



HILLINGDON  
LONDON



# Central & South Planning Committee

**Date:** TUESDAY, 4 JUNE 2019

**Time:** 7.00 PM

**Venue:** CIVIC CENTRE, HIGH  
STREET, UXBRIDGE,  
MIDDLESEX UB8 1UW

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

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camera and scan the code below:



## To Councillors on the Committee

Councillor Ian Edwards (Chairman)  
Councillor Roy Chamdal (Vice-Chairman)  
Councillor Shehryar Ahmad-Wallana  
Councillor Mohinder Birah  
Councillor Nicola Brightman  
Councillor Alan Chapman  
Councillor Jazz Dhillon  
Councillor Janet Duncan (Labour Lead)  
Councillor Steve Tuckwell

**Published:** Monday, 27 May 2019

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Putting our residents first

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

# Useful information for residents and visitors

## *Watching & recording this meeting*

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

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



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

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

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# A useful guide for those attending Planning Committees

## Petitions, Speaking and Councillors

**Petitions** – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a planning committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

**Ward Councillors** – There is a right for local councillors to speak at planning committees about applications in their Ward.

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

## How the meeting works

The planning committees consider the more complex or controversial proposals for development and also enforcement action.

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

## How the Committee makes decisions

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and the Press

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

## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Adjacent to 26 Hawthorne Crescent -  44222/APP/2019/323	West Drayton	Amendment of conditions 2 (Approved Plans) and 6 (External Windows) of planning permission Ref:44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space) comprising a pitched roof over the single storey rear element; the inclusion of three additional windows across both floors on the South flank elevation; and two roof-lights to the front and rear elevation.  Recommendation: Approval	11 - 28  140-147

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## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	40 Micawber Avenue - 10947/APP/2019/885	Brunel	Single storey front extension, single storey rear extension and raising and enlargement of roof space and existing 4 dormers to create additional habitable roofspace  Recommendation: Approval	29 - 40  148-151
8	64 Seaton Road - 74378/APP/2018/4238	Pinkwell	Part two storey, part single storey rear extension involving demolition of existing garage  Recommendation: Approval	41 - 50  152-158
9	The Stable, Benbow Waye, Cowley - 45830/APP/2019/505	Uxbridge South	Erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings  Recommendation: Approval	51 - 68  159-162
10	Land Rear of 65-75 Worcester Road, Cowley - 73918/APP/2019/795	Uxbridge South	Demolition of existing garages and erection of 2 x 2-bedroom and 2 x 3-bedroom dwellinghouses with associated hard and soft landscaping, car parking, refuse storage and amenity space and relocation of existing electricity substation.  Recommendation: Approval	69 - 90  163-170
11	15 and 16 Welbeck Court, Welbeck Avenue - 62373/APP/2019/575	Barnhill	Change of use from office (Use Class B1a) to education centre (Use Class D1)  Recommendation: Refusal	91 - 100  171-176
12	5B Windsor Street, Uxbridge - 63792/APP/2019/975	Uxbridge South	Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of external duct to the rear of the building  Recommendation: Refusal	101-114  177-183

13	132 Uxbridge Road, Hayes -  3125/APP/2019/545	Yeading	Change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis)  Recommendation: Refusal	115-130  184-195
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## **PART II - MEMBERS ONLY**

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

14 Enforcement Report

131-138

## **PART I - Plans for Central and South Planning Committee - pages 139 - 196**

## Minutes



**CENTRAL & South Planning Committee**

**9 May 2019**

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), Roy Chamdal (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Alan Chapman, Jazz Dhillon, Janet Duncan (Labour Lead) and Steve Tuckwell</p>
1.	<p><b>ELECTION OF CHAIRMAN</b> (<i>Agenda Item 1</i>)</p> <p><b>RESOLVED:</b> That Councillor Edwards be elected as Chairman of the Central and South Planning Committee for the 2019/20 municipal year.</p>
2.	<p><b>ELECTION OF VICE-CHAIRMAN</b> (<i>Agenda Item 2</i>)</p> <p><b>RESOLVED:</b> That Councillor Chamdal be elected as Vice-Chairman of the Central and South Planning Committee for the 2019/20 municipal year.</p>
	<p>The meeting, which commenced at 9.05 pm, closed at 9.10 pm.</p>

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

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## Minutes



CENTRAL & South Planning Committee

2 May 2019

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

	<p><b>Committee Members Present:</b> Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Nicola Brightman, Roy Chamdal, Alan Chapman, Janet Duncan, John Morse (In place of Jazz Dhillon) and Steve Tuckwell (In place of David Yarrow)</p> <p><b>Also In Attendance:</b> Councillor Raymond Graham (Ward Councillor for Uxbridge North)</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement), Meghji Hirani (Planning Contracts &amp; Planning Information), Armid Akram (Highways Development Control Officer), Nicole Cameron (Legal Advisor) and Neil Fraser (Democratic Services Officer)</p>
238.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Dhillon and Yarrow. Councillors Morse and Tuckwell were present as their substitutes, respectively.</p>
239.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Chapman declared a non-pecuniary interest in respect of Item 17, in that he had reported the matter. Councillor Chapman left the room when the item was determined.</p>
240.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p><b>RESOLVED – That the minutes of the meeting held on 9 April 2019 be approved as a correct record.</b></p>
241.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman advised that a new enforcement item, Item 18, had been added to the meeting agenda as an urgent item.</p>
242.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-13 were marked as Part I and would be considered in public. Items 14-18 were marked as Part II, and would therefore be considered in</p>

private.

243. **1A BATH ROAD HEATHROW - 35805/APP/2018/4330** (*Agenda Item 6*)

**Covered external seating area to side**

Officers introduced the report and highlighted the addendum, asserting that the proposed development would represent inappropriate development within the Green Belt, being as it was located within a Nature Conservation Site of Metropolitan or Borough Grade I Importance. Concerns remained over the development's impact on nearby residential occupiers, from whom several objections had been received.

The applicant had failed to submit any details of any special circumstances which could justify the development within the Green Belt, that the development would assimilate into the surrounding area, or that unacceptable levels of noise and disturbance to nearby residential occupiers would not occur. For these reasons, the application was recommended for refusal.

Officers also recommended that the wording of refusal reason 4 be amended to correctly list DMEI policy 7, rather than 6, and that any associated wording be tweaked to match that policy.

The Chairman highlighted that a petition in objection to the application had been received. However, neither the petitioner nor the agent/applicant were present to address the Committee.

Members felt that the proposed development was unacceptable within the Green Belt, and moved the officer's recommendations. These were seconded, and when put to a vote, unanimously agreed.

**RESOLVED: That the application be refused, and that the Head of Planning and Enforcement be delegated authority to amend refusal reason 4 as set out above.**

244. **LAND ADJACENT TO 26 HAWTHORNE CRESCENT - 44222/APP/2019/323**  
(*Agenda Item 7*)

The item was withdrawn prior to the meeting.

245. **51 SWEETCROFT LANE HILLINGDON - 33932/APP/2018/3224** (*Agenda Item 8*)

**4 x two storey, 4-bed, detached dwellings with habitable roofspace, associated parking and amenity space and installation of vehicular crossovers**

Officers introduced the report, and asserted that due to its siting and layout, the development would fail to harmonise with the existing local and historic context of the surrounding area. For these reasons, the application was recommended for refusal.

A petitioner addressed the Committee in objection to the application. Points highlighted included:

- The application was located within an Area of Special Local Character, and was not congruent with existing houses.
- The development would result in a cramped development within the application site.

- The proposed number of trees to be removed was unacceptable, and there was no space for large replacement trees. This would make it difficult for the Council to achieve its aim of achieving carbon neutrality.
- There was existing access from Sweetcroft Lane, so there was no need for the proposed extension.
- The proposed development did not include a turning circle, which would make it difficult for delivery, refuse and emergency service vehicles to manoeuvre, while making the area unsafe for pedestrians.

The agent for the application addressed the Committee. Points highlighted included:

- This was still an early planning outline, which could be amended.
- The proposed extension from Portman Gardens was a natural extension.
- Access from Sweetcroft Lane was currently difficult, being tight and with poor sightlines.
- An arborological report had been commissioned, and many of the trees to be removed were diseased or old. The proposal did include some planting.
- The development would be screened by new trees.

Members sought clarity on a number of points, including what would happen to the access road to Sweetcroft Lane, once closed, and why the decision had been made to build four houses, rather than two.

In response, the agent confirmed that the use of the access road was still to be determined, though it could potentially be sold to a neighbour. Regarding the decision to build four houses, this was due to a demand for smaller houses.

Councillor Raymond Graham addressed the Committee as Ward Councillor for Uxbridge North. Points highlighted included:

- The proposed development was bulky and failed to harmonize with the area.
- The removal of trees was a concern.
- The proposed new access was unacceptable.
- Due to its scale, proportion and mass, the development failed to enhance the area, and should be refused.

Members asserted that the proposed development site was backland development. Officers confirmed that this was the case, but was not referenced within the reasons for refusal, which were concerned with issues over the developments' impact on the local area.

Officers recommended that the wording of refusal reason 1 be amended to include reference to 'cumulative tree loss'. In addition, it was recommended that for clarity, the word 'rear' and reference to Policy H12 be removed from paragraph 7.01 of the officer's report.

Members felt that the proposal was out of character with the existing street scene, and the officer's recommendations were moved. These were seconded, and when out to a vote, unanimously agreed.

**RESOLVED: That the application be refused, and that the Head of Planning and Enforcement be delegated authority to amend refusal reason 1 and the officer report, as set out above.**



246.	<p><b>544 UXBRIDGE ROAD HILLINGDON - 44939/APP/2018/4122</b> (<i>Agenda Item 9</i>)</p> <p><b>Change of use from retail/tattoo parlour (A1/Sui Generis) to restaurant/café (Use Class A3)</b></p> <p>Officers introduced the report, and asserted that the loss of a retail unit would harm the shopping provision in the area. Council policies stated that at least 70% of the frontages within a primary shopping area should be of retail use. The most recent survey conducted showed a current level of just 54%, and so the loss of the retail/tattoo parlour was deemed to be unacceptable. Accordingly, the application was recommended for refusal.</p> <p>The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused.</b></p>
247.	<p><b>1380 UXBRIDGE ROAD HILLINGDON - 71035/APP/2018/4401</b> (<i>Agenda Item 10</i>)</p> <p><b>Erection of 3 storey building to provide 5 x 2-bed self contained flats with associated parking, cycle and waste storage (Outline planning with some matters reserved)</b></p> <p>Officers introduced the report, highlighting that the proposal was a minor variation to a previously approved application, to increase the size of flats. The proposal was felt to have sufficient parking, and did not require the occupants to park off site. The application was recommended for approval.</p> <p>Members suggested that Condition 6 be amended to include one active charging point for electric vehicles, together with storage for cycles and waste bins.</p> <p>The recommendation, inclusive of the suggested amendments to Condition 6, was moved, seconded and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to amendments to Condition 6.</b></p>
248.	<p><b>64 SEATON ROAD HAYES - 74378/APP/2018/4238</b> (<i>Agenda Item 11</i>)</p> <p>The item was withdrawn prior to the meeting.</p>
249.	<p><b>51 BELMONT ROAD - 34151/APP/2018/4259</b> (<i>Agenda Item 12</i>)</p> <p><b>Creation of third floor level, conversion of undercroft to office and creation of 4 x 1-bed and 4 x 2-bed self contained flats with associated alterations to elevations</b></p> <p>Officers introduced the report, highlighting that there was a prior approval in place at the site. There were no changes proposed to the pre-approved 14 residential units, and the new proposal was not considered to give rise to disturbance and noise for the future occupiers of the proposed residential flats. On this basis, the application was recommended for approval.</p> <p>Members sought clarity regarding potential improvements to the building access. Officers advised that this could be addressed via an amendment to the Heads of Terms.</p>

	<p>The officer's recommendation, subject to the amendment to the Heads of Terms, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be approved, subject to amendment to the Heads of Terms.</b></p>
250.	<p><b>106 PORTERS WAY WEST DRAYTON - 72945/APP/2019/430</b> (<i>Agenda Item 13</i>)</p> <p><b>Two storey side/rear extension, single storey rear extension and single storey front extension to allow conversion into 2 x studio flats and 1 x 1-bed self-contained flat, with associated parking and amenity space</b></p> <p>Officers introduced the report, highlighting that an extant planning permission for a two storey side extension and single storey rear extension was in place at the site. The new proposals, including the erection of a new 1.8m fence, were considered to represent a visually incongruous addition to the street scene, and furthermore, the proposal was considered an overdevelopment on the site given that it would fail to provide amenity space of sufficient size and quality. The application was therefore recommended for refusal.</p> <p>Officers further recommended that the wording of Condition 2 be amended to emphasise the impact of the fencing on the street scene and amenity space.</p> <p>Members sought clarity on whether the proposal included an external staircase. Officers confirmed that the staircase was enclosed within the building.</p> <p>The officer's recommendation, inclusive of the amendments to Condition 2, was moved, seconded, and when put to a vote, unanimously agreed.</p> <p><b>RESOLVED: That the application be refused, and that the Head of Planning and Enforcement be delegated authority to amend the wording of Condition 2.</b></p>
251.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 14</i>)</p> <p><b>RESOLVED:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <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 1085 as amended).</i></p>
252.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 15</i>)</p> <p><b>RESOLVED:</b></p>

1. That the enforcement action as recommended in the officer's report was agreed.
2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).*

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

**RESOLVED:**

1. That the enforcement action as recommended in the officer's report was agreed.
2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).*

254. **ENFORCEMENT REPORT** (Agenda Item 17)

**RESOLVED:**

1. That the enforcement action as recommended in the officer's report was agreed.
2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).*

255. **ENFORCEMENT REPORT** (*Agenda Item 18*)

**RESOLVED:**

- 1. That the enforcement action as recommended in the officer's report was agreed.**
- 2. That the Committee resolved to release their decision and the reasons for it outlined in the report into the public domain, solely for the purposes of it issuing the formal breach of condition notice to the individual concerned.**

*This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual, and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1085 as amended).*

The meeting, which commenced at 7.00 pm, closed at 8.20 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

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

**Address** LAND ADJACENT TO 26 HAWTHORNE CRESCENT WEST DRAYTON

**Development:** Amendment of conditions 2 (Approved Plans) and 6 (External Windows) of planning permission Ref:44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space) comprising a pitched roof over the single storey rear element; the inclusion of three additional windows across both floors on the South flank elevation; and two roof-lights to the front and rear elevation.

**LBH Ref Nos:** 44222/APP/2019/323

**Drawing Nos:** PL2/PP/2230-00 - Received 22.05.19  
PL2/PP/2230-01 - Received 22.05.19  
PL2/PP/2230-02 - Received 22.05.19  
PL2/PP/2230-03 - Received 22.05.19  
PL2/PP/2230 - 04 Rev A - Received 22.05.19  
PL2/PP/2230 - 05 - Received 22.05.19

**Date Plans Received:** 29/01/2019                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 29/01/2019

### 1. SUMMARY

The application seeks permission for the amendment of Conditions 2 (Approved Plans) and 6 (External Windows) of planning permission Ref: 44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space) comprising a pitched roof over the single storey rear element and the inclusion of three additional windows across both floors on the South flank elevation; and two roof-lights to the front and two on the rear elevation.

Having regard to the extant permission, it is considered that the proposal would not be harmful to the amenity of nearby residents and occupants, or to the character and appearance of the immediate locality. It is also considered that the level of parking provided would be acceptable and that the proposed dwelling meets The London Plan (2016) and Local Plan space standards in terms of internal and external amenity spaces.

Therefore it is considered the proposal is acceptable and is recommended for approval subject to the conditions as originally imposed.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

The development hereby permitted shall be begun before 25th April 2020.

#### REASON

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

#### 2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers PL2/PP/2230-01, PL2/PP/2230-02 and PL2/PP/2230-03 all received 29-01-2019 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 RES7 Materials (Submission)**

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

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

**REASON**

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

**4 RES8 Tree Protection**

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

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

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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



REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Car Parking Layouts

2.c Hard Surfacing Materials

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

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

**6 RES12 No additional windows or doors**

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

REASON

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

**7 RES13 Obscure Glazing**

All first floor windows on each side elevation which face 26 Hawthorn Crescent (north elevation) and face 7-15 Kings Road (south elevation)

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

**REASON**

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

**8 RES14 Outbuildings, extensions and roof alterations**

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

**REASON**

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

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

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

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

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

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and The London Plan (2015) Policy 5.12.

**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).

**2 153 Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

**3 159 Councils Local Plan : Part 1 - Strategic Policies**

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

**4 147 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            12            Encroachment**

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

## **6            15            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

## **7            16            Property Rights/Rights of Light**

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

## **8            115            Control of Environmental Nuisance from Construction Work**

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between

the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

## **9 170 LBH worked applicant in a positive & proactive (Granting)**

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

### **10**

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

### **11**

The applicant is advised that where details pursuant to the conditions have been previously submitted to and approved by the Local Planning Authority (conditions 3, 4 5 and 9 under Ref: 44222/APP/2017/3149), there would be no requirement for these details to be re-submitted where the details would remain the same. The applicant should ensure that the development is carried out in compliance with the approved details.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises a plot of land that is located off the Southern side of Hawthorne Crescent and accessed through a narrow pedestrian footpath. The site is adjacent to the end-of-terraced dwelling at No. 26 Hawthorne Crescent.

The dwelling at No.26 forms part of a terrace of five properties, which are modern in appearance and are identical in their character to other properties in the immediate locality. To the South of the site are the rear gardens of residential properties on Kings Road; to the West, the site abuts an adopted footpath (Edison Close) and immediately to the East of the site (across the pedestrian footpath) is the rear garden of the end-of-terraced dwelling at No. 28 Hawthorne Crescent.

The application site is situated within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the prevailing character of the immediate locality is residential, comprising mainly of terraced properties.

### 3.2 Proposed Scheme

The application seeks permission for the amendment of Conditions 2 (Approved Plans) and 6 (External Windows) of planning permission Ref: 44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space).

The revised proposal comprises a pitched roof to the approved single storey rear element and the inclusion of three additional windows across both floors to the South flank elevation; and two roof-lights to the front and two on the rear elevation. The submitted plans illustrate that the roof space would be used as storage only and would have a maximum head height to the ridge of 2.6m.

The proposals would continue to be finished in materials to match the existing.

### 3.3 Relevant Planning History

44222/APP/2014/1121 26 Hawthorne Crescent West Drayton

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.85 metres

**Decision:** 09-05-2014 Refused

44222/APP/2014/1868 26 Hawthorne Crescent West Drayton

Single storey rear extension

**Decision:** 07-08-2014 Approved

44222/APP/2016/304 Land Adjacent To 26 Hawthorne Crescent West Drayton

Two storey, 2-bedroom, detached dwelling with associated amenity space

**Decision:** 25-04-2016 Approved

44222/APP/2017/1810 Land Adjacent To 26 Hawthorne Crescent West Drayton

Two storey, 2-bed detached dwelling with parking and amenity space.

**Decision:** 14-08-2017 Approved

44222/APP/2017/3149 Land Adjacent To 26 Hawthorne Crescent West Drayton

Details pursuant to conditions 3 (Materials), 4 (Site Clearance), 5 (Landscape Scheme) and 9 (Sustainable Water Management) of planning permission Ref: 44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space)

**Decision:** 22-11-2017 Approved

### Comment on Relevant Planning History

44222/APP/2017/1810: Two storey, 2-bed detached dwelling with parking and amenity space - Approved.

44222/APP/2016/304: Two storey, 2-bedroom, detached dwelling with associated amenity space - Approved

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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.

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (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**

A total of 9 adjoining and nearby neighbouring properties were consulted via letter dated 01.02.19 including a site notice displayed adjacent to the premises on 12.02.19.

A total of 5 representations and a petition with 21 valid signatories against the proposed development have been received.

The representations can be summarised as follows:

- i. The owner does not adhere to the plans and rules and regulations,
- ii. The works have resulted in all vegetation and trees being removed, causing a hazard for the occupiers of the adjoining properties,
- iii. The gardens should be made safe before permission is granted,
- iv. All previous objections raised have been ignored,
- v. The additional windows would result in overlooking and loss of privacy,
- vi. Resulted in structural damage to our fences,

The Petition objects to the proposal for the following reasons:

- i. The building is an over-development of the site
- ii. The property is out of character with the existing area
- iii. The adjacent windows will overlook neighbouring properties resulting in a loss of privacy for adjoining residents.
- iv. The development has been carried out to date in an unsafe manner with the removal of 11 lorry loads of earth from the retaining bank to neighbouring gardens causing destabilisation of existing boundary fences and gardens. A failure to erect any retaining wall to neighbouring properties has resulted in structural damage to existing fences which has still not been rectified 6 months later. There are photographs provided.
- v. Several established trees have been removed contrary to planning approval while the root systems of other established trees have been left exposed, thereby compromising the trees. Again photographs are included.
- vi. The hours of working consistently breach the agreed times stated in the planning approval.
- vii. The welfare facilities on site are in breach of Environment Agency standards with an open toilet provided for the contractors This is not connected to any source of running water. Again a photograph is provided.

In addition to the above two ward Councillors have also written in referring to the Petition and stating that the points raised by the petitioners are serious issues to be considered as part of the planning process and therefore requested that the application be considered by the Central and South Planning Committee.

### **OFFICER COMMENTS:**

The strong objections and concerns raised are duly noted however it is pertinent to note that the principle of this new dwelling has already been established with the grant of the original planning permission, ref: 44222/APP/2017/1810. This application relates to the relatively minor changes to the extant planning permission.

Objections relating to the character of the development and the impact upon the amenities of the adjoining and nearby neighbouring properties will be addressed within the main body of the report. In relation to points 4 and 5, these issues have been referred to the Council's enforcement section and are under investigation. Matters relating to delivery of materials, party walls, working hours, poor

working standards do not constitute a material planning consideration and are covered by other legislation.

### **Internal Consultees**

None.

## **7. MAIN PLANNING ISSUES**

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

The principle of the development has been established following the granting of Planning Permission under Application Ref: 44222/APP/2017/1810.

### **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.

### **7.06 Environmental Impact**

Not applicable to this application.

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

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

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

The overall size, scale and bulk of the proposed dwelling would remain unchanged following the grant of permission under Ref: 44222/APP/2017/1810. The sole change to the design is the addition of a pitched roof with a maximum height of 3.6 m to the approved single storey element. This element would continue to project a maximum of 3 m beyond the main two storey rear elevation for its full width, and by reason of its relatively low level height would continue to appear subordinate and therefore would satisfactorily integrate with the appearance of the host dwelling and subsequently the visual amenities of the surrounding area.

Furthermore the addition of two roof lights to the front and rear roof slopes would not result in any adverse impact on the street scene. Therefore the proposal would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **7.08 Impact on neighbours**

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

The application site shares a boundary with a number of properties including the host dwelling No. 26 Hawthorne Crescent and 7-15 Kings Road whom are positioned at a 90 degree to face South.

The HDAS SPD specifies that the distance provided will be dependent on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The HDAS SPD further specifies that as a guide, the distance between facing habitable room windows in adjoining/adjacent residential properties should not be less than 21 m. In order to both protect the existing outlook from, and to ensure that there is adequate daylight received to habitable rooms, kitchens and gardens of adjacent dwellings, a minimum distance of 15 m is required.

The proposed dwelling would maintain a separation distance in excess of 15 metres from the nearest residential dwellings to the South along Kings Road and therefore the resultant increase in height of the pitched roof would continue to have an acceptable level of impact upon their residential amenities and light levels. Planning permission was granted for a single first floor window in the South elevation facing towards the rear gardens on Kings Road. The current proposal includes the replacement of this window with a two pane window and the addition of a single pane window alongside it. The two pane window would continue to serve the landing and the new single pane window would serve as a secondary window to the front bedroom. Therefore both these windows can be conditioned to remain obscure glazed and non-opening below a height of 1.8m. With this condition, the proposal would not significantly increase overlooking of the residential rear gardens on Kings Road, to merit a refusal on these grounds.

At ground floor level the introduction of new windows to the south elevation would serve a W/C and the other would be a secondary window to the main living room. Although these could also be conditioned to be obscured glazed, given the existing fence and ground levels, there is no such requirement for these windows to be specifically conditioned.

With regards to No. 26 Hawthorne Crescent the host dwelling, this benefits from a similar single storey rear extension, as such given the proposed alteration would not be visible when viewed from their rear habitable aspect is considered to have an acceptable impact upon their amenities and light levels.

Given the above considerations in respect of the assessment of the previous appeal and extant permission, it is considered that the proposal would not have an unacceptable impact upon the residential amenities of the adjoining occupiers and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Hillingdon SPD: Residential Layouts (December 2008).

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

The Minor Alterations to the London Plan (2016) sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The statement requires a two bed, 4 person dwelling (two storey) to have a minimum internal floor area of 81 m<sup>2</sup> (including 2 m<sup>2</sup> of storage space).

As previously approved, the proposed dwelling would incorporate two double sized bedrooms thereby constituting a four-person occupancy level. The internal floor space area of the proposed dwelling across both ground and first floors would be 113m<sup>2</sup>. With the inclusion of the newly created roof storage space the total area would be 146m<sup>2</sup>. This would exceed the minimum required area. It is therefore considered that the proposed

dwelling would result in the provision of satisfactory internal accommodation of adequate size for future occupiers.

All habitable rooms would continue to benefit from either a front or rear facing outlook and would ensure an adequate amount of outlook and natural light and sunlight is achieved into these areas. The proposal would continue to accord with Policy 3.5 of the London Plan and BE20 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7.10 Traffic impact, Car/cycle parking, pedestrian safety**

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

Policy AM14 of the Local Plan specifies that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of two off-street parking spaces for a three or more bedroom dwellinghouse.

The proposal would not result in an alteration to the pre-approved car parking layout.

**7.11 Urban design, access and security**

See section 7.02.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Objections relating to the removal of trees has been acknowledged however condition 4 (Tree Protection) of planning permission ref: 44222/APP/2017/1810 was discharged on the basis no trees were evident on the application site at the time of the submission.

In any event it should be noted that the site is not within a designated Conservation Area and there are/were no trees that had Tree Preservation Orders (TPO) which would or could prevent the loss of any existing trees within the red lined area of the development site. Furthermore as per the original planning permission there is a condition attached which ensures the ongoing protection for the off-site tree on the southern boundary and to the rear of 9 Kings Road.

**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**

Objections relating to the character of the development and the impact upon the amenities of the adjoining and nearby neighbouring properties will be addressed within the main body of the report. In relation to points 4 and 5, these issues have been referred to the Council's

enforcement section and are under investigation. Matters relating to delivery of materials, party walls, working hours, poor working standards do not constitute a material planning consideration and are covered by other legislation.

#### **7.20 Planning obligations**

Not applicable to this application.

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

The current application has been submitted in order to regularise the current situation following an enforcement site visit.

#### **7.22 Other Issues**

COMMUNITY INFRASTRUCTURE LEVY (CIL):

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

The Council adopted a Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace.

In addition to the London Borough of Hillingdon CIL, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £60 per square metre (as of the 1st of April 2019) of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development with a total gross internal floor area of 146m<sup>2</sup> is currently calculated as follows:

Hillingdon CIL = £18,610.38

London Mayoral MCIL = £12,491.84

Total = £31,102.22

### **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 proposal is not considered to result in a greater impact upon the visual amenities of the street scene and the surrounding area nor upon the residential amenities of the adjoining and nearby neighbouring properties and would therefore accord with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012) and the Hillingdon SPD Residential Layouts (December 2008). The application is therefore recommended for approval.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)

The London Plan (2016)

The Housing Standards Minor Alterations to The London Plan (March 2016)

Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)

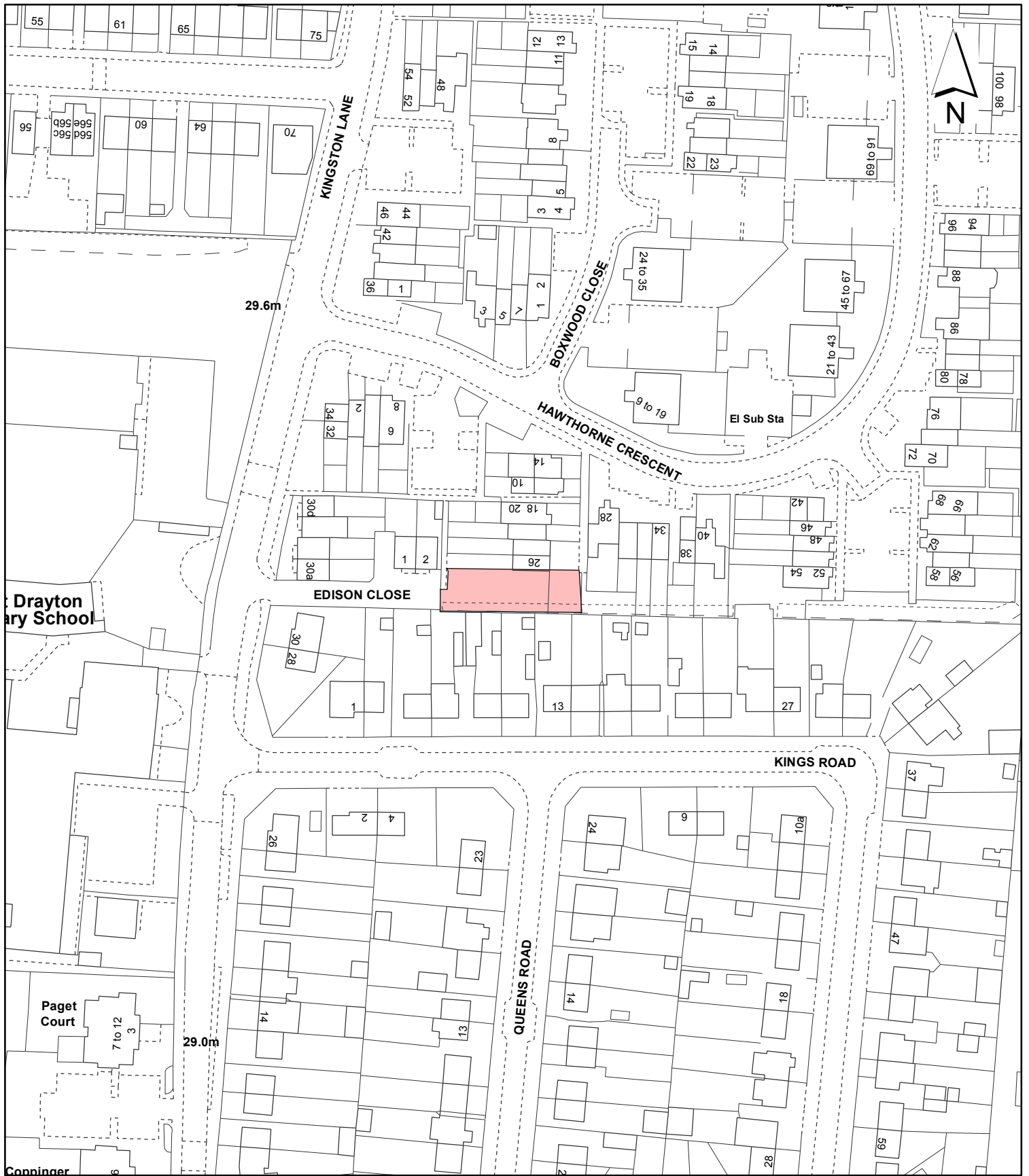
Hillingdon Design and Accessibility Statement: Residential Layouts

Hillingdon Design and Accessibility Statement: Residential Extensions  
National Planning Policy Framework

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Land Adjacent to 26 Hawthorne Crescent**

Planning Application Ref:  
**44222/APP/2019/323**

Planning Committee:  
**Central & South** Page 27

Scale:  
**1:1,250**

Date:  
**June 2019**

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



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

**Address** 40 MICAWBER AVENUE HILLINGDON

**Development:** Single storey front extension, single storey rear extension and raising and enlargement of roof space and existing 4 dormers to create additional habitable roofspace

**LBH Ref Nos:** 10947/APP/2019/885

**Drawing Nos:** 1844-pl-01 Rev. C  
1844-os-01

**Date Plans Received:** 13/03/2019                      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/03/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the eastern side of Micawber Avenue and comprises a detached bungalow set within an 18m wide plot. The property has been extended by way of dormers to the roof. Both of the neighbouring properties are also detached bungalows. The neighbouring property to the south of the site (No. 38A) has not been extended and the rear of the application property sits some distance beyond the rear of this property. The neighbouring property to the north (No. 42) has been extended by way of a single storey rear extension.

To the front of the site the garden has been covered in hard standing which provides for two off-street parking spaces. The property has a large rear garden which backs onto the rear garden of a residential property and contains two detached outbuildings. The prevailing character of the area is residential, comprising mainly detached houses and bungalows set within a large plot. There is no significant difference in site levels.

The site located within a Developed Area, as designated by the policies contained within the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

Single storey front extension, single storey rear extension and raising and enlargement of roof space and existing 4 dormers to create additional habitable roof space.

The proposed single storey front extension would extend a maximum of 1.6 m in width to measure level with the original flank wall. The single storey rear extension would project 3.6 m in depth, would extend the full width of the original dwelling and would be characterised by a pitch roof with crown section with a maximum height of 3.4 m. The enlargement of the roof would effectively increase the overall size of the existing 4 dormers and raise the ridge height by 1.2 m to include a hip to gable conversion to the rear. The proposed extensions would be finished in materials to match the existing.

### 1.3 Relevant Planning History

10947/APP/2013/3358 40 Micawber Avenue Hillingdon

Part two storey, part single storey rear extension involving installation of two side dormers

**Decision Date:** 07-01-2014 Refused **Appeal:**

10947/APP/2014/2759 40 Micawber Avenue Hillingdon

Single storey rear extension

**Decision Date:** 09-12-2014 Refused **Appeal:**

10947/APP/2014/932 40 Micawber Avenue Hillingdon

Two storey rear extension

**Decision Date:** 28-05-2014 Refused **Appeal:**

10947/APP/2019/17 40 Micawber Avenue Hillingdon

Single storey front extension, single storey rear extension and enlargement of roofspace to include 2 additional side dormers and raising of ridge height

**Decision Date:** 27-02-2019 Refused **Appeal:**

#### Comment on Planning History

10947/APP/2019/17: Single storey front extension, single storey rear extension and enlargement of roofspace to include 2 additional side dormers and raising of ridge height - Refused

1. The proposed dormer extensions, by reason of their siting, 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 surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposal, by reason of the siting of the ground floor and first floor flank habitable room windows given their proximity to the side boundary would result in the provision of habitable rooms with limited levels of natural lighting and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policies 3.5 and 5.3 of the London Plan (March 2016), Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current application does not include the addition of 2 new dormers and the proposed layout has been amended so that all habitable rooms benefit from either a front or rear outlook to ensure a reasonable level of outlook and light is achieved to these areas. The application is therefore considered to have overcome the previous reasons for refusal and is recommended for approval.

## 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**

A total of 16 adjoining and nearby neighbouring properties were consulted via letter dated 27.03.19 including a site notice displayed adjacent to the premises on 03.04.19.

5 representations received from neighbouring properties which are summarised as follows:

- i. Increased dimensions would be out of proportion,
- ii. Result in overlooking and loss of privacy,
- iii. All windows to remain fixed glazing as per the enforcement orders,
- iv. Raising the roof and rear extension would result in overdominance, overshadowing, loss of outlook and light
- v. Encroached upon properties along St Margarets Avenue,
- vi. Over-development of the plot,
- vii. would decrease the value of neighbouring properties,

The representations received will be address below within the main body of the report.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- |          |  |
|----------|--|
| BE13     | New development must harmonise with the existing street scene.   |
| BE15     | Alterations and extensions to existing buildings   |
| BE19     | New development must improve or complement the character of the area.  |
| BE20     | Daylight and sunlight considerations.  |
| BE21     | Siting, bulk and proximity of new buildings/extensions.  |
| 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.   |
| DMHD 1   | Alterations and Extensions to Residential Dwellings  |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5  | (2016) Quality and design of housing developments  |

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

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, and the level of impact on the residential amenity and light levels of the adjoining neighbours.

Policy BE15 requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

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

Section 3.0 of the Hillingdon Design and Accessibility Statement states extensions should always appear subordinate to the original house. In particular, the extension should not protrude too far from the rear wall of the original house, to protect the daylight and sunlight levels received by neighbouring properties. On detached houses on a plot more than 5 m wide, an extension up to 4.0 m deep is acceptable. If adjoining houses have deeper rear extensions, permission may be granted for an extension of a similar depth if it does not result in a loss of daylight, sunlight or outlook.

Section 8.0 Front Extensions, Porches and Bay Windows states Front extensions that extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself but also the street scene.

Paragraph 7.0 of the HDAS Loft Conversions states roof extensions should relate well to the proportions, roof forms and massing of the existing house and neighbours elsewhere. As a general rule the more visible a roof is from public areas of public open space, public roads and car parks and on corner plots, the more important it is that it be well designed. The extension must appear secondary within the roof in which it is to be set, as extensions that are as wide as the house can effectively create the appearance of a third storey. Dormer extensions to semi-detached dwellings must be set at least 300 mm below the main ridgeline, 500 mm above the eaves and set in from the flanks by at least 500 mm. On larger detached and semi-detached houses these set-ins should be increased to at least 1 m.

The proposal would result in an increase in the overall height of the property by 1.2 m and an overall increase in bulk of the property resulting from the increased width of the front elevation of the bungalow together with the raised roof, including dormers to either side. Whilst the extended bungalow would have a higher ridge height than both adjacent properties, it is considered that the dwelling as extended would not be out of keeping with the development within the street scene. The bungalows and chalet bungalows along Micawber Avenue have differing ridge heights and a number have had side dormers added. The existing dormers are set toward the rear half of the side roof slopes and by reason of their proposed size and design relative to the increased ridge height would appear proportionate along the roof slope. The proposal includes the conversion of the hipped roof to a gable roof to the rear. Given the detached nature of the dwelling and its position relative to the adjacent neighbours on either side it would not be visible when viewed from the public domain, and subsequently would not detract from the appearance of the original

dwelling and the visual amenities of the street scene and surrounding area.

The single storey rear extension by reason of its size, scale and siting would constitute a subordinate addition which would satisfactorily integrate with the appearance of the main dwelling.

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

The application site projects rearwards of the adjoining neighbours to either side, more so of No. 38a to the South, nevertheless it is considered the overall increase in the height would not result in an unacceptable loss of light and outlook for the adjacent property given it would maintain the existing separation gap from the shared side boundary and would not infringe a 45 degree angle from their nearest rear habitable aspects. The siting of 38A means that a 3.6 m deep single storey rear extension would appear as a 8 m extension, however given the separation gap between the two properties and the existing boundary treatment in the form of a dense hedgerow, it is considered that the proposal would not, on balance, unacceptably reduce the amount of daylight and outlook for these properties including 5 St Margarets Avenue and would not result in over-dominance. A single storey rear extension 5m deep under planning Ref: 10947/APP/2014/2759 was previously considered acceptable with regards to the impact upon the amenities of the adjoining neighbours, a smaller extension in this instance is considered acceptable. Similarly with regards to No. 42 adjacent to the North, given the proposed extension would be set back 4 m from the shared boundary, combined with its single storey composition and relatively low level height is considered to have an acceptable level of impact upon their amenities and light levels.

With regards to the adjoining row of properties positioned at a 90 degree angle to the South along St Margarets Avenue and 150 and 152 Harlington Road which abut the common boundary to the south, Paragraph 4.9 of the Hillingdon SPD: Residential Layouts states 'Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination. The distance provided will be dependant on the bulk and size of the building but generally, 15 m will be the minimum acceptable distance. It should be noted that the minimum 21 m overlooking distance will still need to be complied with.'

The application dwelling would continue to maintain a separation distance of approximately 20m with the row of the properties to the South fronting St Margarets Avenue, and a back to back distance in excess of 80 metres with 150 and 152 Harlington Road and as such would avoid possible over-domination and loss of privacy and overlooking. Furthermore all first floor flank windows including rooflights would continue to remain obscure glazed and fixed shut.

The proposed development would therefore accord with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the HDAS: SPD Residential Extensions (December 2008).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with

the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

After the construction of the rear extension over 100 square metres of garden space would be retained for the occupiers of the property. Therefore, sufficient private outdoor amenity space would be provided in accordance with Policy BE23 of the Hillingdon Local Plan:(November 2012) and HDAS Residential Extensions.

The proposed development would retain the existing parking arrangements in front of the principal elevation which meet the requirements of the Council's Adopted Parking Standards. Therefore, the scheme is deemed to be in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Taking the above into consideration, the application is recommended for approval.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

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

#### **REASON**

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers 1844-pl-01 Rev. C.

#### **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 38a



or 42 Micawber 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 HO6 Obscure Glazing**

The window(s) facing 38a and 42 Micawber Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**6 HO7 No roof gardens**

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

**REASON**

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

**INFORMATIVES**

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

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

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

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

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

September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 3 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

#### Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

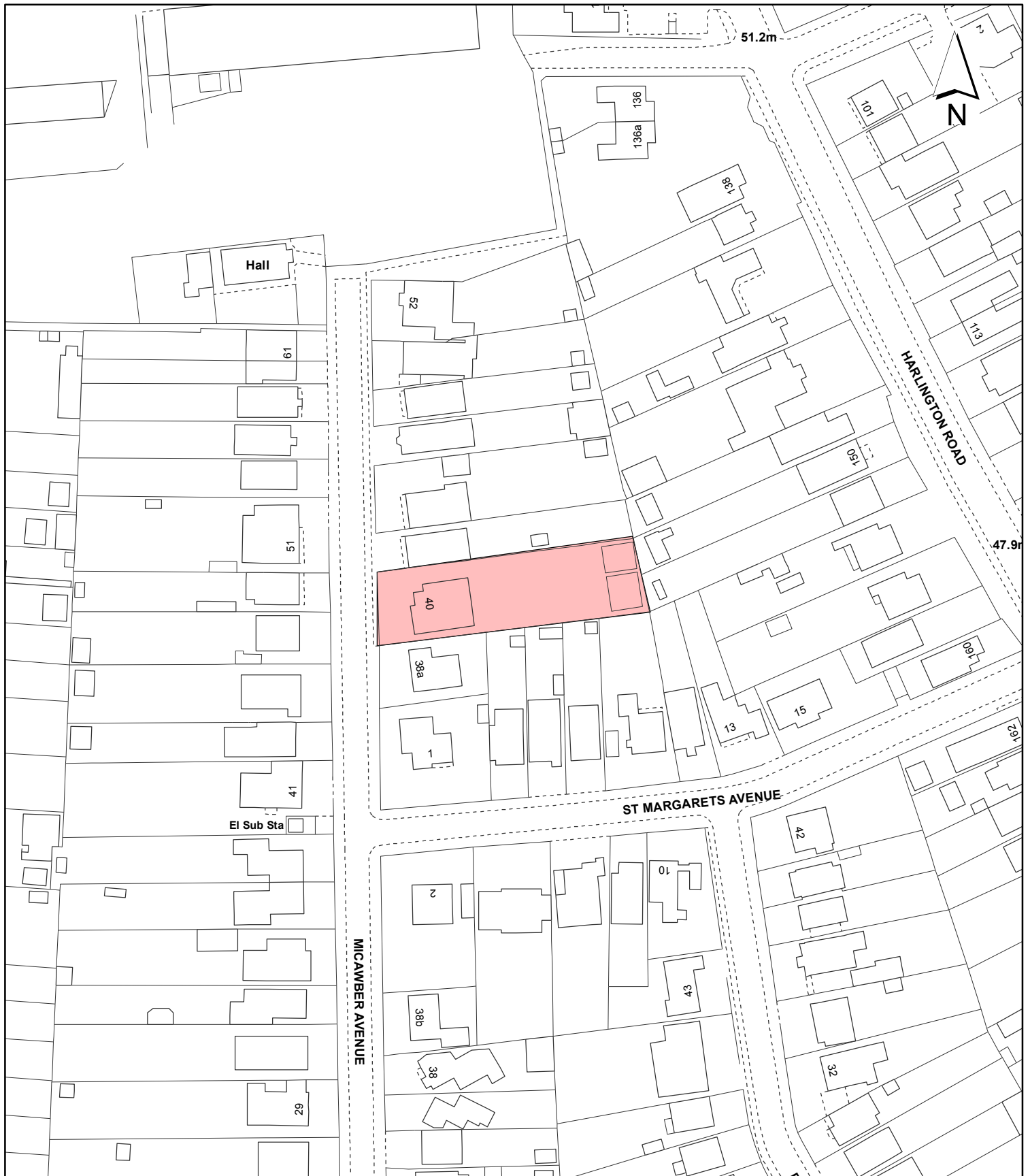
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or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

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Naim Poptani

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**40 Micawber Avenue**

Planning Application Ref:  
**10947/APP/2019/885**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South** Page 40

Date:  
**June 2019**

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



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

**Address** 64 SEATON ROAD HAYES

**Development:** Part two storey, part single storey rear extension involving demolition of existing garage

**LBH Ref Nos:** 74378/APP/2018/4238

**Drawing Nos:** 18/64/SRH/103B  
18/64/SRH/104A  
Location Plan (1:1250) Received 30-01-2019  
18/64/SRH/102  
18/64/SRH/101

**Date Plans Received:** 04/12/2018      **Date(s) of Amendment(s):** 04/12/2018

**Date Application Valid:** 30/01/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property comprises a two storey semi-detached house located on the western side of Seaton Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part single storey rear extension involving demolition of existing garage.

#### 1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application site.

### 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

3 neighbouring properties were consulted by letter dated 6.12.18 and a site notice was displayed to the front of the site which expired on 10.1.19.

1 letter of objection has been received raising concerns about the land ownership and red edged site area and the loss of light to kitchen window and patio.

Officer note: The applicant has submitted a revised red edged site plan and certificate of

ownership to address the inaccuracy of the originally submitted red edged site plan. Full re-consultation has since been carried out in respect of the revised red edged site plan.

Ward Councillor: Requests that the application is considered by committee.

Highways Officer:

It seems that the garage is the only provision for on-site parking the site benefits from. This provision will be lost upon implementation of the proposed works. Concerns are therefore raised with the loss of off-street parking thus resulting in displaced parking along the highway network. Mindful of the above, I would recommend that this application is refused on highway safety grounds.

Officer note: revised plans were submitted which address this concern and includes the provision of one parking space

Amended Highway Officer Comments:

The amended plans now show two spaces along the site frontage in an echelon based parking format. 'Manual for Streets' (1&2) guidance suggests that for echelon based parking, a manoeuvring distance of 3.6 metres is required. This is to ensure sufficient access and egress provision. Having assessed the revised plans, a manoeuvring distance of 3 metres can only be achieved thus deviating from this requirement.

Whilst an increase in on-site parking will be linked to the proposals, the proposed spaces are not deemed fit for purpose. It is therefore considered that this scheme will penultimately result in displaced parking along the highway network which will in turn cause traffic and road safety issues.

Mindful of the above, I maintain my position and recommend that this application be refused on highway safety grounds.

#### **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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.



BE23	Requires the provision of adequate amenity space.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours, and provision of off-street parking provision.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area. The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Section 3.0 Single Storey Rear Extensions states that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. A range of pitched roof types may also be acceptable and must not exceed 3.4 m in height. Section 6 Two Storey Rear or First Floor Rear Extension states that for semi-detached houses with a plot more than 5 m wide, an extension up to 3.6 m deep is acceptable. It is desirable that any two storey extension to a house with a pitched roof should also have a pitched roof. The new roof should appear subordinate to the original roof and so have a ridge height at least 0.5 m lower than the original roof. Poor designs and applications out of character with their surroundings will be rejected.

The proposed first floor rear extension would measure 3.6 m in depth which complies with the advice contained within the HDAS guidance. The roof of the proposed two storey element is set down from the ridge of the original dwelling, appearing subordinate in scale. The 4.5m depth of the proposed single storey rear extension would exceed the maximum 3.6m depth for rear extensions specified in paragraph 3.3 of the Council's adopted HDAS SPD: Residential Extensions (December 2008). However, paragraph 3.15 of the HDAS SPD gives guidance that a deeper extension could be permitted where there is an existing deep rear extension at an adjoining/adjacent property, and where the proposed rear extension would not have any adverse impact on the light and outlook at adjacent properties, and would not appear dominating and obtrusive in relation to neighbouring views. In this case, the adjoining property at Number 62 Seaton Road has been extended to the rear by way of a 6m rear extension and would not therefore have any impact on the occupants of this property. The occupants of Number 66 Seaton Road have raised some concerns that the extension would result in a loss of light and outlook to their rear facing windows and garden. However in view of the fact that a 45 degree line of sight from the nearest habitable room window would not be compromised, as the nearest window and doorway of no. 66 serve the bathroom and kitchen of that property, and also having regard to the separation between the two properties by virtue of the shared driveway (some 3m), it is considered that the proposed extensions would not result in an unacceptable loss of light

or outlook to the occupants of this property. In summary it is considered that the proposed extension would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 3.13 of the HDAS recommends that a four bedroom house should retain at least 100 sq.m of usable garden space. The proposed extension within the curtilage of the site would retain 134 sq.m rear garden space, the proposal complies with HDAS Guidance. Therefore it would not have a negative impact upon amenity, in terms of its shape and size the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policy.

It is noted that the proposal involves the removal of the garage. Concerns have been raised in terms of the impact on the adjoining garage. In the event of an approval an informative could be added drawing the applicants attention to the Party Wall Act.

The neighbour has also raised concerns about drainage which is not a planning matter.

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

The proposal would involve the loss of the garage. The applicant has submitted revised plans showing 1 off street parking space within the frontage and an amendment to the internal layout which retains its 3 bedrooms. Concerns were initially raised in respect of the loss of the existing parking within the site. It is noted however that the existing garage has an internal width of approximately 2m and is not therefore considered a suitable parking space. The submitted plans indicate the provision of a single parking space within the frontage. The proposals do not generate a requirement for additional on site parking and the application is considered acceptable in accordance with policies AM7 and AM14 of the Local Plan.

The application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1** HO1 Time Limit

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

#### **REASON**

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

**2** HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 18/64/SRH/103B and

18/64/SRH/104A.

**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 62 or 66 Seaton Road.

**REASON**

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

**5 HO7 No roof gardens**

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

**REASON**

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

**6 HO10 Front Garden Landscaping**

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2016).

**INFORMATIVES**

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

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

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

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

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

## Standard Informatives

- 1 The decision to 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:

AM7 Consideration of traffic generated by proposed developments.  
AM14 New development and car parking standards.  
BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

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

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

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

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

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

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

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

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

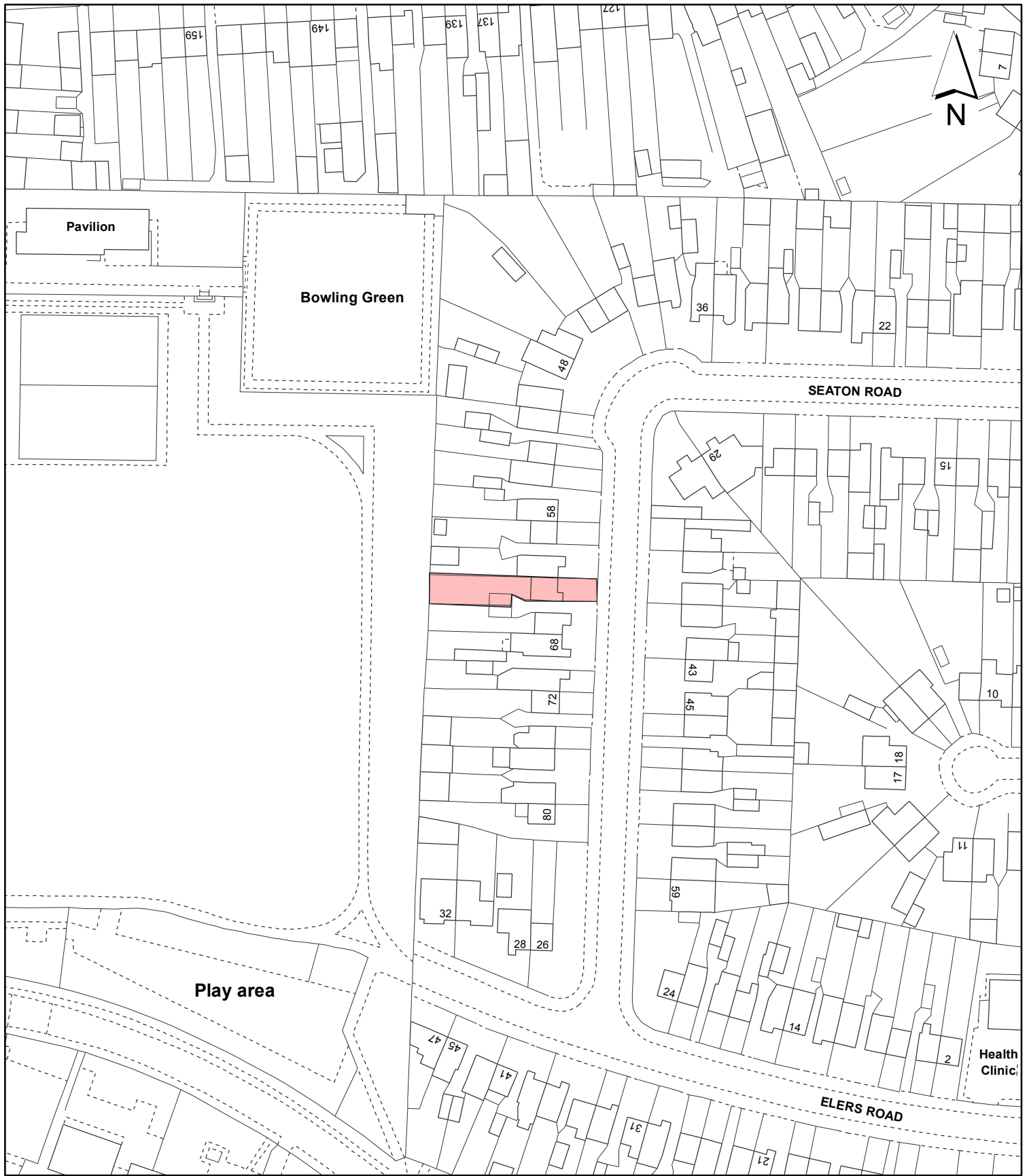
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**64 Seaton Road  
 Hayes**

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

Planning Application Ref:  
**74378/APP/2018/4238**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**





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

**Address** THE STABLE BENBOW WAYE COWLEY UXBRIDGE

**Development:** Erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings

**LBH Ref Nos:** 45830/APP/2019/505

**Drawing Nos:** Design and Access Statement  
4195/01  
Location Plan (1:1250)  
Preliminary Bat Roost and Nesting Bird Assessment

**Date Plans Received:** 12/02/2019      **Date(s) of Amendment(s):**  
**Date Application Valid:** 14/02/2019

### 1. **SUMMARY**

The application seeks planning permission for the erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings and follows a recent scheme allowed on appeal for a replacement dwelling with the same footprint, but including a first floor. Given the appeal decision, the current proposal, for a lower replacement dwelling, is considered to be acceptable subject to appropriate conditions. Accordingly the application is recommended for conditional approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1      RES3      **Time Limit**

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

#### REASON

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

#### 2      RES4      **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 4195/01 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3      RES7      **Materials (Submission)**

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

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

photographs/images.

#### REASON

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

#### **4 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)

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

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Hard Surfacing Materials
3. Details of Landscape Maintenance

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

#### 4. Schedule for Implementation

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

#### REASON

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

#### **6 RES14 Outbuildings, extensions and roof alterations**

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

#### REASON

To protect the character and appearance of the area and the open appearance of the Green Belt in accordance with policies OL4, BE13, and BE19 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7 NONSC Non Standard Condition**

Mitigation measures in respect of protected species shall be put in place as set out in the preliminary bat roost and nesting bird assessment prepared by Acer Ecology and dated January 2018.

#### REASON:

To ensure the protection of species located within the Nature Conservation Site of Metropolitan or Borough Grade I Importance. The proposal in accordance with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan (2016) and the NPPF.

### **INFORMATIVES**

#### **1 I47 Damage to Verge - For Council Roads:**

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

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

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

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

**2            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).

**3            I53                    Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology
LPP 7.16	(2016) Green Belt
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.21	(2016) Trees and woodlands
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
NPPF- 13	NPPF-13 2018 - Protecting Green Belt land
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

**4 159 Councils Local Plan : Part 1 - Strategic Policies**

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

**5 170 LBH worked applicant in a positive & proactive (Granting)**

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

**6 173 Community Infrastructure Levy (CIL) (Granting Consent)**

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

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

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

**7**

The applicant should note that a weight restriction of 10 tonnes exists on the bridge over the nearby canal. The developer should ensure that vehicles over 10 tonnes are not used during the construction process.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site forms part of the Cowley Lock Conservation Area and the proposed Colne Valley Archaeological Priority Zone (APZ). Furthermore it is located within designated Green Belt land and Nature Conservation Site of Metropolitan or Borough Grade I Importance.

The site is accessed from the East via a small historic bridge over the Grand Union Canal. To the West of the site lies the River Colne and Fray's River. The surrounding area is predominantly rural in nature with open land defining the landscape. Whilst it is duly noted that the area to the East of the Grand Union Canal comprises of suburban housing estates the area to the West of the Canal differs greatly.

#### 3.2 Proposed Scheme

The application seeks planning permission for the erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings.

#### 3.3 Relevant Planning History

45830/APP/2017/2944      The Stable Benbow Way Cowley Uxbridge

Two storey, 3-bed detached dwelling house, involving demolition of existing mobile home

**Decision:** 26-09-2017      Refused

**Appeal:** 30-11-2018      Allowed

#### Comment on Relevant Planning History

45830/APP/2017/2944 - Two storey, 3-bed detached dwelling house, involving demolition of existing mobile home was refused for the following reasons:

1. The residential development represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the permanent residential use which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (2016), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The proposal, by reason of its size, scale, bulk and design, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Cowley Lock Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016), the adopted Supplementary Planning Document HDAS: Residential Layouts and the NPPF.

3. The applicant has failed to demonstrate that the proposal would not have an adverse

impact upon protected species located within the Nature Conservation Site of Metropolitan or Borough Grade I Importance. The proposal would thus Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan (2016) and the NPPF.

4. The application is not supported by sufficient information to assess the impact of the proposed development on the Archaeological Priority Zone, a heritage asset and as such is considered unacceptable and is therefore in conflict with Paragraph 128 of the NPPF and Policy 7.8 of the London Plan (2016).

An appeal was subsequently allowed and is discussed in the sections below.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- 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.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2016) Increasing housing supply

- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.4 (2016) Local character
- LPP 7.8 (2016) Heritage assets and archaeology
- LPP 7.16 (2016) Green Belt
- LPP 7.19 (2016) Biodiversity and access to nature
- LPP 7.21 (2016) Trees and woodlands
- 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
- NPPF- 13 NPPF-13 2018 - Protecting Green Belt land
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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

**5.1** Advertisement Expiry Date:- **3rd May 2019**

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

## **6. Consultations**

### **External Consultees**

A site notice was displayed to the front of the site which expired on 20.3.19. No response received.

Historic England:

Although within an Archaeological Priority Zone this application is too small-scale to be likely to cause significant harm. I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

No further assessment or conditions are therefore necessary.

### **Internal Consultees**

Landscape Officer:

This site is occupied by an old mobile home and a collection of outbuildings situated in a field to the west of the Grand Union Canal. The plot is accessed via a bridge over the canal from Benbow Way. The existing home is well screened from public view by a tall hedge of mixed evergreen and deciduous species. The site lies within the Cowley Lock Conservation Area, a designation which protects trees and is a SINC, Site of Metropolitan or Borough Grade 1 Importance. It also lies within designated Green Belt land.

COMMENT: The site has been the subject of several applications, including 2017/2944, which was refused but allowed at appeal. The current application includes a Preliminary Bat Roost and Nesting Bird Assessment by Acer Ecology. The survey identifies no evident impacts on birds or bats, but makes detailed recommendations in section 5 of the report regarding precautionary measures and guidance for action to take if bats are found during the works. If the application is recommended for approval, conditions should be imposed to ensure that the development protects and enhances the



character and appearance of the Conservation Area.

RECOMMENDATION: No objection subject to pre-commencement condition RES8 and post-commencement conditions RES9 (parts 1, 2 and 5) and RES10.

Highways Officer:

The application site is located along the western section of Benbow Way, a no through road which hosts access to a number of unclassified roads. The site itself is accessed via a bridge which can accommodate vehicles weighing up to 10 tons.

You will be aware that this application follows that associated with ref, 45830/APP/2017/2944 which the Highway Authority raised no objections to. The application was later refused by the Local Planning Authority however subsequently allowed at appeal on a notice dated 30th November 2018.

The current proposals comprise the demolition of the existing mobile home and outbuildings in order to accommodate a 2-bed bungalow with associated parking provision.

Given the very nature of the proposals in that the site is not expected to generate additional trips to and from the site and that the existing access will be retained with car parking being policy compliant, I do not consider this application to have adverse impacts upon the safety and convenience of the highway network.

It should be noted that as a result of the bridge 10 ton weight limit, the applicant will be required to submit a Construction Management Plan in order to demonstrate how construction vehicles will be entering and leaving the site. I would also require 2 secure and covered cycle parking spaces to be conditioned. I trust you at the Local Planning Authority will secure this by way of condition.

Mindful of the above, I do not have any objections to this application with regard to highway impacts.

Officer Comment: The bridge has an enforceable 10 tonne weight limit and a condition would not be of benefit. An informative is recommended to remind the applicant that the bridge has a weight restriction.

Conservation Officer:

The site forms part of the Cowley Lock Conservation Area and the proposed Colne Valley Archaeological Priority Zone (APZ). Furthermore it is located within designated Green Belt land and Nature Conservation Site of Metropolitan or Borough Grade I Importance.

This application is for a smaller dwelling than previously approved on appeal for application 45830/APP/2017/2944. It is slightly larger on footprint and significantly lower in height. It is reduced from a 3 bed two-storey building to a 2 bed single storey.

The proposed bungalow is considered generally acceptable in principle. There are a few design observations which would improve the character of the building and its impact on its open, rural setting of the conservation area.

The areas of concern are:

- the areas of blank wall, particularly to the rear/south elevation and to the east side elevation, but also to the right of the front door,
- the disparity in the roof form between the front and rear.

It is felt these concerns can easily be addressed by:

- The addition of some small windows for example: two to the rear elevation, that's one in each of the rear rooms; one on the east elevation, in the front bedroom; and one to the front in the utility.
- Changing the rear gable to a full or part hip, perhaps finishing the hip at the same height as the apex of the cross wings to mirror the roof form to the front.

The effect of these changes would be to soften the building in its landscape, create adequate interest on all elevations, and improve the interaction between internal and external space on all sides and with the wider setting.

External materials would require approval prior to construction.

## **7. MAIN PLANNING ISSUES**

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

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) specifies that any proposals for development in Green Belt will be assessed against National and London Plan policies, including the 'Very Special Circumstances' test.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It specifies that planning permission will not be granted for new buildings or changes of use of existing land or buildings, which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

The London Plan Policy 7.16 (2016) reaffirms that the strongest protection should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

Paragraph 133 of the NPPF (2018) states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 134 of the NPPF states:

Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and

any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 145 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

-not have a greater impact on the openness of the Green Belt than the existing development; or

-not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The previous application was refused on the basis that it represented inappropriate development within the Green Belt. In considering this, the Inspector in the recent appeal decision stated:

"The National Planning Policy Framework (the Framework) is clear at Paragraph 144 that substantial weight should be given to any harm in the Green Belt. Paragraph 145 states that the construction of new buildings in the Green Belt should be regarded as inappropriate, listing a number of exceptions. Among the exceptions set out is, at d), the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

The floor area of the original mobile home is 70 m<sup>2</sup>, and as extended is 106 m<sup>2</sup>. The proposed house would have an overall floor area of 147 m<sup>2</sup>. This would represent an increase in floor area of 106% over that of the original building, and 38% over the extended mobile home.

The findings of the High Court in *Tandridge DC v SSCLG & Syrett* [2015] EWCH2503 were that provided the inspector considers the relationship of the buildings to each other, and to the issue of openness, and does not simply undertake an arithmetical exercise, regardless of the relationship of the buildings to themselves and to the openness of the Green Belt, there is no reason in principle why the objectives of Green Belt policy cannot be met by the application of the exception listed in the fourth bullet point of paragraph 89 of the 2012 Framework to a group of buildings as opposed to a single building. This bullet point corresponds to part d) of paragraph 145 of the current Framework, relating to replacement buildings.

The floor space calculations do not appear to factor in the large and small sheds adjoining the mobile home, which would also be removed as a result of the development. They are clustered close to the rear of the appeal building and appear to relate to its domestic use. The more sprawling group created by the host building, its extensions and these sheds contrast unfavourably with the more compact footprint of the proposed house in terms of the effect on openness. Therefore, taking into account the approach set out in the *Tandridge* case, to which I give significant weight, I conclude that the floor space of the sheds could also legitimately be taken into account as part of the calculations in this case.

As the test set out in the Framework is whether the proposed building would be materially larger than that which it replaces, rather than the original, unextended, building, it appears to me that the increase in floor area, taking into account that of the sheds, would not be a

materially greater one. Consequently, I conclude that the development would be not inappropriate within the Green Belt."

Given that the floor area of the proposed bungalow would be 147 square metres which is the same as that previously considered appropriate by the Inspector, the current proposal is considered to represent appropriate development within the Green Belt. The impact upon the openness of the Green Belt is discussed in the Green Belt Section below.

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

Policy 3.4 of the London Plan (2016) 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**

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 application site forms part of the Cowley Lock Conservation Area and the proposed Colne Valley Archaeological Priority Zone (APZ). The site is accessed from the East via a small historic bridge over the Grand Union Canal. To the West of the site lies the River Colne and Fray's River. The surrounding area is predominantly rural in nature with open land defining the landscape. Whilst it is duly noted that the area to the East of the Grand Union Canal comprises of suburban housing estates the area to the West of the Canal differs greatly. The site as existing comprises of various structures including a static mobile home which has been extended on two sides.

The Inspector in the recent appeal concluded:

"The Cowley Lock Conservation Area is focused on the Grand Union Canal and the waterways and sites around it, and includes sites related to historic activities such as milling and farming. As a consequence its special character and appearance and significance lie in the presence of the canal and historic structures relating to its operation, and to other functional buildings relating to water management and exploitation, and in the picturesque qualities of the water and surrounding lush vegetation. The canal forms an important route and visual corridor through the conservation area.

The appeal site is set back from the canal behind a site relating to residential moorings, and only the functional stable and workshops can be seen over the gate. The existing mobile home is of no particular architectural merit, and is already fronted by a hard surface for parking vehicles. Therefore, the appeal dwelling would be replacing an existing domestic form and layout in the otherwise rural and industrial setting, which would be largely shielded from key views along the canal towpath by this siting and by the high conifer hedge bounding the site on that side. There is also a large area of new housing

located to the north of the appeal site, close to the canal and visible from the towpath.

Consequently I conclude that the development would have little effect in terms of introducing an additional residential element to the area, and would not be conspicuous in key views along the canal corridor. Its effect on the character and appearance of the Conservation Area would therefore be neutral, and there would be no harm to its significance. There would be a small benefit in replacing the mobile home with its piecemeal extensions and dilapidated sheds with a single house to a coherent design.

Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks development which improves and maintains the quality of the built environment, and there would be no conflict with this. Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) seeks to conserve and enhance the historic landscape of Hillingdon, and the development would not be in conflict with this either.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks new development within or on the fringes of conservation areas which preserves or enhances those features which contribute to their special architectural and visual qualities and there would be no conflict with this. Nor would there be conflict with the requirements of policies BE13 and BE19, and the advice in the Adopted Supplementary Planning Document Hillingdon Design and Accessibility Statement: Residential Layouts 2006 in respect of securing development which harmonises with the character of the area.

Policy 7.8 of the London Plan seeks development which conserves the significance of heritage assets and their settings, and the appeal development would be in accord with this."

The application site is located within the Colne Valley Archaeological Priority Zone (APZ) as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The National Planning Policy Framework (Section 12) and the London Plan (2016) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. The Inspector, in the recent appeal concluded:

"Paragraph 189 of the Framework is clear that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, developers should submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Although no such assessment or evaluation has been made, this is a matter capable of being addressed by a condition securing the approval of a written scheme of investigation which secures a scheme of work which addresses the necessity of field evaluation and recording. Consequently, I conclude that the lack of a desk based assessment at this stage is not, in itself, a sufficient reason for dismissing the appeal.

The development does not, therefore, conflict with the provisions of the Framework, nor with those of Policy 7.8 of the London Plan in respect of heritage assets."

It is noted, however, that Historic England have confirmed that this application is too small-scale to be likely to cause significant harm and that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. Historic England have confirmed no further assessment or conditions are therefore necessary.

Given the findings of the Inspector, and the response from Historic England, the single storey replacement dwelling is considered to conserve the significance of the heritage assets.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Concerns were raised during consideration of the previous application, that the increased height and bulk of the two storey replacement dwelling would detract from the openness of the Green Belt. In response to this concern the Inspector concluded:

"Paragraph 133 of the Framework is clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open.

However, in *Lee Valley Regional Park Authority, R (on the application of) v Epping Forest District Council & Anor (Rev 1) [2016] EWCA Civ 404*, the Court of Appeal concluded that where development is found to be 'not inappropriate' applying paragraphs 89 or 90 of the 2012 Framework, it should not be regarded as harmful either to the openness of the Green Belt or to the purposes of including land in the Green Belt (para 17 of the judgement). These correspond to paragraphs 145 and 146 of the Framework 2018.

Consequently, it is not necessary to consider any further the issue of openness."

It is also noted that the current proposal reduces the overall height and bulk of the replacement dwelling to remove the second storey, whilst maintaining the allowed floor area of 147 square metres. As such it is considered that the proposed replacement dwelling would not be injurious to the openness of the Green Belt.

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

The issues are addressed in the sections above.

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

Policies BE20, BE21 and BE24 collectively seek to preserve the residential amenity of both the occupants of the new dwelling and neighbouring dwellings. This is achieved by ensuring adequate daylight and sunlight is allowed to penetrate into and between, and that by virtue of the siting, bulk and proximity development would not result in a significant loss of residential amenity (BE21) and that the designs of new buildings protect the privacy of the occupiers and their neighbours (BE24).

The application site enjoys a relatively isolated location with no nearby residential properties. The proposal would not result in an unacceptable loss of light, outlook or privacy to occupants of neighbouring properties.

#### **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. A two bedroom single storey house is required to provide an internal floor area of 70 square metres which the proposal complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2016).

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

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

There is sufficient space within the site to provide parking in line with the Council's parking standards and the proposal would not result in a material increase in traffic movements to justify any highway safety concerns. As such, subject to a condition requiring the submission of a management plan to control construction traffic over the weak bridge, the proposal is considered acceptable in accordance with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

The issues are addressed in the sections above.

#### **7.12 Disabled access**

No accessibility concerns are raised.

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

Not applicable to this application.

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

The application site is located within a Nature Conservation Site of Metropolitan or Borough Grade I Importance. Policy 7.19 of the London Plan (2016) requires that development proposals on sites of Importance for Nature Conservation should give the highest protection to Sites of Metropolitan Importance.

This revised application is supported by the same ecological report as submitted with the previous scheme where the Inspector concluded:

"An assessment of bat roosts and nesting birds has been submitted, which has concluded that it would be unlikely that the development would have any direct impact on bats or their roosts, and that it would be possible to avoid adverse impacts to nesting birds provided precautionary measures are implemented at the time of works. These are issues capable of being secured by condition. Consequently, I conclude that the development would be capable of making adequate provision for the protection of protected species."

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The Council's Landscape Officer has advised that trees on this site are protected by virtue of their location within the Cowley Lock Conservation Area. No trees will be directly affected by the proposal. Subject to conditions, the proposal is considered acceptable in accordance with Policy BE38.

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

The submitted plans indicate the siting of a waste collection area.

#### **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**

The comments received are addressed in the sections above.

#### **7.20 Planning obligations**

CIL

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues raised.

### **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**

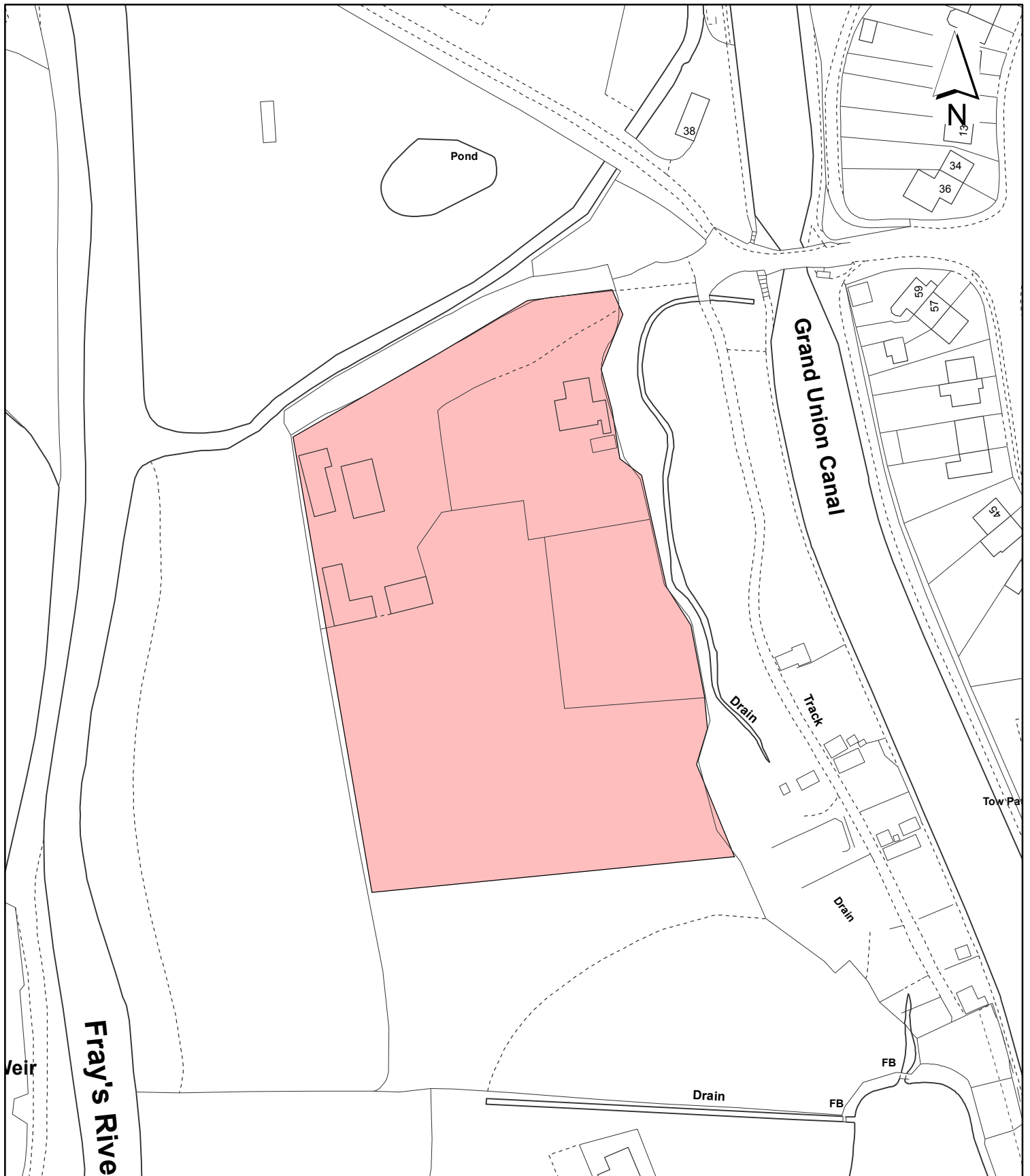
The application seeks planning permission for the erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings and follows a recent scheme allowed on appeal for a replacement dwelling with the same footprint, but including a first floor. Given the appeal decision, the current proposal, for a lower replacement dwelling, is considered to be acceptable subject to appropriate conditions. Accordingly the application is recommended for conditional approval.

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

The London Plan (2016).  
Hillingdon Local Plan Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Mayor of London's Housing Supplementary Planning Guidance (November 2012)  
Housing Standards Minor Alterations to The London Plan (March 2016)  
Parking Standards Minor Alterations to The London Plan (March 2016)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**The Stable  
 Benbow Way  
 Cowley  
 Uxbridge**

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

Planning Application Ref:

**45830/APP/2019/505**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
 LONDON

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

**Address** LAND REAR OF 65-75 WORCESTER ROAD COWLEY

**Development:** Demolition of existing garages and erection of 2 x 2-bedroom and 2 x 3-bedroom dwellinghouses with associated hard and soft landscaping, car parking, refuse storage and amenity space and relocation of existing electricity substation.

**LBH Ref Nos:** 73918/APP/2019/795

**Drawing Nos:** Planning, Design and Access Statement  
ALL-18-253-P01  
ALL-18-253-P02  
ALL-18-253-P03  
ALL-18-253-P04  
ALL-18-253-P05  
Arbtech AIA 01  
AAL-18-253-P07

**Date Plans Received:** 07/03/2019

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

**Date Application Valid:** 25/03/2019

### 1. SUMMARY

This application seeks planning consent for the demolition of existing garages and the erection of 4 (2 x 2 bedroom and 2 x 3 bedroom) dwellinghouses with landscaping and car parking.

The existing garages are underused or vacant and the proposal seeks to redevelop the site with a size and scale of development that is characteristic of the surrounding area. The development provides adequate car parking and external amenity space. Whilst the proposal is greater in height than the existing garages, its footprint is limited and it would not be detrimental to the adjoining area of special local character or the amenity of neighbouring residents. It is therefore recommended that this application is approved subject to appropriate conditions.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 RES3 Time Limit

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

#### REASON

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

#### 2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers ALL-18-253-P02, ALL-18-253-P03, ALL-18-253-P04, ALL-18-253-P05 and Arbtech AIA 01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

**3 RES5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified Design and Access Statement. Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

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

**4 RES6 Levels**

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 RES7 Materials (Submission)**

Prior to works above damp course proof level, details of all materials and external surfaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

**6 RES8 Tree Protection**

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

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

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. 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)

### **7 RES9 Landscaping (including refuse/cycle storage)**

Prior to works above damp course proof level, details of a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

#### 1. Details of Soft Landscaping

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

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

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

#### 2. Details of Hard Landscaping

2.a Refuse Storage (to be covered and secure) including a management plan

2.b Parking to provide 8 spaces including 1 disabled parking space, demonstrate that parking spaces are served by 1 active electric vehicle charging point and 1 passive electric vehicle charging point and 1 motorcycle/scooter parking space

2.c Hard Surfacing Materials (permeable paving)

2.d Means of enclosure/boundary treatments

2.e External Lighting

#### 3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

#### 4. Schedule for Implementation

Thereafter the approved details shall be implemented prior to first occupation of the flats in full accordance with the approved details and shall be retained thereafter.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 5.8 (Innovative energy Technologies), 6.13 (Parking) and 5.17 (refuse storage) of

the London Plan (2016).

**8 RES13 Obscure Glazing**

The windows facing 65-75 Worcester Road, 50-54 Clammas Way and 2 Clayton Way shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

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

**9 RES14 Outbuildings, extensions and roof alterations**

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

**REASON**

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

**10 RES15 Sustainable Water Management**

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan (2016) and will:

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

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

**REASON:**

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

**11 RES22 Parking Allocation**

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

**REASON**

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

**12 RES24 Secured by Design**

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

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3.

**13 RES26 Contaminated Land**

(i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any

such requirement specifically and in writing.

**REASON:**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**14 RES18 Accessible Units**

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

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments



OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2016) Increasing housing supply
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 6.10	(2016) Walking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

### **3            I2            Encroachment**

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

### **4            I5            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

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

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

### **6            I15            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

**7 148 Refuse/Storage Areas**

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

**8 160 Cranes**

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

**9**

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

**10 123 Works affecting the Public Highway - Vehicle Crossover**

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

**11**

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

**12**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We

have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2012, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is situated on the northern side of Worcester Road and comprises 35 single storey garages. Of the 35 garages, 10 garages were commercially let and a further 14 were used for housing storage. Most of the garages are in poor condition with damp problems, vegetation growing over the corrugated asbestos cement roofs and several have the old wooden doors that are beyond their useful life. There is a history of fly tipping, vandalism and anti social behaviour on this site.

The site benefits from access (approximately 3.2m width) off Worcester Road. The surrounding area is residential in character and appearance comprising mainly semi-detached and terraced two storey properties.

The site does not lie within a conservation area nor are there listed buildings within the vicinity of the application site. The application site is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The proposal seeks planning consent for the demolition of the existing garages and the construction of 4 (2 x 2 bedroom and 2 x 3 bedroom) dwellinghouses with associated amenity space, car parking and landscaping.

Each dwelling is proposed to be provided with an east facing rear garden measuring at least 84 sq.m and 2 dedicated car parking spaces for each of the new dwellings.

#### 3.3 Relevant Planning History

73918/APP/2018/2427      Garages Adjacent To 61/63 Worcester Road Cowley

Permission in Principle application for Gated development with terrace of 4 x 3B5P Houses including parking and relocation of substation.

**Decision:** 19-07-2018      Withdrawn

73918/APP/2018/3038      Land Rear Of 65-75 Worcester Road Cowley

Demolition of garages and the erection of 4 x 3 bedroom dwellinghouses with associated parking and landscaping

**Decision:** 06-02-2019      Refused

#### Comment on Relevant Planning History

An application was refused under planning ref: 73918/APP/2018/3038 for the following reason:

The proposed development, by virtue of its size, scale, bulk and height, would be detrimental to the amenities of the adjoining occupiers at 71 and 73 Worcester Road by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

This application seeks to overcome the reason for refusal by reducing the height, bulk and massing of the buildings on either end of the development.

An overshadowing diagram has been provided by the applicant which clarifies that the proposed development would not result in overshadowing to the properties on Worcester Road or Clammas Way. The proposal would result in limited overshadowing to the very end of the garden of No. 54 Clammas Way.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
  
- H4 Mix of housing units
- H5 Dwellings suitable for large families

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

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

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

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

## **6. Consultations**

### **External Consultees**

The application was consulted on between 29-03-2019 and 28-04-2019. 11 objections were received from neighbouring residents. The comments can be summarised as follows:

- The proposal is by far better than the previous invasive plan however the habitable accommodation within the 3 bedroom units would continue to tower over the gardens of Maygoods
- The proposal makes no mention of the impact of the proposal on the gardens of Maygood
- The home owners of Maygood require little disruption as possible
- There has been no mention of asbestos clearance
- The existing site is a mess with rodents running around
- How will neighbouring gardens be cleared of debris
- There is no mention of construction disruption during the construction period
- The proposal is likely to result in the loss of power to neighbouring residents
- There is no mention of emergency vehicles being able to access the site
- Once again, this should be seen by planning committee
- Worcester Road is heavily congested

- The new building would cause overshadowing
- The proposal would result in harm to the children of the nearby primary school
- The document is contradictory it notes the garages are unused and used for criminal activity and then there will be less cars with the 8 allocated parking spaces rather the 35 garages with no cars
- With regard to the relocation of the sub station I assume the owners of the houses this impacts would be compensated for the loss of value due to this re location
- This Generally would lead to a deterioration in the quality of life to an unacceptable level and exceed the EU guideline on pollution ( Noise and Air ) during the build
- This would affect the property price of existing houses as the substation would be located at the bottom of the garden

Officer comment: the objections raised are discussed within the main body of the report.

## STATUTORY CONSULTEES

Historic England

- No comment on this application.

### **Internal Consultees**

Access Officer

No objection to this application, should the application be approved, Any grant of planning permission should include the following condition:

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

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

Refuse and Recycling Officer

Suitable for waste and recycling requirements.

Previously under a similar application.

Highways

You will be aware that this application follows that contained under ref, 79318/APP/2018/3038 which the Highway Authority raised no objections to subject to conditions. The application was subsequently refused by the Local Planning Authority on a notice dated 7th February 2019.

This current application proposes a slight reduction in the quantum of development compared to that previously sought. Proposals comprise 2 x 2-bed and 2 x 3-bed units with associated car parking provision.

As mentioned in my previous response, the site was historically owned by the London Borough of Hillingdon who had provided garages to cater for the residential parking demand in the area. It is my understanding that due the lack of demand and use locally, the garages have since been decommissioned.

Nevertheless, it is expected that the number of traffic movements generated as part of this scheme

will be lower when compared to that historically associated with the site. On this basis the Highway Authority would raise no concerns with the use of the existing access.

Upon reviewing the PTAL rating for the proposed development using the Transport for London WebCAT service, it is indicated that the site has 'very poor' access to public transport with a PTAL rating of 1B. It is therefore likely that an emphasis will be placed on the private car.

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards. On this basis, when considering the quantum of development, it is required that this proposal provide 8 parking spaces within the confines of the site. The submitted site plan depicts no onsite parking provision. I would therefore request this be secured by way of condition.

In accordance with the London Plan minimum standards, 8 secure and covered spaces are required (2 spaces per unit). The proposals seek 1 space per unit thus providing a shortfall of 4 spaces. I trust this can be secured by way of condition.

In terms of waste and recycling provision, this is to accord with that contained within the previous planning application where the Council's Waste Strategy team raised no objections.

Mindful of the above, I do not have any objections to this application subject to the above mentioned points and a construction logistics plan being conditioned as part of any consent that you may grant.

#### Flood Water Management

No change from previous comments at this site. The site provides no detail of the landscaping and external works to the site, this is critical to ensure the appropriate integrated drainage and landscaping design. All hardsurfacing areas should be permeable and the new homes directed to soakaways, suitable plans to demonstrate this is required by way of a condition:

#### Suggested condition:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site by providing information on: a) Suds features: i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided, ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change. This rate should be presented per hectare as well as the total for the whole site. iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated). iv. Where infiltration techniques (soakaway) a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate). b) Minimise water use. i. incorporate water saving measures and equipment. ii. provide details of how rain and grey water will be recycled and reused in the development. c) Long Term Management and Maintenance of the drainage system. i. Provide a management and maintenance plan ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC). lii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required. iii. Clear

plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

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

## **7. MAIN PLANNING ISSUES**

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

Policy 3.3 of the London Plan (2016) requires the London Borough of Hillingdon to deliver 559 each year. Policy 3.4 of the London Plan (2016) seeks to ensure that 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 relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site lies within an established residential area, the use of the site to provide residential use is a material consideration in favour of the development subject to all other material planning considerations being acceptable.

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

London Plan (2016) Policy 3.4 requires development to optimise housing output for different locations taking into account local context and character, design principles set out in London Plan (2016) Chapter 7 and public transport capacity. Table 3.2 provides the density matrix in support of this policy. The site has a 'suburban' setting with a low PTAL rating of 1b. The density matrix therefore suggests a residential density in the region of 150-200 habitable rooms per hectare for this location. It is considered that though the proposal provides slightly less habitable rooms than expected within the London Plan (133 hrph), given the constraints of the site, this development is considered to provide an appropriate level of accommodation for this suburban setting.

### **UNIT MIX**

London Plan Policy 3.8 and the Mayor's Housing SPG expect new developments offer a range of housing choices, in terms of the mix of housing sizes and types. The most recent Strategic Housing Market Assessment (2016) demonstrates there is a great need for family housing. This application is considered to deliver an appropriate mix of units within this suburban location for which there is an identified need and as such this is a material consideration that weighs in favour of this application.

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

The application does not lie within a conservation area nor are there listed buildings within the vicinity of the site. The merits of the proposed design are discussed in Section 07.07 of this report ('Impact on on the character & appearance of the area').

### **7.04 Airport safeguarding**

Not applicable to this development.

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

Not applicable to this development.



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

Policy BE13 of the Hillingdon Local Plan: Part Two (November 2012) states that new development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE19 of the Hillingdon Local Plan: Part Two (November 2012) seeks to ensure that development within existing residential areas complements or improves the amenity and character of the area.

The Orchard Drive, Hamilton Road, Clayton Way Area of Special Local Character (ASLC) is situated on the north eastern boundary of the site. The proposal seeks to provide 2-storey terraced houses with habitable accommodation within the roof space of two of the houses. It is considered the overall scale and massing of the proposal would not impact unduly on the area of special local character.

It is acknowledged that the proposed dwellings could potentially be glimpsed from the gaps between buildings on Clammas Way. For this reason, details of the proposed brick, bonding and roof materials is required to be submitted to ensure the proposal does not harm the setting of the adjacent Orchard Drive, Hamilton Road, Clayton Way ASLC.

The proposed dwellings at 2 and 2.5 storeys are of a similar height to the existing properties surrounding and are thus considered to be of an appropriate scale that would not appear out of keeping with the dwellings on either Clammas Way or Worcester Road. It is considered to contribute to a positive relationship between it and the natural underlying landform and topography. It would sit comfortably within this context.

The proposed design includes appropriate brickwork which is broken up with the use of some render and timber cladding. The proposed materials complement the local architectural character of the area, replicating details found on Clammas Way and Worcester Road.

Boundary treatment including paving and landscaping into the site is secured by way of a condition to ensure the proposal provides an attractive, convenient and safe access to the site for its future residents and minimises opportunities for anti-social behaviour.

Overall the proposal the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two (November 2012).

## **7.08 Impact on neighbours**

Policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15 metres is required, although this distance will be dependent on the extent and bulk of the buildings. The Council's HDAS further provides guidance in respect of privacy, in particular, that the distance between habitable room windows should not be less than 21 metres. In this regard, the proposed unit windows are separated from other dwelling windows by more than 21 metres, which is consistent with the Council's Supplementary Planning Guidance.

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

The existing dwellings on Clammas Way and Worcester Road enjoy a north/south aspect.

The proposed dwellings are proposed to be orientated to provide its occupiers an east/west aspect. The closest facing window on Hamilton Road is some 50 m away and as such the proposal is unlikely to result in overlooking into neighbouring dwellings. The side facing windows are to be obscure glazed and non openable above 1.7m to prevent overlooking into neighbouring properties on Worcester Road and Clammas Way.

The nearest dwellings are situated on Worcester Road and Clammas Way. The existing garages are up to 3.5m high and run along the boundary on either side. The proposed building would be 8.5m at its highest. Whilst there is proposed to be an increase in height, the proposed height would be of a similar nature to the existing dwellinghouses in the surrounding area. It should also be noted that the proposed development includes a setback from the neighbouring properties. The new dwellings are proposed to be set away from the main living areas of existing residential dwellings by a minimum of 15m. On this basis, it is considered that overall, the proposal will not have a detrimental impact on the amenity of neighbouring residents.

The previous application was refused due to concerns over its height, bulk and massing that would result in overshadowing. This application addresses the reason for refusal by removing habitable accommodation within the roof on either end of the development and changing the design of the roof from a gable end to a hip, such that the bulk of the development when viewed from adjoining properties is substantially reduced. An overshadowing diagram has also been submitted confirming the proposal would not unreasonably overshadow neighbouring properties or gardens. The proposal is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two (November 2012).

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

##### UNIT SIZES

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

Table 3.3 of the London Plan (2016) sets out minimum sizes for various sized residential units. The London Plan (2016) requires 2 bedroom dwelling houses to be at least 79 sq.m and 3 bedroom houses to be 99 sq.m.

Each dwellinghouse accords with both the recommended floorspace standards within table 3.3 of the London Plan (2016).

##### EXTERNAL LAYOUT

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

Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential layouts, requires 3 bedroom houses to provide at least 60 sqm of amenity space. The proposal provide between 81 and 139 sqm of private external amenity space for each dwelling which accords with Policy BE23 and the SPD requirement.

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

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

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

The proposal seeks to utilise existing access of Worcester Road which measures 3.2m. The Highways Officer has reviewed the proposal and raises no objections in terms of the traffic impact and pedestrian safety. Overall, the proposal is likely to result in fewer trips as a result of this development and therefore reduce pressure on the local highway network.

The car parking provision is proposed to provide 2 car parking for each new dwelling. The highways officer has raised no objection to this application. The proposal would not result in harm to pedestrian movement or highways safety.

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

Main issues relating to design and access have been addressed elsewhere in the report. A condition is recommended requiring the applicant to achieve secured by design certification given that it is known this site has been subject to anti-social behaviour in the past.

#### **7.12 Disabled access**

Policy 3.8(c) of the London Plan (2016) requires all new housing to be designed and constructed as accessible and adaptable in accordance with M4(2) as set out in Approved Document M to the Building Regulations (2015 edition).

The Access Officer has commented on this application requesting a planning condition is secured requiring the dwellings 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 (2015).

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

Not applicable to this development.

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

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The site is considered to be of low ecological value, with minimal potential to support protected, priority or rare species, or with significant abundance of common or widespread species, and with no UK priority habitats present.

The Council's Trees and Landscape Officer has raised no concerns regarding the landscape layout within the development site itself, however has requested a condition is secured requesting further details of replacement tree planting.

It is also recommended that a construction management plan is secured which confirm there are provisions in place for arboricultural supervision to monitor the tree protection measures.

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

The waste strategy officer has commented on this application noting this site has capacity for waste storage. Adequate storage has been provided outside of each individual property. Worcester Road is on a weekly sack collection, residents should present their sacks on

the boundary of the access road but not on the pavement on collection day. Waste and recycling is collected from the neighbouring properties in the same manner.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The flood risk officer has commented on this application noting SuDs measures have not been included as part of this application. A pre-commencement condition that has been agreed in writing by the applicant has been included.

**7.18 Noise or Air Quality Issues**

Neighbouring residents have raised concerns relating to noise and vibration during construction. The Control of Pollution Act 1974 gives Environmental Health special powers to control noise on construction and demolition sites.

A suitable informative is attached.

**7.19 Comments on Public Consultations**

Comments on public consultations have been addressed elsewhere in this report.

**7.20 Planning obligations**

Not applicable to this development.

**7.21 Expediency of enforcement action**

Not applicable to this development.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

**General**

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

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

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

**Planning Conditions**

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

**Planning Obligations**

Members must be satisfied that any planning obligations to be secured by way of an

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this development.

#### **10. CONCLUSION**

The application seeks planning consents for the demolition of existing garages and the erection of 2 x 3 and 2 x 2 bedroom houses with landscaping and car parking.

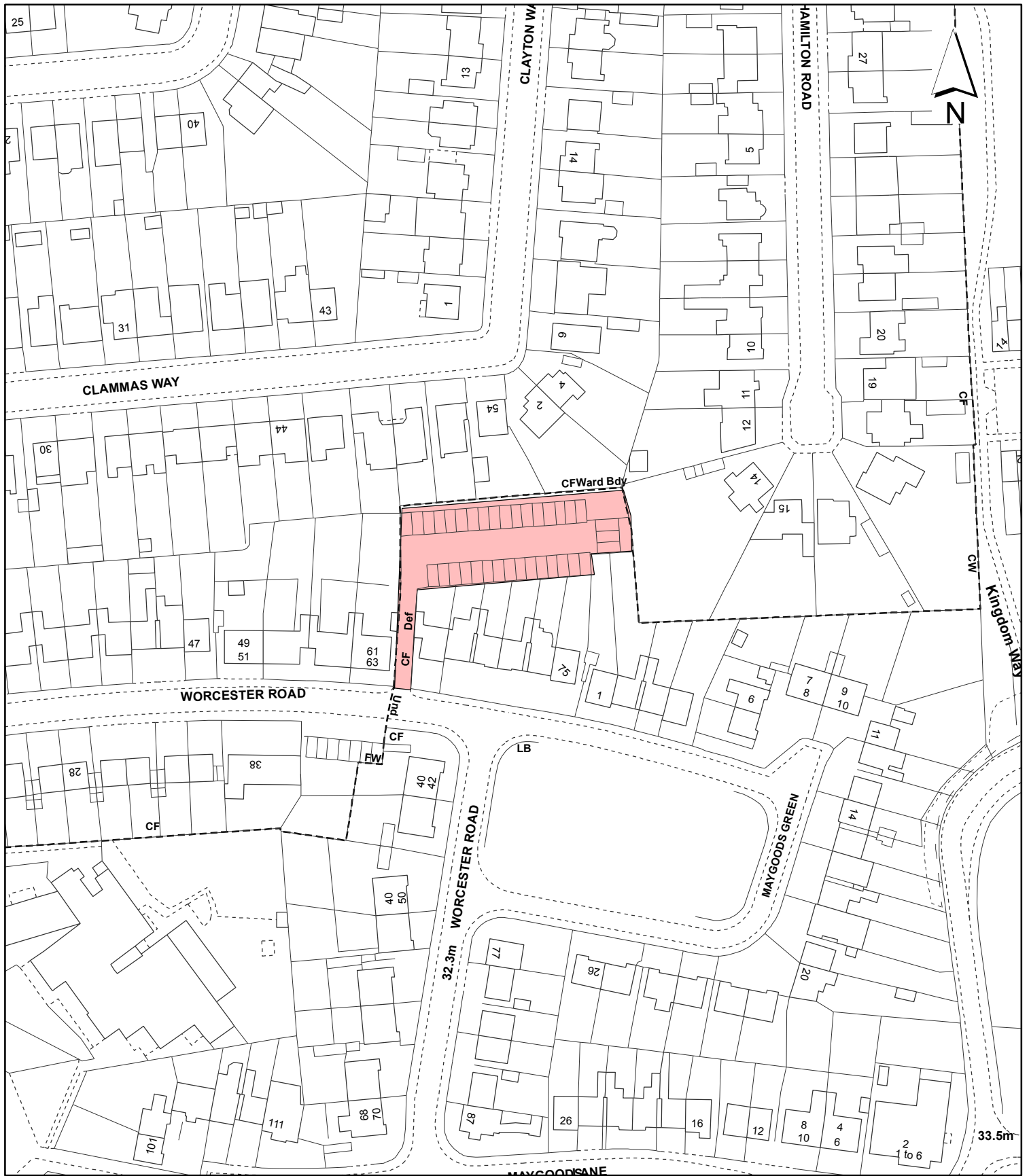
The existing garages are underused or vacant and the proposal seeks to redevelop the site with a size and scale of development which is characteristic of the surrounding area. The development provides adequate car parking and external amenity space. The proposal is not considered to be detrimental to the adjoining area of special local character or the amenity of neighbouring residents. It is therefore recommended that, for the reasons set out within this report, this application is approved subject to relevant planning conditions.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2012)  
The London Plan (2016)  
The Housing Standards Minor Alterations to The London Plan (March 2016)  
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)  
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:** Zenab Haji-Ismail

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land Rear of 65-75 Worcester Road  
 Cowley**

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

Planning Application Ref:  
**73918/APP/2019/795**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South** Page 89

Date:  
**June 2019**



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

**Address** 15 AND 16 WELBECK COURT WELBECK AVENUE HAYES

**Development:** Change of use from office (Use Class B1a) to education centre (Use Class D1)

**LBH Ref Nos:** 62373/APP/2019/575

**Drawing Nos:** 101 Rev. P1  
1048/101 Rev. P1  
1048/103 Rev. P1  
1048/103 Rev. P1  
Planning Statement

**Date Plans Received:** 15/02/2019      **Date(s) of Amendment(s):**

**Date Application Valid:** 07/03/2019

### 1. SUMMARY

The application seeks planning permission for a change of use from office (Use Class B1a) to education centre (Use Class D1). Whilst there is no objection to the principle of the change of use, the applicant has failed to adequately address the impact of the proposed change of use upon highways safety. The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

In the absence of a Transport Statement, the proposal has not demonstrated that sufficient off street parking/manoeuvring/access or servicing arrangements would be provided. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is, therefore considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

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

#### 2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
LPP 3.18	(2016) Education Facilities

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

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

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

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

## **3.            CONSIDERATIONS**

### **3.1        Site and Locality**

The application site comprises two vacant units in Welbeck Court, a local shopping parade. The subject units are on the northern end of the parade. The units were last used as a Metropolitan Police Safer Community Office. The parade is three-storey and all units have two-storeys of residential above. The parade sits in the centre of a long terrace of

properties with two-storey dwellings to either side. The site immediately adjoins No. 23 Welbeck Court, a terraced two-storey dwelling which is separated from the parade by a substantial brick wall to the front. There is a canopy over the front of the parade.

### 3.2 Proposed Scheme

The application seeks planning permission for a change of use from office (Use Class B1a) to education centre (Use Class D1).

The applicant has advised that the centre would employ the equivalent of 5 full time persons and the centre would operate the following working hours:

Monday to Friday 9am - 8pm  
Saturday 9am-8pm  
Sundays - 9am-5pm

Ward Councillor requests that the application is reported to committee for consideration.

### 3.3 Relevant Planning History

62373/ADV/2008/61 15 And 16 Welbeck Court Welbeck Avenue Hayes

INSTALLATION OF INTERNALLY ILLUMINATED IDENTITY SIGN ON NEW FASCIA BOARD, L.E.D. STRIP LIGHT, VINYL STICKER DOOR SIGN, AND LCD INFORMATION SCREEN INSIDE WINDOW.

**Decision:** 23-06-2008 Approved

62373/APP/2006/2967 15 And 16 Welbeck Court Welbeck Avenue Hayes

CHANGE OF USE FROM CLASS A1/A3 TO CLASS B1(a) (GENERAL OFFICE - METROPOLITAN POLICE SAFER NEIGHBOURHOOD UNIT). ALTERATION TO REAR ELEVATION AND INSTALLATION OF NEW SHOPFRONT WITH EXTERNALLY MOUNTED PERFORATED ROLLER SHUTTERS AND 10 BIKE LOCKERS IN THE REAR YARD.

**Decision:** 30-03-2007 Approved

62373/APP/2007/828 15 And 16 Welbeck Court Welbeck Avenue Hayes

DETAILS OF PARKING ARRANGEMENTS AND MATERIALS IN COMPLIANCE WITH CONDITIONS 5 AND 7 OF PLANNING PERMISSION REF. 62373/APP/2006/2967 DATED 30/03/2007: CHANGE OF USE FROM CLASS A1/A3 TO CLASS B1(a) (GENERAL OFFICE - METROPOLITAN POLICE SAFER NEIGHBOURHOOD UNIT). ALTERATION TO REAR ELEVATION AND INSTALLATION OF NEW SHOPFRONT WITH EXTERNALLY MOUNTED PERFORATED ROLLER SHUTTERS AND 10 BIKE LOCKERS IN THE REAR YARD.

**Decision:** 30-07-2007 Approved

62373/APP/2008/2869 15 And 16 Welbeck Court Welbeck Avenue Hayes

Details in compliance with conditions 2 and 3 (disabled access) and 7 (materials) of planning permission ref.62373/APP/2006/2967 dated 30/03/2007: Change of use from Class A1/A3 to Class B1(a) (General Office - Metropolitan Police Safer Neighbourhood Unit), alteration to rear elevation and installation of new shopfront with externally mounted perforated roller shutters and 10 bike lockers in the rear yard.

**Decision:** 14-10-2011    Approved

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

Planning permission was granted in 2007 under reference 62373/APP/2006/2967 for the change of use from A1/A3 to B1(a) (General office Metropolitan Police Safer Community Office).

The units have been vacant for a number of years.

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

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

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

Part 1 Policies:

PT1.BE1        (2012) Built Environment

PT1.HE1        (2012) Heritage

Part 2 Policies:

AM7            Consideration of traffic generated by proposed developments.

AM14          New development and car parking standards.

BE5            New development within areas of special local character

BE13          New development must harmonise with the existing street scene.

BE15          Alterations and extensions to existing buildings

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

BE20          Daylight and sunlight considerations.

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

OE3            Buildings or uses likely to cause noise annoyance - mitigation measures

OE5            Siting of noise-sensitive developments

R10            Proposals for new meeting halls and buildings for education, social, community and health services

LPP 3.18      (2016) Education Facilities

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

**5.1**    Advertisement Expiry Date:- **3rd April 2019**

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

#### **6. Consultations**

##### **External Consultees**

4 neighbouring properties were consulted by letter dated 11.3.19 and a site notice was displayed to

the front of the site which expired on 3.4.19.

Hayes Conservation Area Advisory Panel:

We have no objection in principle to a change of use but have some reservations about the implementation of this proposal. Car parking in the area is limited. The room plans show places for around 25 students, with staff in addition. Are the two small external doors adequate for speedy evacuation in an emergency? The plans indicate the windows (with exception of a small window to a store room at the rear) are all on the front elevation meaning that there will be little natural light in the middle and rear of this property.

### **Internal Consultees**

Highways Officer:

The application proposes a change of use of an existing office premises (Use Class B1a) to an educational facility (Use Class D1).

There appears to be somewhat limited information provided alongside the submissions. As per the currently adopted Unitary Development Plan (UDP) and the soon to be adopted Local Plan- Part 2, it is suggested that this scheme be submitted alongside a Transport Statement in order to highlight and justify any impacts along the network.

No information pertaining to the number of pupils, age range, class operating hours and type of educational facility has been provided. I would therefore request that this information be made available.

Until, such a time where I am receipt of this information, I will withhold my final comments.

Highways Officers revised comments: The additional supporting information does not provide sufficient detail to assess the impact of the proposed change of use on the highway network.

EPU - No response received.

## **7. MAIN PLANNING ISSUES**

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

The application site is within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012) where there is no objection in principle to a change of use subject to compliance with other policies in the Development Plan.

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

Not applicable to this application.

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

The site is within the Barnhill Estate Area of Special Local Character, however there are no proposed external alterations to the building and thus there would be no impact on the character and appearance of the Area of Special Local Character.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Local Plan 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.

There are no proposed external alterations to the building.

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

There are residential properties both above and to the side of the units. It is estimated that up to approximately thirty 30 students could be present on site at any one time with the equivalent of 5 staff. The planning application form indicates that the facility would operate up to 8pm six days a week and 5pm on Sundays. In response to concerns raised about the level of noise generated by the proposed use, the applicant has advised that an Eye Level Centre serves the sole purpose of allowing our students to study Eye Level programmes independently in a library-style layout and atmosphere. Students receive 1:1 instruction and then work independently for the rest of the session from desks with distraction barriers. The distraction barriers help students to focus without getting distracted by other students entering/leaving the classroom.

The main room study areas will not be directly adjacent to the residential property, which will further reduce the risk of noise disturbance to surrounding residential property. The shower room will cease to be in use, and the main toilet in use will be towards the rear of the property.

Since there is no waiting area for adults, this will further reduce the risk of noise disturbance to local residents - instructors can consult with parents online.

It is considered on balance, that the applicant has demonstrated that the proposed use of the property will not result in an unacceptable loss of amenity to occupants of neighbouring properties. In the event of an approval It is considered reasonable to impose a condition restricting opening/operating hours to ensure that the proposal does not result in an unacceptable loss of amenity to neighbouring occupiers by way of noise and disturbance. The application is considered acceptable in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

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

Policy AM14 of the Local Plan (Part Two) specifies that new development will only be permitted where it is in accordance with the Council's adopted car parking standards.

The site is located in an area with a public transport accessibility level (PTAL) of 1, which is considered to be very poor, and thus it is likely that students/staff will come to/leave from the site by means of private vehicles. The site does not benefit from off street parking and

the site visit indicated that Welbeck Avenue and the roads opposite suffer from some level of parking stress, as many of the properties on the estate also do not benefit from off street parking.

The application is not supported by a Transport Statement detailing the number of students/customers expected and their modes of travel to the proposed educational use. Consideration is also required in relation to the on-street and off-street car parking demand and capacity throughout the day to demonstrate that the proposals will not adversely impact on local highway conditions. The additional information submitted by the applicant throughout the course of the application is not considered sufficiently detailed or a robust assessment. The application has not therefore demonstrated that either sufficient parking for vehicles associated with the use would be provided or sufficient manoeuvring and access arrangements for service delivery vehicles. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

**7.11 Urban design, access and security**

The issues are addressed in the sections above.

**7.12 Disabled access**

No accessibility issues are raised.

**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**

It is considered reasonable to impose a condition to secure details of waste management.

**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**

The issues are addressed in the sections above.

**7.19 Comments on Public Consultations**

The issues raised by consultation are addressed in the sections above.

**7.20 Planning obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues raised.

**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.

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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

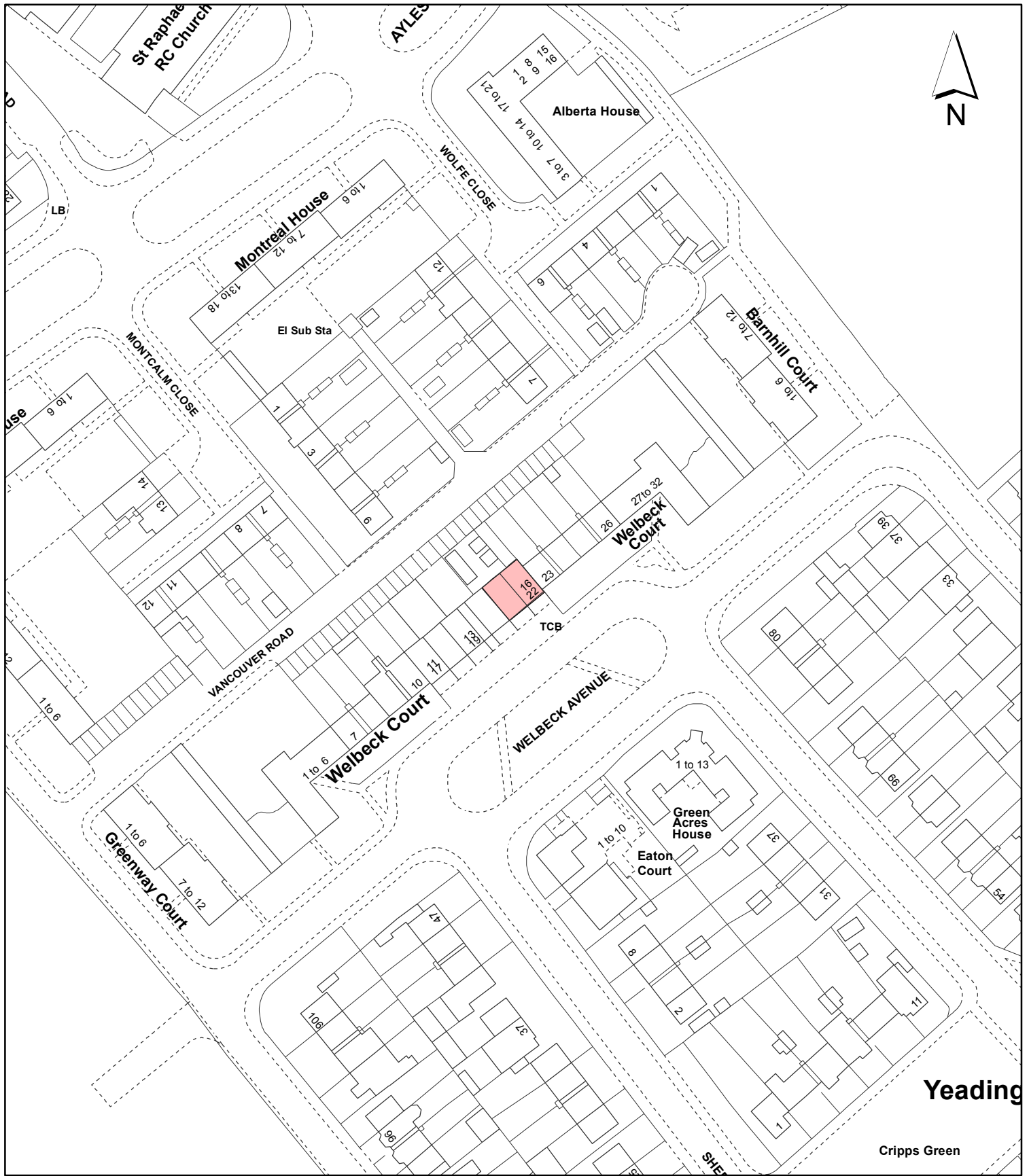
The application seeks planning permission for a change of use from office (Use Class B1a) to education centre (Use Class D1). Whilst there is no objection to the principle of the change of use, the applicant has failed to adequately address the impact of the proposed change of use upon highways safety. The application is therefore 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)  
London Plan (2016)  
NPPF (2018)

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**15 and 16 Welbeck Court  
 Welbeck Avenue  
 Hayes**

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

Planning Application Ref:

**62373/APP/2019/575**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
 LONDON

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

**Address** 5B WINDSOR STREET UXBRIDGE MIDDLESEX

**Development:** Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of external duct to the rear of the building

**LBH Ref Nos:** 63792/APP/2019/975

**Drawing Nos:** 5b Windsor St 17 Mar 2019 6:23  
D&AS 5 Windsor Road Rev A  
103-CoU  
102-CoU  
101-CoU  
KLS2145 Rev A Proposed\_Range\_Layout  
KLS2145 Rev A Proposed\_Range\_Ductwork

**Date Plans Received:** 21/03/2019                      **Date(s) of Amendment(s):** 22/03/2019

**Date Application Valid:** 21/03/2019

### 1. SUMMARY

The application seeks consent for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5). The site is located within the Old Uxbridge/Windsor Street Conservation Area, Uxbridge Town Centre and is part of Uxbridge Town Centre and Uxbridge Primary Shopping Area.

A previous application under reference 63792/APP/2011/66 was refused for the Change of use from A1 (Retail) to A5 (Hot Food Takeaway) and installation of extract ductwork to rear elevation.

According to the Annual Shopping Survey 2016: Uxbridge (Metropolitan Town Centre), retail frontage with A1 use is currently at 67.1% which is below the minimum 70% required. As such, it is considered that the proposed change would not comply with Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMTC2 of the emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015).

The siting of the proposed extraction ductwork is in close proximity of an existing first floor window which raises concerns for potential noise and smell. The applicant has not provided any ventilation information or specification to control odours and to prevent smell nuisance. Furthermore, no waste management solution was proposed in the application to deal with waste, storage, disposal/collection and as such, could have an adverse effect on the surrounding area.

The Council's Urban Design and Conservation Officer has raised objections to the proposal. The installation of the galvanised ducting on the rear would be highly visible along Windsor Street and the alley running behind the property. Thus, the proposal is considered not to be in accordance with Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

The application is recommended for refusal.

## 2. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of the loss of a retail unit within the primary shopping area of the Uxbridge Town Centre and the use proposed, would erode the retail function of the area, harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 2.15 of the London Plan (2016).

#### 2 NON2 Non Standard reason for refusal

The proposal, by reason of design and siting of the extraction duct, would appear visually intrusive and would thus fail to harmonise with the architectural composition of the original property, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Old Uxbridge/Windsor Street Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE8, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016) and the NPPF.

#### 3 NON2 Non Standard reason for refusal

The proposal has not demonstrated adequate provision of a bin storage area for the proposal or that effective waste management control for the site has been considered. The proposal could thus result in a detrimental effect on the overall street scene and level of residential amenity. Therefore the proposal is contrary to policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

## INFORMATIVES

#### 1 I52 Compulsory Informative (1)

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

#### 2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
LPP 2.15	(2016) Town Centres
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

### **3            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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## **3.            CONSIDERATIONS**

### **3.1            Site and Locality**

The application site is located south-east of Windsor Street adjacent to the roundabout. The building comprises of ground level retail with residential flats above. The unit has a L-shaped layout as the rear of the property is slightly wider. Access to retail units is via Windsor Street and residential access is from the rear of the property.

The building is a locally listed building, formed by 5, 5A & 5B Windsor Street. The site is within Old Uxbridge/Windsor Street Conversation Area, Uxbridge Town Centre and Uxbridge Primary Shopping Area.

The surrounding area is characterised by 2 to 3 storey high adjoining buildings with retail on ground level and residential flats above. Directly north to the site, is St Margaret's Church and the Market Hall. Approximately 80m north-east of the proposed site is the Uxbridge underground and bus station.

### **3.2            Proposed Scheme**

The application seeks consent for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) on the ground floor. The alterations that are proposed in association with the change of use include the installation of:

- a counter
- 4 pan island range
- grease sump
- 315mm galvanised spiral ducting from internal rear to exterior rear and terminates 1m above existing roof
- Novenco 315 fan motor 67 DB @ 3M mounted on rubber mounts on the rear of the property.

### 3.3 Relevant Planning History

63792/APP/2011/616      5b Windsor Street Uxbridge Middlesex

Change of use from Class A1 (Retail) to mixed use Class A1/ D1 (Retail/ Non Residential Institutions) for use as a shop with ancillary well being, acupuncture and physiotherapy services

**Decision:** 31-05-2012      Withdrawn

63792/APP/2011/667      5b Windsor Street Uxbridge Middlesex

Change of use from A1 (Retail) to A5 (Hot Food Takeaway) and installation of extract ductwork rear elevation

**Decision:** 26-05-2011      Refused

#### Comment on Relevant Planning History

Planning consent was refused under application reference 63792/APP/2011/667 on 26-05-11 for the change of use from A1 (Retail) to A5 (Hot Food Takeaway) and installation of extract ductwork to rear elevation.

The reason for refusal are as follows:

- Due to the low termination point of the proposed extraction duct it is considered dispersal of residual odourous extracted air could cause nuisance to nearby residential properties reducing their amenities to below a level they can reasonably expect to enjoy and therefore the application has failed to demonstrate that the development will safeguard the amenities of those properties.

-Due to the inadequate provision of a bin storage area for the proposal, it is not considered effective waste management control for the site has been considered, this could result in a detrimental effect on the overall street scene and level of residential amenity.

The current application has addressed the low termination point of the proposed extraction duct from the previous application. The new proposed termination point of the proposed extraction duct is 1m above the roof height which now raises concerns relating to the design and impact on the setting of the Listed Buildings and the conservation area. No information was provided to address the provision of a bin storage area.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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

S11 Service uses in Primary Shopping Areas

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

DMTC 1 Town Centre Development

DMTC 2 Primary and Secondary Shopping Areas

LPP 2.15 (2016) Town Centres

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 7 NPPF-7 2018 - Ensuring the vitality of town centres

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

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

**5.1** Advertisement Expiry Date:- **11th May 2019**

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

## **6. Consultations**

### **External Consultees**

A site notice was on public display between 8/4/2019 and 11/5/2019 and a total of 16 neighbouring occupier/owner were consulted. There were 2 comments and 1 objection received. The following concerns were raised:

- Potential increase in anti-social element to the street, there are existing loud, drunken and violent episodes occurring outside the neighbouring pubs (The Metropolitan and The Fig Tree) on a weekly basis and should a fish and chip shop operate late night to cater for the post-pub football, it may create another focal point for people to loiter and behave anti socially

- Attract drunkards
- Litter
- Hinder the image of the road and customer for other businesses
- Existing proposal does not outline how waste is disposed - risk of mice and rats in the area
- Hours of operation will affect the street immensely
- Noise
- Insufficient information in regards to insulation in the proposal
- Ventilation solution to adequately funnel fumes from the cooking station
- Aesthetic of the street

#### Thames Water Utilities:

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-payfor-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

#### Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 7823333.

#### **Internal Consultees**

Conservation and Urban Design Officer:

##### 1. Summary of Comments

Objection raised to change of use to A5 which would involve unsightly external ducting to rear of the building which is readily visible on the lane to the rear and would also be visible in conjunction with the grade II\* Market Hall when viewed from the lane looking back towards the Market Hall. The proposal would not preserve the locally listed building or the Old Uxbridge/Windsor Street Conservation Area and would be detrimental to the setting of the grade II\* listed Market Hall.

##### 2. Observations

5B Windsor Street is a locally listed building in the heart of the Old Uxbridge/Windsor Street Conservation Area. The building is two storeys divided into three units. The ground floor shop fronts are modern while it is thought the building has a timber framed 17th century core, refronted in stock brick visible on the first floor and to the rear in the nineteenth century. The main roof is slate and set down from the neighbouring houses to either side which are also similarly locally listed. To the rear is a flat roofed extension. Opposite is a run of grade II houses on Windsor Street, numbers 50 to 53 and to the east is the Grade II\* listed St Mary's Church. The rear of the property is seen obliquely in conjunction with the Grade II\* listed Market Hall when viewed from the junction of Windsor Street and the High Street at the south end of the building and also further along the lane behind number 5B looking back towards the Market Hall. The application site is therefore in a sensitive location in heritage terms.

The application proposes a change of use from Shops (A1) to Fish and Chips takeaway (Class A5) which will necessitate the installation of ducting to the rear.

The ducting to the rear would be 315 mm galvanised spiral ducting with a fan motor and rise one



metre above the ridge line. The ducting would be visible to the rear as the buildings along Windsor Street on the east side are exposed with an alley running behind. The hard reflective material and scale of the proposed ducting would be detrimental to the character and appearance of the locally listed building and the conservation area as well as the setting of the grade II\* listed Market Hall particularly when viewed from the lane beyond 5B. The proposed cowl rising above the ridge line would be visible from Windsor Street itself and detrimental to the character and appearance of the conservation area and the locally listed building.

Ducting is inherently detrimental to the character and appearance of historic town centres and extremely difficult to sensitively integrate. In this particular case the rear of the building is highly visible due to the lane running behind and there is no historic reason to find a compromise as one might in the case of an historic listed public house to keep it in use as such. This is a simple locally listed building with modest shops at ground floor and should be retained in retail use to avoid unsightly ducting to the rear.

3 Recommendation: Objection. Refusal on basis of HE1, that it would not preserve the locally listed building or the conservation area. The proposal would also not preserve the setting of the Market Hall (Planning (Listed Buildings and Conservation Areas) Act 1990, 66 (1)).

Waste Strategy Officer:

The proposed plans do not have any details relating to the storage of waste and recycling.

Proposed condition - A refuse management plan should be submitted which shows that: Suitable containment must be provided for separate general waste, recycling and oil which will be produced under the proposed use. To enable collections to take place adequately, the bins must be placed on a hard standing and have lids which are kept in good condition. The pathway from the storage point to the vehicle must be smooth, free from steps or kerbs and not exceed a distance of 10 metres from the nearest stopping point for the collection vehicle. It will be the occupiers duty of care to ensure that the contracted collector for general waste, recycling and oil hold the necessary permits to collect and dispose of the waste and recycling produced.

Environmental Protection Unit:

I have read through the submitted documents and the proposal includes external ducting at the rear of the main elevation, discharge point terminates at the highest eaves of the main elevation.

The applicant has not provided any ventilation information or specification to control odours and prevent smell nuisance.

Before any approval is granted conditions relating to maintenance of new extract and odour control systems and external noise from machinery, extract/ventilation ducting, etc are recommended.

Flood and Water Management:

No objection. No need to consult FWMO as the change of use does not change a more vulnerable class (i.e. does not change to residential).

## **7. MAIN PLANNING ISSUES**

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

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that permission will be granted for changes of use of Class A1 Shops if the proposal will not be detrimental to the visual amenity, a frontage of a design appropriate to the surrounding area is maintained or provided, the proposed use is compatible with

neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties by reason of disturbance, noise, smell, fumes, parking or traffic related problems and has no harmful effect on road safety and does not worsen traffic congestion or disrupt bus operations.

Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in primary shopping areas, permission will only be granted for the service uses where the remaining retail facilities are adequate to accord with the character and function of the shopping centre and to provide for the needs of modern retailing and the proposed will not result in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre are satisfied.

The emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) is at an advanced stage of being adopted therefore it should be cited as a material consideration when assessing the application.

Policy DMTC2 of the Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) states that in primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that a minimal of 70% of the frontage is retained in Class A1; Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage; the proposed use will not result a separation of more than 12 metres between A1 retails uses; and the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

The application site is within the Uxbridge Town Centre and Primary Shopping Area. In accordance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015), the Local Planning Authority's aim is to retain a minimum of 70% of primary area frontage in Class A1. The Local Planning Authority will resist proposals that would result in the loss of Class A1 shop use in core areas and will examine very closely similar proposals for other parts of these centres. The principle for a change of use from A1 to a non-A1 use in a primary frontage can be established if there are adequate retail facilities to maintain the character and function of the shopping centre.

The most recent Annual Shopping Survey (2016) for this centre shows that the retail frontage within the primary shopping area is currently at 67.1% which is below the minimal requirement of 70%. The granting of permission to this unit would further erode the retail function. Therefore, the proposal is not in accordance with Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMTC2 of the emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015) and would therefore, fail to maintain the vitality and viability of the town centre.

Due to the design and position of the proposed external ducting, the application is considered to be detrimental and will cause unacceptable loss of amenity to nearby properties by reason of disturbance, noise, smell and fumes in which the proposed fish and chips takeaway shop will create. Thus, it is contrary to Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

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

The application site is within the Archaeological Priority Areas, however the proposal is for the change of use and the installation of an external duct to the rear of the building. Thus, it is unlikely there will be impact on archaeology.

The site is within the Old Uxbridge/Windsor Street Conservation Area and the the property is a locally Listed Building. The proposed is sited in close proximity to multiple Grade II Listed Buildings including numbers 50-53 Windsor Street, St. Mary's Church and the Market Hall. As a result, the impact on the setting of the Listed Buildings are a main consideration and are addressed in the sections below.

### **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 BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that application for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building

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

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

There are no external changes to the front elevation however, an external galvanised extraction duct is proposed to the rear of the property. The proposed ducting will appear behind the first level flat of the adjoining property, number 6 Windsor Street, however due to the 1m termination point above the existing roof level and the reflective galvanised finishes, the ductwork will remain highly visible from the street scene on Windsor Street and it will be extremely visually prominent from the rear lane of the property.

Furthermore, due to the close proximity to the multiple Grade II Listed Buildings, the proposed is considered to be detrimental to the setting of the area in general and fail to harmonise with the surrounding. As such, the proposal, by reason of the design and siting of the extraction duct, would appear visually intrusive and would thus fail to harmonise with

the architectural composition of the original property, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Old Uxbridge/Windsor Street Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE8, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2016) and the NPPF.

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

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

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

There are no material changes to the bulk and massing of this building and therefore it is not considered a material loss of light or outlook would rise to neighbouring properties as a result of this proposal. As such, the application is considered to accord with Policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Not applicable to this application.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) considers whether the traffic generated by proposed development is acceptable in terms of the capacity and functions of existing and committed principal roads only, and will wholly discount any potential which local distributor and access roads may have for carrying through traffic.

Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012) permits new development if it is in accordance with the Council's adopted car parking standards.

The site is situated on Windsor Street, approximately 60m from the pedestrianised High Street, and there is no off-street parking spaces available. However, due to the proximity to High Street, it is considered that the majority of trade would be by foot and therefore, it is not considered that the traffic generation between A1 (Retail) and A5 (Takeaway) use would be significantly worsened if the proposal received permission. However, it is considered should permission be granted, a condition is attached restricting any delivery service from the site. The proposal would therefore comply with AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP (November 2012)

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

It is not considered that the application has adequately addressed accessibility issues and it appears there is an existing step at the front of the unit. As such, it is considered should a permission be issued it is recommended an informative is applied reminding the applicant of the need to comply with Building Regulations.

#### **7.12 Disabled access**

Refer to Urban design, access and security.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

The submission lacks information on the siting of refuse bins, method of waste disposal and recycling. The Council's Waste Strategy officer was consulted and it is recommended that if the application was to be granted, a condition should be applied.

Based on the observation from the case officer's site visit, the rear wall is built to the boundary line of the property and in close proximity to the kerb of the road. It is thus clear that space is not available, externally, to provide the required bin storage area, and given the limited space within the building, questions are raised as to whether a refuse bin location within the property boundary can be secured. Thus, the proposal has not demonstrated adequate provision of a bin storage area for the proposal or that effective waste management control for the site has been considered. The proposal could thus result in a detrimental effect on the overall street scene and level of residential amenity. Therefore the proposal is contrary to policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**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**

The fan motor is located in close proximity to the opening of the first floor flat's window and the extraction duct is routed along the rear elevation which raises concerns of noise generation and odour/smell for the proposed hot food takeaway premise on neighbours. The Council's Environmental Protection Unit officer was consulted and no objections were raised, however if approval is granted, it is recommended that conditions are applied to address noise and air quality prior to development.

**7.19 Comments on Public Consultations**

The issues raised are addressed in the main body of the report.

**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 application seeks consent for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5). The site is located within the Old Uxbridge/Windsor Street Conservation Area, Uxbridge Town Centre and is part of Uxbridge Town Centre and Uxbridge Primary Shopping Area.

According to the Annual Shopping Survey 2016: Uxbridge (Metropolitan Town Centre), retail frontage with A1 use is currently at 67.1% which is below the minimum 70% required. As such, it is considered that the proposed change would not comply with Policy S11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMTC2 of the emerging Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015).

Furthermore, the proposed installation of the external galvanised ducting would fail to harmonise with the existing street scene and would be detrimental to the setting of the area comprising of Grade II Listed Buildings. Thus, the proposed is considered not to be in accord with Policies BE4, BE8, BE10, BE13 and BE15 of of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

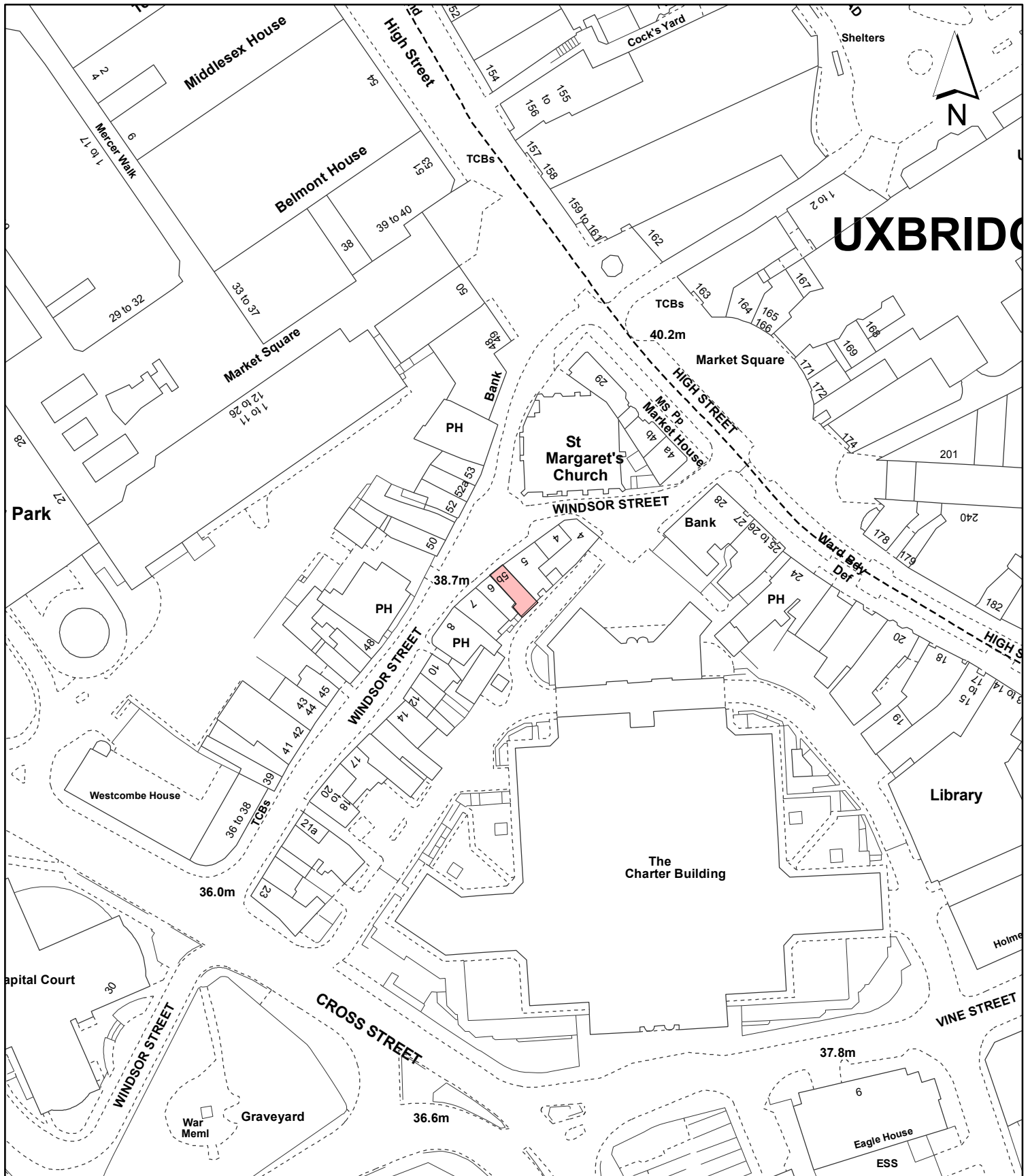
The application is recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2016)  
National Planning Policy Framework (2019)  
Local Plan: Part 2 Development Management Policies - Revised Proposed Submission Version (2015)

**Contact Officer:** Rebecca Lo

**Telephone No:** 01895 250230



**UXBRIDGE**

**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**5B Windsor Street  
 Uxbridge**

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

Planning Application Ref:  
**63792/APP/2019/975**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**





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

**Address** 132 UXBRIDGE ROAD HAYES

**Development:** Change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis)

**LBH Ref Nos:** 3125/APP/2019/545

**Drawing Nos:** Location Plan (1:1250)  
09B  
02B  
03B  
Environmental Noise Survey (Ref: 18326.PCR.01 Rev.A)  
01C  
04B  
05C  
06B  
07B  
08B  
Transport Statement

**Date Plans Received:** 13/02/2019

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

**Date Application Valid:** 26/02/2019

### 1. SUMMARY

The application seeks planning permission for a change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis). The application follows the dismissal on appeal of application Ref: 3125/APP/2016/2172 where the Inspector upheld the Council's reasons for refusal. This revised application is supported by a Environmental Noise Survey and Transport Statement. However, it is considered that the applicant has failed to adequately address the impact of the proposed extension and change of use, on the amenities of occupants of nearby residential properties by way of noise, odour and disturbance and the impact upon highway safety. The application is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development has failed to robustly demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigation measures, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 2 NON2 Non Standard reason for refusal

The proposed development has failed to robustly demonstrate that sufficient parking for

vehicles associated with the use would be provided or sufficient manoeuvring and access arrangements for service delivery vehicles. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies

### 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

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. This is a resubmission of a previously refused scheme, where the Inspectors Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the North East side of Uxbridge Road near its junction with Brookside Road and forms part of a parade of 8 properties comprising commercial units on the ground floor with two floors above in residential use. The application property comprises a retail unit on the ground floor. The foundations have been built for a single storey rear extension, but the walls and roof have not been built. Many of the commercial units in the parade have rear extensions of various sizes and lengths of projection. To the rear lies a service road and beyond lies the rear gardens of 2 Brookside Road and 2-8 (even) Cerne Close. The street scene is commercial in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application seeks planning permission for a change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis).

#### 3.3 Relevant Planning History

3125/APP/2003/2495      132-134 Uxbridge Road Hayes

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND RENEWAL OF PLANNING PERMISSION REF.3125L/98/7 DATED 23/10/1998; ERECTION OF SINGLE STOREY REAR EXTENSION TO SHOP FOR STORAGE

**Decision:** 27-04-2004      Approved

3125/APP/2005/3119      132-134 Uxbridge Road Hayes

ERECTION OF SINGLE STOREY REAR EXTENSION AND INSTALLATION OF A NEW SHOPFRONT

**Decision:** 28-12-2005      Approved

3125/APP/2009/984      132 Uxbridge Road Hayes

Erection of a single storey rear extension.

**Decision:** 24-07-2009 Approved

3125/APP/2015/4029 132 Uxbridge Road Hayes

Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis)

**Decision:** 09-03-2016 Refused

3125/APP/2016/2172 132 Uxbridge Road Hayes

Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis)

**Decision:** 20-09-2016 Refused **Appeal:** 01-03-2017 Dismissed

3125/APP/2018/1096 132 Uxbridge Road Hayes

Single storey rear extension for use in conjunction with the existing retail use of the premises.

**Decision:** 04-06-2018 Refused

3125/L/98/0742 132-134 Uxbridge Road Hayes

Erection of a single storey rear extension to shop for storage

**Decision:** 23-10-1998 Approved

74252/APP/2018/3678 132-134 Uxbridge Road Hayes

Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and Cafes), single storey rear extension and canopy to rear, to include a shisha lounge to the rear.

**Decision:** 09-01-2019 Withdrawn

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

3125/APP/2018/1096 - Single storey rear extension for use in conjunction with the existing retail use of the premises was refused for the following reason:

1. The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigation measures, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3125/APP/2016/2172 - Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis) was refused for the following reasons:-

1. The proposed development has failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigation measures, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. In the absence of a Transport Statement the application has not demonstrated that either sufficient parking for vehicles associated with the use would be provided or sufficient manoeuvring and access arrangements for service delivery vehicles. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

An appeal was subsequently dismissed. The appeal inspector concluded:

"In my judgement, the appeal proposal has the potential to have a significant adverse effect on the living conditions of surrounding residents by reason of noise and odour. These issues have not been addressed by the appellant and there is nothing to demonstrate that the harmful impacts would be adequately mitigated. "

With regard to highway issues the Inspector confirmed:

"The Council has also raised concerns regarding servicing arrangements for the proposed use. Deliveries would be via the lane to the rear of the parade. This is shared by other units in the row, but it is wide enough for commercial vehicles to service the appeal premises. Larger vehicles may need to reverse into the lane from Brookside Road but this would be no different to the existing retail use and would not materially impact on highway safety.

Notwithstanding this, there is insufficient information to persuade me that there would be compliance with Policy AM7 of the UDP insofar as it seeks to ensure that traffic generation does not prejudice the free flow of traffic or conditions of general highway or pedestrian safety. "

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

8 neighbouring properties were consulted by letter dated 28.2.19 and a site notice was displayed at the site which expired on 1.4.19.

98 letters of objection have been received raising concerns about the suitability of a shisha lounge use in close proximity to residential properties and schools. This shisha bar and restaurant is not going to reflect well with the local Sikh community, nearby religious Sikh school as it is against their religion to smoke. This venue will only encourage youngsters to start smoking. Smoking is one of the things that the Health Department are trying restrict, as it is very costly to the government as a whole.

### Internal Consultees

Highways Officer:

The application site is located along the A4020 (Uxbridge Road) which forms part of the Councils Classified Road Network. Within the vicinity of the site, the road makes use of a 40mph speed limit and benefits from pedestrian footways, street lighting and waiting restrictions in the form of single yellow lines Mon-Sat (8am-6.30pm). The road accommodates a layby directly adjacent to the site frontage and also provides public transport links within walking distance of the site.

Proposals include a single storey rear extension and change of use of an existing retail premises (Use Class A1) in order to accommodate a mixed use restaurant (Use Class A3) and shisha lounge with covered smoking area in the rear garden (Use Class A4/Sui Generis).

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Councils adopted Car Parking Standards. In this particular instance, all forms of parking are to be justified within a Transport Statement which

has been submitted.

The proposed site will provide 119 square metres of ground floor space. It is understood that the first floor will be used as office provision (Use Class B1). Whether this is an existing situation has not been detailed. Nevertheless, it is envisaged that parking demand linked to the office would take place during daytime working hours which is not expected to conflict with parking associated with the restaurant/shisha lounge which is most likely to take place in the late afternoon and evening times.

The site would provide seven parking spaces, two towards the rear of 132 and five towards the rear of 130 Uxbridge Road all in a tandem arrangement. Access to these car parks will take place through Brookside Road via an existing shared access. It should be noted that the most western space to the rear of 132 would conflict with the site entrance gate. It is presumed that the entrance gate would remain open throughout the operational hours of the site.

To support the proposals, the applicant has submitted a Transport Assessment which includes details of a parking survey in the form of the widely known 'Lambeth Methodology'. Surveys are shown to be carried out on Monday 4th and Tuesday 5th February 2019 which show available capacity along the highway within relative walking distance to the site. The submitted TS has further provided data linked to a similar site in the Ealing Borough. Data used was collected on a Wednesday evening.

Whilst the submitted TS concludes with the proposals whilst adding to parking stress along the network will not give rise to highway safety impacts, it is considered the assessments have not been carried out on a worst case scenario basis. It is assumed that the site will most likely attract patrons at the end of the working week, typically Fridays and Saturdays. Associated data in aid of this scheme should therefore be provided on these days where peak parking demand for this site is most likely to take place.

I would therefore request that this information is provided in order to determine whether on-street parking linked to the site would exacerbate parking stress within the local area thus giving rise to highway safety implications. Until I am in receipt of this information, I would recommend that this application is refused.

EPU Officer:

I have read through the submitted acoustic report 18326.PCR.01 Revised A. The previous planning application reference 74252/APP/2018/3678 gave approval for the proposed kitchen extract system Plasmaclean Electrostatix PCL 7500 and recommendations for discharge termination point of 1 metre above the eaves of the main building. BS 8233 applies to the design of new buildings, or refurbished buildings undergoing a change of use, but does not provide guidance on assessing the effects of changes in the external noise levels to occupants of an existing building. It is guidance on noise levels particularly from road, rail and aircraft noise and not that associated with with speech and social activity. In outdoor play and recreational areas people often communicate with raised or very loud voices, speech varies and cannot be controlled with the same accuracy as mechanical noise sources.

The applicant has stated that noise levels from up to 44 patron is approximately 40 dB(A) at 1 metre, this is under worst case scenarios. Unfortunately noise disturbance from talking and social activity varies considerably and raised voices even by 10 people or 2 can cause annoyance and serious disturbance because of its unpredictable and intermittent nature. Noise nuisance in open external areas is preferably controlled through fixed hours of operations and specified numbers of patrons. Therefore my conclusions are that customer noise is likely to be detrimental to the adjoining property at the rear if the proposal is approved. Therefore I recommend that this part of the application is refused.

If approval is recommended please add following condition:

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

Reason: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan. The extract duct shall discharge at 1 metre above the eaves.

In terms of odour, this type of activity is more difficult to control , because it can not be controlled through mechanically filtration or suitable odour arrestment plant, as it is a people based activity, and like smoking legislation this is carried out in an open or partial open structure. The preventative measure against odour nuisance would be to have distance between the activity taking place and the sensitive neighbouring premises but there is no guidance on this other than the current Smoking legislation which only refers to it being a open structure and other dimensions.

## **7. MAIN PLANNING ISSUES**

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

Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that all residential areas are within half a mile of at least five essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The Local Planning Authority seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site is one of 8 units within the parade (comprising of 4 x retail units, 1 x hot food takeaways, 2 x restaurants and 1 x sui generis use). The application property is one of 4 retail properties in this parade which equates to 50% of the parade in retail use. The change of use of this site would result in the loss of a retail uses within this parade, however 3 units would be retained in such use. As such, the proposal would not harm local convenience shopping provision, in accordance with Policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy 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 location of the extension is to the rear of a commercial parade, backing onto an access/service road. The proposed external finish of matching brick results in an acceptable development that would not appear out of keeping in its setting. There are a number of substantial extensions to the buildings within this parade and the proposed extension would not appear out of keeping with development within this vicinity. Therefore, the application is considered to be in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, odour and general disturbance.

The nearest residential properties are above and adjacent to the application site. Properties 112-122 Longford Gardens are located 12 m to the East of the proposed extension. Properties in Cerne Close to the rear are located approximately 28m away from the proposed extension.

In considering this issue on the appeal relating to the previous application the Inspector stated:

"7. Officers from the Council's Environmental Protection Unit have advised that the extension would not be compliant with smoke free legislation. I can only consider the plans that are in front of me. However, it seems probable that the shutters would need to be left open whilst the premises were in use to ventilate the tobacco smoke. This would allow the general hubbub within the building and aroma from shisha pipes to transmit to surrounding dwellings and gardens, to the detriment of the occupiers of these properties.

8. Other than specifying that trading hours would be between 7pm and 11pm, the appellant has given no explanation as to how the business would be operated. Crucially, there is no information within the application as to how the above noise and odour impacts would be satisfactorily addressed. Neither have any details been provided of ventilation and extraction for the kitchen associated with the dining area.

9. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties. Saved Policy OE1 of the London Borough of Hillingdon Unitary Development Plan (1998) (UDP) explains that permission will not normally be granted for uses and associated structures which are likely to become detrimental to the character or amenities of surrounding properties or the area generally, because of factors such as noise and smell, unless sufficient measures are taken to mitigate the impact. Saved Policy OE3 states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, lay-out [sic] or administrative measures.

10. In my judgement, the appeal proposal has the potential to have a significant adverse effect on the living conditions of surrounding residents by reason of noise and odour. These

issues have not been addressed by the appellant and there is nothing to demonstrate that the harmful impacts would be adequately mitigated. For this reason, I find that the proposal would be contrary to the aforementioned development plan policies."

In attempting to address this issue the applicant has submitted a Noise Impact Assessment which concludes that calculations show that noise emissions from the proposed shisha lounge would fully meet requirements of BS8233:2014 and it has been ensured that the amenity of nearby residential receivers will be protected.

The Council's EPU Officer has however advised that "in outdoor play and recreational areas people often communicate with raised or very loud voices, speech varies and cannot be controlled with the same accuracy as mechanical noise sources. The applicant has stated that noise levels from up to 44 patron is approximately 40 dB(A) at 1 metre, this is under worst case scenarios. Unfortunately noise disturbance from talking and social activity varies considerably and raised voices even by 10 people or 2 can cause annoyance and serious disturbance because of its unpredictable and intermittent nature. Noise nuisance in open external areas is preferably controlled through fixed hours of operations and specified numbers of patrons. Therefore my conclusions are that customer noise is likely to be detrimental for the adjoining property at the rear if the proposal is approved."

As such, the proposal fails to robustly demonstrate that the proposed extension and use of the site would not have a negative impact upon the amenity of nearby residents and occupants through increased noise and disturbance and odour, contrary to Local Plan policies OE1, OE3 and OE5 which strongly resist development which would have an adverse impact upon the amenity of residents through increased noise and odour.

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

Not applicable to this application.

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

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

In considering this issue on the appeal relating to the previous application the Inspector stated:

"11. The appellant provides no reliable estimate as to the likely capacity of the ground floor premises. However, in comparison to retail use the number of persons present at any one time is likely to be considerably greater. I daresay that a proportion of these customers would arrive on foot from local residential areas. The appellant is also hoping to attract guests from the hotel directly opposite. Nonetheless, on the balance of probability some of the patrons would arrive by car - notwithstanding the appellant's anti drink-drive policy.

12. Although the premises have a large area of hardstanding to the rear, they do not benefit from any formal parking provision. Whilst the submitted plans show two parking spaces for staff and deliveries, all customers would need to park their vehicles off-site.

13. The appellant contends that there is ample parking in the nearby retail park and within the grounds of the hotel. However, these car parks are in private ownership and I have

seen no written agreements relating to their use. Furthermore, both car parks are gated and therefore I cannot be certain that they would be available at the times required, particularly later in the evening.

14. The Design and Access Statement states that the owner of 126 Uxbridge Road has offered land for off-street parking. However, there is nothing in writing to verify this and it is unclear how such provision could be properly secured in the absence of a legal agreement. Moreover, I am not convinced that this would be a practical or desirable arrangement given the unsurfaced nature of the access.

15. It is also suggested that customers would be able to use local side roads. There are no parking restrictions along Springfield Road and Brookside Road and therefore this possibility cannot be ruled out. However, there is no parking survey to demonstrate that there is spare on-street capacity at the times when the premises would be open. Accordingly, I cannot be confident that indiscriminate parking would not occur to the detriment of the safety and convenience of road users and local residents.

16. The Council has also raised concerns regarding servicing arrangements for the proposed use. Deliveries would be via the lane to the rear of the parade. This is shared by other units in the row, but it is wide enough for commercial vehicles to service the appeal premises. Larger vehicles may need to reverse into the lane from Brookside Road but this would be no different to the existing retail use and would not materially impact on highway safety.

17. Notwithstanding this, there is insufficient information to persuade me that there would be compliance with Policy AM7 of the UDP insofar as it seeks to ensure that traffic generation does not prejudice the free flow of traffic or conditions of general highway or pedestrian safety."

This current application is supported by a Transport Statement. The Council's Highways Officer has advised that the site would provide seven parking spaces, two towards the rear of 132 and five towards the rear of 130 Uxbridge Road all in a tandem arrangement. Access to these car parks will take place through Brookside Road via an existing shared access. It should be noted that the most western space to the rear of 132 would conflict with the site entrance gate. It is presumed that the entrance gate would remain open throughout the operational hours of the site.

To support the proposals, the applicant has submitted a Transport Assessment which includes details of a parking survey in the form of the widely known 'Lambeth Methodology'. Surveys are shown to be carried out on Monday 4th and Tuesday 5th February 2019 which show available capacity along the highway within relative walking distance to the site. The submitted TS has further provided data linked to a similar site in the Ealing Borough. Data used was collected on a Wednesday evening.

Whilst the submitted TS concludes with the proposals, whilst adding to parking stress along the network, will not give rise to highway safety impacts, it is considered the assessments have not been carried out on a worst case scenario basis. It is assumed that the site will most likely attract patrons at the end of the working week, typically Fridays and Saturdays. Associated data in aid of this scheme should therefore be provided on these days where peak parking demand for this site is most likely to take place.

As such the application has failed to robustly demonstrate that the proposal would not

result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

**7.11 Urban design, access and security**

The issues are addressed in the sections above.

**7.12 Disabled access**

No accessibility concerns are raised in respect of this application.

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

Not applicable to this application.

**7.14 Trees, landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Should the application be considered acceptable in all other respects a conditions requiring the submission of details in respect of sustainable waste management could be imposed.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

The site is identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site. The Council's Floodwater Management Officer has advised that should the application be considered acceptable in all other respects a condition requiring a sustainable water management scheme would need to be imposed.

**7.18 Noise or Air Quality Issues**

The issues are addressed in the section above.

**7.19 Comments on Public Consultations**

The planning concerns raised in the letters of objection are addressed in the sections above.

**7.20 Planning obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

No other issues raised.

**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 application seeks planning permission for a change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis). The application follows the

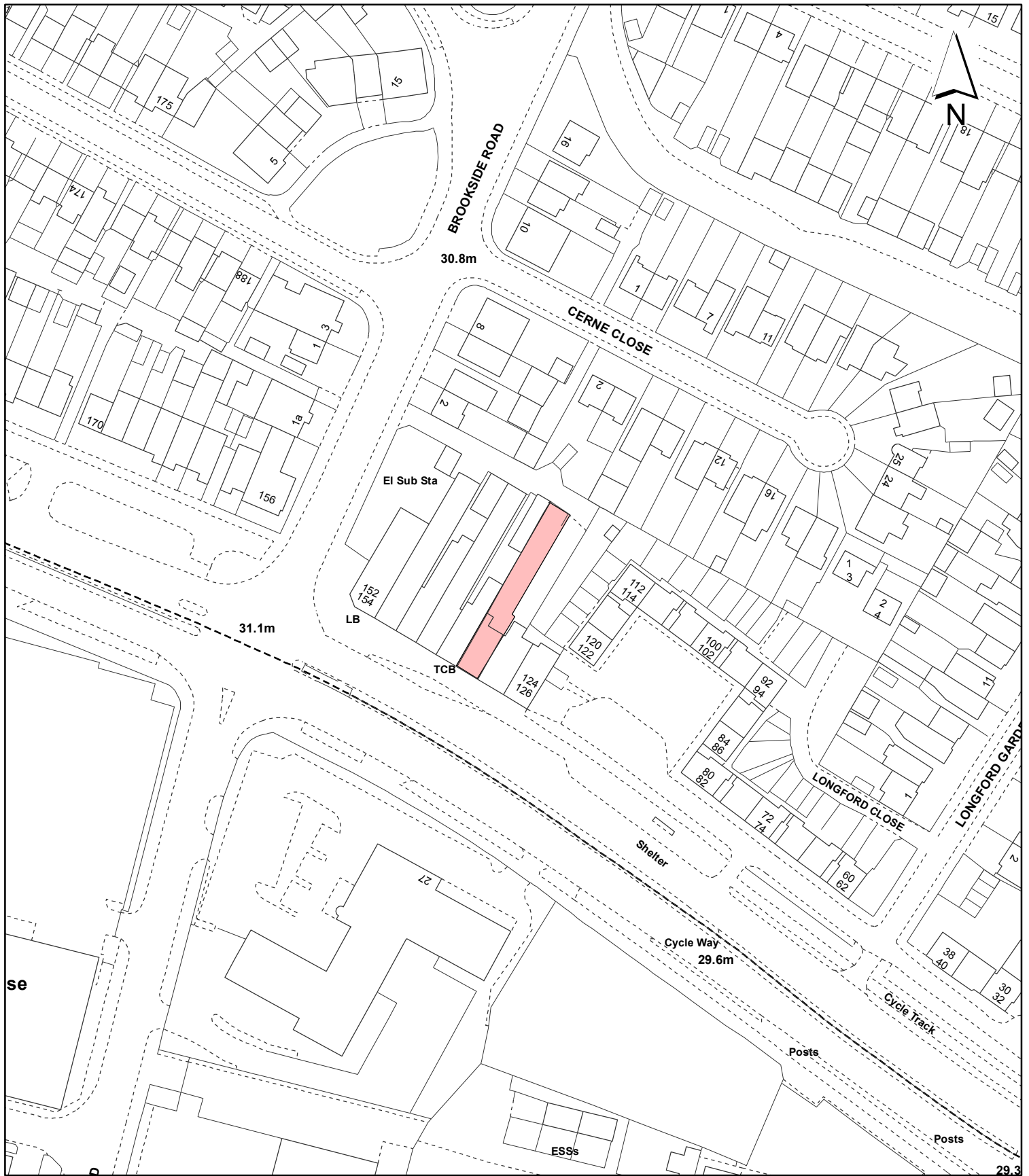
dismissal on appeal of application Ref: 3125/APP/2016/2172 where the Inspector upheld the Council's reasons for refusal. This revised application is supported by a Environmental Noise Survey and Transport Statement. However, it is considered that the applicant has failed to adequately address the impact of the proposed extension and change of use, on the amenities of occupants of nearby residential properties by way of noise, odour and disturbance and the impact upon highway safety. The application is therefore recommended for refusal.

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

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

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**132 Uxbridge Road**

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

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

Planning Application Ref:

**3125/APP/2019/545**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
 LONDON

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# Plans for Central & South Applications Planning Committee

Tuesday 4th June  
2019



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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

**Address** LAND ADJACENT TO 26 HAWTHORNE CRESCENT WEST DRAYTON

**Development:** Amendment of conditions 2 (Approved Plans) and 6 (External Windows) of planning permission Ref:44222/APP/2017/1810 dated 14/08/2017 (Two storey, 2-bed detached dwelling with parking and amenity space) comprising a pitched roof over the single storey rear element; the inclusion of three additional windows across both floors on the South flank elevation; and two roof-lights to the front and rear elevation.

**LBH Ref Nos:** 44222/APP/2019/323

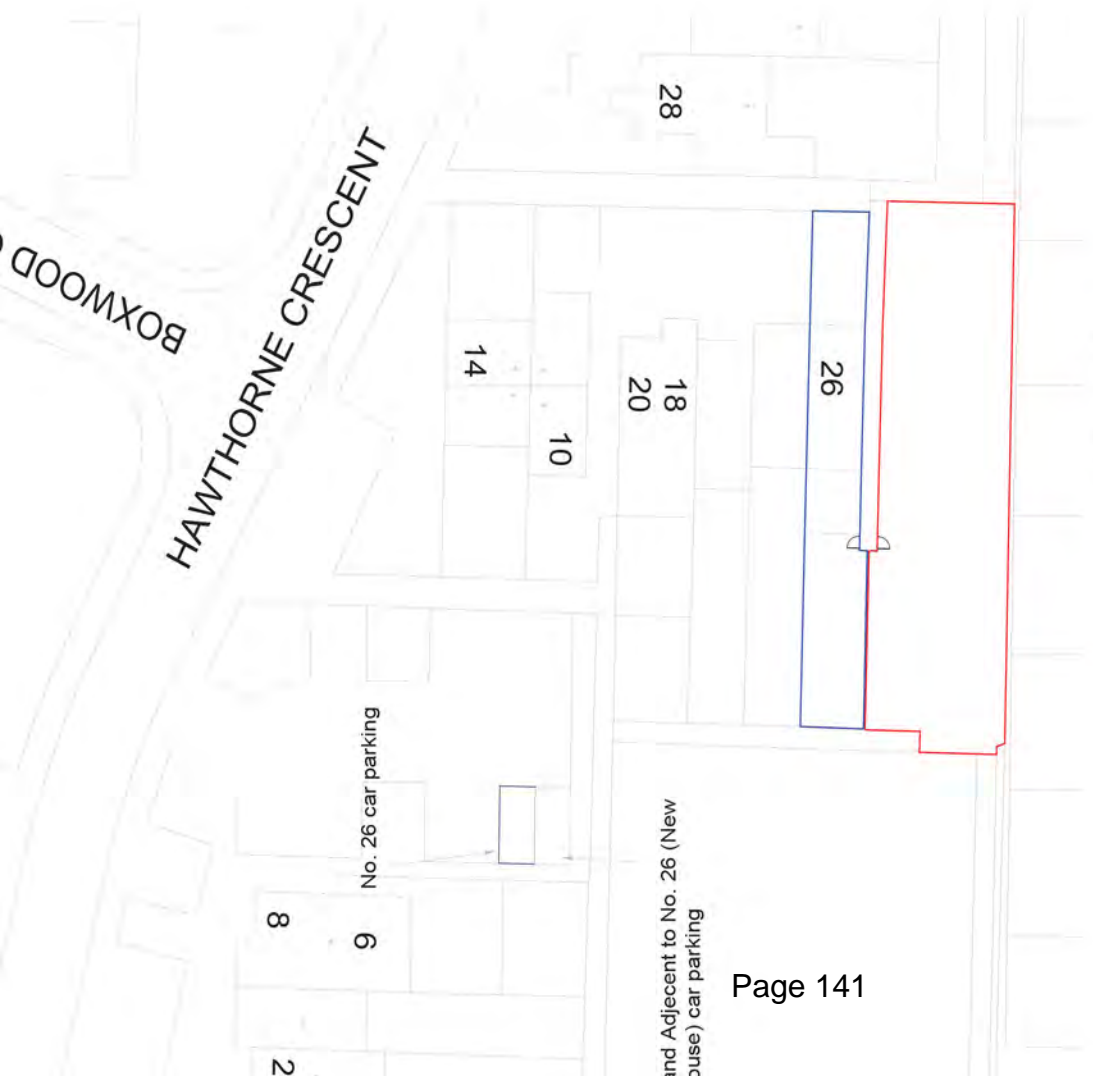
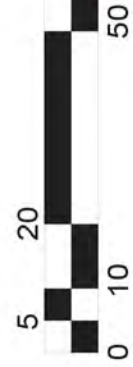
19

**Date Plans Received:** 29/01/2019  
**Date Application Valid:** 29/01/2019

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

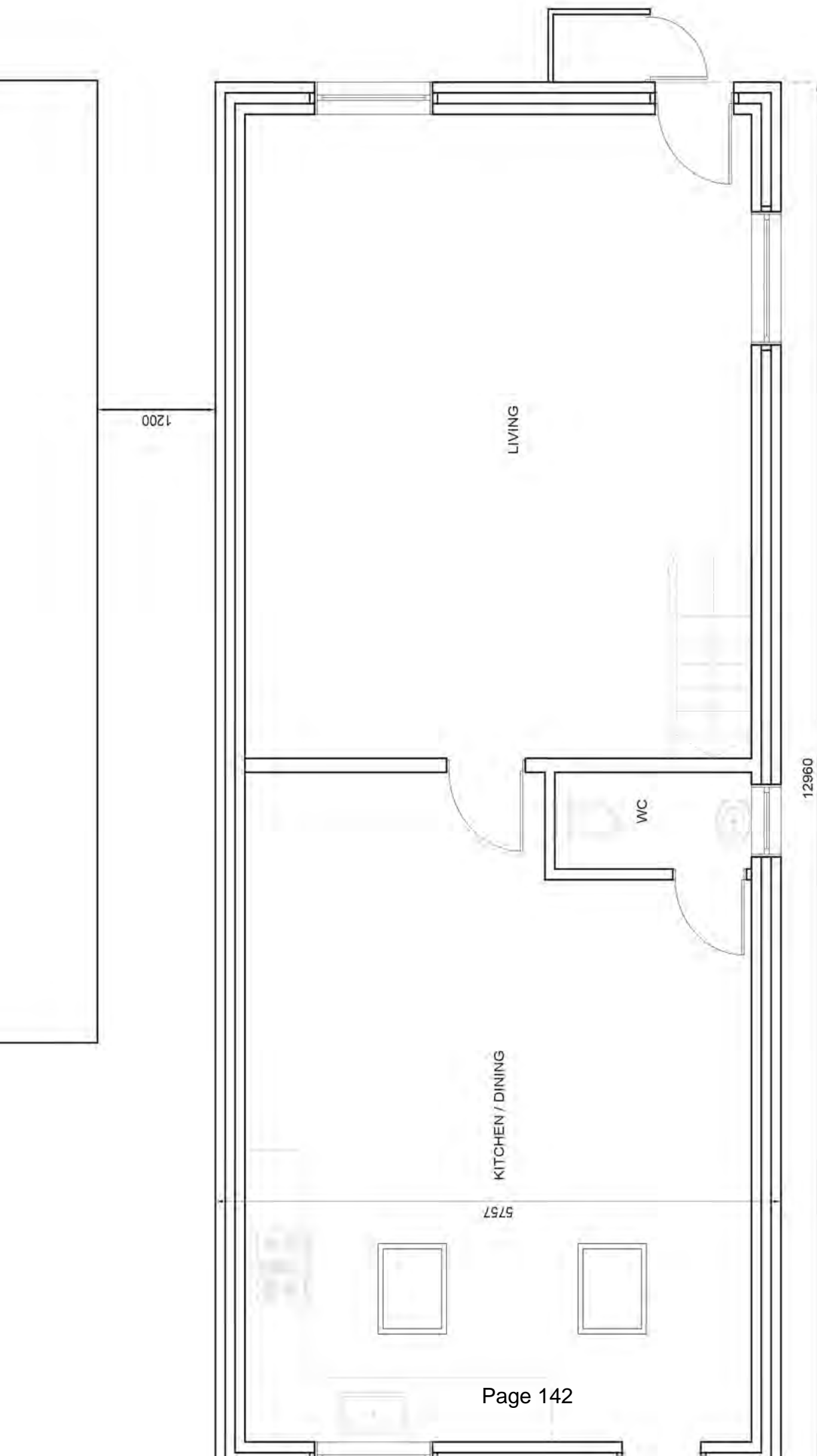


**LOCATION PLAN**  
(scale: 1:1250)



**BLOCK PLAN**  
(scale: 1:500)





1200

LIVING

KITCHEN / DINING

5757

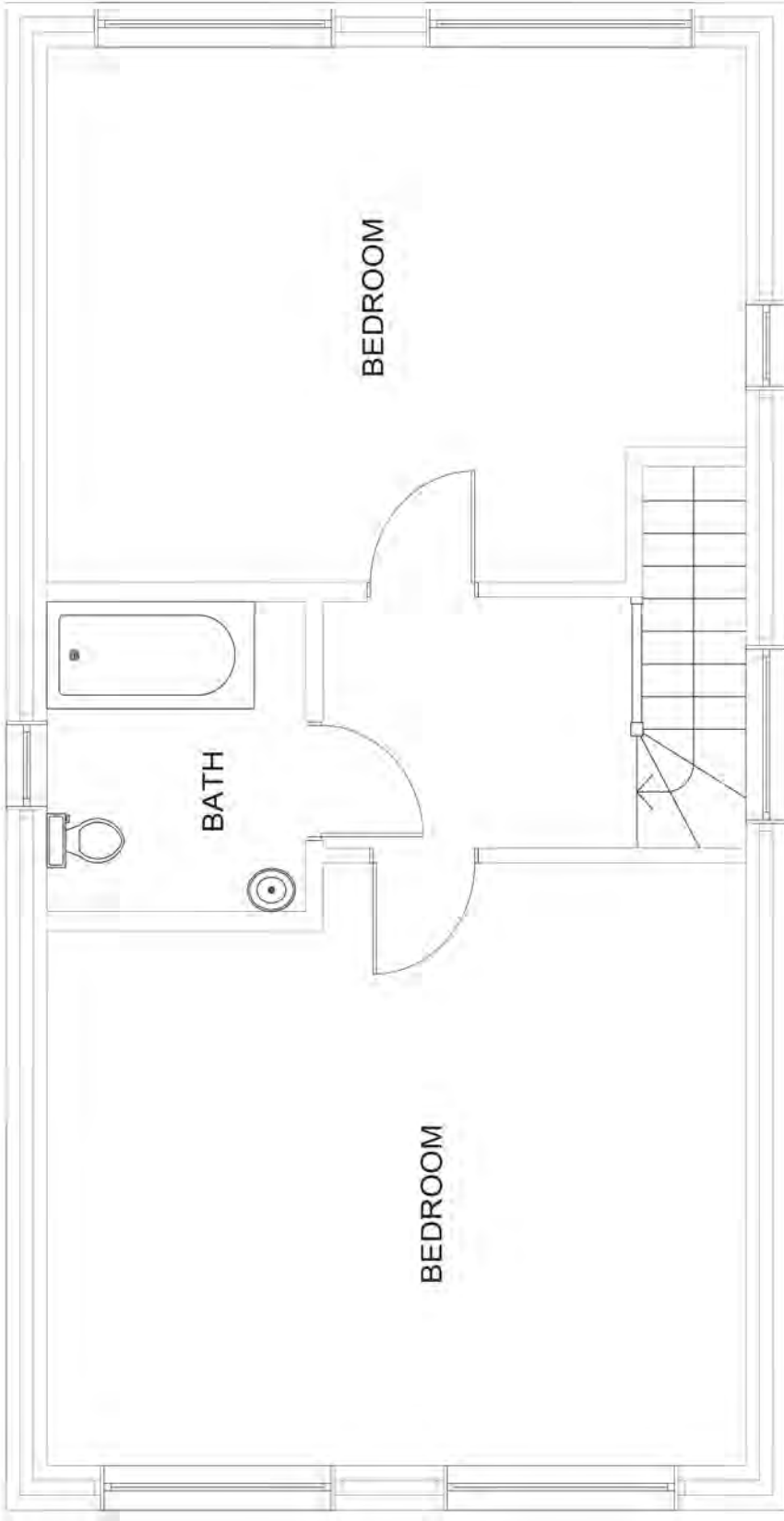
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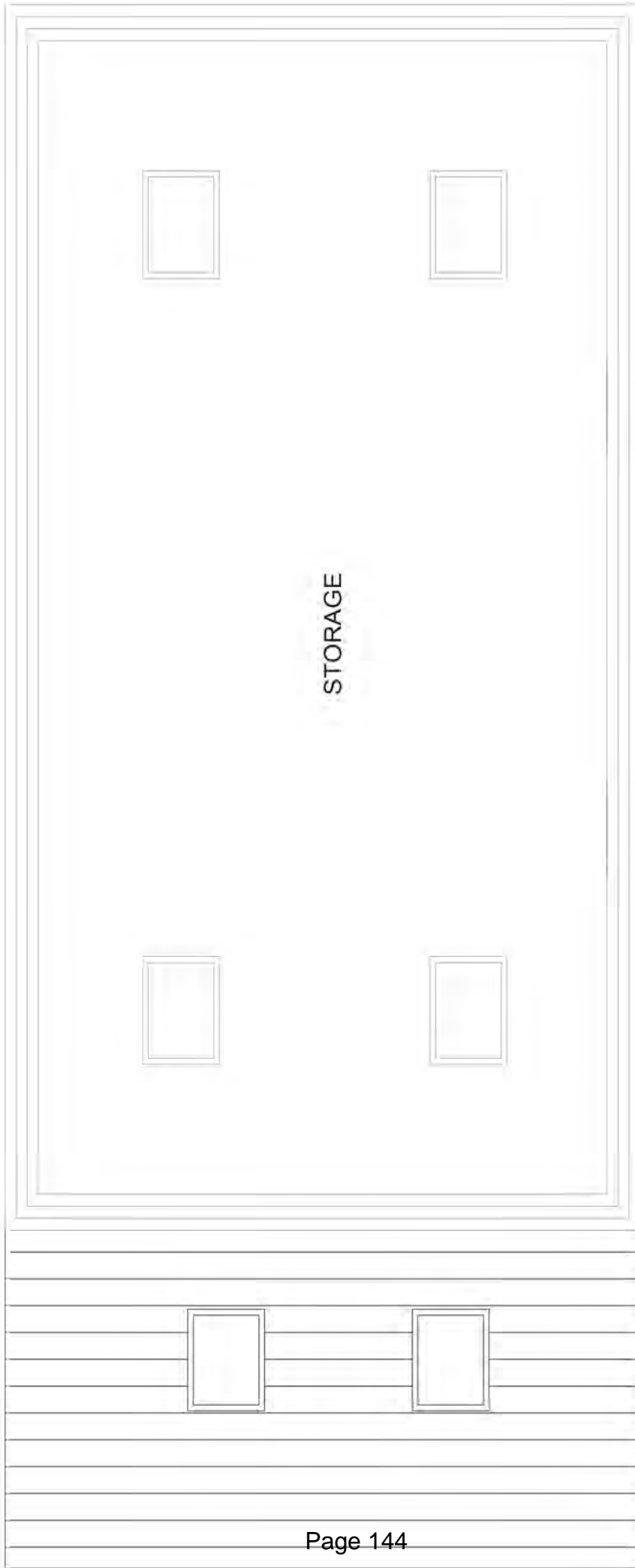
12960



5

10 Metre



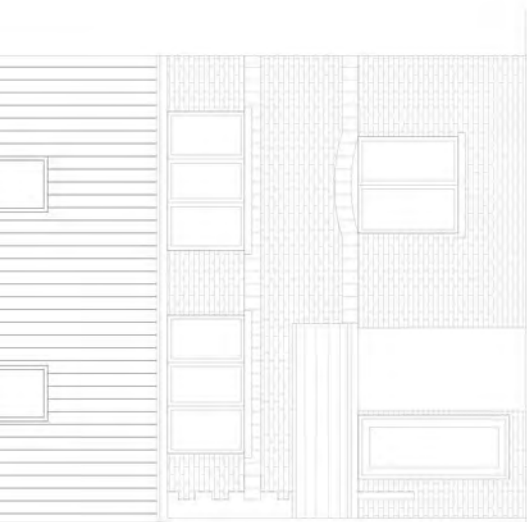


STORAGE

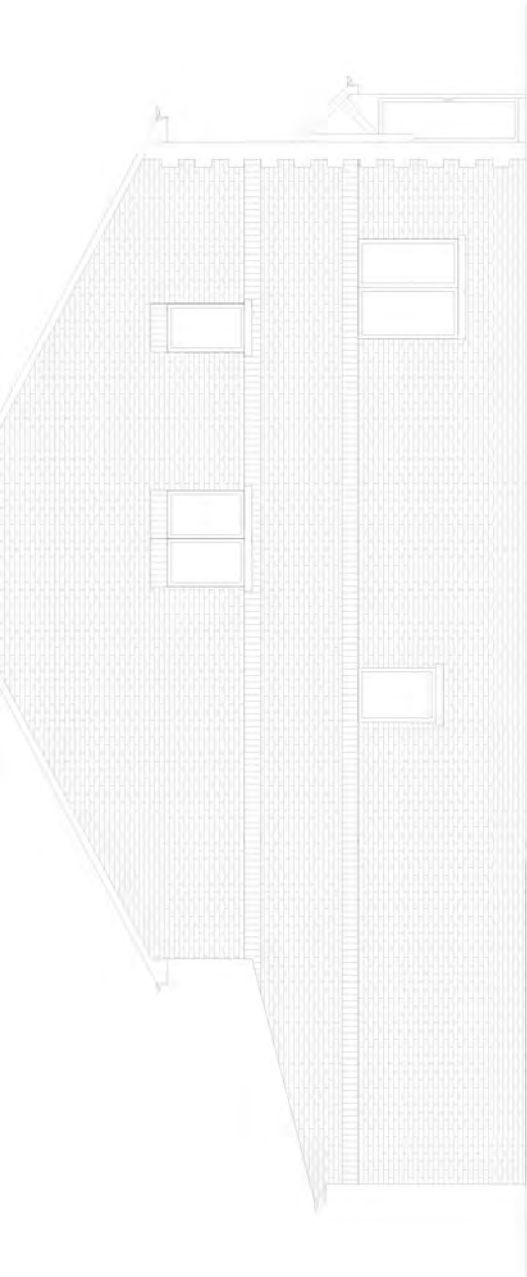
10 Metre

5



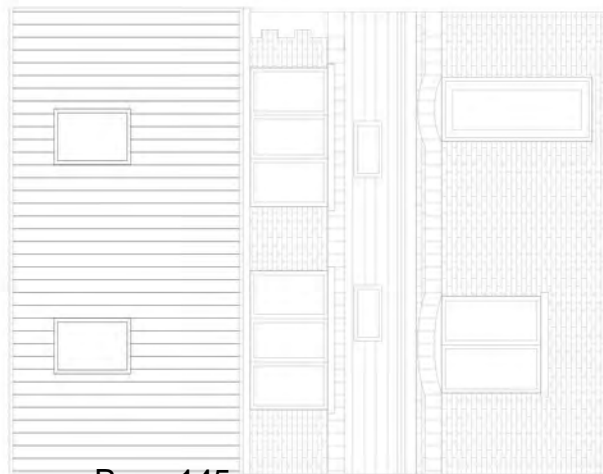


PROPOSED FRONT ELEVATION

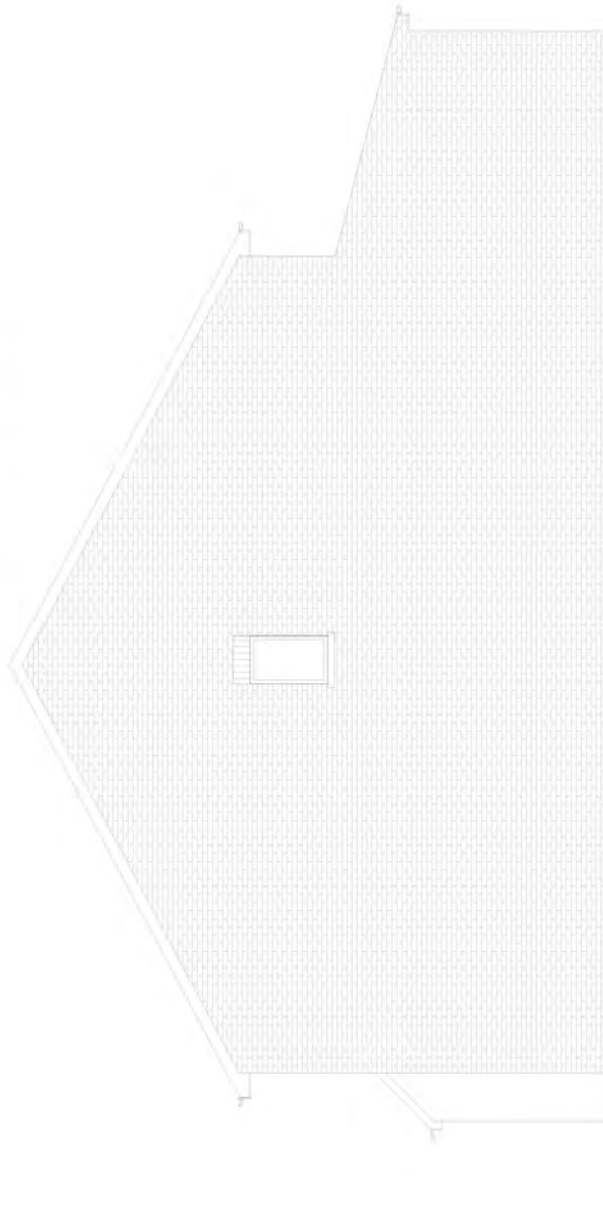


12960

PROPOSED SIDE ELEVATION



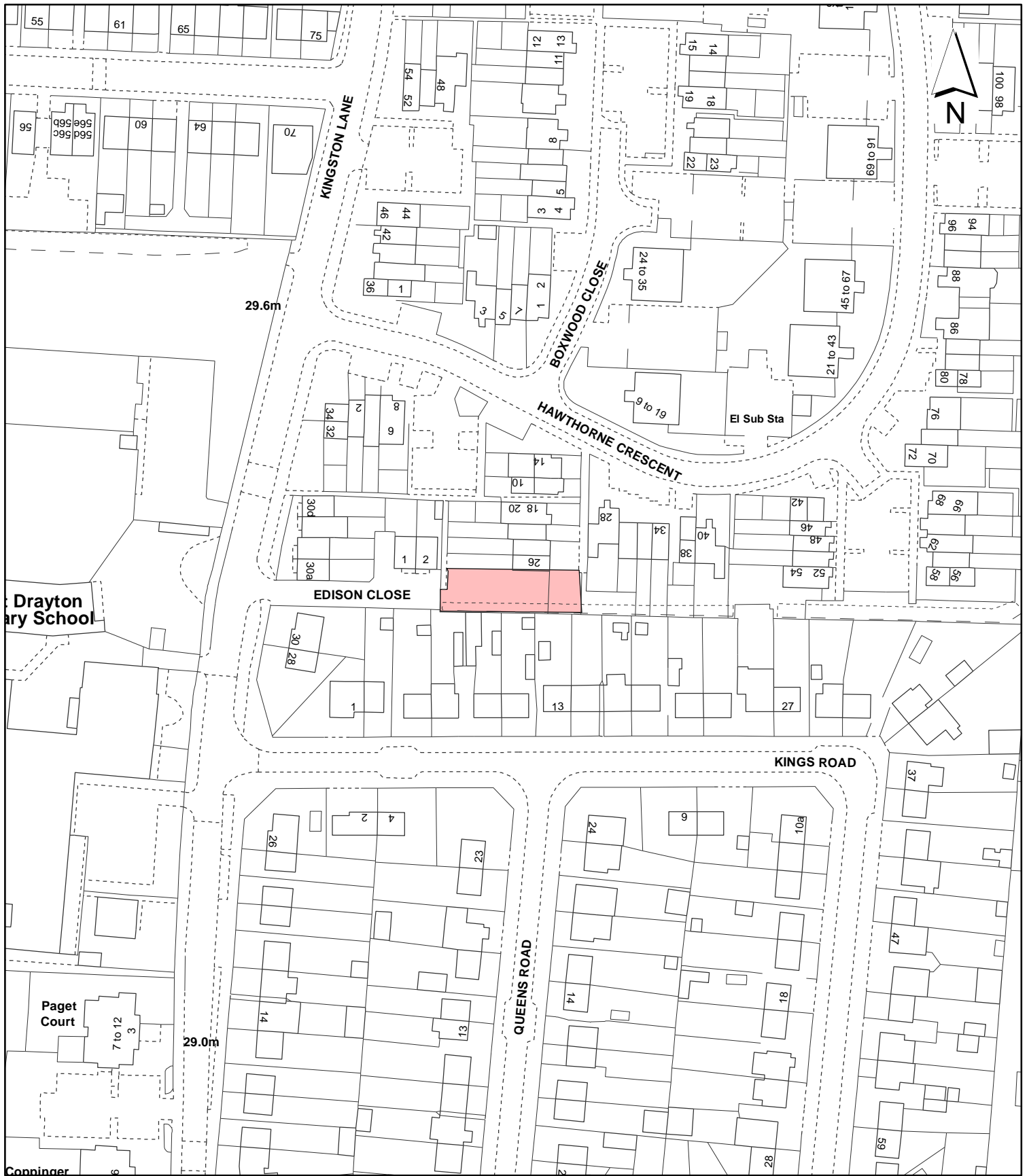
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION







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Site Address:

**Land Adjacent to 26 Hawthorne Crescent**

Planning Application Ref:  
**44222/APP/2019/323**

Planning Committee:  
**Central & South**

Scale:  
**1:1,250**

Date:  
**June 2019**

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



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

**Address** 40 MICAUBER AVENUE HILLINGDON

**Development:** Single storey front extension, single storey rear extension and raising and enlargement of roof space and existing 4 dormers to create additional habitable roofspace

**LBH Ref Nos:** 10947/APP/2019/885

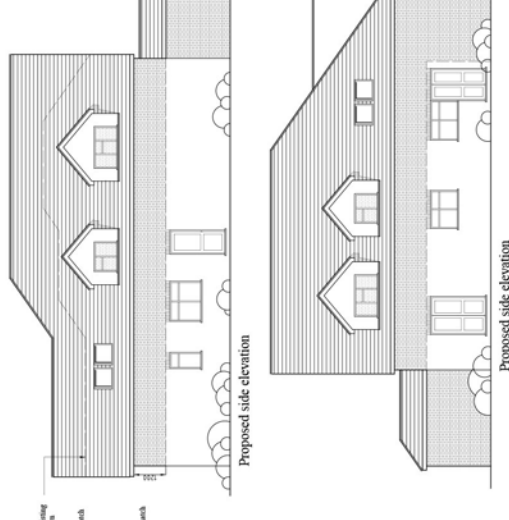
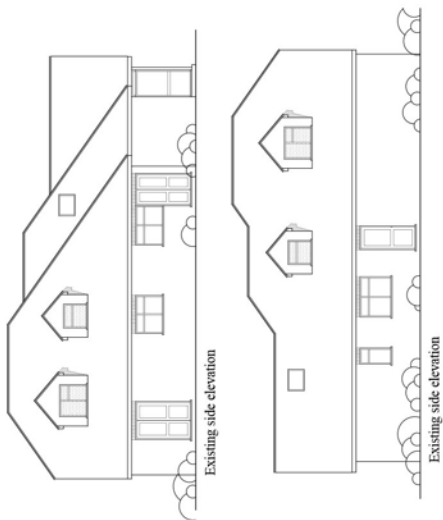
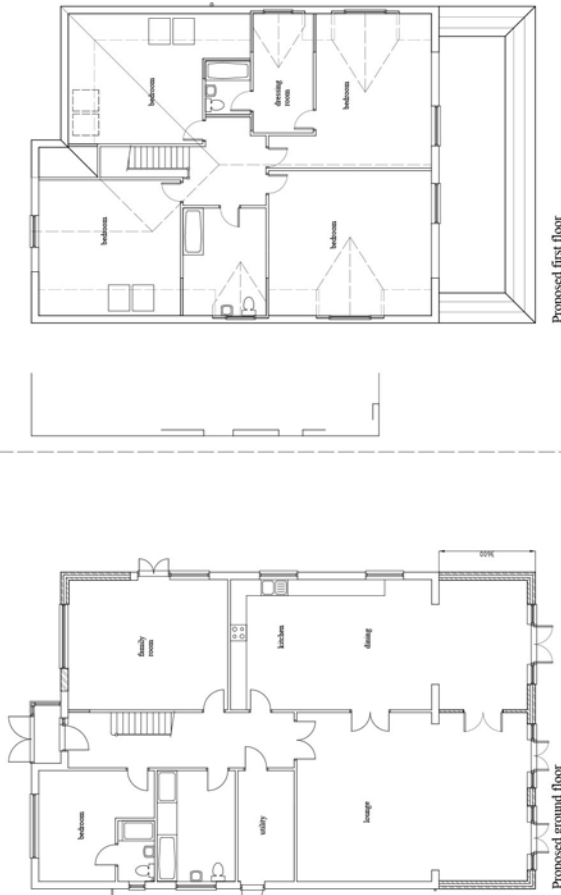
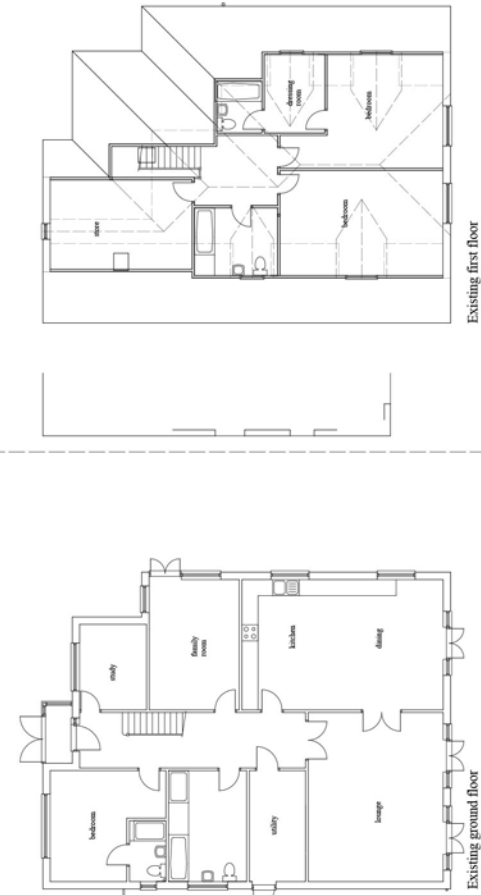
**Date Plans Received:** 13/03/2019

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

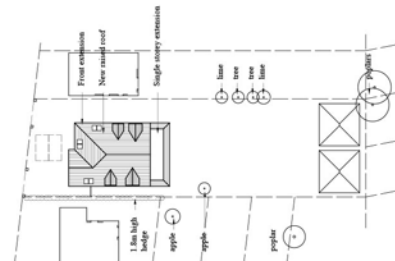
**Date Application Valid:** 13/03/2019



Revisions:		
<b>ABA</b> Chartered Surveyors 49 The Green, Southall UB2 4AR		email: aba@aujla.co.uk Tel: 020 8574 3535
scale 1:1250 @ A4	title Location Plan	
date 25/10/18		
drwg no 1844-os-01	rev	site 40 Micawber Avenue, Hillingdon



Roof line of existing  
hedgehog shown  
Rear dormer to match  
existing  
Rear dormer to match  
existing



1:100  
0m 1 2 3 4 5 6 7 8m

Revisions	A	Existing kitchen revised.	05/03/19
	B	Front dormer removed, family room revised.	05/03/19
	C	Front dormer revised.	16/03/19

ABA Chartered Surveyors  
40 The Green, Southold, 132 4LR  
www.aba.co.uk  
Tel: 020 874 3335

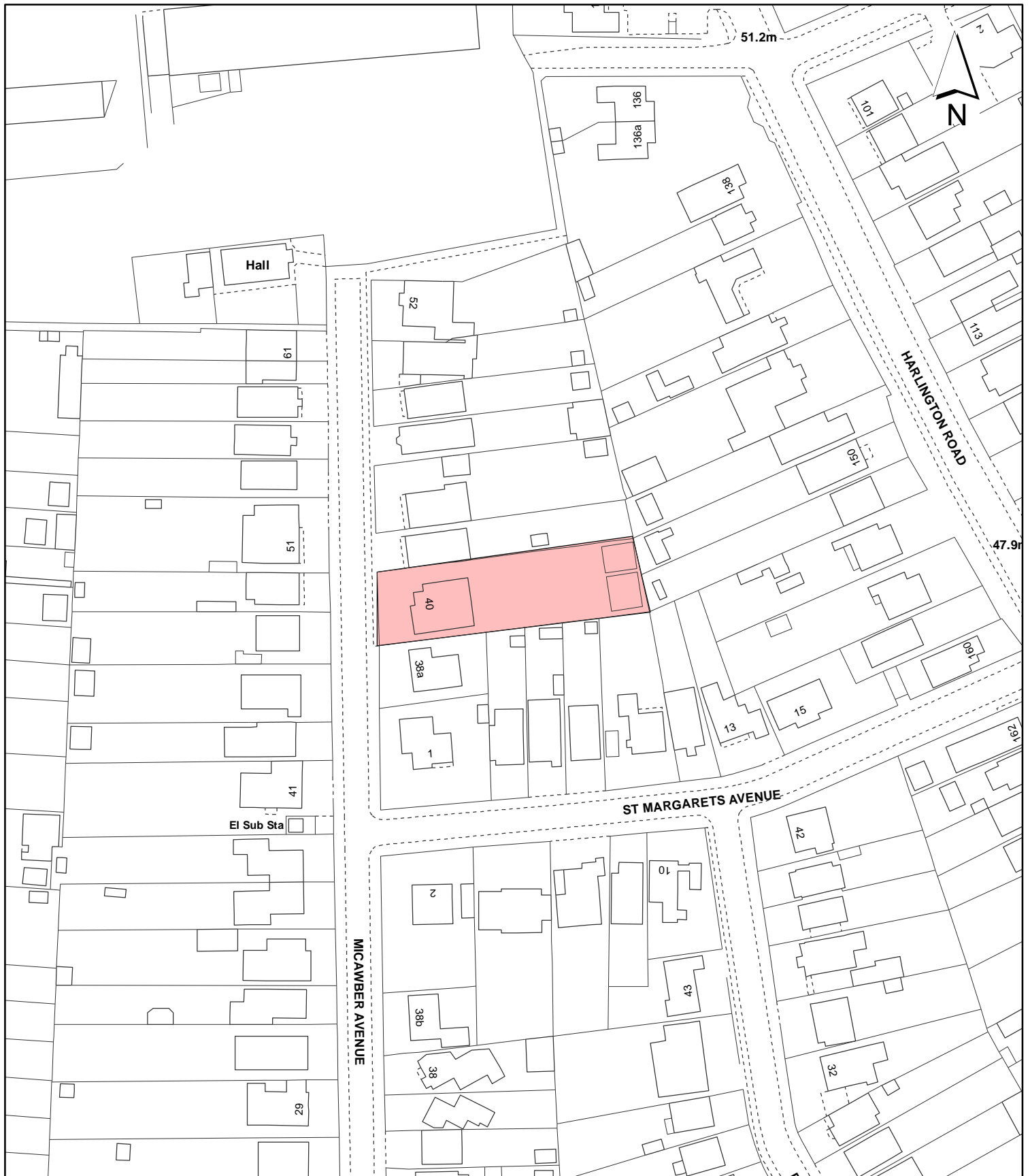
1:100  
Scale 1:100 @A1  
Date 04/10/18

1116  
Single storey front & rear extension and  
new raised roof on existing bungalow.

1/1  
1844-pl-01  
C  
40 Micraver Avenue, Hillingdon.

Block Plan 1:500





**Notes:**

 Site boundary

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Site Address:

**40 Micawber Avenue**

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

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

Planning Application Ref:  
**10947/APP/2019/885**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**



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

**Address** 64 SEATON ROAD HAYES

**Development:** Part two storey, part single storey rear extension involving demolition of existing garage

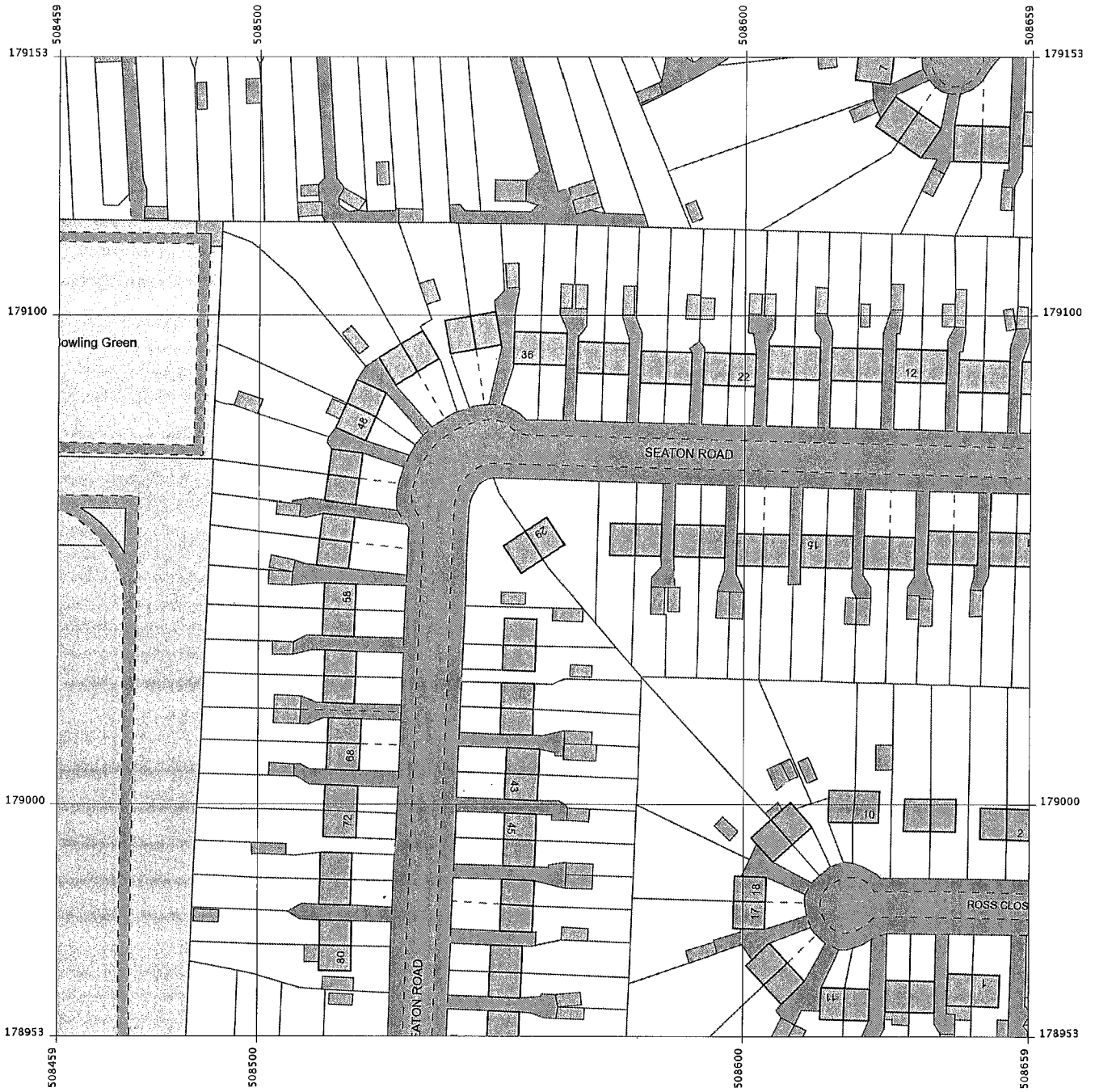
**LBH Ref Nos:** 74378/APP/2018/4238

**Date Plans Received:** 04/12/2018

**Date(s) of Amendment(s):** 04/12/2018

**Date Application Valid:** 30/01/2019





SITE LOCATION PLAN  
SCALE 1:1250  
64 SEATON ROAD  
HAYES





All dimensions verified on site.  
 All work to comply with British Standards. Code of practice.  
 All internal works to be in accordance with client.  
 All work to be in accordance with building regulations.  
 All work to be in the satisfaction of the local authority building surveyor.  
 Builder to serve building notices and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thames water Build Over Agreement/ Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.  
 All property relevant to:  
 - Party Wall etc Act 1996  
 - Works to be carried out by Gas Safe registered installer and to Gas Safe recommendations.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Regulations and Building Regulations Part P (Electrical Safety for a dwelling) and Part N (Electrical Safety for a dwelling) (BSI, EICSA, NAPIT, or NICEIC), authored by the Secretary of State.  
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

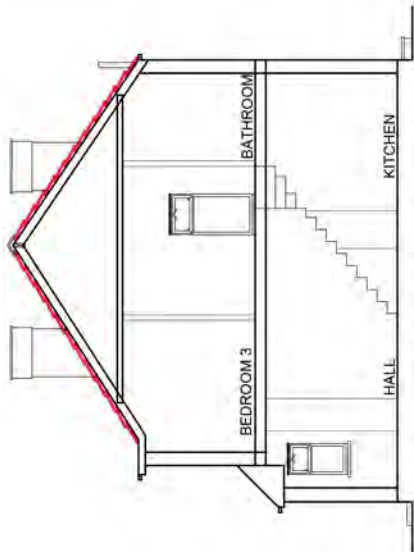
COPYRIGHT

JOB TITLE  
 (M) SEATON ROAD HAYES

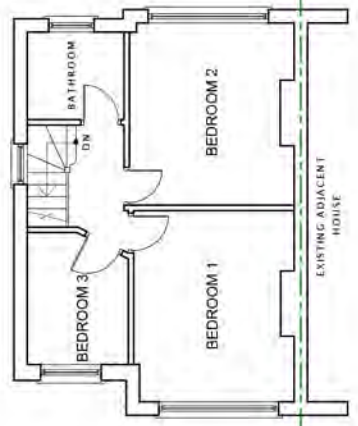
DRAWING TITLE  
 EXISTING GROUND FLOOR PLAN, FIRST FLOOR PLAN, BLOCK PLAN AND LOFT SECTION  
 SCALE: 1:100

DATE: 20-11-2018  
 DRAWN BY:

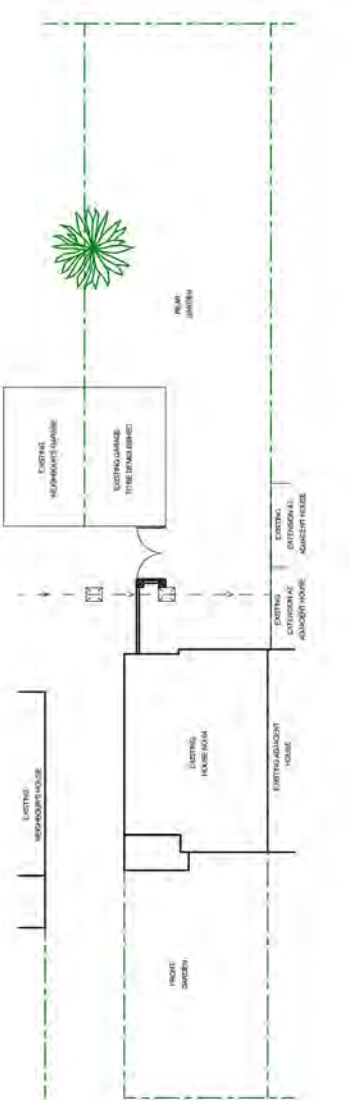
DRG. NO.  
 18041SRH101  
 REV.



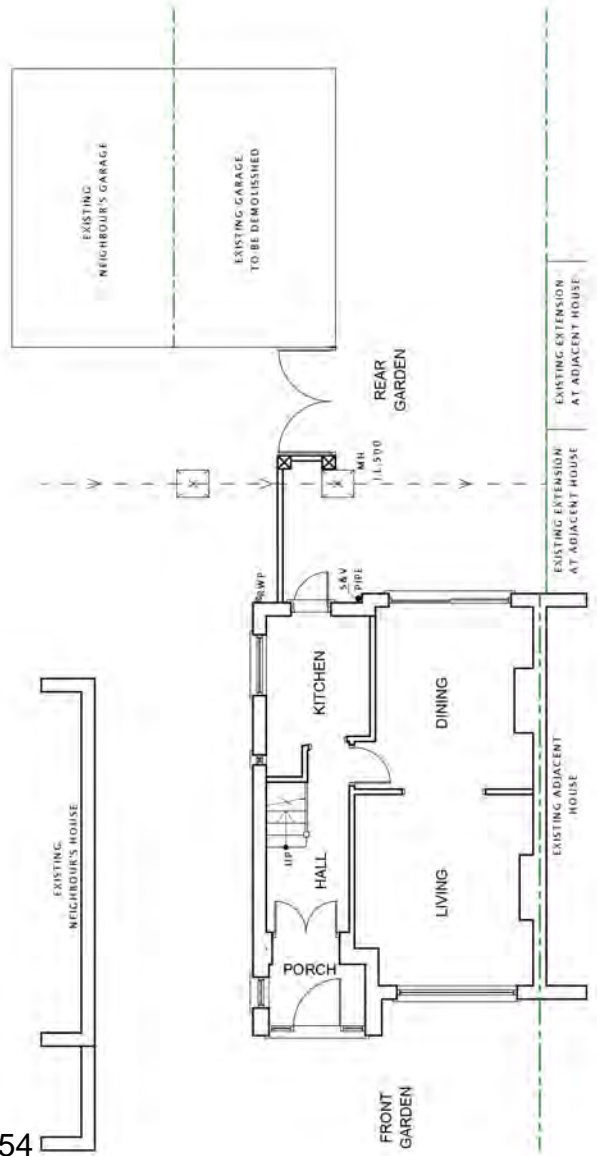
EXISTING LOFT SECTION



EXISTING FIRST FLOOR PLAN



EXISTING BLOCK PLAN (SCALE 1:200)



EXISTING GROUND FLOOR PLAN



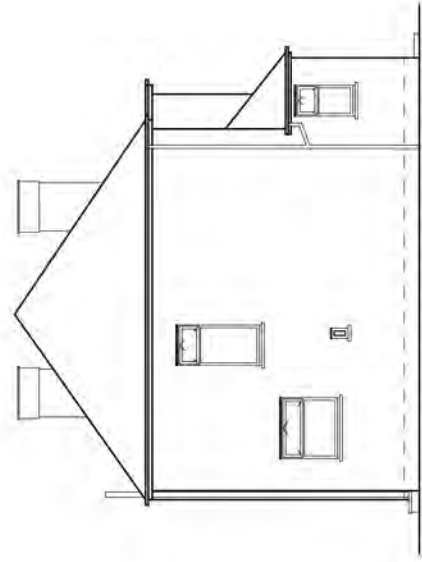
All dimensions verified on site  
 All work to comply with British Standards, Codes of practice  
 All internal works to be in accordance with client  
 instructions  
 All external surfaces to match existing  
 All work to be to the satisfaction of the local  
 authority building surveyor  
 Builder to serve building notice and comply fully in all  
 respects  
 Client responsible for compliance with 1 Party Wall etc.  
 Act 1996. 2. Third order Build Over Agreement.  
 Builder to ensure all work in compliance  
 with Build Over agreement as approved by  
 Thomas Walker  
 All proprietary materials to  
 manufacturers recommendations  
 Works to be carried out in accordance with  
 out by Gas Safe registered installers  
 and to Gas Safe recommendations  
 All wiring and electrical work will be designed  
 and installed in accordance with BS 7671 (2001) (2008),  
 with the requirements of BS 7671 (2001) (2008),  
 the 17th edition Wiring Guidance and Building  
 Regulation Part P (Electrical Safety) by a  
 competent person registered with an electrical  
 self-certification scheme (NICEIC, ELECSA,  
 NABIT, or INCEC), authorised by the Secretary  
 of State  
 The competent person is to send a self-  
 certification certificate to the Local Authority  
 Building Control Department within 10 days of  
 completion of the work. The contractor must  
 provide a copy of the self-certification  
 certificate and a BS 7671 (2001) (2008) Electrical  
 Installation Test Certificate and forward copies  
 to the Local Authority Building Control Dept.

DATE	REVISION

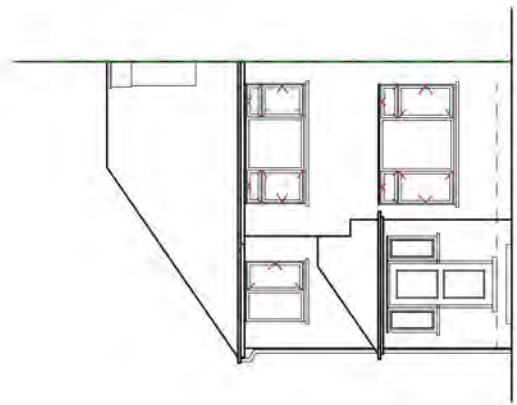
COPYRIGHT	
JOB TITLE B4 SEATON ROAD HAYES	
DRAWING TITLE EXISTING ELEVATIONS	
SCALE 1:100	
DATE: 29-11-2018	DRAWN BY:
DRG. NO. 18M45884/02	REV



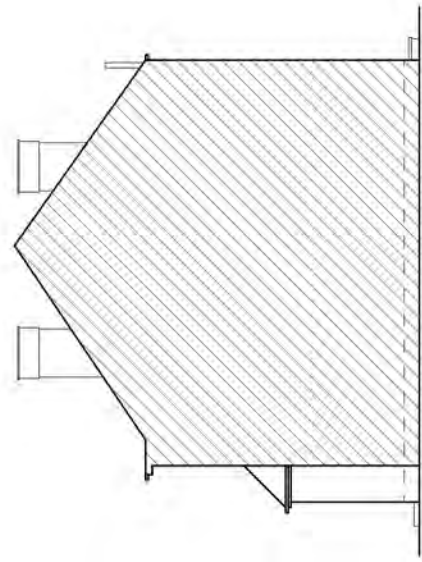
EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING FRONT ELEVATION

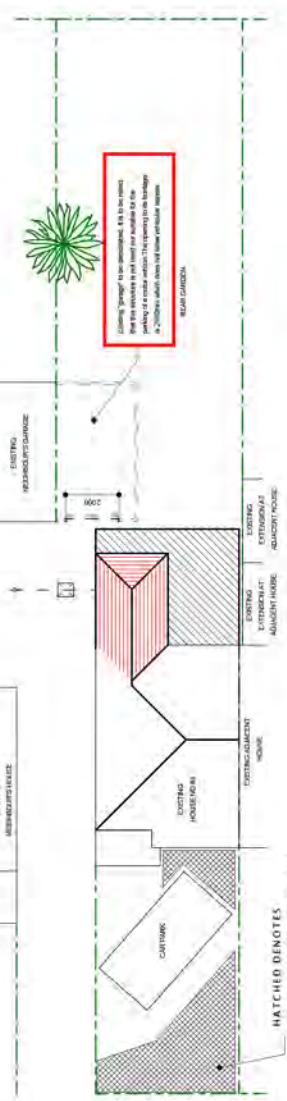


EXISTING RIGHT SIDE ELEVATION

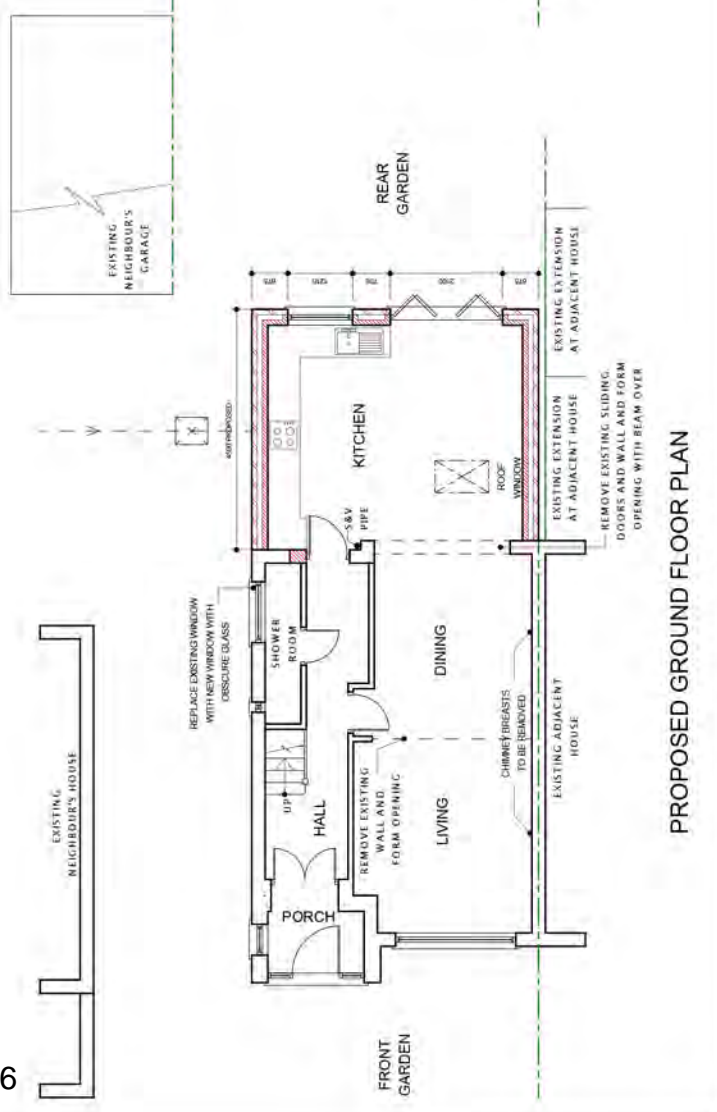




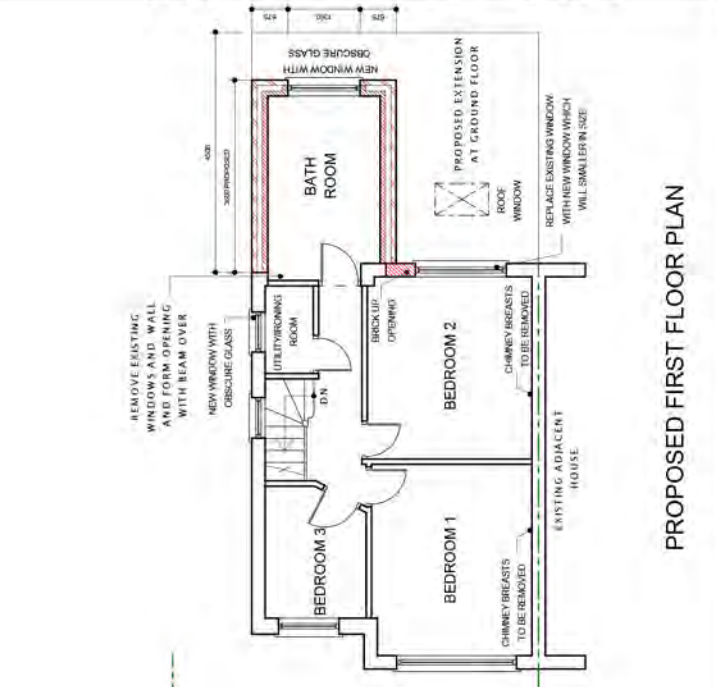
All dimensions verified on site  
 All work to comply with British Standards. Code of practice for internal works to be in accordance with client.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority building surveyor.  
 Builder to serve building notices and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thanks were Build Over Agreement. Builder to ensure all work in compliance with Build Over agreement is approved by Planning Permission.  
 All work to be to the satisfaction of the local authority building surveyor.  
 Builder to serve building notices and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thanks were Build Over Agreement. Builder to ensure all work in compliance with Build Over agreement is approved by Planning Permission.  
 All work to be to the satisfaction of the local authority building surveyor.  
 Builder to serve building notices and comply fully in all respects.  
 Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thanks were Build Over Agreement. Builder to ensure all work in compliance with Build Over agreement is approved by Planning Permission.



PROPOSED BLOCK PLAN (SCALE 1:200)



PROPOSED GROUND FLOOR PLAN

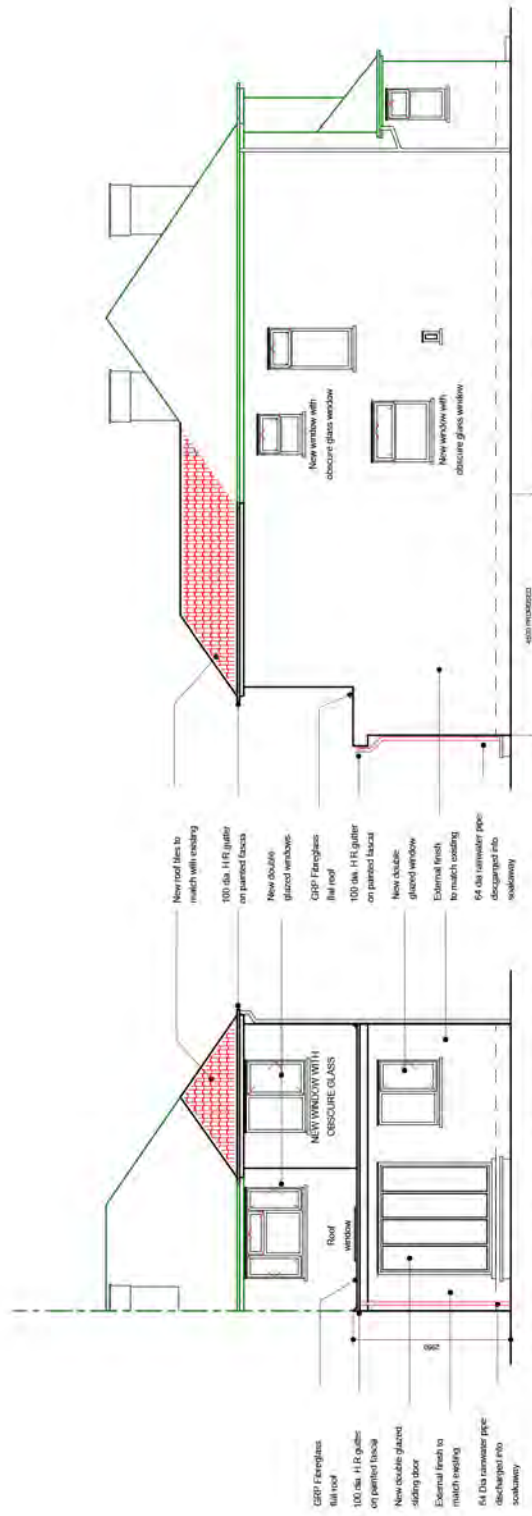


PROPOSED FIRST FLOOR PLAN

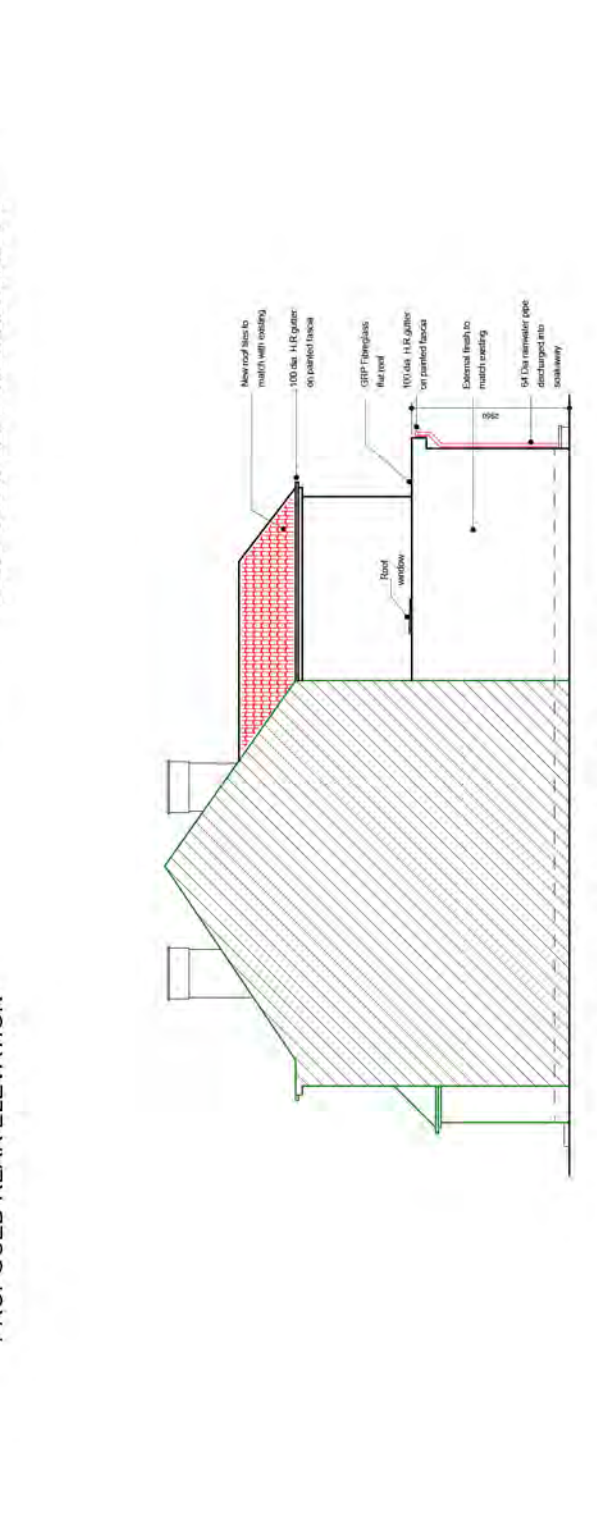


All dimensions verified on site.  
 All work to comply with British Standards, Codes of practice.  
 All informal works to be in accordance with client instructions.  
 All external surfaces to match existing.  
 All work to be to the satisfaction of the local authority-building surveyor.  
 Builder to serve building notice and comply fully in all respects.  
 Client responsible for compliance with 1 Party Wall etc Act 1996; 2. Thames water Flood Over Agreement.  
 Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.  
 All proprietary materials to manufacturers recommendations.  
 Works to boiler/gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations.  
 All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, ESI, ELECSA, NABIP, or NICEIC), authorised by the Secretary of State.  
 The competent person is to send a self-certification certificate to the Local Authority to confirm the completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

PROPOSED LEFT SIDE ELEVATION

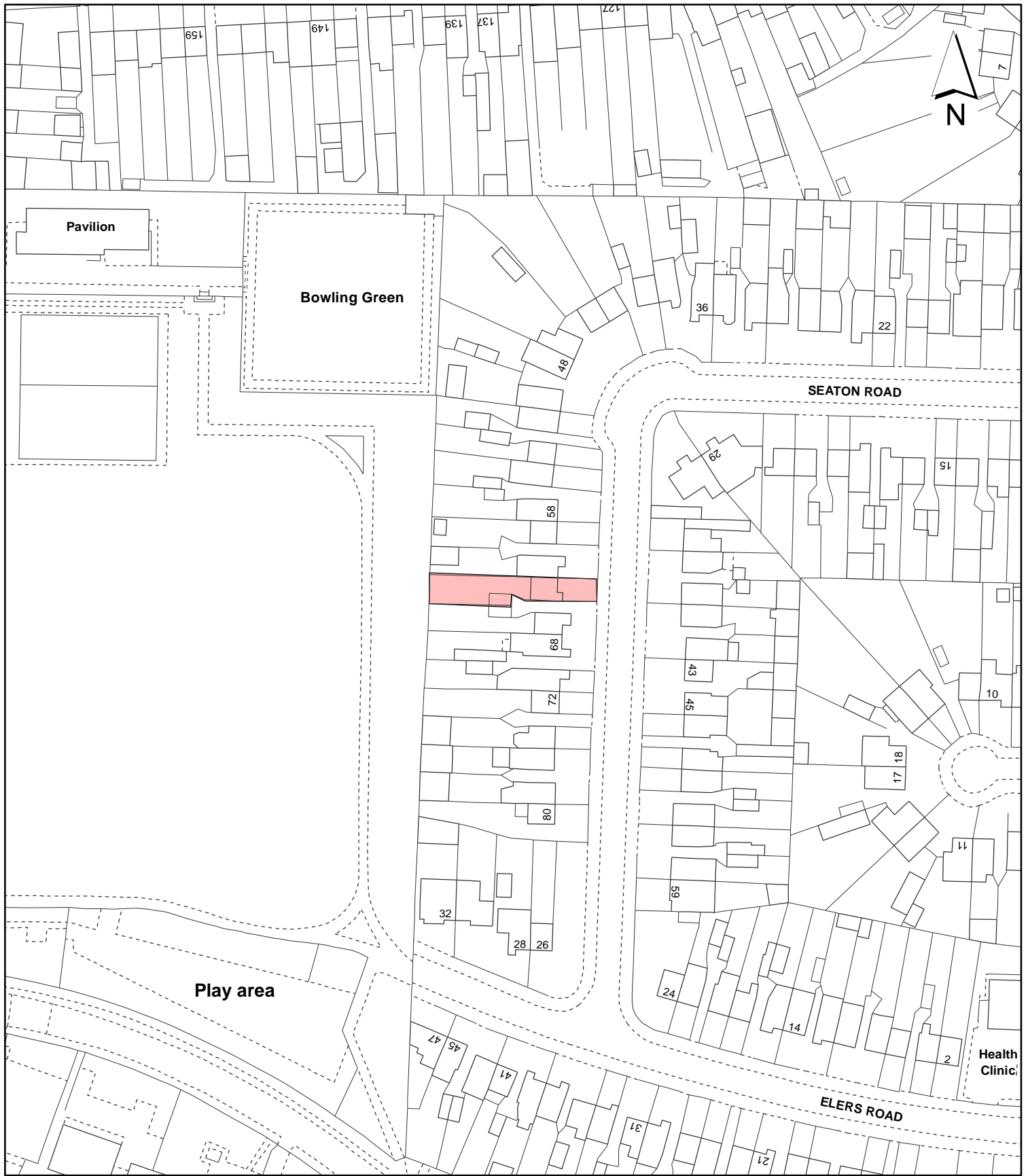


PROPOSED REAR ELEVATION



PROPOSED RIGHT SIDE ELEVATION

DATE	REVISION
COPYRIGHT	
JOB TITLE	
64 SEATON ROAD HAYES	
DRAWING TITLE	
PROPOSED ELEVATIONS	
SCALE: 1:100	
DATE: 25-04-2019	DRAWN BY:
DWG NO.	REV.
181645RHP/03/A	



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Site Address:

**64 Seaton Road  
Hayes**

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

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

Planning Application Ref:

**74378/APP/2018/4238**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
LONDON

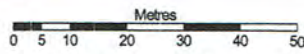
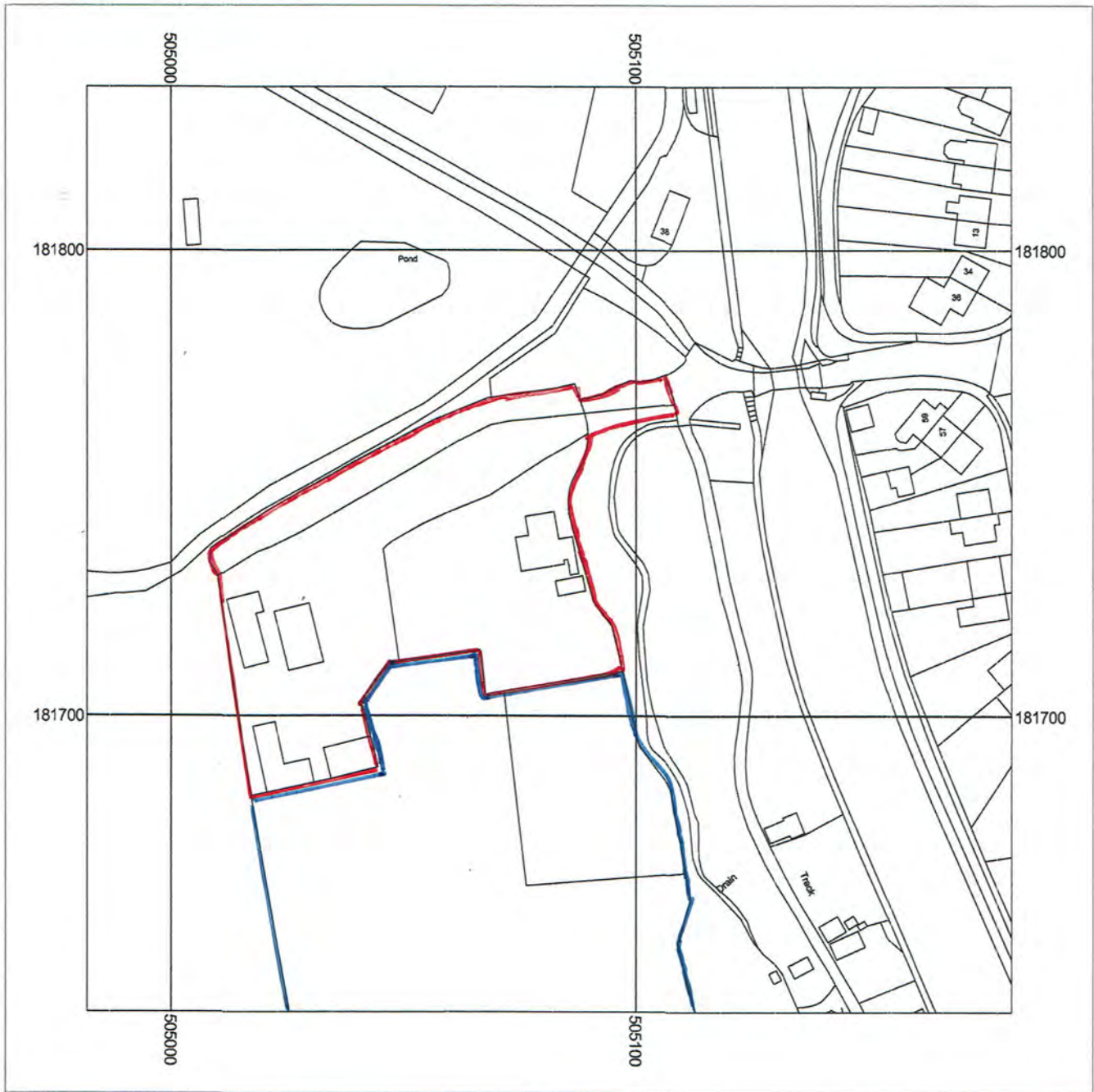
**Report of the Head of Planning, Transportation and Regeneration**

**Address** THE STABLE BENBOW WAYE COWLEY UXBRIDGE  
**Development:** Erection of 2-bed bungalow, involving demolition of existing mobile home and outbuildings  
**LBH Ref Nos:** 45830/APP/2019/505

**Date Plans Received:** 12/02/2019  
**Date Application Valid:** 14/02/2019

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





Scale: 1:1250



**The Stables**  
**Benbow Way**  
**Cowley**  
**Uxbridge**  
**UB8 2HD**

Supplied by: National Map Centre  
License number: 100031961  
Produced: 14/06/2016  
Serial number: 1692095

Plot centre co-ordinates: 505081.181736  
Download file: pottle\_thestakes.zip  
Project name: pottle\_thestakes

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

A.	Date	Revisions

Pottle & Co Ltd  
Planning & Building Consultants  
Suite A, 128 Manor Way  
Rushley, Wiltshire, BA4 8HR  
Tel: 01895 622800  
www.pottle.co.uk

Client  
**MR MRS CAREY**

Job Title  
**'THE STABLES'  
BENBOW WAY  
COWLEY  
LUXBRIDGE**

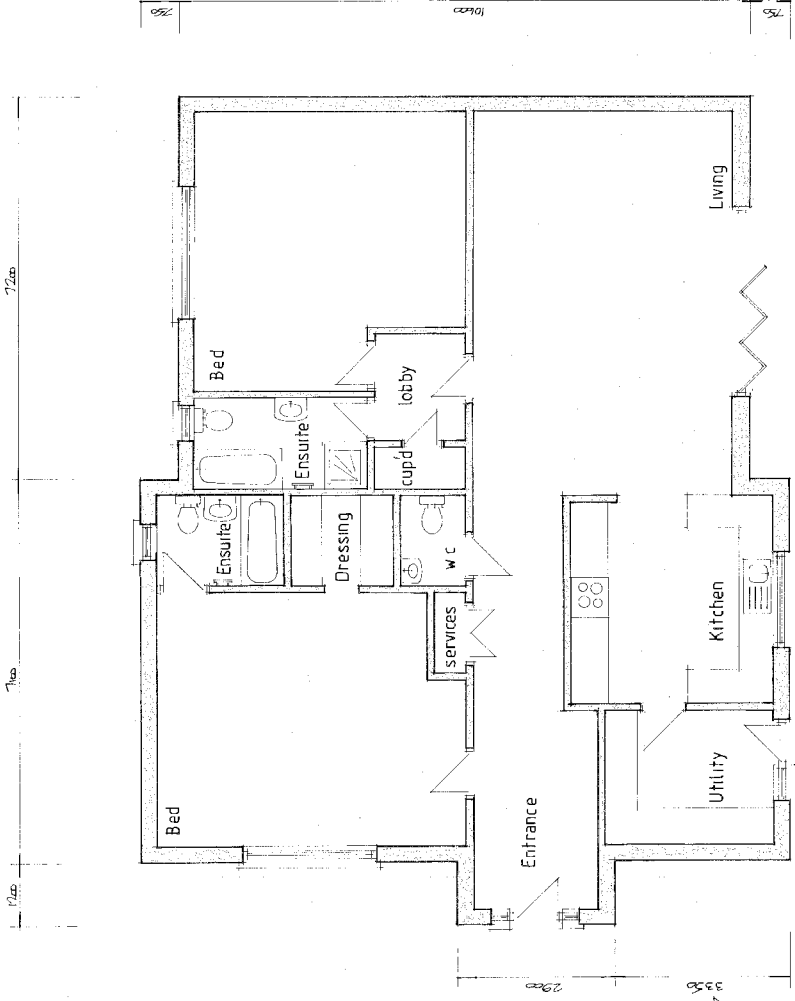
Drawing Title  
**PROPOSED NEW  
DWELLING**

Scale: 1:100 & 1:50.

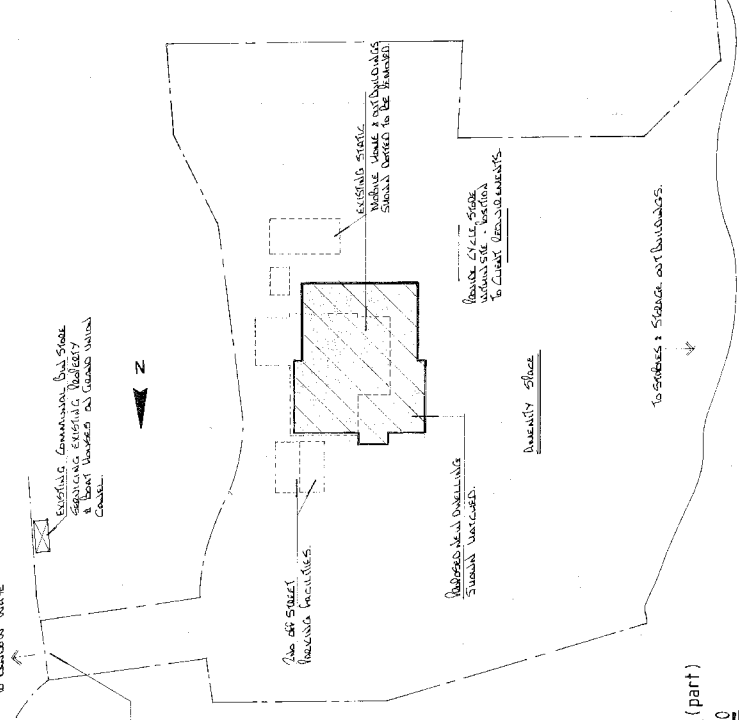
Date: 20/05/2019  
Drawn by: G2

Draw No: 4195/01  
Rev: 1

98x84mm A1



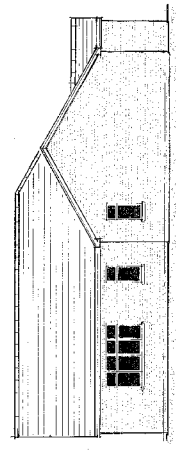
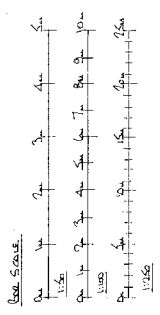
**PROPOSED GROUND FLOOR PLAN**  
(147 sq. metres - approximate)



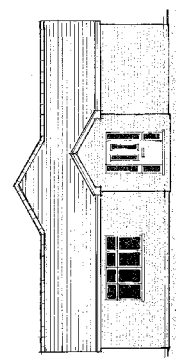
**SITE PLAN (part)**  
scale 1:250

**MATERIALS**

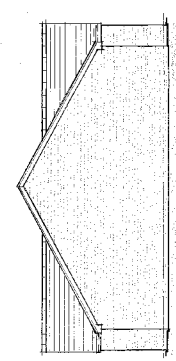
- WALLS: Free Limestone
- ROOF: MONKEY HATCHED INTERLOCKING TILE - Smooth GUT.
- WINDOWS: WHITE ALUMINIUM - CASSETT GL.
- DOORS: WHITE ALUMINIUM - CASSETT GL.
- PAVING: EXTENSIVE TRUSSEL TERRAZZO & MARBLE TERRAZZO.
- ACCESS DRIVE: Smooth and Pebbles sub base.



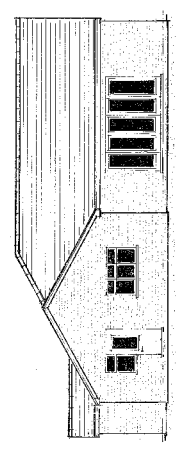
**SIDE ELEVATION**



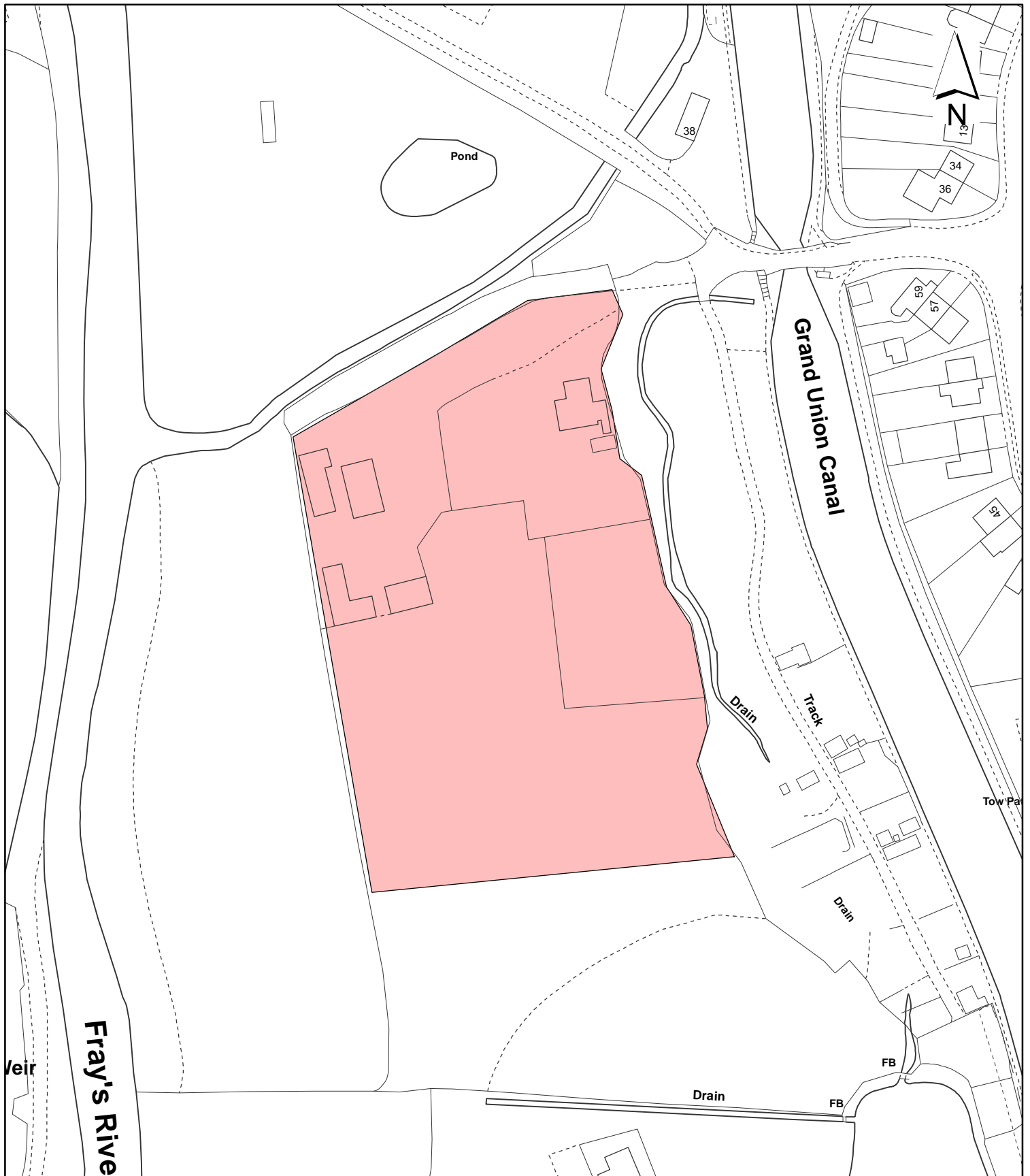
**FRONT ELEVATION**



**REAR ELEVATION**



**SIDE ELEVATION**



**Notes:**

 Site boundary

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Site Address:

**The Stable  
 Benbow Way  
 Cowley  
 Uxbridge**

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

Planning Application Ref:

**45830/APP/2019/505**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
 LONDON

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

**Address** LAND REAR OF 65-75 WORCESTER ROAD COWLEY

**Development:** Demolition of existing garages and erection of 2 x 2-bedroom and 2 x 3-bedroom dwellinghouses with associated hard and soft landscaping, car parking, refuse storage and amenity space and relocation of existing electricity substation.

**LBH Ref Nos:** 73918/APP/2019/795

**Date Plans Received:** 07/03/2019  
**Date Application Valid:** 25/03/2019

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

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 IF IN DOUBT ASK FOR CONFIRMATION.

- KEY**
- Indicative landscaping
  - Indicative tree planting

**AMASIA ARCHITECTS LTD**

**PROPOSAL**  
 WORCESTER ROAD  
 LUNBRIDGE

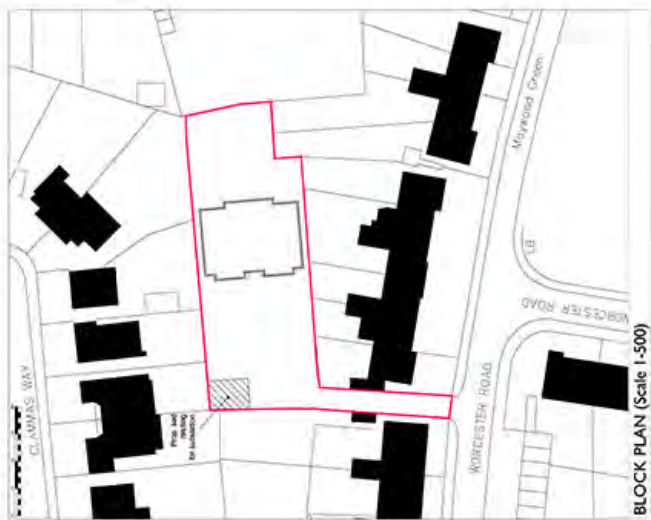
**PETER KEARNS**

**REVISIONS**

NO.	DATE	DESCRIPTION
A5	A1	MC 05-03-19

**SITE LAYOUT - SITE LOCATION PLAN & BLOCK PLAN**

**AAI-18-253-P01**





DIMENSION PLAN (Scale 1-200)



REVISIONS			
<b>PROPOSAL</b>			
SITE ADDRESS WORCESTER ROAD LUXBRIDGE			
CLIENT PETER KEARNS			
SCALE	SHEET NO.	DRAWN	DATE
1/200	A1	MC	05-03-19
DRAWING TITLE DIMENSION PLAN			
DRAWING NUMBER AAL-18-253-P02		VERSION	

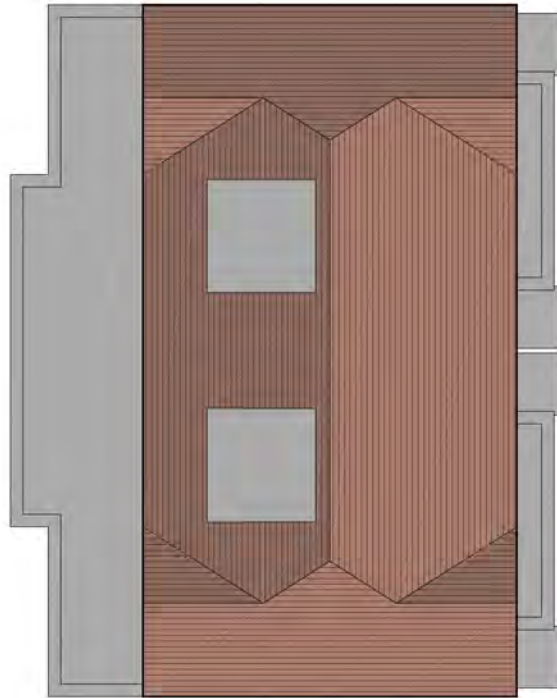


**AMASIA**  
ARCHITECTS LTD

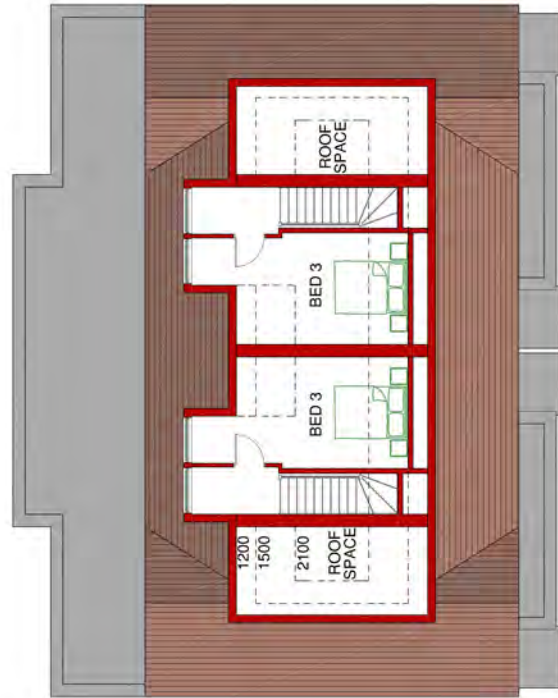
ALBERT KEARNS  
LUXBRIDGE FARM  
LUXBRIDGE  
LUXBRIDGE  
LUXBRIDGE



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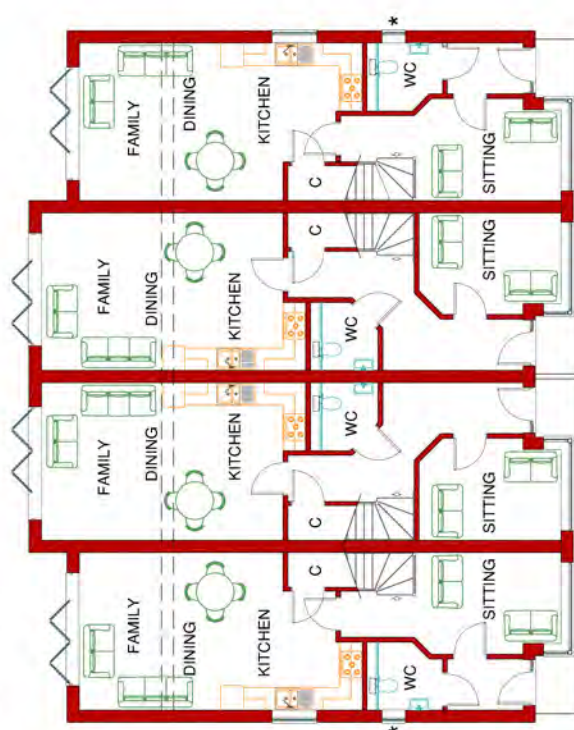
ROOF PLAN



SECOND FLOOR PLAN  
 \*Obscure Glazed



FIRST FLOOR PLAN  
 \*Obscure Glazed



GROUND FLOOR PLAN  
 \*Obscure Glazed



REF	DESCRIPTION	DRAWN	DATE
<b>REVISIONS</b>			
<b>PROPOSALS</b>			
WORCESTER ROAD LUXBRIDGE			
CLIENT PETER KEARNS			
SCALE	SHEET NO	DRAWN	DATE
1-100	A2	MC	05-03-19
DRAWING TITLE			FLOOR PLANS
DRAWING NUMBER			AAL-18-253-P03

ALLEN EDJE  
 WISBECH ROAD  
 LUXBRIDGE  
 WORCESTER  
 WORCESTERSHIRE  
 WR11 3LW  
 01905 822274  
 01905 822275  
 01905 822276  
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**NORTH ELEVATION**  
 \*Obscure Glazed

**WEST ELEVATION**  
 \*Obscure Glazed



**EAST ELEVATION**  
 \*Obscure Glazed

**SOUTH ELEVATION**  
 \*Obscure Glazed

NO.	DESCRIPTION	DATE
<b>REVISIONS</b>		
<b>PROPOSALS</b>		
176 LUXBRIDGE		
WORCESTER ROAD		
LUXBRIDGE		
CLIENT		
PETER KEARNS		
SCALE	DRAWN	DATE
1:100	A2	05-03-19
DRAWING NUMBER		
ELEVATIONS		
DRAWING NUMBER		
AAL-18-253-P04		

ALBERT HEALE  
 WINDON HALL  
 WINDON  
 SALISBURY  
 WILTSHIRE  
 SN10 3JL

1:0 482253/4

AMASIA ARCHITECTS LTD.  
 176 LUXBRIDGE  
 WORCESTER ROAD  
 LUXBRIDGE



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WEST ELEVATION / SITE SECTION

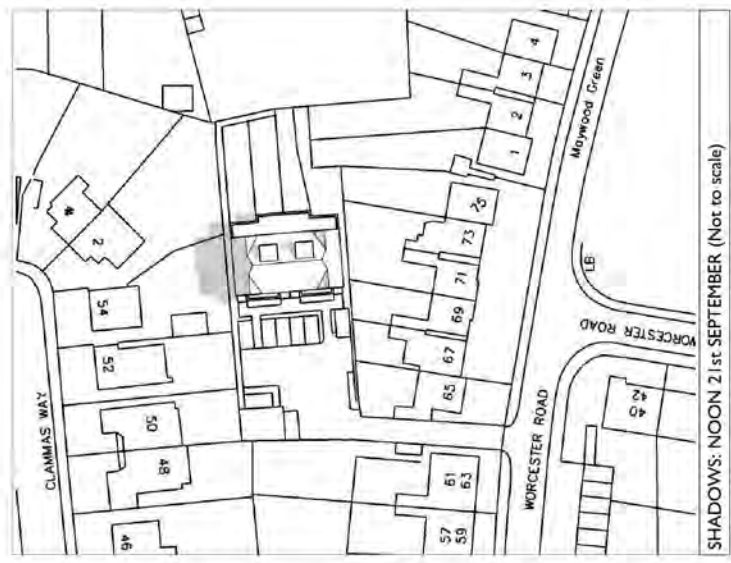
NO	DESCRIPTION	DRAWN	DATE
<b>REVISIONS</b>			
<b>PROPOSALS</b>			
PROJECT NO: WORCESTER ROAD LUXBRIDGE			
CLIENT: PETER KEARNS			
SCALE	PLOT SIZE	DRAWN	DATE
1-100	A2	PKC	05-03-19
DRAWING TITLE: STREET SCENE			
DRAWING NUMBER: AAL-18-253-P05			DATE: 15/03/2019
DRAWING NUMBER: AAL-18-253-P05			DATE: 15/03/2019



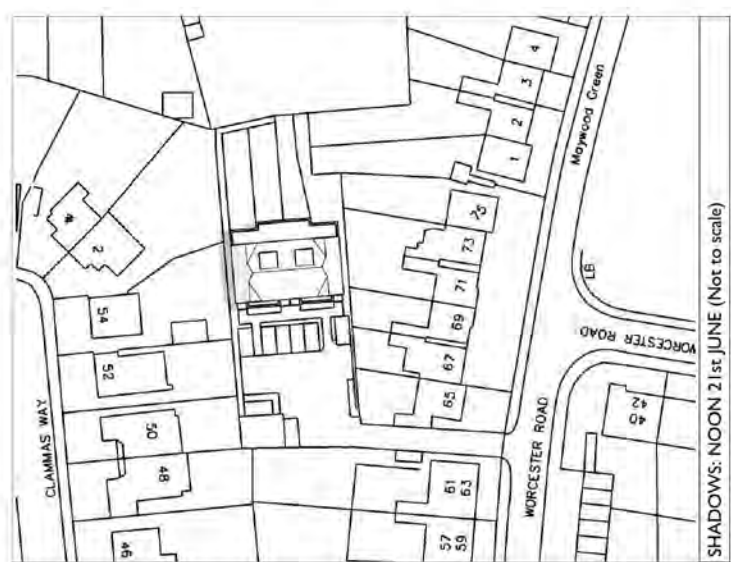
ALBERT BRADY  
 ARCHITECT  
 15/03/2019



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 P.P.10.001/1.001.001 FOR CONFIRMATION.



SHADOWS: NOON 21st SEPTEMBER (Not to scale)

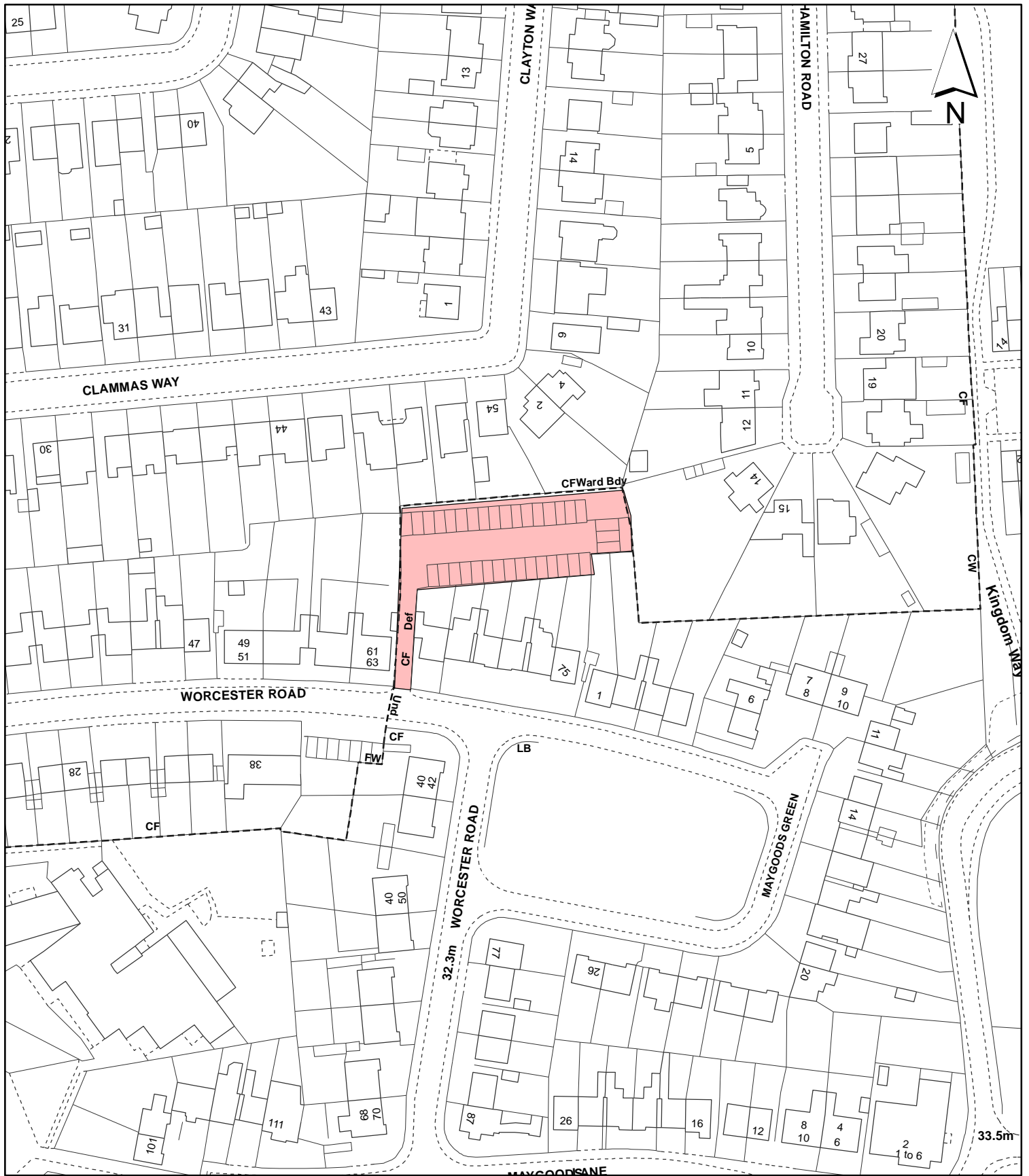


SHADOWS: NOON 21st JUNE (Not to scale)



SHADOWS: NOON 21st MARCH (Not to scale)

		ADDRESS: 100 WESTWAY, WIMBORNE, DORSET, DT9 9LW TEL: 01305 375111 FAX: 01305 375112 WWW.AMASIA.CO.UK	
<b>PROPOSAL</b> WORCESTER ROAD LUXBRIDGE	CLIENT: PETER KEARNS	SCALE: 1:1000 DATE: 24-04-19	DRAWING NO: SHADOW DIAGRAM
REVISIONS:		DRAWING NUMBER: <b>AAL-18-253-P07</b>	



**Notes:**

 Site boundary

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Site Address:

**Land Rear of 65-75 Worcester Road  
 Cowley**

Planning Application Ref:

**73918/APP/2019/795**

Planning Committee:

**Central & South 170**

Scale:

**1:1,250**

Date:

**June 2019**

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

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

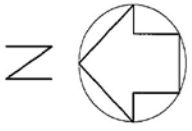


**HILLINGDON**  
 LONDON

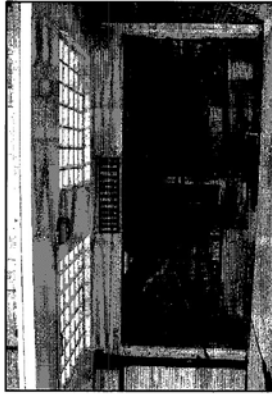
**Report of the Head of Planning, Transportation and Regeneration**

**Address** 15 AND 16 WELBECK COURT WELBECK AVENUE HAYES  
**Development:** Change of use from Use Class B1a (Office) to D1 (Education Centre)  
**LBH Ref Nos:** 62373/APP/2019/575

**Date Plans Received:** 15/02/2019                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 07/03/2019



Elevation 1 — Unit 15



Elevation 2 — Unit 16

Revision	Issue For Approval	GT	SP	18.08.06
P1				

**FOR APPROVAL**

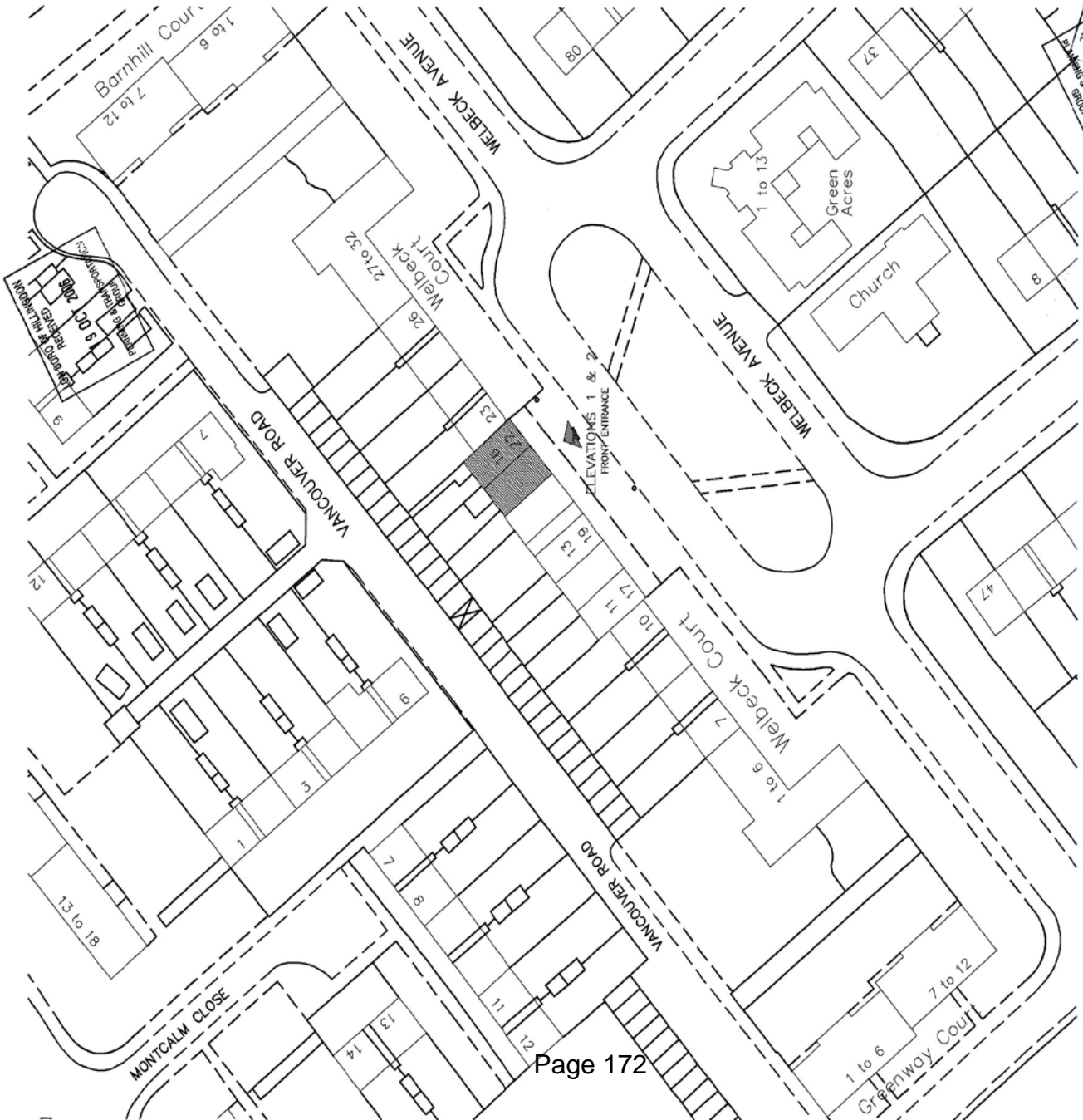
tp bennett architects  
architecture  
design  
planning

tp bennett LLP, One America Street, London SE1 ONE  
t 020 7208 2000 f 020 7208 2050 www.tbennett.co.uk

Project  
**MPA Safer Neighbourhood [HIL-L]  
15 & 16 Welbeck Court, Welbeck Ave  
Hillingdon UB4 9EY 2-WARD 12 PERS**

Client  
**Site Location Plan  
and Photo's**

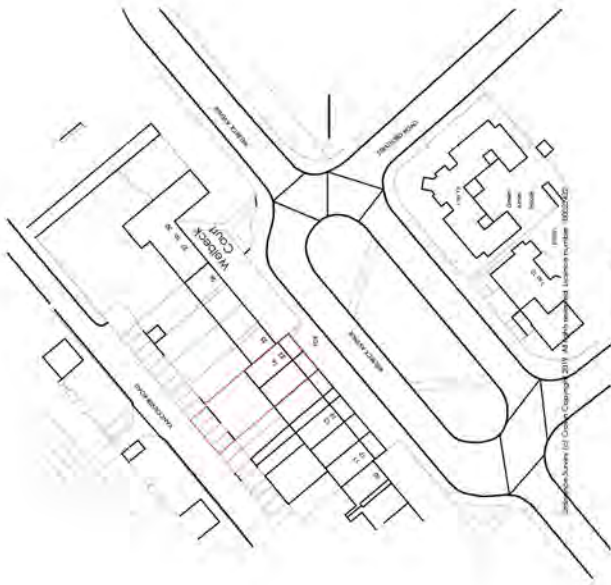
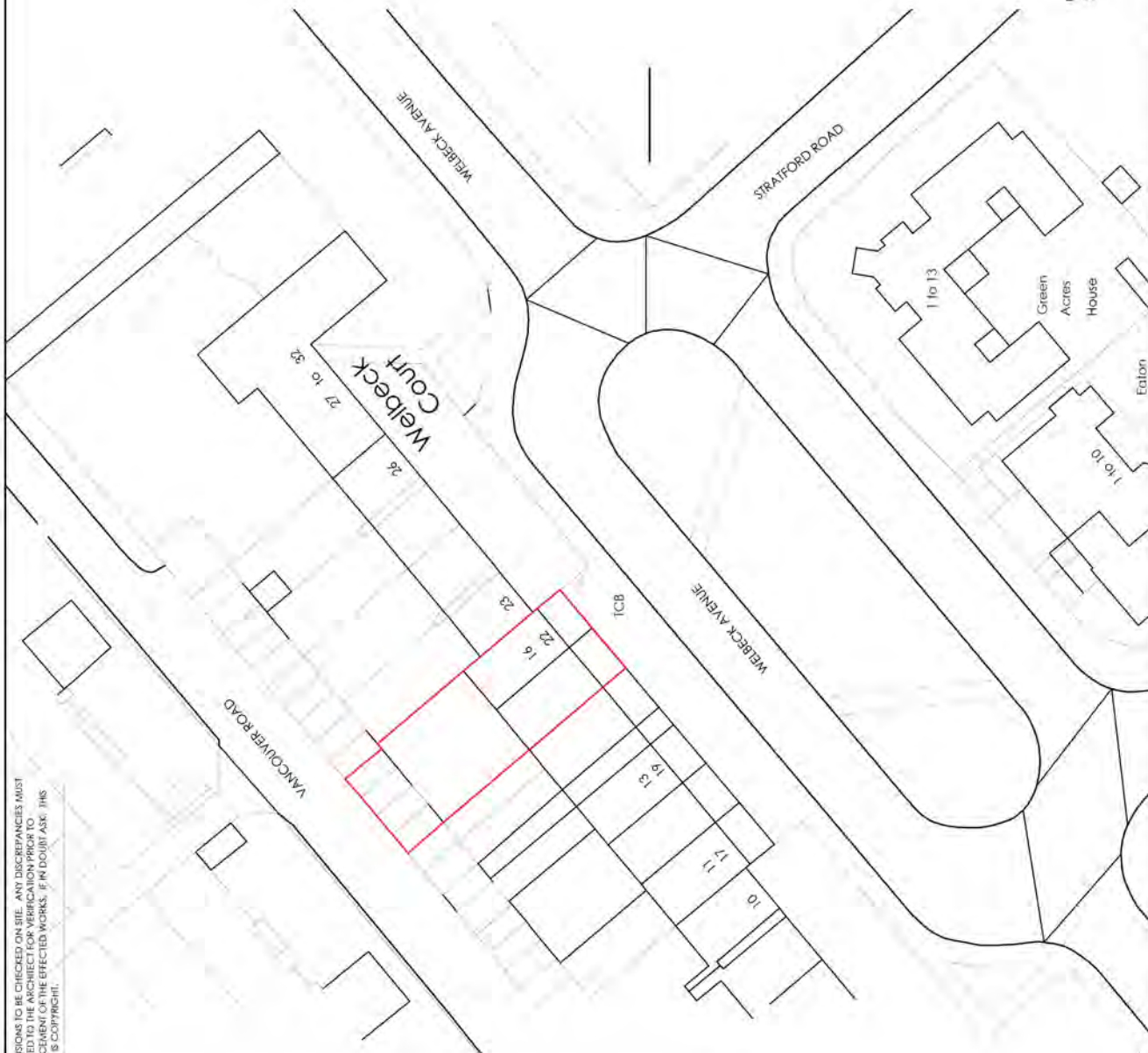
Drawn	Checked	Date	Scale	CAD File	18.08.06
SC	GT	06.08.06	1:500	A8974 D 245 101	
Project	Revision	Sheet	Of	Drawings No.	
A8974	D 245	101			
					P1



Site Location Plan  
1:500



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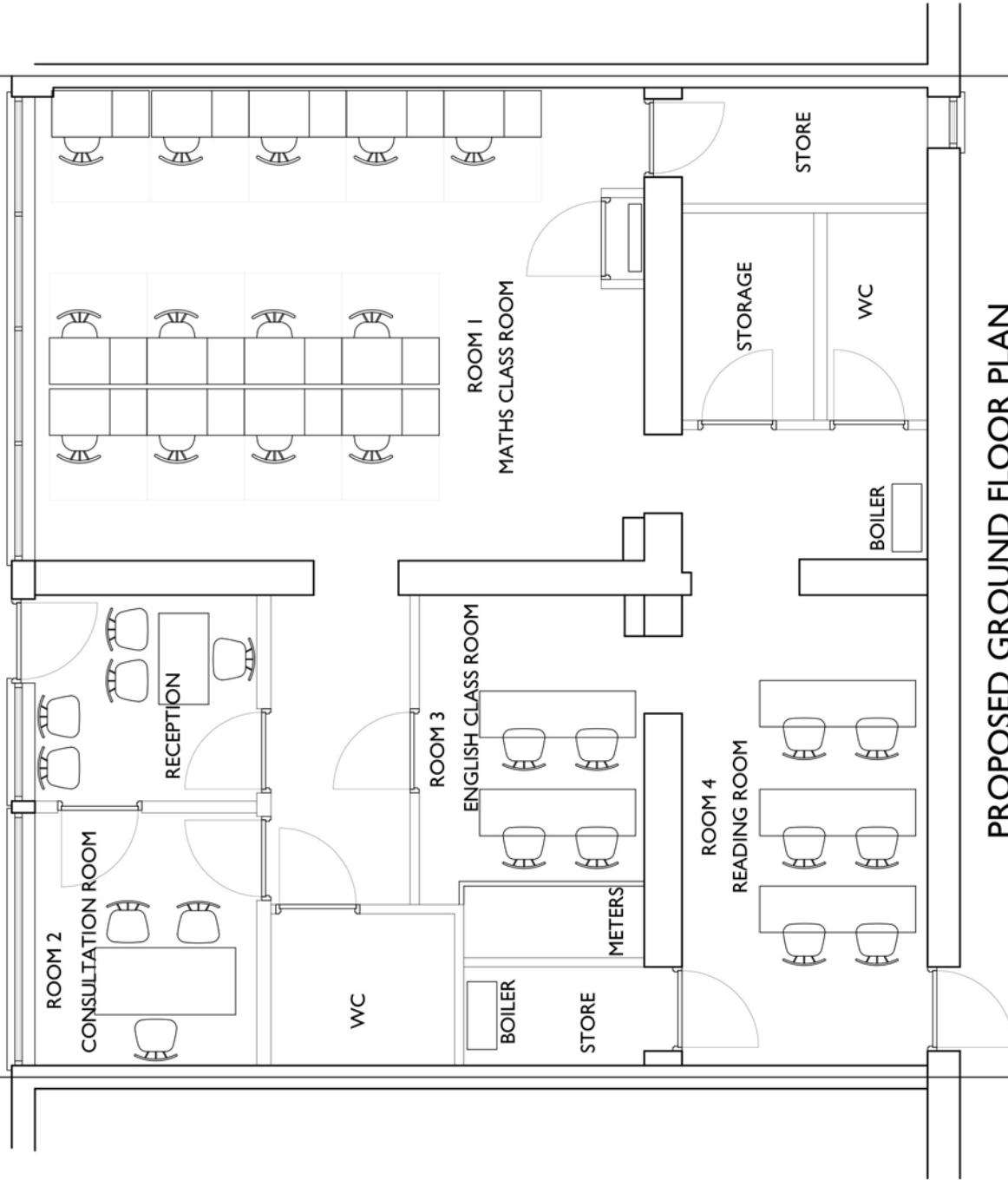
SITE LOCATION PLAN  
SCALE 1:1250

LOCATION PLAN  
SCALE 1:500



<b>CREATIVE DESIGNS</b>	SITE ADDRESS: 15-18 WELBECK COURT, WELBECK AVENUE HAYES UB4 9EY	DRAWING TITLE: SITE LOCATION PLAN	JOB NO./DRAWING NO: 1048 / 101	REVISION NO.: P1 05.03.2019 Preliminary Issue.	SCALE: 1:500, 1:250 @A3	NORTH: 
				SCALE - METRES: 0 10 20 30 40 50	SCALE - METRES: 0 10 20	

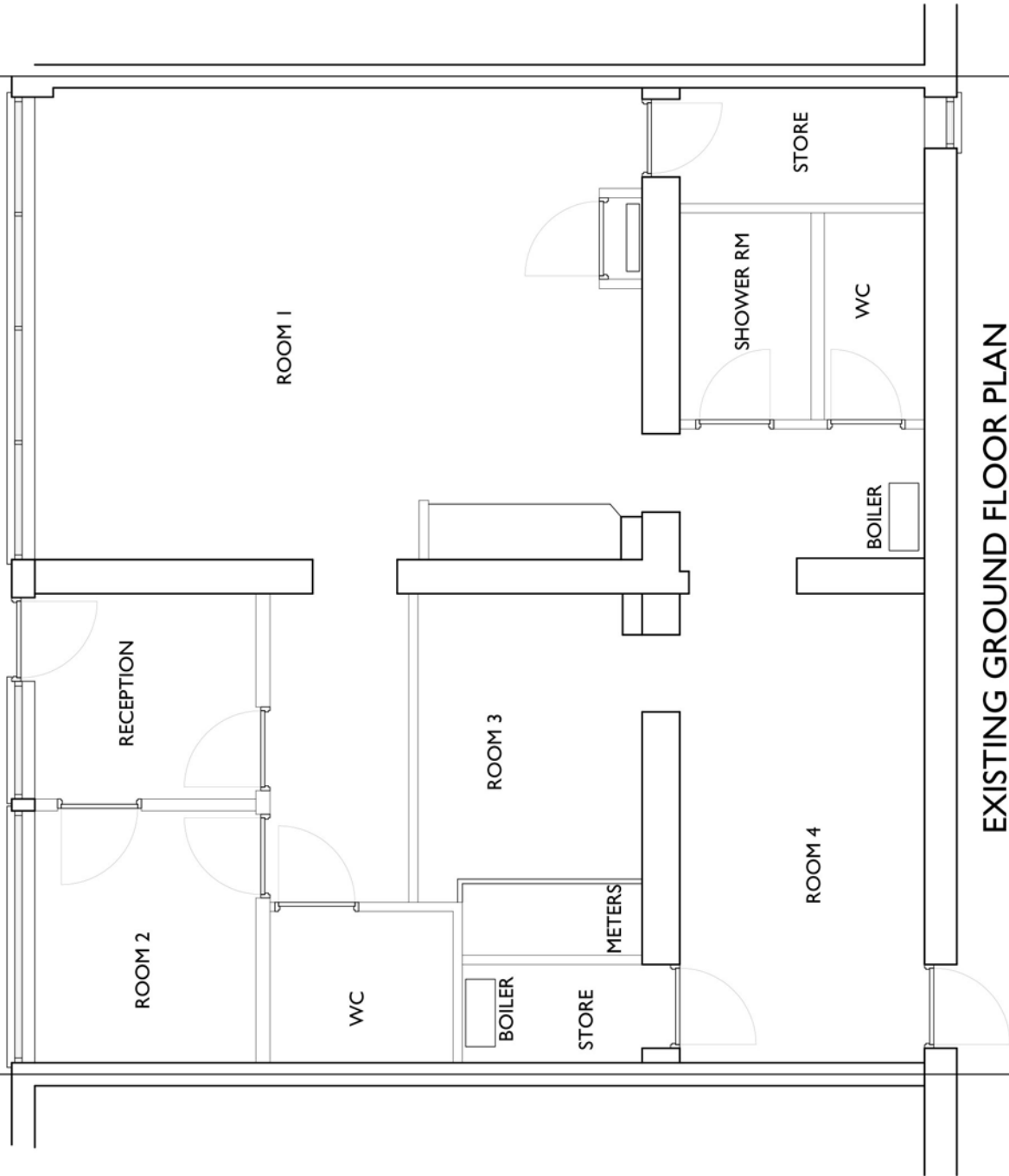
ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF ANY UNEXPECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.



**PROPOSED GROUND FLOOR PLAN**

<b>CREATIVE DESIGNS</b>	SITE ADDRESS: 15-16 WELBECK COURT, WELBECK AVENUE HAYES UB4 9EY	DRAWING TITLE: PROPOSED FLOOR PLANS	JOB NO/DRAWING NO: 1048 / 103	REVISION NO: P1	05.03.2019 Preliminary Issue.	SCALE: 1:50 @A3	SCALE - METRES 0 0.5 1 1.5 2	NORTH:

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EXISTING GROUND FLOOR PLAN

CREATIVE DESIGNS

SITE ADDRESS:  
15-16 WELBECK COURT, WELBECK  
AVENUE HAYES UB4 9EY

DRAWING TITLE  
PROPOSED FLOOR PLANS

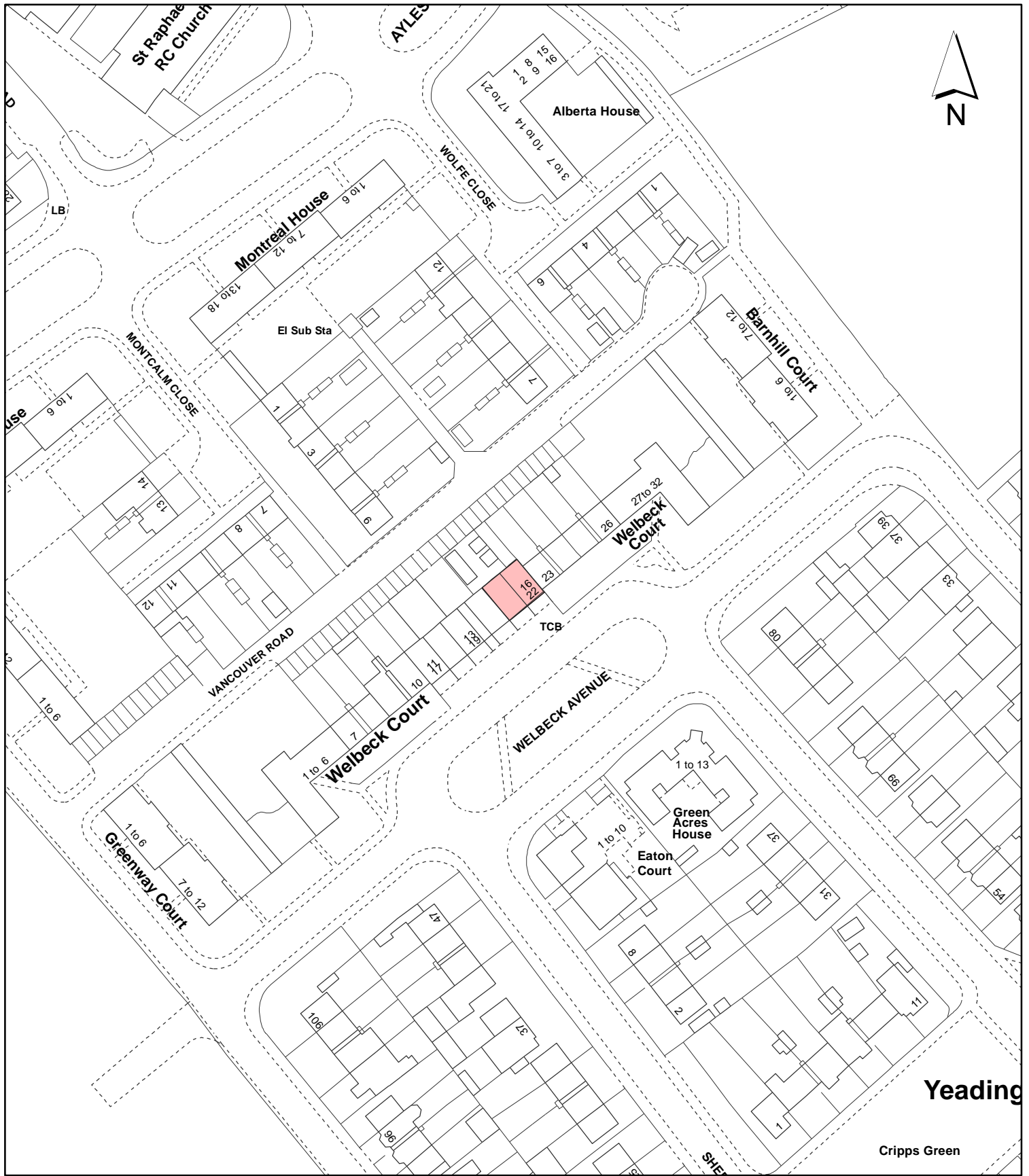
JOB NO/ DRAWING NO:  
1048 / 103

REVISION NO:  
P1 01.12.2018 Preliminary Issue.

SCALE:  
1:50 @A3

SCALE - METRES  
0 0.5 1 1.5 2

NORTH



Yeading

Cripps Green

**Notes:**

 Site boundary

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Site Address:  
**15 and 16 Welbeck Court**  
**Welbeck Avenue**  
**Hayes**

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

Planning Application Ref:  
**62373/APP/2019/575**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**





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

**Address** 5B WINDSOR STREET UXBRIDGE MIDDLESEX  
**Development:** Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and installation of external duct to the rear of the building  
**LBH Ref Nos:** 63792/APP/2019/975

**Date Plans Received:** 21/03/2019      **Date(s) of Amendment(s):** 22/03/2019  
**Date Application Valid:** 21/03/2019



Site Plan - 1:200



Street View



Site Location Plan - 1:1250



Front View



Rear View

LINEAR SCALE  
0 10 20 30 40 50 60 70 80 90 100m 1:1250

LINEAR SCALE  
0 2 4 6 8 10 12 14 16 18 20m 1:200

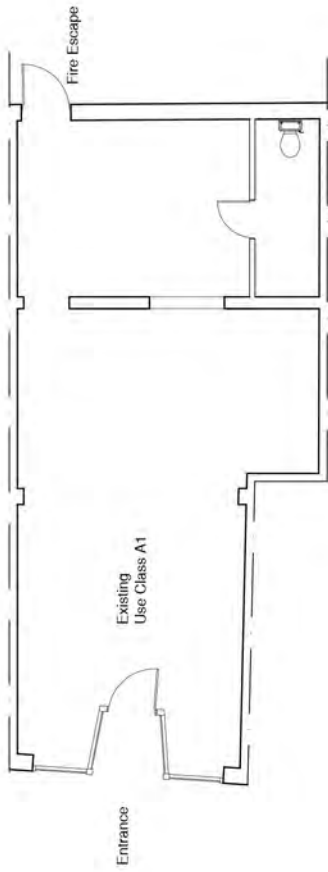
The user of this drawing must verify all site dimensions and levels prior to construction or setting out works

PROJECT: 5 b Windsor Street  
Uxbridge - UB81 AB

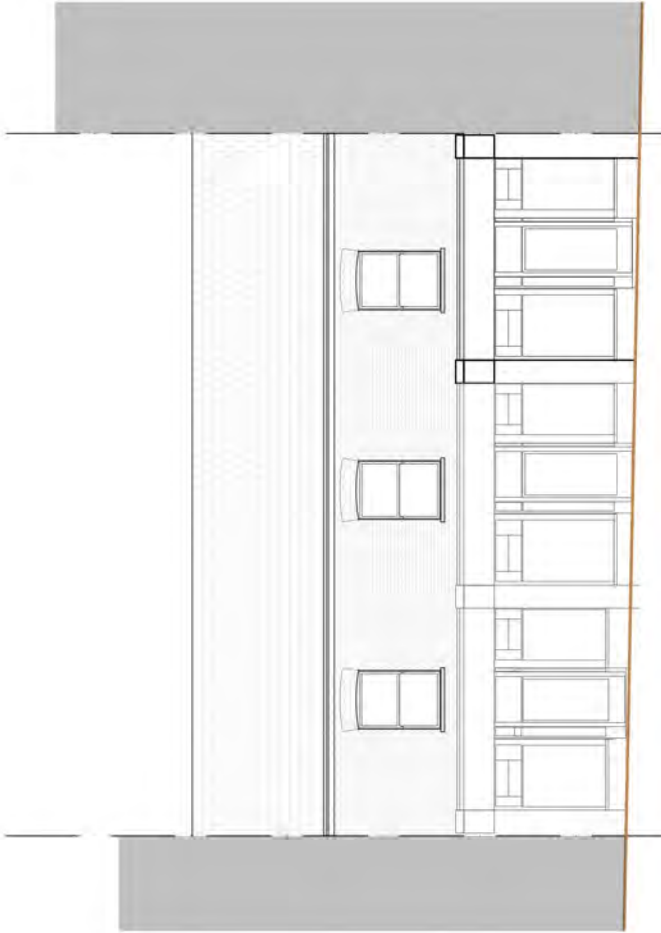
DESCRIPTION:  
OS Plan - Site Plan

CLIENT: O.K.  
DATE: MAR 2019

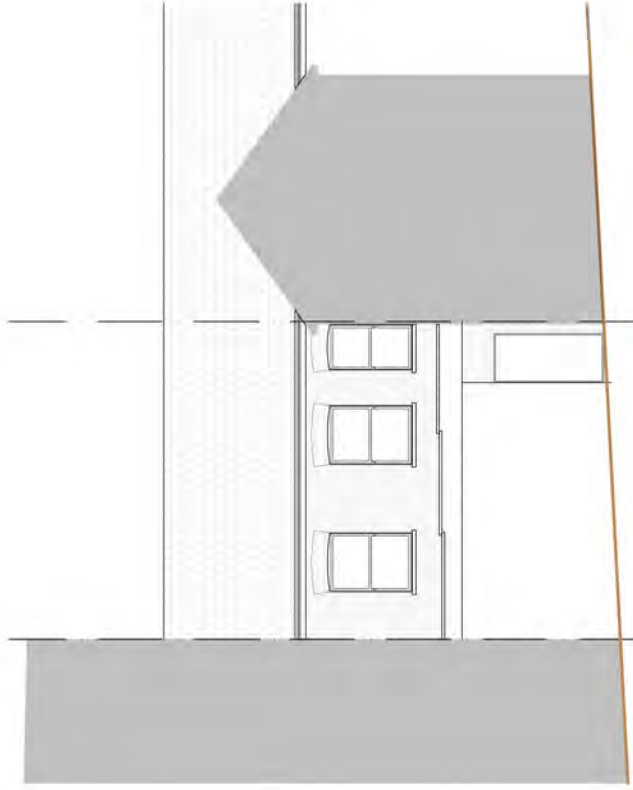
SCALE: 1:200 @ A3 - 1:1250 @ A3  
NUMBER: 101 - COU



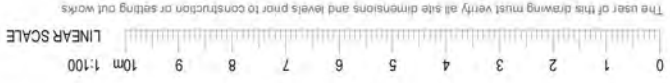
EXISTING



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



The user of this drawing must verify all site dimensions and levels prior to construction or setting out works

PROJECT: 5 St Winifred Street  
Uxbridge - UB8 1AB

DESCRIPTION:  
Existing

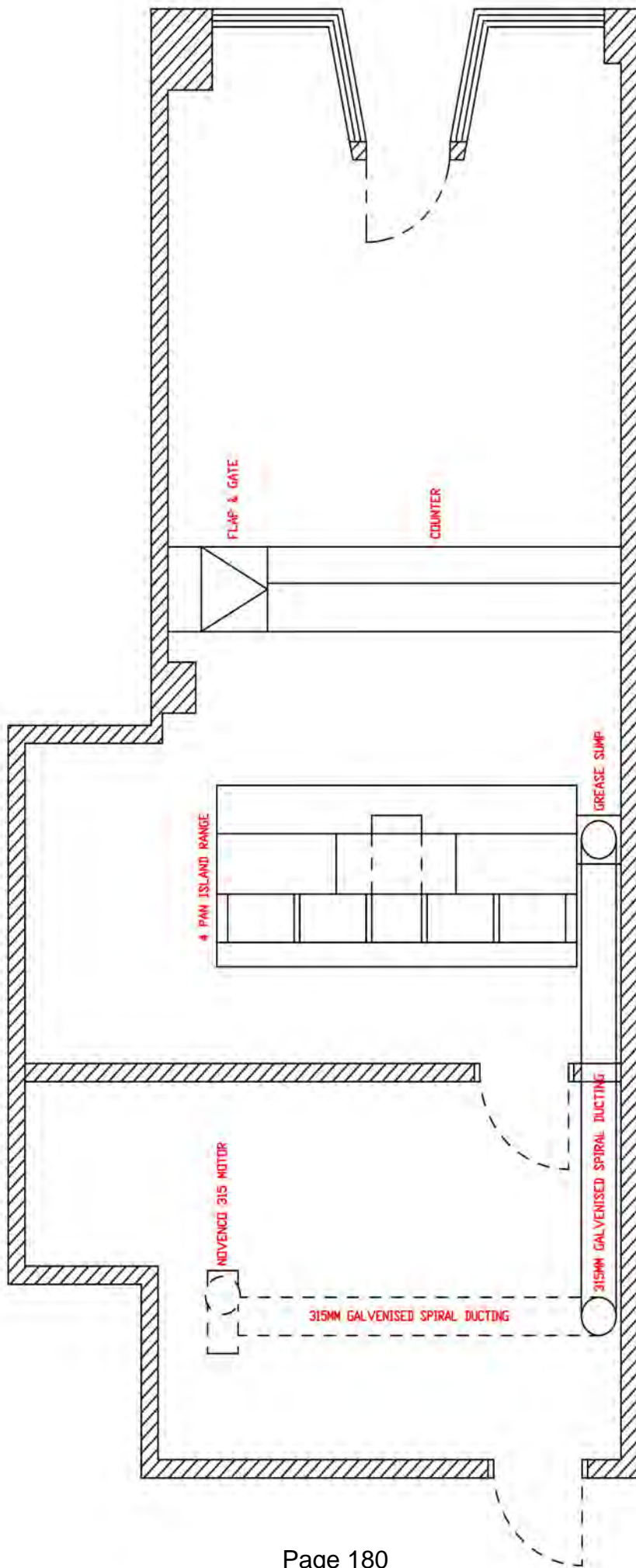
CLIENT: OK  
DATE: MAR 2019

SCALE: 1:100 @ A3  
NUMBER: 102 - CoU Rev A



ALL DIMENSIONS TO BE CHECKED ON SITE

FOR DISCUSSION PURPOSES ONLY



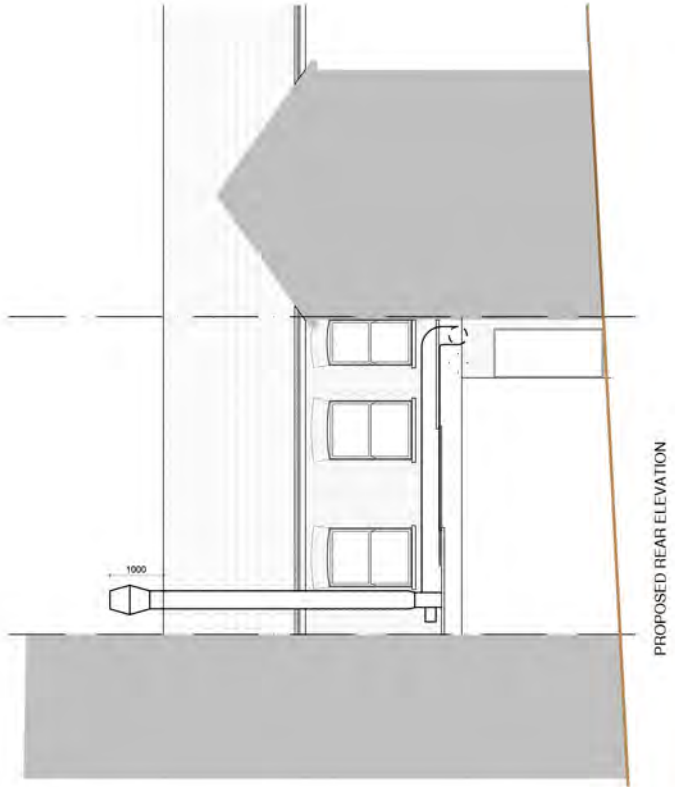
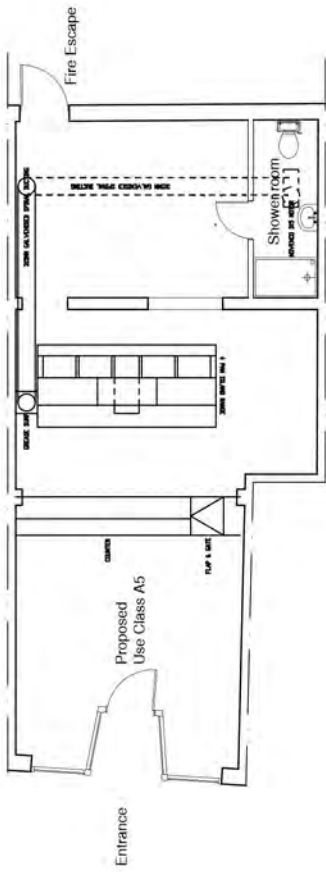
SPECIALIST REFURBISHMENT SERVICES

PROJECT	UXBRIDGE_FISH_CHIPS		
DRAWING TITLE	PROPOSED_RANGE_LAYOUT		
DRAWN R/MK	DATE	SCALE	*
DWG NO	KLS2145	REV	A

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 LYNN, NORFOLK, PE30 1PH  
 TEL (01553) 772935 FAX (01553) 769118



0 1 2 3 4 5 6 7 8 9 10m 1:100

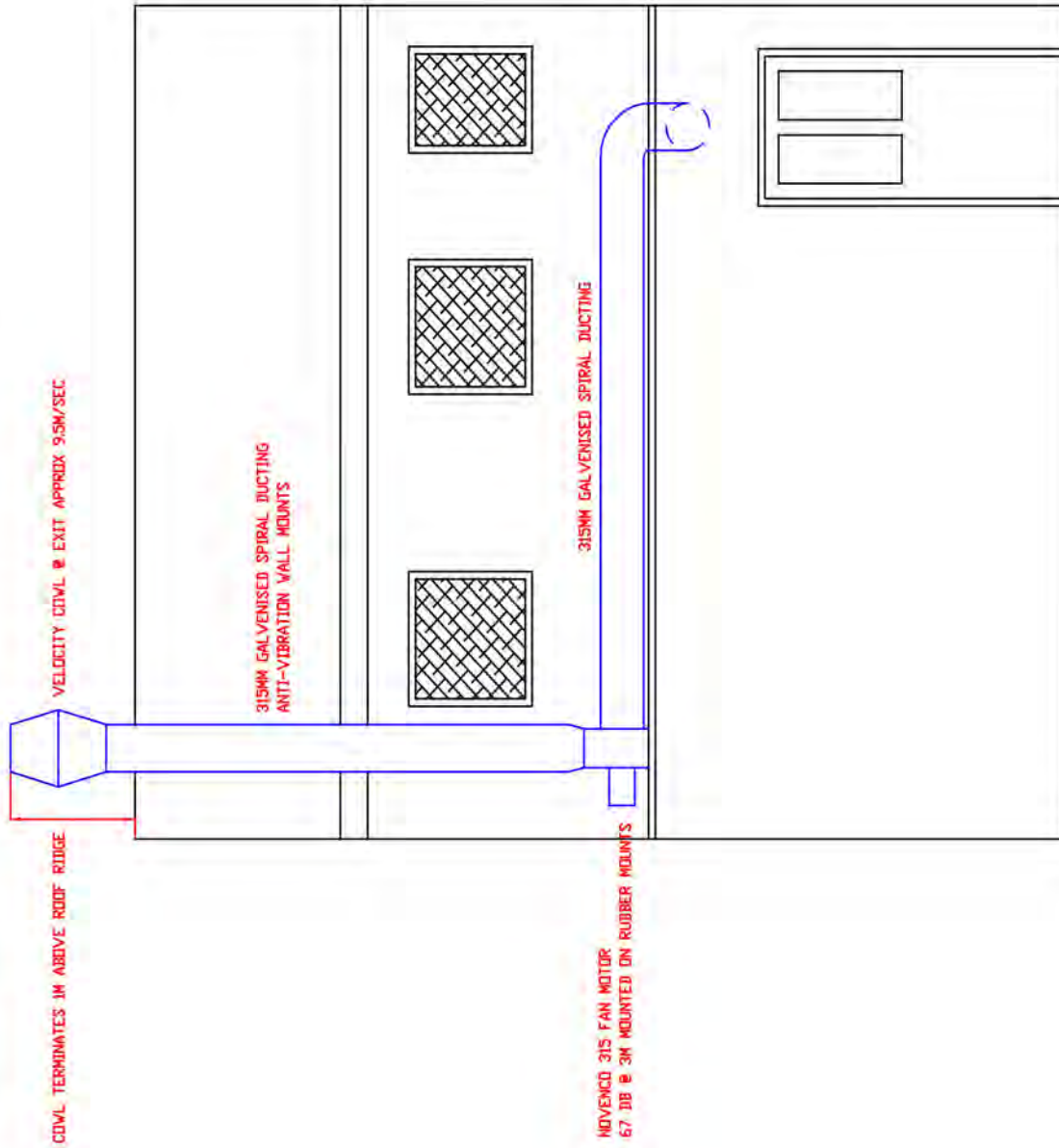
LINEAR SCALE

The user of this drawing must verify all site dimensions and levels prior to construction or setting out works

PROJECT	5 St Winifred Street Uxbridge - UB8 1AB	DESCRIPTION	Proposed
CLIENT	OK	SCALE	1:100 @ A3
DATE	MAR 2019	NUMBER	103 - CoU

ALL DIMENSIONS TO BE CHECKED ON SITE

FOR DISCUSSION PURPOSES ONLY



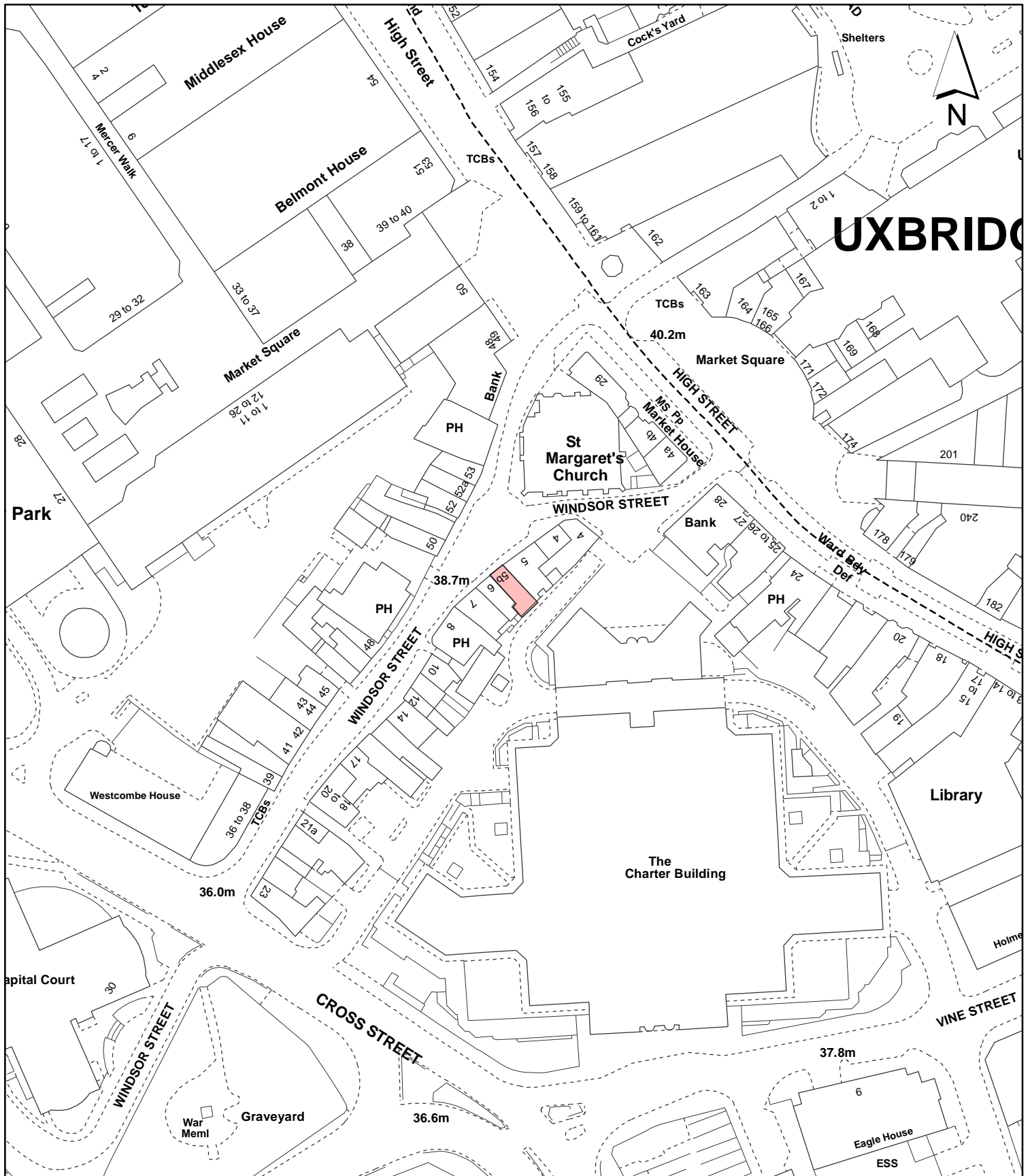
SPECIALIST REFURBISHMENT SERVICES

PROJECT	UXBRIDGE_FISH_CHIPS		
DRAWING TITLE	PROPOSED_RANGE_DUCTWORK		
DRAWN	RMK	DATE	01/02/18
DWG NO	KLS2145	REV	A

22-23 AUSTIN FIELDS IND. EST. KINGS  
LYNN, NORFOLK, PE30 1PH  
TEL (01553) 772935 FAX (01553) 769118

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**UXBRIDGE**

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 Site boundary

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Site Address:

**5B Windsor Street  
 Uxbridge**

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

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

Planning Application Ref:  
**63792/APP/2019/975**

Scale:  
**1:1,250**

Planning Committee:  
**Central & South**

Date:  
**June 2019**



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

**Address** 132 UXBRIDGE ROAD HAYES

**Development:** Change of use from retail (Use Class A1) to a mixed use comprising restaurant (Use Class A3) with single storey rear extension, and shelter for use as a Shisha Lounge (Use Class A3/Sui Generis)

**LBH Ref Nos:** 3125/APP/2019/545

**Date Plans Received:** 13/02/2019

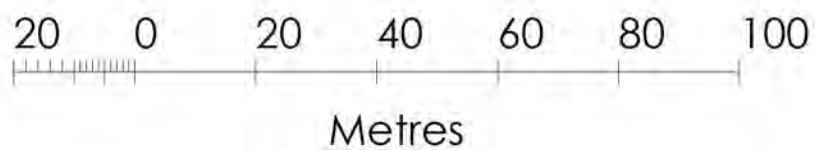
**Date(s) of Amendment(s):**

**Date Application Valid:** 26/02/2019





SCALE : 1/1250 @ A4



**132-134 UXBRIDGE ROAD,  
HAYES, UB4 0JH**

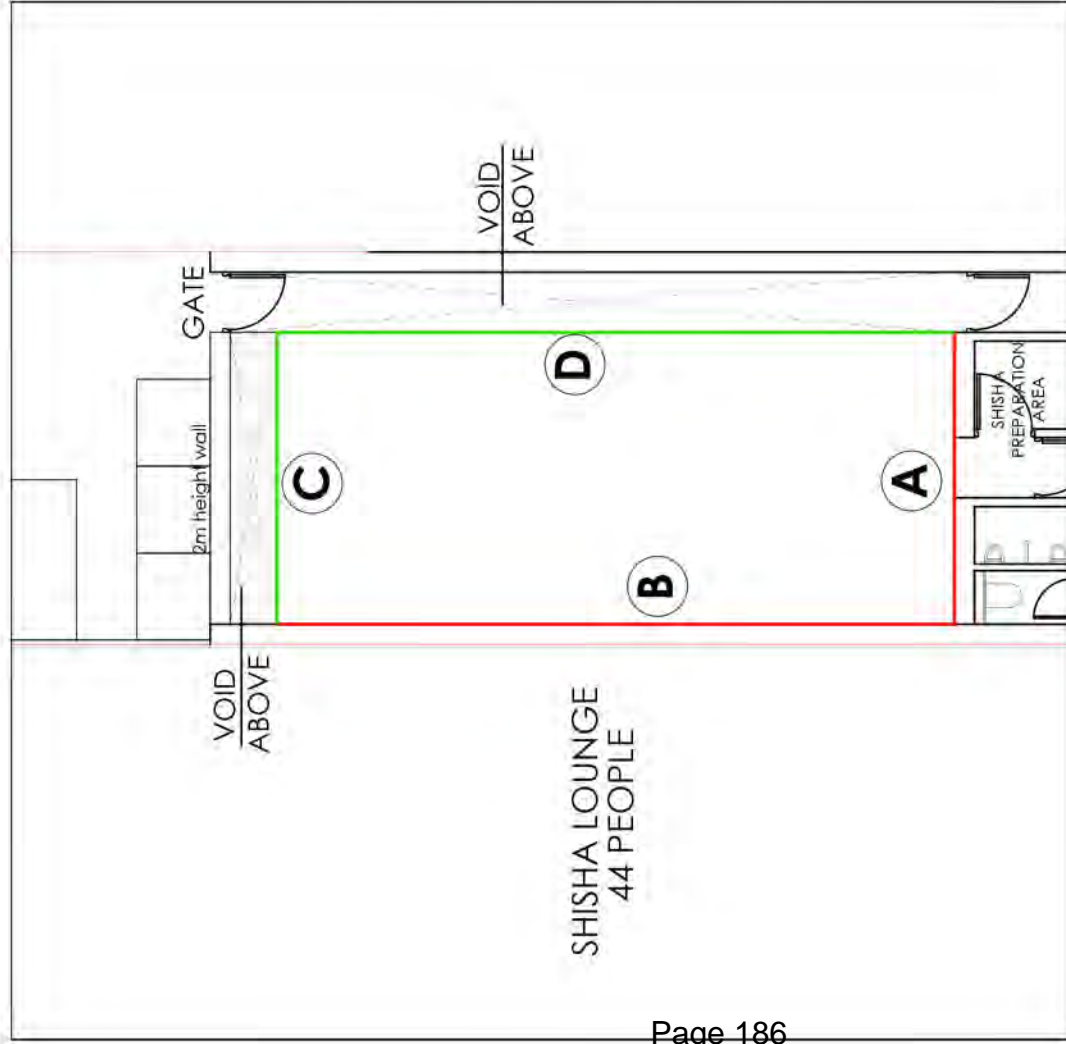
# SMOKING SHELTER CALCULATIONS:

Wall A (Enclosed wall):  $4.36 \times 2.70 = 11.77 \text{ m}^2$   
 Wall B (Enclosed wall):  $10.12 \times 2.70 = 27.32 \text{ m}^2$

Wall C (Open wall):  $4.36 \times 2.70 = 11.77 \text{ m}^2$   
 Wall D (Open wall):  $10.12 \times 2.70 = 27.32 \text{ m}^2$

TOTAL Open wall: 39 m<sup>2</sup>  
 TOTAL Enclosed wall: 39 m<sup>2</sup>

Open wall:  $(39 / 78) \times 100 = 50\%$   
 Enclosed wall:  $(39 / 78) \times 100 = 50\%$



PROJECT	132-134 UXBRIDGE ROAD, HAYES, UB4 0JH	PROPOSED BUILDING	DWG. NO.	08B	SCALE	@ A3	DETAIL	SHISHA SMOKING SHELTER CALCULATION	SENT TO: PLANNING DEPT. HILLINGDON	AMENDED INFORMATION	B 13.02.2019	SENT TO: PLANNING DEPT. HILLINGDON	PROJECT NO.	18.47	PR Architecture Ltd. Chartered Architect 120, Pine Road, Hayes, Ux. Ux4 1AD. Tel: 0208 357 2304
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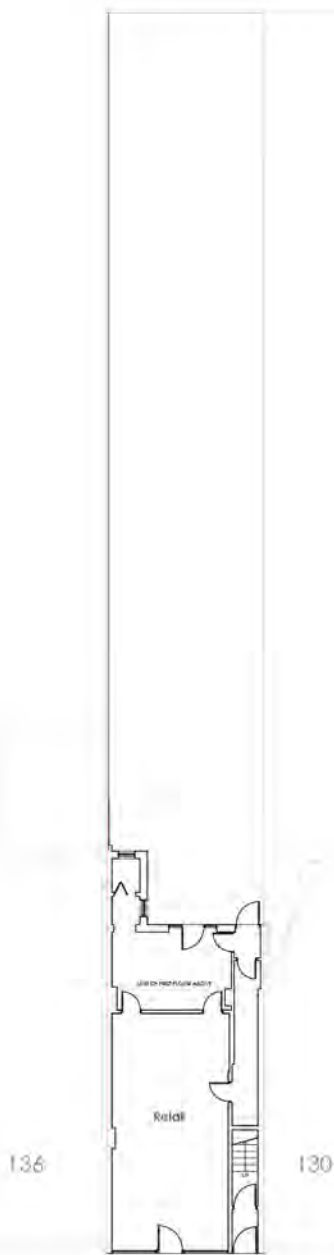
### Existing Site Plan



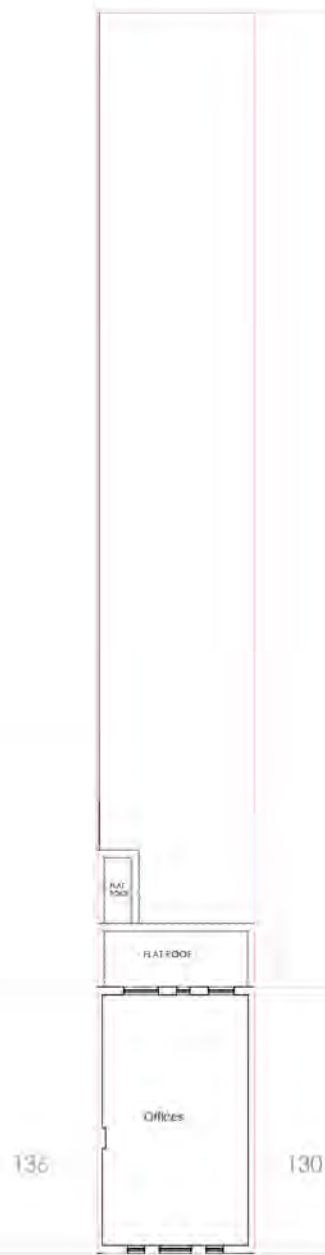
### Proposed Site Plan



PROJECT	DWG. NO.	SCALE	DETAIL	16.10.2018: SENT TO PLANNING DPT. HILLINGDON	A 22.10.2018 AMENDED INFORMATION	B 08.02.2019 AMENDED INFORMATION	C 13.02.2019 SENT TO PLANNING DPT. HILLINGDON	PROJECT NO.	18.47
132-134 UXBRIDGE ROAD, HAYES, UB4 0JH	01C	1:500 @ A3	EXISTING AND PROPOSED SITE PLANS					PR Architecture Ltd. Chartered Architect	130, Pinner Road, Harrow, HA1 4JD.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

UXBRIDGE ROAD

UXBRIDGE ROAD



PROJECT	DWG NO.	SCALE	DETAIL	16.10.2018	A 22.10.2018	B 13.02.2019	PROJECT NO.	<b>PR Architecture Ltd</b> Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
<b>132-134 UXBRIDGE ROAD, HAYES</b> <b>UB4 0JH</b>	<b>02B</b>	<b>1:100</b> <b>@ A1</b>	EXISTING GROUND AND FIRST FLOOR PLANS	SENT TO PLANNING DEPT. HILLINGDON	AMENDED INFORMATION	SENT TO PLANNING DEPT. HILLINGDON	<b>18.47</b>	
EXISTING BUILDING								



SECOND FLOOR PLAN



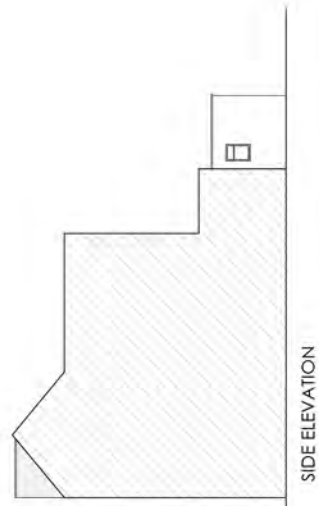
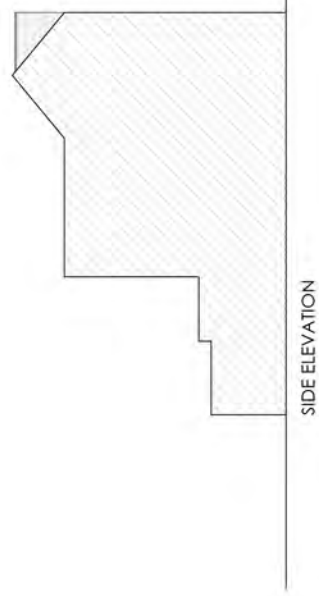
ROOF PLAN

UXBRIDGE ROAD

UXBRIDGE ROAD

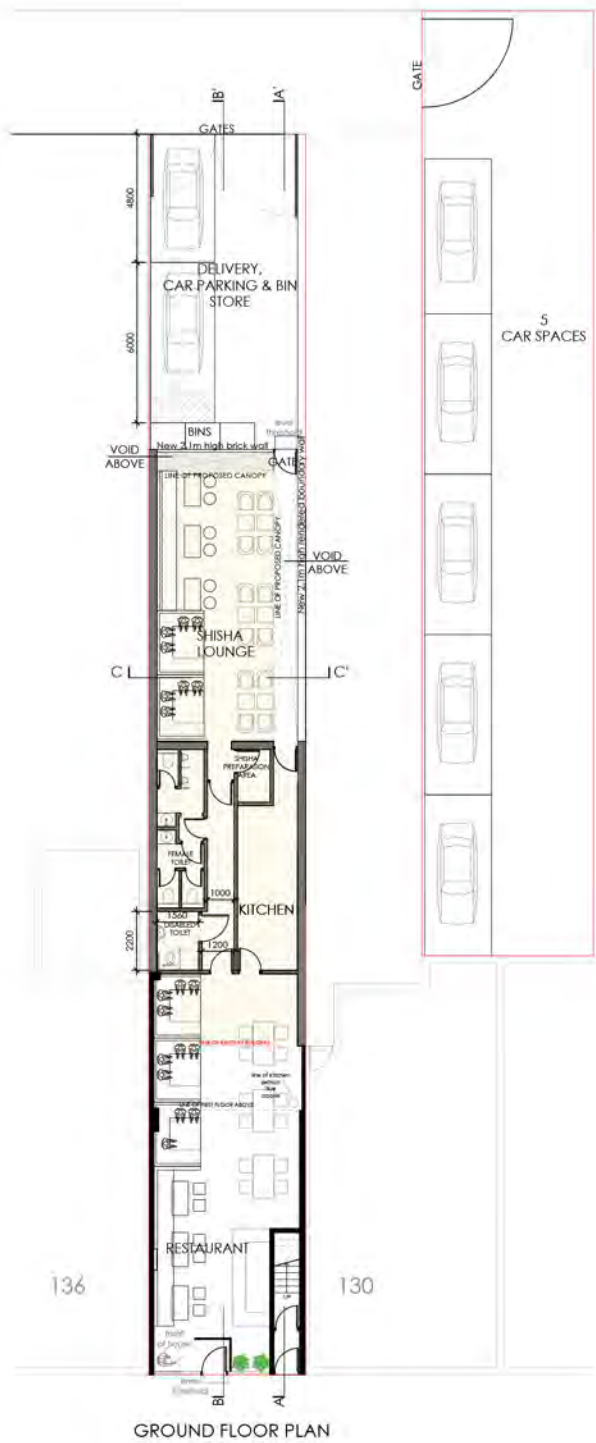


PROJECT	DWG NO.	SCALE	DETAIL	16.10.2018	A 22.10.2018	B 13.02.2019	PROJECT NO.	PR Architecture Ltd
132-134 UXBRIDGE ROAD, HAYES, UB4 0JH	03B	1:100 @ A1	EXISTING SECOND FLOOR AND ROOF PLANS	SENT TO PLANNING DEPT. HILLINGDON	AMENDED INFORMATION	SENT TO PLANNING DEPT. HILLINGDON	18.47	Chartered Architect
EXISTING BUILDING								

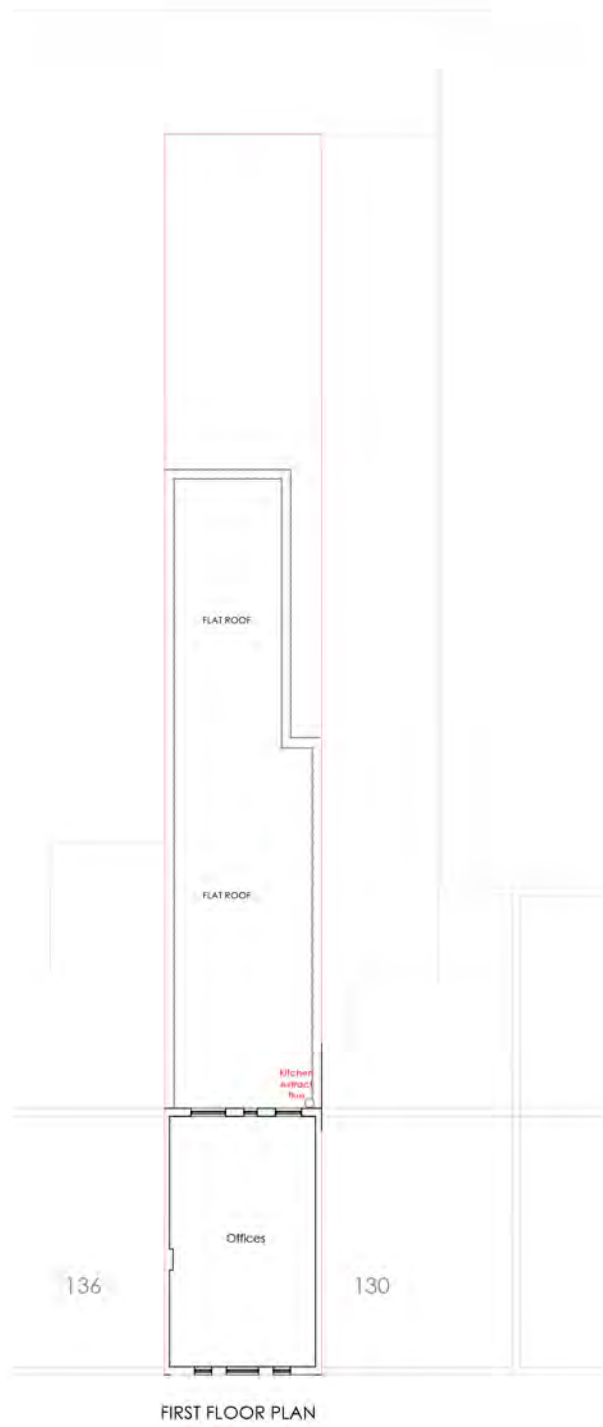








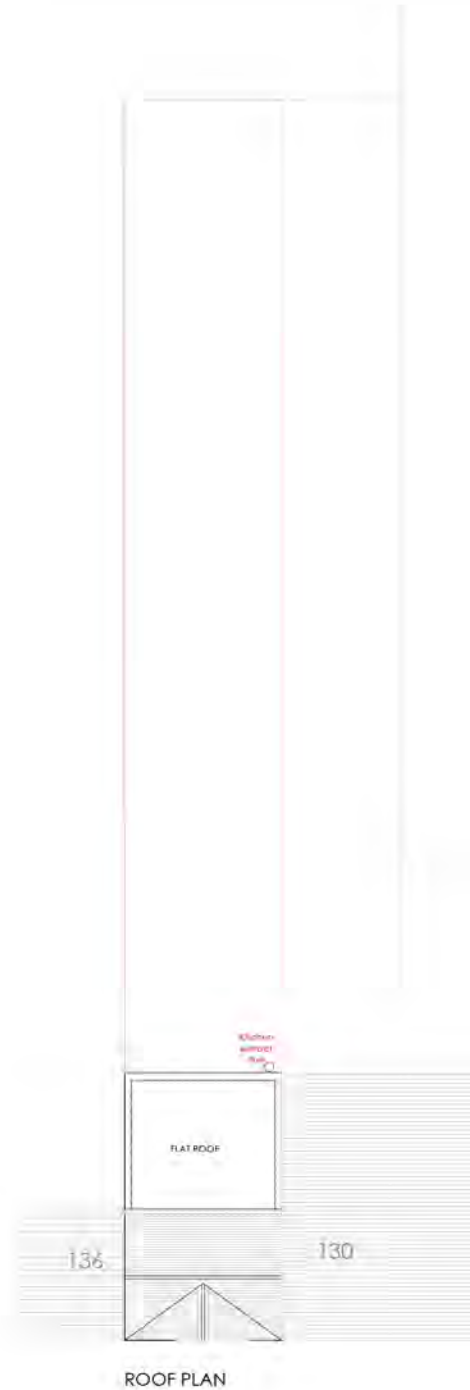
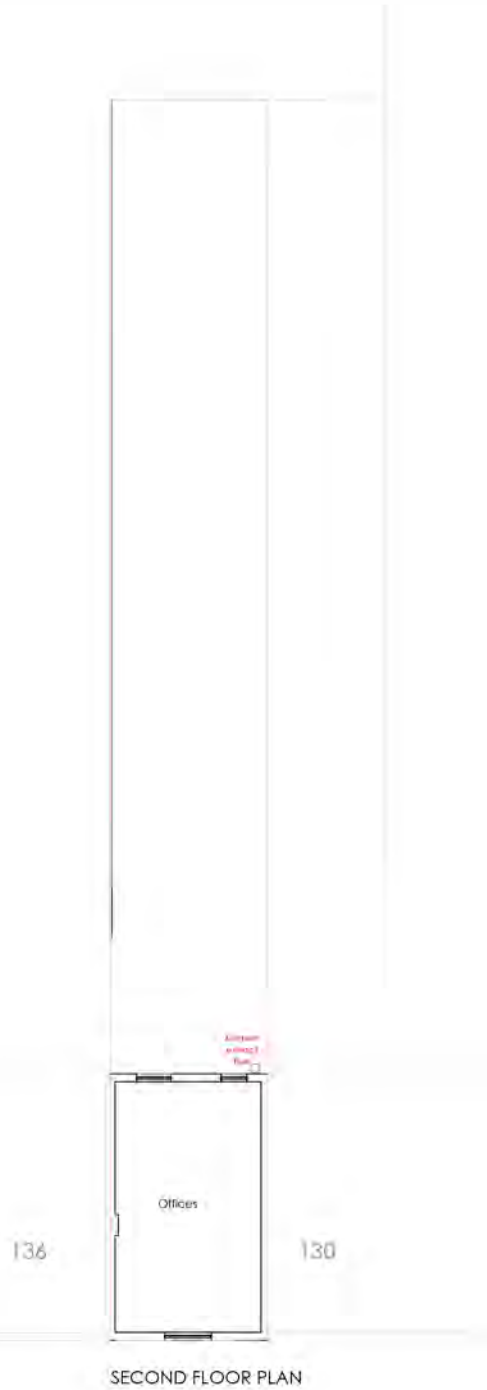
UXBRIDGE ROAD



UXBRIDGE ROAD

PROJECT	DWG NO.	SCALE	DETAIL	16.10.2018	13.02.2019	08.02.2019	PROJECT NO.	<b>PR Architecture Ltd</b> Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
132-134 UXBRIDGE ROAD, HAYES, UB4 0JH	05C	1:100 @ A1	PROPOSED GROUND AND FIRST FLOOR PLANS	SENT TO PLANNING DEPT. HILLINGDON	SENT TO PLANNING DEPT. HILLINGDON	AMENDED INFORMATION	18.47	
PROPOSED BUILDING								





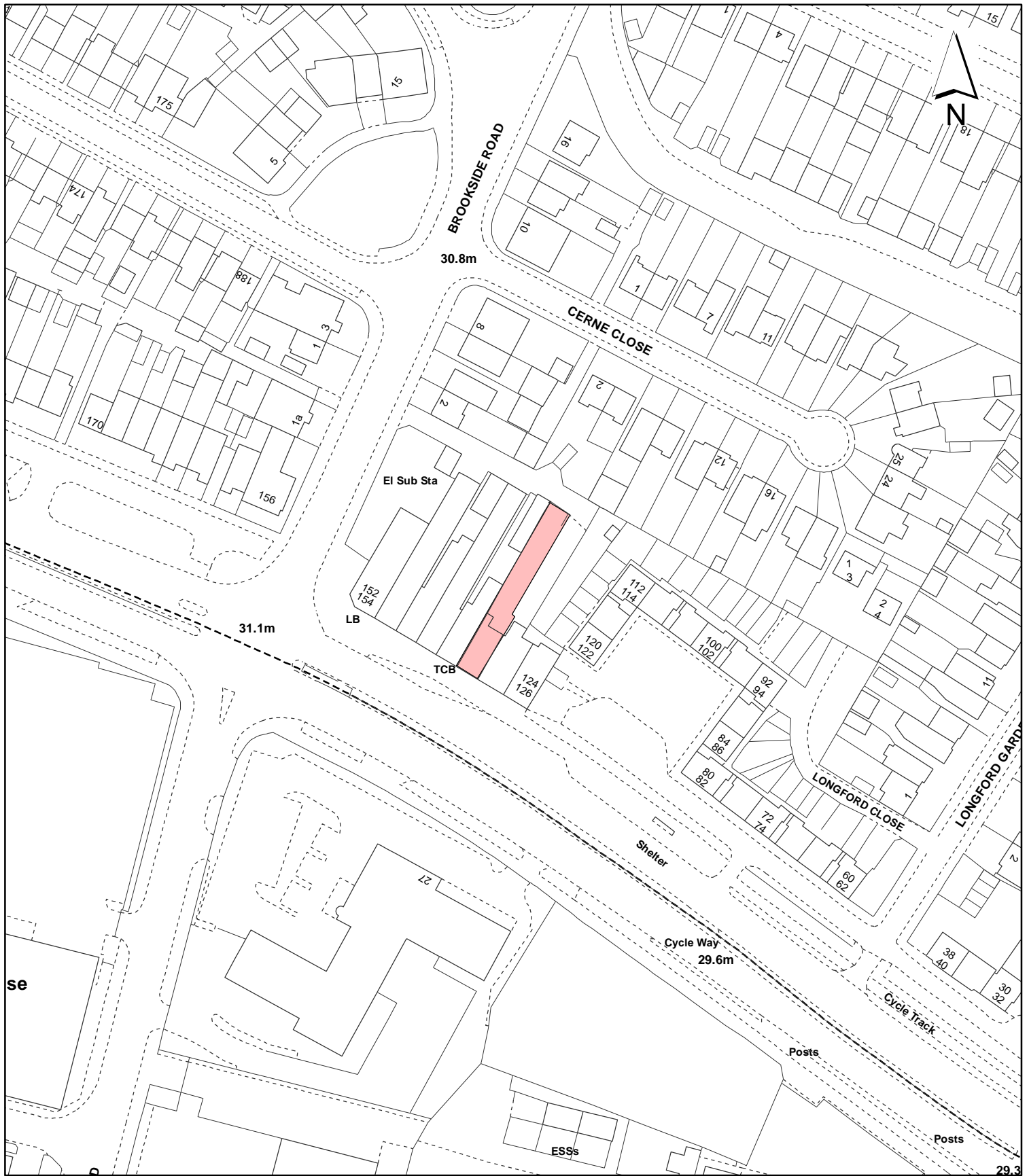
UXBRIDGE ROAD



UXBRIDGE ROAD

PROJECT	DWG NO.	SCALE	DETAIL	REVISED 16.10.2018	AMENDED 22.10.2018	B 13.02.2019	PROJECT NO.	PR Architecture Ltd
132-134 UXBRIDGE ROAD, HAYES, UB4 0JH	06B	1:100 @ A1	PROPOSED SECOND FLOOR AND ROOF PLANS	SENT TO PLANNING DEPT. HILLINGDON	SENT TO PLANNING DEPT. HILLINGDON	SENT TO PLANNING DEPT. HILLINGDON	18.47	Chartered Architect
PROPOSED BUILDING								





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Site Address:

**132 Uxbridge Road**

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

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

Planning Application Ref:

**3125/APP/2019/545**

Scale:

**1:1,250**

Planning Committee:

**Central & South**

Date:

**June 2019**



**HILLINGDON**  
 LONDON

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