



HILLINGDON  
LONDON



# North Planning Committee

## To Councillors on the Committee

**Date:** TUESDAY, 8 DECEMBER  
2009

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5  
CIVIC CENTRE,  
HIGH STREET,  
UXBRIDGE  
UB8 1UW

Eddie Lavery(Chairman)  
Alan Kauffman (Vice-Chairman)  
Anita MacDonald  
Michael Markham  
Carol Melvin  
John Oswell  
David Payne

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

**This agenda and associated  
reports can be made available  
in other languages, in braille,  
large print or on audio tape on  
request. Please contact us for  
further information.**

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This Agenda is available online at:  
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

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INVESTOR IN PEOPLE

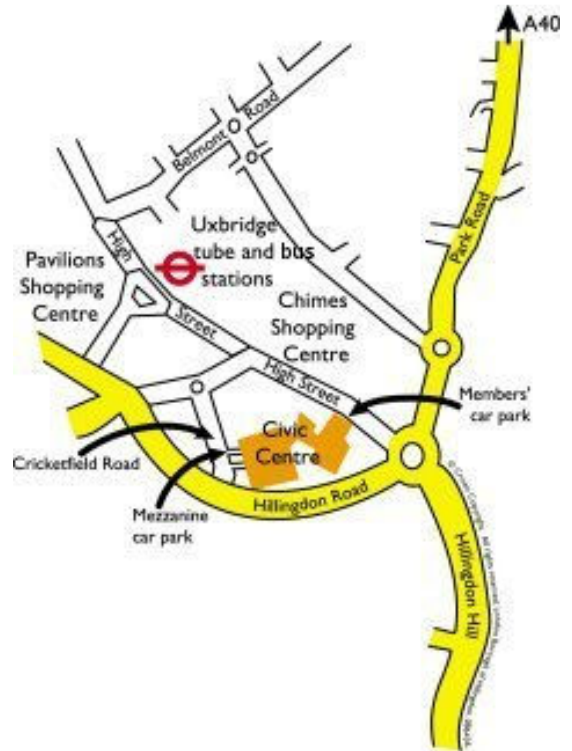
# Useful information

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

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Please switch off any mobile telephones and BlackBerries™ before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

If there is a FIRE in the building the alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents 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.

**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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or 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 debate 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.

### About the Committee's decision

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 as contained in the 'Unitary Development Plan 1998' and supporting guidance. 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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- 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
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and Press

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

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Rear of 54 Swakeleys Drive, Ickenham  53998/APP/2009/1186	Ickenham;	2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road  <b>Recommendation : Approval</b>	1 - 24

#### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	10 Chiltern Road, Eastcote  13772/APP/2009/1426	Eastcote & East Ruislip;	Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory)  <b>Recommendation: Approval</b>	25 - 34

- 8 Any Items Transferred from Part 1
- 9 Any Other Business in Part 2

**Plans for North Planning Committee**

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## Report of the Corporate Director of Planning & Community Services

**Address** REAR OF 54 SWAKELEYS DRIVE ICKENHAM

**Development:** 2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

**LBH Ref Nos:** 53998/APP/2009/1186

**Drawing Nos:** Design and Access Statement  
2.05  
110/1  
Impact on Character of Conservation Area and the Setting of Swakeley:  
Arboricultural Report dated April 2008  
2.09  
2.07  
2.10  
2.02  
2.04  
2.03  
2.01  
2.08/A  
2.14  
2.06 Rev. D  
Applicant's E-mail received 24/11/09

**Date Plans Received:** 03/06/2009      **Date(s) of Amendment(s):** 03/06/2009  
**Date Application Valid:** 16/06/2009      05/11/2009  
24/11/2009

### 1. SUMMARY

Planning permission is sought for the erection of 2, four-bedroom detached dwelling houses, one with a detached garage, access drive and associated landscaping. This application follows on from the granting of permission for a single house in a similar position, size and design to the nearest house to No. 54 Swakeleys Drive now proposed (Plot 1) (ref. 53998/APP/2008/3195) and a previous application for similar development for two houses (ref. 53998/APP/2008/1756), which was dismissed at appeal in April 2009. The Inspector's decision letter is attached at Appendix 1. The Inspector concluded that the scheme would harm the setting of the adjoining Grade I Listed Swakeleys House and its drive/ride which adjoins No.54. Furthermore, as the house and its drive form part of the Ickenham Village Conservation Area, its character and appearance would also be adversely affected.

This scheme differs from the appeal scheme in that a detached garage has been removed from the proposed house at the rear of the site, the drive has been narrowed and landscaping on site has been greatly enhanced. It is considered that the revisions to the scheme overcome the concerns raised by the Inspector of the previous scheme and the proposal is now recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

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

**REASON**

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

**2 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

**REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 OM1 Development in accordance with Approved Plans**

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

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE4, BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 OM2 Levels**

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

**REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking



provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

#### **6 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 2 to 10 Vyners Way.

#### REASON

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

#### **7 RPD5 Restrictions on Erection of Extensions and Outbuildings**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

#### REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **8 RPD9 Enlargement to Houses - Roof Additions/Alterations**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed without the prior written consent of the Local Planning Authority.

#### REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

#### **9 H7 Parking Arrangements (Residential)**

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

## REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

### **10 TL5 Landscaping Scheme - (full apps where details are reserved)**

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **11 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 TL7 Maintenance of Landscaped Areas**

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

**13 SUS4 Code for Sustainable Homes details (only where proposed as**

**permitted)**  
No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the Local Planning Authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**14 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**15 DIS5 Design to Lifetime Homes Standards & to Wheelchair**

**Standards**  
The houses hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13,

3A.17 and 4B.5.

**16 NONSC Non Standard Condition**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the primary and/or secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with policy R17 of the Hillingdon Unitary Development Plan and the Councils Supplementary Planning Guidance on Educational Facilities.

**17 NONSC Non Standard Condition**

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

**REASON**

The site is of archaeological interest and it is considered that all evidence of any remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**18 NONSC Non Standard Condition**

Notwithstanding the details shown on Drwg. No. 2.06 Rev. D, prior to the commencement of works on site, full details of the siting and design of the provision to be made for the screened and secure storage of refuse/recycling on collection days towards the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

**REASON**

To ensure that adequate facilities are provided, to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**19 NONSC Non Standard Condition**

Notwithstanding the details shown on Drwg. No. 2.06 Rev. D, prior to the commencement of works on site, revised details of the vehicular crossover, in lieu of the bell mouth, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved revised details.

**REASON**

To ensure that adequate facilities are provided in order to safeguard highway safety and the visual amenities of the area, in accordance with policies BE4, BE13, BE19 and H7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**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 (February 2008) and national guidance

OL5	Development proposals adjacent to the Green Belt
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP	London Plan (February 2008)
SPG	Supplementary Planning Document: 'Planning Obligations' July 2007
OE1	Protection of the character and amenities of surrounding properties and the local area

## **3 I1 Building to Approved Drawing**

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 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.

**5            I3                    Building Regulations - Demolition and Building Works**

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

**6            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.

**7            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 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.

**8            I45                    Discharge of Conditions**

Your attention is drawn to condition(s) 2, 4, 5, 10, 12, 13, 14, 15, 16, 17, 18 and 19 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of

this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

## **9 I46 Renewable Resources**

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.

## **10**

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.

## **11**

The applicant is advised that the houses should be fitted with a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

## **12**

In respect of Condition 16, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises No.54 Swakeleys Drive and its extensive rear garden. The site is located on the northern side of Swakeleys Drive, which is mainly characterised by large detached properties and semi-detached houses set back from the road frontage with long rear gardens. The area has an open character and appearance. The eastern boundary of the application site abuts the side boundary of No.52 Swakeleys Drive and the rear gardens of Nos.2-12 (evens) Vyners Way, a more modern residential cul-de-sac. The western boundary of the site abuts a gated, tree-lined drive, which runs northwards to Swakeleys House, a Grade 1 Listed Building set in 1.2 hectares of grounds to the rear of the application site. The main entrance to Swakeleys House can be seen from quite a distance as it is approached from The Grove. The gated entrance is set back off the road with a deep grass verge creating an attractive green setting from which to view the house. The main gate is kept locked and opened only occasionally. The drive to Swakeleys House is located within the 'developed area' as identified in the saved UDP, with the grounds of Swakeleys House, immediately to the north of the application site forming part of the Green Belt. The grounds connect to the green open space of the River Pinn to the west. The application site, surrounding residential properties and Swakeleys House and its grounds also form part of the Ickenham Village Conservation Area.

#### **3.2 Proposed Scheme**

Planning permission is sought to erect 2, four-bedroom detached houses within the rear garden of No.54 Swakeleys Drive. The proposed houses would be arranged in a tandem

layout, served by an access road located immediately to the west of No.54, adjoining the western boundary of the site that abuts the gated entrance to Swakeleys House. The access drive would have an overall length of approximately 70m to the gated entrance to the rear house (Plot 2).

An L-shaped house is proposed on the southern plot (Plot 1) with a maximum width of 11.7m and depth of 8.85m to include a front projecting bay window. It would be 8.55m high to the ridge of the roof. It would have a detached double garage to the front, 5.2m wide by 5.8m deep, 3.7m high to the ridge of its hipped roof. The proposed house on Plot 2 would have a cat-slide roof on its eastern side and be 11.9m wide and 8.3m deep which also includes a front projecting bay window, 8.2m high to the ridge of its hipped roof.

Various supporting documents have been submitted with the application, including an arboricultural report and a report on the impact upon the character of the Ickenham conservation area and setting of Swakeleys House. The latter describes the site and explains the history of Ickenham and relates this to its present day character. The proposed development is described and its impacts upon the conservation area and Swakeleys House are assessed. It goes on to say that the setting of Swakeleys is suburban in form and its boundaries are the back gardens of properties which have been built on land that once formed its park prior to the 1920s. The row of trees alongside No.54 do not appear to be the original trees in the avenue that once existed in this part of the park. The development would have no greater impact on the setting of Swakeleys House than the existing houses in Vyners Way and the proposed driveway would simply reflect the existing drive to the Wayfarers Tennis Club on the other side of Swakeleys gated drive. The report concludes by saying that there would be no adverse impact on the character of Ickenham conservation area or the setting of Swakeleys House.

### **3.3 Relevant Planning History**

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

53998/APP/2006/3021 - Erection of 2, four-bedroom detached dwellinghouses with detached garages and 1 five-bedroom detached dwellinghouse with roofspace accommodation and detached garage, in a linear layout served by a new access road between Nos. 52 and 54 Swakeleys Drive - Withdrawn.

53998/APP/2007/711 - An application for the erection of a 3, four-bedroom detached dwellinghouses with integral garages, associated landscaping and access drive with turning head (involving refurbishment of No. 54 Swakeleys Drive) was refused on the 22/10/07.

53998/APP/2008/1756 - An application for the erection of 2, four-bedroom dwellinghouses with detached garages, associated landscaping and access drive with turning head (involving refurbishment of No. 54 Swakeleys Drive) was refused on the 5/11/08 for the following reasons:

1. The proposal, by reason of its proximity to the open grounds of Swakeleys House, which is situated within the Green Belt, would result in a conspicuous form of development, which would unacceptably encroach into the open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the visual amenities of the adjoining Green Belt and the setting of the Grade 1 Listed Building contrary to Policies BE10 and OL5 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and PPG15 (Planning and the Historic Environment).

2. The proposed houses by reason of their tandem layout would result in an incongruous



form of development which would be out of keeping with the existing street layout and the open character and appearance of surrounding properties, being detrimental to the visual amenities of the street scene and surrounding area. As such, the proposal would fail to preserve, or enhance the character and appearance of Ickenham Village Conservation Area and would be contrary to policies BE4, BE12, BE13, BE19 and H12 of the Borough's adopted Unitary Development Plan Saved Policies September 2007.

3. The proposed driveway by reason of its proximity close to the proposed houses and 54 Swakeleys Drive would result in noise nuisance to the detriment of the existing and future occupiers, contrary to Policies H12 and BE24 of the Borough's adopted Unitary Development Plan Saved Policies September 2007.

4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Borough's adopted Unitary Development Plan Saved Policies September 2007.

An appeal was subsequently dismissed on the 7/04/09.

53998/APP/2008/3195 - An application for the erection of a two storey, four-bedroom detached dwelling to include a detached garage to the front, associated parking and alterations to existing driveway - Approved 30/12/08.

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

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

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

Part 1 Policies:

- |        |   |
|--------|---|
| PT1.8  | To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities. |
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.                           |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.                              |

Part 2 Policies:

- |      |  |
|------|--|
| OL5  | Development proposals adjacent to the Green Belt   |
| BE3  | Investigation of sites of archaeological interest and protection of archaeological remains |
| BE4  | New development within or on the fringes of conservation areas                             |
| BE10 | Proposals detrimental to the setting of a listed building                                  |
| BE13 | New development must harmonise with the existing street scene.                             |
| BE19 | New development must improve or complement the character of the area.                      |
| BE20 | Daylight and sunlight considerations.  |

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP	London Plan (February 2008)
SPG	Supplementary Planning Document: 'Planning Obligations' July 2007
OE1	Protection of the character and amenities of surrounding properties and the local area

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th July 2009**

5.2 Site Notice Expiry Date:- **29th July 2009**

## 6. Consultations

### External Consultees

36 neighbouring properties have been consulted and the application has been advertised as affecting the character and appearance of the Ickenham Village Conservation Area. 10 individual responses have been received, making the following comments:

- (i) In-fill development should not be allowed on the Swakeleys Estate as it sets a precedent.
- (ii) Yet another application that is substantially the same as previous applications, including one dismissed at appeal.
- (iii) Proposal fails to take account of the detrimental effect of the proposed driveways either side of No.54. This property forms part of the appearance of the entrance to Swakeleys House and the 5.4m drive to the proposed new dwelling is wider than previous application and is in all but name a road being same width as Vyners Way. Combined width of refurbished drive plus the new access road account for about 35% of the plot, even without considering the new wider 17m entrance from Swakeleys Drive.
- (iv) Widening of the entrance would be detrimental to the ancient TPO'd Oak at the front.
- (v) Cosmetic effect of the new hedges along the boundary with Swakeleys House would not mitigate detrimental impact on the aspect of the driveway into Swakeleys House.
- (vi) Backland development will harm character of one of the older properties in the Ickenham Village Conservation Area.

- (vii) This particular location is at one of the key views of Ickenham, namely Swakeleys gate and drive. Conservation Area has always had anomalies since it was created in 1972 after inconsistent developments had already been created. The applicant's environmental planning consultant's reasoning is somewhat invalid. For instance, Vyners Way built in 1930s. Conservation Area created to prevent further diminution of the character of the area, greatly valued by residents.
- (viii) Proximity of new roadway and dwelling inside the Swakeleys Manor driveway will be detrimental.
- (ix) Proposal will exacerbate existing traffic congestion.
- (x) Ickenham does not need any more houses.
- (xi) Proposal represents tandem development, contrary to UDP policy and HDAS guidelines.
- (xii) Noise and nuisance to occupiers of No.54 Swakeleys Drive.
- (xiii) Tree survey does not include a site plan so unable to comment on this document.
- (xiv) Proposal would place great strain on services that would be required for an increased population.
- (xv) Owners of the property probably do not live locally and only want to make as much money as possible without any consideration.

A petition with 26 signatories has also been received, objecting to the proposal for the following ground:

'We, the undersigned, fully support the Ickenham Residents' Association in their objective of ensuring that the wishes of its members as well as the wishes of the people of Ickenham in general, are heard and understood by the London Borough of Hillingdon's North Planning Committee, when considering the proposal at the above address to build a tandem development in the Ickenham Conservation Area adjacent to the historical building of Swakeleys House, by voicing concerns, and asking the North Planning Committee to refuse the application.'

Ickenham Residents' Association

- (i) This is the fifth application for the development of this site with little difference in the principal of each successive application.
- (ii) Backland development
- (iii) Tandem development
- (iv) Proposal would detract from setting of Swakeleys House,
- (v) The entry/egress to and from this development site is onto a heavily used commuter route accommodating a bus service,
- (vi) Proposal would cause nuisance, disturbance and noise to residents who previously enjoyed a quiet open and private 'air' to their own back gardens.
- (vii) Inadequate access and turning for large emergency, refuse and delivery/removal vehicles.
- (viii) Majority of previous reasons for refusal are still relevant though there has been a reduction of scale of the development, with only one additional house.
- (ix) Garage on the approved application has been removed, replaced with parking spaces.
- (x) 'Pinch point' and slowing ramps on the drive to the rear houses is immediately to the side of the existing house - potentially causing maximum noise and general disturbance,
- (xi) Imperative that consideration is given to reasons for refusal of three previous applications and the Inspectors appeal.
- (xii) We are concerned at the number of times applicants can keep submitting proposals, each being slightly watered down in an effort to 'wear down' the resolve of both the LPA and local residents.

English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of specialist conservation advice.

English Heritage (Archaeology):

Original concerns were stated as follows for 53998/APP/2008/1756:

The site is situated within the Drive leading to Swakeley's Manor, which is known from the 12th century, although the present house dates to 1629 - 38. The full extent of the earlier manorial holdings is unknown, and whilst the present house is likely to be built on top of or very near to the medieval manor, gardens, outbuildings, and other aspects of a large estate would have been in use from a very early period. Such features may well be represented underneath the above application area, and this development proposal provides an important opportunity to investigate and understand the early estate.

Recommend that the standard PPG16 condition be added to any consent granted. The recommended wording is:

Condition: 'No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.'

Informative: 'The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines.'

#### **Internal Consultees**

CONSERVATION OFFICER:

BACKGROUND: Approval has already been granted for the house immediately to the rear of no 54. A similar scheme to that proposed (for two houses) was refused planning permission (ref 1756) and an appeal with regard to this was dismissed- the Inspectors decision letter, dated 7 April 2009, noted the principal reason for refusal as the impact on the setting of the listed building.

Our concerns remain as before and the Inspectors comments support our position in terms of the impact of the second house on the setting of Swakeleys House (grade I listed) and the driveway to it

The proposed second house would infill the remaining open space to the rear of no 54. On the opposite side of the driveway are tennis courts, which are low key and whilst they can be seen from the drive, do not have an adverse impact on its setting. Thus the drive currently has an open setting to both sides at this end.

The second of the proposed houses has no additional screening to the rear boundary with Swakeleys House - noted as requirement in paragraph 6 of the Inspectors report and hence would be visible from the house. It would still require a wide access drive (2.8m), with a strip of land on the boundary, which appears not wide enough to contain any additional tree screening of note. These would be a necessity in order to protect the views along the driveway to Swakeleys House. It should be noted, however, that tree screening should not be relied on to screen inappropriate development and in our view the rear of the site should remain as open space.

RECOMMENDATIONS: Unacceptable

Comments on Revised Proposal

I remain concerned at the proposed addition of a second property to the rear of the site. However, given the recent Inspectors views with regard to the existing character of the setting of Swakeleys House and in particular the comments with regard to the visibility of the existing buildings adjacent to this site; provided the additional house can be properly screened from Swakeleys House and its

parkland setting, and maintained as such, I would not wish to raise any further objection to this proposal.

Can we please ensure that the materials for the new building are conditioned so we can agree samples - a dark toned structure will more easily merge into the background than one which has render, bright red tiles etc.

Also, can we condition the landscape both hard and soft, across the site, on the boundaries as required to screen the house and drive and also to the front of the site. At present the access has been divided with fence and no planting, which looks very stark.

#### TREES AND LANDSCAPE OFFICER:

#### THE PROPOSAL

The proposal is to build two, four- bedroom detached houses, with a double garage, associated parking and a new access road. This submission includes minor amendments to a scheme which was previously refused (ref. 2008/1756). Drawing No. 2.10 indicates areas of change between the previous and current layout proposals. These changes improve the relationship of the external works (hard surfacing) with the root protection areas (RPA's) of retained trees T12, T13 and the existing boundary planting on the western edge of the site.

According to the proposed layout drawing ref. 2.06 Rev A several of the better quality trees will be retained as part of the scheme. There is also space and opportunity for new planting and landscape enhancement - including the replacement of trees.

I note that the driveway running parallel with the west boundary continues to be shown at 4.1 metres in width. Advice received confirmed that the driveway width of 4.1 metres could be reduced to 2.75/3.6metres. The space saved would benefit the tree and hedge retention on the west boundary and provide further opportunity for reinforcing the screen planting on this boundary.

#### RECOMMENDATION

If you are minded to approve this application I have no objection subject to conditions TL1, TL2, TL3, TL5, TL6 and TL21.

#### Comments on Revised Proposal

The re-submitted drawing Nos. 3208.SCH.2.06 Rev C and 2.12 address the main issues regarding the landscape and how it can be used to reduce the visual impact of the new buildings (particularly plot 2). Amended details include the narrowing and re-alignment of the shared driveway and the acknowledgement of the need to reinforce the planting along the northern and western boundaries.

The 'hedging notes' (A-F) make repeated reference to evergreen hedging species - which are required but will take some time to mature and provide an effective visual screen. Furthermore, although some of the existing hedging is tall, it is not realistic to assume that all new formal hedging will be grown - and maintained - at 6-8 metres. More reasonable to assume a dense/evergreen hedge height of say, 3.0-4.0 metres, and above that height to use tree canopies to filter views of the first floor and roof levels.

If some new trees are added to the plan on the north and west boundaries, the information should be sufficient for the LPA to condition the final planting details -which should be specified by a landscape specialist.

Further to the receipt of drawing No. 3208.SCH.2.06 Rev D and 2.14, can confirm that the amended drawings reflect the suggested landscape amendments discussed.

There are no objections to this proposal, subject to conditions TL5, TL6 and TL7.

#### HIGHWAYS OFFICER:

These comments are based on Drg. No. 2.06 Rev D.

The revised internal access road layout is acceptable subject to a Condition requiring details of new cross over ( in lieu of a bell mouth ) to be submitted to the LPA and approved prior to the commencement of the development.

The 2.8 metre wide pinch points in the carriage width comply with the Manual for Streets guidance in respect of fire engine and lorry access.

No objections are raised on highway grounds.

#### EDUCATION SERVICES:

There will be a requirement for a S106 contribution of £32,732, comprising £2,313 Nursery, £11,890 Primary, £12,919 Secondary and £5,310 Post 16.

#### WASTE AND RECYCLING CO-ORDINATOR:

The houses should incorporate storage provision for an average of 2 bags of recycling and 2 bags of refuse per week plus 3 garden waste bags every 2 weeks.

All houses must have a food waste grinder included as standard as part of the kitchen sink unit to allow residents to indirectly recycle their food wastes by grinding it and washing it down into the waste water system for composting by the relevant water company.

## **7. MAIN PLANNING ISSUES**

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

Government policy as set out in Planning Policy Statement 3: Housing seeks to concentrate most additional housing development within urban areas and make more efficient use of land by maximising the re-use of previously developed land. There is therefore no objection in principle to the development of the site subject to the proposal satisfying other material planning considerations and the policies within the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), having regard to the planning history of the site.

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

The site has a PTAL of 1a, which is considered to be remote within a suburban context. Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 35 to 55 units per hectare (u/ha) as the appropriate capacity for the site.

The two new houses would have an approximate density of 80hr/ha and 10u/ha. Although this is below the density guidelines advocated by the London Plan, it is considered that a refusal of permission on this ground would not be appropriate, given the character of the surrounding area and sensitivity of the site, close to the listed Swakeleys House.

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

The proposed development would result in the existing property and two additional dwellings sited adjacent to a driveway entrance to Swakeleys House which although gated, does provide an open vista towards the grounds of the house immediately adjacent to the

north of the application site. The open setting of Swakeleys House, which forms part of the Green Belt, is surrounded by suburban development which has to some extent, compromised its open setting. However, Swakeleys House remains very recognisable as a country house set in open land at the end of a tree lined drive.

In considering the previous appeal, the Inspector, bearing in mind that a single house in the same position and of the same design as proposed house 1 had already been granted permission, mainly confined her consideration to the additional dwelling on plot 2. The Inspector acknowledged that the house would extend no closer to the curtilage of Swakeleys than neighbouring properties, namely Nos.12, 14 and 16 Vyners Way and with the retention and strengthening of boundary planting, would be less intrusive visually to the setting of the listed building than those properties. The Inspector went on to say that nevertheless, the proposed access drive would run parallel to the Swakeleys drive/ride initially along that approved for the development of a single house but would involve a widening of the access near the dwelling on plot 1 to bring it closer to the boundary and an extension of the drive by over 32m to a proposed double garage serving the house on plot 2. The proposed drive would be about 1m from the boundary with the entrance drive/ride to Swakeleys. The Inspector went on to say that although this boundary has the benefit of some hedging within the appeal site and within the grounds of Swakeleys, the scale of the drive would allow refuse and emergency vehicles to access the whole length and turn and would lead to an intrusive development. This would be compounded by the garage, which would project a further 6m from the rear of the house on plot 2, extending development further along the drive/ride. The Inspector considered that the limited separation from the side boundary would not be sufficient to allow sufficient planting to mitigate the visual intrusion.

The Inspector went on to say that the drive/ride adjoining the appeal site may not have been the principle entrance into Swakeleys but it appears to have been along the route of a former drive/ride through an avenue of trees. The Inspector did not consider the 20th century sale of the parkland for suburban development or the replacement of trees on the avenue makes the access drive/ride any less important to the setting of the Listed Building. She noted that there is other development that impinges harmfully on the open setting of Swakeleys but this is not justification for further development that would harm the open setting to Swakeleys as viewed/entered from Swakeleys Drive.

The Inspector concluded that the proposal would fail to preserve the setting of Swakeleys and that this harm could not be overcome with conditions as the proposal would leave inadequate space within the site for sufficient soft landscaping to mitigate the harm.

The proposed houses would have an identical siting and design as compared to the scheme considered by the Inspector, although the detached garage on plot 2 has been omitted. In addition, the following amendments have been made:

(i) Radius of vehicular crossing reduced from 6.0m to 4.5m, reducing amount of hardstanding at front of the site.

(ii) The drive on this scheme would only project a further 1.5m along the boundary of the site as compared to the approved scheme, beyond which would be the gravelled drive and its turning area to the house on plot 2. This compares to the 32m additional depth of drive considered by the Inspector. In terms of the drive's width, the first 11m depth of the drive has been retained at 4.8m wide, as compared to the 16m depth at this width considered by the Inspector. This then reduces to 2.8m wide for a distance of 15m, instead of the 7.3m

length considered by the Inspector, after which it increases to a width of 3.2m as compared to the 4.8m width of the previous scheme, which would have tapered out to an overall width of 7m at the far end of the drive. In total, the area of shared drive has decreased from 680m<sup>2</sup> to 300m<sup>2</sup>, a 56% reduction. If the private drive of the house on plot 2 is included, the total area of hardstanding reduces to 420m<sup>2</sup> or a 38% reduction.

(iii) The width of the landscaping on the side boundary with Swakeleys has increased from 1.6m wide adjacent to the front garden of No.54, gradually increasing to 5.6m wide adjacent to the proposed house on plot 2. This compares to the previous scheme which apart from the 1.3m wide landscaping strip adjacent to the pinch point at the side of No.54, had a width of 0.3m adjoining the rear of the pinch point, increasing to 1.2m adjacent to the house on plot 2. In addition to the enhanced hedge planting/landscaping along this boundary, the increased width of this landscaping buffer enables tree planting to be proposed along the additional depth of the drive. These trees will help to further screen the proposed house on Plot 2, particularly its first floor and roof. A drawing has been submitted to show the impact of this screening from the grounds of Swakeleys House. Additional tree planting is also proposed on the rear boundary of the site.

(iv) Bin collection provision has been made at the front of the site, which avoids the need for refuse vehicles to enter the site.

It is considered that the narrowing of the drive has enabled adequate space to be provided, which is considered to have overcome the Inspector's concern.

The Inspector also stated that the design of the proposed dwellings reflected the character of the surrounding area. Furthermore, although tandem development was not characteristic of the area, in this instance it was not harmful and could not be used as a reason to withhold permission.

As regards the archaeology of the area, a condition has been attached requiring that the site is fully surveyed prior to the commencement of work.

#### **7.04 Airport safeguarding**

N/A to this development.

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

In considering the previous appeal, the Inspector acknowledged that the grounds of Swakeleys are within the Green Belt and having regard to national guidance, which advises that the visual amenity of Green Belts should not be injured by proposals for development within or conspicuous from them, concluded that the design and separation of the new houses was sufficient to ensure that they would not be so conspicuous as to cause harm. This scheme does not alter the siting, design or bulk of the proposed houses, other than to omit the rearmost detached garage, whereas boundary landscaping has been strengthened. As such, the proposal complies with policy OL5 of the UDP saved policies September 2007.

#### **7.06 Environmental Impact**

N/A to this application.

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

The impact of the proposal upon the character and appearance of the area has been dealt with in Section 7.03 above.

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

The Council's Design Guide: 'Residential Layouts' at paragraphs 4.9 to 4.13 advises that ir



order to prevent new development from appearing unduly dominant to surrounding properties and their gardens, adequate separation distances should be maintained and advises that as a minimum, two storey buildings should be separated by 15m from adjoining residential buildings. Also, adequate distance should be maintained to any area which may be overlooked and at least a 21m separation distance should be maintained between neighbouring habitable room windows. Paragraph 4.14 to 4.16 also advises of the need for garden space to be private, although it is considered that only the 3m deep section of rear garden adjoining the property that should be afforded greater privacy by not being directly overlooked within a 21m distance.

The front elevation of the house on Plot 1 would be over 30m from the rear elevations of Nos.54 and 52 Swakeleys Drive. Similarly, the east facing flank walls of the proposed houses 1 and 2 would be situated over 30m from the rear of the adjoining properties on Vyners Way. Given these separation distances, it is considered that the proposal would not adversely affect the residential amenities of surrounding properties by reason of dominance, loss of sunlight or privacy, in accordance with policies BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and meets the requirements of the Council's SPD: 'Residential Layouts'.

Policy H12 of the saved UDP states that proposals for backland development in residential areas will only be permitted provided no undue noise and disturbance is likely to be caused to adjoining occupiers. No.54 at the front of the application site has two small habitable room windows at ground and first floor level which would face towards the proposed access. The Inspector on the previous scheme considered that the domestic traffic associated with the development would not be such as to cause unacceptable harm to the occupants of this house, particularly as there would be speed restrictions adjoining the house. As such, it is considered that the scheme complies with policies H12 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

In order for new residential units to afford a suitable standard of residential accommodation, the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts, advises that two storey, four-bedroom houses should have a minimum internal floor area of 92m<sup>2</sup>. The internal floor area the proposed houses would be 140m<sup>2</sup> and 152m<sup>2</sup> respectively which is in excess of the Council's minimum requirements. The guidance in the SPD also states that the minimum size of amenity space for a 4-bedroom house should be 100m<sup>2</sup>. The amenity space for the existing house No.54 would be 413m<sup>2</sup>, with the proposed houses provided with private rear amenity space of 284m<sup>2</sup> and 631m<sup>2</sup> respectively, in excess of the Council's minimum requirements.

The SPD also advises that in order to prevent adjoining properties from appearing unduly dominant, two storey buildings should be separated by at least 15m from facing habitable room windows and these windows should not overlook or be overlooked by other habitable room windows within a distance of 21m to afford appropriate privacy. This separation distance should also apply to the private amenity space, taken to be the 3m deep area of rear garden adjoining the house. The nearest part of the house on Plot 1 would be sited some 31m from the rear elevation of No.54 and some 28m from the house on Plot 2 thus ensuring that the houses would not overlook one another. It is therefore concluded that all habitable rooms of the proposed houses would have adequate outlook, privacy and natural lighting and their amenity space is adequate to afford a suitable standard of residential amenity for their occupiers.

The proposal accords with policies BE20, BE21, BE23 and BE24 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007) and relevant design guidance in terms of the residential accommodation provided.

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

The proposal would not give rise to additional traffic generation to justify refusal. The scheme provides for two off-street car parking spaces for the existing and each of the proposed houses, in line with the Council's Parking Standards. Amended plans have been received which increase the main width of the access drive from 2.8m on the approved scheme to 3.2m, but this is considered to be acceptable. The mouth to the access would maintain a kerb radius of 4.5m and the 4.875m wide section of the drive at the front of the site would allow vehicles to pass without interfering with vehicle movements on the highway. The provision of a bin storage area close to the site's entrance would allow refuse/recycling to be collected without any need for refuse vehicles to enter the site. As such, the Council's Highways Engineer considers that the proposal would not be prejudicial to highway and pedestrian safety and would comply with Policies AM7(ii) and AM14 of the UDP Saved Policies (September 2007).

**7.11 Urban design, access and security**

Urban design and access issues have been dealt with in Section 7.07.

**7.12 Disabled access**

A condition is recommended to ensure that the houses would be built to Lifetime Homes standards.

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

N/a to this application.

**7.14 Trees, Landscaping and Ecology**

The current application includes a Tree Survey, Arboricultural Impact Assessment and Tree Constraints Plan, prepared in accordance with BS5837:2005. The Council's Trees and Landscape officer considers that many trees (including the best) and other vegetation would be retained, and whilst no indicative landscape proposals have been submitted, there is clearly space and opportunity for landscape enhancement which can be conditioned. The Council's Trees and Landscape officer therefore considers that, or balance the application satisfies Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007. Reason for refusal 3 of the previous planning application ref: 53998/APP/2007/711 has therefore been satisfactorily addressed.

**7.15 Sustainable waste management**

A condition has been attached, requesting that details of the bin/recycling collection area are provided. An informative has also been attached, advising of the need to fit waste grinders to the kitchen sink units.

**7.16 Renewable energy / Sustainability**

A condition requiring an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been attached.

**7.17 Flooding or Drainage Issues**

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

**7.18 Noise or Air Quality Issues**

N/A to this application.

**7.19 Comments on Public Consultations**

As regards the individual responses received, points (i), (ii), (x) and (xv) are noted, but all applications have to be considered on their individual merits. Points (iii), (v), (vi), (vii), (viii),

(ix), (xi) and (xii) have been dealt with in the main report. As regards point (iv), the TPO'd Oak immediately at the front of the site (T2) is dead and no objection has been raised to its removal by the Council's Landscape Officer. In terms of point (xiii), a separate tree plan has been submitted (Drwg. No. 110/1). As regards point (xiv), any additional impact upon school capacity has been dealt with by condition. Any additional impact of two houses on other local services would not be significant.

As regards the points raised by the Ickenham Residents' Association, these have been dealt with in the main report.

#### **7.20 Planning Obligations**

Policy R17 of the saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Education services advise that a contribution of £32,432 is considered appropriate in order to cater for the increased demand placed on existing nursery (£2,313), primary (£11,890), secondary (£12,919) and post 16 (5,310) school places by the proposed development.

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

N/A to this application.

#### **7.22 Other Issues**

There are no other issues that arise from this application.

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

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

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

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

## **10. CONCLUSION**

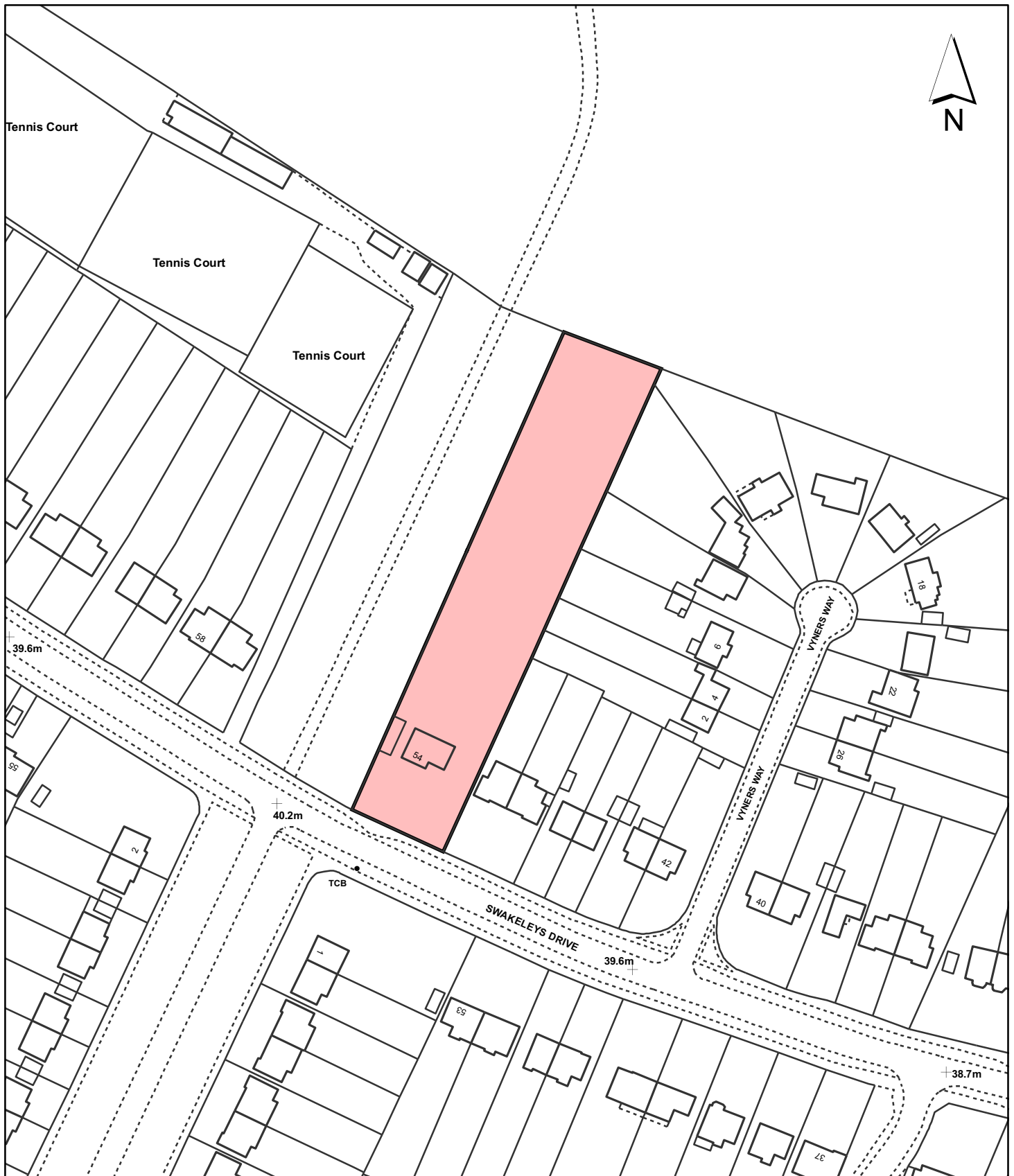
This scheme, with the reduction in the width of the access drive, omission of a detached garage at the rear of the site and enhanced landscaping and tree planting along the side and rear boundaries of the site would safeguard the open aspect of the setting of the adjoining Grade I listed Swakeleys House, including its tree lined drive/entrance at the side of the application site. This revised scheme is considered to have overcome the concerns raised by the Inspector on the previously refused application (53998/APP/2008/1756) and the application is thus recommended for approval.

## **11. Reference Documents**


- (a) Planning Policy Statement 3 (Housing)
- (b) The London Plan (February 2008)
- (c) Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (d) Hillingdon Design and Accessibility Statement - Residential Layouts
- (e) Supplementary Planning Guidance - Educational Facilities
- (f) Consultation responses
- (g) Planning history

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Rear of 54 Swakeleys Drive Ickenham</b>	
Planning Application Ref:	Scale
<b>53998/APP/2009/1186</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 23	<b>November 2009</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Director of Planning & Community Services Group

**Address** 10 CHILTERN ROAD EASTCOTE

**Development:** Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory).

**LBH Ref Nos:** 13772/APP/2009/1426

**Drawing Nos:** 090208/02  
Location Plan at Scale 1:1250  
090208/04  
090208/05 B  
090208/08 A  
090208/03 C

**Date Plans Received:** 29/06/2009

**Date(s) of Amendment(s):** 29/06/2009

**Date Application Valid:** 13/07/2009

30/08/2009

12/11/2009

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on the southern side of Chiltern Road and comprises a detached chalet bungalow with a detached garage on the boundary with No 12 Chiltern Road. The site has a wider than average frontage. The locality is sloped with the application site at a higher level than the road, and with the land to the east dropping away. Chiltern Road is characterised by a mixture of single and two storey dwellings. The application site lies within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

### 1.2 Proposed Scheme

Planning permission is sought for a single storey rear extension with additional habitable accommodation provided in the roof space.

The rear extension would be 4m deep by 13.98m wide, with a further 3m deep by 4.66m wide central element. This would be finished with a hipped roof at the same height as the host dwelling and would be fully integrated with the existing roof form, resulting in a central square crown roof.

4 x dormer windows would be applied to the newly formed and existing roof planes, one to either side and two to the rear. The side dormer facing towards No 12 Chiltern Road, would be 2m wide by 2.5m deep, with a maximum projection of 2.2m from the plane of the roof. The remaining three dormers would be identical in size although they would have different fenestration details. These would be 2.4m wide by 2.65m deep, with a maximum projection of 2.2m from the plane of the roof.

Two roof lights would be applied to the side elevation facing No.8 Chiltern Road and one roof light to the front roof slope. Although it is noted two of these roof lights could be installed under the properties existing permitted development rights.

### 1.3 Relevant Planning History

13772/APP/2006/3573 10 Chiltern Road Eastcote

ERECTION OF 2, FIVE-BEDROOM DETACHED DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE)

**Decision Date:** 28-02-2007 Refused **Appeal:**

13772/APP/2007/744 10 Chiltern Road Eastcote

ERECTION OF 2, 2 STOREY FIVE-BEDROOM DETACHED DWELLINGHOUSES WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE) (REVISED APPLICATION)

**Decision Date:** 27-07-2007 Refused **Appeal:**29-JAN-08 Allowed

13772/APP/2007/933 10 Chiltern Road Eastcote

ERECTION OF A TWO AND A HALF STOREY, 5-BEDROOM DETACHED DWELLINGHOUSE WITH ROOFSPACE ACCOMMODATION AND INTEGRAL GARAGE (INVOLVING DEMOLITION OF THE EXISTING DWELLINGHOUSE) (REVISED APPLICATION)

**Decision Date:** 17-07-2007 Approved **Appeal:**

13772/APP/2009/1897 10 Chiltern Road Eastcote

Single storey detached garage / plant room with habitable roof space with 1 front and 1 rear dormer involving demolition of existing detached garage and car port and installation of swimming pool to rear

**Decision Date:** 28-10-2009 Approved **Appeal:**

#### Comment on Planning History

The site has planning permission for its redevelopment to provide two x two storey five bedroom properties (Ref: 13772/APP/2007/744) and a single five bedroom dwelling (Ref: 13772/APP/2007/933), both granted on appeal. Neither of these permissions have been implemented.

### 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

24 neighbours were consulted, and one response was received, that made a number of comments, some of which related to the garage building with habitable accommodation. This element of the scheme was subsequently withdrawn from the proposal and has now been dealt with under a separate application. As such these comments have not been listed below. The comments in relation to the current scheme are as follows -

1. The side windows will look into the garden of No.12;
2. The size and number of roof dormers is excessive and not in keeping with the neighbouring property;
3. The property was a 2 bedroom dwelling and now will be converted into a four bedroom house;
4. The proposal will require a party wall surveyor;
5. If the side windows are allowed I request they are obscure glazed and non-opening.

Eastcote Residents Association



This side of Chiltern Road consists of modest houses and bungalows, with uncomplicated roof lines. No 10 is unique and attractive. The proposal is for a very large ground floor and roof extension. The multiple hips, dormers and roof lights will give rise to a very cluttered and over dominant roof design, the side dormers will be very visible from the roadway, and thus totally out of keeping. The side dormers will over look Nos.8 and 12.

A Ward Councillor has requested this application is dealt with by the North Planning Committee

EPU

The site of housing in this area is on our database as an old brick works and clay pit identified from pre war historic maps epoch 3, 1900 to 1949. The site was inspected under part IIA but no evidence of contamination was found on the site visit in 2008. Therefore an informative will suffice.

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

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

Part 1 Policies:

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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

The main considerations are the design and impact on the street scene and the impact upon the amenities of adjoining occupiers.

With regard to loss of light or outlook, the extension would not have an adverse effect on the adjoining neighbours. The neighbouring dwelling to the west of the application site (No 8) has a deeper rear building line than the application site and there is over 11m between the application site property and the property to the east (No.12). Therefore although the extensions would exceed the depth guidelines in the Supplementary Planning Document

(SPD) HDAS: Residential Extensions, it is not considered to have a material impact on the adjacent dwellings as the extensions would not conflict with a 45 degree line taken from the nearest corner point of either property, and therefore would comply with section 6.2 of the SPD. The proposal is considered to comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, the dormer windows and roof-lights shown in the flank walls facing Nos.8 and 12 Chiltern Road, would all be either secondary windows or serve non habitable rooms, such as bathrooms/WC's and therefore these are conditioned to be obscure glazed and non-opening below top vent to avoid any overlooking concerns. Therefore it is considered the proposal would comply with section 6.9 of the SPD and Policy BE24 of the UDP (Saved Policies September 2007).

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

The proposed rear extension, although substantial, is considered to satisfactorily integrate with the existing dwelling. Revised plans have been received to show the rear dormer windows reduced in width and moved in from the edges of the roof slope and this is considered to provide an adequate set-in, and would result in two centred dormers, one to either side of the single storey rear facing gable element. As such, they would appear in-keeping with the overall design and scale of the original dwelling. The proposed extensions and roof additions are considered to be clearly articulated to the main dwelling, such that its character would not be unduly harmed, and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

Over 700m2 of private amenity space would be retained once the extension has been completed and therefore the proposal would comply with Policy BE23 of the UDP (Saved Policies September 2007).

The proposed plans indicate that the parking arrangement at this site would not be altered by this proposal, with at least two parking spaces being provided. As such, the proposal is considered to accord with policy AM14 of the UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

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

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

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

#### REASON

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

**2** M2 External surfaces to match existing building

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.

#### 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 Unitary Development Plan Saved Policies (September 2007).

#### **3 OM1 Development in accordance with Approved Plans**

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

#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 RPD1 No Additional Windows or Doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos.8 and 12 Chiltern Road.

#### REASON

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

#### **5 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) in the roof slopes facing Nos.8 and 12 Chiltern Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### REASON

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

### **INFORMATIVES**

- 1** You are advised that the land in this housing area is identified from historic maps as a brick works and clay pit prior to the present housing being built. We would advise persons working on site to take basic precautions in case any contamination were to be found at depth and also to ensure that any such material is not mixed with clean material near the surface. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

#### **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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

**Policy No.**

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.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

- 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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

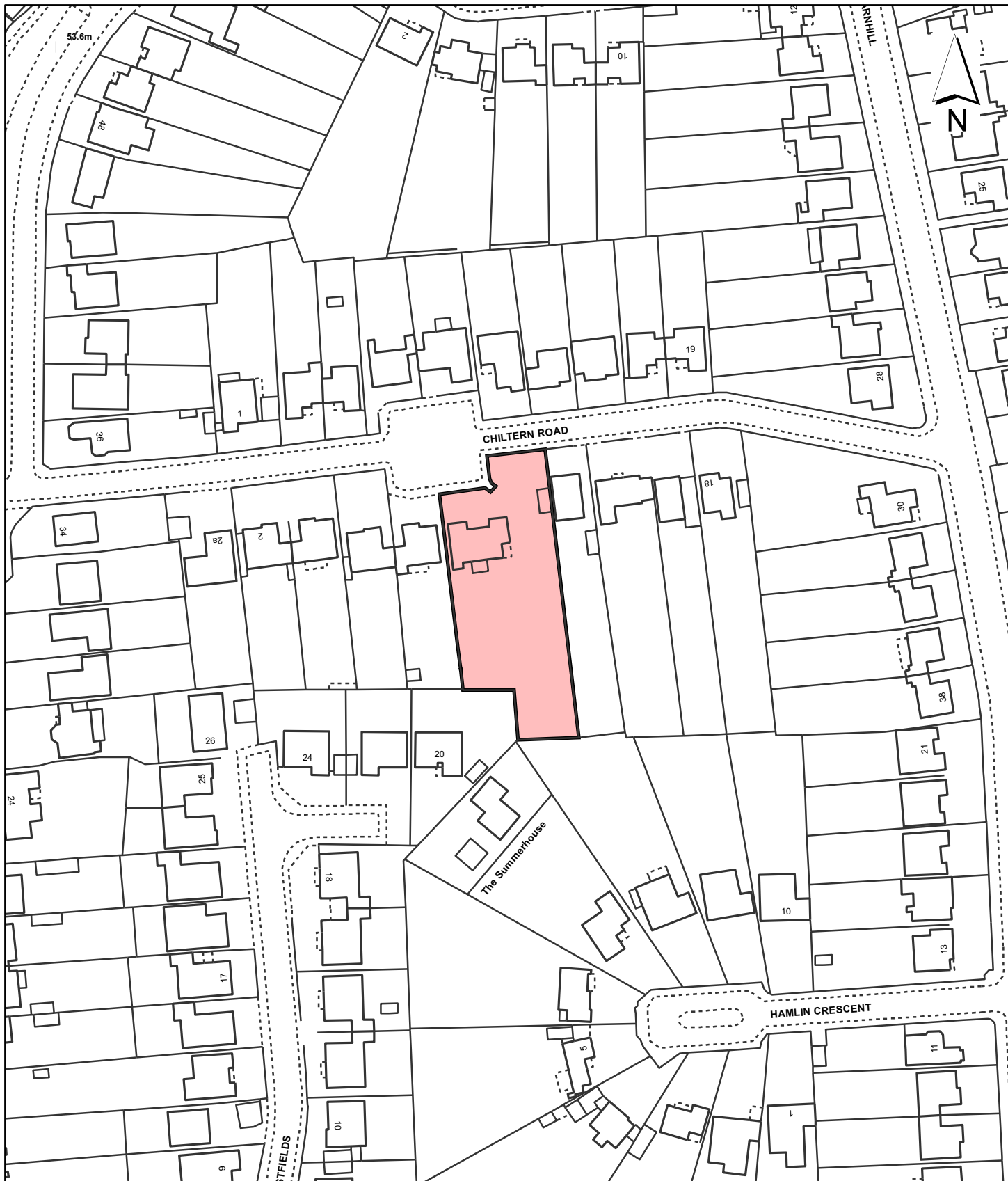
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure 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 & Community Services Reception Desk, Level 3, 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:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**10 Chiltern Road  
Eastcote**

Planning Application Ref:  
**13772/APP/2009/1426**

Planning Committee  
**North Page 33**

Scale  
**1:1,250**

Date  
**November 2009**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



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# Plans for North Planning Committee

8th December 2009



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Page 35

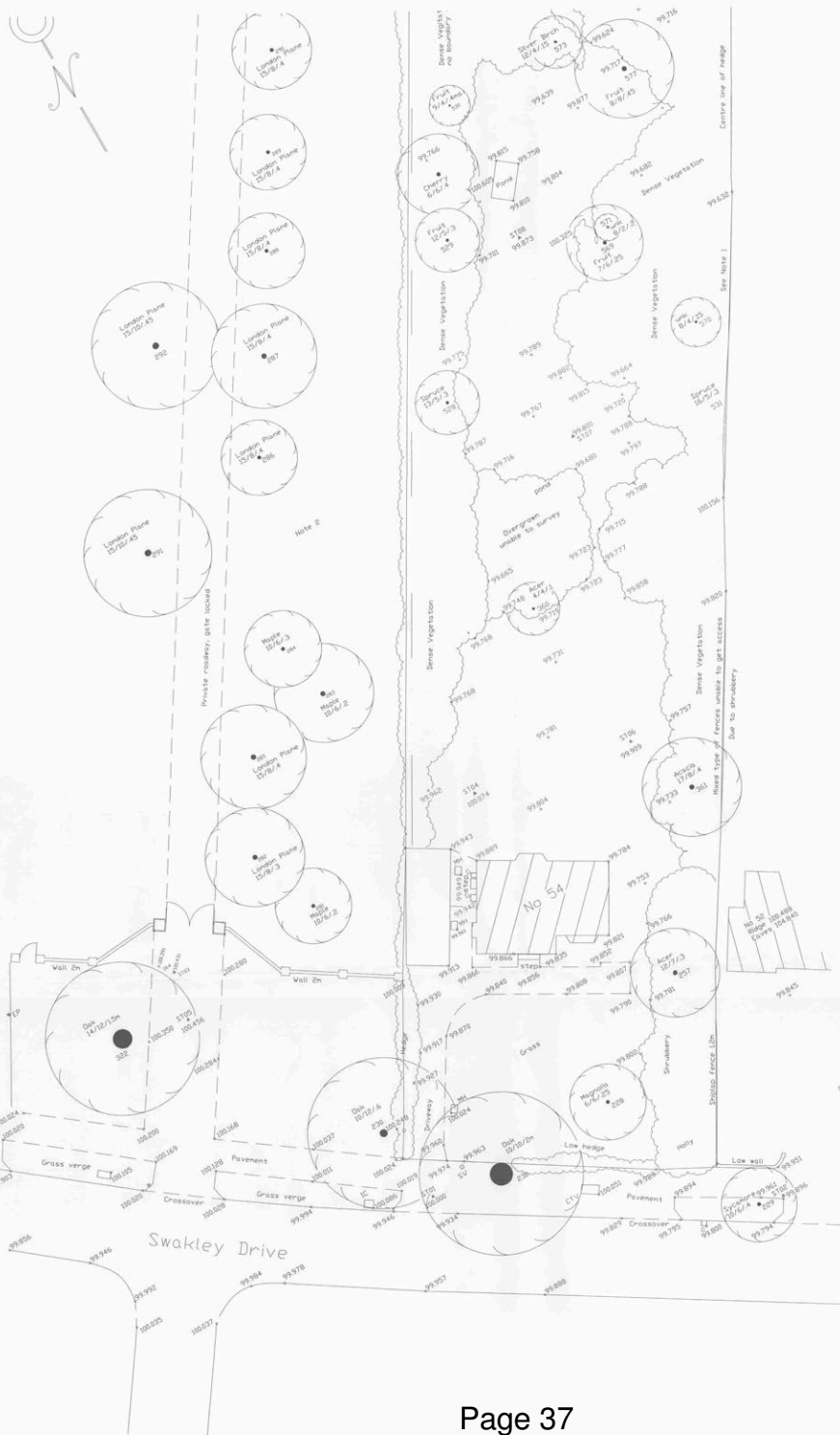
**Report of the Corporate Director of Planning & Community Services**

**Address** REAR OF 54 SWAKELEYS DRIVE ICKENHAM

**Development:** 2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

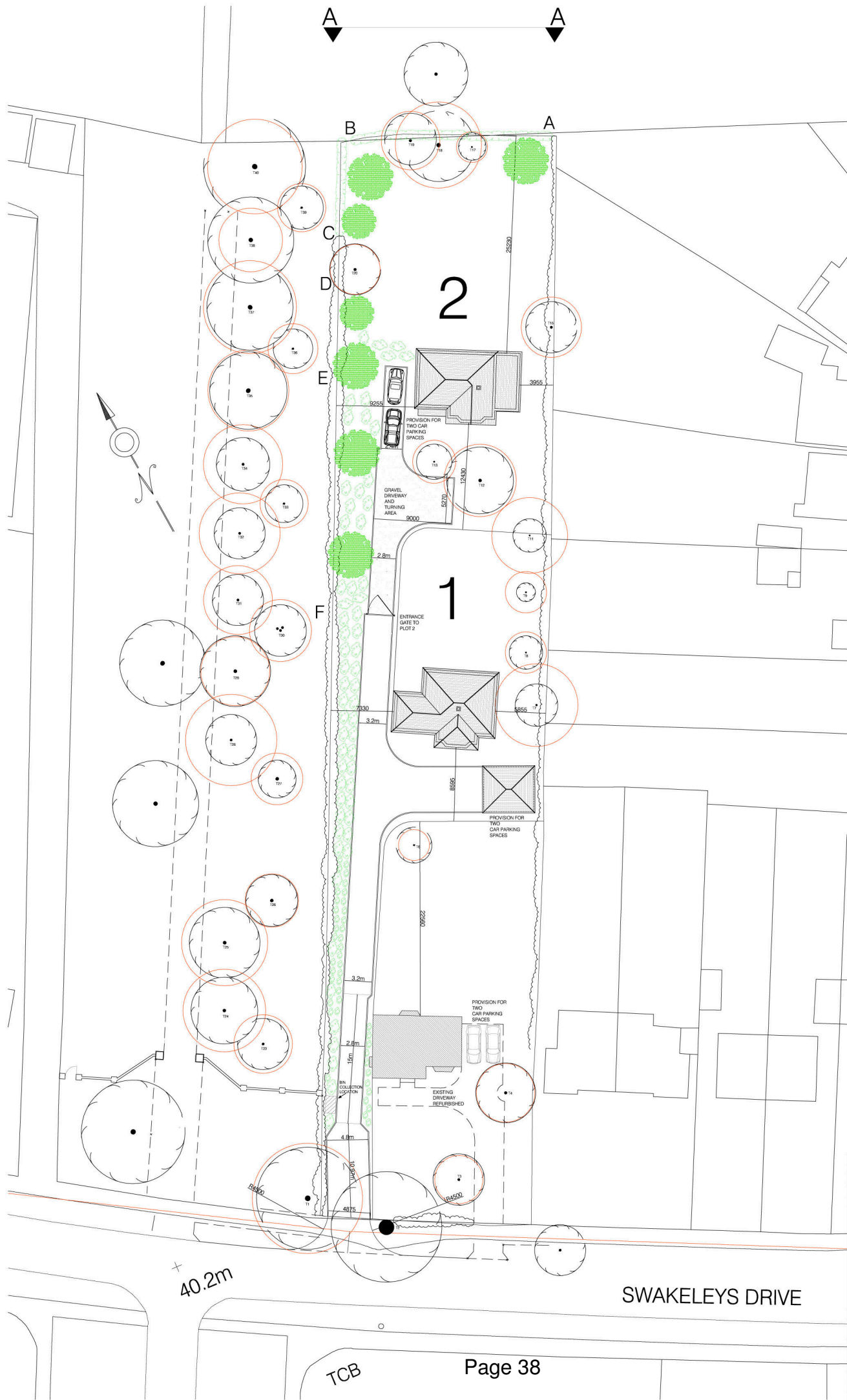
**LBH Ref Nos:** 53998/APP/2009/1186

<b>Date Plans Received:</b>	03/06/2009	<b>Date(s) of Amendment(s):</b>	03/06/2009
<b>Date Application Valid:</b>	16/06/2009		05/11/2009
			24/11/2009



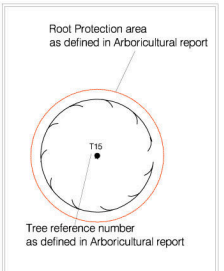
REVISIONS OF THIS DRAWING  
 3 JUN 2009

REVISIONS			
<b>HAWKINS EADES ASSOCIATES</b> ARCHITECTURAL PLANNING & DESIGN CONSULTANTS			
100 High Street Great Missenden Bucks HP16 0BE			
Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkinseades.co.uk			
CLIENT	Mr. P. Smith and Others		
PROJECT	Proposed development 54 Swakleys Drive, Ickenham, UB8 3QE		
TITLE	Existing Site Plan		
DRWG No.	3208	SCH	2.05
DATE	May 09	SCALE	1/200
DRAWN BY	GSE	CHECKED	
<small>Do not scale from this drawing, site dimensions only.            All discrepancies must be reported to the Architect.</small>			



- Hedging Notes**
- A - B. Planting of new continuous hedge of mixed holly and other evergreen indigenous plants to match existing. Plants sizes to be 1.2 to 1.5 metres in height and left to achieve a height of 3 to 4 metres.
  - B - C. Planting of new continuous hedge of mixed holly and other evergreen indigenous plants to match existing. Plants sizes to be 1.2 to 1.5 metres in height and left to achieve a height of 3 to 4 metres.
  - C - D. Retain existing hedge of mixed holly and other evergreens, currently 6 to 8 metres.
  - D - E. Additional planting of mixed holly and other indigenous evergreens, to reinforce existing mixed hedge of holly, laurel and hawthorn, currently 6 to 8 metres high.
  - E - F. Minor additional planting of holly and other indigenous evergreens to reinforce existing hedge, currently 6 to 8 metres high.

Indication of additional tree planting to complement hedge reinforcement planting described above.



Drawing to be read with Consulting with Trees Ltd report.

- D 05-11-09 Additional trees added to North & West boundaries.
- C 19-10-09 Additional landscaping details added to drawing
- B 12-10-09 Driveway altered as set out in Hillingdon e-mail 20.09.09
- A 15-06-09 Car parking clarified. Dims added to entrance.

**REVISIONS**

**HAWKINS EADES ASSOCIATES**  
ARCHITECTURAL  
PLANNING & DESIGN CONSULTANTS

100 High Street  
Great Missenden  
Bucks HP16 0BE

Tel: (01494) 891555/891666  
Fax: (01494) 891222  
e-mail: mail@hawkinseades.co.uk

CLIENT Mr P Smith and Others  
PROJECT Proposed development  
54 Sanderson Drive, Ickenham,  
UB10 8QE  
TITLE Proposed Site Plan

DRWG No. 3208 SCH 2.06 D  
DATE May 09 SCALE 1/200  
DRAWN BY GSE CHECKED

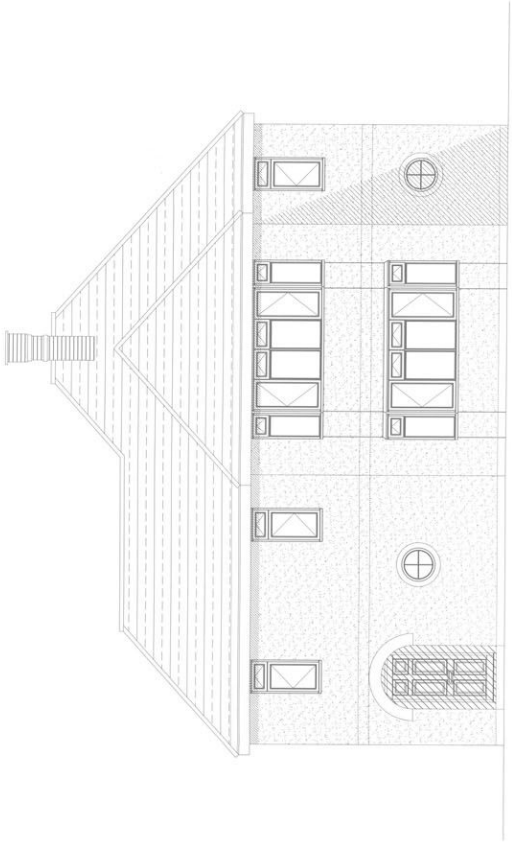
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40.2m

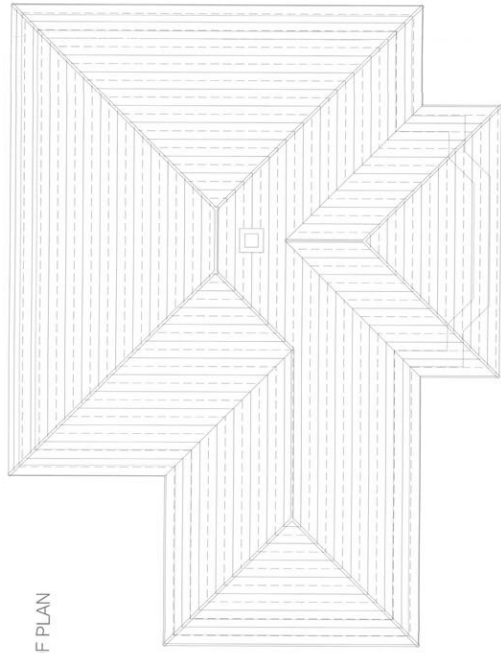
SWAKELEYS DRIVE

TCB

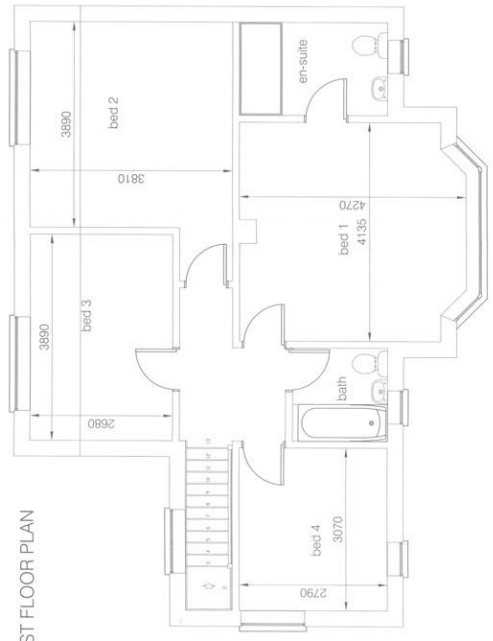




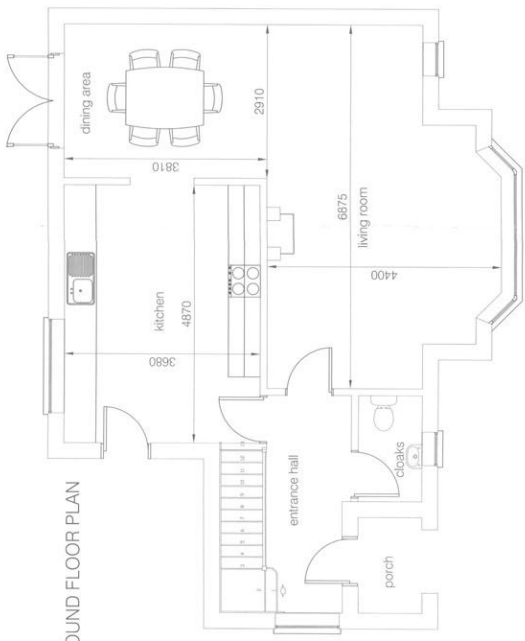
FRONT ELEVATION



ROOF PLAN



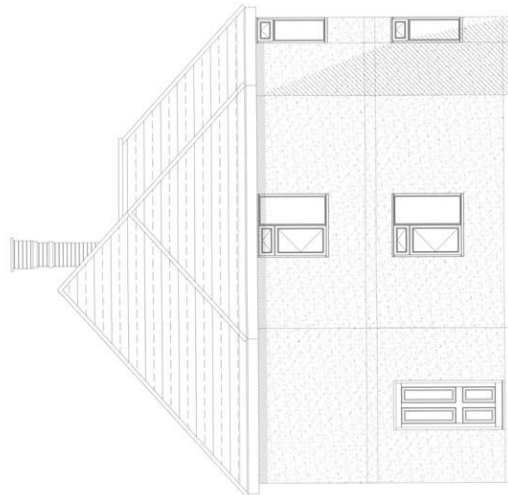
FIRST FLOOR PLAN



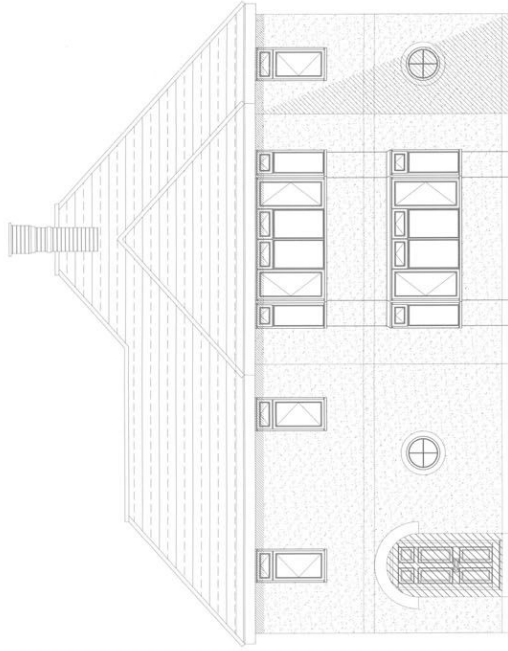
GROUND FLOOR PLAN

100 High Street  
 100 High Street  
 - 3 JUN 2009

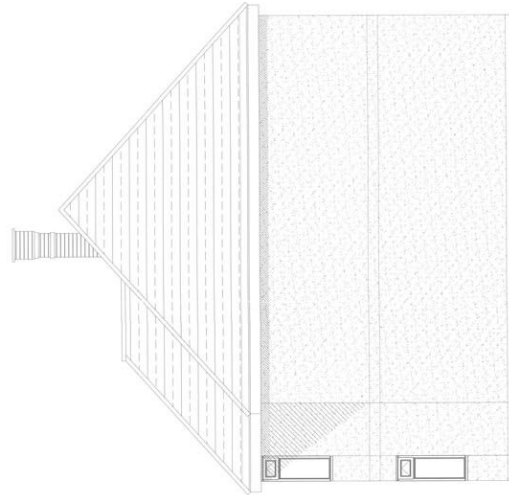
REVISIONS					
<b>HAWKINS EADES ASSOCIATES</b>					
ARCHITECTURAL PLANNING & DESIGN CONSULTANTS					
100 High Street 100 High Street Burslem, Stoke-on-Trent ST6 1PT 6BE					
Tel: (01454) 891555/891666 Fax: (01454) 891222 e-mail: <a href="mailto:enquiries@haweades.co.uk">enquiries@haweades.co.uk</a>					
CLIENT Mr P Smith and Others					
PROJECT 54, 56 & 58 High Street, Lichfield, LD19 4SE					
TITLE Floor Plans					
DRAWN No	3028	SCA	2:01		
DATE	06/03/09	SCALE	1/250		
DRAWN BY	CEB	CHECKED			
All dimensions must be reported in the Archway as stipulated in the contract.					



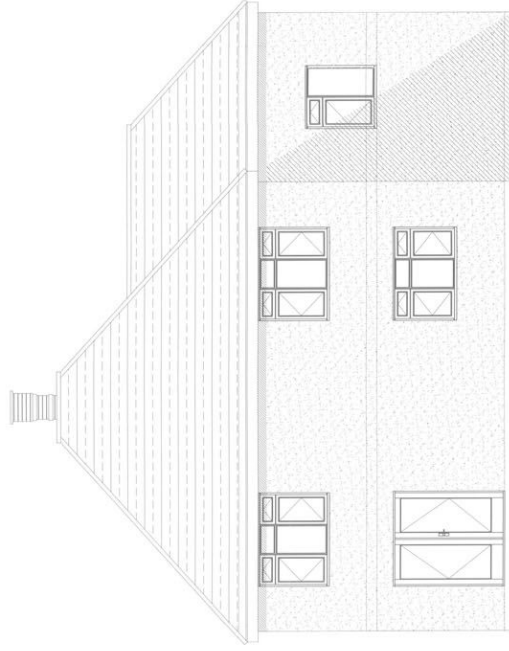
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

- 3 JUN 2020

**HAWKINS EADES ASSOCIATES**  
 ARCHITECTURAL  
 PLANNING & DESIGN CONSULTANTS

100 High Street  
 Great Missenden  
 Bucks HP16 0BE  
 Tel: (01494) 891555/891666  
 Fax: (01494) 891222  
 Email: info@hawkesades.co.uk

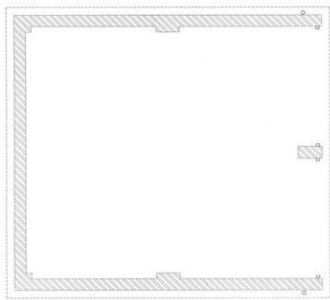
PROJECT: 19/01/2019  
 CLIENT: Mr & Mrs Smith and Others  
 54, Sandringham Drive, Leighton,  
 Bedfordshire

DRAWN BY: JSE  
 CHECKED BY: JSE  
 DATE: 19/01/2019  
 SCALE: 1/200

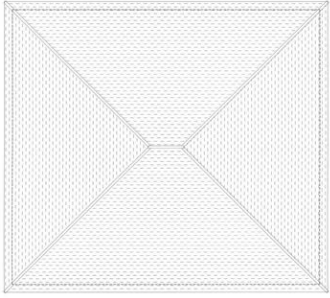
SHEET: 2 OF 2  
 DATE: 19/01/2019  
 SCALE: 1/200

DRAWN BY: JSE  
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 DATE: 19/01/2019  
 SCALE: 1/200

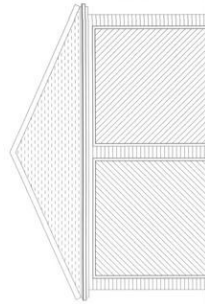
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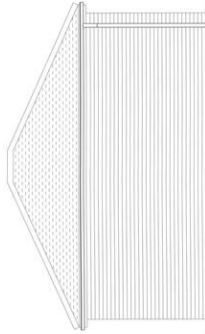
FLOOR PLAN



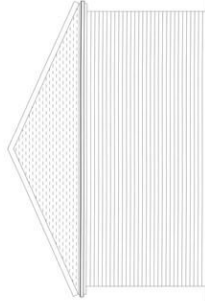
ROOF PLAN



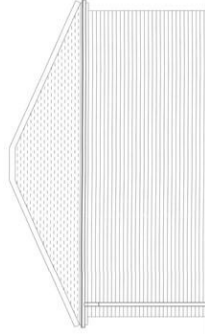
FRONT ELEVATION



SIDE ELEVATION  
(RIGHT)



REAR ELEVATION



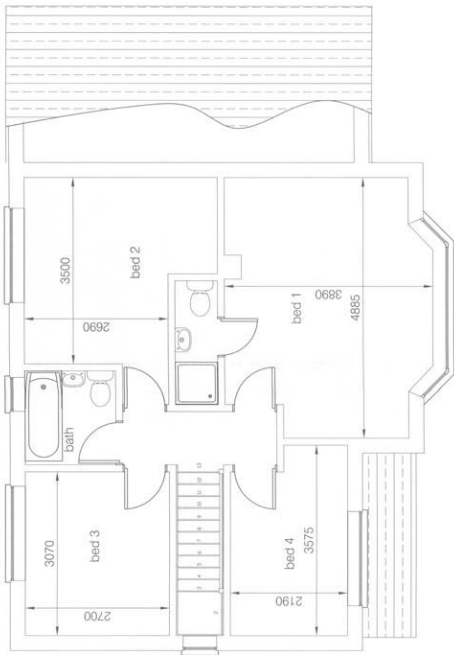
SIDE ELEVATION  
(LEFT)

DATE OF REVISION  
- 3 JUN 2009

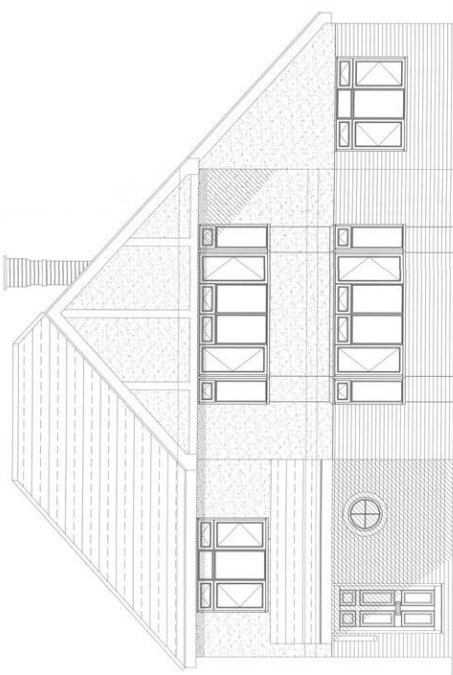
REVISIONS					
<b>HAWKINS EADES ASSOCIATES</b> ARCHITECTURAL PLANNING & DESIGN CONSULTANTS					
					
100 High Street Great Marnolden Bucks HP16 0BE Tel: (01494) 681555/681666 Fax: (01494) 681222 e-mail: <a href="mailto:info@hawkinsades.co.uk">info@hawkinsades.co.uk</a>					
CLIENT: Mr P Smith and Others PROJECT: 24 Spackleton Drive, Uxendon, Leicestershire TITLE: Garage					
DRAWN No:	3038	SD:	2/07		
DATE:	May 09	SCALE:	1/250		
DRAWN BY:	GC	CHECKED:			
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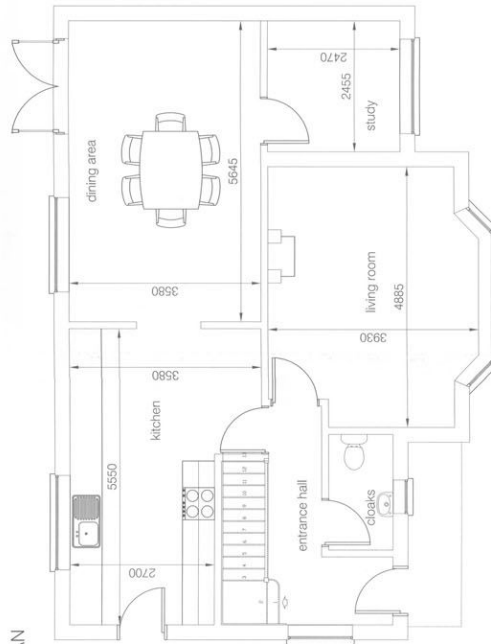
FIRST FLOOR PLAN



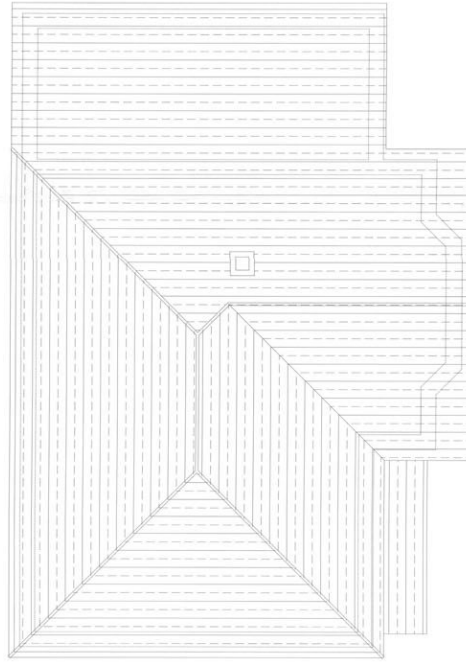
FRONT ELEVATION



GROUND FLOOR PLAN



ROOF PLAN

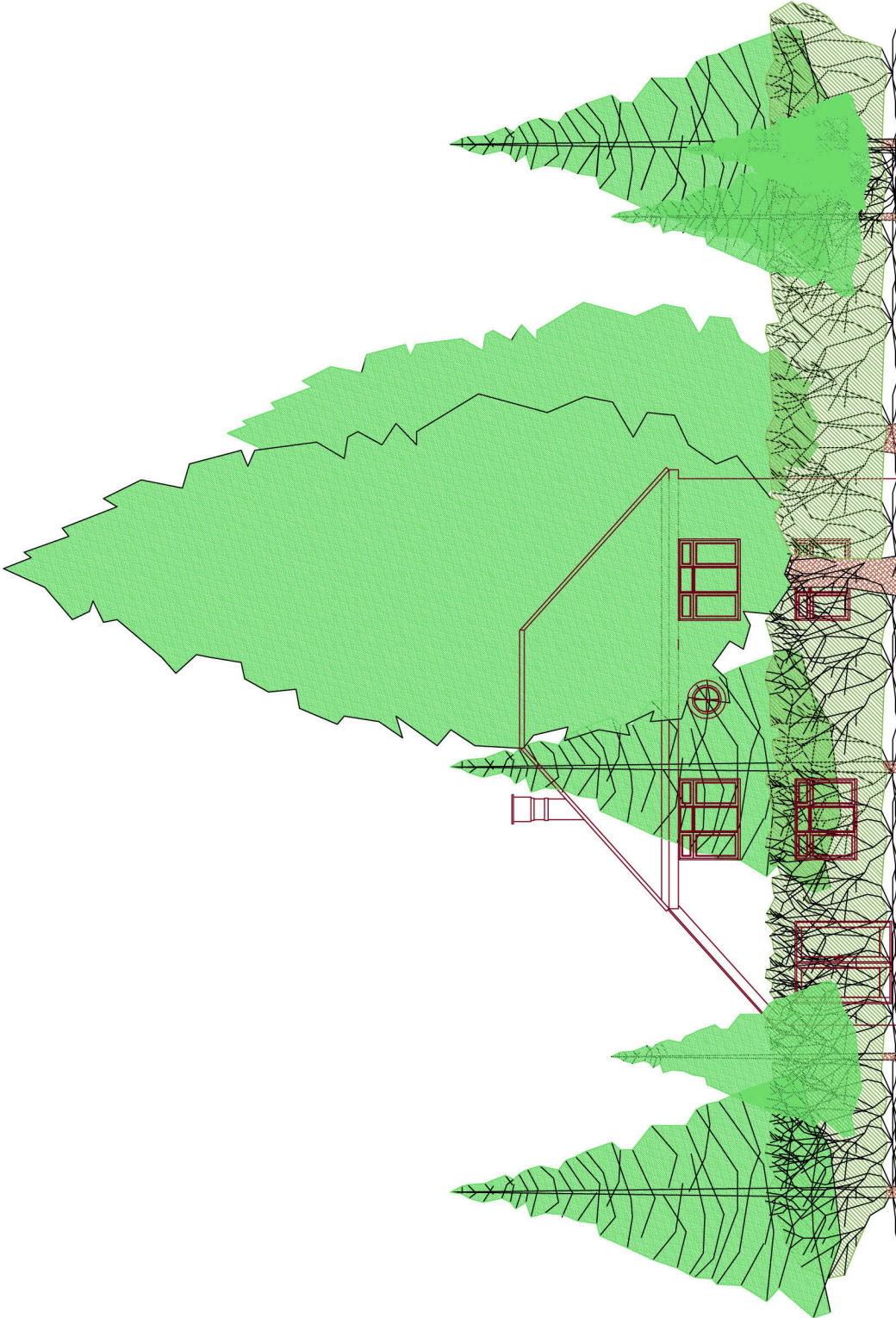



DATE OF ISSUE  
- 3 JUN 2009

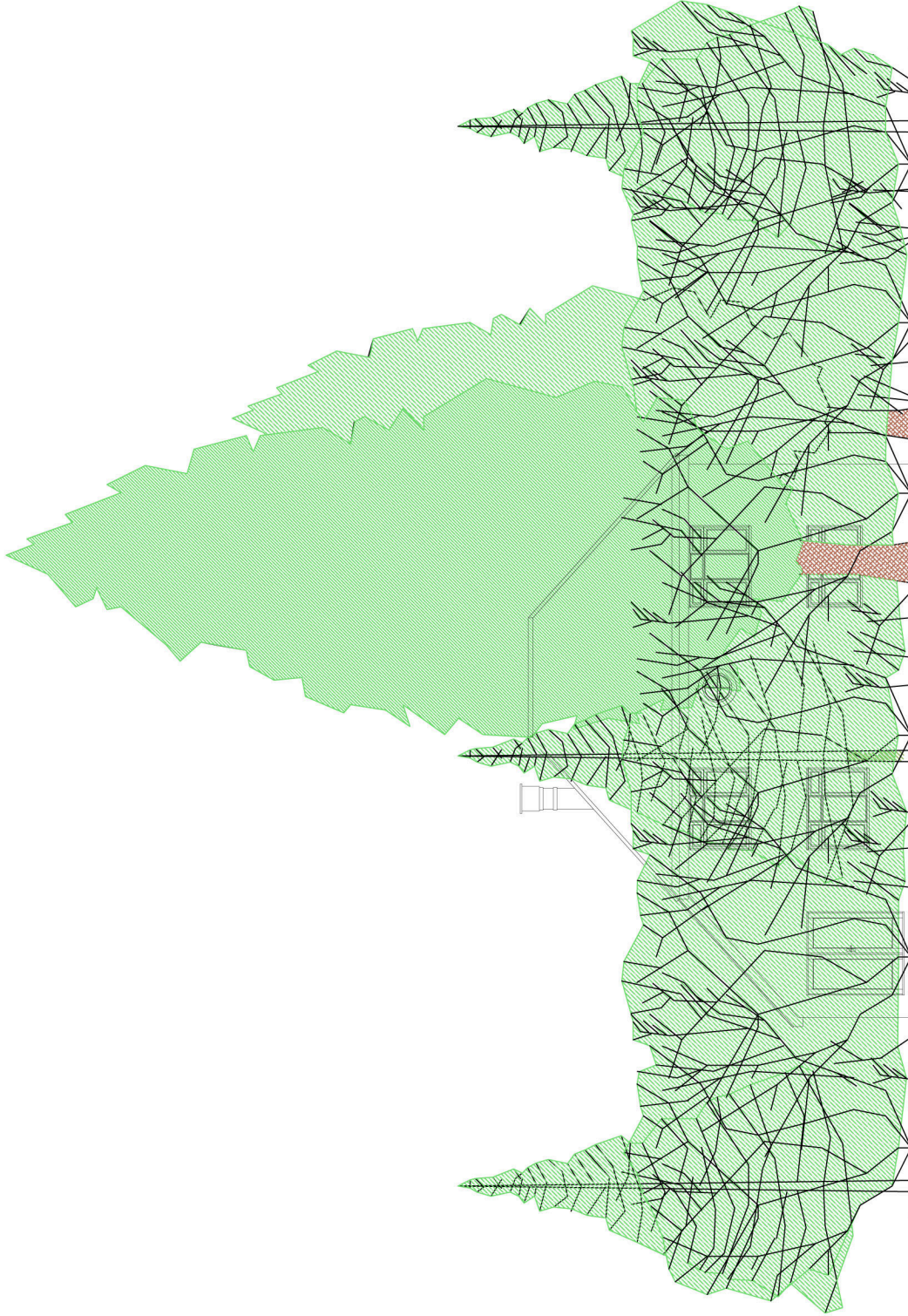
REVISED	<b>HAWKINS EADES ASSOCIATES</b> ARCHITECTURAL PLANNING & DESIGN CONSULTANTS			
	100 High Street Great Missenden Bucks HP16 6 GB		Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkeades.co.uk	
	CLIENT	Mr & Mrs Smith and Others	PROJECT	Proposed development, 100 High Street, Great Missenden, UK HP16 6GB
	TITLE	Plot 2, Roof Plans	DATE	May 09
	DRWG No.	3.208	SCALE	2:03
	DRAWN BY	CSE	CHECKED	1/50

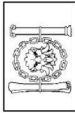
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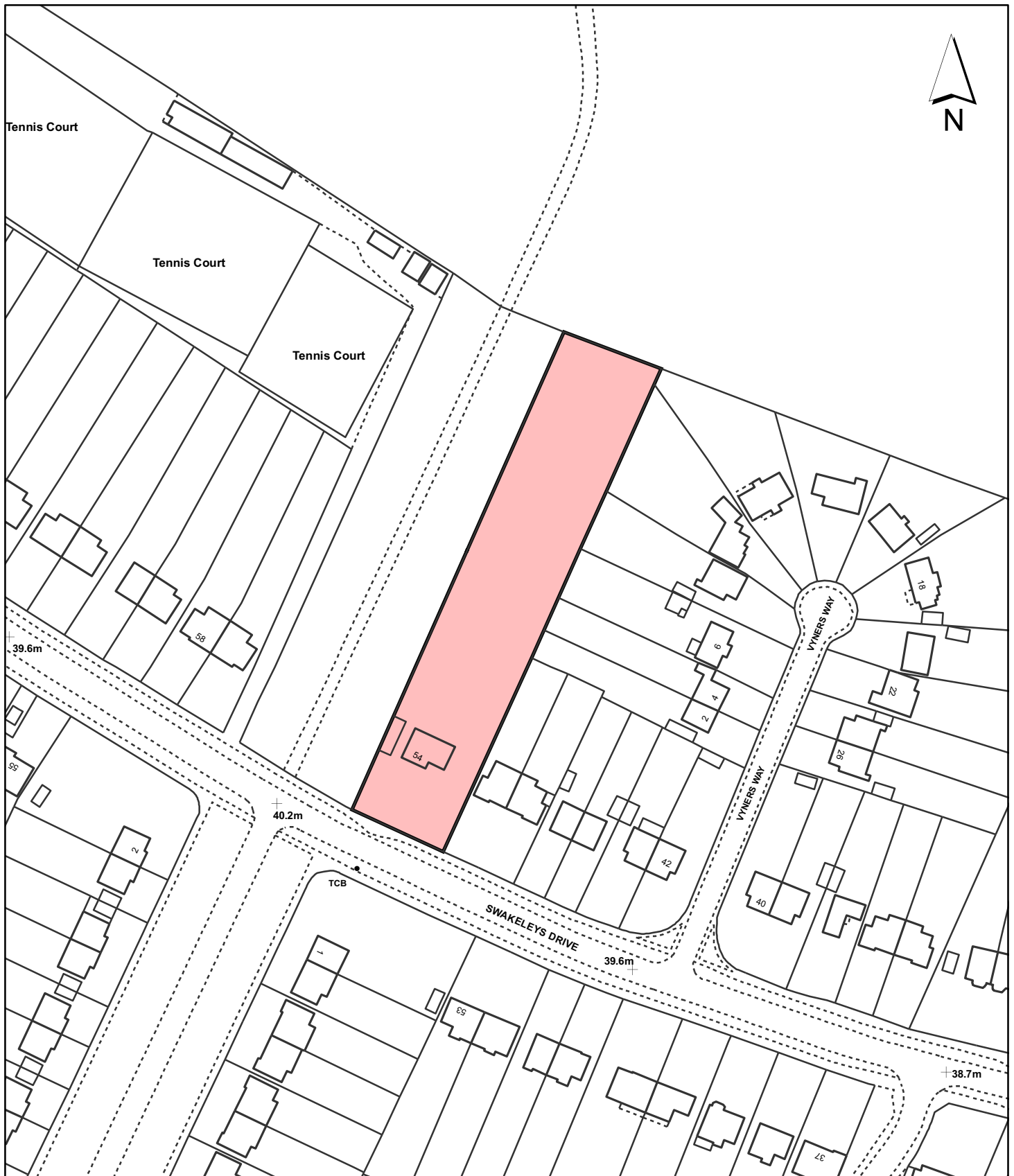


REVISIONS	
<b>HAWKINS EADES ASSOCIATES</b> ARCHITECTURAL PLANNING & DESIGN CONSULTANTS	
	
100 High Street Great Missenden Bucks HP16 0BE Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkinseades.co.uk	
CLIENT	Mr P. Smith and Others
PROJECT	Proposed development 54 Swakeleys Drive, Ickenham, UB10 8QE
TITLE	Cross Site Section A-A showing 3m high hedge and additional tree planting
DRWG No.	A3 3208 SCH 2.14
DATE	Nov 09 SCALE 1/100
DRAWN BY	GSE CHECKED
Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the Architect.	
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<b>HAWKINS EADES ASSOCIATES</b> ARCHITECTURAL PLANNING & DESIGN CONSULTANTS	
	
100 High Street Great Missenden Bucks HP16 0BE Tel: (01494) 891555/891666 Fax: (01494) 891222 e-mail: mail@hawkinseades.co.uk	
CLIENT	Mr P. Smith and Others
PROJECT	Proposed development 54 Swakeleys Drive, Ickenham, UB10 8QE
TITLE	Cross Site Section A-A showing 6m high hedge
DRWG No.	A3 3208 SCH 2.12
DATE	Oct 09 SCALE 1/100
DRAWN BY	GSE CHECKED

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 Site boundary

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Site Address	
<b>Rear of 54 Swakeleys Drive Ickenham</b>	
Planning Application Ref:	Scale
<b>53998/APP/2009/1186</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 47	<b>November 2009</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

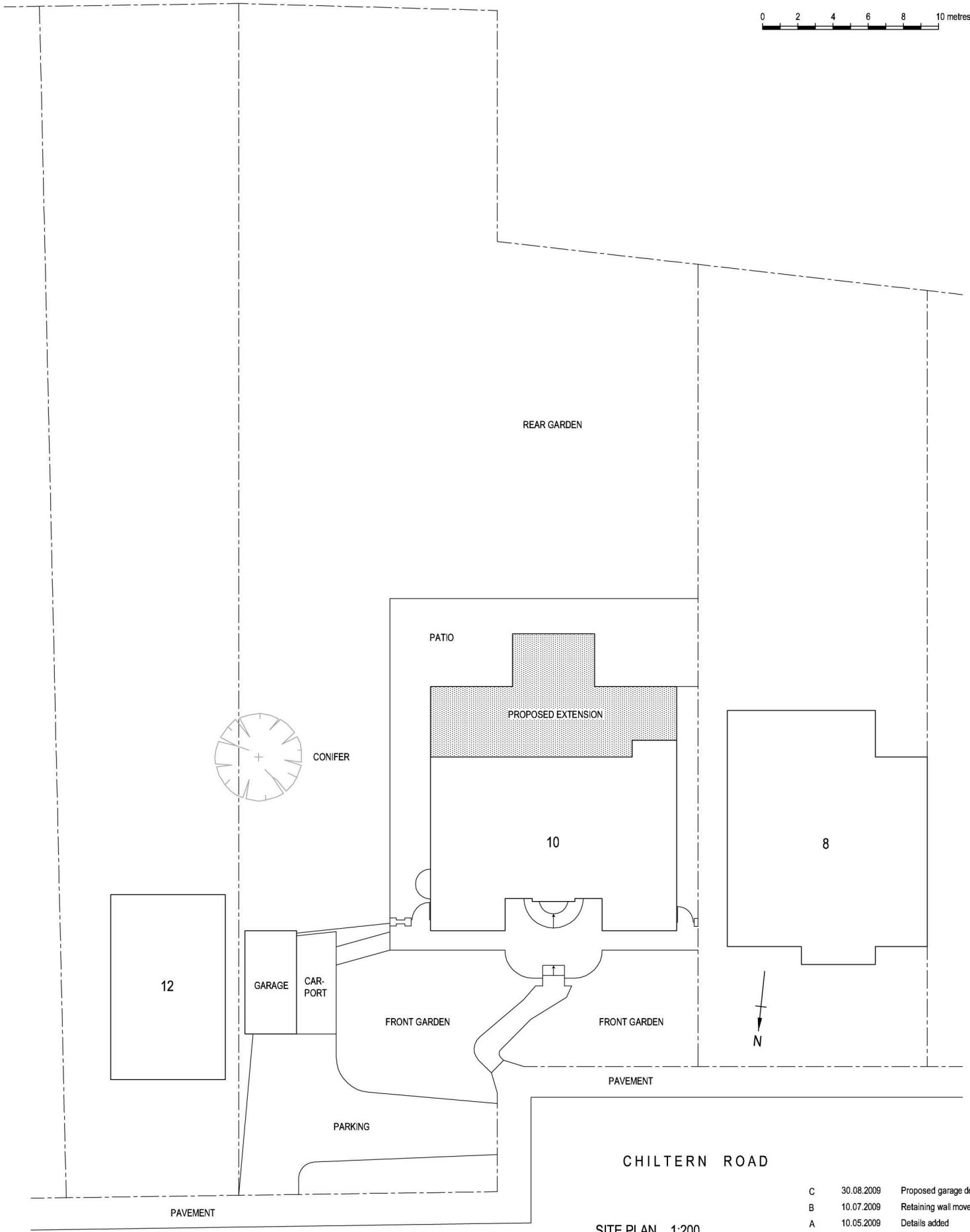
**Report of the Director of Planning & Community Services Group**

**Address** 10 CHILTERN ROAD EASTCOTE

**Development:** Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory).

**LBH Ref Nos:** 13772/APP/2009/1426

<b>Date Plans Received:</b>	29/06/2009	<b>Date(s) of Amendment(s):</b>	29/06/2009
<b>Date Application Valid:</b>	13/07/2009		30/08/2009
			12/11/2009



Rev	Date	Amendment
C	30.08.2009	Proposed garage deleted
B	10.07.2009	Retaining wall moved
A	10.05.2009	Details added

**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent  
 Uxbridge  
 Middlesex UB10 8JD  
 Tel: 01895 672422 / 07711 717295  
 Email: hughkelly59@btinternet.com

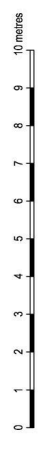
Client **MR & MRS C BAILEY**

Site **10 CHILTERN ROAD PINNER MIDDLESEX**

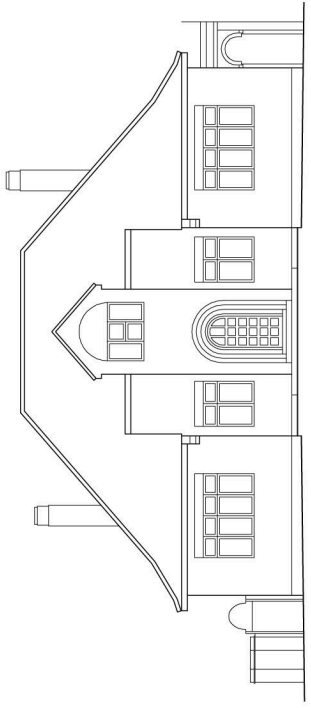
Project **PROPOSED REDEVELOPMENT**

Drawing **SITE PLAN - PROPOSED**

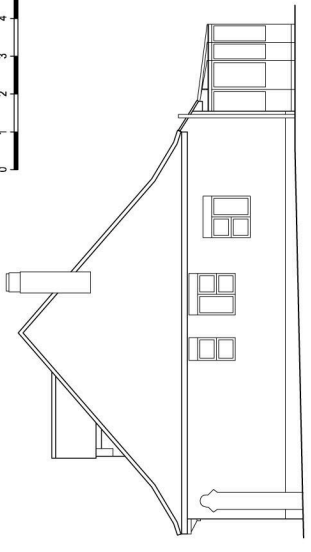
Drawing Number  
**090208 / 03 c**



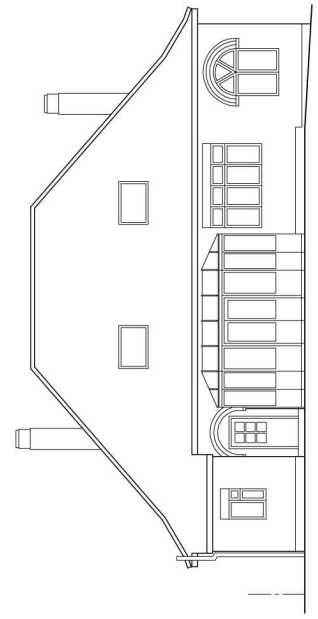
- Notes
1. All materials used in any exterior work shall be of a similar appearance to those used in the construction of the existing dwelling house.
  2. All work is to comply with the current Building Regulations and allied legislation.
  3. This drawing is not to be scaled.
  4. All dimensions shown in millimetres.



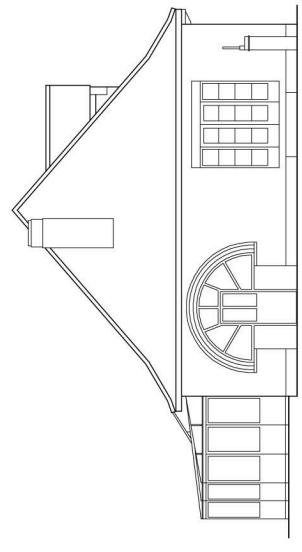
NORTH ELEVATION



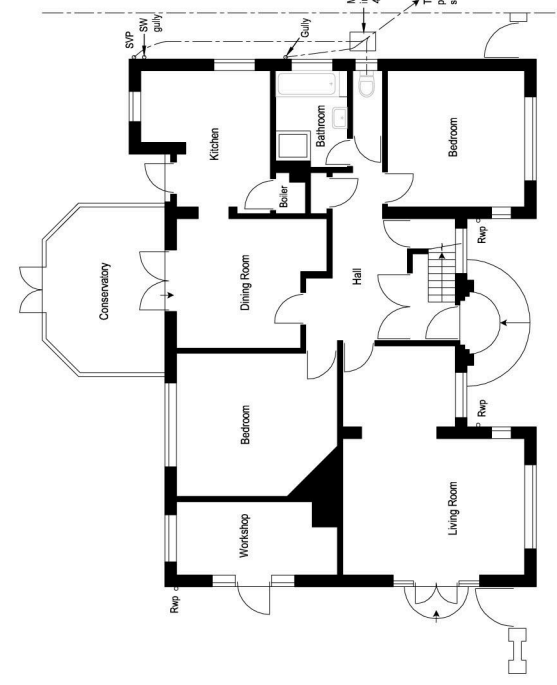
WEST ELEVATION



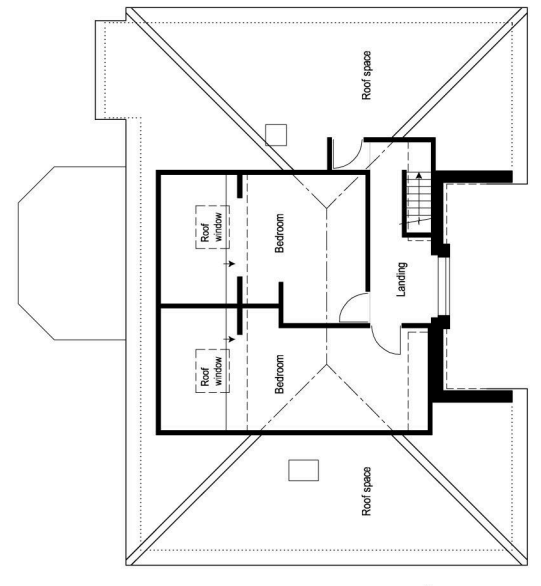
SOUTH ELEVATION



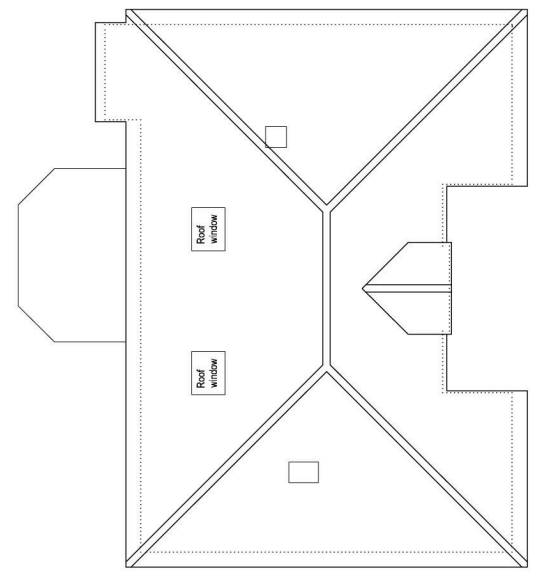
EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



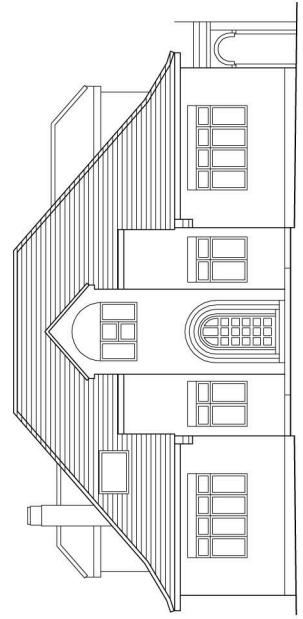
ROOF PLAN

A	Rev	Date	Amendment
<p><b>HAK WORKING DRAWINGS</b>                  5 Hoylake Crescent, Uxbridge, Middlesex, UB8 3JD                  Tel: 01885 672422 / 07711 717265                  Email: hughelli59@btinternet.com</p>			
Client		MR & MRS C BAILEY	
Site		10 CHILTERN ROAD PINNER, MIDDX HA5 2TD	
Project		PROPOSED REDEVELOPMENT	
Drawing		PLANS AND ELEVATIONS SURVEY DRAWING	
Date	Drawing Number		
18.03.2009	09208 / 04		

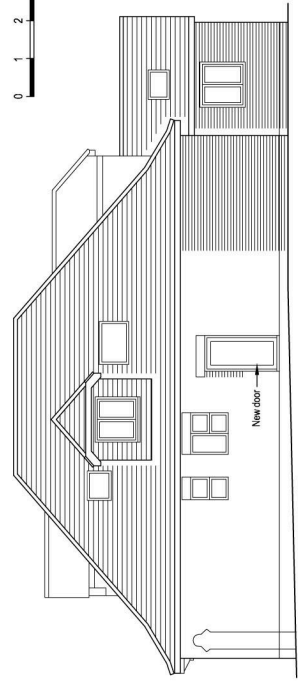




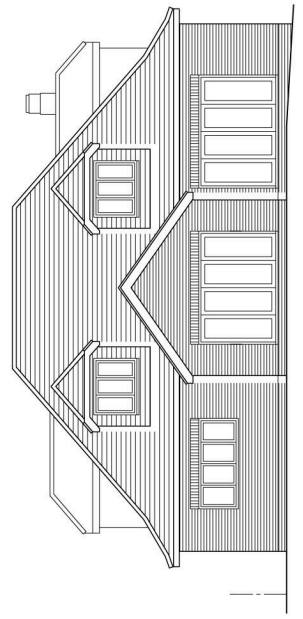
- Notes
1. All materials used in any exterior work shall be of a similar appearance to those used in the construction of the existing dwelling house.
  2. All work is to comply with the current Building Regulations and allied legislation.
  3. This drawing is not to be scaled.
  4. All dimensions shown in millimetres.



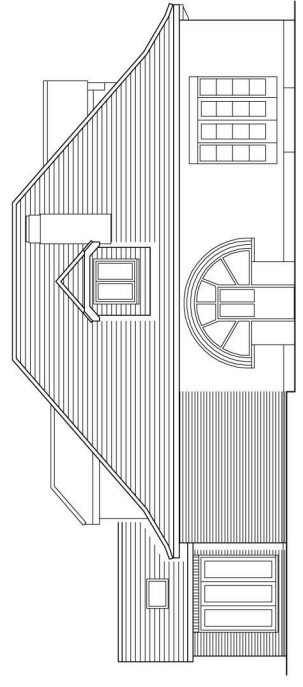
NORTH ELEVATION



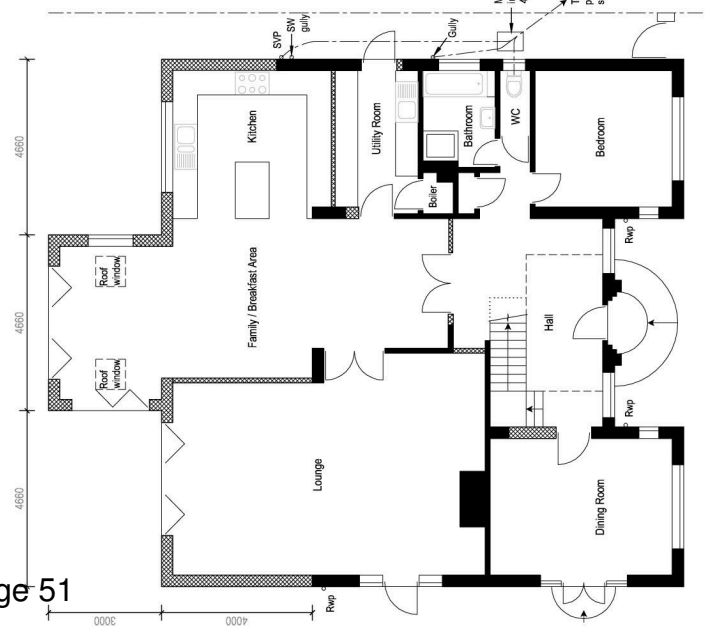
WEST ELEVATION



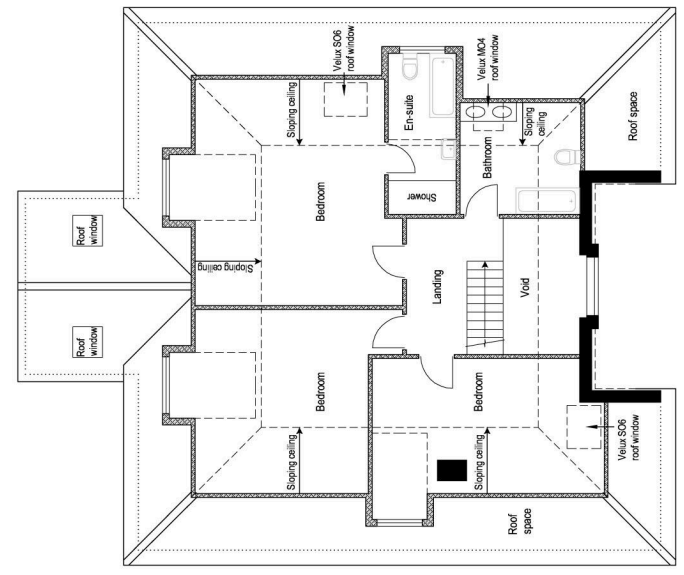
SOUTH ELEVATION



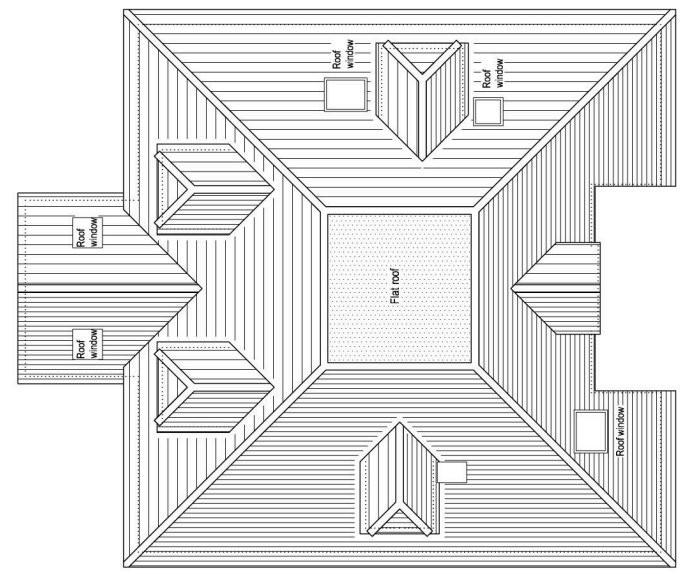
EAST ELEVATION



GROUND FLOOR PLAN

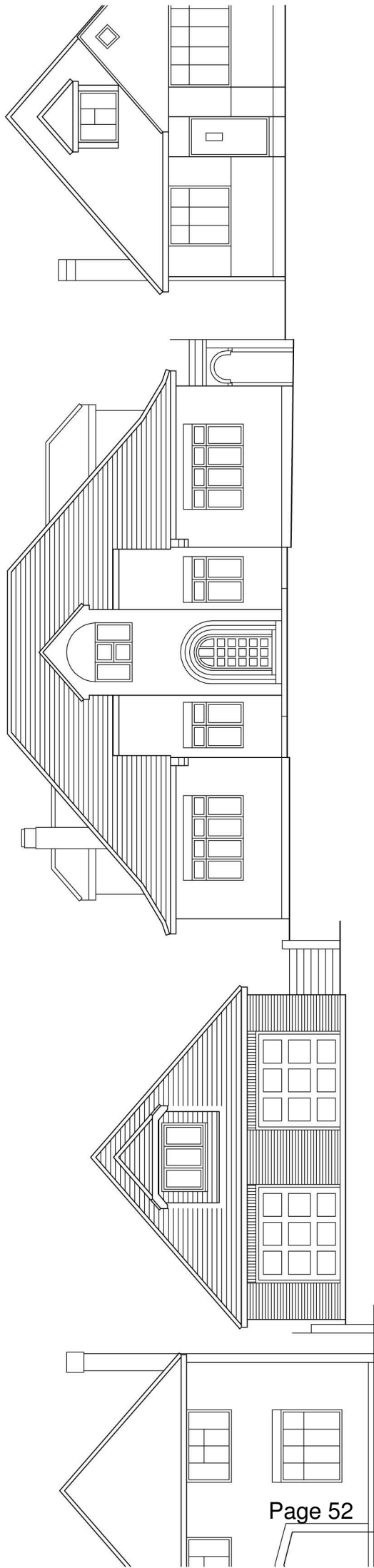


FIRST FLOOR PLAN



ROOF PLAN

B	12.11.2009	Rear dormers reduced etc
A	10.05.2009	Layout changes
Rev	Date	Amendment
<b>HAK WORKING DRAWINGS</b> 5 Hoylake Crescent, Uxbridge, Middlesex, UB8 3JD Tel: 01885 672422 / 07711 717265 Email: hughelli59@btinternet.com		
Client	MR & MRS C BAILEY	
Site	10 CHILTERN ROAD PINNER, MIDDLESEX HA5 2TD	
Project	PROPOSED REDEVELOPMENT	
Drawing	PLANS AND ELEVATIONS PROPOSED	
Date	05.05.2009	Drawing Number <b>090208 / 05 B</b>



12 CHILTERN ROAD

10 CHILTERN ROAD

8 CHILTERN ROAD



**HAK WORKING DRAWINGS**  
 5 Hoylake Crescent Uxbridge Middlesex UB10 8JD  
 Tel: 01895 672422 / 07711 717295  
 Email: hughkelly59@btinternet.com

Client: **MR & MRS C BAILEY**

Site: **10 CHILTERN ROAD PINNER MIDDLESEX HA5 2TD**

Project: **PROPOSED REDEVELOPMENT**

Drawing: **STREET SCENE**

Date: **11.05.2009**

Scale: **1:100**

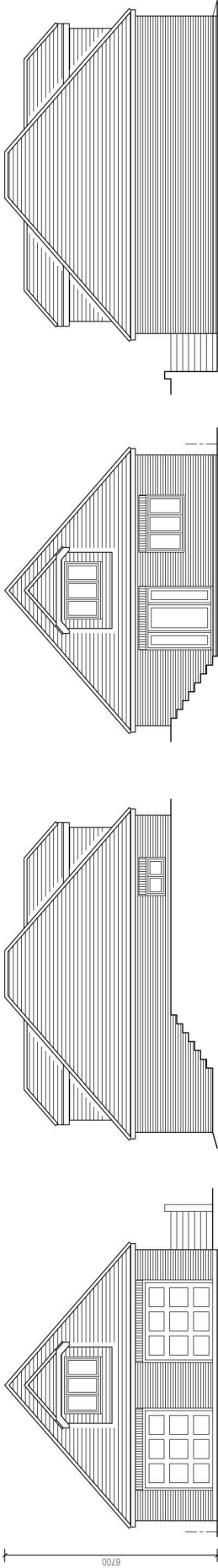
Drawing Number

**090208 / 07 A**

A 06.07.2009 House nos. 8 and 12 added  
 Rev Date Amendment

Notes

1. Materials to be similar in appearance to the existing house.
2. All work is to comply with the current Building Regulations and all other legislation.
3. This drawing is not to be scaled
4. All dimensions shown in millimetres.

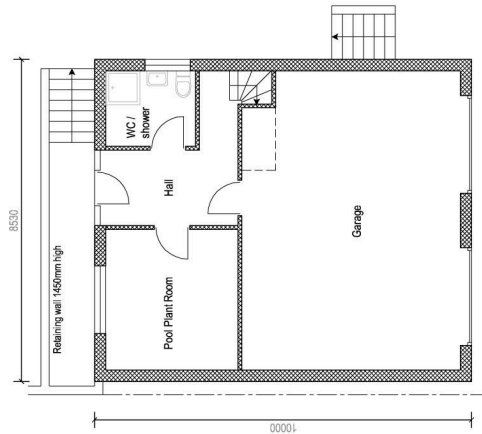


NORTH ELEVATION

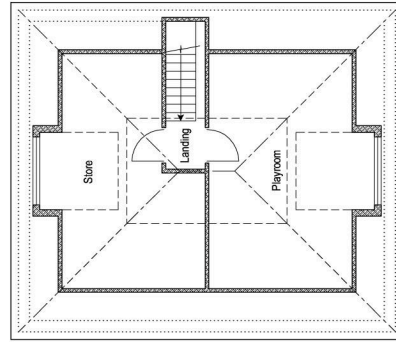
WEST ELEVATION

SOUTH ELEVATION

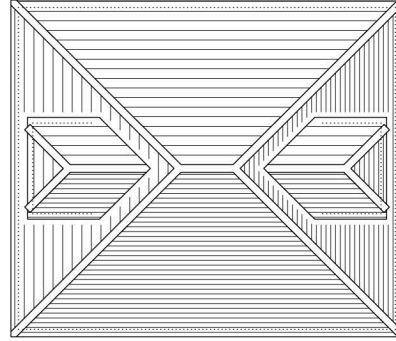
EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



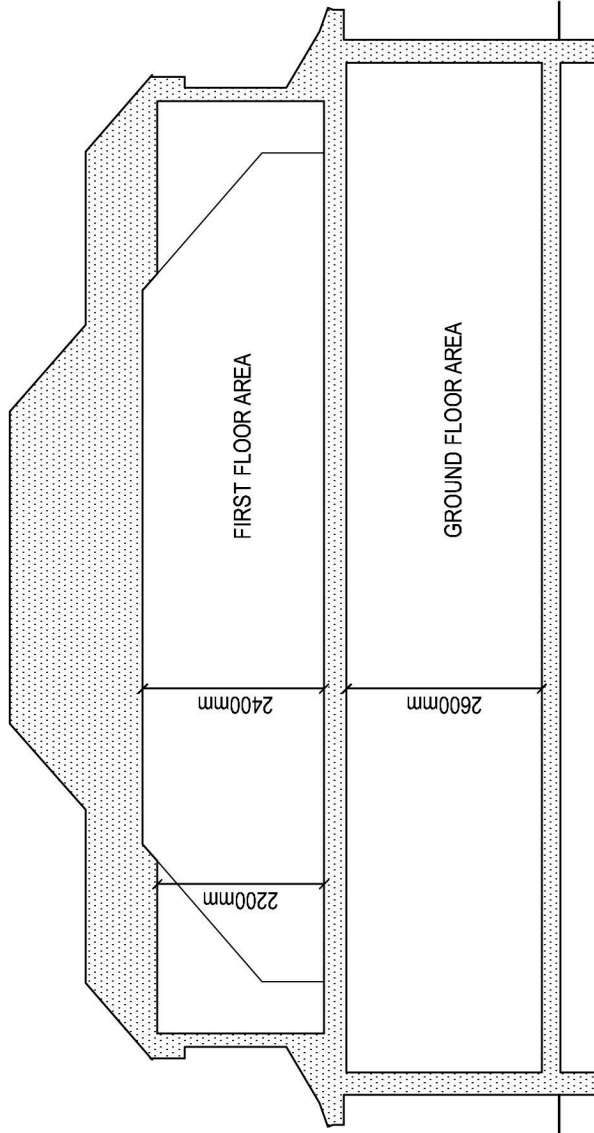
ROOF PLAN

Rev	Date	Amendment
A		

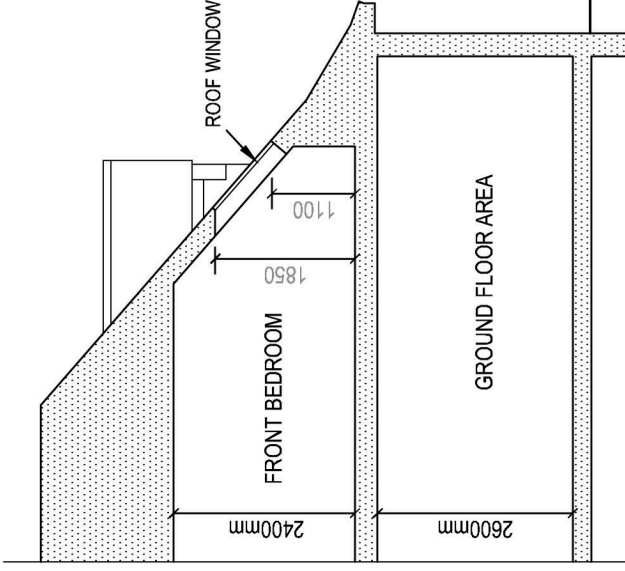
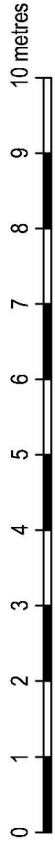
  

<b>HAK WORKING DRAWINGS</b> 5 Hoylake Crescent, Uxbridge, Middlesex, UB8 3JD Tel: 01885 672422 / 07711 717265 Email: hughelli59@btinternet.com	
Client	MR & MRS C BAILEY
Site	10 CHILTERN ROAD PINNER, MIDDX HA5 2TD
Project	PROPOSED REDEVELOPMENT
Drawing	PROPOSED GARAGE AND POOL PLANT ROOM
Date	10.05.2009
Drawing Number	<b>090208 / 06</b>

Scale 1:100



CROSS SECTION



SECTION FRONT TO REAR

A 12.11.2009 Details added

Rev Date Amendment

Drawing Number

090208 / 08 A

Project PROPOSED REDEVELOPMENT

Drawing CROSS SECTIONS - PLANNING

Client MR & MRS C BAILEY

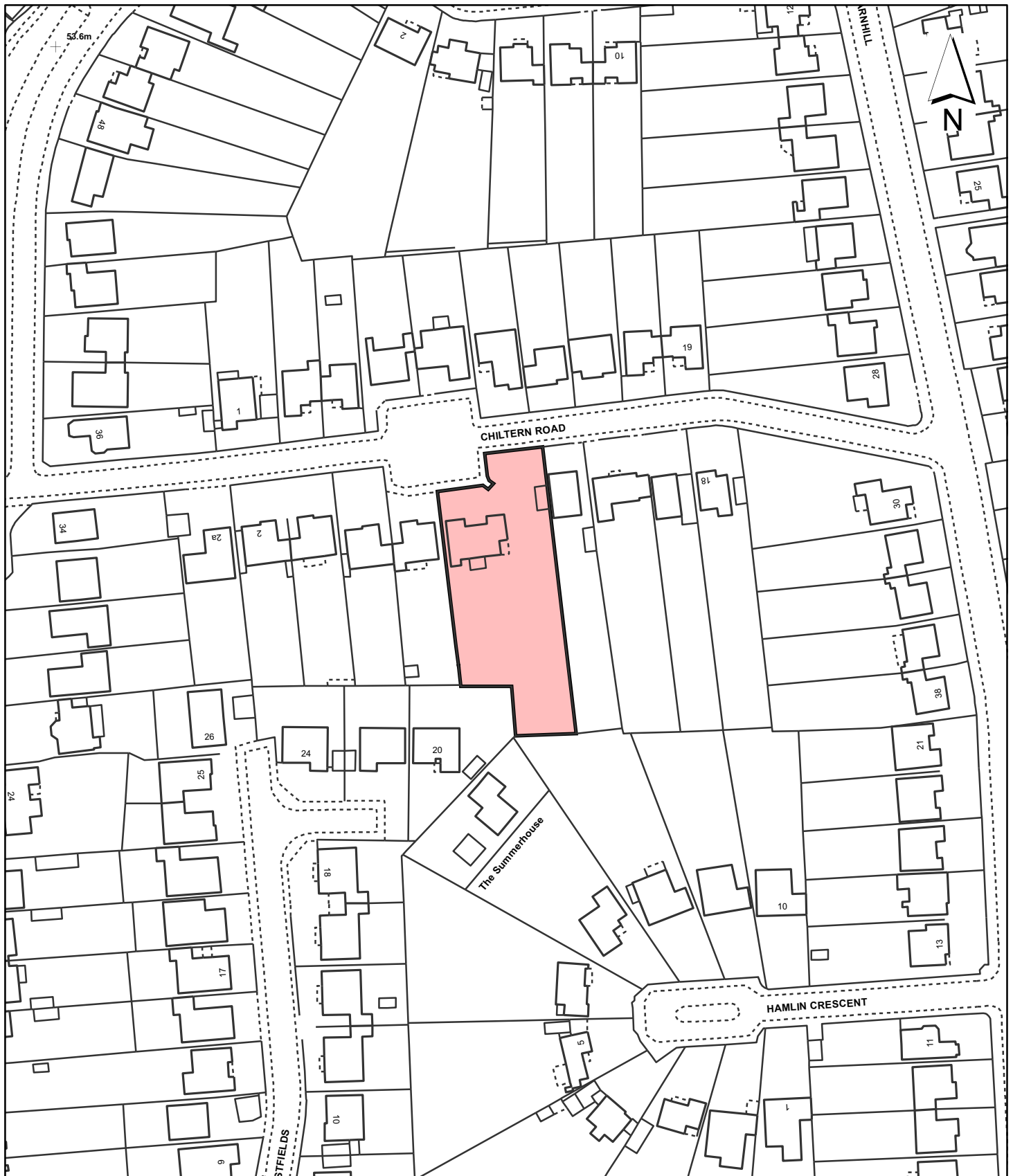
Site 10 CHILTERN ROAD PINNER

HAK WORKING DRAWINGS


5 Hoylake Crescent Uxbridge Middlesex UB10 8JD

Tel: 01895 672422 / 07711 717295

Email: hughkelly59@btinternet.com



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Site Address	
<b>10 Chiltern Road Eastcote</b>	
Planning Application Ref:	Scale
<b>13772/APP/2009/1426</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 55	<b>November 2009</b>

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



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