDAR HOUSE
VINE LANE HILLINGDON
LONDON
TEL: (01895) 272446
FAX: (01895) 272443
EMAIL: admin@jpbarchitects.co.uk

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT. IF IN DOUBT, ASK. THIS DRAWING IS COPYRIGHT.

Rev No	Date	Revision note
P1	08.05.2018	Preliminary issue.
P2	18.09.2018	Opening revised.

Clinic

Ryefield Crescent



JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH



DRG TITLE
PROPOSED PLAN

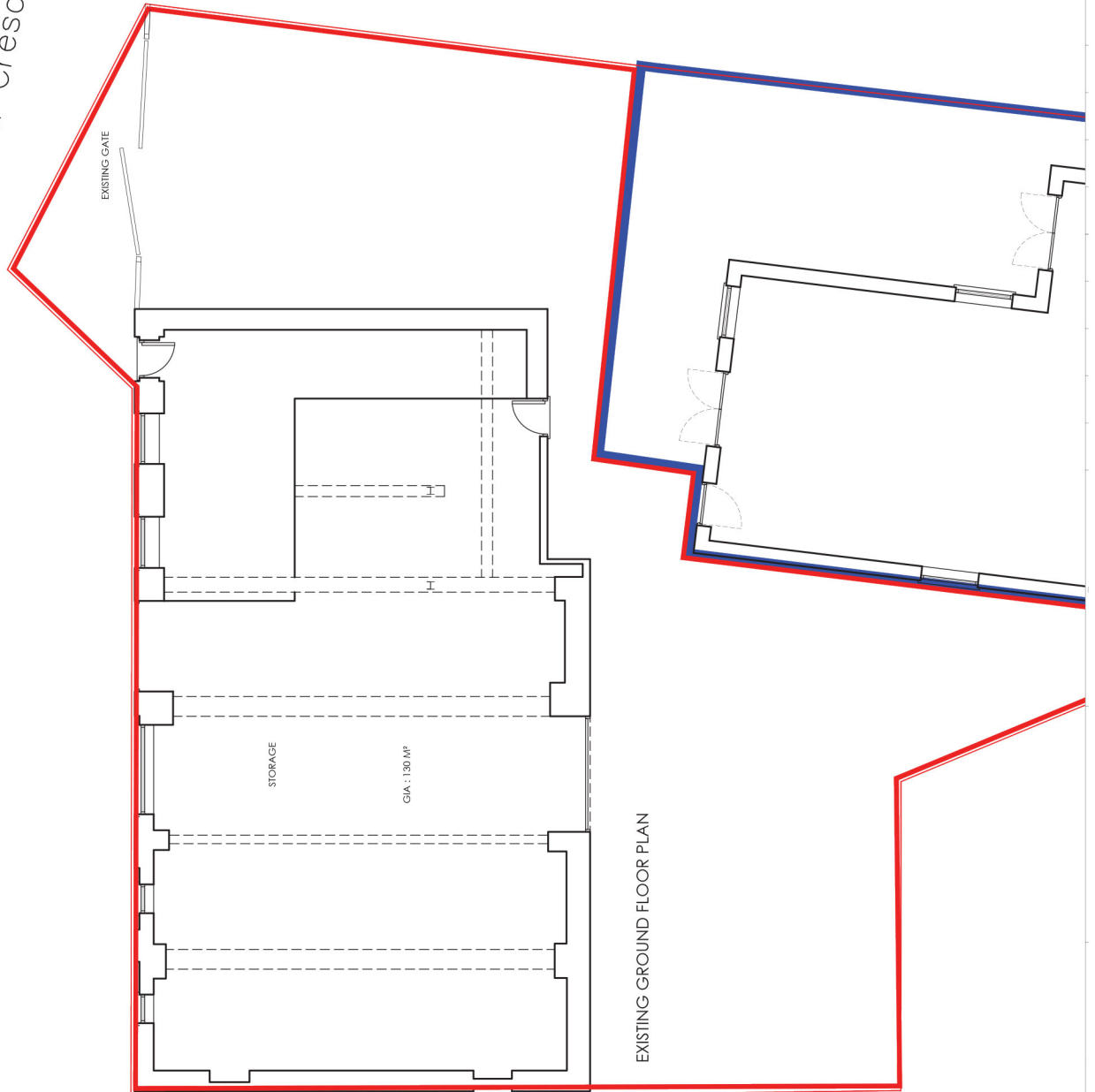
SCALE	DATE
1:100 @ A3	APRIL '18
JOB NO. 10726	REV. P2
DRG NO. 142	

HOUSE
NUMBER
CEPAR
USURDGE
LIBURINT
TEL: (01895) 272 446
FAX: (01895) 272 446
EMAIL: admin@jpbarchitect.co.uk
jpbarchitect.co.uk

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHTED AND EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

Rev No	Date	Revision note
P1	15.01.2018	Preliminary issue.
P2	18.01.2018	Existing gate indicated.
P3	22.01.2018	Warehouse use corrected.

Ryefield Crescent



EXISTING GROUND FLOOR PLAN



jpb architects

CEGAR HOUSE
UNBRIDGE
LE10 0NF

TEL: (0189) 732 446
FAX: (0189) 732 446
EMAIL: admin@jpbarchitects.co.uk

JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH

DRG TITLE
EXISTING WAREHOUSE BUILDING

SCALE
1:100 @ A3

DATE
JAN '18

JOB NO
10726

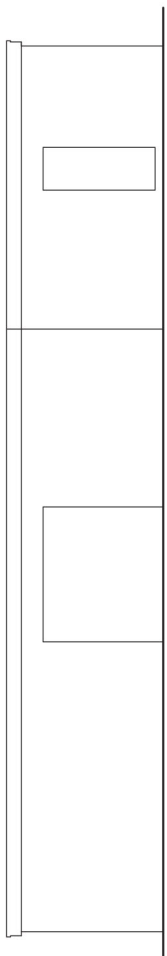
DRG NO
132

REV
P3

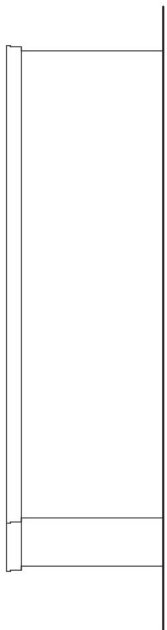
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHTED AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

Rev No P1 Date 15.01.2018 Revision note Preliminary issue.

A A

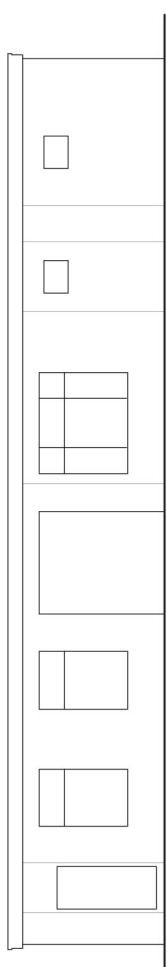


FRONT ELEVATION
TOLCARNE DRIVE

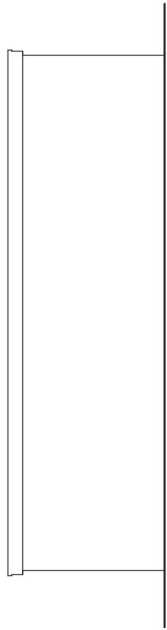


SIDE ELEVATION
FACING No 1-3 TOLCARNE DRIVE

C C



REAR ELEVATION
RYEFIELD CRESCENT



SIDE ELEVATION
FACING NO REAR OF RETAIL UNITS

D D



E E



JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH

DRG TITLE
EXISTING WAREHOUSE BUILDING

HOUSE
CEP
USERS
LIBRARY

TEL: (01895) 771 446
FAX: (01895) 771 447
EMAIL: admin@jpbarchitects.co.uk

SCALE
1:100 @ A3

DATE
JAN '18

JOB NO.
10726

DRG NO.
133

REV.
P1

A A

B B

C C

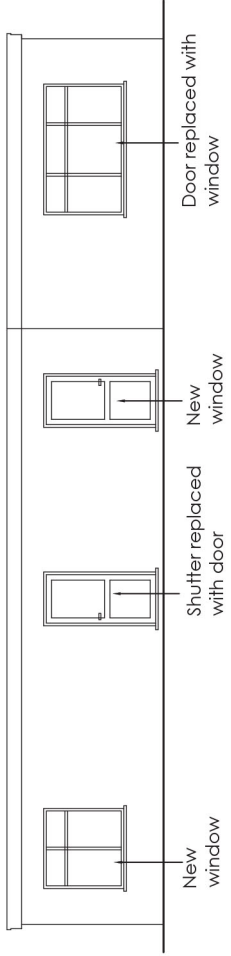
D D

E E

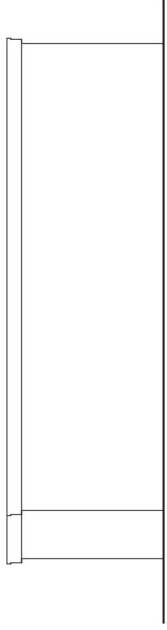
F F

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHTED AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

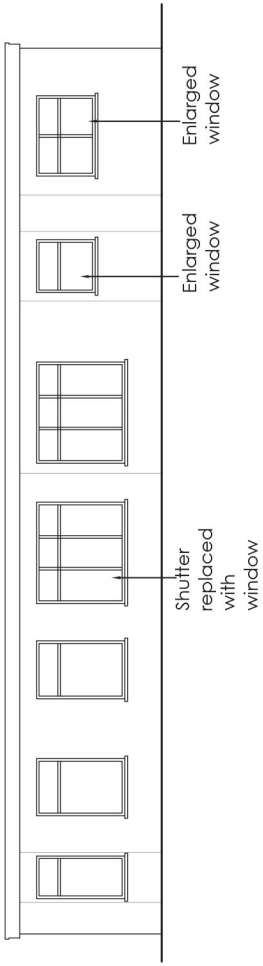
Rev No	Date	Revision note
P1	08.05.2018	Preliminary issue.
P2	18.09.2018	Opening revised.



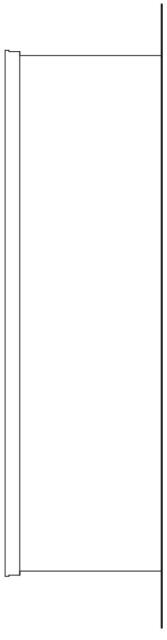
FRONT ELEVATION
TOLCARNE DRIVE



SIDE ELEVATION
FACING No 1-3 TOLCARNE DRIVE



REAR ELEVATION
RYEFIELD CRESCENT



SIDE ELEVATION
FACING No REAR OF RETAIL UNITS

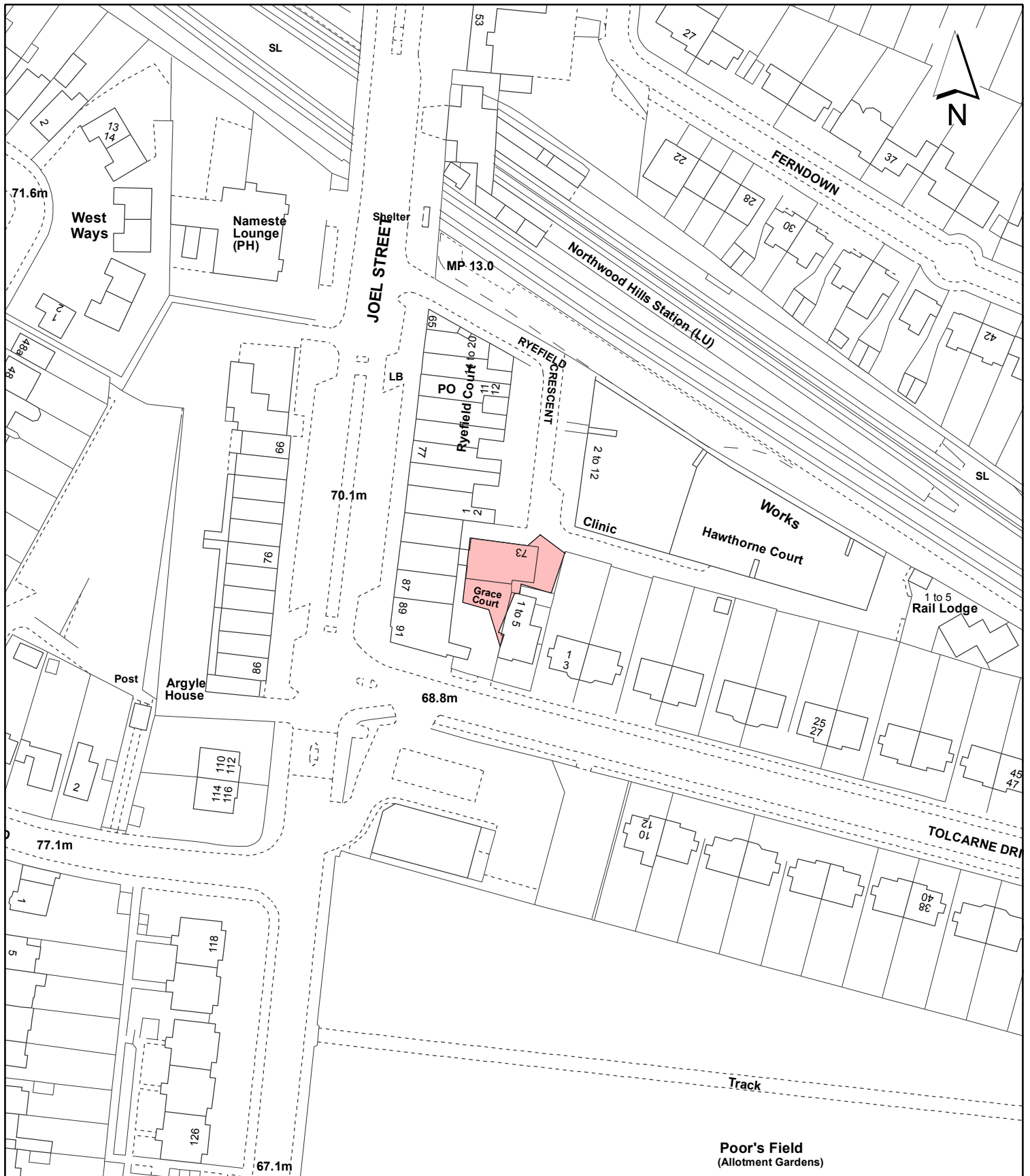


JOB TITLE
73 RYEFIELD CRESCENT
NORTHWOOD HILLS
LONDON
HA5 2DH

DRG TITLE
PROPOSED ELEVATIONS

CEDAR HOUSE
UNBRIDGE
UNBRIDGE
TEL: (01895) 732 446
FAX: (01895) 732 447
EMAIL: admin@jpbarchitects.co.uk

SCALE	DATE
1:100 @ A3	APRIL '18
JOB NO	DRG NO
10726	143
REV	P2



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2019 Ordnance Survey 100019283

Site Address:

73 Ryefield Crescent

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

70141/APP/2019/3098

Scale:

1:1,250

Planning Committee:

North Page 116

Date:

January 2020



HILLINGDON
 LONDON