



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 22 JUNE 2010

**Time:** 7.00 PM

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

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

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Alan Kauffman (Vice-Chairman)  
David Allam (Labour Lead)  
Anita MacDonald,  
Michael Markham  
Carol Melvin  
David Payne

**This agenda and associated  
reports can be made available  
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further information.**

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This Agenda is available online at:  
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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INVESTOR IN PEOPLE

# Useful information

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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.

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## 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.

#### Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/736	Eastcote & East Ruislip;	Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development).  <b>Recommendation: Approval</b>	1 - 14



7	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2010/737	Eastcote & East Ruislip;	Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development).  <b>Recommendation: Approval</b>	15 - 28
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### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
8	Land Forming Part of 11 and 11 Hoylake Gardens, Ruislip 66856/APP/2010/518	Cavendish ;	Two storey three-bedroom, end-of-terrace dwelling with associated parking and amenity space and single storey rear extension with roof lantern to existing dwelling and alterations to existing crossover.  <b>Recommendation: Refusal</b>	29 - 42
9	232 Woodlands Avenue 66932/APP/2010/793	Cavendish ;	Conversion of existing dwelling to 2 one-bedroom flats involving part two storey, part single storey rear extension with alteration to existing side elevation.  <b>Recommendation: Refusal</b>	43 - 54
10	2 Hilliard Road, Northwood 34684/APP/2010/841	Northwood Hills;	Conversion of dwelling to 3 one-bedroom and 1 three-bedroom flats to include conversion of roofspace to habitable use to include a rear dormer, 2 rear and 1 front rooflights and new gable end window to side and part two storey, part single storey side and rear extensions.  <b>Recommendation: Refusal</b>	55 - 68

11	40 Elgood Avenue, Northwood 2276/APP/2010/811	Northwood Hills;	Single storey rear extension with 2 rooflights, first floor side extension, front porch, conversion of integral garage to habitable space with new window to front and enlargement/alterations of existing loft space to include 1 rooflight to side and Juliette balcony and new gable end window to rear.  Recommendation: Refusal	69 - 80
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### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	41 Rushdene Road, Eastcote 51162/APP/2010/817	Eastcote & East Ruislip;	Single storey rear extension.  <b>Recommendation: Refusal</b>	81 - 90
13	1 Lichfield Road, Northwood 14701/APP/2009/2154	Northwood Hills;	Conversion of dwelling to 2 three-bedroom dwellings involving a two storey side extension, part two storey, part single storey side extension and associated detached garages to rear.  Recommendation: Refusal	91 - 102

### Other

	Address	Ward	Description & Recommendation	Page
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### Part 2 - Members Only

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

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- 14 ENFORCEMENT REPORT
  - 15 ENFORCEMENT REPORT
  - 16 ENFORCEMENT REPORT

17 Any Items Transferred from Part 1

18 Any Other Business in Part 2

## **Plans for North Planning Committee**

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## Report of the Head of Planning & Enforcement

**Address** RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Provision of glazed conservatories to Plots 338, 344, 345 and 349 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

**LBH Ref Nos:** 10189/APP/2010/736

**Drawing Nos:** 5585-WIM.WL-702  
5585-WIM.WL-703  
5585/WIM.WL/1402C+/P1  
5585/WIM.W.L/1402 C+/E1  
5585/WIM.W.L./1402C/E1 Rev. A  
5585/WIM.W.L/1402 C+/E2  
Design and Access Statement

**Date Plans Received:** 06/04/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 06/04/2010

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/2007/3046, which was approved on 31 March 2008. The amendments would allow rear conservatories to 4 plots located at the centre of the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatories would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

Although the remaining external amenity areas of these plots would be below the HDAS Minimum Amenity Space requirements, they are considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatories hereby approved shall match those used in the main

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 Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

#### **3 NONSC Non Standard Condition**

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) including enlargement of roofs, nor any garage(s), shed(s) or other out-building(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.

#### **4 NONSC Non Standard Condition**

The chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers shall be constructed in accordance with the details approved under reference 10189/APP/2009/1845 dated 19/3/2010. The biomass boilers shall not be commissioned until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

#### REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **5 NONSC Non Standard Condition**

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

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

**6 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent 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.

**7 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**8 NONSC Non Standard Condition**

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input/works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 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.

## **2 I52 Compulsory Informative (1)**

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

## **3 I53 Compulsory Informative (2)**

The decision to GRANT reserved matters approval 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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

## **4 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.

### **3. CONSIDERATIONS**

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

The application relates to 4 plots, located centrally within the northern portion of the RAF Eastcote site. The plots form part of a crescent shaped terrace of 12 town houses, located to the north of the main public open space serving the RAF Eastcote scheme, details of which have been approved at reserved matters stage. The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one

leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is a low score within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

### **3.2 Proposed Scheme**

Planning permission is sought for the inclusion of conservatories to houses on 4 plots at the RAF Eastcote development. The detailed design and layout of these plots have already been approved under reserved matters consent ref: 10189/APP/2007/3046 dated 31/3/2008 for the alternative access scheme. The applications currently under consideration form part of 2 contemporaneous applications, which seek to allow the inclusion of optional conservatories to a total of 11 plots on the northern section of the RAF Eastcote site.

Each of the proposed conservatories would extend the full width of the properties (approximately 5 metres) and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof.

### **3.3 Relevant Planning History**

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

Outline planning permission Ref: 10189/APP/2004/1781 for the 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare including affordable housing, live-work units, a community facility and open space' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

The planning permission was granted with all matters, other than access, reserved for consideration at a later date. Floor plans and elevations, including a masterplan, were indicative only, the purpose of which were to indicate how the level of development proposed could be accommodated on site and to provide a framework for future reserved matters schemes. The indicative site layout is summarised below:

Northern Area:

- Community Facility - 170sqm
- 78 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 108 houses - 80-180sqm floor space, 2 storey, 2 parking spaces per house
- 0.42 ha open space

Southern Area:

- 108 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 81 houses - 80-180sqm floor space, 2 storey, 2 parking spaces per house
- 0.31 ha open space

In addition a Legal Agreement was signed to secure the following:

A financial contribution towards nursery; primary and secondary school places in Ruislip and Eastcote; primary health care facilities; improvements in leisure, youth and cultural services; one equipped children's play space on-site; improving pitch sport facilities off-site; off site highway works; improvements to the public right of way; improvements to the London Cycle network; installation of a pedestrian crossing over Elm Avenue; protection of trees; improvements to the habitat of Highgrove Nature Reserve, including upgrading the path network; public consultation; construction management and affordable housing.

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions (ref 10189/APP/2004/1781). The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site (Ref: 10189/APP/2007/2954). This was approved on 3/3/2008. The works to this road have been completed.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition 40 of the outline planning permission, to allow flexibility to use either traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, or an alternative access (Highgrove). The varied condition allows the developers to commence construction on the southern part of the site whilst they resolve the technical issues concerning the alternative access. This new outline application was approved on 21/2/2007.

The developers also signed a separate legal agreement, to the effect that they would have to elect whether to proceed with the traffic light controlled access or the alternative access by a specific time frame.

Two reserved matters schemes for the siting, design, external appearance and landscaping of alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref:10189/APP/2007/3383 dated 21/02/2008) were also considered. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House. Both reserved matters schemes, in addition to details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, were approved on 31 March 2008.

The developers have elected to implement the alternative access scheme ref:10189/APP/2007/3046, which will utilise an alternative access from Eastcote Road.

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

##### **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.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

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

**5.1** Advertisement Expiry Date:- **17th May 2010**

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

#### **6. Consultations**

##### **External Consultees**

The application have been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development and site notices were erected at the site.

Eastcote Residents' Association - No response.

##### **Internal Consultees**

TREE AND LANDSCAPE OFFICER

There are no tree or landscape effects/issues associated with the proposed development, which is therefore acceptable in terms of Saved Policy BE38 of the UDP.

URBAN DESIGN OFFICER

There are no objections from an urban design point of view to the principle of erecting conservatories to the approved building scheme at the RAF Eastcote site in principle. The different proposals have been assessed in terms of suitability with regards to the position and distribution within the application site and the visual impact that the additional structures would have on the

character and appearance of the surroundings.

Part of the conservatories would be constructed as a direct continuation of the consented building structure, which would increase the usability of the interior of the dwellings and contribute positively to the amenity value of the site. Although the additional structures would create some additional bulk and volume to the buildings, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character in certain locations throughout the site.

## **7. MAIN PLANNING ISSUES**

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

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. The proposed conservatories would have constituted permitted development, by virtue of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), had the permitted development rights not been removed under the existing reserved matters approval. These rights were removed so that the Local Planning Authority could ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

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

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

### **7.04 Airport safeguarding**

there are no airport safeguarding issues related to this development

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

There are no Green Belt issues associated with this site.

### **7.06 Environmental Impact**

Not applicable to this development.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The houses subject to this application comprise of 4 bedroom terraced dwellings arranged over 3 floors (house types 1396C+). Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwellings will be as originally approved, apart from the inclusion of the

optional conservatories. The proposed conservatories would extend the full width of the properties and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof. It is considered that the conservatories will integrate appropriately with the existing design of the house and not appear over dominant or out of character. The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatories to these plots would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

Plots 338,344, 345 and 349 are centrally located within the development over 40 metres from the nearest surrounding properties in Kew Gardens. Given this distance, it is considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

In addition to the above considerations, all of the proposed conservatories would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to future adjoining residents of these plots.

In terms of outlook, it is not considered that the depth of the conservatories at 3 metres would not result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatories, they would not have an unacceptable impact on level of daylight and sunlight to future residents of adjoining plots.

Overall, it is considered that the inclusion of the proposed conservatories would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house is 100sq. metres.

By adding the proposed conservatories, the remaining garden areas of 2 of the plots will be 40sq.m, whilst the other 2 plots would have approximately 65sq.m of amenity space.

Whilst the remaining amenity space will fall short of the HDAS minimum amenity space requirements, the remaining garden areas would still be approximately 9 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town houses have been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

In addition to the private amenity space referred to above, the plots directly abut a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:  
§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.  
§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.  
§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

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

There are no highway, access or parking issues associated with this application.

**7.11 Urban design, access and security**

These issues have been dealt with elsewhere in the report.

**7.12 Disabled access**

The dwellings have been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The links between the proposed conservatories and the houses have been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatories, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

In terms of the impact of the proposed conservatories on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatories are proposed and thus does not raise any objection to the proposal.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.



### **7.19 Comments on Public Consultations**

There are no immediate surrounding properties directly adjoining the plots subject to this application, as the application sites are centrally located and completely surrounded by the wider RAF Eastcote site. No responses have been received to the public consultation.

### **7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

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

There are no enforcement issues associated with this site.

### **7.22 Other Issues**

There are no other issues associated with this development.

## **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**

This is not applicable to this application.

## **10. CONCLUSION**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, while creating good environmental conditions, creating flexible

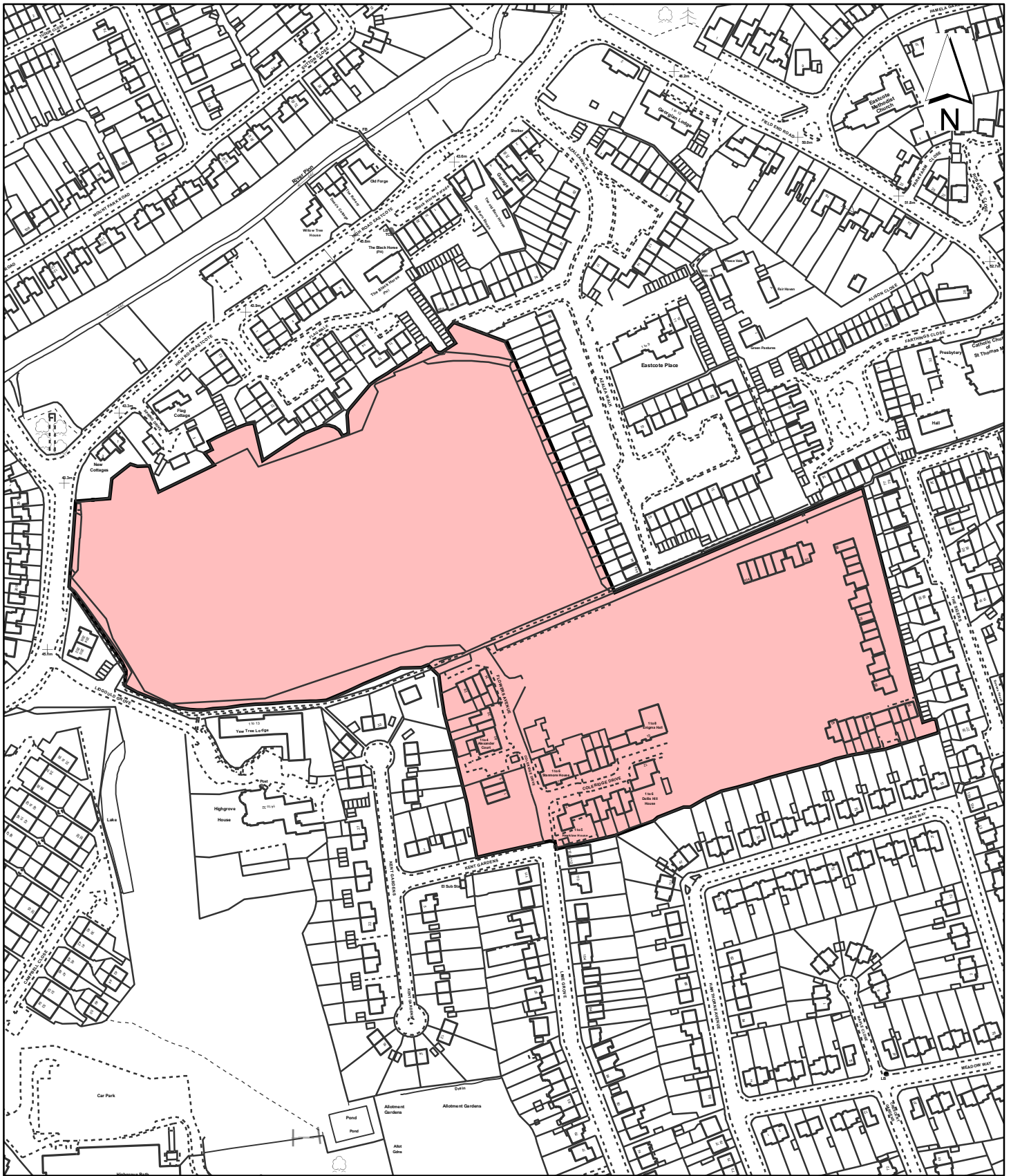
living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the applications are recommended for approval.

## **11. Reference Documents**


London Plan  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Supplementary Planning Document Accessible Hillingdon  
Supplementary Planning Document Residential Layouts  
Supplementary Planning Guidance Community Safety by Design  
Council's Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>RAF Eastcote Lime Grove Ruislip</b>	
Planning Application Ref:	Scale
<b>10189/APP/2010/736</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North Page 13</b>	<b>June 2010</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 Head of Planning & Enforcement

**Address** RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

**LBH Ref Nos:** 10189/APP/2010/737

**Drawing Nos:** 5585-WIM.WL-602  
5585-WIM-WL-603  
5585/WIM.WL/1396C+/P1  
5585/WIM.W.L/1396 C+/E1  
5585/WIM.W.L/1396C/E1 Rev. A  
5585/WIM.W.L/1396 C+/E2  
5585/WIM.W.L/1396 C+/E3  
Design and Access Statement

**Date Plans Received:** 06/04/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 06/04/2010

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/2007/3046, which was approved on 31 March 2008. The amendments would allow rear conservatories to 7 plots located at the centre of the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatories would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

Although the remaining external amenity areas of these plots would be slightly under the HDAS Minimum Amenity Space Requirements, they are considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatories hereby approved shall match those used in the

main 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 Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

#### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

#### **3 NONSC Non Standard Condition**

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) including enlargement of roofs, nor any garage(s), shed(s) or other out-building(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.

#### **4 NONSC Non Standard Condition**

The chimney or extraction vent or flue to be provided in connection with the Bio Mass boilers shall be constructed in accordance with the details approved under reference 10189/APP/2009/1845 dated 19/3/2010. The biomass boilers shall not be commissioned until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

#### REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **5 NONSC Non Standard Condition**

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

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

**6 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent 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.

**7 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**8 NONSC Non Standard Condition**

The erection of residential units north of public footpath R154 shall not commence until details of the relocation of trees proposed in the rear gardens of plots 279, 280 and 281, shown on the approved landscaping scheme drawing No. WIM 16329-15 sheet 5 of 9, to the rear boundaries of these plots. The details 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 trees giving species, sizes,
- Implementation programme.

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).

**9 NONSC Non Standard Condition**

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement



received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input/works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### INFORMATIVES

**1            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.

**2            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).

**3            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).

**4            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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

## 5 16 **Property Rights/Rights of Light**

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

### 3. **CONSIDERATIONS**

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

The application relates to 7 plots, located centrally within the northern portion of the RAF Eastcote site. The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating, and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is a low score within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve which is of Borough Grade II importance is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

#### 3.2 **Proposed Scheme**

Planning permission is sought for the inclusion of conservatories to houses on 7 plots at the RAF Eastcote development. The detailed design and layout of these plots have already been approved under reserved matters consent ref: 10189/APP/2007/3046 dated 31/3/2008 for the alternative access scheme. The applications currently under consideration form part of 2 contemporaneous applications, which seek to allow the inclusion of optional conservatories to a total of 11 plots around the RAF Eastcote site.

Each of the proposed conservatories would extend the full width of the properties (approximately 7 metres) and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof.

### **3.3 Relevant Planning History**

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

Outline planning permission Ref: 10189/APP/2004/1781 for the 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare including affordable housing, live-work units, a community facility and open space' was granted permission on 9 March 2006, following consideration at the north Planning Committee.

The planning permission was granted with all matters, other than access, reserved for consideration at a later date. Floor plans and elevations, including a masterplan, were indicative only, the purpose of which were to indicate how the level of development proposed could be accommodated on site and to provide a framework for future reserved matters schemes. The indicative site layout is summarised below:

#### Northern Area:

- Community Facility - 170sqm
- 78 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 108 houses - 80-180sqm floor space , 2 storey, 2 parking spaces per house
- 0.42 ha open space

#### Southern Area:

- 108 Apartments - 50-100sqm floor space, 3 storey, 1.5 parking spaces per unit
- 81 houses - 80 -180sqm floor space, 2 storey, 2 parking spaces per house
- 0.31 ha open space

In addition a Legal Agreement was signed to secure the following:

A financial contribution towards nursery; primary and secondary school places in Ruislip and Eastcote; primary health care facilities; improvements in leisure, youth and cultural services; one equipped children's play space on-site; improving pitch sport facilities off-site; off site highway works; improvements to the public right of way; improvements to the London Cycle network; installation of a pedestrian crossing over Elm Avenue; protection of trees; improvements to the habitat of Highgrove Nature Reserve, including upgrading the path network; public consultation; construction management and affordable housing.

The North Planning Committee resolved on 31 March 2005 to grant planning permission for the residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The planning permission was issued on 9/3/2006, subject to the conditions imposed by the Planning Committee.

On 21/2/2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access from Eastcote Road were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3/3/2008. The works to this road have been completed.

Application ref: 10189/APP/2007/3383 was a section 73 application which varied condition

40 of the outline planning permission, to allow flexibility to use either traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, or an alternative access (Highgrove) The varied condition allows the developers to commence construction on the southern part of the site whilst they resolve the technical issues concerning the alternative access. This new outline application was approved on 21/2/2007.

The developers also signed a separate legal agreement, to the effect that they would have to elect whether to proceed with the traffic light controlled access or the alternative access by a specific time frame.

Two reserved matters schemes for the siting, design, external appearance and landscaping of alternative schemes for residential purposes, at a density of 50 dwellings per hectare, pursuant to discharge of condition 3 of outline planning permission ref: 10189/APP/2004/1781 dated 09/03/2006 (later amended to refer to the new outline planning permission ref:10189/APP/2007/3383 dated 21/02/2008) were also considered. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House. Both reserved matters schemes, in addition to details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements, were approved on 31 March 2008.

The developers have elected to implement the alternative access scheme ref:10189/APP/2007/3046, which will utilise an alternative access from Eastcote Road.

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

##### **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.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

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

**5.1 Advertisement Expiry Date:- 17th May 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application have been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development.

Eastcote Residents' Association - No response received.

### Internal Consultees

#### TREE AND LANDSCAPE OFFICER

There are no existing trees on this part of site where the conservatories are proposed. However, the approved landscaping scheme (ACD - Sheet 5 of 9) includes a staggered row of trees in the rear gardens of plots 278-282.

There is no issue concerning the proposed trees nearest to the rear boundary of these plots, but the proposed conservatories are not compatible with the proposed trees in the middle of the gardens. The approved landscaping scheme (for plots 279-281) would therefore need to be revised to show a straight line of trees near to the rear boundary of these plots.

#### URBAN DESIGN OFFICER

There are no objections from an urban design point of view to the principle of erecting conservatories to the approved building scheme at the RAF Eastcote site. The different proposals have been assessed in terms of suitability with regards to the position and distribution within the application site and the visual impact that the additional structures would have on the character and appearance of the surroundings.

Part of the conservatories would be constructed as a direct continuation of the consented building structure, which would increase the usability of the interior of the dwellings and contribute positively to the amenity value of the site. Although the additional structures would create some additional bulk and volume to the buildings, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character in certain locations throughout the site.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. The proposed conservatories would have constituted permitted development, by virtue of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), had the permitted development rights not been removed under the existing reserved matters approval. These rights were removed so that the Local Planning Authority could ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the application to vary the reserved matters approval, to allow for the

introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

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

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

#### **7.04 Airport safeguarding**

there are no airport safeguarding issues related to this development

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

There are no green belt issues associated with this site.

#### **7.06 Environmental Impact**

Not applicable to this development.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The houses subject to this application comprise of 4 bedroom terraced dwellings arranged over 3 floors. Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwellings will be as originally approved, apart from the inclusion of the optional conservatories. The proposed conservatories would extend the full width of the properties and would project 3 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof. It is considered that the conservatories will integrate appropriately with existing design of the house type and not appear over dominant or out of character. The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatories to these plots would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

Plots 262, 265, 278, 279, 280, 281 and 282 are centrally located within the development over 40 metres from the nearest surrounding properties in Flag Walk. The properties in Flag Walk to the north would be screened from the proposed conservatories by the intervening apartment blocks and dwellings approved under the reserved matters consent. It is considered that the inclusion of conservatories to these plots would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

In addition to the above considerations, all of the proposed conservatories would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to future adjoining residents of these plots.

In terms of outlook, it is not considered that the depth of the conservatories at 3 metres would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatories, they would not have an unacceptable impact on level of daylight and sunlight to future residents of adjoining plots.

Overall, it is considered that the inclusion of the proposed conservatories would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house is 100sq. metres.

By adding the proposed conservatories, the remaining garden areas of 5 of the plots will be 90sq.m., whilst plot 262 would provide 97sq.m and plot 265 approximately 70sq.m. Whilst the remaining amenity space will fall slightly below the HDAS minimum amenity space requirements, the remaining garden areas would still be between 10 to 12 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town houses have been modified to create an open plan flexible living space which will link indoor and outdoor living space.

In addition to the private amenity space referred to above the development also provides for a number of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

§ Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.

§ Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of these properties which lies within close proximity of the Conservation Area.

§ Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

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



There are no highway, access or parking issues associated with this application.

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

These issues have been dealt with elsewhere in the report.

#### **7.12 Disabled access**

The dwellings have been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate level patio areas linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The links between the proposed conservatories and the houses have been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatories, in compliance with HDAS Supplementary Planning Document Accessible Hillingdon.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

In terms of the impact of the proposed conservatories on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatories are proposed. However, the approved landscaping scheme includes a staggered row of trees in the rear gardens of plots 278-282. Whilst there are no issues concerning the proposed trees nearest to the rear boundary of these plots, the proposed trees in plots 279-281 are shown closer to the proposed conservatories. The Tree and Landscape Officer recommends that the approved landscaping scheme be revised to show a straight line of trees near to the rear boundary of these plots. This is covered by condition.

Subject to compliance with this condition, the provision of new planting and landscaping would remain in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

There are no surrounding properties directly affected by the proposals, as the application sites are centrally located and completely surrounded by the wider RAF Eastcote site. No responses have been received to the public consultation

#### **7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations.

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

There are no enforcement issues associated with this site.

## **7.22 Other Issues**

There are no other issues associated with this development.

## **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**

## **10. CONCLUSION**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of conservatories to individual plots, would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, while creating good environmental conditions and flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the applications are recommended for approval.

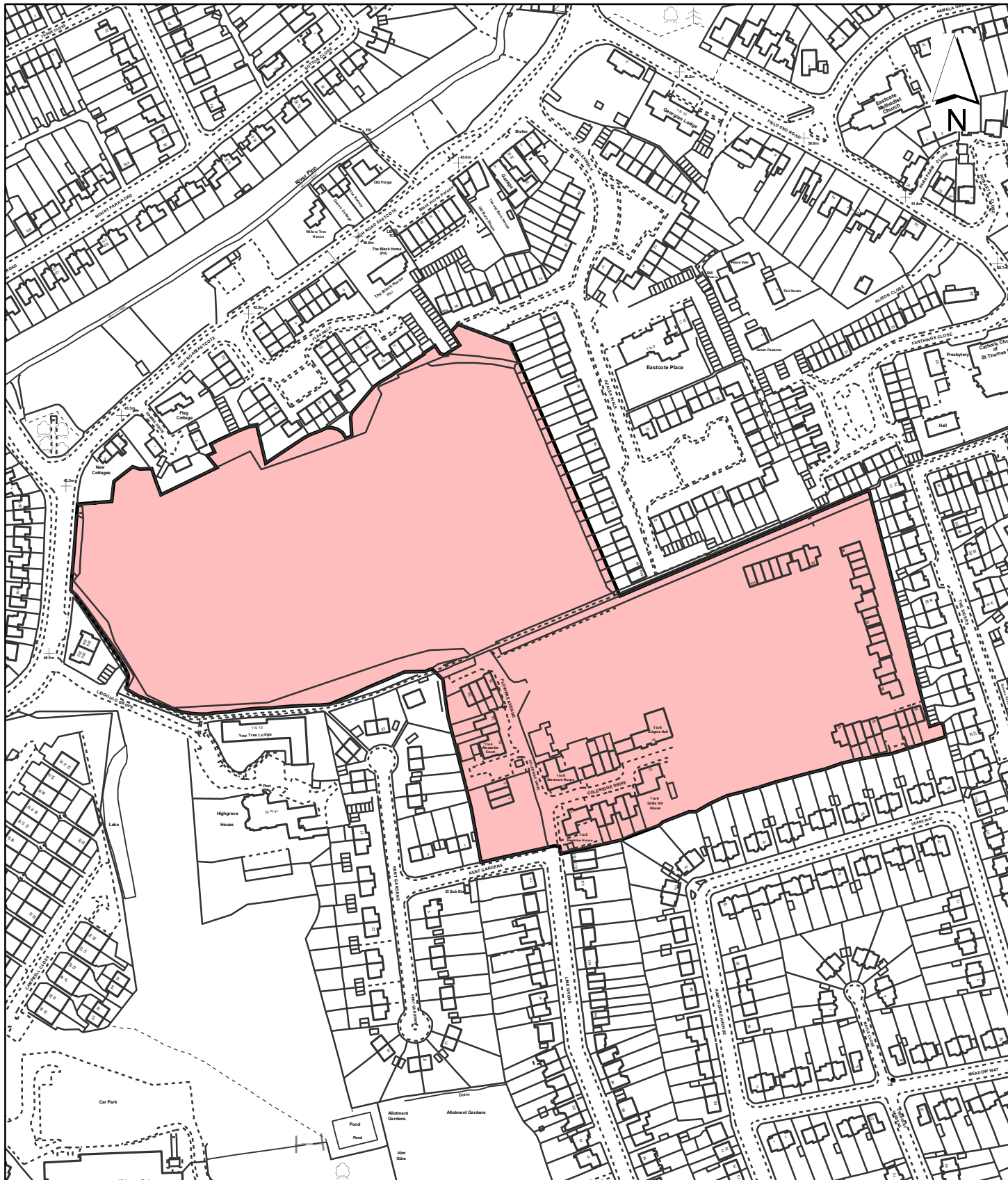
## **11. Reference Documents**


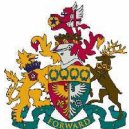
London Plan  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Supplementary Planning Document Accessible Hillingdon  
Supplementary Planning Document Residential Layouts

Supplementary Planning Guidance Community Safety by Design  
Council's Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p style="text-align: center;"><b>RAF Eastcote Lime Grove Ruislip</b></p> <p>Planning Application Ref: <b>10189/APP/2010/737</b></p> <p>Planning Committee <b>North</b> Page 28</p>	<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> <p style="text-align: center;"> <b>HILLINGDON</b> LONDON</p>
	<p>Scale <b>1:3,000</b></p>	
	<p>Date <b>June 2010</b></p>	

## Report of the Head of Planning & Enforcement

**Address** LAND FORMING PART OF 11 AND 11 HOYLAKE GARDENS RUISLIP

**Development:** Two storey three-bedroom, end-of-terrace dwelling with associated parking and amenity space and single storey rear extension with roof lantern to existing dwelling and alterations to existing crossover.

**LBH Ref Nos:** 66856/APP/2010/518

**Drawing Nos:** 1097/P/3  
Design and Access Statement  
1097/P/1/A  
1097/P/2/A

**Date Plans Received:** 09/03/2010      **Date(s) of Amendment(s):** 09/03/2010

**Date Application Valid:** 18/03/2010

### 1. SUMMARY

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The proposal is for an attached house that would appear as an additional property attached to a pair of existing semi-detached dwellings, however, due to the inadequate areas and separation distances shown, the subdivision of this site would result in a development that would appear cramped, overly dominant and un-neighbourly in relation to the existing properties at 13-15 Hoylake Gardens and the wider street scene. Furthermore, due to the inadequate off street parking provision and because a contribution towards shortfall of education provision has not been offered or secured the proposal would fail to comply with the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007)

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting and design would result in a cramped form of development, due to the in-filling of an important gap, which would be out of keeping with the character and appearance of surrounding properties. It would result in the loss of the open and spacious appearance of the site, and would unacceptably disrupt the layout of this established residential area, to the detriment of the visual amenities of the street scene. The proposal would therefore be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, Policies 3A.3 and 4B.1 of the London Plan, the Council's Supplementary Planning Guidance HDAS: Residential Layouts and The London Plan: Interim Housing Supplementary Planning Guidance.

**2 NON2 Non Standard reason for refusal**

The proposal, by reason of its size, bulk, design and proximity, with inadequate separation distances between the proposed dwelling and the existing properties, No.s 13 and 15 Hoylake Gardens, would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Therefore the proposal would be contrary to policies BE20, and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), Policies 3A.3 and 4B.1 of the London Plan, the Council's Supplementary Planning Documents HDAS Residential Layouts and The London Plan: Interim Housing Supplementary Planning Guidance.

**3 NON2 Non Standard reason for refusal**

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

**4 NON2 Non Standard reason for refusal**

The proposal has not demonstrated that sufficient off street parking /access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision with regard to the Councils approved car parking standard. It is therefore considered that the development would be likely to result in on-street parking to the detriment of public and highway safety and as such would be contrary to policies AM7 and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

- |      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations.                                 |
| BE21 | Siting, bulk and proximity of new buildings/extensions.               |
| BE22 | Residential extensions/buildings of two or more storeys.              |
| BE23 | Requires the provision of adequate amenity space.                     |

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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 and Extensions
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

### 3

It is noted that the site layout plan shows a crown roof, which does not correspond with the remaining drawings. If the above had not applied amended drawings would have been sought to resolve this omission and any resubmission should address this issue.

### 4

Two off-street parking spaces are proposed, one for each dwelling, in front of the proposed dwelling. It is unclear if/how the relevant parking area would remain in the ownership of the existing dwelling and future owners of that property (No.11), in order for it to be used for parking by the existing dwelling when the proposed dwelling is sold. Furthermore, given the size and type of both the existing and proposed dwellings, it would be prudent to consider a parking demand of two spaces per dwelling would be acceptable. If a further application is submitted the above ownership matter should be clarified and a parking stress survey should be submitted, details of which should be agreed with the Council's Highways Engineer.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site is on the north side of Hoylake Gardens and comprises a semi-detached property with a wider than average frontage (compared with other properties in Hoylake Gardens). The existing property is the end 1930's dwelling in the street, before a group of more modern 1980's properties begin. Hoylake Gardens originally comprised a small cul-de-sac of 16-18 dwellings, although this has now been extended to include an area of 1980's terraced properties with shallow rear gardens, some of which back onto the side of the application site. The application site lies within the `developed area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

### 3.2 Proposed Scheme

Planning permission is sought for the erection of a three bedroom attached dwelling house and a single storey rear extension to No.11 Hoylake Gardens.

The proposed two storey dwelling would be 6m wide and 10.4m deep, although 3m of this depth would be a single storey element to the rear. The proposed house would be set back from the front building line of the host dwelling by 3m. The house would be 5.1m high at the eaves and 8.3m high at the ridge. This would match the eaves and ridge

height of the existing house, although there would be a subservient ridge between, linking the two properties. The single storey element to the rear would be finished with a flat roof, with a parapet wall to the sides, at a maximum height of 3.3m. Although centrally located within this roof area would be a 0.85m by 1.2m roof lantern.

The proposed single storey rear extension to the existing property (11 Hoylake Gardens) would comprise a 6m wide and 3.2m deep element finished with a flat roof, with parapet wall to the sides, at maximum height of 3.3m. Although centrally located within this roof area would be a 4m by 1.7m roof lantern.

### **3.3 Relevant Planning History**

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

None

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

Supplementary Planning Guidance: Educational Facilities

London Plan Policy 3A.4 - Accessible Developments

London Plan Policy 4B.3 - Residential Densities

#### **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. |
| 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 and Extensions   |
| LPP 3A.5 | London Plan Policy 3A.5 - Housing Choice  |
| LPP 4B.5 | London Plan Policy 4B.5 - Creating an inclusive environment.  |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction.  |

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



5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

16 Neighbours and Interested Parties were consulted and a petition of 27 signatures and 18 letters of representation have been received which make the following comments -

1. I object, the proposal will block my light and be unsightly
2. The house would overlook my garden at close range
3. It would spoil the appearance of Hoylake Gardens
4. The proposal will block my sunlight, causing permanent shade to my property
5. The building will be very close to our main habitable rooms and garden, resulting in loss of privacy
6. Our gardens are very shallow, and the proposal will be too close
7. The existing trees have recently been removed - probably in view of the construction
8. Any further houses will increase the noise levels and traffic in the street
9. The road only has 10 on-street parking spaces, with 13 cars vying for them, if the proposal goes ahead, no 9 and 11 will need to park on the street. No 9 has no off street parking, but due to a family connection has used No 11 to park at.
10. The application states No 11 already faces terraced properties - this is not correct, the site faces semi-detached properties and this proposal would be out of character in the street scene.
11. The application also states people don't need cars as the site is near transport links. We have 4 shift workers who need cars, 8 pensioners who need cars who perhaps can't walk far and others who work all over the country.
12. Parking is already an issue, and the proposal will result in 3 parking spaces for 3 houses
13. I see no positive improvements the development will make to the area, only detrimental ones.
14. The proposal would hamper access to me property and disturb the layout of the neighbourhood
15. From the drawings it would appear the barest minimum standards are being met, or perhaps slightly under
16. It is our opinion the area to the side of No 11 is not wide enough to accommodate an infill property
17. The proposal will affect the value of my property
18. Whilst the proposal may meet the required set in of 1m from the boundary, due to the orientation of our properties, this will result in an eyesore, with the views from both floors of my property spoilt.
19. We are concerned about any construction traffic in the cul-de-sac, access arrangements, and construction noise. In addition once the development was complete, if windows were left open noise would permeate into adjacent gardens
20. The development would be visually intrusive, due to the different building lines that would be used, resulting in the view of a long flank wall from my property
21. I am not sure the site can adequately accommodate the proposal
22. The proposal is out of character with the original house to which it would be applied, and would also appear cramped.
23. Due to the application existing parking problems, householders may be tempted to turn front gardens into parking spaces, resulting in a concrete jungle
24. Whilst the plans may state - the side windows would be obscure glazed, these would have to be openable, making our gardens no longer private
25. My wife and I are about to become 80yrs old and without a car would be housebound - so to suggest that we don't need one is outrageous and selfish
26. The cul-de-sac narrows to its narrowest point, outside our property, several times lorries or large vehicles have mounted our front paved and pebbled area as they cannot pass if a vehicle is

parked on the other side of the road - our surface is constantly being broken. Building lorries and vans would cause chaos and further destruction.

27. We have been informed that when an application was submitted for a garage - it was declined, but built anyway and is now used for business purposes

28. There are a number of errors on the Design and Access Statement and drawing 1097/P1 confuses the existing dwelling with the proposed dwelling.

29. The plans show both 11 and 11a to store their rubbish on the frontage in full view of other residents - Covered bin storage areas should be provided to minimise the environmental impact.

### **Internal Consultees**

Trees and Landscape Officer; The site is occupied by a semi-detached house within an exceptionally wide plot whose northern/side boundary backs on to the rear gardens of house numbers 13-19. While no tree survey has been submitted, the existing site plan indicates the presence of trees and hedges within the garden, notably on the boundaries. There is no TPO or Conservation Area designation affecting the site - which might constrain development.

LANDSCAPE ISSUES - Policy BE23 and 38 seek landscape enhancement in association with residential development. The details of this could be secured by condition. DCLG/EA guidance requires paved front gardens to be designed and specified to comply with SUDS.

RECOMMENDATION - No objection subject to conditions TL5 and TL6.

Access Officer; No comments received

Waste strategy Section; I would make the following comments on the above application regarding waste management. The plan does show that a space has been allocated for where residents can store waste and recycling.

The current waste and recycling collection systems are: -

- Weekly residual (refuse) waste using sacks purchased by the occupier
- Weekly dry recycling collection using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection using specially marked reusable bags provided by the Council.

Highways Engineer - The site is shown to be in an area with a PTAL accessibility rating of 3 (medium), (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The area in the vicinity of the site has a PTAL rating of 2-3 low to medium respectively.

Hoylelake Gardens is a narrow road. Its effective width being further reduced by on-street parking. On street parking has been observed to be congested in the vicinity of the site.

The proposals would result in loss of a large car parking area associated with no. 11. The existing property no.11 is a 3 bedroom family dwelling and the proposed property 11A would also be a 3 bedroom family dwelling. Two off-street parking spaces are proposed, one for each dwelling, in front of the proposed dwelling. It is unclear if/how the relevant parking area would remain in the ownership of the existing and future owners of no.11 in order for it to be used for parking by the existing dwelling when the proposed dwelling is sold. Clarification should be sought by the applicant on this issue.

Given the size and type of both the existing and proposed dwellings, it would be prudent to consider a parking demand of two spaces per dwelling to be acceptable. The applicant should submit a parking stress survey, details of which should be agreed with the Council's Highways Engineer.

Consequently, in light of the above comments, the application is recommended to be deferred or withdrawn for additional information to be submitted. In the absence of information, the future use of the parking area by the existing dwelling is unsatisfactory and the off-street parking provision is considered to be deficient, leading to additional on-street parking, which is likely to have a detrimental effect on highway safety. The proposals are therefore considered to be contrary to the Council's Policies AM7 & AM14.

## **7. MAIN PLANNING ISSUES**

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

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

This is an established residential area and therefore there would be no objections in principle to an additional residential property. However, any new development would also need to comply with the above advice.

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

Policy 3A.3 of the London Plan seeks to ensure that new developments achieve "the maximum intensity of use compatible with local context, the design principles in Policy 4B.1 and with public transport capacity. Boroughs should develop residential density policies in their DPDs in line with this policy and adopt the residential density ranges set out in Table 3A.2 and which are compatible with sustainable residential quality."

In this regard it is noted that the density ranges in table 3A.2 are generally an appropriate measures for larger scale developments, whereas for individual units the appropriateness of a scheme will normally hinge on its individual merits.

The London Plan Interim Housing Supplementary Planning Guidance provides further guidance on density and the loss of private garden land, in particular it encourages Local Planning Authorities to "take account of the full intent of the policy and not just the associated density matrix i.e. achieve the maximum intensity of use compatible with local context, the design principles of Policy 4B.1 and with public transport capacity". It also highlights the importance of considering "local context and character including the historic and built environment" and the contribution that private garden land can make towards these features of the area.

It is not considered that a refusal on density grounds alone is justified, however it is considered that the density and relevant London Plan Policy context contributes to concerns over the harm that the development would have on the local context and maintaining/achieving a sustainable residential quality, as addressed elsewhere in this report.

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

The application does not affect any of these designations

### **7.04 Airport safeguarding**

The site is not within an airport safeguarding area

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

The application site is not within a Green Belt

#### **7.06 Environmental Impact**

Not applicable for this application

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

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered the proposal would comply with the intensions of this advice, as although the new dwelling would be set back by 3m in relation to the host dwelling, it is considered this would respect the frontage of the original pair of symmetrical semi-detached dwellings, appearing as a subservient addition to the end of the same. Furthermore due to this being the last property of this particular row, it is not considered this set back position would be at odds with the remaining properties. The proposed dwelling would follow the design of the host dwelling using the same eaves height with a subservient ridge linking the two properties together. The dwelling is considered to reflect the style of the existing property, and the character of the street scene in general, including the overall size and shape of the hipped roof, together with the doors and window arrangements which are considered to be in-keeping with the appearance of the surrounding area.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundaries, this is to prevent a terracing affect and to protect visual gaps between properties. The proposed house would result in a 1m gap to the boundary and therefore technically complies with this advice. However, Hoylake Gardens is characterised largely by semi-detached and terraced two storey houses. It is considered this part if the streetscene is tightly packed, and there is little relief in terms of gaps between properties. The application site forms the last house of the original 1930's properties on this street before the more tightly packed 1980's properties begin. This gap between the old and new, provides a visual relief of open space and a view through the built development. The proposed dwelling would in-fill this gap and result in a cramped form of development, failing to respect the existing street pattern and therefore contrary to the requirements of policies BE13 and BE19 of the Unitary Development Plan (Saved Policies September 2007).

Therefore the proposal would result in a detrimental impact on the visual amenities of the street and the wider area, and as such would fail to comply with Policies BE13, and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and Policies contained the HDAS Supplementary Planning Document: Residential Layouts.

With regard to the proposed single storey rear extension, at 3.2m deep, this would comply with the recommended depth guidance in the SPD: Residential Extensions, which specifies a maximum of 3.6m deep. The proposed fenestration details would reflect the proportions and style of the existing property, and therefore comply with section 3.11 of the SPD: Residential Extensions, and with regard to the roof design the extension is shown to have a flat roof at an appropriate tie-in level. It is therefore considered that this single storey rear extension would be both clearly articulated and visually subordinate to the main dwelling and would therefore comply with policies BE13, BE15, and BE19 of the UDP (Saved Policies September 2007).

With regard to the frontage parking for the proposed dwelling. The section 4.37 of the SPD: Residential Layouts, states careful consideration should be given to the boundary treatment and the retention of mature and semi-mature trees, and that car parking at the

front will not always be achievable, as a result of retaining and enhancing the local character of the area. It is considered that whilst two parking spaces have been provided on the frontage together with the pedestrian access path to the proposed dwelling, this would still allow for adequate landscaping to be provided, and therefore subject to a suitable landscaping condition the proposal would comply with this advice.

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

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would fail to comply with this advice with a 10.9m separation distance between the flank elevation of the proposed new dwelling and the rear elevations on No.s 13 and 15 Hoylake Gardens, and therefore would be considered to result in an overly dominant and un-neighbourly form of development. With regard to any shadowing that may occur, the proposal would result in a shadow cast over the majority of the adjacent gardens (No.s 15, 17, and 19) from 0800 hrs through to 1200 hrs and as such would result in a material loss of residential amenity to these properties, bringing them to below a level of residential amenity that they should reasonably expect to enjoy. Therefore, this proposal is considered to fail to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

It is considered that the proposed single storey extension would not cause an unacceptable loss of light or outlook to adjoining occupiers. The SPD: Residential Extensions: Section 3.1 states extensions should not protrude to far from the rear wall of the original house and that for this type of property the extension should not exceed 3.6m in depth, and the proposal would comply with this advice at 3.2m deep. With regard to the height of this addition, Section 3.9 of the document states that if a parapet wall is to be used this should not exceed 3.1m in height and whilst it would exceed this advice at 3.3m, it is noted the existing property has an extension at this depth and therefore the proposal is not considered to have an adverse effect. As such, the single storey rear extension to the existing property is considered to comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

With regard to loss of privacy, there would be one first floor window in the flank elevations of the proposed dwelling. However, this would be to serve a stairway and therefore could be conditioned to be obscure glazed and non-opening below top vent to avoid any future overlooking concerns. In relation to the ground floor openings, an existing 1.8m close boarded fence is shown to mark the boundary and this would avoid any overlooking at ground floor level. With regard to the single storey rear extension to the existing property and the single storey element of the proposed property, as these are shown to be finished with flat roofs, it is recommended that should a permission be issued a condition is applied to restrict the use of these areas to provide a balcony. The neighbours gardens are already heavily overlooked. Taking a 45 degree line from the first floor rear bedroom window would not result in unacceptable overlooking of neighbours houses within 21m. Therefore, subject to appropriate safeguarding conditions, the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007) and the SPD: New Residential Layouts: Section 4.12.

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

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given

in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 89m<sup>2</sup>. The SPD states the minimum amount of floor space required for a 3-bedroom two storey house would be 81m<sup>2</sup> and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 3 bed house should have a minimum garden space of 60m<sup>2</sup>. The layout plan shows that 85m<sup>2</sup> of private amenity space would be maintained for the existing houses and over 76m<sup>2</sup> of private amenity space would be provided for the proposed house. This would be considered acceptable under the requirements of paragraph 4.15, and as such, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The Highways Engineer has been consulted and has commented that the site is shown to be in an area with a PTAL accessibility rating of 3 (medium), (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The area in the vicinity of the site has a PTAL rating of 2-3 low to medium respectively.

Hoylake Gardens is a narrow road. Its effective width being further reduced by on-street parking. On street parking has been observed to be congested in the vicinity of the site.

The proposals would result in loss of a large car parking area associated with no. 11. The existing property no.11 is a 3 bedroom family dwelling and the proposed property 11A would also be a 3 bedroom family dwelling. Two off-street parking spaces are proposed, one for each dwelling, in front of the proposed dwelling.

The off-street parking provision is considered to be deficient, leading to additional on-street parking, which is likely to have a detrimental effect on highway safety. The proposals are therefore considered to be contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

As above

#### **7.12 Disabled access**

The Design and Access Statement submitted with the application states the internal layout will allow full mobility access to all parts of the the ground floor areas. This is considered to satisfy Lifetimes Homes standards. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council s HDAS: Accessible Hillingdon

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

n/a the proposal does not meet the threshold to require the provision of this type of housing.

#### **7.14 Trees, Landscaping and Ecology**

The tree and landscape officer was consulted on this application and has commented that the site is occupied by a semi-detached house within an exceptionally wide plot whose northern/side boundary backs on to the rear gardens of house numbers 13-19. While no tree survey has been submitted, the existing site plan indicates the presence of trees and hedges within the garden, notably on the boundaries. There is no TPO or Conservation Area designation affecting the site - which might constrain development. The proposal is to demolish the garages in the rear garden and to build a two-storey, end-of-terrace house which will occupy most of the width of the side garden. Externally the scheme provides 2No. off-street parking spaces which appear to be for the use of the existing house number 11 and the new number 11A. The set back of the building line also allows for

landscaping of the front garden and the creation of rear gardens for both of the houses. Policy BE23 and BE38 seek landscape enhancement in association with residential development. The details of this could be secured by condition. DCLG/EA guidance requires paved front gardens to be designed and specified to comply with SUDS. Therefore, no objection is raised subject to conditions TL5 and TL6 being applied. As such, the proposal would accord with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

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

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The layout plan shows the siting of refuse and recycling collection points, however no details have been supplied in relation to this. As such, it is considered that should a permission be issued a suitable condition could be applied requiring these details to be submitted for approval, and subject to complying with this condition the proposal would comply with the advice.

#### **7.16 Renewable energy / Sustainability**

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 and Policy 4A.3 of the London Plan (2008).

#### **7.17 Flooding or Drainage Issues**

The site is not within a flood zone.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application

#### **7.19 Comments on Public Consultations**

With regard to point 17, property values are not a material consideration to the determination of planning applications. Point 19 - these issues would be dealt with under Environmental Protection Legislation, health and safety legislation, or by the Local Police Authority (e.g. by way of condition). Point 27 has been passed to the enforcement team for further investigation. Point 28 - With regard the incorrect information given, a full site visit has been carried out to clarify these matters.

The remaining points are addressed in the full report.

#### **7.20 Planning Obligations**

Presently S106 contributions for education are sought for developments, when the net gain of habitable rooms exceeds six. This proposal would result in a net gain of 7 rooms and therefore the director of education has requested a sum of £12,950 towards the shortfall in education provision in the Cavendish Ward.

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

Not applicable to this application

#### **7.22 Other Issues**

None

### **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**

None

#### **10. CONCLUSION**

The proposal, due to the lack of site area and the inadequate separation distances shown and lack of off street parking provision for the existing and proposed dwelling, is considered to be contrary to policies in the Hillingdon Unitary Development Plan (Saved Policies September 2007), HDAS: New Residential Layouts: July 2006, and The London Plan (2008).

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

Hillingdon Unitary Development Plan Saved Policies September 2007

HDAS: New Residential Layouts: July 2006

HDAS: Residential Extensions: July 2006

The London Plan (2008)

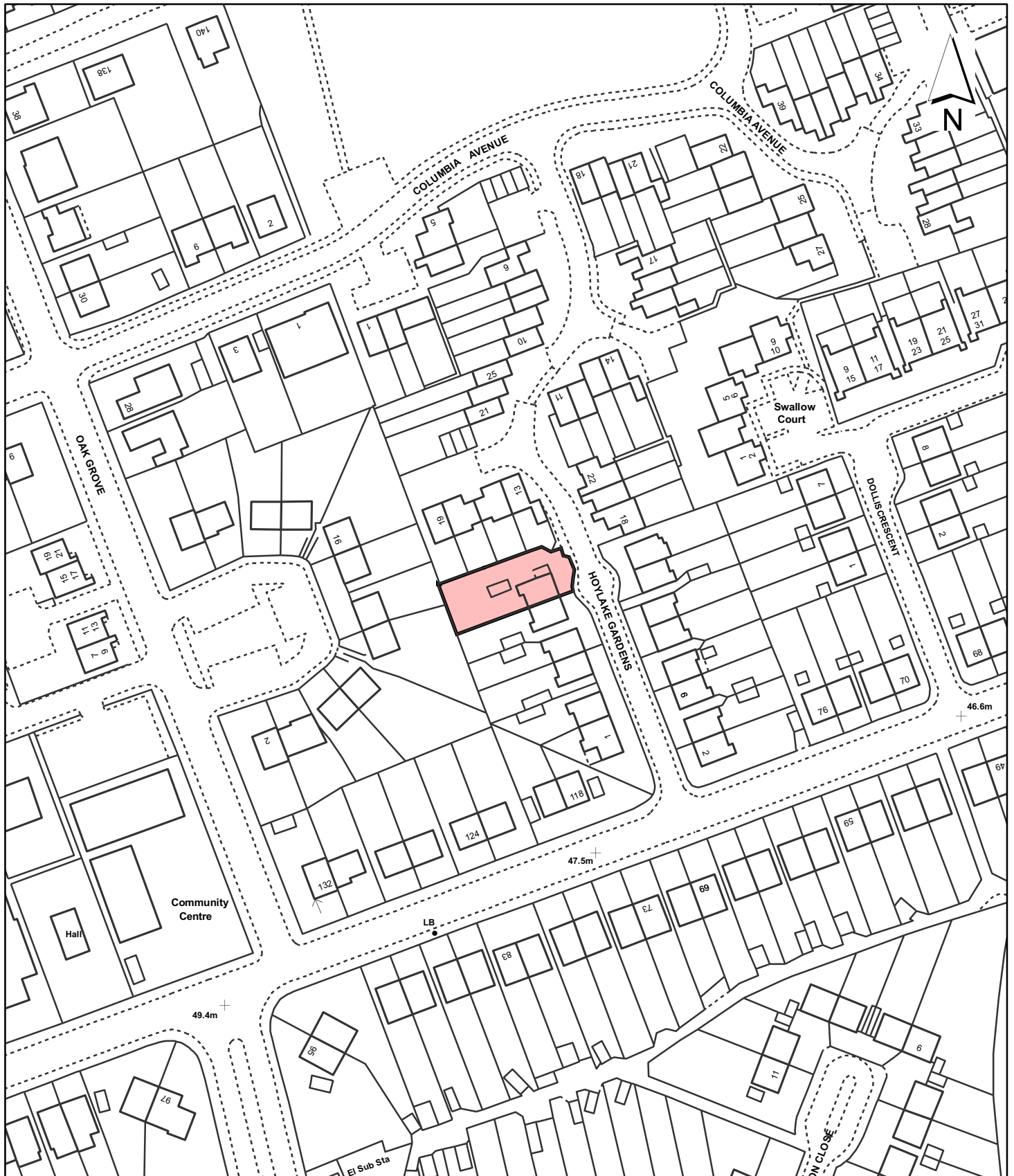
Supplementary Planning Guidance: Educational Facilities

The London Plan Interim Housing Supplementary Planning Guidance


**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land forming part of 11 and 11 Hoylake Gardens Ruislip</b>	
Planning Application Ref:	Scale
<b>66856/APP/2010/518</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Page 41</b>	<b>June 2010</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 Head of Planning & Enforcement

**Address** 232 WOODLANDS AVENUE RUISLIP

**Development:** Conversion of existing dwelling to 2 one-bedroom flats involving part two storey, part single storey rear extension with alteration to existing side elevation.

**LBH Ref Nos:** 66932/APP/2010/793

**Drawing Nos:** 2778/01  
Location Plan  
Design & Access  
2778/01 Rev A

**Date Plans Received:** 12/04/2010      **Date(s) of Amendment(s):** 12/04/2010

**Date Application Valid:** 12/04/2010

### 1. SUMMARY

The main considerations are the principle of the subdivision of this dwelling-house into flats, design of the rear extension and impact on the character of the existing house and wider street scene, minimum space standards, the impact upon the amenities of adjoining occupiers and lack of car parking provision.

The existing dwelling falls significantly below the size of property normally considered appropriate for subdivision. Even with a two storey rear extension the property fails to meet internal floor space standards. Lifetime homes standards are not met. Parking provision is inadequate. As such, the application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NONSC Non Standard Condition

The application property is not of a sufficient size to provide a suitable scheme of residential conversion and the proposed one-bedroom flats would fail to provide an adequate internal floor area to afford an adequate standard of residential amenity to future occupiers. As such, the proposal would result in sub-standard residential accommodation, contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan and Paragraphs 3.5 and 4.6 to 4.8 of the Council's HDAS: 'Residential Layouts'.

#### 2 NONSC Non Standard Condition

The proposal fails to satisfy Lifetime Homes standards, contrary to Policies 3A.5 and 4B.5 of the London Plan (February 2008) and the Council's HDAS: 'Accessible Hillingdon, January 2010'.

#### 3 NONSC Non Standard Condition

The proposal involves the loss of an off-street parking space and fails to make sufficient

provision for off-street parking to serve the proposed flats. The proposal would therefore be likely to give rise to additional on-street car parking, detrimental to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	'Residential Layouts' Section 4 and 'Residential Extensions' Section 6.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP ANX 4	

## 3. **CONSIDERATIONS**

### 3.1 Site and Locality

The application site comprises a 3 bed-roomed semi-detached property with a 6.6 (w) metres north facing rear garden backing onto an overground section of the underground.

Party neighbouring property No 230 does not have any rear extension, but is separated by 1.5 (h) close boarded fencing. There is a 2.5 (w) metres shared driveway with No 234 leading to cojoined garages approximately 4.5 (d) metres from the rear elevation of each property. The site is situated within a developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 3.2 Proposed Scheme

The application seeks planning permission to convert a semi-detached property into 2 single bed roomed flats requiring the construction of a ground floor flat roofed rear extension with dimensions of 5.45 (w) x 3 (d) x 2.9 (h) metres and a rear first-floor rear extension, 2.95 (w) x 3 (d) metres with a hipped pitched roof, 5.5 metres at the eaves rising to 6.8 metres overall at its highest point inset 2.1 (h) metres from the ridge of the original property. The ground floor accommodation would provide the kitchen and extended lounge with French doors and the first floor extension would provide a kitchen with a rear facing casement window. An additional car parking space would be provided in the front garden utilising an existing crossover. To the side would be obscured glazed windows to bathrooms and WC. Materials and external finishes would be to match existing render and tiles. A Design and Access Statement was submitted with the proposal.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

No planning applications in last 10 years but investigation by enforcement officer of unlawful advertisement hoarding in rear garden.

## 4. Planning Policies and Standards

The adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) Policies:

H7, BE13, BE15, BE19, BE20, BE21, BE22, BE23, BE24, BE38, AM7 (ii), AM14.

HDAS Sections: 6 two storey rear + HDAS Residential Layouts London Plan Policy 4A.3, London Plan Policy 3A.5 (Housing Choice), London Plan Policy 4B.5 (Creating an Inclusive Environment) - Lifetime Homes

Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

London Plan 2008 Annex 4 Parking Standards

#### 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 Layouts' Section 4 and 'Residential Extensions' Section 6.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
AM7	Consideration of traffic generated by proposed developments.
H7	Conversion of residential properties into a number of units
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP ANX 4	

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

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

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

## **6. Consultations**

### **External Consultees**

9 neighbouring properties have been consulted. 5 responses and a petition with 63 signatories has been received.

The petition states 'We the undersigned wish to be represented at the North Planning Committee Meeting, re. 66932/APP/2010/793, 232 Woodlands Avenue, Eastcote, Ruislip. The proposal is out of keeping with the area. The dwellings do not meet minimum floor space requirements.'

The individual responses raise the following concerns:

- (i) Original family character of the area should be retained. Proposal represents overdevelopment of the plot and likely to cause degeneration of social environment. Family housing was being promoted here by parties in local elections,
- (ii) Car parking in this part of Woodlands Avenue is a problem as Controlled Parking Zone starts just 6 houses away and all available parking spaces are taken by commuters by 8am every day. Proposal would make matters worse.

- (iii) Plans lack detail and do not show impact upon No. 234,
- (iv) No. 234 shares the very narrow drive and there will be a significant reduction of natural light into kitchen and bathroom,
- (v) Total floor area of flats do not meet minimum 50m<sup>2</sup> requirement of Hillingdon SPD 'Accessible Hillingdon',
- (vi) No provision for dustbins and bike storage
- (vii) Plans do not show trees/shrubs,
- (viii) Parking provision is inadequate. UDP Annex 1 requires 1 space per flat. There is already a huge problem with parking in Woodlands Road as this area is the nearest free parking to Eastcote Station. Commuter and local worker parking results in no spaces being available for residents between 08:30 to 17:00 Mondays to Fridays. Current occupiers do not own a car and proposal will introduce 2 to more cars to the street,
- (ix) Extension will encroach into shared drive and will not allow No. 234 to access their garage and park in front of it on the shared drive,
- (x) Extension will use scaffolding and am concerned where this will be placed, further restricting use of garage,
- (xi) Garage at No. 234 supported by a shared party wall, and no party wall notice has been served giving two months notice,
- (xii) Proposed gardens not in keeping with size of family gardens,
- (xiii) Garage at application site is used for storage by builder's business and material etc often left on drive which is a safety issue,
- (xiv) No notice displayed,
- (xv) Entrance hall and stairwell to first floor flat is steep and narrow, restricting access for large furniture etc,
- (xvi) Existing breach of planning control (ENF/85/10) with large advertising board being displayed in garden, advertised builder's business which has not been removed,
- (xvii) Breach of planning control and history of leaving nails etc on drive give cause for concern that proposed extension would be built with sufficient quality and care.

A ward councillor has requested that this application is presented to committee.

The Eastcote Residents' Association:

- (i) The drawings submitted with this application do not give a clear impression of the effect these alterations will have on the adjoining property's access to their garage which is a shared driveway with number 234 Woodlands Avenue, who have a right of way. The narrowing of the driveway will stop access to the garage at 234 and demolition of the garage could cause problems as there is a shared wall between the garages.
- (ii) Misleading information has been given regarding the trees and hedges on the site and in adjoining gardens. There are dividing hedges and trees.
- (iii) The car parking allocation does not comply with UDP Saved Policies Annex 1. Each one bedroom dwelling should have a dedicated off road car parking space. Woodlands Avenue is very congested with on street parking, these extra vehicles would exacerbate the situation.
- (iv) Both the proposed flats are below the minimum required floorspace to comply with Accessible Hillingdon SPD Jan 2010. The front access to both dwellings is through a shared front door, the hallway being divided inside. This leaves a very narrow access to the 1st floor dwelling, and it would be almost impossible to move reasonable sized furniture into this flat.
- (v) The single storey rear element of this application is not set back from the boundary with 230 Woodlands Avenue.
- (vi) There is no provision for either bin stores or cycle stores.
- (vii) Woodlands Avenue is predominately an area of family dwellings, to allow a change to flats would be detrimental to the character of the area.
- (viii) It must also be noted that the current owner is a builder and has erected a large sign at the rear of the garden overlooking the railway, advertising his business, this is the subject of an

enforcement notice.

Comment: Material points are discussed in the report.

### **Internal Consultees**

Environmental Protection Unit:

Do not wish to object to this proposal or recommend any conditions.

I have considered impact of the proposal on future occupants, from railway noise however have not considered a noise protection scheme necessary in this instance.

Internal noise transmission would be covered by Building Reg Part L requirements for the new build component.

Should planning permission be granted, please ensure the following informative is added in respect of the construction phases.

Waste Strategy:

I would make the following comments on the above application regarding waste management;

There does not appear to be a space allocated for where residents can store waste and recycling. However, the current collection system is based on sacks, so this is not a too great a problem.

The current waste and recycling collection systems are: -

- \* Weekly residual (refuse) waste - using sacks purchased by the occupier
- \* Weekly dry recycling collection - using specially marked sacks provided by the Council.
- \* Fortnightly green garden waste collection - using to specially marked reusable bags provided by the Council.

Waste Development Manager

Highways Engineer.

There are 2 current spaces and only 1 is proposed, whereas the proposal requires 2.

Access Officer:

London Plan policy 3A.5 applies to all new housing. The Accessible Hillingdon SPD, however, is applied to conversions of any size, where it is feasible to incorporate accessible housing standards: unless all the standards can be incorporated successfully, there is little point insisting on a design that will result in compromised accessibility.

For this reason, if a dwelling does not meet all Lifetime Home standards, then it should not be recorded as such.

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

In the absence of the detail necessary to comprehensively assess the proposed application, the following access observations are provided:



1. Ground floor flat(s) proposed as part of a house conversion should incorporate all relevant Lifetime Home Standards, unless the reasons for non-compliance can be demonstrated.
2. From the internal face of the front door, the wheelchair standard flats should feature an obstruction free area not less than 1500 mm wide and 1800 mm to any door or wall opposite.
3. In the interests of good design an entrance ramp should be avoided. It would be preferable to gently slope (maximum gradient 1:20) the pathway leading to the ground floor entrance door.
4. The bathroom should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

The plans should indicate the location of a future  $\zeta$ through the ceiling $\zeta$  wheelchair lift.

Conclusion:

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan, together with a Design and Access Statement that demonstrates how standards have been achieved.

Tree & Landscape Officer:

This site is not covered by a TPO nor inside a Conservation area.

There are several mature trees/shrubs at the end of the rear garden, however they are a not constraint to development.

This scheme is therefore considered acceptable in terms of Saved Policy BE38 of the UDP.

## **7. MAIN PLANNING ISSUES**

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

The main considerations are the principle of the subdivision of this dwelling-house into flats, design of the rear extension and impact on the character of the existing house and wider street scene, minimum space standards, the impact upon the amenities of adjoining occupiers, landscape impact and car parking provision.

Paragraph 3.5 of the Council's SPD: 'Residential Layouts' advises that in order to provide a suitable standard of residential accommodation, houses will only be considered suitable for conversion if they have a floor area of 120m<sup>2</sup> or more. The existing property is modest in size with a floor area of 72m<sup>2</sup>. Even with the proposed extensions, the proposed units do not meet minimum spaces standards. Furthermore, the loss of the existing garage means that there is only one parking space. Quite simply, the property is not considered large enough to achieve a satisfactory residential conversion.

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

This is not applicable to residential conversion schemes.

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

Neither a relevant nor material consideration as site not within a specifically designated area.

### **7.04 Airport safeguarding**

Neither a relevant nor material consideration as not within any safeguarding areas.

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

Neither a relevant nor material consideration as site not in Green Belt

#### **7.06 Environmental Impact**

Neither a relevant nor material consideration as Environmental Impact Assessment not required.

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

In terms of design and appearance, the proposed two and single storey rear extensions at 3 (d) metres would be consistent with HDAS guidance and being contained within the overall width of the semi-detached properties would be in scale and proportion and subordinate to the main properties such that they would not cause harm to the overall appearance of the original buildings nor the character and appearance of the area in general. With a proposed ridgeline of 2.1 (h) metres below the ridge of the existing roof the two storey rear extension would be in scale and proportion appearing subordinate to the main property such that it would not cause harm to the overall appearance of the original building nor the character and appearance of the area in general.

The proposed extension would, therefore, be consistent with HDAS guidance and comply with Policies BE13, BE15, BE19, BE22 and H7 of the adopted UDP (Saved Policies September 2007) and Sections 3 and 6 of the HDAS Design Guidance Residential Extensions.

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

With respect to outlook on the amenities of the nearest adjoining occupiers from their rear windows, for the occupiers of Nos. 230 and 234 Woodlands Avenue the proposed first and ground floor rear extension to No. 232 would be consistent with HDAS guidance for a semi-detached property. The first-floor extension would not lie within the 45° vision splay from the nearest first-floor window of No. 230 and due to the combined distance separating the properties comprising the shared driveway again the first-floor extension would not adversely impact on the outlook within a 45° line of sight for the occupiers of No. 234 so there would be no material change in the outlook from their rear windows. Their nearest side and rear windows are to non-habitable rooms for which overshadowing would not be a crucial factor. There are no properties to the rear and with obscured glazed side windows proposed the proposal would be consistent with HDAS guidance such that the occupiers of Nos. 230 and 234 as neighbouring properties would be unlikely to experience overshadowing, loss of outlook or loss of privacy. Therefore, it is considered that the development would meet the requirements of Policies BE20, BE21 and BE24 of the adopted UDP (Saved Policies September 2007) and guidance within Sections 3 and 6 of the HDAS Design Guidance Residential Extensions.

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

As discussed at Section 7.01, the floor area of the house is not considered to be adequate to be considered suitable for conversion. Furthermore, HDAS: Residential Layouts requires a minimum internal floor area of 50m<sup>2</sup> for a one-bedroom flat. Although the proposed plans state that the internal floor areas of the ground and first floor flats would be 49.32m<sup>2</sup> and 48.36m<sup>2</sup> respectively, officers consider that the actual floor space would be 48.6m<sup>2</sup> and 47.7 m<sup>2</sup> for the ground and first floor flats. As such, the internal floor areas do not comply with the Council's minimum internal floor areas for one-bedroom flats and the accommodation would not afford a sufficient amount of residential amenity for its future occupiers. The proposed conversion would therefore be contrary to Policy BE19 of the adopted UDP (Saved Policies September 2007) and Paragraphs 3.5 and 4.6 to 4.8 of the HDAS Design Guidance: 'Residential Layouts'.

In terms of the rear garden area, at least 20m<sup>2</sup> of rear garden should be retained for a one-bedroom flat to provide adequate amenity space. As a result of the proposed development 50m<sup>2</sup> and 62m<sup>2</sup> separately accessed rear gardens would be provided. These would meet Policy BE23 of the adopted UDP (Saved Policies September 2007), and the objectives of Paragraph 4.17 of the HDAS Design Guidance: 'Residential Layouts'.

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

The proximity of parking restrictions puts available roadside parking at a premium and is attractive to commuters, therefore on street parking would not necessarily be sufficiently available to allow for any relaxation in on site provision. One parking space is proposed, utilising a crossover, alongside the existing shared side access between Nos. 234 and 232. No provision has been made for cycle parking but this could be addressed by condition as there would be adequate space within the rear amenity area for each flat.

The Borough car parking standards for one-bedroom flats is one parking space per unit. Only one parking space is indicated. Furthermore, the loss of the garage means that potential parking provision is reduced for this property. The shared driveway serving the neighbours property prevents more than one space being provided at the front of the property. Given the site circumstances, it is considered that more than one parking space is required to prevent on-street parking, detrimental to highway and pedestrian safety. The proposal is therefore considered contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

In terms of design and appearance, the proposed two and single storey rear extensions at 3m deep would be consistent with HDAS guidance and being contained within the overall width of the semi-detached properties would be in scale and proportion and subordinate to the main properties such that they would not cause harm to the overall appearance of the original building nor the character and appearance of the area in general.

#### **7.12 Disabled access**

Policy H7 of the adopted UDP (Saved Policies September 2007) regards the conversion of residential properties into more units as acceptable in principle provided all the proposed units would be self-contained meeting minimum space standards and with an internal staircase. The relaxation of the criteria for Policy H7, would only apply where it could be demonstrated to the satisfaction of the Local Planning Authority that a particular need exists which cannot be adequately accommodated by other means. London Plan Policies 3A.4 and 4B.5 respectively refer to housing choice and creating an inclusive environment. The Access Officer noted that the application does not meet a number of Lifetime Homes criteria. Whereas in some cases Lifetime Homes issues can be covered by a condition, this is only when there is sufficient floorspace to enable revisions to be made. In this instance, the internal floor areas do not meet HDAS minimum standards. It is therefore considered that a condition can not be applied to address this issue. Failure to meet Lifetime Homes standards should be a further reason for refusal.

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

This is not applicable to a residential conversion application.

#### **7.14 Trees, Landscaping and Ecology**

There are no landscaping issues to compromise Policy BE38 of the adopted UDP (Saved Policies September 2007).

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

The Waste Strategy Manager has no issue with the absence of waste and recycling storage as it is by bag collection within this part of the Borough. The Waste Strategy Manager considers that for two small non-family flats at this site, bag collection would suffice.

#### **7.16 Renewable energy / Sustainability**

It is considered that all the proposed habitable rooms, and those altered by the proposals, would maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2004).

#### **7.17 Flooding or Drainage Issues**

The site is not with a flood risk area.

#### **7.18 Noise or Air Quality Issues**

Externally and in respect of the new build element these issues have been assessed by the Environmental Protection Unit. No objection is raised subject to conditions which would be applied had the application been recommended for approval.

#### **7.19 Comments on Public Consultations**

The material planning aspects of the objections are considered in the report. The health and safety concerns over materials left on the driveway and Party Wall Act concerns are not relevant to the determination of this planning application.

#### **7.20 Planning Obligations**

Not appropriate to this development.

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

There are no enforcement issues directly connected with these proposals.

#### **7.22 Other Issues**

There are no other relevant planning issues raised by 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**

This is not applicable to this application.

#### **10. CONCLUSION**

The main considerations are the principle of the subdivision of this dwelling-house into flats, design of the rear extension and impact on the character of the existing house and wider street scene, minimum space standards, the impact upon the amenities of adjoining occupiers and lack of car parking provision.

The existing dwelling falls significantly below the size of property normally considered appropriate for subdivision. Even with a two storey rear extension the property fails to meet internal floor space standards. Lifetime homes standards are not met. Parking provision is inadequate. As such, the application is recommended for refusal.

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

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).  
Hillingdon Design and Accessibility Statement Residential Extensions.  
London Plan 2008.  
Lifetime Homes  
Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

London Plan 2008 Annex 4 Parking Standards

**Contact Officer:** Peter Unthank

**Telephone No:** 01895 250230



**Notes**

 Site boundary  
For identification purposes only.

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London Borough of Hillingdon  
100019283 2009

Site Address

**232 Woodlands Avenue  
Ruislip**

Planning Application Ref:

**66932/APP/2010/793**

Planning Committee

**North** Page 54

Scale

**1:1,250**

Date

**June 2010**

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

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** 2 HILLIARD ROAD NORTHWOOD

**Development:** Conversion of dwelling to 3 one-bedroom and 1 three-bedroom flats to include conversion of roofspace to habitable use to include a rear dormer, 2 rear and 1 front rooflights and new gable end window to side and part two storey, part single storey side and rear extension.

**LBH Ref Nos:** 34684/APP/2010/841

**Drawing Nos:** 1:1250 Location Plan  
2152-56  
2099/10  
2152.57 (Photograph)  
2099/11  
2152.54  
2152.51  
2152.53  
2152.52  
2152.58 (Proposed Sketch)  
2152-55  
Design and Access Statement

**Date Plans Received:** 15/04/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 30/04/2010

### 1. SUMMARY

This proposal is to convert an end of terrace property into 3 one-bedroom and 1 three-bedroom flats, involving a part single storey, part two storey side and rear extension and conversion of the existing and extended roof space to provide habitable accommodation with the installation of a rear dormer window and rooflights. The site is within the Old Northwood Area of Special Local Character.

The existing dwelling falls below the size of property normally considered appropriate for subdivision. Even with the two storey side and rear extension, the property fails to meet internal floor space standards for all the units. Lifetime homes standards also cannot be met. Car parking and cycle storage provision have also not been provided. As such the proposed conversion of this property is not acceptable.

Furthermore, the proposed two storey side and rear extension is not considered to be sufficiently subordinate to the original property and the two storey side extension, although it would replicate the existing design of the house, would accentuate its unwieldy and awkward appearance. The use of the shared amenity space would also result in the loss of privacy from the ground floor units. It is recommended that the application be refused.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

1      NON2      Non Standard reason for refusal

The proposed two storey side and rear extension, by reason of its siting, bulk, matching ridge height with the original roof and design, would fail to appear subordinate to the original dwelling and the side extension would accentuate the unwieldy and awkward design of the two storey set back at the side of the house. As such, the proposal would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Character, contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed rear dormer, by reason of its siting, bulk and size, would fail to appear subordinate within the rear roof slope, and would be detrimental to the character and appearance of the original property and the surrounding Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The application property is not of a sufficient size to provide a suitable scheme of residential conversion and one of the proposed ground floor one-bedroom flats and the three-bedroom first floor flat would fail to provide an adequate internal floor area to afford an adequate standard of residential amenity to future occupiers. As such, the proposal would result in sub-standard residential accommodation, contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposed shared use of the rear garden area would not afford an appropriate level of privacy to the rear habitable rooms of the ground floor flats. As such, the occupiers of these units would be overlooked to an unacceptable degree. The proposal would therefore not provide a suitable level of residential amenity for these occupiers, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal involves the loss of off-street car parking spaces and fails to make provision for off-street car parking to serve the proposed flats. The proposal would therefore be likely to give rise to additional on-street car parking, detrimental to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 NON2 Non Standard reason for refusal**

The proposal fails to make provision for covered and secure cycle storage, in accordance with the Council's adopted cycle parking standards. The proposal would therefore be likely to encourage reliance upon the private car, contrary to energy efficiency and sustainability objectives, Chapter 3C of the London Plan (February 2008) and Policy AM9 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 NON2 Non Standard reason for refusal**



The proposal fails to satisfy Lifetime Homes standards, contrary to Policies 3A.5 and 4B.5 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon January 2010.

## INFORMATIVES

### 1 I52 **Compulsory Informative (1)**

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

### 2 I53 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
HDAS	Residential Extensions Residential Layouts Accessible Hillingdon
SPG	SPD Planning Obligations 2007

## 3. CONSIDERATIONS

### **3.1 Site and Locality**

The application site is located on the eastern side of Hilliards Road, some 36m to the north of its junction with Pinner Road. It forms the first property fronting the road, and is a good quality, late Victorian/Edwardian end of terrace house. The terrace of 4 has a degree of uniformity in that the houses have double height canted bays below timbered gables, sited adjacent to recessed front doors set behind arched openings. The two central properties have paired front doors positioned side by side. No.2 does differ somewhat in that it has a two storey set back to one side with a cut away eaves detail which appears to be original. The house also has an original projecting two storey rear wing and a later attached side garage. There is also a large outbuilding at the end of the rear garden.

Adjoining the site along the southern side boundary is a footpath to the rear of the adjoining retail parade fronting Pinner Road, which mainly provides access to the first floor flats. The rear yard areas are mainly used in connection with the commercial units. The application site forms part of the Old Northwood Area of Special Local Character as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3.2 Proposed Scheme**

Planning permission is sought to convert the dwelling to 3 one-bedroom and 1 three-bedroom flats, involving the erection of a part two storey, part single storey side and rear extension and conversion of the roofspace to habitable use, with the installation of a rear dormer window and one front and two rear rooflights. The proposal would involve the demolition of the existing side garage.

The side extension would be 2.8m wide and extend to the side boundary. On the ground floor, it would have an overall depth of 10.8m and align with the existing porch, projecting by 3m at the rear from the main rear elevation of the property. On the first floor, the side extension would have an overall depth of 9.0m, aligning with the recessed part of the front elevation, with a similar 3m deep projection at the rear. The ground floor of the rear extension would have an overall width of 9.5m, extending across the full width of the original house and proposed side extension. At first floor level, the rear extension would be set in by 3.2m from the side boundary with No.4 Hilliard Road, and have a width of 6.3m. The side and rear elements of the extension would be finished with gable ends, with a matching ridge height to that of the main roof. The rear dormer would be 2m wide, 1.95m high, set up from the eaves by 300mm.

The ground floor would provide 2 one-bedroom flats, the first floor a three bedroom flat and the converted extended roof space a one-bedroom flat. No off-street parking is proposed.

### **3.3 Relevant Planning History**

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

None

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

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

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- H7 Conversion of residential properties into a number of units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- LPP London Plan (February 2008)
- HDAS Residential Extensions  
Residential Layouts  
Accessible Hillingdon
- SPG SPD Planning Obligations 2007

**5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- **10th June 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

25 neighbouring properties have been consulted and a notice has been displayed on site. 5 individual responses have been received, together with a petition with 35 signatories. The petition did not raise any particular concerns, although the covering letter does state that in addition to the concerns already raised by one of the individual objectors (summarised in points (i) to (v) below), this terrace is prone to internal flooding during periods of heavy rain.

The individual responses raise the following concerns:-

- (i) Property forms part of an attractive terrace of 5 properties and proposal is out of character and out of scale with Victorian terraces, not in keeping with an Area of Special Local interest;
- (ii) Proposal represents overdevelopment of the site that adversely affects neighbouring properties;
- (iii) Proposal makes no provision for off-street parking and will exacerbate existing lack of parking in the street, which is particularly acute at this end of Hilliard Road due to adjoining shops;
- (iv) This is a modest sized family house, designed as such, and should remain such when there is a need for this type of family housing;
- (v) Additional properties would exacerbate existing sewerage problems.

Northwood Residents' Association: No response received.

Northwood Hills Residents' Association: No response received.

### Internal Consultees

Conservation Officer:

PROPOSAL: Conversion to 4 flats, addition of a rear dormer and side and rear additions

BACKGROUND: This is a late Victorian/Edwardian two storey end of terrace property located in the Old Northwood Area of Special Local Character. This is an area of very traditional, good quality housing from the late Victorian period onwards.

The terrace comprises 4 properties of similar design i.e. with double height canted bays below timbered gables, positioned adjacent to recessed front doors set behind arched openings. The two central properties have paired front doors positioned side by side. No.2 has a slightly different design, as the building has a two storey set back to the side. This design nuance, however, which appears to be an original detail, gives the building a slightly unwieldy appearance with a large area of render above the later first floor window. There is also a modern, part glazed porch addition to the front of the property.

CONSIDERATION: The Council's design guidance advises that two storey side extensions will be considered in terms of their setting and with particular reference to the character and overall quality of the street scene.

It is important that additions read as secondary elements to the original building. They should allow the history of the development of the building to be easily read, whilst reflecting the character and architectural style of the property.

Whilst the proposed two storey side addition replicates the features of the existing set back to the front of the house, when seen together, they would create the appearance of an overly wide two storey side addition, wider than the principal part of the frontage. The addition would not, therefore, appear as visually subordinate to the original house. The extension of the projecting porch feature across the width of the addition would create a highly visible and incongruous feature, that would detract from the appearance of the terrace as a whole. The large amount of brick work over the proposed first floor window to the front would replicate and amplify an existing unwieldy feature, detracting from the street elevation of the building.

To the rear, the Council's design guidance advises that additions should ideally have a ridge line that is 0.5m below the ridge line of the main building, this has not been achieved in this case. The windows to the addition have a horizontal emphasis rather than vertical, which would be characteristic of properties of this period. The proposed dormer window is also over wide, although it is noted that other properties in the terrace have been extended with large roof additions.

No provision has been made for parking, although the applicants have noted that one space could be created on site. It is difficult to see how this could be achieved without detriment to the street scene by the loss of what little space exists to the front of the property.

With regard to the proposal, ideally the side addition should be set back off the boundary by 1m for the full height of the new extension.

**CONCLUSION:** Whilst there would be no objection in principle to an extension of the property, the design approach and detailing of the proposed additions are poorly considered and of a quality that is not consistent with that required in such a sensitive location.

Highway Engineer:

The proposals will result in loss of a garage and a parking space in front and would increase the parking demand associated with the site.

On-street parking has been observed to be congested. The applicant has failed to demonstrate the availability of car parking for the site. In the absence of information and considering the existing congested parking situation, the proposals are only going to worsen the situation, leading to conditions prejudicial to highway safety.

The Council has minimum cycle parking standards of 1 space for 1-2 bedroom flats and 2 spaces for 2+ bedroom flats. The applicant has failed to provide any cycle parking for the development.

Consequently, the application is recommended to be refused, as it is considered to be contrary to policies AM7, AM9 & AM14.

Trees and Landscape Officer:

I refer to the above application, a Design & Access Statement, drawing Nos. 2152-51, 52, 53, 54, 55, 56, 58, 2099.10,11 and a recent site visit:

**THE SITE** - The site is not affected by TPO or Conservation Area designation. There are no trees visible from the front of the property.

**THE PROPOSAL** - The proposal to convert the house into flats includes the demolition of the garage and the construction of a two-storey side extension. This will result in the loss of a parking space and the remaining driveway is less than the standard 4.8 metres length required for a parking space. The existing garden space to the left of the front door will not be affected by the

proposal.

LANDSCAPE ISSUES - Saved policy BE38 seeks the landscape enhancement as in association with new development. DCLG/EA guidance seeks the provision of SUDS compliant hard-standing in front gardens.

The proposal is to convert the building into flats. Therefore it will be necessary to secure landscape maintenance for the communal external spaces.

RECOMMENDATION - No objection subject to conditions TL5, TL6 and TL7.

Education Services:

No education contribution would be required.

## **7. MAIN PLANNING ISSUES**

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

This is an established residential area where there would be no objection in principle to creating more residential units on site, subject to relevant planning considerations and policies in the Unitary Development Plan (Saved Policies, September 2007).

In terms of the conversion of this property, the traditional residential character of a street can be adversely affected by the cumulative impact of too many properties being converted to more intensive residential uses. Paragraph 3.5 of the Council's SPD: 'Residential Layouts' advises that the redevelopment of more than 10% of properties in any one street to flats is unlikely to be acceptable. In Hilliard Road, no properties appear to have been converted, with only two small purpose built flatted blocks in the road (Nos. 36/36A and 37/73A Hilliard Road).

The paragraph also advises that in order to provide a suitable standard of residential accommodation, houses will only be considered suitable for conversion if they have a floor area of 120m<sup>2</sup> or more. The existing property is reasonably modest in size with a floor area of 102m<sup>2</sup>. Even with the proposed extensions, a number of the proposed units do not meet minimum internal floor spaces standards (See Section 7.09). Furthermore, the loss of the existing garage results in no parking being provided on a site which would now comprise three additional residential units. The property is not considered to be suitable to achieve a satisfactory residential conversion.

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

This scheme involves the residential conversion of an existing house so that density criteria are not relevant.

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

The proposed two storey side extension would maintain the prevalent front and rear building lines on Hilliards Road so that it would not appear unduly dominant. The extension would immediately abut the side boundary, where normally a 1m set in would be required, but design guidance does state that where side boundaries adjoin a road or open space, there may be some scope for flexibility. In this instance, the site adjoins a footpath, beyond which are the rear yard areas of the units in the retail parade fronting Pinner Road. As such, it is considered that there would be no specific requirement for a 1m set in to accord with Policy BE22 of the UDP (Saved Policies). However, the size and bulk of any side extension would have implications for the suitability of its design as discussed below.

The two storey set back with a cut away eaves detail does give the building a somewhat unwieldy and awkward appearance with a large area of render above a latter first floor window. This proposal would extend this set back to the side boundary, with a gable roof with a ridge height matching that of the original roof. It is considered that the design would not appear sufficiently subordinate to the original property whilst greatly accentuating the awkward and unwieldy appearance of the set back.

The rear gable roof on the two storey rear extension also matches the height of the main ridge and this should be reduced to ensure that the two storey rear extension appears more subordinate and better reflects the height and proportion of adjoining original gables, by reducing the width of the rear extension.

The rear dormer is also considered to be too large and sited too close to the eaves of the roof to appear sufficiently subordinate. As such, the proposal is contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009) and Paragraphs 5.0, 6.4 and 7.7 of the Council's SPD HDAS: Residential Extensions.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

This is considered in Section 7.03 above.

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

The proposed two storey side extension would be sited some 16m from the projecting wings of the rear elevations of the first floor flats in the adjoining retail parade on Pinner Road. The yard areas at the rear of the parade tend to be used in connection with the commercial units and little if any amenity use is made of them. The two storey rear extension would be sited 3.2m from the side boundary with No.4 and would not project any further to the rear than its projecting wing. An infill conservatory has been added between the shared boundary and No.4's projecting wing which the proposed single storey rear extension would not project beyond. As such, there would be no breach of the 45° line of sight from neighbouring habitable room windows. Although the conservatory at No. 4 contains side windows, they are high level, with the conservatory mainly being lit by its glazed rear elevation and roof. It is therefore considered that the proposed extensions would not be detrimental to the amenities of adjoining residents by reason of dominance and loss of light, in accordance with Policies BE20 and BE21 of the saved UDP.

The majority of the proposed windows would overlook the road or the rear garden so that there would be no additional loss of privacy. The only exception to this are two side windows. One would serve a bathroom and has been shown to be obscure glazed, whereas the gable window would serve the kitchen. However, it is considered that the potential for any loss of privacy from this window would be minimal, given that it would be sited over 21m away from their habitable rooms windows and the rear areas do not provide amenity space (there are windows in the projecting wings of at the rear of the parade but these serve kitchens). As such, there would be no loss of privacy to neighbouring properties resulting from the proposed development, in accordance with Policy BE24 of the saved UDP.

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

As discussed at Section 7.01, the floor area of the house is not considered to be adequate to be considered suitable for conversion. Furthermore, HDAS: Residential Layouts requires a minimum internal floor area of 50m<sup>2</sup> for one-bedroom and 77m<sup>2</sup> for three-bedroom flats. As measured from the plans, the ground floor one-bedroom flats would have internal floor areas of 38.4m<sup>2</sup> and 52.1m<sup>2</sup> and the loft flat 54.2m<sup>2</sup> (although the plans state floor areas of 37.8m<sup>2</sup>, 40.8m<sup>2</sup> and 55.0m<sup>2</sup>). The second floor three-bedroom flat would have a floor area of 60.4m<sup>2</sup> (the plan gives a figure of 66.2m<sup>2</sup>). As such, the internal floor area of one of the one-bedroom ground floor flats and the three-bedroom flat would not comply with the Council's minimum internal floor areas and the accommodation would not afford a sufficient amount of residential amenity for its future occupiers. The proposed conversion would therefore be contrary to Policy BE19 of the adopted UDP (Saved Policies September 2007) and Paragraphs 3.5 and 4.6 to 4.8 of the SPD HDAS: Residential Layouts.

In terms of the rear garden area, at least 20m<sup>2</sup> of amenity space should be provided for one-bedroom and 30m<sup>2</sup> for three-bedroom flats. With a retained rear garden area of 114m<sup>2</sup>, the proposal would satisfy the quantity of space required to satisfy standards. However, the space would be shared with access for the first and second floor flats gained by use of a side gate and the adjoining footpath. Although not ideal, it is considered that access would not be so inconvenient and circuitous to these occupiers as to justify refusal on the grounds that the space would not be usable. Of more concern is the lack of any defensible space to the rear of the ground floor flats. As such, the shared use of the rear garden would result in a lack of privacy to their rear habitable rooms. As such, the scheme would be contrary to Policy BE23 of the saved UDP and Paragraph 4.18 of the HDAS: Residential Layouts.

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

The proposal would result in the loss of two off-street car parking spaces, one within the garage, the other in front of it. The Council's car parking standards state that 1.5 spaces per unit would be required. No car parking provision has been provided (the Design and Access Statement states that one space could be provided, but this is doubtful, given the restricted size of the front garden and the need to provide pedestrian access to the front door). The Council's Highway Engineer advises that given the lack of any parking provision, the proposal would be likely to give rise to demand for additional on-street parking in a road which is heavily parked. This would prejudice highway and pedestrian safety, contrary to Policies AM7(ii) and AM14 of the saved UDP. Also, no provision has been made for cycle parking, contrary to Policy AM9 of the saved UDP.

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

These issues have been considered in Section 7.03 above.

#### **7.12 Disabled access**

The proposal fails to satisfy Lifetime Homes standards and this issue could not be dealt with by condition if the application were to be recommended differently, given the small size of a number of the units. As such, the proposal is contrary to Policies 3A.5 and 4B.5 of the London Plan (February 2008) and the Council's HDAS: Accessible Hillingdon January 2010.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Tree Officer advises that there are no objections to the scheme on tree or landscape grounds.

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



This could have been dealt with by condition if the application had been recommended favourably.

#### **7.16 Renewable energy / Sustainability**

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

#### **7.17 Flooding or Drainage Issues**

A sustainable urban drainage scheme could have been secured by condition to mitigate against any additional risk of flooding posed by the proposal had the application been recommended differently.

#### **7.18 Noise or Air Quality Issues**

A sound insulation scheme to protect the flat occupiers and their neighbours from noise could have been dealt with by condition if the application were to have been recommended favourably.

#### **7.19 Comments on Public Consultations**

As regards the separate point made in the covering letter submitted with the petition and points (i) to (iii) of the individual responses are dealt with in the main report. Point (iv) is noted and point (v) regarding sewerage is not a material planning consideration.

#### **7.20 Planning Obligations**

Education Services advise that no contribution would be sought from this development towards additional education space. The scale and nature of the development would not attract a requirement for a contribution towards any other type of community facility. The proposal accords with Policy R17 of the saved UDP.

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

Not applicable to this application.

#### **7.22 Other Issues**

There are no other relevant planning issues raised by 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**

Not applicable to this application.

#### **10. CONCLUSION**

The existing dwelling falls below the size of property normally considered appropriate for subdivision. Even with the two storey side and rear extension, the property fails to meet internal floor space standards for all the units. Lifetime homes standards also cannot be met. Car parking and cycle storage provision have also not been provided. As such, the proposed conversion of this property is not acceptable.

Furthermore, the proposed two storey side and rear extension is not considered to be sufficiently subordinate to the original property and two storey side extension, although it would replicate the existing design of the house would accentuate its unwieldy and awkward appearance. The use of the shared amenity space would also result in the loss of privacy from the ground floor units. It is recommended accordingly.

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


- (a) London Plan (February 2008)
- (b) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (c) Hillingdon Design and Accessibility Statement: Residential Extensions
- (d) Hillingdon Design and Accessibility Statement: Residential Layouts
- (e) Hillingdon Design and Accessibility Statement: Accessible Hillingdon
- (f) Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
- (g) Letters making representations

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary  
For identification purposes only.

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Site Address	
<b>2 Hilliard Road Northwood</b>	
Planning Application Ref:	Scale
<b>34684/APP/2010/841</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 67	<b>June 2010</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 Head of Planning & Enforcement

**Address** 40 ELGOOD AVENUE NORTHWOOD

**Development:** Single storey rear extension with 2 rooflights, first floor side extension, front porch, conversion of integral garage to habitable space with new window to front and enlargement/alterations of existing loft space to include 1 rooflight to side and juliette balcony and new gable end window to rear.

**LBH Ref Nos:** 2276/APP/2010/811

**Drawing Nos:** BL/2010/4  
BL/2010/5  
BL/2010/3  
BL/2010/1  
BL/2010/2

**Date Plans Received:** 09/04/2010

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

**Date Application Valid:** 19/04/2010

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a large extended detached property with a 15.5m (w) west facing rear garden. The nearest neighbour, No.38 has a two-storey side extension up to the boundary with the garage to No.40. Neighbouring properties opposite have also been extended, but are separated by generous front gardens and the highway width of the Elgood Avenue. The application site is adjacent to Tree Preservation Order\_171, lies within the Gate Hill Farm Estate Area of Special Local Character and a developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### 1.2 Proposed Scheme

The application seeks planning permission for the following:

Front porch:

The proposed front porch with portico would have dimensions of 2.68m (w) x 3.44m (d) x 2.4m eaves - 3.3m (h) to the ridge.

Conversion of integral garage:

The garage would be converted to a downstairs bedroom with en-suite with a new front matching window and integral access.

First floor side extension:

The proposed development is for a first floor hipped roof extension above an existing garage to provide an enlarged third bedroom. Its dimensions would be 2.55m (w) x 4.85m (d) x 5.5m eaves - 8.5m ridge (h) with single windows front and rear.

Single storey side and rear extension:

The application also proposes a flat roofed single storey side to rear extension combined with a part flat roofed and mono-pitched roofed, with roof-lights, rear extension with no side windows but 3 sets of bi-folding French doors opening onto the garden from extended lounge and family room. Its dimensions would be 14.2m (w) x 3.65m (d) x 2.95m (h) with the mono-pitch section being 2.5m (eaves) - 3.4m (apex).

Rear conjoined gable to second-floor/roof with Juliette balcony:

The planning permission for the loft conversion to the property provided additional bedrooms but it would appear that the fourth bedroom French doors facing No. 38 were never installed and instead a rear facing roof-light provides the only light to bedroom 4 whilst there is a dormer window to bedroom 5 and a side roof-light. It is proposed, therefore, to extend the rear staggered rear elevations providing a conjoined Dutch gable wall to both sections of the staggered rear elevation moving the dormer window to bedroom 5 rearwards and installing rear facing French doors with a Juliette balcony to bedroom 4.

### 1.3 Relevant Planning History

2276/B/89/1247                      40 Elgood Avenue Northwood

Erection of a part two storey, part single storey rear extension and construction of room in roofspace with dormer window to rear elevation

**Decision Date:** 16-02-1990      Approved                      **Appeal:**

#### Comment on Planning History

APP 2276/C/90/4579 - single and two-storey extensions and loft conversion approved 16/10/1990.

### 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

EXTERNAL:

16 neighbours, Northwood, Northwood Hills and Gate Hill (Northwood) Residents Associations consulted. Four letters, including one from the Gatehill (Northwood) Residents Association, received objecting to the proposal on the following grounds:-

1) The proposed porch, by reason of its size, design and forward projection beyond the front wall would represent an incongruity, be visually intrusive and would detract from the

appearance of the original house, the street scene generally and the character and visual amenities of the Gatehill Farm Estate of Special Local Character.

2) The existing garage projects forward from the line of the house and the prospective change of use to a habitable room with a window on the front facing the road nearby would represent an incongruity, be visually intrusive and would detract from the appearance of the original house and garage, the street scene generally and the character and visual amenities of the Gatehill Farm Estate of Special Local Character.

3) Concerns about the prospective 1st floor extension to be situated upon the adjoining existing wide garage and part rear extension, which abut the neighbouring 2 storey No.38 Elgood Avenue. Currently there are attractive views from Elgood Avenue to the trees to the rear of these properties over the flat roof of the garage which is a particular feature of the Gatehill Farm Estate. In addition the existing gap enables welcome sunshine and light to flow through to the garden of No.38 in the early morning which otherwise has some shadow later from No.40 and its existing extensions. Not only will the prospective 1st floor extension extensively block the above views but will effectively provide a terraced effect making a virtual semi-detached appearance of bulk and dominance, which would present an alien feature not seen anywhere else on these older private roads of the estate. Any morning sunshine and light of course would also be blocked to the immediate rear amenity space of No.38.

The proposed first floor extension fails to harmonise with the existing house and introduces a strong horizontal emphasis to the property that does not empathise with the scale proportion and composition of the original property. Furthermore, the extension would provide a built-up appearance to the original house and be detrimental to the current open and spacious nature of the site and this part of the Gatehill Farm Estate.

4) Significant concerns also raised with the proposed further ground floor extension pushing down the garden, in addition to that existing of over 4 metres which was sanctioned in 1990. The extension existing is already dominant and affecting the amenity space of No.38 with the wall of the existing extension on the boundary with No.38 extending beyond the 45 degree angle from the french windows of the lounge at No.38. Any additional extension at all to the rear of No.40 will provide a boxed, enclosed feeling to the amenity space of No.38, extend further their lack of views to the south west from their lounge windows and outside area and together with the proposed 1st floor extension provide a dominant, walled boundary affecting the private life and amenity of any occupants of No.38.

5) The prospective works to the front garden to provide additional hard standing will mean destruction of shrubs, grass and greenery. Hard surfacing of front gardens to provide new or additional off-street parking can be detrimental to the local streetscape and character of an area and we believe this would be the case in this Area of Special Local Character

6) This is altogether an un-neighbourly application which would be to the detriment of the Gatehill Farm Estate of Special Local Character.

7) Potential overloading of the sewage system, of parking in the turning head, late night parties and rubbish being strewn outside the property.

8) Loss of privacy from the proposed window in the rear of the first floor extension.

9) The present garage roof of 40 Elgood Avenue is attached to No.38 by roofing felt and therefore already encroaches over the boundary line and in effect joins the detached properties. Concerned about damage to No.38 if this is removed. There also does not appear to be adequate room between the buildings for guttering.

10) The new, larger, rear roof extension would tower above the sloping angle of the existing rear roof and would very much affect the view from rear bedroom windows and the light into that bedroom and will also cause an even more dominating presence over the rear of our property and could affect the light coming into our garden.

11) The property at 40 Elgood Avenue has already been substantially extended in 1990 the effect of which already represents a disproportionately dominating feature against our house. The unusual position of the property set back from the road and at an angle to our house should also be taken into consideration as any further rear or side extension would be particularly intrusive to the enjoyment of our property.

A 24 signature petition has been received opposing the proposal on the basis of loss of amenity to the occupiers of No.38 Elgood due to terracing effect of first floor addition, dominant enclosure of amenity space and adverse effect on trees and greenery of the Gate Hill Farm Estate.

INTERNAL:

Conservation Officer:

Background: This is a simply designed large detached house, built in 1960's within the Gate Hill Estate Area of Special Local Character. Whilst modern, the style and design of the house relates well to the area which is characterised by large individually designed 1930's houses with wide frontages set within generous plots.

Comments: The submitted drawings are incorrect, as the first floor plan does not show the proposed single storey rear extension or the front porch.

The house has been extended in the past with a large single storey and part two storey rear extensions. The resulting rear elevation appears incoherent with a very large crown roof and a gable end. This has largely compromised the original design and simple form of the house. The current scheme proposes a further single storey rear extension along with a Juliet balcony to the loft and a two storey element to the side.

The proposed rear extension would be considered 'second generation' extension and the resulting depth would exceed the guidance in HDAS (paragraphs 3.4 and 3.5) when taken together with the existing extension. It would be, therefore, unacceptable in principle.

In addition, the proposed Juliet balcony to the rear would give the appearance of an additional floor, which would be detrimental to the architectural integrity of the original house, and would relate poorly to the main house in design terms. It is, therefore, unacceptable.

To the side, the proposed first floor extension sits over the existing garage and whilst slightly set back from the main frontage, the extension would close the visual gap between this and the neighbouring property. This would have a significant detrimental impact on the character and street scene of the area. Given the projecting garage, the first floor



extension would relate poorly to the flat roof section of the same. It is, therefore, unacceptable.

To the front, the scheme proposes a very deep porch, classical in appearance which does not reflect the style and design of the property and fails to appear subordinate to the main house. It is, therefore, unacceptable.

Recommendation: Given the planning history of the site there is very little scope of extending this property further. Complete demolition of the earlier and rebuilding a new extension in accordance with the HDAS may lead to a more cohesive design. The first floor side extension should be further set back from the main house. A simply designed porch, as existing may be considered more appropriate.

CONCLUSION: Unacceptable.

Trees and Landscapes Officer

The plans show several numbered trees on site, however there is no tree report to refer to. There are no protected trees on site, however there is a mature Oak and Hornbeam (both protected by TPO 171) to the rear (off site) and a non-protected hornbeam located in the rear garden. Given that the root protection zones of these trees will fall inside the rear lawn of this property, protective fencing should be erected across the garden (12m from the rear of the house) during construction. Norway Spruce (T1) is close to the proposed extension, however the tree is not a constraint to development.

The plans should be amended to show all trees as retained and the species should also be added (T1 -Norway Spruce, T2, stump, T3 - Hornbeam, T4 - Hornbeam, T5 - Oak, T6 - Sycamore, T7 - Lawson Cypress). Furthermore, the protective fencing should be shown as detailed above.

Subject to these amendments and conditions TL1, TL2 and TL3 (amended to remove section asking for details of fencing), this scheme is considered acceptable in terms on Saved Policy BE38 of the UDP.

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

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
AM14	New development and car parking standards.
HDAS	Residential Extensions - Sections 3, 4, 5, 6, 7, 8 and 11
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main considerations are design and impact of the proposed extension on the existing property and the wider street scene taking into account its visual effect whether this would preserve or enhance the character or appearance of the local area, the impact upon the amenities of adjoining occupiers, the reduction in the size of the rear garden as a result of the proposed extension and car parking provision.

Front porch:

In terms of design and appearance, the proposed porch would have a classical appearance that does not reflect the style and design of the property. It would also have an overall projection of 3.44m (d) beyond the existing front building line, some 2.44 metres greater than the 1m (d) recommended by HDAS: Residential Extensions. It would, therefore, be overly deep, not subordinate and would not be in harmony with the design features and architectural style that are predominant in the area and would not sit comfortably with the front elevation to the property which has already been disturbed by the front projection of the garage. Overall the proposed porch would, therefore, be an overbearing, dominant and disproportionate addition to the property harmful to the appearance and character of the neighbouring Area Of Special Local Character compromising Policies BE5, BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007) and Section 8 of the HDAS: Residential Extensions.

Conversion of integral garage:

It is considered that the proposed removal of the garage door and its replacement with a matching casement window above a shallow brick wall would not result in a conspicuous and visually intrusive development with any consequent harm to the street scene nor cumulatively damage the existing character of the surrounding neighbourhood. The provision of an internal door from the main dwelling house would ensure that the conversion, being physically linked, would form an integral part of the existing house. In terms of visual impact, the conversion would not cause unacceptable harm to the character and appearance of the property and the street scene in general, satisfying Policies BE5, BE13, BE15 and BE19 of the adopted UDP (Saved Policies September 2007) and Section 9 of the HDAS: Residential Extensions.

First floor side extension:

In terms of design and appearance, for detached properties there is at HDAS Paragraph 5.7 no requirement for a set back from the front elevation or a set down from from the main ridgeline but the proposal incorporates both. Consequently, relative to the remainder of the house, the proposed narrow first floor addition would be set back from the front elevation, appearing to be both balanced and visually subordinate to the property. Moreover, No.40 does not occupy a particularly prominent position being set back from the highway and hidden by the two storey side extension to No.38. However, because of the proximity of this two-storey side extension to the boundary, the indicated 1m (w) gap would be insufficient as it would not protect the gap between properties and would result in them combining visually to form a terraced appearance. HDAS at Paragraph 5.1 requires a minimum of 1.5m (w) from the flank wall of a first-floor extension and in the case of properties within the Gate Hill Farm Estate Policy BE22 requires that a gap of 1.5 metres from the boundary should be maintained for the full height of the building. As a result of the proposed side extension, the neighbouring properties would appear to coalesce having a significant detrimental impact on the street scene and character of the area. The proposed development would not be in harmony with the design features and architectural style that are predominant in the area, causing unacceptable harm to the visual amenity and character of the street scene within this Area of Special Local Character, thereby compromising Policies BE5, BE13, BE15, BE19 and BE22 of the adopted UDP (Saved Policies September 2007) and Section 5 of the HDAS: Residential Extensions.

Single storey side and rear extension:

At 3.65m (d) the proposed side/rear extension would only just exceed the 3.6m (d) of the HDAS guidance at paragraph 3.4 for single storey rear extensions, but would be less than the 4m (d) for two storey rear extensions to detached properties. In isolation, given the size of the property and the extensive rear garden, the scale, design, layout and appearance of the proposed single storey rear extension would be subordinate to the main house. However, in terms of design and appearance the proposed rear extension would be considered to be a second generation extension and the resulting depth would exceed the guidance in HDAS (paragraphs 3.4 and 3.5). When taken together with the existing extension, it would no longer appear subordinate to the original dwelling-house, causing harm to the overall appearance of the original building and the character and appearance of the area in general. In view of these factors, it would therefore, be unacceptable in principle and would cause unacceptable harm to this Area of Special Local Character contrary to Policies BE5, BE13, BE15, and BE19 of the adopted UDP (Saved Policies September 2007) and Sections 3 and 4 of HDAS: Residential Extensions.

Rear conjoined gable to second-floor/roof with Juliette balcony:

In terms of design and appearance the property has been extended in the past with a large single storey and part two storey rear extensions. The resulting rear elevation appears incoherent with a very large crown roof and a gable end. This has largely compromised the original design and simple form of the house. The current scheme proposes a further single storey rear extension along with a Juliette balcony to the rear that would give the appearance of an additional floor, which would be detrimental to the architectural integrity of the original house, and would relate poorly to the main house in design terms. The proposed development would, therefore, neither be subordinate nor in scale and proportion to the main property such that it would cause harm to the overall appearance of the original building and the character and appearance of the area in general compromising Policies BE5, BE13, BE15 and BE19 of the adopted UDP (Saved

Policies September 2007) and Sections 6 and 7 of the HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the proposals, would maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2004).

With regard to the impact upon the amenities of the occupiers of adjoining properties, the nearest property affected by the proposed development would be No.38 Elgood Avenue. The occupiers of this property would be affected in terms of their outlook from the patio doors to their lounge. Due to the west facing orientation of the properties, overshadowing will already be an issue that is unlikely to be materially aggravated by the proposed development.

For side extensions HDAS guidance applies the same principle as for rear extensions indicating that for the rear extension element planning permission may be given if the proposed development does not result in a loss of daylight, sunlight or outlook to neighbouring properties and where the extension does not extend beyond a 45° line of sight taken from the middle of the nearest window of a kitchen or habitable room of a neighbouring property. Consideration, therefore, has to be given as to whether the proposed extension would extend beyond a 45° line of sight taken from the middle of the nearest window of a kitchen or habitable room of a neighbouring property and whether the proposed extension would result in a significant reduction in the level of amenity that an existing or future occupier of the property could reasonably expect to enjoy.

With regards to the occupiers of No.38 Elgood Avenue, the proximity of the south-side elevation proposed side/rear extension would, because of the acute angle between their rear elevation and the side elevation of No.40 Elgood Avenue, would mean that the proposed side/rear extension to No.40 would lie within the 45° vision splay from the patio window to their lounge. The existing ground floor side extension, however, is already visible from the patio doors and any second-generation extension to that would have a further harmful and detrimental impact on the view from the property. It is considered, therefore, that the elongated flank wall adding an additional 3.65m (d) would create an overbearing and oppressive tunnelling effect to views from the property which would be severely detrimental to their outlook. Consequently, there would be significant adverse impact causing unacceptable harm and material loss of outlook for the occupiers of No.38 Elgood Avenue, thereby, compromising Policy BE21 of the adopted UDP (Saved Policies September 2007) and Sections 3 and 4 of the HDAS: Residential Extensions.

With regard to privacy, the introduction of a rear window to the first floor side extension, this window, compared to the other windows of the staggered rear elevation would be set back and as a consequence due to its elevated position elevation would allow a view of No.38's rear garden beyond approximately 4m (d) from their rear elevation. However, the windows in the existing rear elevation of the property allow similar views to the rear garden of No.38 and given that privacy to the patio area immediately adjacent to the rear of No.38 is not compromised, the proposed bedroom window to the first floor side extension for No.40 would not cause an unacceptable degree of overlooking such that it would be contrary to Policy BE24 of the adopted UDP (Saved Policies September 2007) and Section 5 of the HDAS: Residential Extensions.

To the rear of No. 40 Elgood Avenue is Elleselle, a detached property. When considering the possibility of overlooking HDAS Sections 6 + 5 for two storey rear/side extensions at Paragraphs 6.12 and 6.13 advocates that the distance should not be less than 21 metres

between facing habitable room windows and may need to be greater for living rooms whereas Paragraph 5.14 for first floor extensions requires a minimum of 24 metres for side extensions from habitable room window to patio window.

The depth of the rear garden to No.40 Elgood Avenue is 21 metres from the rear building line and approximately the same distance again for the rear garden of Elleselle in combination exceeding 24 metres. As none of the proposed and repositioned rear windows would be any closer than the existing rear elevation, the introduction of conjoined rear Dutch gable second floor elevations would not, affect the privacy of the occupiers of Elleselle to any great extent than at present, thereby, satisfying Policy BE24 of the adopted UDP (Saved Policies September 2007) and Sections 5, 6 and 7 of the HDAS: Residential Extensions.

In terms of the garden area for a 5 bed-roomed property, there should be at least 100m<sup>2</sup> of rear garden retained to provide adequate amenity space. The residual rear garden would have an area well in excess of 330m<sup>2</sup> thus complying with Policy BE23 of the adopted UDP (Saved Policies September 2007) and Sections 3, 4, 5, 6 and 7 of the HDAS: Residential Extensions.

There would be off street parking provision for 4+ vehicles within the front driveway to the property using porous materials, thus satisfying parking standards and complying with Policies AM14 and of the adopted UDP (Saved Policies September 2007) and Section 11 of the HDAS: Residential Extensions.

Despite the Tree Preservation Order\_171, the proposed development would not adversely affect any trees covered by the order and, therefore, there are no landscaping issues to compromise Policies BE38 of the adopted UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed front porch, by reason of its size, scale and bulk would result in a dominant and incongruous addition failing to harmonise with the design, style, scale, form and architectural integrity of the original dwelling to the detriment of the character and appearance of the existing house, the street scene and the visual amenities of the Gate Hill Farm Estate Area of Special Local Character. The development is, therefore contrary to Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposed first floor side extension by failing to maintain sufficient separation between neighbouring properties and relating poorly to the flat roofed forward projecting garage would have a significant and detrimental impact on character and appearance of the original property and the visual amenities of the Gate Hill Farm Estate Area of Special Local Character. The development is, therefore, contrary to Policies BE5, BE13, BE15, BE19 and BE22 of the adopted UDP (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The proposed rear gable end would neither be subordinate nor in scale and proportion to the main property and would result in a dominant and incongruous addition failing to harmonise with the design, style, scale, form and architectural integrity of the original dwelling to the detriment of the character and appearance of the existing house, the street scene and the visual amenities of the Gate Hill Farm Estate Area of Special Local Character. The development is, therefore contrary to Policies BE5, BE6, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**4 NON2 Non Standard reason for refusal**

The proposed single storey side/rear extension, by reason of its size, scale and bulk would result in an overbearing and visually intrusive development causing harm to the visual amenity of adjoining occupiers and resulting in an unacceptable loss of outlook. The development is, therefore, contrary to Policy BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

### **Standard Informatives**

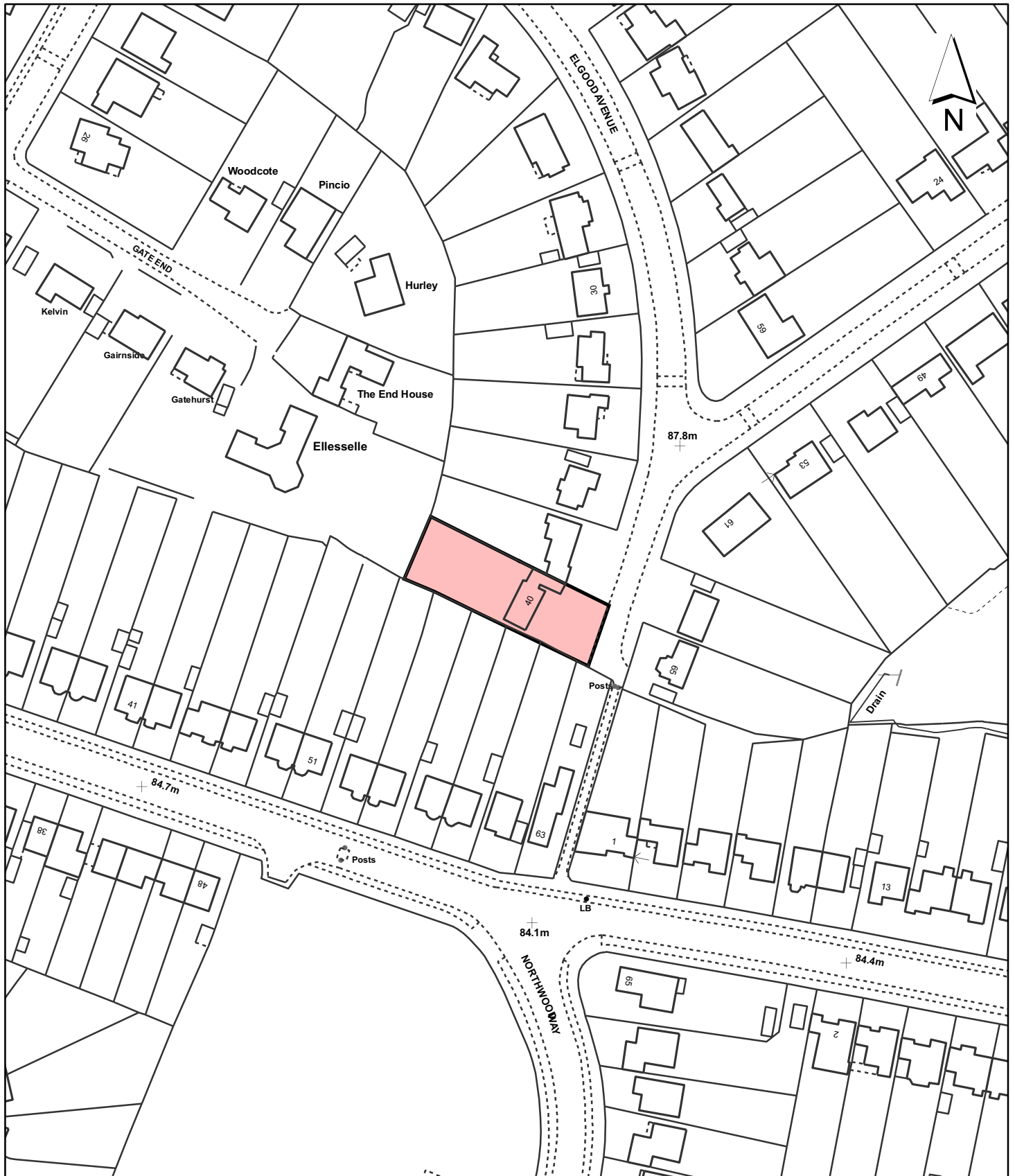
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**  

BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.


BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
AM14	New development and car parking standards.
HDAS	Residential Extensions - Sections 3, 4, 5, 6, 7, 8 and 11
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

**Contact Officer:** Peter Unthank

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address	
<b>40 Elgood Avenue Northwood</b>	
Planning Application Ref:	Scale
<b>2276/APP/2010/811</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 80	<b>June 2010</b>

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**Planning &  
Community Services**

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Telephone No.: Uxbridge 250111





## Report of the Head of Planning & Enforcement

**Address** 41 RUSHDENE ROAD EASTCOTE

**Development:** Single storey rear extension.

**LBH Ref Nos:** 51162/APP/2010/817

**Drawing Nos:** Location Plan Scale 1:1250  
tpo 614 plan  
TSG/41RR/PRK/001/P  
TSG/41RR/PRK/05/P  
TSG/41RR/PRK/003/P  
TSG/41RR/PRK/004/P  
TSG/41RR/PRK/002/P

**Date Plans Received:** 08/04/2010

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

**Date Application Valid:** 06/05/2010

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is situated on the east side of Rushdene Road and comprises a substantial two storey detached property with a hipped roof and front projecting gable. To the front there is a single integral garage. There is a beech tree covered by TPO No 614 situated in the front garden, set 1m back from the public footway. The property is a newly constructed infill plot, in a street characterised mainly by semi-detached properties. The land in the locality is sloping with the rear gardens falling away from the properties. The dwelling is within a 'developed area' as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

### 1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension. This extension would be finished with a flat roof, at a maximum height of 3.1m. Although the proposal shows the 1.1m wide roof area adjacent the shared boundary with No. 43 to have a mono-pitched section with a parapet wall, reducing the height to 2m against this boundary. The extension would be 3.6m deep and 10.1m wide, spanning the full width of the existing property with a small projection of 0.35m towards the southern boundary. On the south side of the proposed extension a 2m high parapet wall would be provided.

In regard to the proposed dimensions, it is noted there are a number of discrepancies shown on the submitted plans and these are summarised as follows:

1. Drawing TSG/41RR/PRK/001/P - The extension is shown to be 10.1m wide, with a

mono-pitched roof and parapet wall on the southern boundary. The mono-pitched roof and parapet wall covers an area of 2.15m. This does not correspond with the rear elevation;

2. Drawing TSG/41RR/PRK/002/P - The extension is shown to be 9.9m wide, with the mono-pitched roof to the south side with its parapet wall covering an area of 1.1m;
3. Drawing TSG/41RR/PRK/002/P - The extension is shown to be 3.1m high, whereas on drawing 003/P it is shown to be 3m high and on drawing 004/P it is shown at 2.9m high.
4. Drawing TSG/41RR/PRK/005/P - Shows the storage room to the side to be 1.95 wide, which does not correspond to the proposed window arrangement shown on the rear elevation.

The onus is on the applicant to provide accurate information in order that the proposal can be properly assessed and had the application not been recommended for refusal accurate drawings would have been sought.

### 1.3 Relevant Planning History

51162/99/0399                      Forming Part Of 39 Rushdene Road Eastcote Pinner  
Erection of a five-bedroom detached house

**Decision Date:** 24-09-1999              Refused                      **Appeal:**

51162/APP/1999/2320              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE

**Decision Date:** 07-07-2000              Approved                      **Appeal:**

51162/APP/2000/1899              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE

**Decision Date:** 02-10-2000              Refused                      **Appeal:**27-FEB-01              Dismissed

51162/APP/2000/620              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM HOUSE

**Decision Date:** 07-07-2000              Refused                      **Appeal:**

51162/APP/2001/852              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM DETACHED HOUSE (INVOLVING GABLE ENDS)

**Decision Date:** 25-07-2001              Refused                      **Appeal:**04-DEC-01              Dismissed

51162/APP/2002/77              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE

**Decision Date:** 27-05-2004              Refused                      **Appeal:**18-FEB-05              Dismissed

51162/APP/2007/2544              Forming Part Of 39 Rushdene Road Eastcote Pinner  
ERECTION OF A FIVE-BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE,  
MODIFICATIONS TO PLANNING PERMISSION 51162/APP/1999/2320 DATED 7TH JULY  
2000 (ERECTION OF A FIVE-BEDROOM DETACHED HOUSE) (RETROSPECTIVE  
APPLICATION)

**Decision Date:** 11-03-2008              Refused                      **Appeal:**26-JAN-09              Dismissed

51162/APP/2007/512              Forming Part Of 39 Rushdene Road Eastcote Pinner  
FIVE BEDROOMHOUSE

- Decision Date:** 05-11-2007      Withdrawn      **Appeal:**  
51162/APP/2008/425      41 Rushdene Road Eastcote  
ERECTION OF A REAR CONSERVATORY (RETROSPECTIVE APPLICATION).
- Decision Date:** 22-04-2008      Refused      **Appeal:**  
51162/APP/2009/1286      41 Rushdene Road Eastcote  
Variation of condition 4 of planning permission reference 51162/APP/2009/466, dated 05-06-2009, to allow for alteration of the fenestration arrangement to the dormer window, involving increasing the glazed area from a 2-light window to a 3-light window.
- Decision Date:** 24-08-2009      Withdrawn      **Appeal:**  
51162/APP/2009/1287      41 Rushdene Road Eastcote  
Single storey rear extension.
- Decision Date:** 24-08-2009      Withdrawn      **Appeal:**  
51162/APP/2009/1288      41 Rushdene Road Eastcote  
Single storey rear extension.
- Decision Date:** 24-08-2009      Withdrawn      **Appeal:**  
51162/APP/2009/466      41 Rushdene Road Eastcote  
ERECTION OF A FIVE BEDROOM DETACHED HOUSE WITH INTEGRAL GARAGE (RETROSPECTIVE APPLICATION)
- Decision Date:** 05-06-2009      Approved      **Appeal:** 14-DEC-09      Dismissed  
51162/APP/2009/467      41 Rushdene Road Eastcote  
Rear conservatory and dormer window (Application for a Certificate of Lawfulness for a existing use or operation or activity).
- Decision Date:** 02-04-2009      Withdrawn      **Appeal:**  
51162/APP/2010/124      39 And 41 Rushdene Road Eastcote  
Revised layout plan for the site frontage involving a replacement crossover to access the off-street parking area and landscaping (amendment to application 51162/APP/2009/466)
- Decision Date:** 04-06-2010      Approved      **Appeal:**  
51162/APP/2010/246      41 Rushdene Road Eastcote  
Single storey rear extension.
- Decision Date:** 25-05-2010      Refused      **Appeal:**  
51162/APP/2010/247      41 Rushdene Road Eastcote  
Single storey rear extension with glass panelling to rear
- Decision Date:** 26-05-2010      Refused      **Appeal:**

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

The previous two applications, for single storey rear extensions (similar developments to that being considered here) (51162/APP/2010/246 and 247) were recently refused by the North Planning Committee on the 20TH May 2010, for the following reasons;

1. The proposed rear extension, by reason of its siting, bulk, design and roof finish, together with the differing ground levels would result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the existing dwelling and the wider locality contrary to policies BE13, BE15, and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

2. Despite the lack of accurate and consistent drawings of the original property and proposed single storey rear extension, it is considered that there is sufficient information before the Local Planning Authority to satisfy it that the proposal would have an adverse impact upon the amenities of the neighbouring properties. In particular, it is considered that due to the depth of the existing property and the additional depth that would be added by the proposed extension, the proposal would result in a material loss of outlook to adjoining properties and as such would be considered an un-neighbourly form of development contrary to Policies BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

The application site has a complex planning history, with the most recently approved application on this site resulting in a retrospective planning approval for the erection of the dwelling on site.

However, it should be noted that during the construction of this property, an unauthorised conservatory was erected at the rear of the dwelling and a retrospective application to retain it was refused and a subsequent appeal dismissed. In the decision the inspector commented as follows:

'the rear ground floor elevation of No. 41 extends a significant amount beyond that of the ground floor elevation of No. 43 and the conservatory extends some 3.7m beyond that. The resultant building extends significantly beyond the rear elevations of the adjoining dwellings and I noted that the conservatory is readily seen from the house at No. 43 and more particularly the garden. I have formed the view that the extent of the development and the height of the conservatory result in an over intrusive impact on the gardens of the adjoining property and cause a significant loss of residential amenity.'

In his summing up the inspector concluded:

'Whilst I have found no significant harm in respect of the porch or the roof lights along the single storey side projection, I have found that in respect of the dormer and conservatory the development would have significant harm to the amenity and character of the area and to living conditions of the adjoining properties.'

In relation to the siting and footprint of the current proposal, although now shown at a lower slab level, it is considered similar to the previously assessed conservatory addition. As such, the inspectors comments are considered material to the determination of this current application.

## **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**

29 Neighbours and interested parties were consulted, and two responses have been received which make the following comments:

1. This single storey extension has already been subject of a previous application and an appeal which was refused, there are no significant changes in the latest application to alter the original reasons for refusal;
2. The proposed extension is beyond the building line of neighbouring properties. This with its high visibility is detrimental to other properties in the area;
3. The existing building is already over-developed and merely changing the roofline does little to disguise this and the development would still cause harm to neighbouring properties;
4. I am disappointed that there is another application - will it be never ending, only causing discomfort to the proposer;
5. In the past two applications for a rear extension to this building have been considered at appeal, both of which were refused - surely this still applies;
6. Any additional building to the rear of this property, which is already dominant and oppressive, means my outlook would be a concrete jungle;
7. This site has caused us nothing but stress for years - this should be refused;
8. The previous appeal stated, due to the lie of the land and as No. 41 sits higher than No 43, any development at No 41 would be highly visible to neighbouring properties.

Officer comments - These points are addressed in the full report.

Ward Councillor - Has requested that the application be determined at the North Planning Committee.

London Borough of Harrow - No comments received.

### 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.               |
| 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 design and impact upon the dwelling and wider locality and the impact upon the amenities of adjoining occupiers.

Policy BE15 of the UDP (Saved Policies September 2007) requires extensions to harmonise with the scale, form, architectural composition and proportions of the original building. The adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, section 3.0, states that careful thought must be given to the size, depth, location, height and overall appearance of the extension and Section 3.1 emphasises that the extension should always be designed so as to appear subordinate to the original house.

Despite the inaccuracies in the submitted plans it has been possible to assess the impact of the extension on the amenities of the adjoining properties. However, with regard to loss of light or outlook to adjoining occupiers, the SPD: Residential Extensions, Section 3.1 states that extensions should not protrude too far from the rear wall of the original house because the extension may block daylight or sunlight to neighbouring properties, Section 3.4 states on a detached house an extension of up to 3.6m deep is acceptable.

The main properties to be affected would be Nos.39 and 43 (to either side). The application site is a newly constructed property with a depth which is already greater than the adjoining properties and whilst it is accepted that this property has not had any previous extensions, it is considered due to the depth of the original property that the maximum level of development has already been reached on the site and that any further additions to the rear of this property would result in an overly dominant and obtrusive feature in relation to these neighbouring properties.

Furthermore, this matter is compounded by the changing site levels, with the slab level of the existing dwelling being at a significantly higher level than the garden land and patio areas of the neighbouring properties. As such, due to the large span depth, this property is already at the maximum dominance that would be considered acceptable without resulting in a detrimental impact on adjoining occupiers. Therefore, it is considered, even with the proposed lower slab level for the extension, whilst this addition would not significantly obstruct sunlight or daylight to the adjacent properties, due to the additional depth that would be added to this property, the proposed rear extension would be considered overly dominant, resulting in a loss of outlook and therefore contrary to Policy BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, there would be no side facing openings facing the neighbouring property No.43, save a row of high level openings that are shown to be obscure glazed and therefore these could be conditioned to remain as such to avoid any future over-looking concerns. In relation to the side facing openings towards No.39, due to the single storey nature this aspect could be addressed by a screen fence condition.

Therefore, this proposal (subject to condition) would comply with Policy BE24 of the UDP (Saved Policies September 2007) and with the Supplementary Planning Document HDAS: Residential Extensions.

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).

With regard to design and appearance, the SPD HDAS: Residential Extensions, states that applications for extensions should be assessed against the affect on the original house and should always be designed to appear as subordinate (3.1 rear extensions). The proposed extension is shown at a depth of 3.6m and the SPD: Residential Extensions, states (Section 3.4) that a depth of 3.6m would be acceptable on a property of this nature.

However, this is a substantial property with a long span depth and whilst the extension complies with the maximum depth guidelines in the SPD, in terms of its design, differing slab level, the excessive depth that would result in conjunction with the depth of the existing property and differing roof finish, the proposal is considered to result in an incongruous addition that would fail to respect the architectural merit of the existing property, with the resultant building appearing overly dominant and out of character with the surrounding residential properties and wider area. As such, the proposal would be contrary to policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007) and the SPD HDAS: Residential Extensions.

The parking provision at this site would remain un-altered by this proposal and therefore the proposal would comply with policy AM14 of the UDP (Saved Policies September 2007).

A garden of more than 100sq m would be retained and therefore it would comply with policy BE23 of the UDP (Saved Policies September 2007).

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed rear extension, by reason of its siting, bulk, design and roof finish, together with the differing ground levels would result in an incongruous, overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the existing dwelling and the wider locality contrary to policies BE13, BE15, and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

Despite the lack of accurate and consistent drawings of the original property and proposed single storey rear extension, it is considered that there is sufficient information before the Local Planning Authority to satisfy it that the proposal would have an adverse impact upon the amenities of the neighbouring properties. In particular, it is considered that due to the depth of the existing property and the additional depth that would be

added by the proposed extension, the proposal would result in a material loss of outlook to adjoining properties and as such would be considered an un-neighbourly form of development contrary to Policies BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

## INFORMATIVES

### Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
  
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
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.


**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address	
<b>41 Rushdene Road Eastcote</b>	
Planning Application Ref:	Scale
<b>51162/APP/2010/817</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 89	<b>June 2010</b>

**LONDON BOROUGH  
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**Planning &  
Community Services**

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



HILLINGDON

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## Report of the Head of Planning & Enforcement

**Address** 1 LICHFIELD ROAD NORTHWOOD

**Development:** Conversion of dwelling to 2 three-bedroom dwellings involving a two storey side extension, part two storey, part single storey side extension and associated detached garages to rear.

**LBH Ref Nos:** 14701/APP/2009/2154

**Drawing Nos:** 01-LICH/01  
Design & Access Statement  
01-LICH/11  
01-LICH/09A  
01-LICH/03A  
01-LICH/04A  
01-LICH/12  
01-LICH/10A  
09015-13-T-E  
01-LICH/05B  
01-LICH/02

**Date Plans Received:** 06/10/2009      **Date(s) of Amendment(s):**  
**Date Application Valid:** 14/11/2009

### 1. SUMMARY

Planning permission is sought for the erection of extensions and conversion to provide a pair of semi-detached houses. The proposed houses would appear out of character with the street scene and surrounding area and would not provide a satisfactory standard of amenities, such as amenity space and parking, for future occupiers. Finally, the proposal fails to provide sufficient information to determine whether it is likely to give rise to a significant number of children of school age that would require additional educational provisions.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development by reason of its overall size, siting, design and appearance, would appear out of character with the existing pairs of semi-detached houses in Litchfield Road. As such, the proposal would result in a visually intrusive form of development, which would be detrimental to the appearance of the street scene and the surrounding area generally, on this prominent corner site, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

#### 2 NON2 Non Standard reason for refusal

The proposed development by reason of its siting and position in relation to the houses in Colchester Road, would have a dominant and visually intrusive impact in the street scene, disrupting the open character and layout of this part of Colchester Road. As such, the proposal would be contrary to policies BE13, BE19 and BE22 of the adopted

Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposal fails to meet the requirements of lifetime homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**4 NON2 Non Standard reason for refusal**

The proposal would fail to provide an adequate amount of amenity space for the future occupiers of house No.1. As such, the proposal would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area, contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal incorporates an unsatisfactory parking arrangement, resulting in inadequate provision for car parking. This would result in an increase in on-street demand for parking spaces to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Documents HDAS: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

**6 NON2 Non Standard reason for refusal**

The proposal would result in an intensification of use of a substandard access, resulting in conditions prejudicial to highway and pedestrian safety. The proposal is therefore contrary to Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7 NON2 Non Standard reason for refusal**

No details of the internal layout of the existing house have been submitted and therefore, the Local Planning Authority has been unable to assess the proposal in terms of whether it is likely to give rise to a number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Therefore, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

## **INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
LPP 4A.1	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment 4.24 Rooflines 4.27 Building Lines 4.33 Car Parking 4.39 Cycle Parking  Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents)  Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice

### **3. CONSIDERATIONS**

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

The application site is located on the west side of Litchfield Road at its junction with Colchester Road and comprises a two storey detached house with a single storey side extension along the boundary with Colchester Road and a single storey rear extension. The application site hosts a significant change in levels; the gradient of the land is such that Litchfield Road is on higher ground to the bottom of the rear garden. To the east lies a public footpath with the rear gardens of 118 and 120 Joel Street lying beyond. A number of trees lie along the eastern boundary abutting the public footpath, providing some screening to the flats on Joel Street. To the north lies Colchester Road and to the south lies 5 Litchfield Road, a two storey semi-detached house with a single storey rear extension along the side boundary with the application property.

The street scene is residential in character and appearance comprising predominantly two storey semi-detached houses and residential apartment blocks in Joel Street and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The proposed two storey side extension along the south side of the application property would be set 1m behind the front wall of the existing front projection of the original house. It would measure 3m wide, 8.3m deep at ground floor level, extending to the rear wall of the existing rear extension, 6.5m deep extending to the rear wall of the application property, and finished with a hipped roof matching the eaves and roof ridge of the application property. The part single storey rear element would be finished with a flat roof with half hip end, 2.5m high at eaves level and 3.2m high at its highest point. The proposed roof of that extension would be extended over part of the existing part single storey rear extension.

The proposed two storey side and part two storey rear extension along the north side of the house would be set in line with the building line of the existing front projection of the original house. It would measure 3.4m wide at front and 9.3m deep, incorporating an angled flank wall that would extend to the side boundary with Colchester Road. At this point it would wrap around the rear wall to form a part two storey rear extension, 6m wide and 1.8m deep. The proposed two storey side element would be finished with a hipped roof matching the roof ridge of the original house incorporating a gable end front projection set 1.3m below the roof ridge. The part two storey rear extension would be finished with a gable end roof matching the roof ridge of the original house.

The enlarged property would be converted to provide two, 3 bedroom semi-detached houses; the recessed part of the original house together with the two storey side and part two storey rear extension would form No. 1 Litchfield Road (house No.1), while the double height bay window element of the original house together with the two storey side extension along the south side would form 3 Litchfield Road (house No.3).

The existing front door would provide access to No.1, the north house and the new entrance door is proposed in the two storey side extension providing access to the south house No.3. Canopy roofs are proposed above the entrance doors.

The front and rear gardens are shown subdivided and two garages are proposed at rear,

one for each house, accessed from the existing driveway onto Colchester Road. Each garage would measure 3.5m wide, 6m deep and finished with hip end roofs, 2.7m high at eaves level and 4.35m high at ridge level. Combined bin store and cycle shelters are also proposed at the rear.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

Outline planning permission (ref: 64433/APP/2008/1132) for the erection of a two-bedroom chalet style bungalow (with one bedroom in roofspace) at end of rear garden (existing garage to be demolished) was refused in June 2008.

## 4. Planning Policies and Standards

### 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.   |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities   |
| AM7      | Consideration of traffic generated by proposed developments.  |
| AM9      | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities   |
| AM14     | New development and car parking standards.  |
| LPP 4A.1 | London Plan Policy 4B.5 - Creating an inclusive environment.  |
| LPP 4A.3 | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| LPP 4B.1 | London Plan Policy 4B.1 - Design principles for a compact city.   |
| HDAS     | Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>4.1 Density<br>4.6 Unit Size<br>4.9 Sunlight/Daylight<br>4.12 Privacy |

- 4.15 Garden Space for Houses
- 4.23 Elevation Treatment
- 4.24 Rooflines
- 4.27 Building Lines
- 4.33 Car Parking
- 4.39 Cycle Parking

Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents)

Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents)

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3A.5 London Plan Policy 3A.5 - Housing Choice

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

31 adjoining owner/occupiers and the Northwood Hills Residents' Association consulted, no comments received.

Ward Councillor: As the local Councillor, I wish to remain neutral over the decision reached with this application, but I would like the final decision to be decided by the North Planning Committee. I have reservations about the parking provision, this is a corner house with no parking permitted around the whole boundary, two semi-detached houses would require a minimum of four parking spaces off road. Also the bulk of the building and the possibility that the houses extend beyond the building line is a matter of concern. Hopefully those will be addressed before a final decision is made.

### Internal Consultees

Highways:

The site is located on the south-eastern corner of the junction of Lichfield Road and Colchester Road, in a predominantly residential area. On-street parking is restricted at the junction of Lichfield Road and Colchester Road and on the southern side of Colchester Road east of the junction with Lichfield Road.

The site has an existing rear garage accessed off Colchester Road, which will be demolished as part of the development. The site is shown to be in an area with a PTAL accessibility rating of 2 (on a scale of 1-6, where 6 is the most accessible), as indicated on maps produced by TfL. The site is therefore considered to have a low level of accessibility to public transport links.

The Council's maximum car parking standards for dwellings is 2 spaces per dwelling. Given that



the site is located in a low PTAL area, it is considered appropriate to apply the Council's maximum car parking standards. The houses are proposed to have 2 car parking spaces per dwelling in the form of 1 garage and 1 parking space in front of the garage. Dimensions of the garages are shown to be 3.5m wide x 6m long on drawing no. 01-LICH/12, but on drawing nos. 01-LICH/01 and 01-LICH/01 Rev A, the garages are shown to be approximately 3.5m wide x 5m long. The garages would not have adequate turning space (garage for no.1 would have a turning space of approximately 3.7m as per drawing no. 01-LICH/01 and approximately 4.8m as per drawing no. 01-LICH/01 Rev A), and the parking spaces in front of the garages would also not have adequate turning space.

In addition, if a car is parked in front of the garage for no.1, it would block access for no.2 to access/exit the parking area. The access is not wide enough to allow two cars to pass each other. The high wooden fence and a utility box interfere with the requisite pedestrian visibility splays. The combined bin store and cycle store for no.1 and intensification in the use of this access with poor pedestrian visibility would exacerbate the situation, leading to conditions prejudicial to highway safety.

Bicycle store is combined with refuse and recycle store which is not desirable. The proposals are therefore unacceptable from the highways point of view, and it is therefore recommended to be refused, contrary to the Council's policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### Trees/Landscape:

The site is a detached house on the corner of Colchester Road and Lichfield Road set in a reasonable size plot of land with a generous frontage onto Lichfield Road and a rear garden whose northern (side) boundary faces Colchester Road.

Existing trees on the site and adjacent to it, are indicated on drawing No. 11. While these contribute to the landscape character of the area, they are not protected by TPO or Conservation Area designation.

The proposal is to extend the building on both sides and convert the house into two semi-detached houses. The northern edge of the new building will extend up to the boundary/back edge of the Colchester Road footway. According to the Design & Access Statement and drawing No. 09A, the southern house will be accessed from Lichfield Road, and the northern part from Colchester Road. Parking for both properties will be via the existing dropped kerb off Colchester Road at the bottom of the rear garden(s). The existing garage is to be demolished and access created to a new garage and off-street parking space in the south-east corner, with a further new single garage for the second property. The manoeuvring space for cars accessing the garage of house number 3 appears to be constricted.

No reference is made to tree removal/retention. However, it seems inevitable that tree No.3 on the plan, a Silver Birch, will be removed in order to accommodate the new garage in the south-east corner.

The accessibility of the garage/parking areas should be reviewed to ensure that it is functional and meets the required standards. Any alterations may have an effect on the residual garden space and nearby trees. The proposals will not have any significant impact on either the nearby trees or the wider landscape. However, tree retention, removal and replacement (if appropriate) should be specified. Generally the site is large enough to accommodate the development and still leave substantial areas of garden and opportunities for planting/landscape enhancement in accordance with saved policy BE38. No objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

## **7. MAIN PLANNING ISSUES**

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

The principle of extending existing residential properties is acceptable however any extension would need to comply with the Council's policies and standards.

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

The proposed scheme would have a density of 181 habitable rooms per hectare. This is at the lower end of the London Plan density range of 150-250 habitable rooms per hectare and is considered to be compatible with the local surrounding context. Accordingly, no objection is raised to the proposed density in this instance. The proposal would comply with paragraph 4.1 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

This is not applicable to this application.

### **7.04 Airport safeguarding**

This is not applicable to this application.

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

This is not applicable to this application.

### **7.06 Environmental Impact**

This is not applicable to this application.

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

The proposed extensions would represent a significant increase in the bulk and scale of the original house to its detriment. However, the application property lies within a street in an area that comprises predominantly two storey semi-detached houses and as such, the principle of creating a semi-detached house is not considered to have a detrimental impact on the character and appearance of the street scene and surrounding area generally.

However, in design terms, although the existing semi-detached houses in the street vary in appearance, the detached pairs are symmetrical. The proposed resultant semi-detached house would not appear as a symmetrical pair of houses but would appear more like a large single residential block rather than a pair of semi-detached houses and this is considered to be detrimental to the character and appearance of the street scene.

Furthermore, house no. 1 would extend to the side boundary with Colchester Road. Although there is no building line along this side of Colchester Road, the houses along this side are set back from the road, in particular, nos. 1-7 Colchester Road and 118 Joel Street. As such, it is considered that the proposal would appear intrusive in the Colchester Road street scene disrupting the existing open character and plan layout of the street.

It is therefore considered that the proposal would have a detrimental impact on the character and appearance of the street scene and surrounding area generally, contrary to policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.23 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

### **7.08 Impact on neighbours**

There are no residential properties to the north that would be adversely affected by the proposed development. The proposed two storey side extension along the south side would not project beyond the front and rear walls of 5 Lichfield Road and a 5m gap would be retained between the flank walls of the proposed extension and that house. Furthermore, the proposed extensions would be over 30m from the rear wall of 118 Joel Street.

Given the above, it is considered that the proposal would not harm the residential amenities of the adjoining and nearby properties through overdominance, visual intrusion, overlooking and overshadowing, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The internal size of the proposed houses would be over 90sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 3 bedroom houses. With regards to the Lifetime Home Standards the proposed houses do not appear to comply with these standards, where they are applicable. In particular, for house no.1, the WC is not wheelchair accessible and there is no clear width adjacent to the main stairs to accommodate a stair lift if required in the future. For house no. 3, the WC is not wheelchair compliant. Therefore, it is considered that the proposal fails to meet the requirements of Lifetime Homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon

With regards to private amenity space, approximately 35sq.m would be provided for house No.1 and 65sqm for house No.3. Although the latter would meet the recommended standard of 60sq.m for 3 bedroom houses, the former would not. Therefore, the proposal would fail to provide adequate amenity space for house No.1 and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of future occupiers, the neighbouring occupiers and the character of the area. The proposal is therefore contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

A garage and parking space are proposed for each house and are located at the bottom of the rear gardens, which would be accessed from the existing driveway/crossover onto Colchester Road.

The area has a PTAL accessibility rating of 2, on a scale of 1 to 6, where 6 is the most accessible. The area therefore has a low accessibility level and it is considered that the Council's maximum parking standard of 2 spaces should be required for each dwelling.

The internal size of the garages is satisfactory, even though there appears to be a discrepancy in the length of the garages between the submitted block plan and elevation plan of the garage. However, there is not sufficient turning space for the proposed garage at house No.1 and the parking spaces in front of the garages do not have adequate turning spaces. Furthermore, if a car were parked outside the garage at house No.1, it would block access for vehicles at house no.3.

The existing driveway is not wide enough for two cars to pass each other and this would result in cars having to wait on the highway for vehicles to access the driveway onto Colchester Road. Furthermore, the existing boundary fence adjacent to the access reduces the driver's visibility when accessing onto Colchester Road.

Overall, the proposal fails to provide adequate off street parking for the proposed houses and would lead to conditions prejudicial to highway and pedestrian safety, contrary to

Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and paragraph 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts

**7.11 Urban design, access and security**

This is addressed at section 07.07.

**7.12 Disabled access**

This is not applicable to this application.

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

This is not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The application site does not lie within a TPO or within a conservation area. Although the applicant proposes to retain the trees in the rear, it appears that a Silver Birch would have to be felled to accommodate the garage at house No.3. However, it is considered that the proposal would not have a significant impact on the remaining trees and the wider landscape, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**7.15 Sustainable waste management**

This is not applicable to this application.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

This is not applicable to this application.

**7.19 Comments on Public Consultations**

No third party comments have been received.

**7.20 Planning Obligations**

12 rooms would be provided between the two houses. No details of the internal layout of the existing house have been submitted and therefore, the Local Planning Authority has been unable to assess the proposal in terms of whether it is likely to give rise to a number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Therefore, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

There are no other relevant issues.

**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**

This is not applicable to this application.

#### **10. CONCLUSION**

For the reasons outlined above and that the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

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


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)  
Hillingdon Design & Accessibility Statement: Residential Layouts  
Hillingdon Design & Accessibility Statement: Accessible Hillingdon  
Hillingdon Design & Accessibility Statement: Residential Extensions  
London Plan 2008

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**1 Lichfield Road  
Northwood**

Planning Application Ref:

**14701/APP/2009/2154**

Planning Committee

**North** Page 102

Scale

**1:1,250**

Date

**June 2010**

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

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



**HILLINGDON**  
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# Plans for North Planning Committee

22nd June 2010



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## **Report of the Head of Planning & Enforcement**

**Address** RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Provision of glazed conservatories to Plots 338, 344, 345 and 349  
(Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design external appearance and landscaping in compliance with Condition 2 of Planning Permission ref:10189/APP/2007/3383 dated 21/02/2008: Residential Development.)

**LBH Ref Nos:** 10189/APP/2010/736

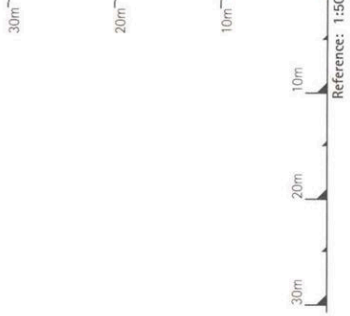
**Date Plans Received:** 06/04/2010

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

**Date Application Valid:** 06/04/2010







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RAF Eastcote

March 2010  
 Planning Layout  
 1:500 @ A3  
 Plans 336, 344, 345 and 348  
 checked by PI  
 drawn by JPH  
 5565-WIM-WL-702

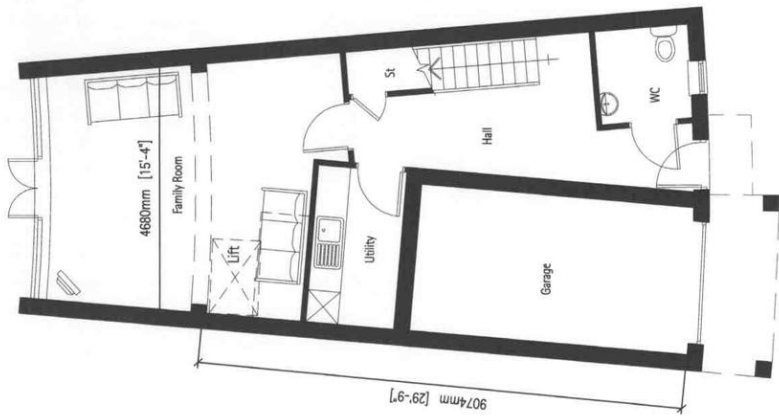
DHA Architecture Ltd  
 The Blue Building  
 Colchester, Essex, CO2 2Z  
 Tel: 01206 801522 Fax: 01206 801576



LOA BOARD OF MILLINGDON  
 REVIEWED  
 - 6 APR 2010  
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 GROUP

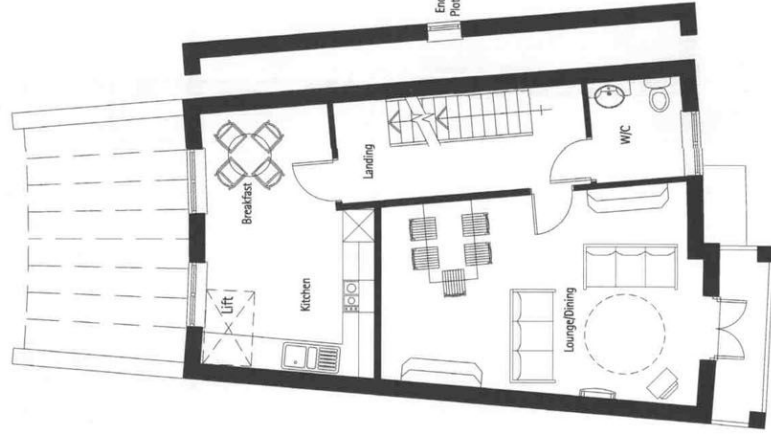
RAF EASTCOTE





Ground Floor Plan

HOUSE TYPE: 1402 C+  
 145.1 sq m  
 AS PLOTS 345 and 348  
 OP PLOTS 338 and 345



First Floor Plan



Second Floor Plan

LIFETIME HOMES COMPLIANCE	
1. Parking space capable of withstanding 1500mm deep rain in car parking space	Complied with - refer to site plan
2. Access to car parking space	Complied with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift	N/A
6. Wheelchair accessible where provided	Complied with
7. Turning circles for wheelchair in ground level and full floor	Complied with
8. Living room (or family room) at entrance level	Complied with
9. Living room has a temporary entrance bed	Complied with
10. Accessible entrance level WC plus opportunity for shower later	Complied with - required drainage accommodation within detailed design
11. Wide side to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bathroom	Complied with
13. Easy route for a hoist from bedroom to bathroom	Complied with
14. Bedroom planned to give side access to WC and bath	Complied with
15. Low window sill	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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RAF Eastcote

House Type: 1402 C+  
 Floor Plans  
 Plots 338, 344, 345 and 349  
 Date: 25.03.10  
 Scale: 1:100 @A3  
 Checked by: JCH  
 P1 drawn by: JCH  
 Ref: 5585/WIM.WL/1402C+/P1

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 GROUP

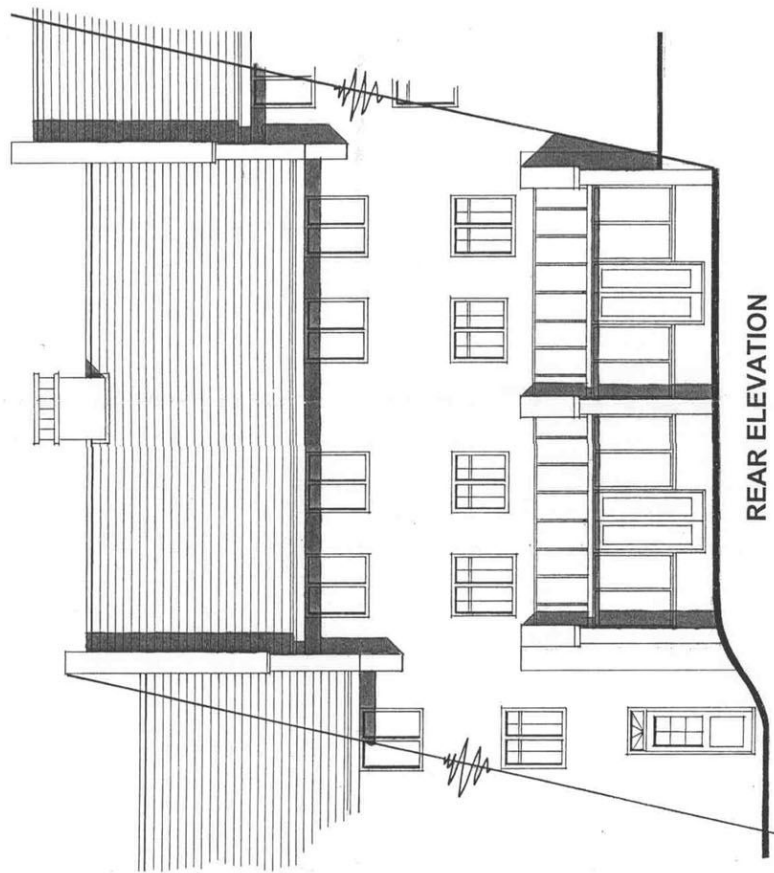
RAF EASTCOTE



FRONT ELEVATION

**Taylor Wimpey**  
RAE EASTCOTE

**DHA**  
Architecture



REAR ELEVATION

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Do not scale - refer to figured dimensions only.

rev date by details

**Taylor Wimpey**

RAF Eastcote

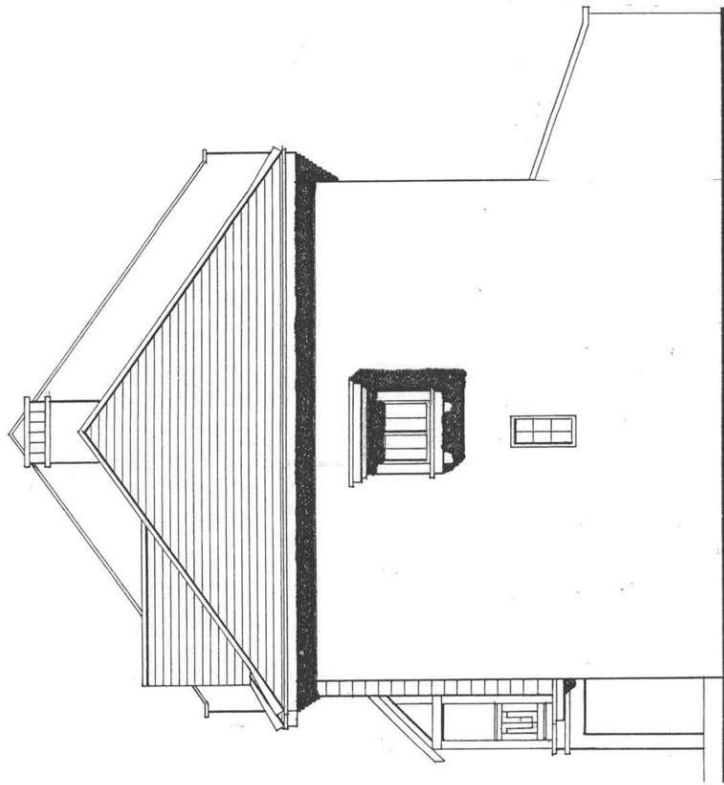
Elevation March 2010  
 Proposed Conservatories  
 Plot 344 E 345  
 scale 1:100 @ A3  
 checked by PJ  
 drawn by

5585/MIM.W/1402 C+J/E2

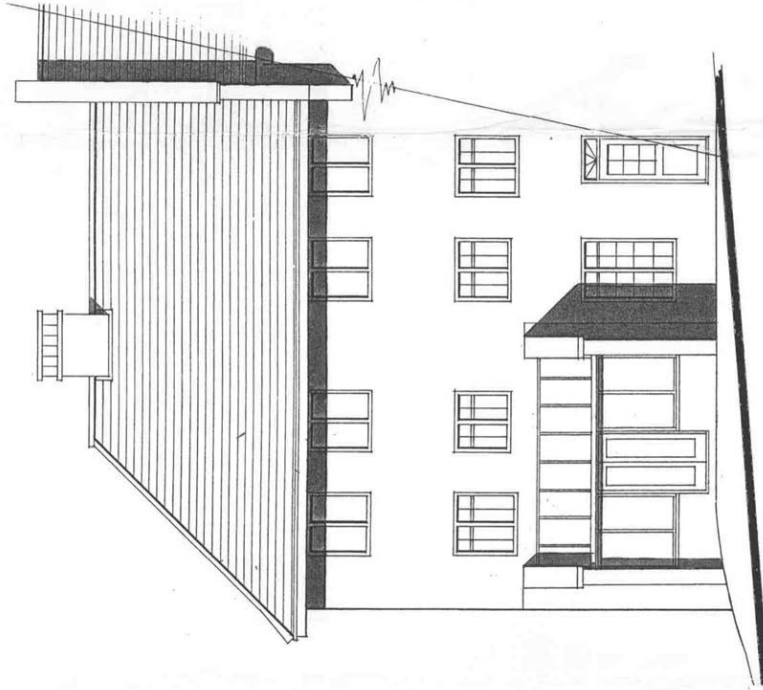
**DHA Architecture Ltd**  
 ARCHITECTS  
 DHA Architecture Ltd  
 115, The Quadrant, Hillingdon, Bucks, MK22 7YU  
 Telephone: 0118 934 9669 Fax: 0118 934 9665  
 www.dha-arch.co.uk  
 Registered Office:  
 DHA Architecture Ltd  
 115, The Quadrant, Hillingdon, Bucks, MK22 7YU  
 Telephone: 0118 934 9669 Fax: 0118 934 9665

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RAF EASTCOTE



SIDE ELEVATION



REAR ELEVATION

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rev date by details

**Taylor Wimpey**

RAF Eastcote

Elevation date March 2010  
 Proposed Conservations scale 1:100 @ A3  
 Plot 349 - 338 checked by PJ drawn by

5585/MIM.W/1402 C+J/E1

**DHA** Architecture  
 ARCHITECTURE LTD  
 100, The Quadrant, Colchester, Essex, CO1 1JL  
 Tel: 01206 343666 Fax: 01206 481827  
 www.dha-arch.co.uk

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Plot 349 and Plot 338 as Opposite

**RAF EASTCOTE**





## **Report of the Head of Planning & Enforcement**

**Address** RAF EASTCOTE LIME GROVE RUISLIP

**Development:** Provision of glazed conservatories to Plots 262, 265, 278-282 (Application to vary parts of the approved layout under Reserved Matters approval ref:10189/APP/2007/3046 dated 13/03/2008) (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref:10189/APP/2007/ 3383 dated 21/02/2008: ResidentialDevelopment.)

**LBH Ref Nos:** 10189/APP/2010/737

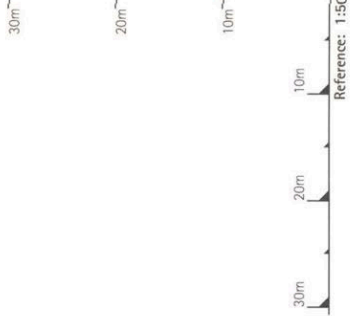
**Date Plans Received:** 06/04/2010

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

**Date Application Valid:** 06/04/2010







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For more details



RAF Eastcote

Planning Layout  
Proposed Conservatories  
Plots 267, 265 and 278 to 282

March 2010  
1:500 @ A3

5585-WIM.WL-602

**DHA** Architecture Ltd  
The Black Barn, Epsom Road,  
Brooklands Farm Business Park,  
Weybridge, Surrey, Middlesex TW20 2EX  
Tel: 0118 934 8666 Fax: 0118 934 8665

PI 00000001

Jeh



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- 6 APR 2011  
PLANNING A 100

RAF EASTCOTE







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FREE BROCHURE  
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2444

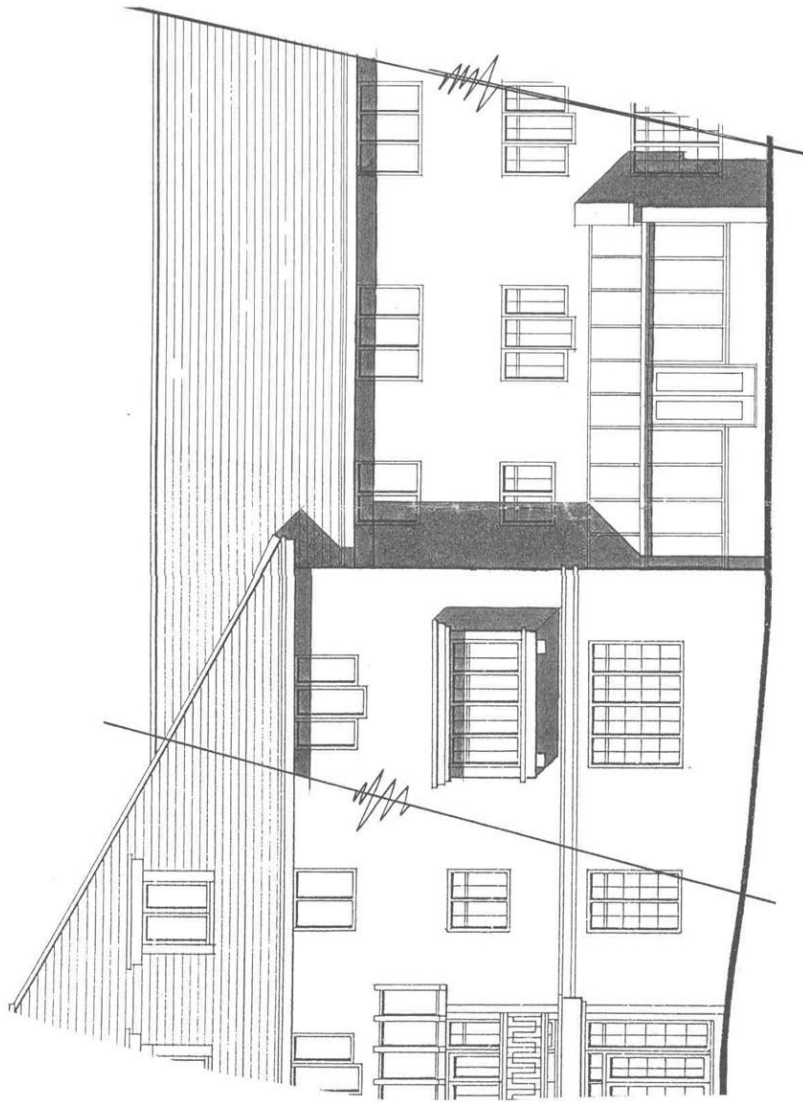
SIDE ELEVATION

FRONT ELEVATION

RAF EASCOTE

**Taylor Wimpey**  
RAE EASCOTE  
1000 W. 10th St., Suite 100, Oklahoma City, OK 73106  
Phone: (405) 233-1111  
Fax: (405) 233-1112  
www.taylorwimpey.com

**DHA Architecture**  
1000 W. 10th St., Suite 100, Oklahoma City, OK 73106  
Phone: (405) 233-1111  
Fax: (405) 233-1112  
www.dhaarchitecture.com



REAR ELEVATION

LOW BUDGET RECEIVED  
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 LPP/PLP

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Taylor Wimpey

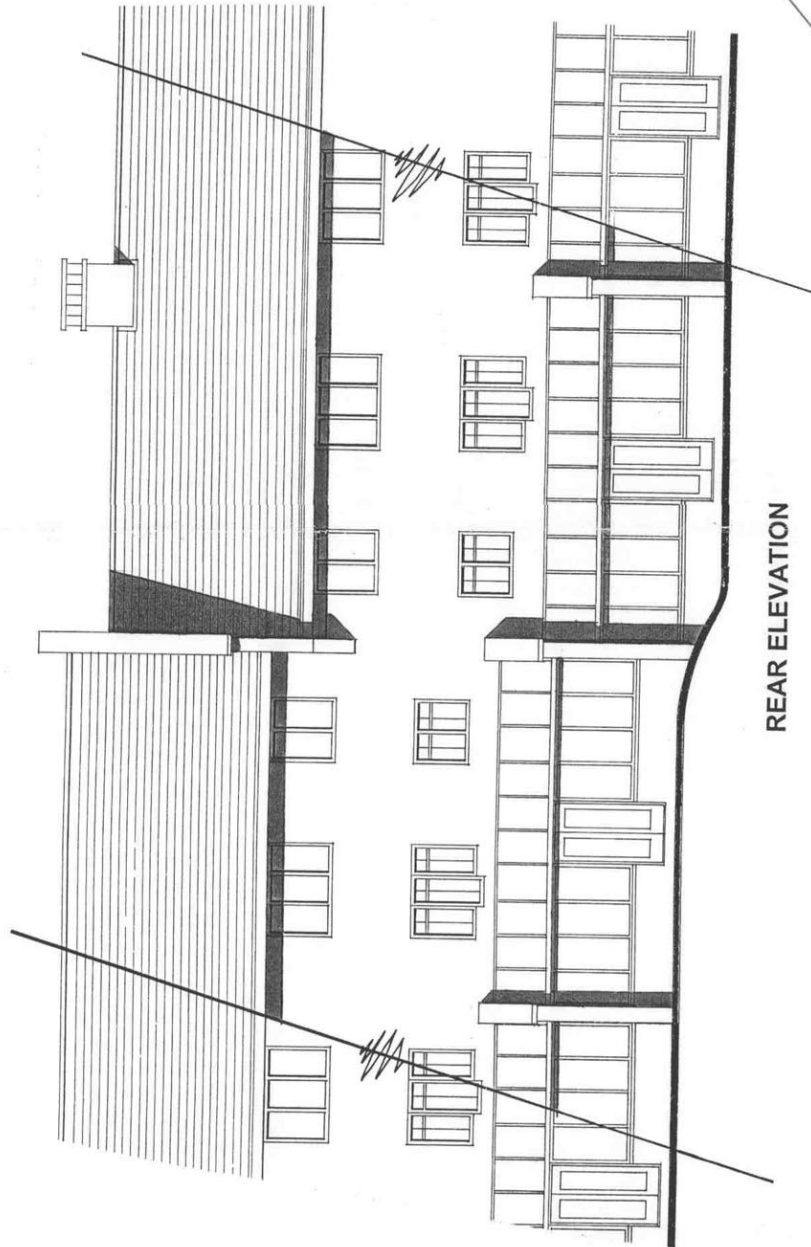
RAF Eastcote

Elevation Date: March 2010  
 Prepared by: DMAs  
 Project: P81.265  
 Scale: 1:100 @ A3  
 Drawn by: PI

5585/WIM.W/L/1396 C4/E2

**DMA Architecture Ltd**  
 The DMA Architecture Group  
 100, The Quadrant, Boreham, Essex, UK  
 Essex, UK  
 Tel: 01256 461622 Fax: 01256 461578

RAF EASTCOTE



REAR ELEVATION

Plot 281 & 279 Plot 282, 280 & 278

LOW BORO OF HILLINGDON  
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- 6 APR 2010  
PLANNING & TRANSPORTATION  
GROUP

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rev date by details



RAF Eastcote

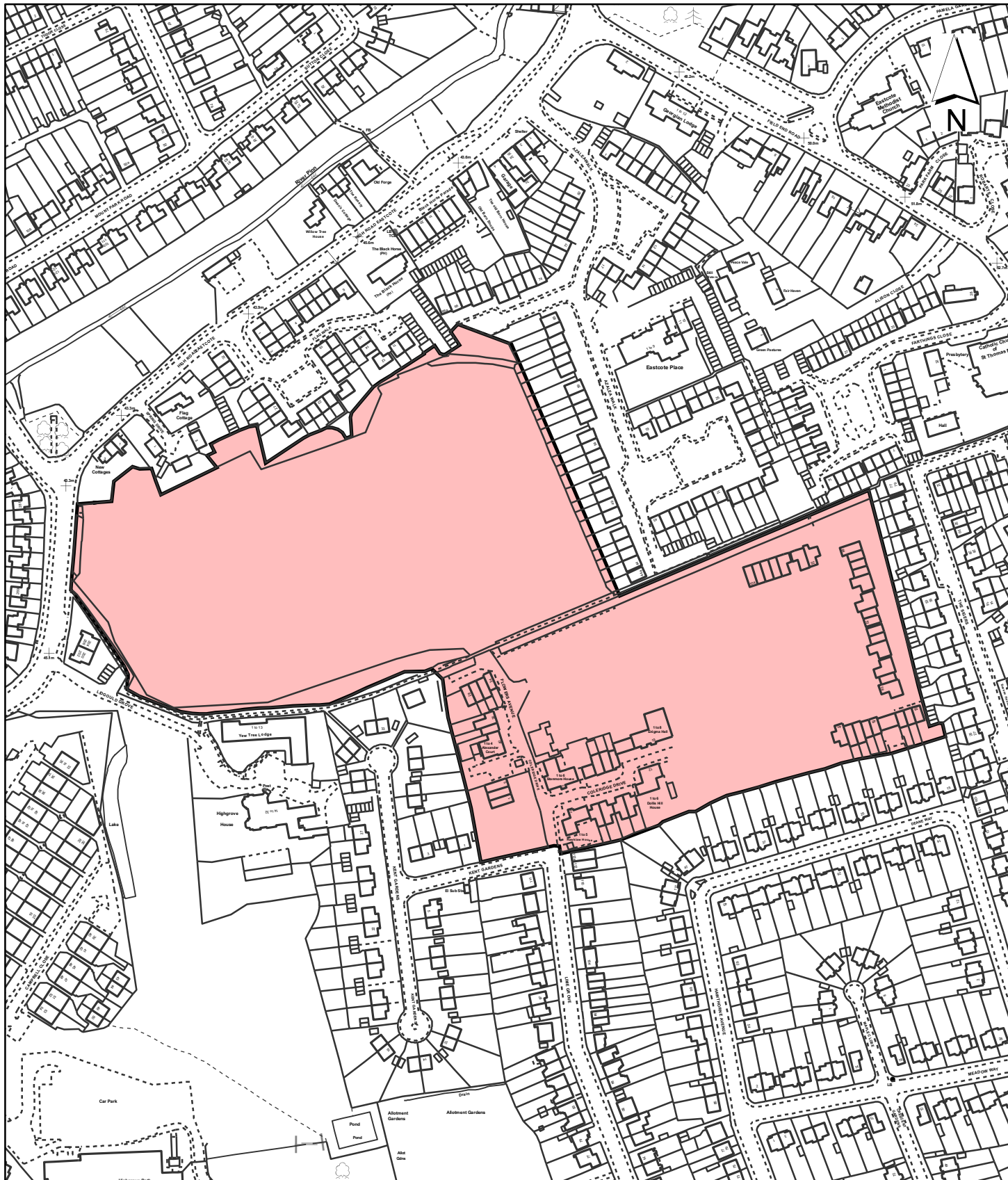
Elevation Proposed Conservatories Plot 278 - 282  
date March 2010  
scale 1:100 @ A3  
checked by PI  
no. 5585/W/M.W./1396 C+/E3

**DHA Architecture**  
DHA Architecture Ltd  
The Birch Barn, Farpage Road,  
Bonnahugh Farm Business Park, Peterborough, Cambridgeshire PE3 6DF  
tel: 01753 841865 fax: 01753 841866

RAF EASTCOTE







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Site Address

**RAF Eastcote  
Lime Grove  
Ruislip**

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

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

Planning Application Ref:

**10189/APP/2010/737**

Scale

**1:3,000**

Planning Committee

**North** Page 146

Date

**June 2010**



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement**

**Address** LAND FORMING PART OF 11 AND 11 HOYLAKES GARDENS RUISLIP

**Development:** Two storey three-bedroom, end-of-terrace dwelling with associated parking and amenity space and single storey rear extension with roof lantern to existing dwelling and alterations to existing crossover.

**LBH Ref Nos:** 66856/APP/2010/518

**Date Plans Received:** 09/03/2010                      **Date(s) of Amendment(s):** 09/03/2010

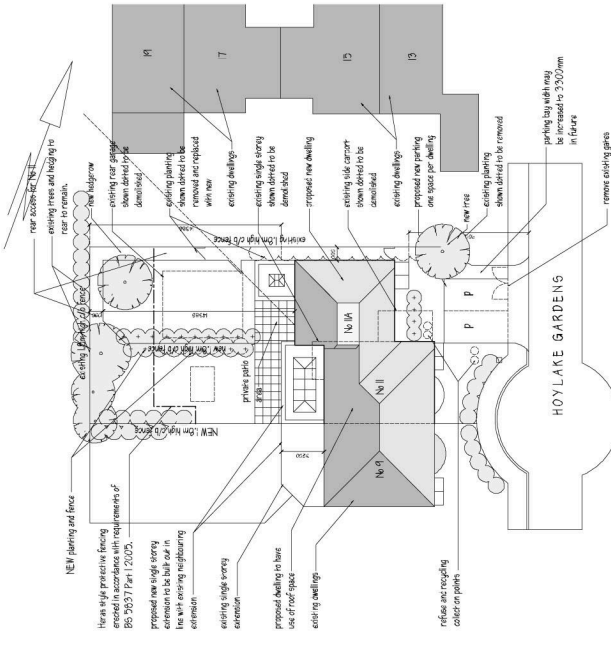
**Date Application Valid:** 18/03/2010



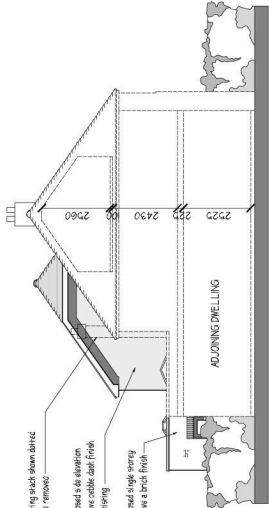




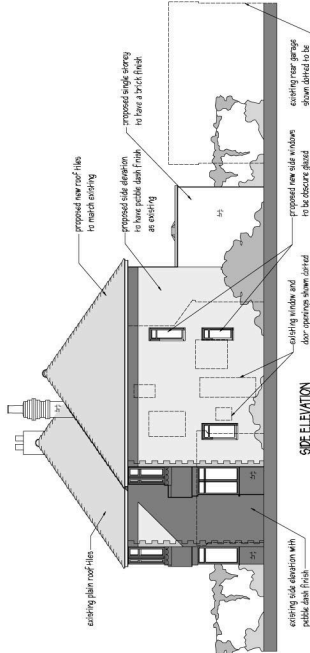
LOCATION PLAN SCALE 1:200



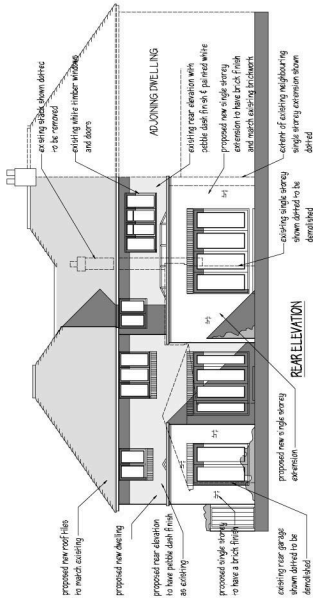
SITE LAYOUT SCALE 1:200



PARTY SECTION



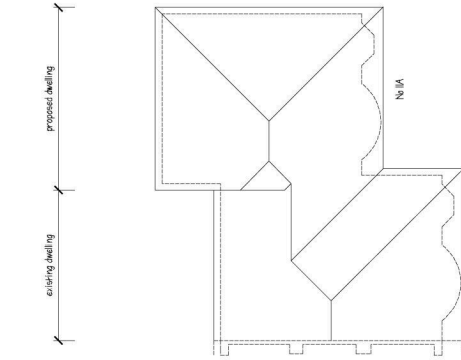
SIDE ELEVATION



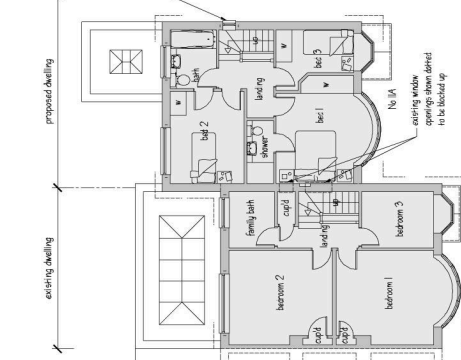
REAR ELEVATION



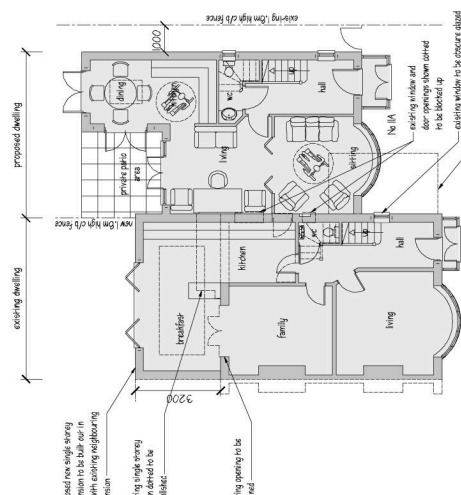
FRONT ELEVATION



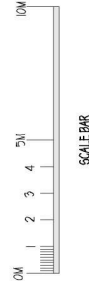
ROOF PLANS



FIRST FLOOR PLANS



GROUND FLOOR PLANS



SCALE BAR

A 17/3/2007 Valid on amendments

**CDP DESIGN ASSOCIATES**  
COMMERCIAL AND RESIDENTIAL

TEL 0895-831103

Client: **MR PHIL DUBEK**

Project: **LAND AT HOYLAK GARDENS, EASTCOTE, MIDDLESEX, WA 1452**

Service: **PLANNING PROPOSALS**

Drawing No: **10/PT/12/A**

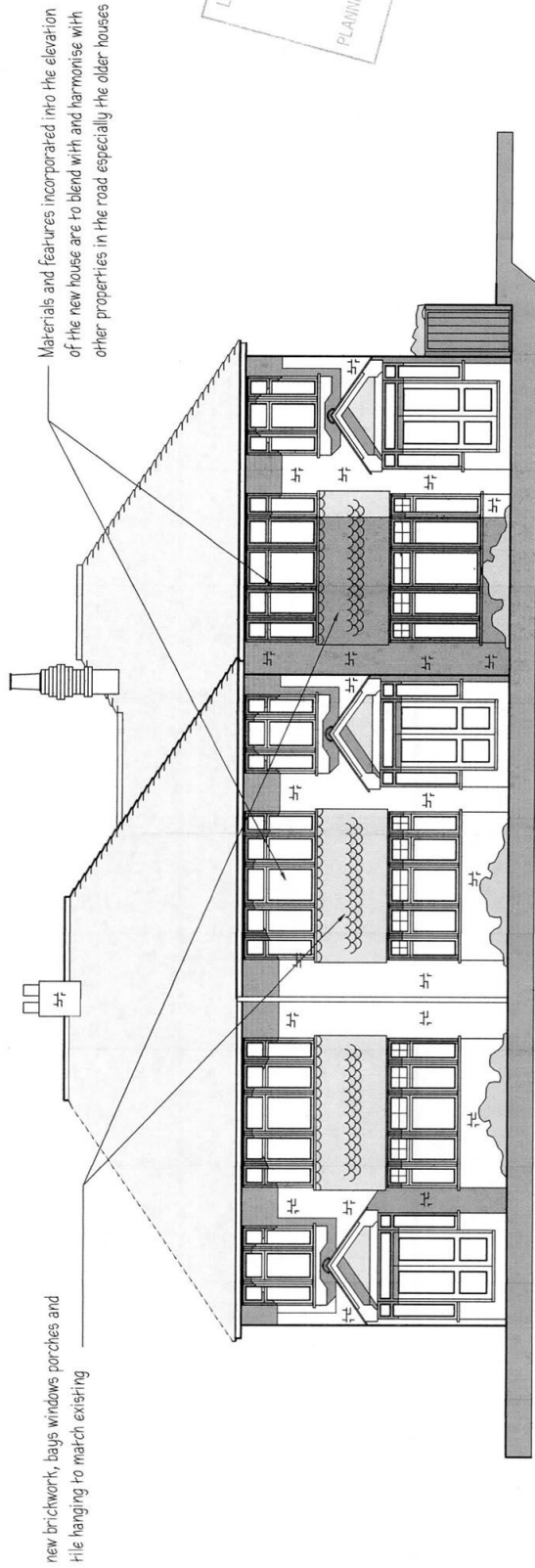
Scale: **A30**

Date: **16/01/09**

Drawn: **FJ**

Checked: **PD**

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STREET SCENE FRONTING HOYLAKE GARDENS

DRAWING NO 1097/P/3



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Site Address

**Land forming part of 11 and 11 Hoylake Gardens Ruislip**

Planning Application Ref:  
**66856/APP/2010/518**

Planning Committee  
**North** Page 151

Scale  
**1:1,250**

Date  
**June 2010**

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

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** 232 WOODLANDS AVENUE RUISLIP

**Development:** Conversion of existing dwelling to 2 one-bedroom flats involving part two storey, part single storey rear extension with alteration to existing side elevation.

**LBH Ref Nos:** 66932/APP/2010/793

**Date Plans Received:** 12/04/2010

**Date(s) of Amendment(s):** 12/04/2010

**Date Application Valid:** 12/04/2010

NOTES: All dimensions must be checked on site and not scaled from this drawing.

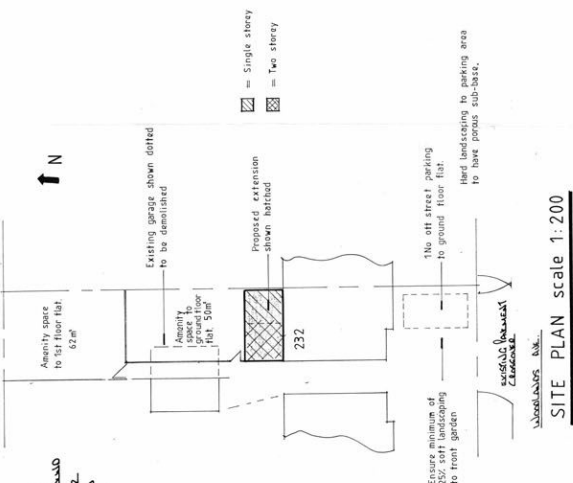
No.	Date	Description
A	11 MAY 2008	ISSUED TO CLIENT FOR APPROVAL
		Revisions

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 BUILDING DESIGN &  
 MANAGEMENT SERVICES.  
 SUITE 104/105 WY.  
 RUSSELL  
 MIDDLESEX.  
 HA4 8HR  
 Tel: 01895 622800  
 Fax: 01895 622900

Client  
 MR T RUSSELL  
 Job Title  
 232 WOODLANDS AVE  
 EASTCOTE  
 MIDDX

Drawing Title  
**PROPOSED TWO STOREY  
 REAR EXTENSION AND  
 ALTERATIONS TO CREATE  
 2 NO 1 BED RESIDENTIAL  
 UNITS.**

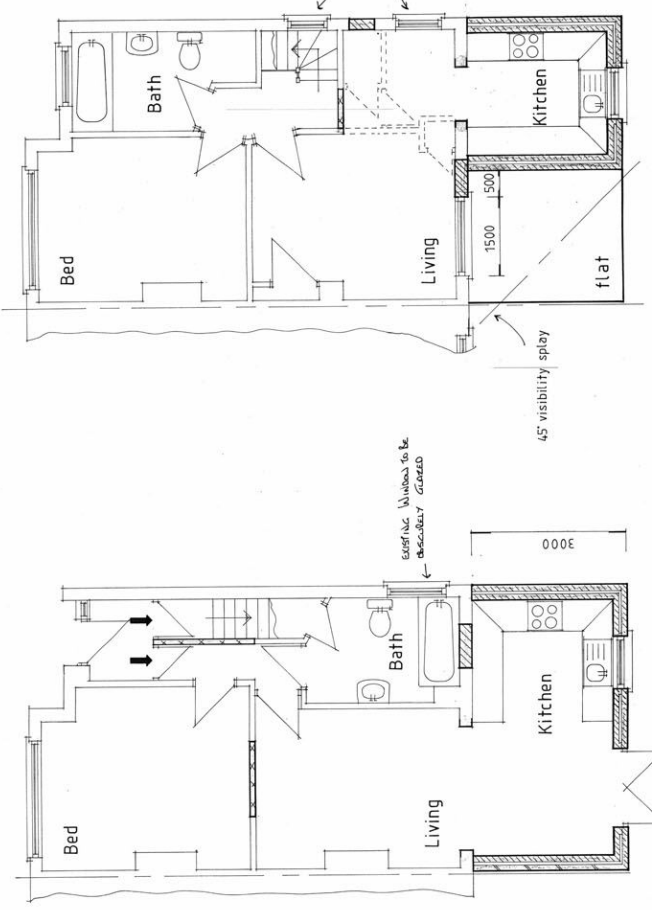
Scale 1:50, 100, 200  
 Date MARCH 10  
 Drawn by MDP  
 Dwg No. 2778/01  
 Rev. A.



Floor Areas:  
 Ground floor = 49.2m<sup>2</sup>  
 First floor = 48.26m<sup>2</sup>

AMENDED PLAN

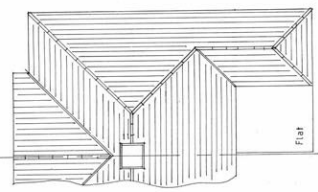
PROPOSED AND EXISTING SOUND ATTENUATION SHOULD BE CHECKED OUT IN ACCORDANCE WITH THE LATEST SOUND VIBRATION SYSTEM (AS APPLICABLE) AND SOUND VIBRATION DESIGN REQUIREMENTS TO INCLUDE NEARBY VIBAL TREATMENT.



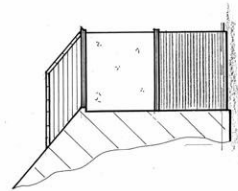
PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

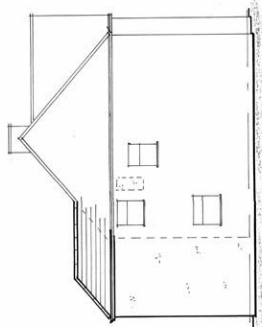
ALL MATERIALS TO MATCH EXISTING



ROOF PLAN scale 1:100



SIDE ELEVATION



SIDE ELEVATION




REAR ELEVATION





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Planning &  
Community Services**

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

Planning Application Ref:

**66932/APP/2010/793**

Scale

**1:1,250**

Planning Committee

**North** Page 154

Date

**June 2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** 2 HILLIARD ROAD NORTHWOOD

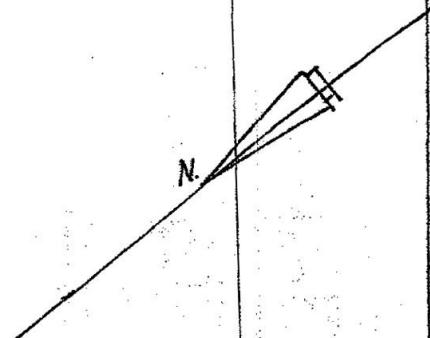
**Development:** Conversion of dwelling to 3 one-bedroom and 1 three-bedroom flats to include conversion of roofspace to habitable use to include a rear dormer, 2 rear and 1 front rooflights and new gable end window to side and part two storey, part single storey side and rear extension.

**LBH Ref Nos:** 34684/APP/2010/841

**Date Plans Received:** 15/04/2010

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

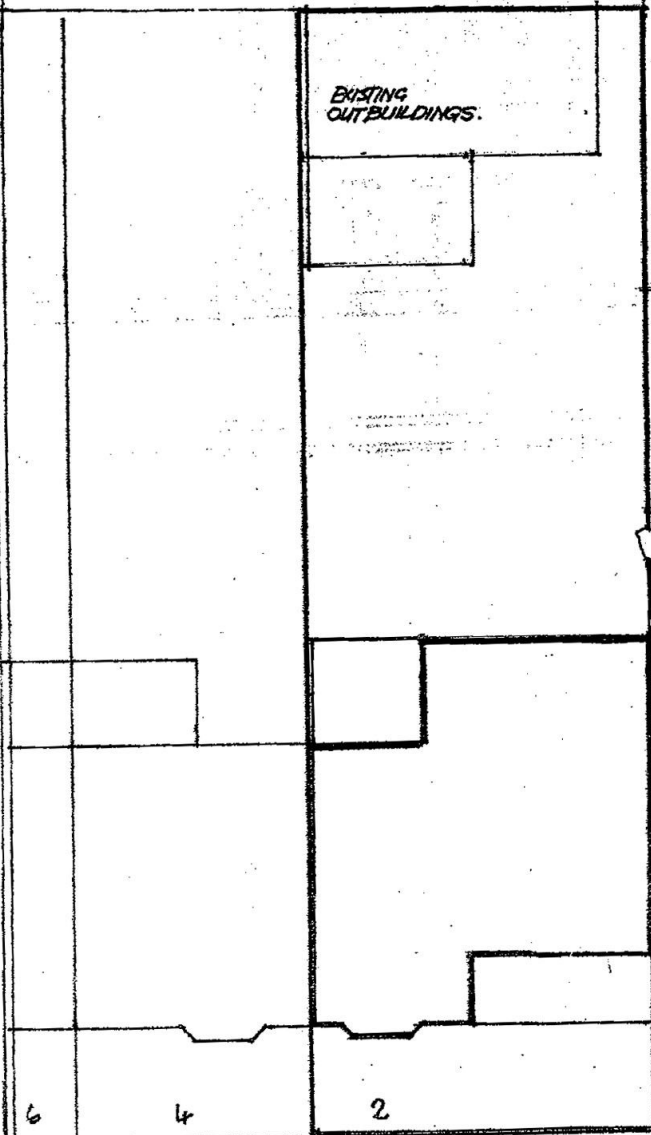
**Date Application Valid:** 30/04/2010



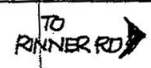
EXISTING  
OUTBUILDINGS.

LOW BOROUGH OF HILLINGDON  
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GROUP  
**AMENDED  
PLAN**

REAR ACCESS  
TO SHOPS.



6 4 2



HILLIARD ROAD.

SCALE: 1:200	MAR. 10 DRG. NO: 2152-56	2 HILLIARD ROAD NORTHWOOD MIDDX. HA6 1SN.	ELEY AND ASSOCIATES 11 OLD HALL CLOSE PINNER MIDDX. HA5 1ST.
--------------	--------------------------------	---	---

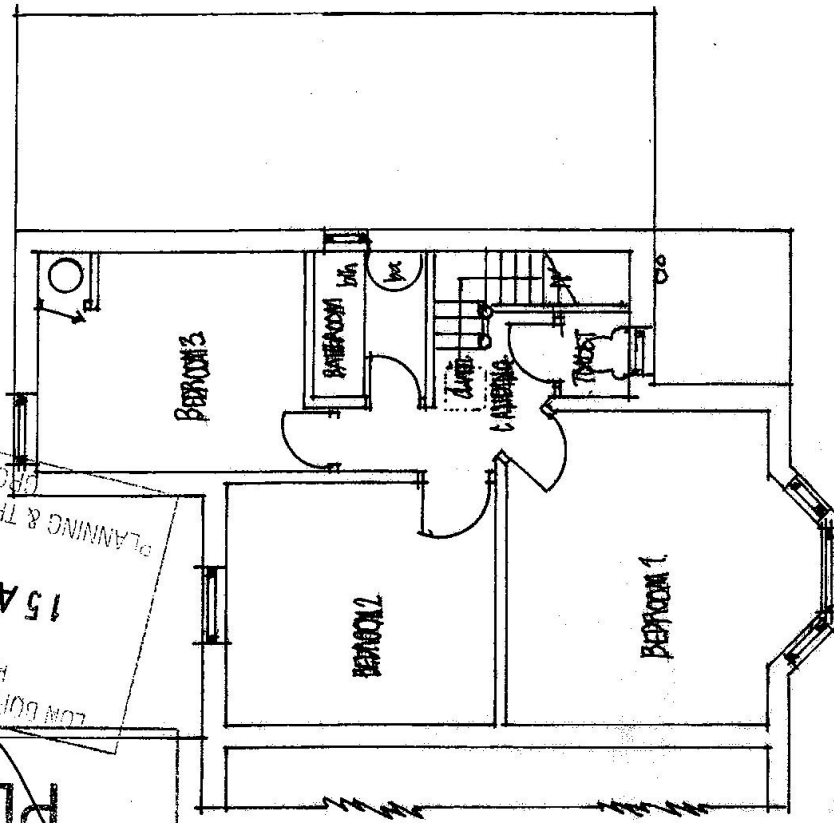


AMENDED  
PLAN

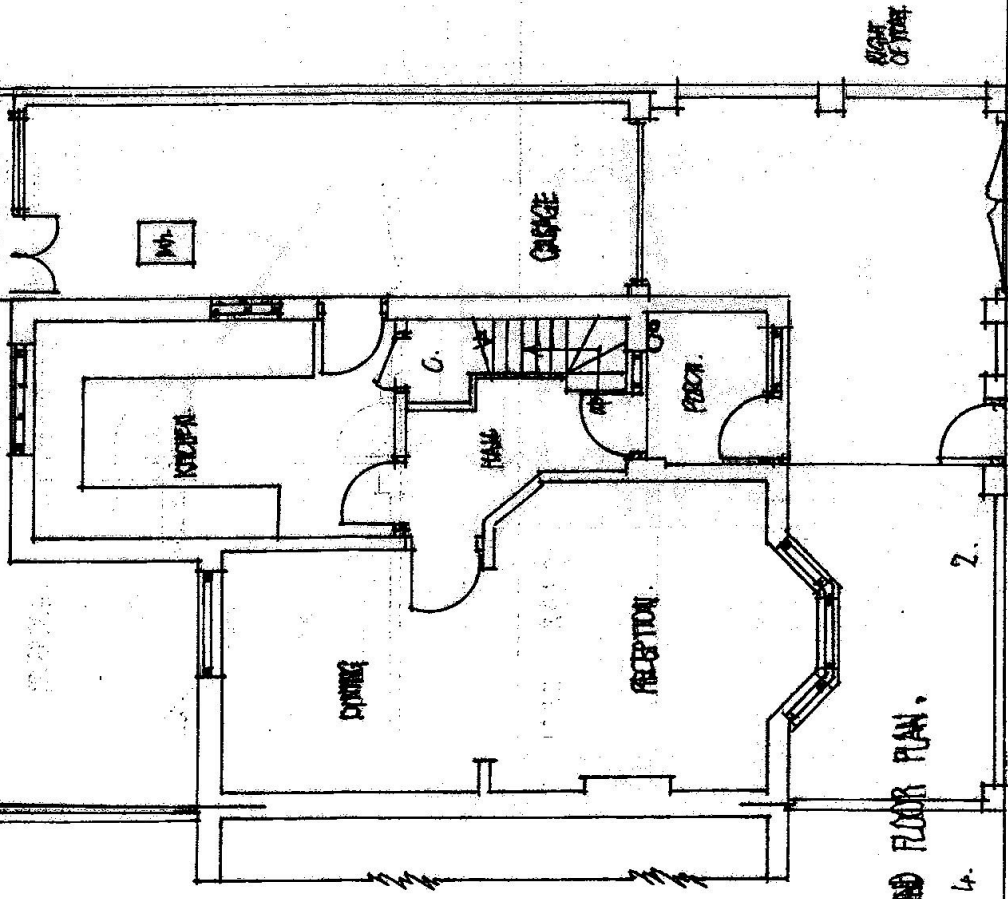
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15 APR 2010

PLANNING & TRANSPORTATION  
GROUP



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.

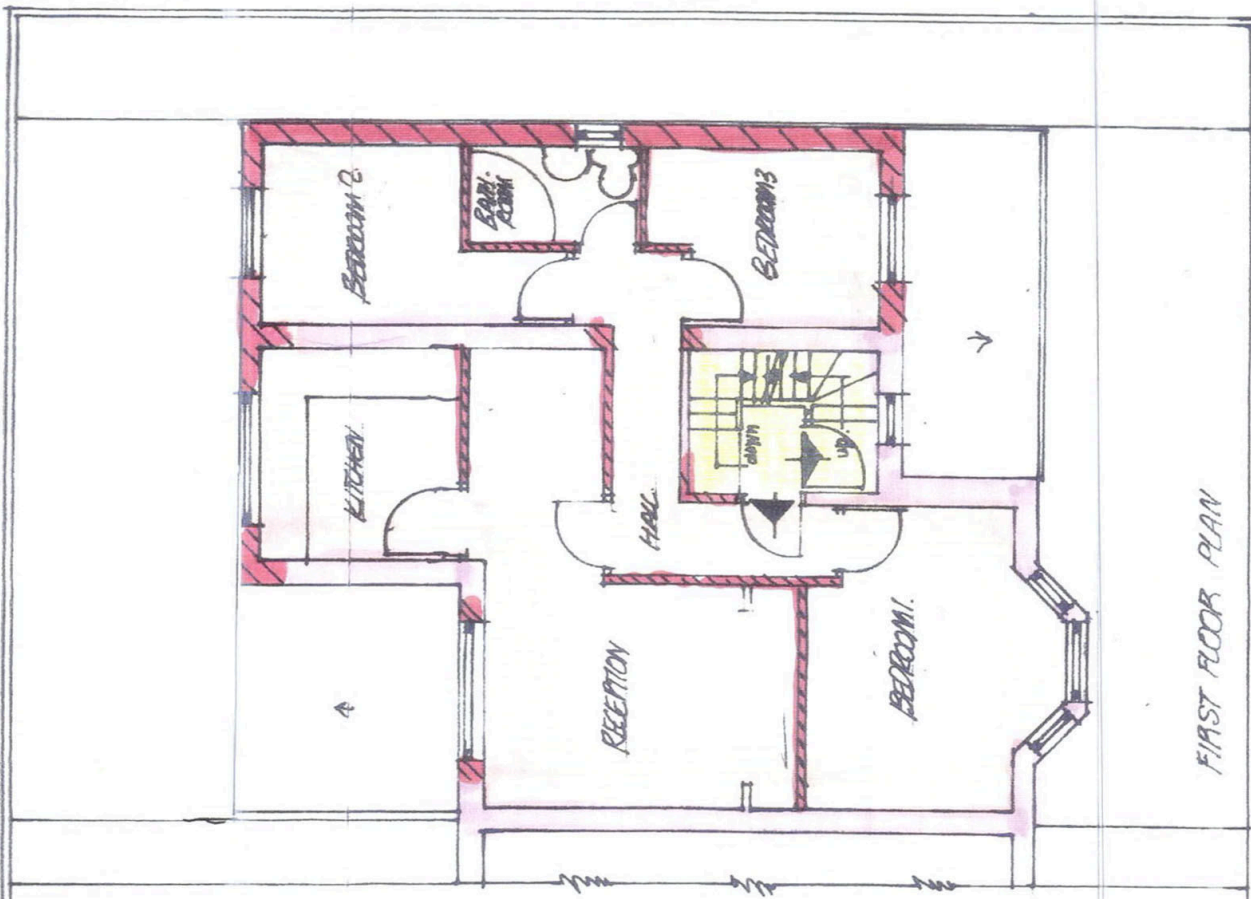
EXISTING.

2 HILLIARD ROAD  
NORTHWOOD  
MIDD. HA6 1SN.

SCALE 1:100  
NOV.07  
DRG. NO.:  
2099.10

ELEY AND ASSOCIATES  
11 OLD HALL CLOSE  
PINNER,  
MIDD. HA5 1ST.

HILLIARD ROAD.

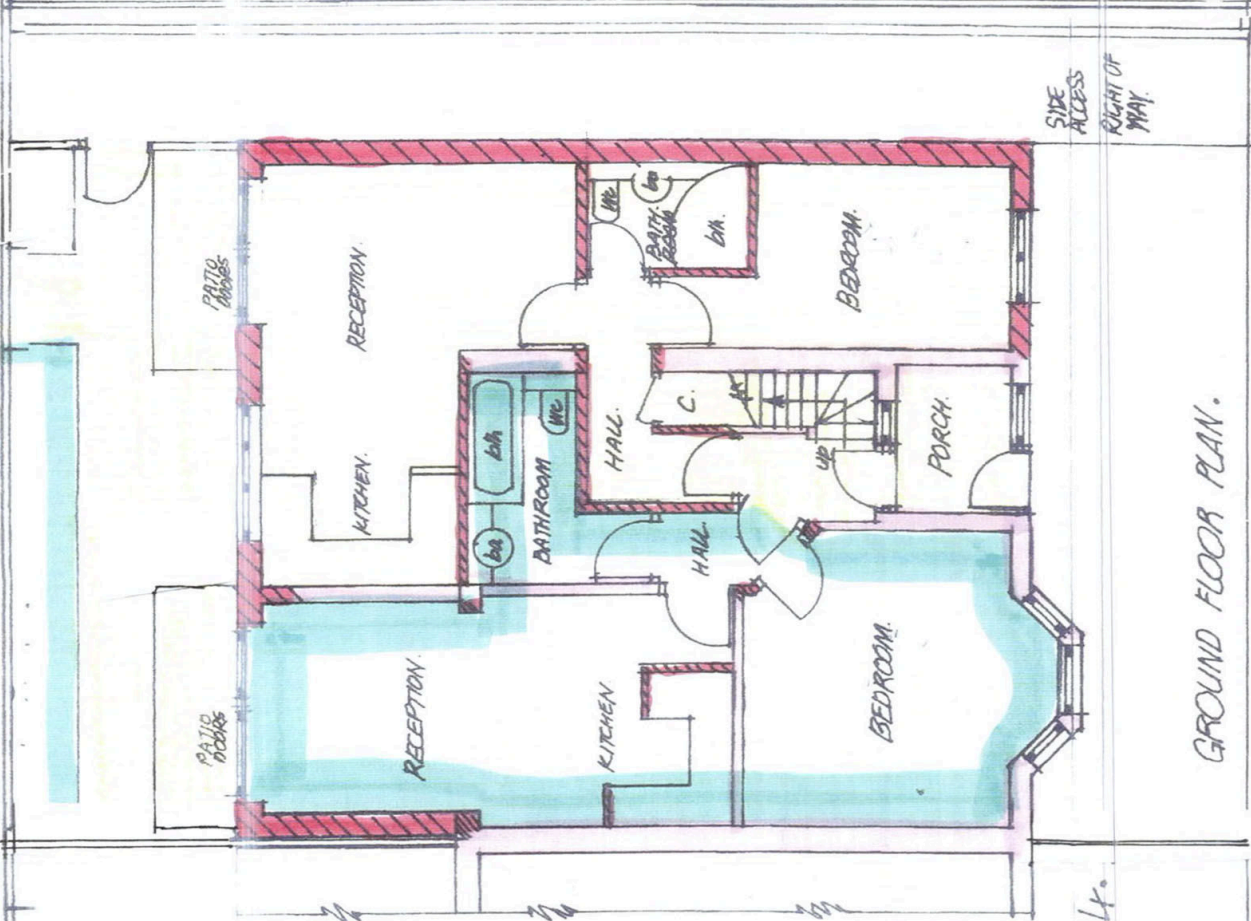


FIRST FLOOR PLAN

ELEY AND ASSOCIATES  
11 OLD HALL CLOSE  
PINNER HA5 4ST.

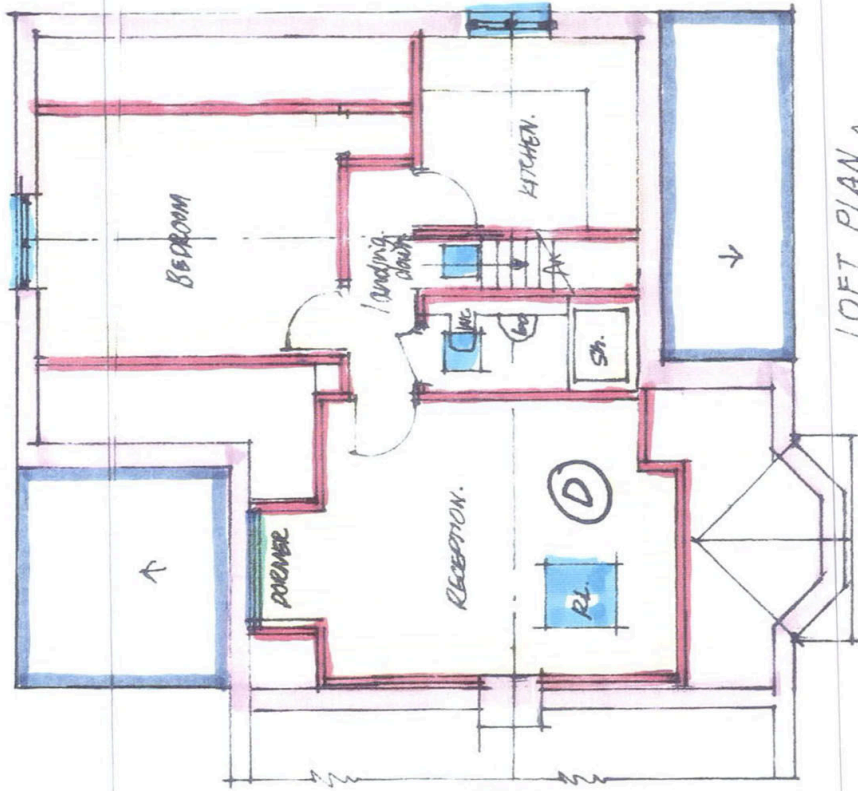
SCALE 1:100  
FEB. 2010  
DRG NO: 2/52-53

2 HILLIARD ROAD  
NORTHWOOD  
MIDDX. HA6 1SN.



GROUND FLOOR PLAN.

PINNING.  
HILLIARD ROAD

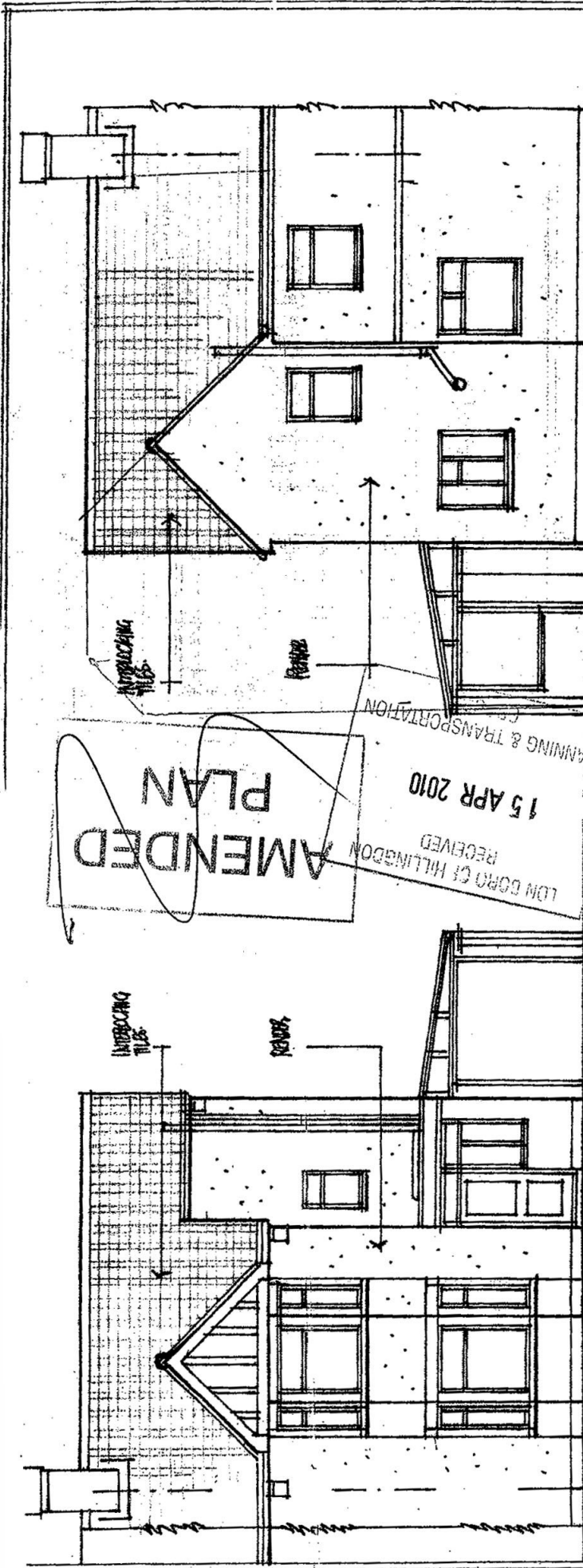


LOFT PLAN

AREA **D** 55.02 SQ.M.

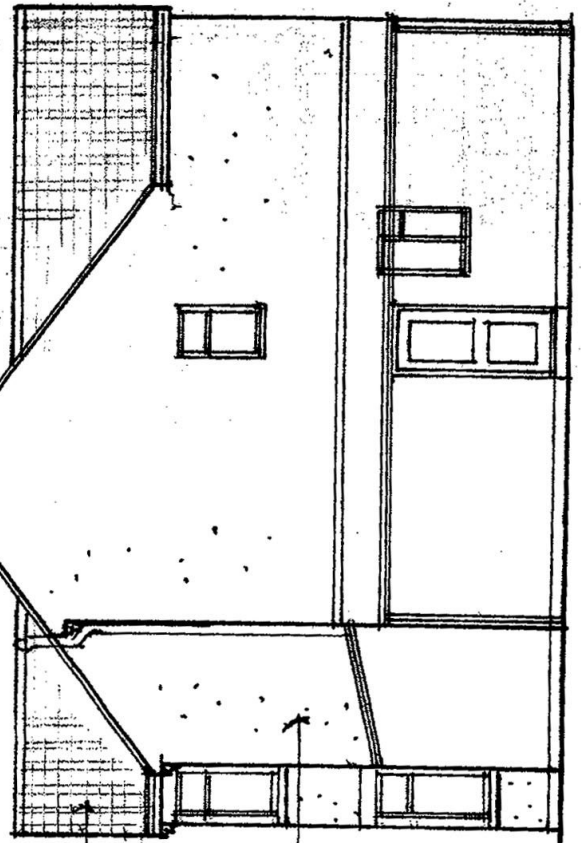
DRG NO: 2/52-52





FRONT ELEVATION.

REAR ELEVATION.



SIDE ELEVATION.

EXISTING.

AMENDED PLAN  
 15 APR 2010  
 LON CGRA CJ HILLINGDON RECEIVED  
 PLANNING & TRANSPORTATION

2 HILLIARD ROAD  
 NORTHWOOD  
 MDDX., HAG 1SN.  
 SCALE 1:100  
 NOV. 07  
 DRG. NO. 2099/11  
 ELEY AND ASSOCIATES  
 11 OLD HALL CLOSE  
 FINNER  
 MDDX., HAG 4ST.

0 1 2 3 4 5 10 METRES SCALE 1:100



FRONT ELEVATION.

REAR ELEVATION.

PROPOSED ELEVATIONS.

2 HILLIARD ROAD  
NORTHWOOD  
MIDDX., HA6 1SN.

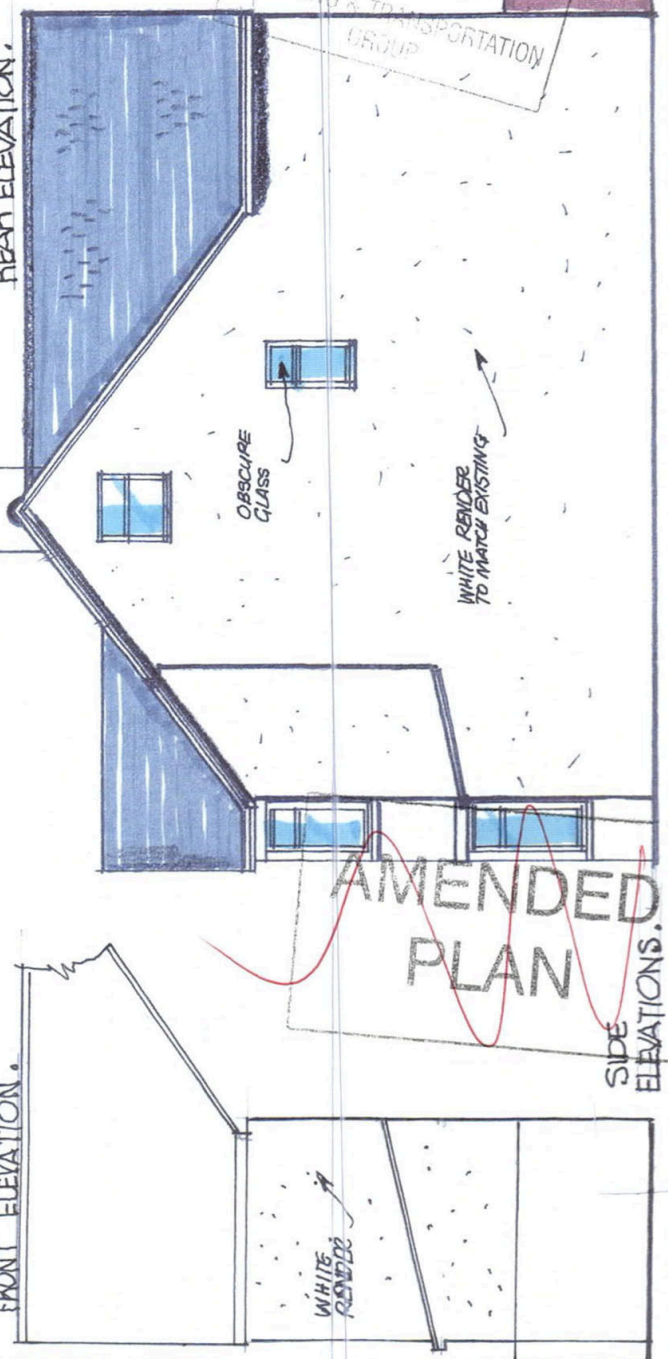
SCALE 1:100  
MARCH 10  
DRG. NO: 2152-55

ELEY AND ASSOCIATES  
11 OLD HALL CLOSE  
PINNER  
MIDDX., HA5 4ST.

PLANNING & TRANSPORTATION GROUP

15 APR 2010

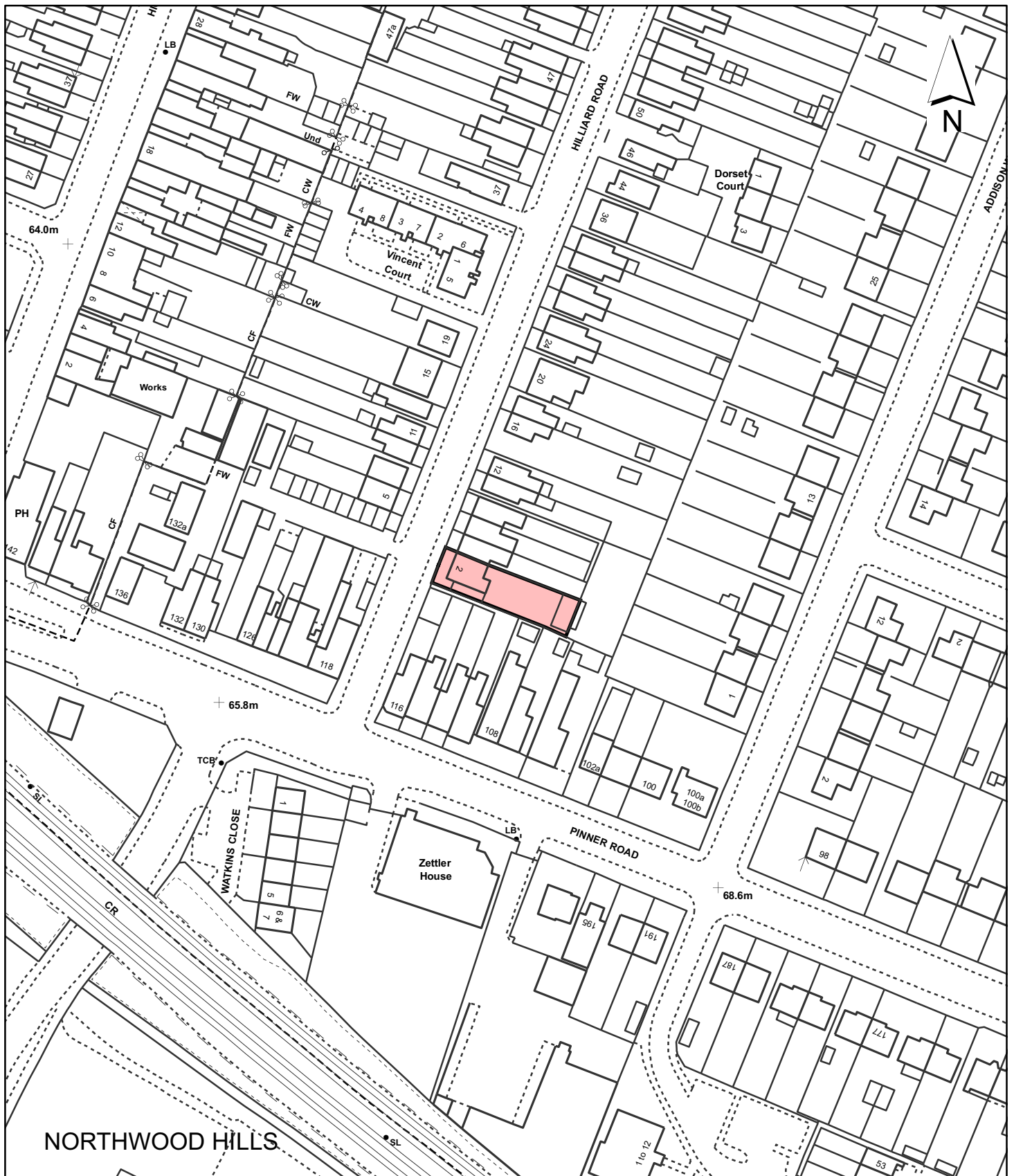
LOW BORO OF HILLIARD ROAD RECEIVED




SIDE ELEVATIONS.

AMENDED PLAN





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Site Address

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Northwood**

**LONDON BOROUGH  
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**Planning &  
Community Services**

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

Planning Application Ref:

**34684/APP/2010/841**

Scale

**1:1,250**

Planning Committee

**North** Page 162

Date

**June 2010**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** 41 RUSHDENE ROAD EASTCOTE

**Development:** Single storey rear extension.

**LBH Ref Nos:** 51162/APP/2010/817

**Date Plans Received:** 08/04/2010

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

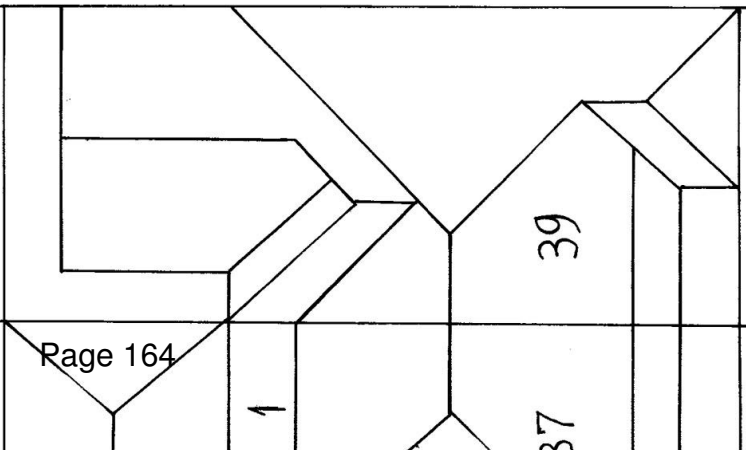
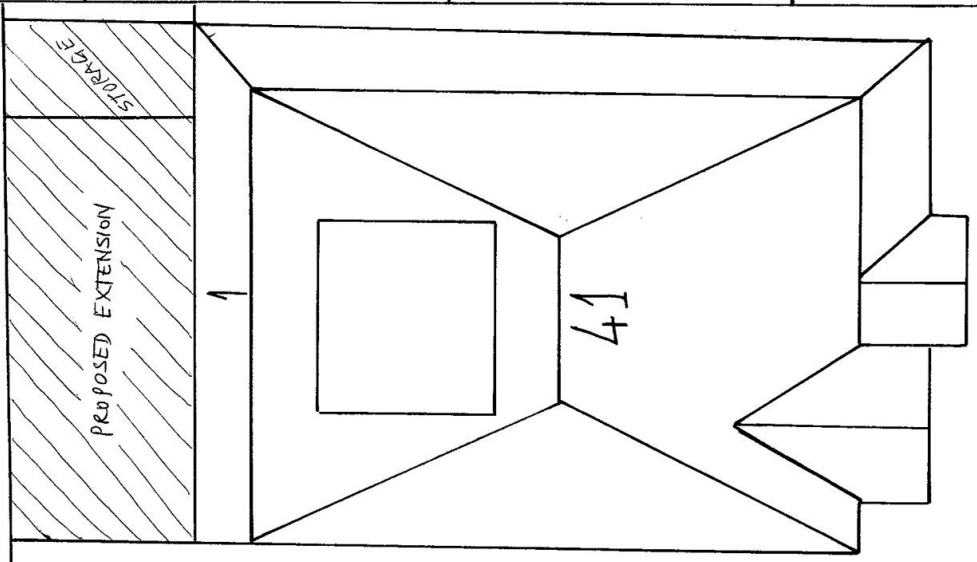
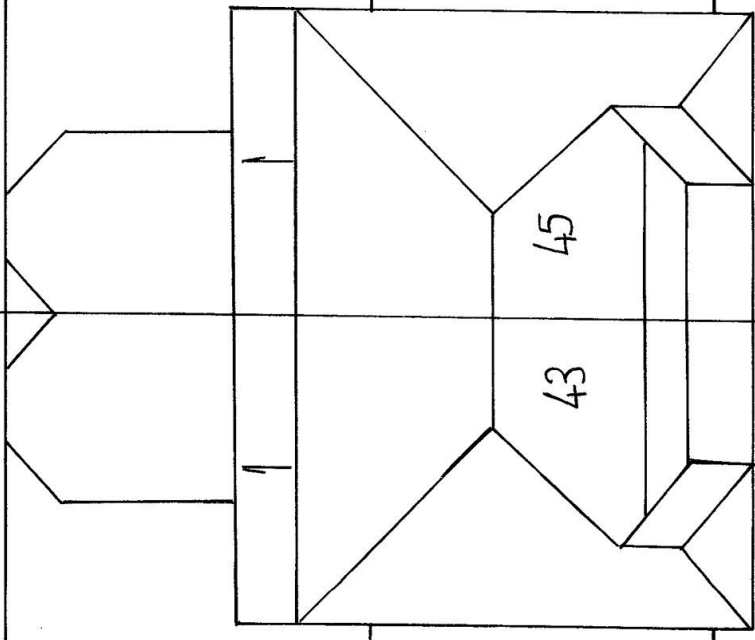
**Date Application Valid:** 06/05/2010

47



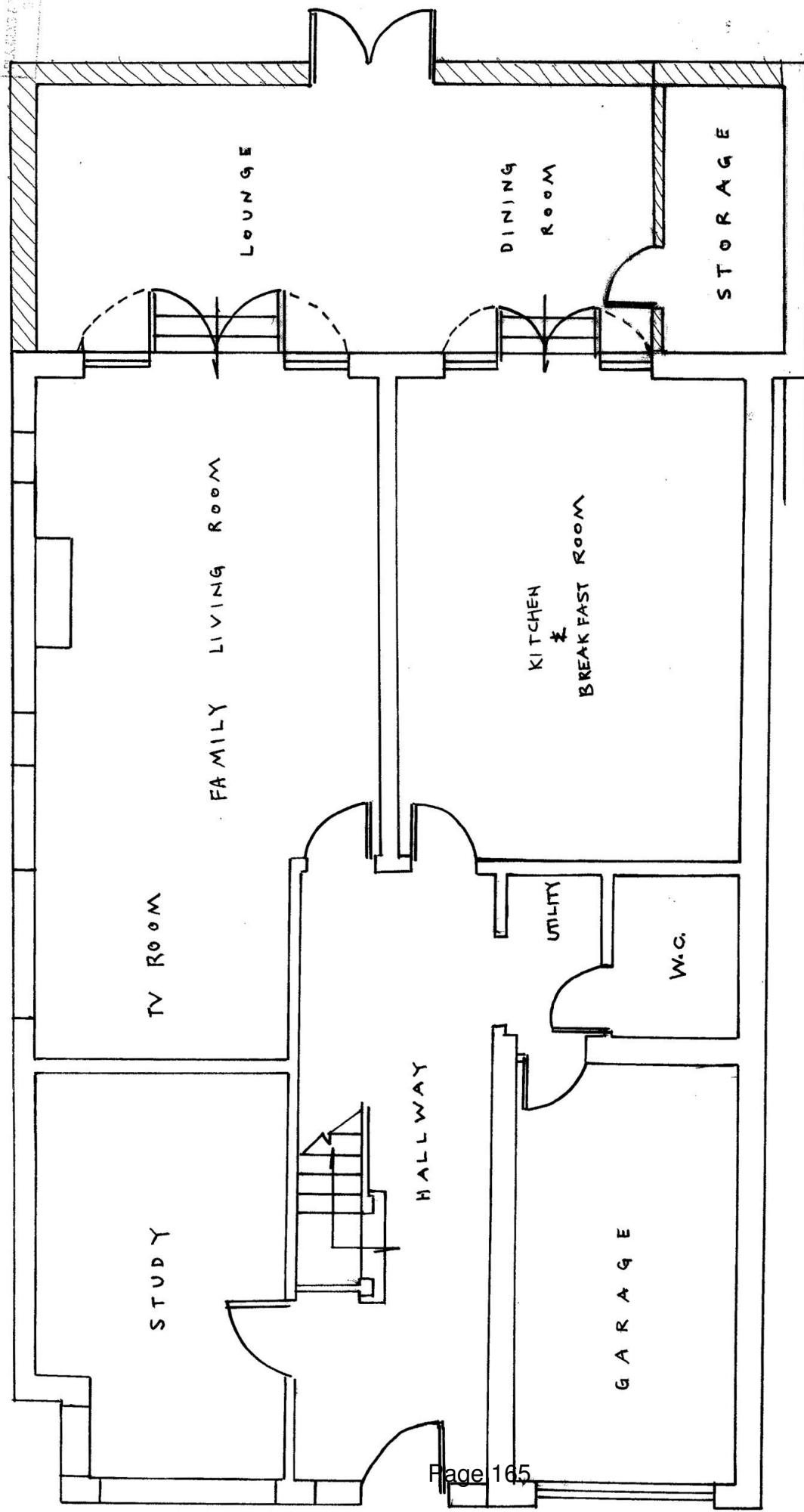
SINGLE STOREY REAR EXTENSION  
APPROVED AND BUILT  
REF: 16433/APP/2008/1298

APRIL 2010  
TSG/4IRR/PRK/001/P  
PROPOSED BLOCK PLAN  
SCALE 1:100





08 APR 2010

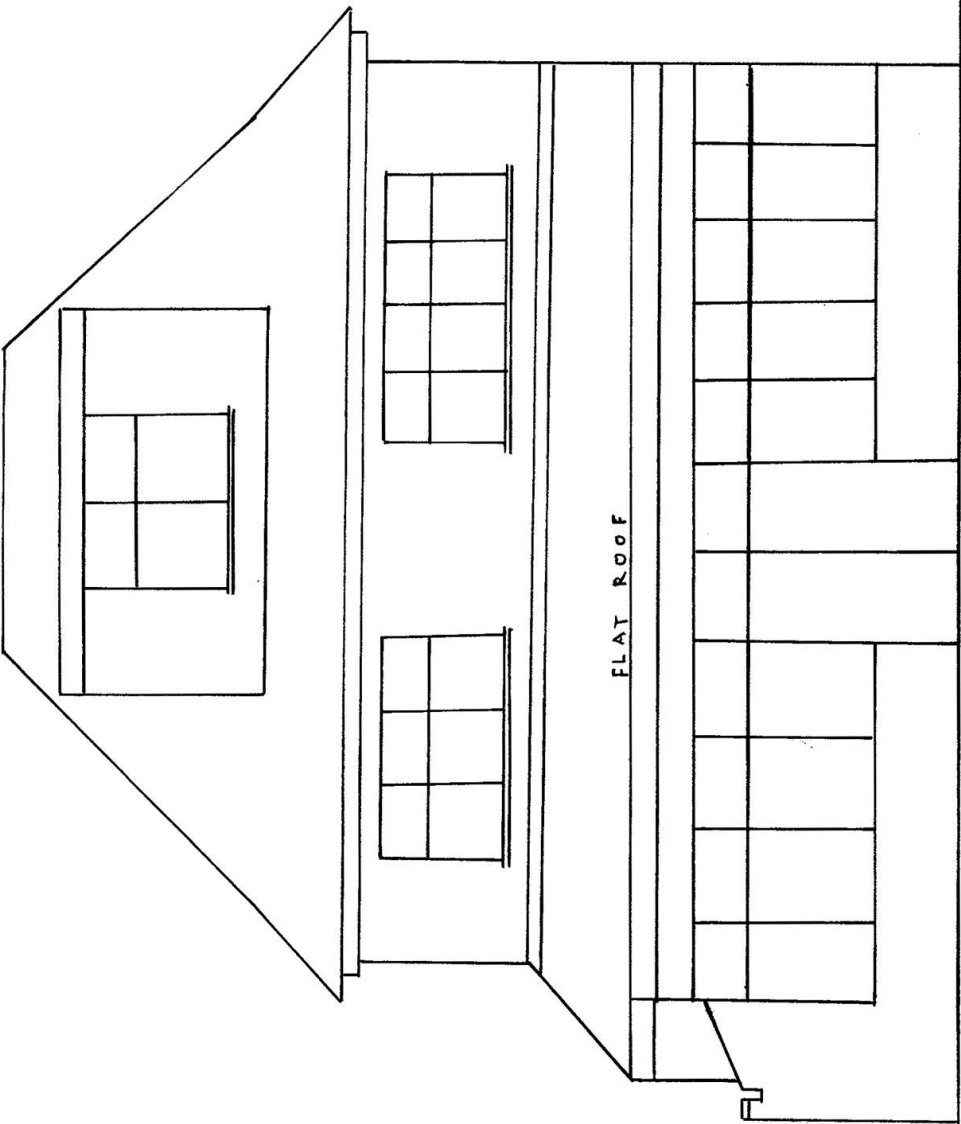


41

PROPOSED GROUND FLOOR PLAN  
AND SECTION

JANUARY 2010  
TSG/4HR/PRK/05/P  
SCALE 1:50

PROPOSED ELEVATION  
10 APR 2010  
TSG/41RR/PRK/002/P

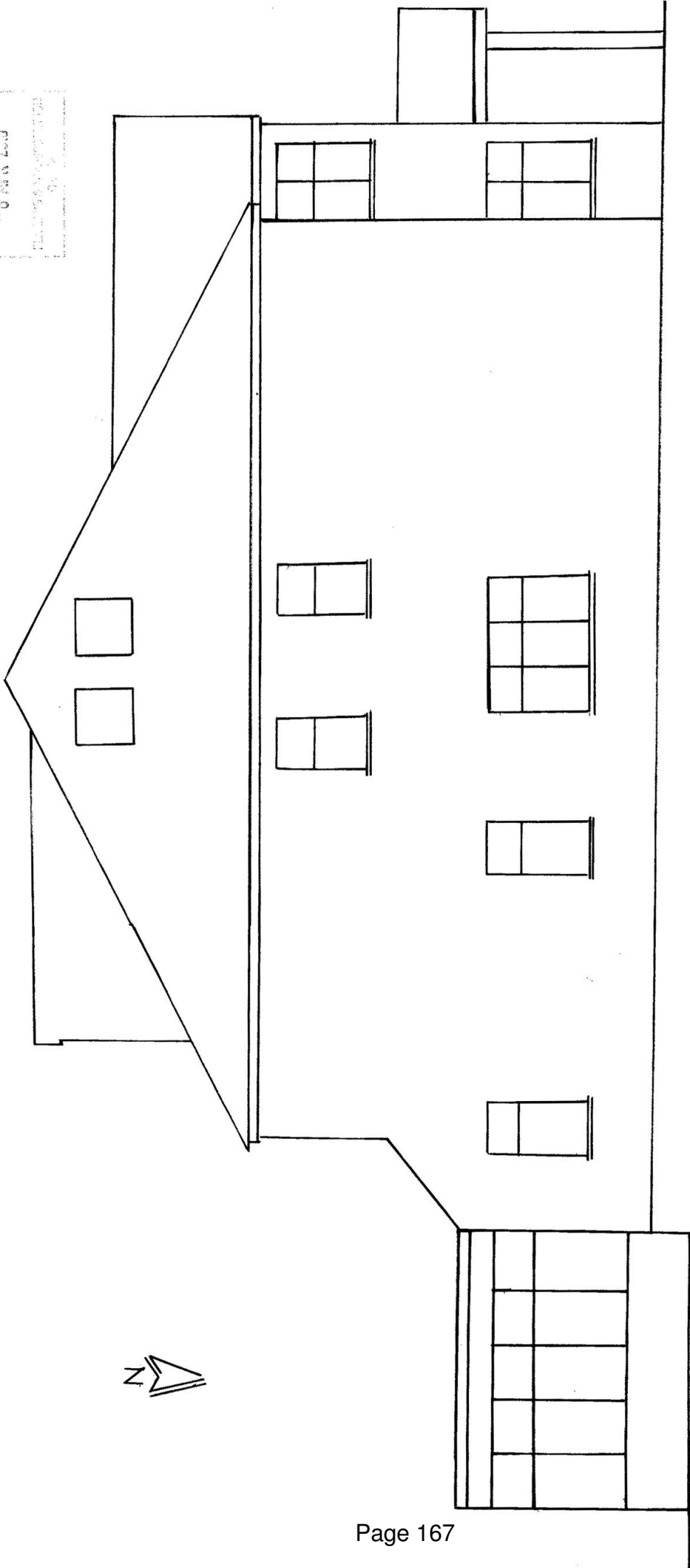


39

APRIL 2010  
TSG/41RR/PRK/002/P  
SCALE 1:50

PROPOSED REAR ELEVATION

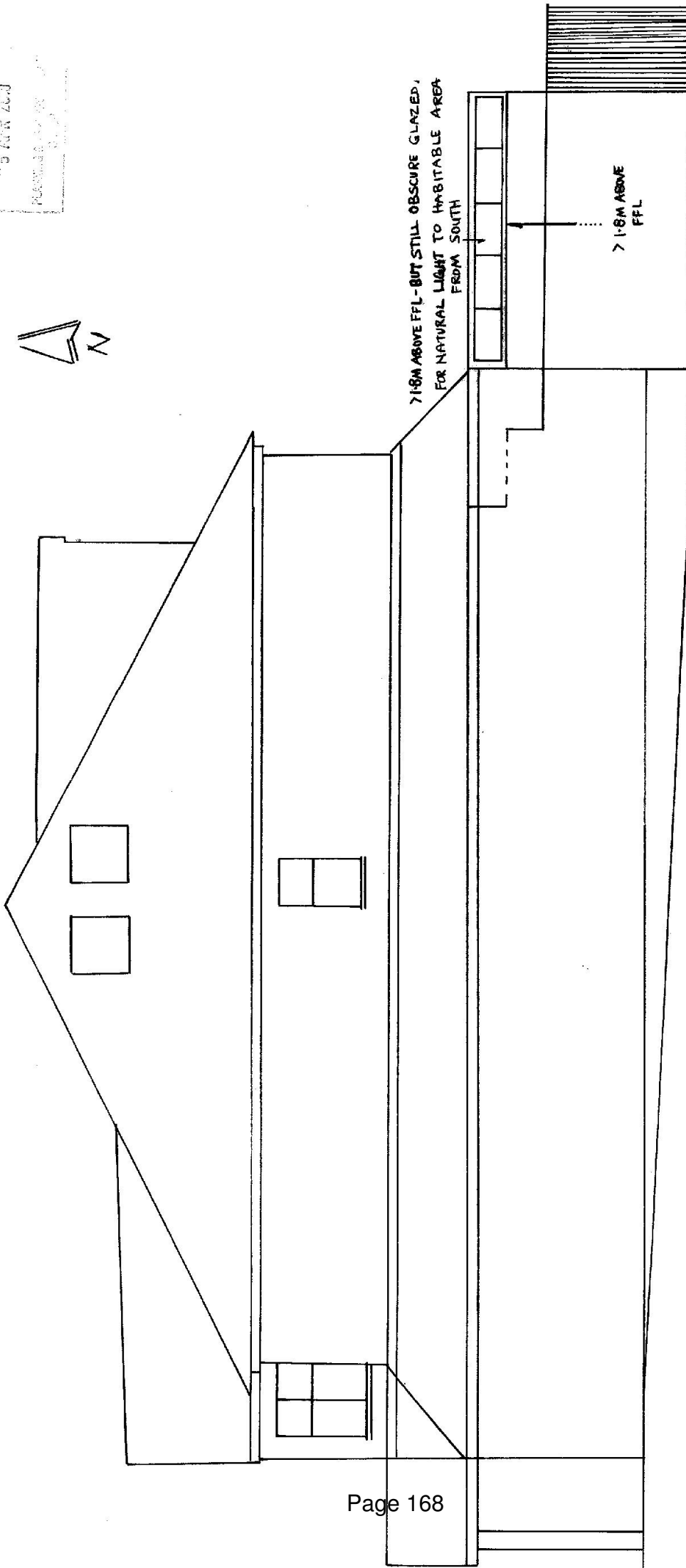
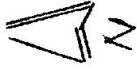
PROPOSED NORTH ELEVATION AND SECTION  
DATE: 01/04/10  
SCALE: 1:50



JANUARY 2010  
TSG/4IRR/PRK/03/P  
SCALE 1:50

PROPOSED NORTH ELEVATION  
AND SECTION

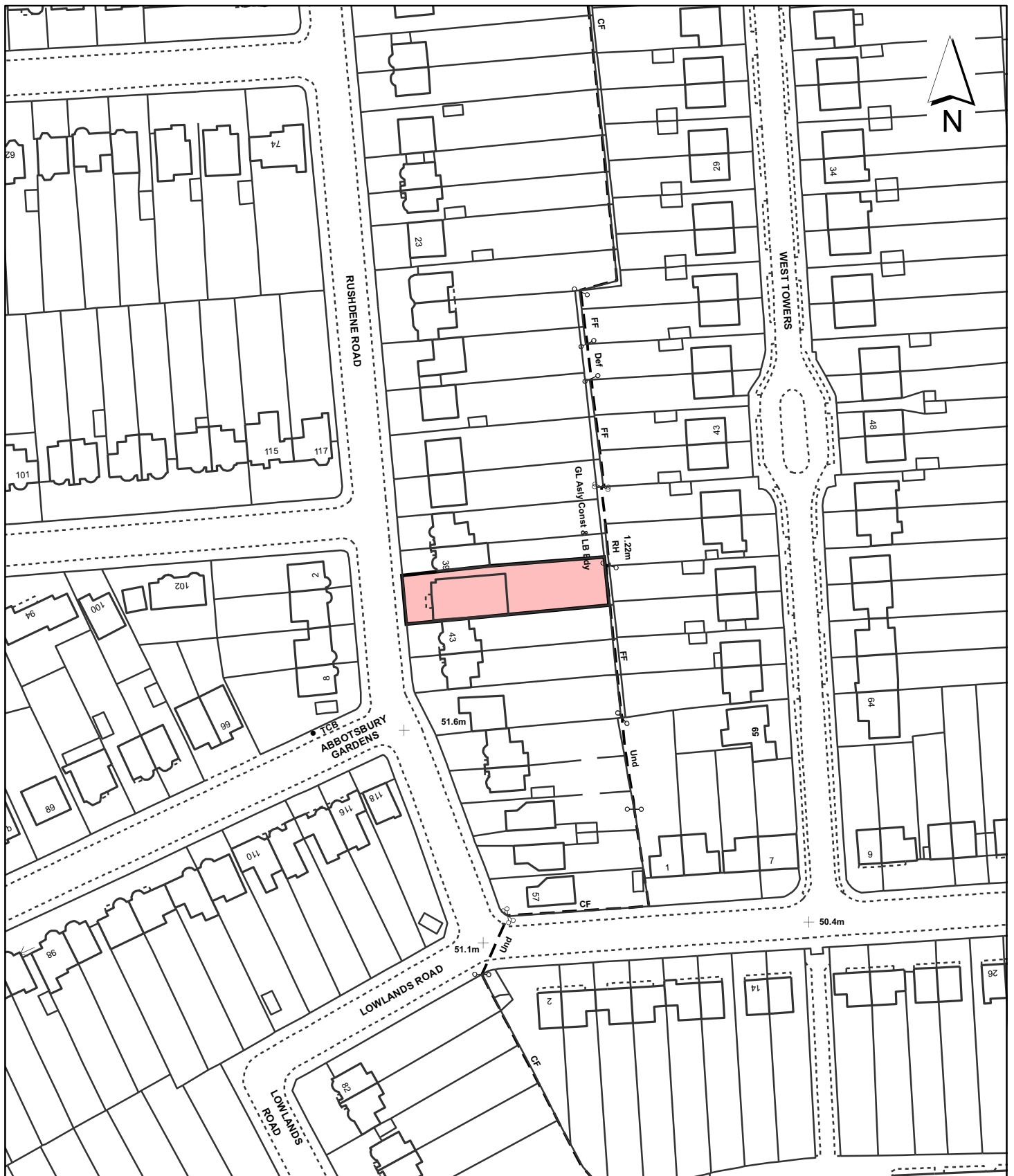
DESIGNED BY: TSG/4IRR/PRK/004/P  
DATE: 09 APR 2010  
PROJECT: 004/P




41

PROPOSED SOUTH ELEVATION

APRIL 2010  
TSG/4IRR/PRK/004/P  
SCALE 1:50



**Notes**

 Site boundary

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Site Address	
<b>41 Rushdene Road Eastcote</b>	
Planning Application Ref:	Scale
<b>51162/APP/2010/817</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 169	<b>June 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** 1 LICHFIELD ROAD NORTHWOOD

**Development:** Conversion of dwelling to 2 three-bedroom dwellings involving a two storey side extension, part two storey, part single storey side extension and associated detached garages to rear.

**LBH Ref Nos:** 14701/APP/2009/2154

**Date Plans Received:** 06/10/2009

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

**Date Application Valid:** 14/11/2009

**AREAS**

The Existing plot area - 606.5 sq.m  
 The Existing house area = 138sq.m

The Proposed Land Plot No1 = 232.0 sq.m  
 The Proposed Land Plot No.3 = 376.6 sq.m

The Proposed house area (combined floors) to Plot No. 1 = 118 sq.m  
 The proposed house area (combined floors) to Plot No. 3 = 116 sq.m



**OS MAP EXTRACT- EXISTING**

Scale 1:1250



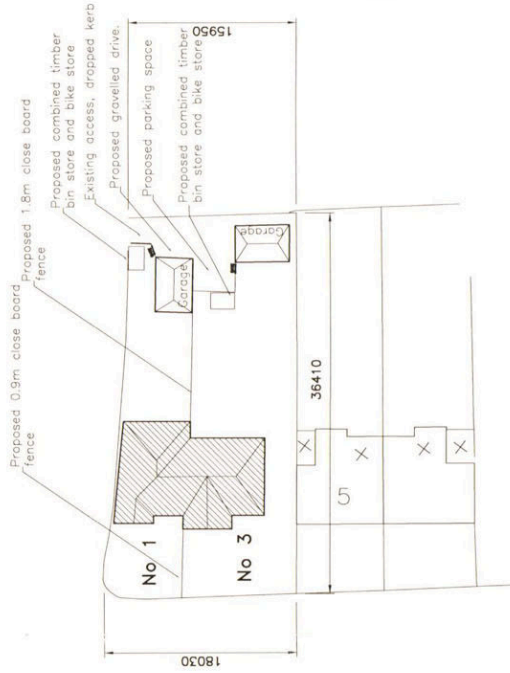
**OS MAP EXTRACT- PROPOSED**

Scale 1:1250



**AERIAL VIEW**

Scale nts



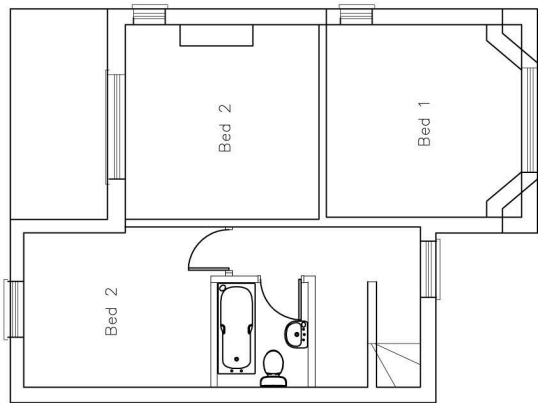
**BLOCK PLAN**

Scale 1:500

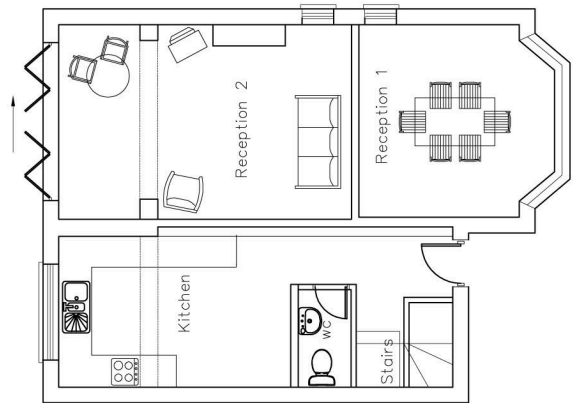
LONDON BOROUGH OF  
 HILLINGDON  
 RECEIVED  
 - 6 OCT 2009  
 PLANNING & COMMUNITY  
 SERVICES

Rev			
Client		MR & MRS J FERGUSON	Date
			SEPT 09
Project		1 LICHFIELD ROAD NORTHWOOD HILLS MIDDXX HA6 1LY	Scale
			As Shown
Title		PROPOSED NEW BUNGALOW TO REAR OF NO 1 LICHFIELD ROAD PROPOSED- PLANS	Drawing No. Rev
			01-LICH/01





EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

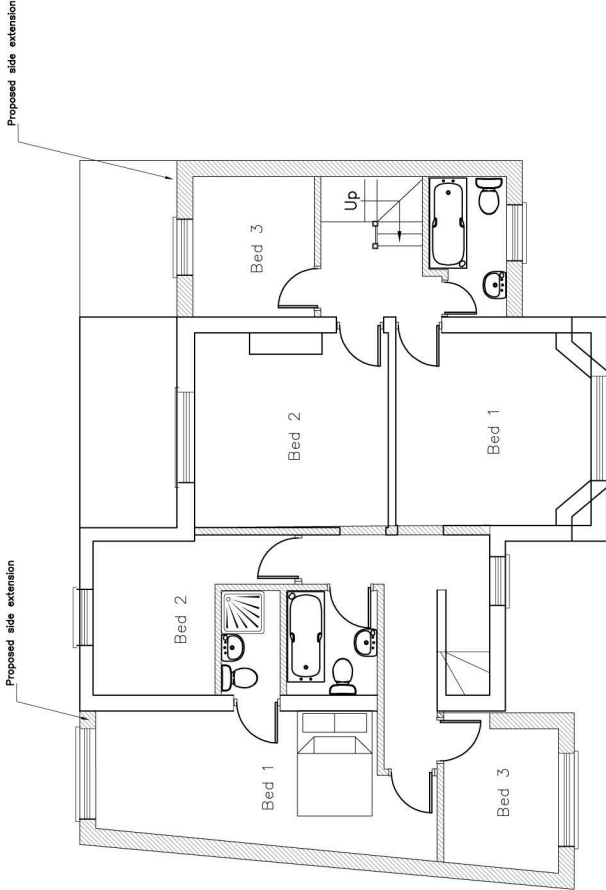


A			Minor amendments.		
Rev	Date	Description	ORIGINAL SHEET SIZE A3		
			Designed by: <i>DbD-Projects</i>		
Client		MR & MRS J FERGUSON		Date	AUG.09
Project		1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY		Scale	1:100
Title		PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES EXISTING - PLANS		Drawing No.	01-LICH/10A
				Rev.	

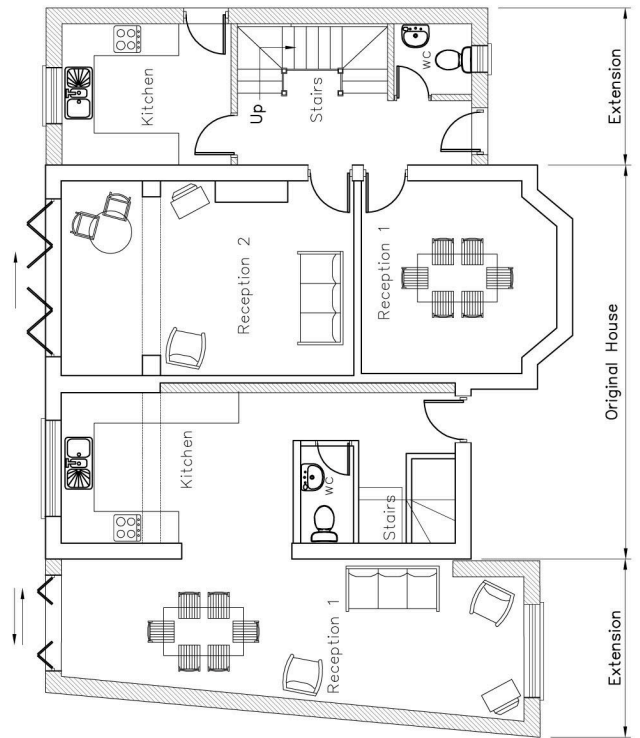


**NOTES**

All external materials to match existing.  
 in colour and style.  
 External finishes to complement original.



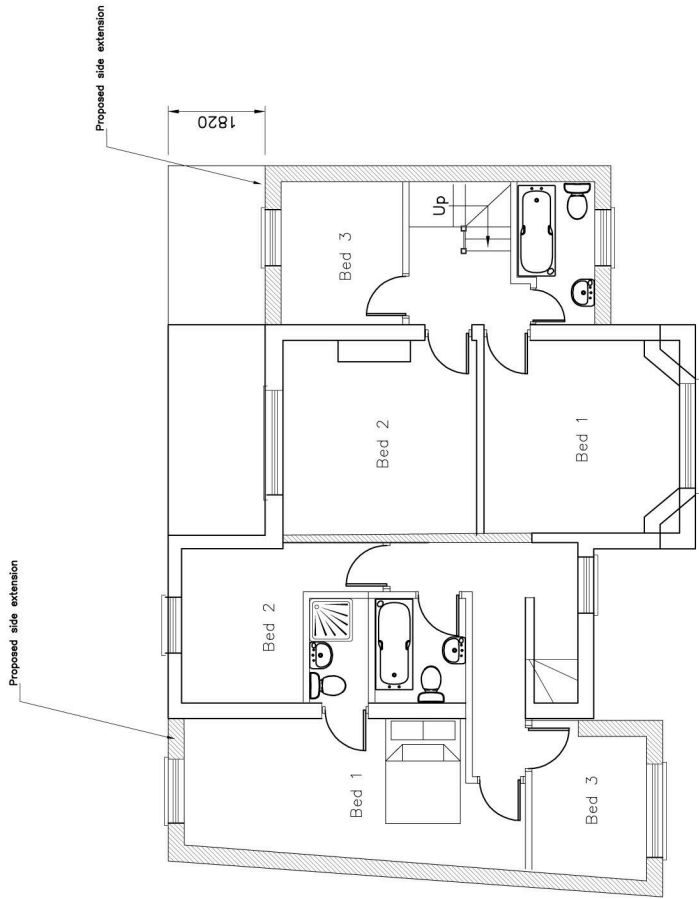
**PROPOSED FIRST FLOOR PLAN**



**PROPOSED GROUND FLOOR PLAN**

Rev	Date	Minor amendments.
A	22 Oct	Minor amendments.
ORIGINAL SHEET SIZE A3		
Designed by: <i>DbD-Projects</i>		
Client	MR & MRS J FERGUSON	Date AUG.09
Project	1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY	Scale As Shown
Title	PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES PROPOSED - PLANS	Drawing No. Rev. 01-LICH/03A





PROPOSED FIRST FLOOR PLAN



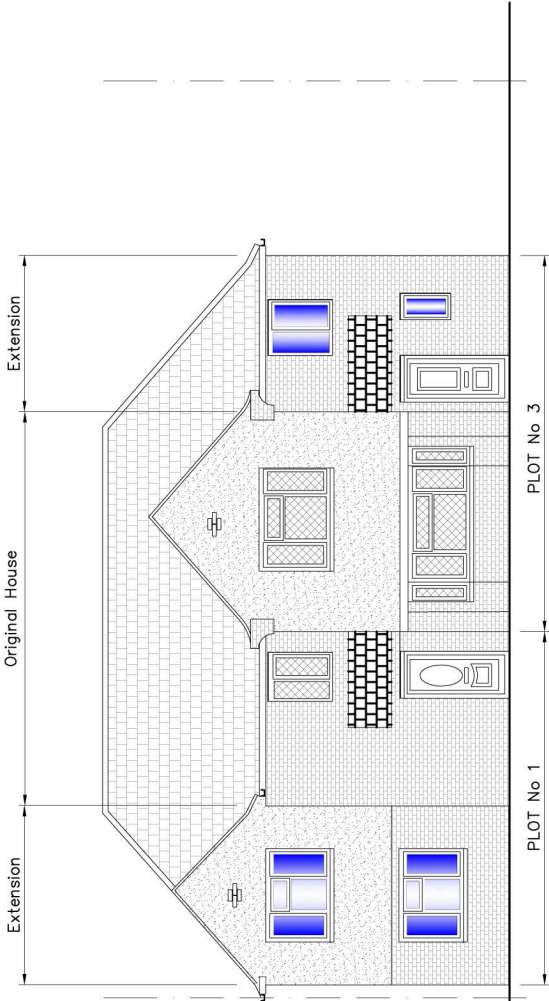
PROPOSED GROUND FLOOR PLAN

B 03 Nov Minor amendments.  
 A 22 Oct Minor amendments.

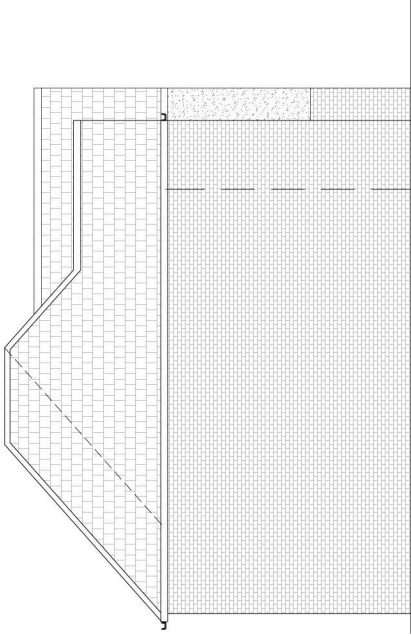
Rev	Date	Description	Designed by: Dbd-Projects
ORIGINAL SHEET SIZE A3			
Client			Date
MR & MRS J FERGUSON			AUG.09
Project			Scale
1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY			1:100
Title			Drawing No. Rev.
PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES PROPOSED - DIMENSIONED PLANS			01 - LICH/05 B



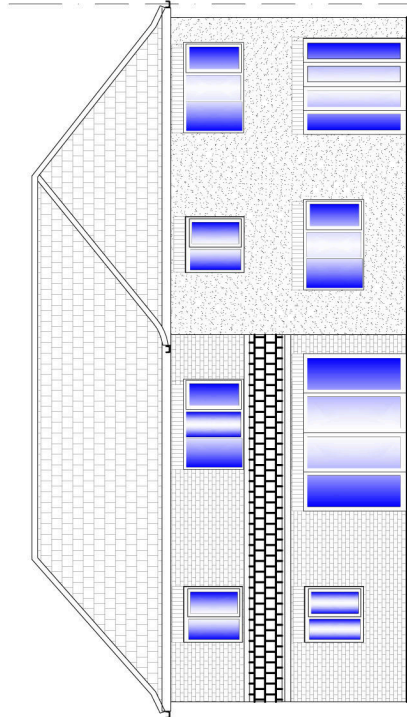
in colour and style.  
External finishes to complement original.



PROPOSED FRONT ELEVATION



PROPOSED NORTH SIDE ELEVATION



PROPOSED REAR ELEVATION

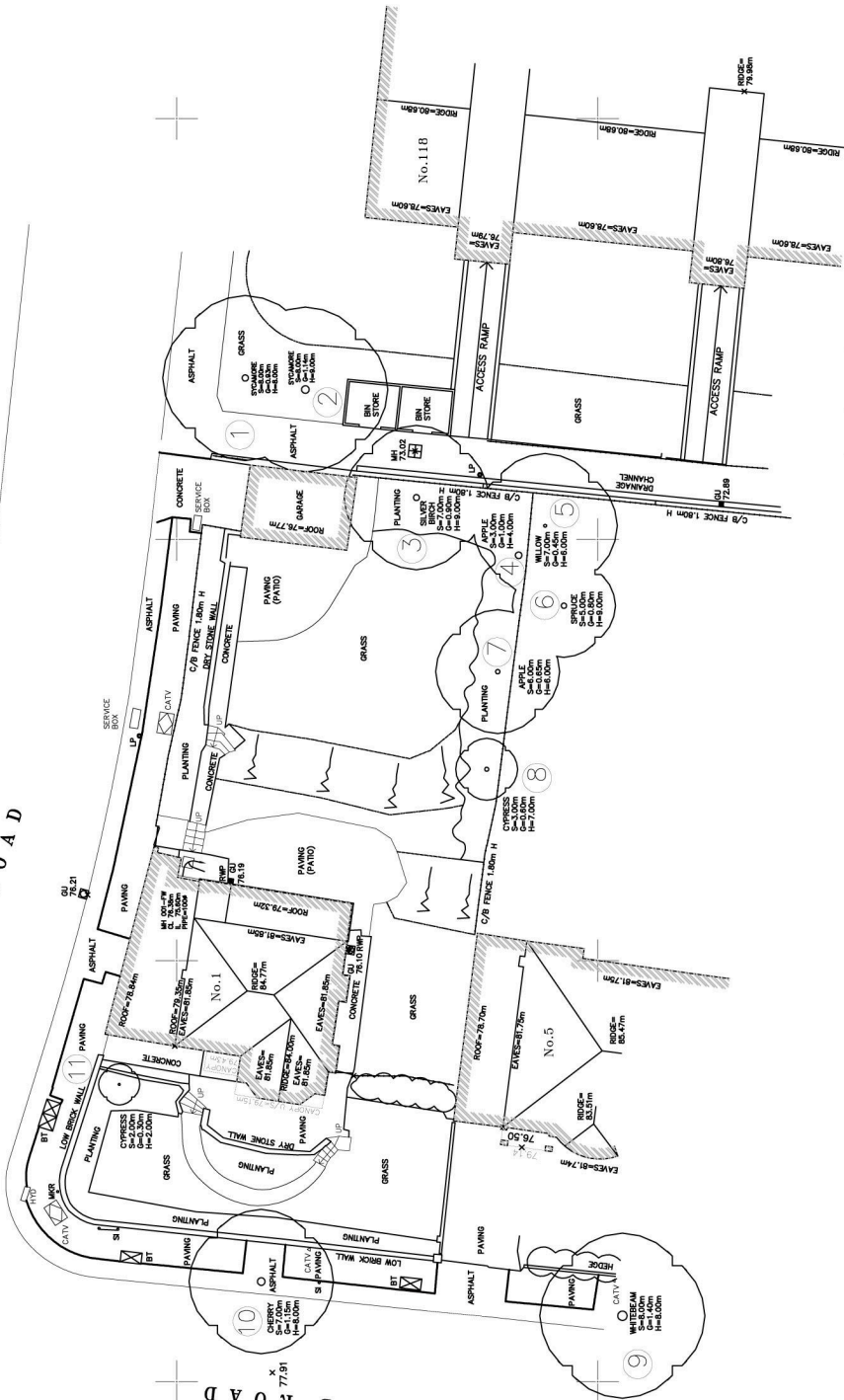
PROPOSED SOUTH SIDE ELEVATION

Rev	Date	Description
A	22 Oct	Minor amendments.
ORIGINAL SHEET SIZE A3		
Designed by: <i>DbD-Projects</i>		
Client	MR & MRS J FERGUSON	
Date	AUG.09	
Project	1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY	
Scale	As Shown	
Title	PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES PROPOSED - ELEVATIONS	
Drawing No.	01-LICH/04 A	
Rev.		



COLCHESTER ROAD

LICHFIELD ROAD



REF:	TREE SCHEDULE	TYPE	HEIGHT (m)	SPREAD (m)	COMMENT
1	Sycamore		8.0	8.0	On adjacent land
2	Sycamore		9.0	8.0	On adjacent land
3	Silver Birch		9.0	7.0	On owners land
4	Apple		4.0	3.0	On owners land
5	Willow		6.0	7.0	On adjacent land
6	Spruce		9.0	5.0	On adjacent land
7	Apple		6.0	6.0	On owners land
8	Cypress		7.0	3.0	On owners land
9	Whitebeam		8.0	8.0	On adjacent land
10	Cherry		8.0	7.0	On adjacent land
11	Cypress		2.0	2.0	On owners land

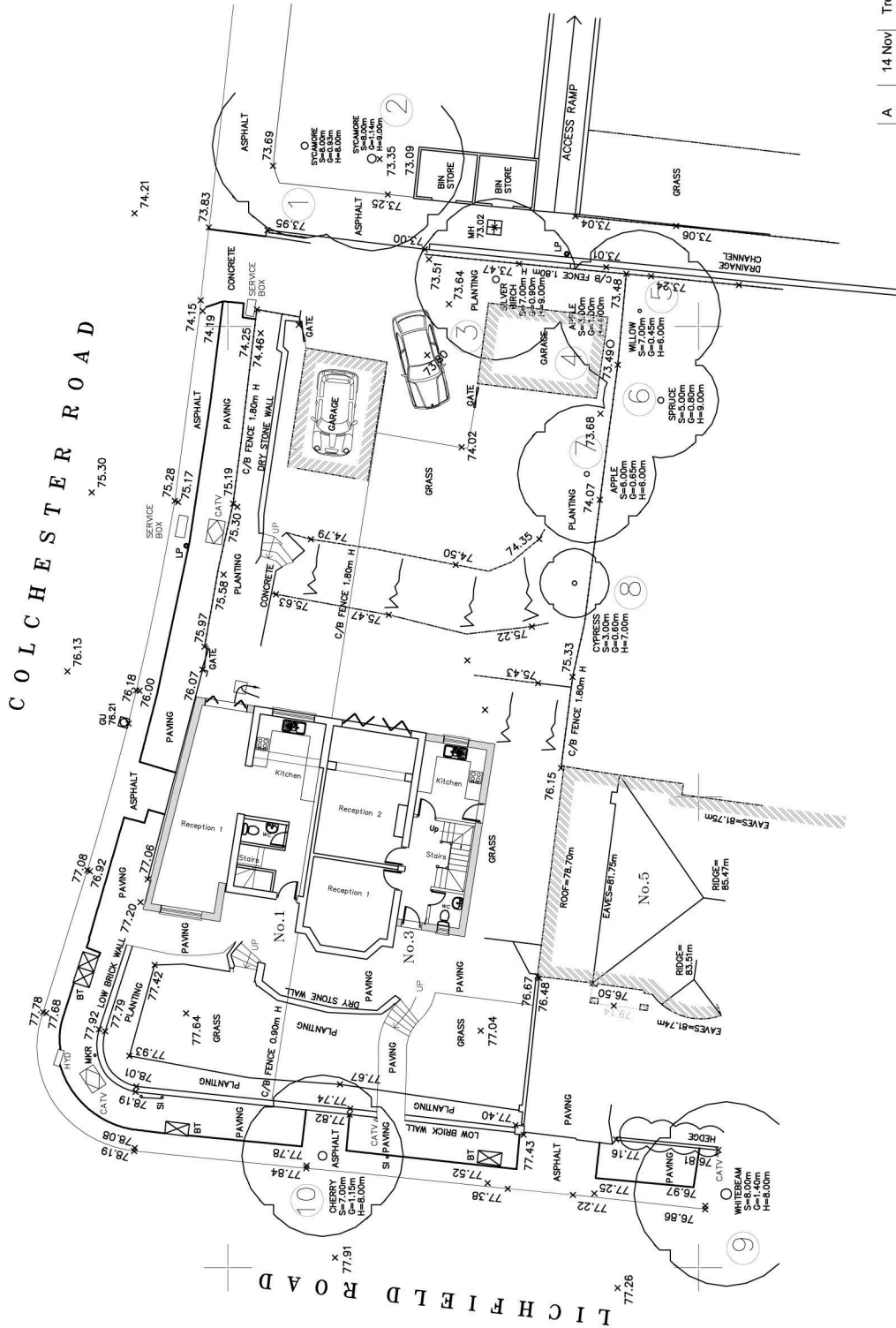
Rev	Date	Description
		ORIGINAL SHEET SIZE A3
		Designed by: DbD-Projects
Client		MR & MRS J FERGUSON
Project		1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY
Title		PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES EXISTING - Tree Survey
Date		OCT.09
Scale		1:250
Drawing No.		01-LICH/11
Rev.		





**NOTES**

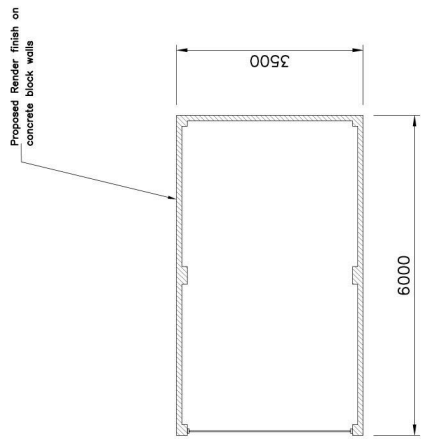
- Tree protection to be carried by use of temporary heras type fencing in line with the canopy edge. Stakes to be used where necessary to avoid damage from machinery.
- Hand digging only in areas where root activity may be present, prior to the use of any machine digging.
- Due to expected ground conditions, and existing tree roots, we anticipate using a raft slab design for garages and bin/cycle stores.



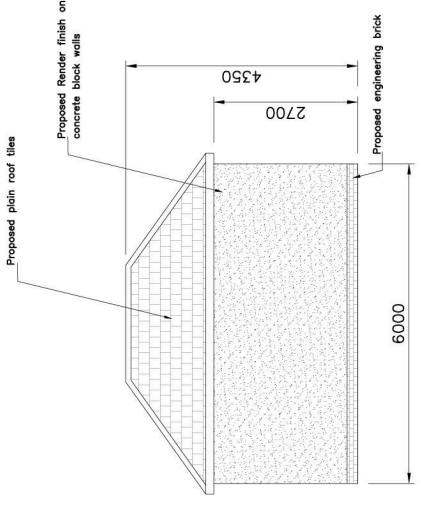
Rev	Date	Description
A	14 Nov	Tree protections and report added
ORIGINAL SHEET SIZE A3		
Designed by: Dbd-Projects		
Client	MR & MRS J FERGUSON	
Project	1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY	
Title	PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES PROPOSED - Survey	
Date	AUG.09	
Scale	1:200	
Drawing No.	01-LICH/09 A	
Rev		

REF:	TYPE	HEIGHT (m)	SPREAD (m)	COMMENT/PROTECTION
1	Sycamore	8.0	8.0	On adjacent land-Canopy to be protected as necessary
2	Sycamore	9.0	8.0	On adjacent land-Canopy to be protected as necessary
3	Silver Birch	9.0	7.0	On owners land-Will try to retain but may need to be removed.
4	Apple	4.0	3.0	On owners land-May need to be removed.
5	Willow	6.0	7.0	On adjacent land-Canopy to be protected as necessary by use of fencing
6	Spruce	9.0	5.0	On adjacent land-Canopy to be protected as necessary by use of fencing
7	Apple	6.0	6.0	On owners land-Canopy to be protected as necessary by use of fencing
8	Cypress	7.0	3.0	On owners land-Not in zone of influence
9	Whitebeam	8.0	8.0	On adjacent land-Not in zone of influence
10	Cherry	8.0	7.0	On adjacent land-Not in zone of influence
11	Cypress	2.0	2.0	On owners land-Not in zone of influence

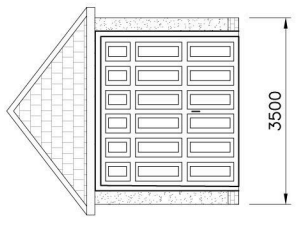
# PROPOSED GARAGES



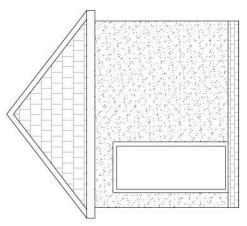
PROPOSED PLAN



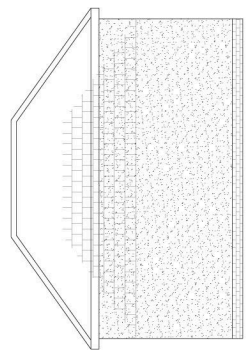
PROPOSED SIDE ELEVATION



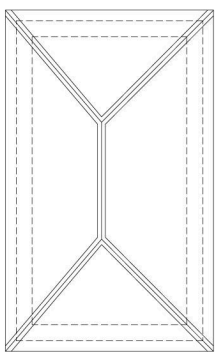
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

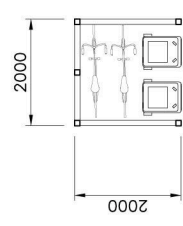


PROPOSED SIDE ELEVATION

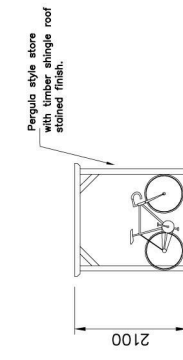


PROPOSED ROOF PLAN

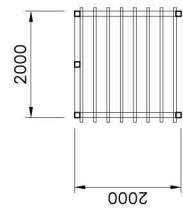
# PROPOSED BIN STORE/BIKE SHELTER



PROPOSED PLAN



PROPOSED SIDE ELEVATION




PROPOSED ROOF PLAN



Rev	Date	Description	Designed by: DbD—Projects		
		ORIGINAL SHEET SIZE A3			
Client			MR & MRS J FERGUSON	Date	OCT.09
Project			1 LICHFIELD ROAD NORTHWOOD HILLS MIDDX HA6 1LY	Scale	1:100
Title			PROPOSED SIDE EXTENSIONS TO CREATE 2 SEMI-DETACHED HOUSES PROPOSED – GARAGES/BINSTORE	Drawing No.	01 – LICH/12 -
				Rev.	



**Notes**

 Site boundary

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Site Address

**1 Lichfield Road  
Northwood**

Planning Application Ref:

**14701/APP/2009/2154**

Planning Committee

**North** Page 180

Scale

**1:1,250**

Date

**June 2010**

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

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



**HILLINGDON**  
LONDON



**Report of the Head of Planning & Enforcement**

**Address** 40 ELGOOD AVENUE NORTHWOOD

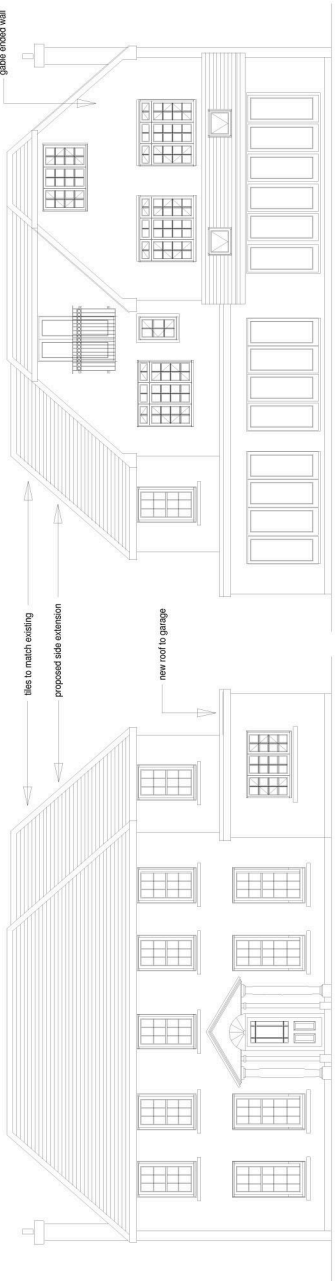
**Development:** Single storey rear extension with 2 rooflights, first floor side extension, front porch, conversion of integral garage to habitable space with new window to front and enlargement/alterations of existing loft space to include 1 rooflight to side and juliette balcony and new gable end window to rear.

**LBH Ref Nos:** 2276/APP/2010/811

**Date Plans Received:** 09/04/2010

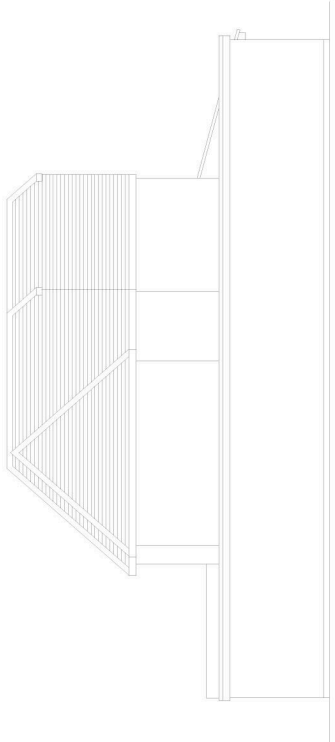
**Date(s) of Amendment(s):**

**Date Application Valid:** 19/04/2010

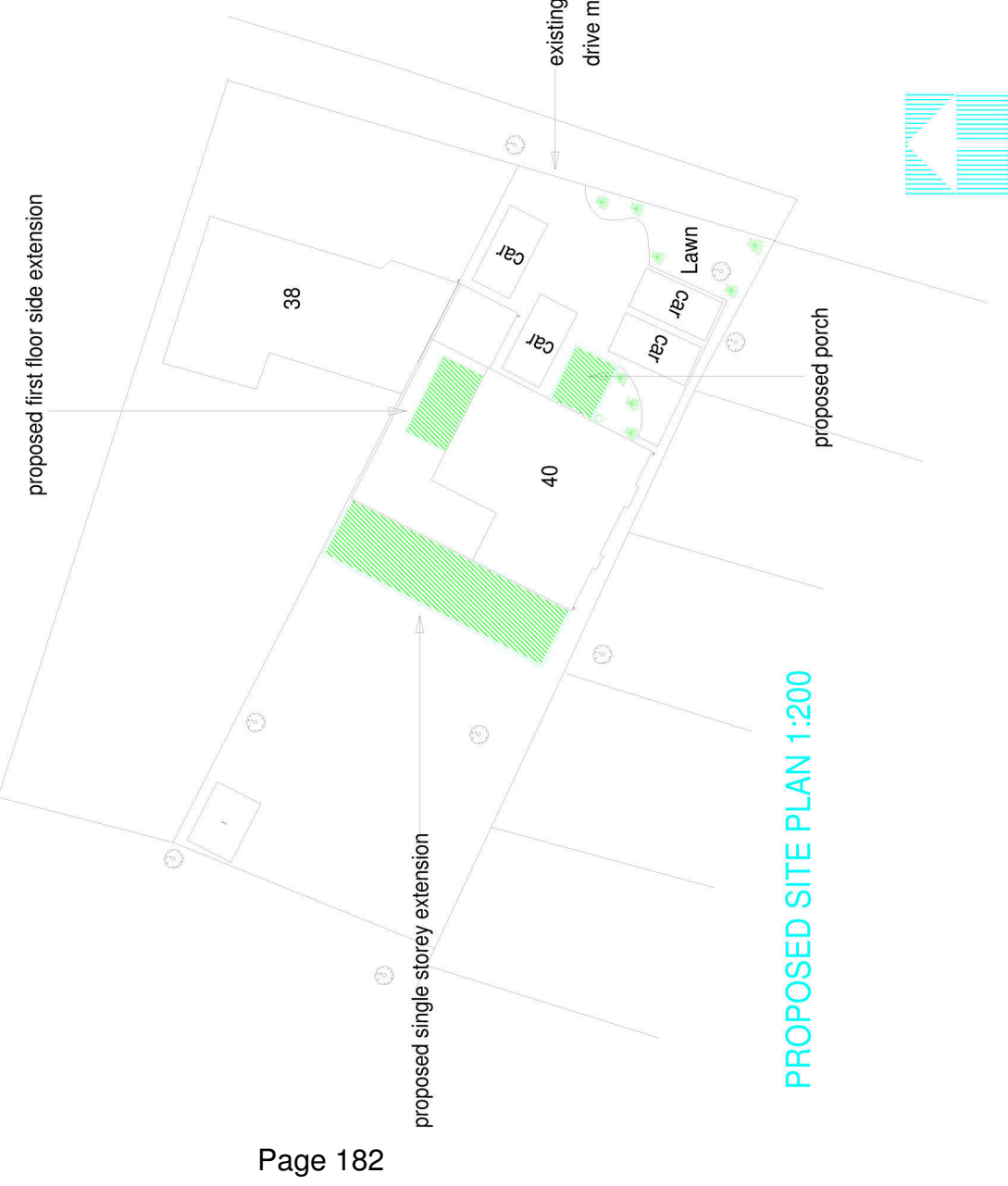


PROPOSED FRONT ELEVATION 1:100

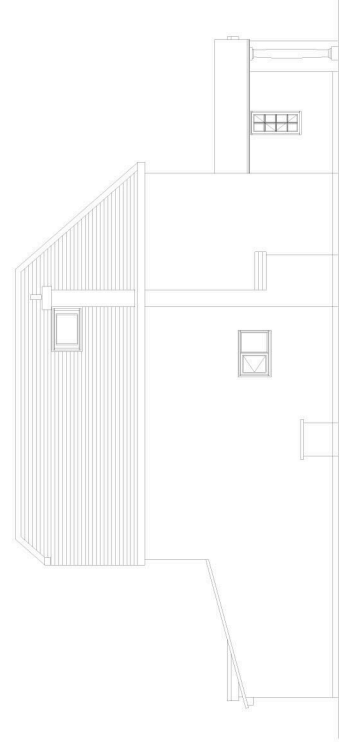
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SITE PLAN 1:200



PROPOSED SIDE ELEVATION 1:100

existing access no change  
drive marshalls priora blocks



scale 1:50



scale 1:100

PAPER SIZE A2

EXISTING FLOOR AREA =

**PROPOSED PLANS**

This drawing has not been approved by the Local Authority do not use for construction

**Brian Laver**  
Residential Design & Planning  
Telephone 01282 532026  
Email: brian.laver@btopenworld.com

Drawing Title : Proposed Elevations

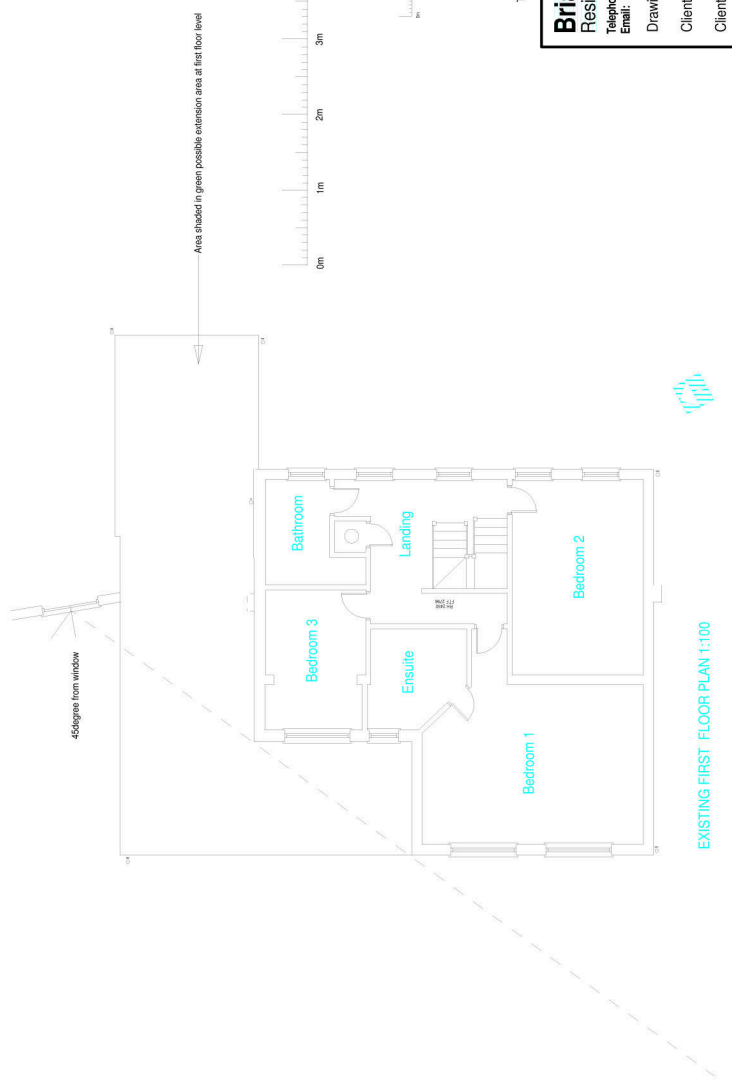
Client: Mr & Mrs Popat 40 Elgood Avenue Northwood

Client Approval:

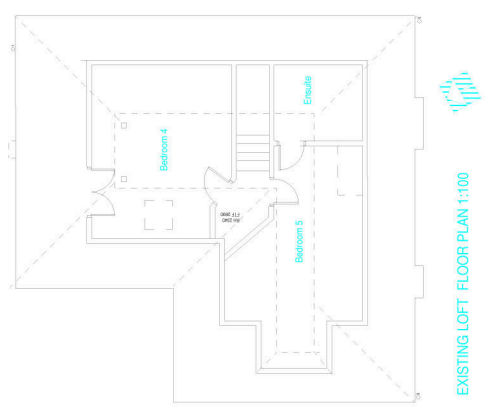
**BL/2010/4**



EXISTING GROUND SITE PLAN 1:100



EXISTING FIRST FLOOR PLAN 1:100



EXISTING LOFT FLOOR PLAN 1:100



scale 1:100

**PAPER SIZE A2**  
 EXISTING FLOOR AREA =  
**EXISTING PLANS**

This drawing has not been approved by the Local Authority do not use for construction

**Brian Layer**  
 Residential Design & Planning  
 Telephone 01828 520245  
 Email: brian.layer@btopenworld.com

Drawing Title : Existing Plans

Client: Mr & Mrs Popat 40 Elgood Avenue Northwood

Client Approval: **BL/2010/2**

Scale 1:50



scale 1:100

PAPER SIZE A2

EXISTING FLOOR AREA -

PROPOSED PLANS

This drawing has not been approved by the Local Authority do not use for construction

**Brian Layer**

Residential Design & Planning

Telephone 01628 530246

Email: [brian.layer@brianylayer.com](mailto:brian.layer@brianylayer.com)

Drawing Title : Proposed Plans

Client: Mr & Mrs Popat 40 Elgood Avenue Northwood

Client Approval:

**BL/2010/3**

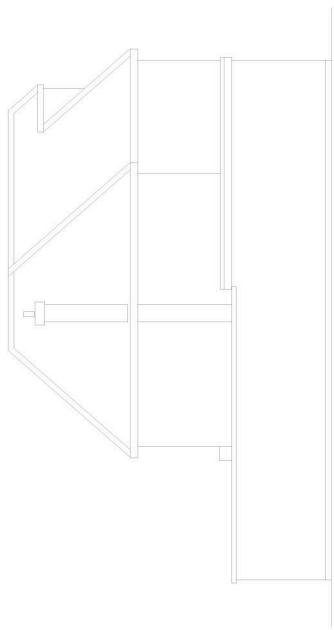
PROPOSED GROUND FLOOR PLAN 1:50



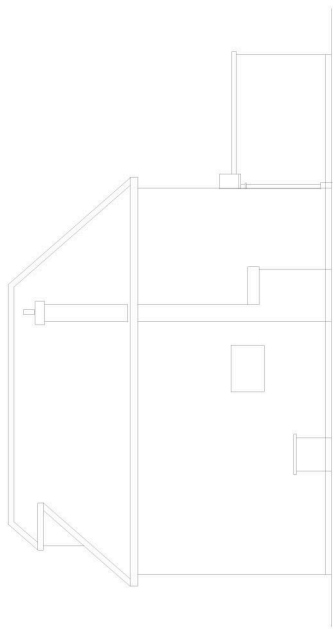




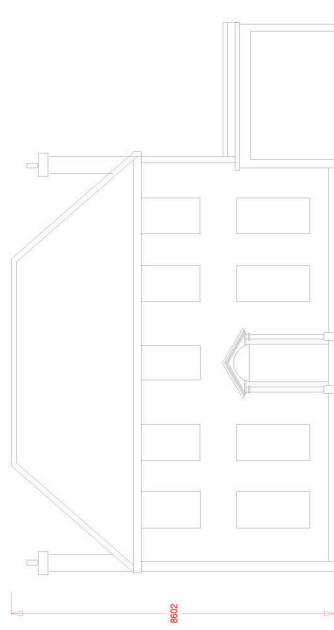
Site Location Plan



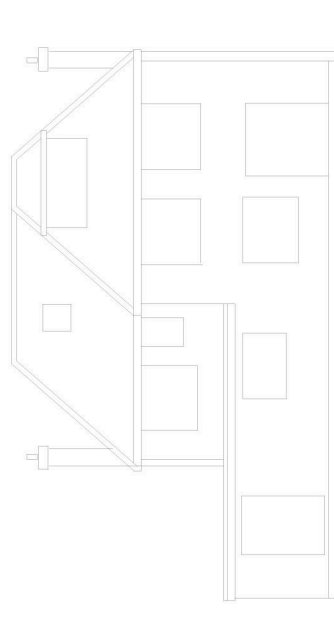
EXISTING SIDE ELEVATION 1:100



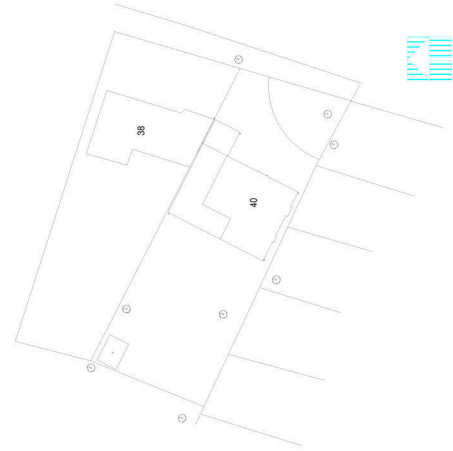
EXISTING SIDE ELEVATION 1:100



EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING SITE PLAN 1:500



scale 1:50



scale 1:100

PAPER SIZE A2

EXISTING FLOOR AREA -  
**EXISTING PLANS**

This drawing has not been approved by the Local Authority do not use for construction

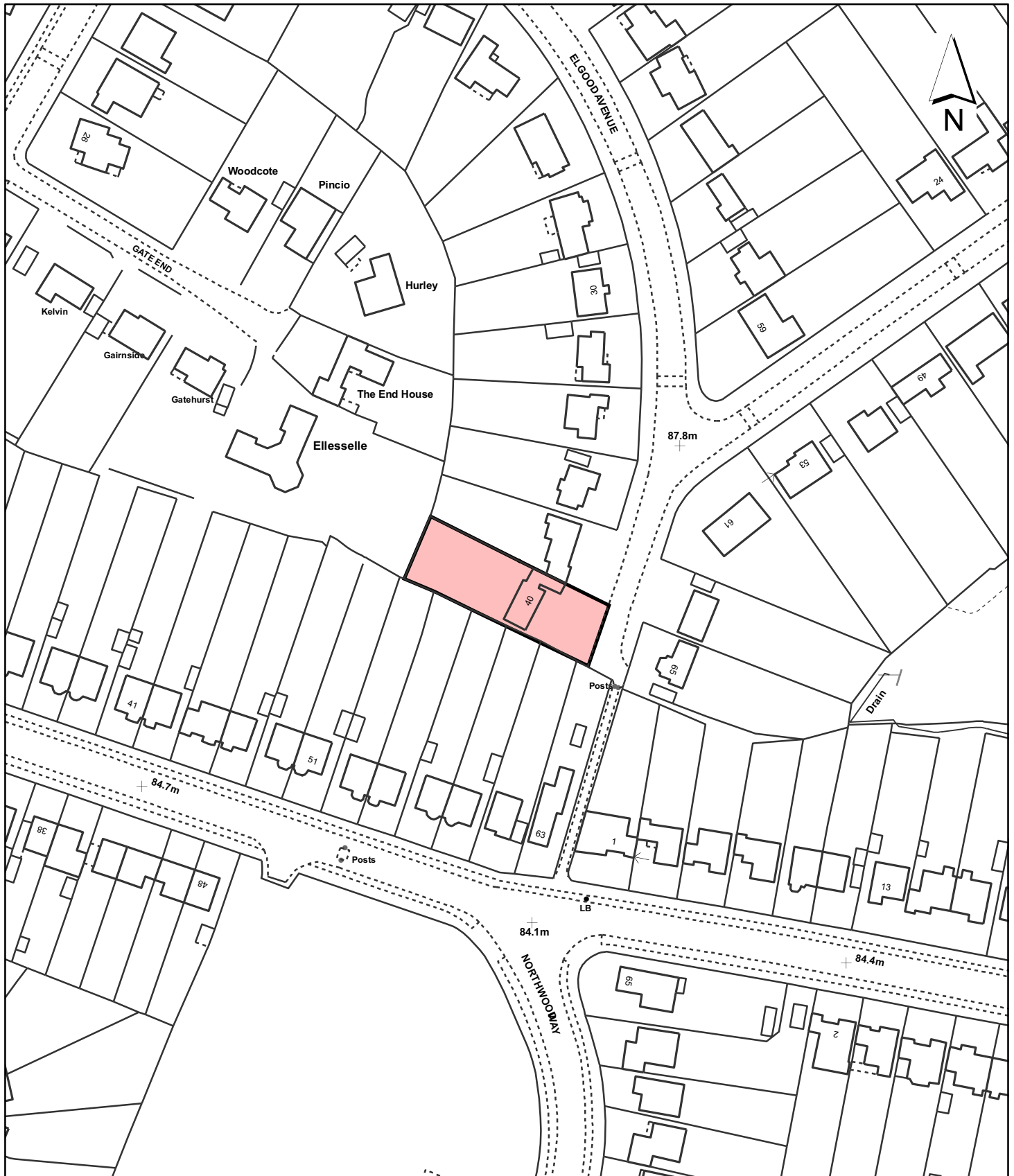
**Brian Layer**  
Residential Design & Planning  
Telephone 01628 530246  
Email: brian.layer@bopenworltd.com



Drawing Title : Existing Plans

Client: Mr & Mrs Popat 40 Elgood Avenue Northwood

Client Approval:

**BL/2010/1**



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	<p>Planning Application Ref:</p> <p align="center"><b>2276/APP/2010/811</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 187</p>	<p>Date</p> <p align="center"><b>June 2010</b></p>	
		 <p align="center"><b>HILLINGDON</b> LONDON</p>	

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