



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 27
OCTOBER 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
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

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<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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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

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

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at 37-45 Ducks Hill Road, Northwood 59214/APP/2010/1776	West Ruislip;	Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.	7 - 50
7	37 Howletts Lane, Ruislip 33165/APP/2010/1011	West Ruislip;	Conversion of existing bungalow to two x 2 bedroom semi-detached bungalows involving alterations/ extensions to existing dwelling.	51 - 68
8	22 Pavilion Way, Ruislip 17423/APP/2010/1662	Cavendish ;	Two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.	69 - 76

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	43-45 Swakeleys Road, Ickenham 809/APP/2010/1988	Ickenham;	Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting office.	77 - 88
10	43-45 Swakeleys Road, Ickenham 809/APP/2010/2045	Ickenham;	New shopfront, air conditioning units to rear and Installation of satellite to rear	89 - 102

Other

	Address	Page
11	S106 Quarterly Monitoring Report up to 30 June 2010	103 - 110

12 Any Items Transferred from Part 1

13 Any Other Business in Part 2

Plans

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Minutes

NORTH PLANNING COMMITTEE

5 October 2010

**Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW**



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Allan Kauffman (Vice-Chairman), Dave Allam (Labour Lead), Jazz Dhillon, Michael Markham, Carol Melvin, and David Payne.</p> <p>LBH Officers Present: Natasha Dogra, <i>Democratic Services</i>. Keith Lancaster, <i>Legal Services</i>. Richard Philips, <i>Planning, Environmental & Community Services</i>. James Rodger, <i>Planning and Enforcement</i>. Syed Shah, <i>Planning, Environment & Community Services</i>.</p> <p>Also Present: Cllr Ray Graham.</p>	
24.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>	Action by
25.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	Action by
26.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE 5TH AUGUST AND 26TH AUGUST MEETINGS. (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record.</p>	Action by
27.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>No matters had been notified in advance or as urgent.</p>	Action by
28.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p>	Action by

	All items on the agenda were marked Part I and were considered in public.	
29.	<p>12 EASTBURY ROAD, NORTHWOOD 1901/APP/2010/244 (<i>Agenda Item 6</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> ▪ The building was Locally Listed and within the Northwood Conservation Area. ▪ The proposed extension would be unduly intrusive. ▪ The proposed design would not be in keeping with the area's character and so would look out of place. ▪ The side dormers appeared to be too large. ▪ The proposed fire escape was unsightly and intrusive ▪ The proposed boundary hedging appeared to be insufficient. ▪ The site would infringe on the privacy of surrounding residents. <p>Members commended Officers on a very comprehensive report. Members highlighted their concerns over the proposed design of the staircase – Officers directed Members to the addendum sheet where the staircase was included as a reason (6) for refusal. The Committee agreed that the proposed site would be unsettling for residents.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p>Resolved – That the application be refused as per the Officers' recommendation and as per the addendum.</p>	Action by
30.	<p>12 EASTBURY ROAD, NORTHWOOD 1901/APP/2010/245 (<i>Agenda Item 7</i>)</p> <p>Officers presented this reported jointly with Item 6 on the agenda.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p>Resolved – That the application be refused as per the Officers' recommendation and as per the addendum.</p>	Action by
31.	<p>MOD EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2009/1117 (<i>Agenda Item 8</i>)</p> <p>Officers presented their report to the Committee. Officers' addendum suggested the additional of the following paragraphs:</p> <p><i>'Waiting Restrictions at Lime Grove:</i></p> <p><i>Waiting restrictions along Lime Grove formed part of the outline</i></p>	Action by

	<p><i>planning permission for the redevelopment of the RAF site. The waiting restrictions were required as previously two way traffic was impaired due to parked cars and there was ad hoc shuttle parking. This was regularised by the introduction of waiting restrictions at predetermined stretches of the highway. The waiting restrictions are from 8:00-9:00 am and 4:30-6:30 pm and double yellow lines at junctions.</i></p> <p><i>These works were secured by the S106 Agreement attached to the outline consent and Condition 40 of that permission. The requisite public consultations were carried out and the necessary traffic orders were made. The works have been carried out in accordance with the S106 and 278 Agreements.'</i></p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers' recommendation and as per the addendum.</p>	
32.	<p>MOD EASTCOTE, LIME GROVE, RUISLIP 10189/APP/2010/168 <i>(Agenda Item 9)</i></p> <p>Officers presented this reported jointly with Item 9 on the agenda.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers' recommendation and as per the addendum.</p>	Action by
33.	<p>63 LIME GROVE, EASTCOTE 27575/APP/2010/1983 <i>(Agenda Item 10)</i></p> <p>Officers presented their report to the Committee.</p> <p>It was moved and seconded that the application be refused. On being put to the vote, the Committee agreed refusal unanimously.</p> <p>Resolved – That the application be refused as per the Officers' recommendation and as per the addendum.</p>	Action by
34.	<p>66 LONG LANE, ICKENHAM 39319/APP/2010/1601 <i>(Agenda Item 11)</i></p> <p>Officers presented their report to the Committee.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers' recommendation and as per the addendum.</p>	Action by

35.	<p>66 LONG LANE, ICKENHAM 39319/APP/2010/1602 (<i>Agenda Item 12</i>)</p> <p>Officers presented their report to the Committee.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers’ recommendation and as per the addendum.</p>	Action by
36.	<p>RUISLIP NURSING HOME,173 WEST END ROAD, RUISLIP 19817/APP/2010/1703 (<i>Agenda Item 13</i>)</p> <p>Officers presented their report to the Committee. As a matter of clarity the Committee asked Officers to specify the number of cycle spaces made available on site – which would be 10. Members asked Officers to include a condition relating to the use of power-point vehicles. Planning Officers agreed to include a condition relating to the use of power-point vehicles and would agree the wording with the Chairman and Labour Lead.</p> <p>The Committee agreed that the proposed design would make the site look neater. Officers informed Members that the additional bedrooms would be en suites. Officers also informed Members that the building material samples would be agreed with Officers.</p> <p>Members agreed the following additional conditions:</p> <p><i>1. Condition 2 (M2 External materials to match) to be replaced with M1 (Samples to be submitted).</i></p> <p><i>2. Additional condition to be added, the wording of which to be agreed with conservative and labour leads, requiring details of a charging point and parking/storage for motorised wheelchairs/scooters.</i></p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers’ recommendation with additional conditions and as per the addendum.</p>	Action by
37.	<p>PRIORS FARM, WEST END ROAD, RUISLIP 14699/APP/2010/1493 (<i>Agenda Item 14</i>)</p> <p>Officers presented their report to the Committee.</p> <p>It was moved and seconded that the application be approved. On being put to the vote, the Committee agreed approval unanimously.</p> <p>Resolved – That the application be approval as per the Officers’</p>	Action by

	recommendation and as per the addendum.	
38.	ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 15</i>) None.	Action by
39.	ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 16</i>) None.	Action by

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning & Enforcement Services

Address LAND AT 37-45 DUCKS HILL ROAD NORTHWOOD

Development: Erection of 8 detached and 6 semi-detached dwellings with associated access, parking and landscaping.

LBH Ref Nos: 59214/APP/2010/1776

Drawing Nos: 1834/PL02
1834/PL03
1834/PL04
1834/PL14
1834/PL13
1834/PL05 Rev. A
1834/PL06
1834/PL07 Rev. A
1834/PL08
1834/PL09
1834/PL10
1834/PL11
1834/PL12
Design & Access Statement
Land Registry Documents
Transport Statement, dated 20th July 2010
Low and Zero Carbon Technologies Options Appraisal, Final Report July 2010
Arboricultural Implication Assessment and Arboricultural Method Statement, dated 21st July 2010
Tree Survey Report, dated 28th August 2009
Phase 2 Ecological Survey (Bat and Reptiles), August 2010
1834/PL00 Rev. A
1834/PL01 Rev. A
1834/PL15
1834/PL16
1834/PL17

Letter dated 7/10/10
Phase 1 Ecological Survey, June 2010

Date Plans Received: 30/07/2010 **Date(s) of Amendment(s):** 30/07/2010
Date Application Valid: 17/08/2010 12/10/2010

1. SUMMARY

Planning permission is sought for the erection of 8 detached and 6 semi-detached houses with accommodation in the roofspace with associated access, parking and landscaping. The site formally comprised five detached dwellings, but has since been cleared, in anticipation of implementing a previous planning permission for the re-development of this site to provide 6 two-storey blocks comprising 21 flatted units, but the applicants advise that this scheme is no longer viable in the current economic climate. The site contains a number of trees protected by Tree Protection Orders and is bounded by Green Belt land to the south and east, which is also designated as an Area

of Nature Conservation of Grade II Borough Importance.

The proposed layout and design of the scheme is considered acceptable, with the siting of the houses allowing for the retention of the majority of important trees on and off the site. The houses have also been configured to minimise any adverse effects upon neighbouring properties to the north and west of the site. Furthermore, the development would not have an adverse impact upon the amenity of the adjoining Green Belt and would provide suitable safeguards and mitigation works so as not to harm protected species and maintain and enhance the ecological interest of the surrounding area. Adequate car parking would be provided, following the receipt of amended plans, access arrangements are adequate, subject to conditions and it is unlikely that the traffic generation would prejudice the free flow of traffic or safety on the adjoining highway. The scheme would also be capable of satisfying 20% of its energy demand from renewables, which has been conditioned. A financial viability appraisal has been submitted with the application and independently assessed, and it is considered that the development would not be capable of providing affordable housing. Finally, the scheme would make an adequate contribution towards community and education facilities to offset the impact of the development upon local services, which would be controlled by a S106 Agreement.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

(i) A financial contribution of £117,713 for education facilities and places (ii) A financial contribution of £11,678.51 for healthcare facilities and places.

(iii) A financial contribution of £20,000 towards community facilities/the public realm.

(iv) A financial contribution of £1,239.70 towards libraries.

(v) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.

(vi) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

(vii) The applicant shall agree to the full and complete costs to undertake the necessary works, as identified by the Council, for off site highway works, including:

a) Junction improvements to the site access with Ducks Hill Road

(viii) Agreement that if the applicant implements this permission, they will not implement permission 59214/APP/2005/951 or any part thereof.

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised by 16th November 2010, the application will be refused for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education, health, community facilities and libraries, construction and employment training facilities, monitoring and highway junction works). The proposal therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That the application be deferred for determination by the Head of Planning and Enforcement under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

REASON

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

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the houses are occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM1 Development in accordance with Approved Plans

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

REASON

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

5 OM2 Levels

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

REASON

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

6 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

7 RPD1 No Additional Windows or Doors

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

REASON

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

8 RPD2 Obscured Glazing and Non-Opening Windows (a)

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

REASON

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

9 RPD4 Prevention of Balconies/Roof Gardens

The flat roof area of the single storey rear projecting addition hereby permitted on Plots 4, 5, 6 and 7 shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

10 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

11 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

12 NONSC Non Standard Condition

Notwithstanding the approved plans, side screens glazed with permanently obscured glass shall be provided to the rear balconies on Plots 2, 3, 11, 12, 13 and 14 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).

13 NONSC Non Standard Condition

The houses shall not be occupied until the access and parking spaces have been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority. The access road and parking spaces shall be permanently maintained and available for such at all times thereafter to the reasonable satisfaction of the Local Planning Authority.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, and adequate facilities are provided prior to occupation in accordance with Policy AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

14 NONSC Non Standard Condition

The development hereby approved shall not commence on site until full details of the access road junction have been submitted to and approved in writing by the Local Planning Authority. The houses shall not be occupied until the junction has been constructed in accordance with the approved details.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic in accordance with Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

15 NONSC Non Standard Condition

The accesses to the proposed car parking spaces shall be provided with those parts of a 2.4m x 2.4m visibility splay which can be accommodated within the site in both directions and shall be maintained free of all obstacles to visibility between heights of 0.6m and 2.0m above the level of the adjoining highways.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 90m in both directions and shall be maintained free of all obstacles to visibility (unless otherwise agreed by the Local Planning Authority) between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

Before the development hereby permitted commences, details of street lighting shall be submitted to and agreed in writing by the Local Planning Authority. The access road shall be lit in accordance with BS5489 - 1:2003, and the lighting shall be permanently maintained thereafter.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC Non Standard Condition

Notwithstanding the details shown on Drw. No. 1834/PL00, revised details of the siting of the vehicle and pedestrian gates shall be submitted to and approved in writing by the Local Planning Authority, to ensure that the gates would be set back at least 10m from

the edge of the highway. The development shall be carried out in strict accordance with the approved revised details.

REASON

To ensure, in the interests of highway and pedestrian safety, that adequate space would be available to allow vehicles entering the site to wait off the public highway whilst the gates opened, in accordance with Policy AM7(ii) of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

19 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

21 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of

trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. 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:

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

REASON

To ensure that trees and other vegetation 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).

22 TL5 Landscaping Scheme - (full apps where details are reserved)

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

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

The scheme shall also include details of the following: -

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

REASON

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

23 TL6 Landscaping Scheme - implementation

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

whichever is the earlier period.

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

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

REASON

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

24 TL7 Maintenance of Landscaped Areas

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

REASON

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

25 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 NONSC Non Standard Condition

Prior to commencement of development, a scheme for the safe capture and removal of slow worms should be submitted to and agreed in writing with the Local Planning Authority. The scheme shall follow the reptile mitigation proposals outlined in Chapter 7 of the Ecology Report. The scheme shall set out the type of fencing to be used, where and when it will be sited and how long it will be in place for. The scheme shall set out a programme for capturing and relocating the slow worms, when it will start and finish and the exact destination of any captured reptiles. The development must then proceed in accordance with the approved scheme.

REASON

To ensure the protection and safe relocation of any slow worms (UK Protected Species) found on the site in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

The development shall proceed in accordance with the Reptile Mitigation Plan shown in Appendix 4 of the Phase 2 Ecological Survey (Bat and Reptiles)
Ref: R116/Final.

REASON

To ensure the ongoing protection of slow worm (UK Protected Species) in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

28 NONSC Non Standard Condition

No trees shall be removed during the summer bat breeding season (May to August inclusive) and the winter bat hibernation season (December to February inclusive).

REASON

To minimise the risk of harm to Bats (a European Protected Species) in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Non Standard Condition

Prior to the commencement of development, a scheme for the enhancement of wildlife and habitats should be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify areas of suitable enhancement opportunities including bat and bird boxes, as well as suitable areas for further reptile enhancements. The development shall be carried out in strict accordance with the approved scheme.

REASON

To ensure the enhancement of wildlife and habitats in accordance with in Policy 3D.14 of the London Plan.

30 NONSC Non Standard Condition

Prior to the commencement of development, an energy management strategy shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate the final designs and technologies required to reduce the CO2 emissions by 20% from renewable energy sources. The scheme shall also detail how the technology will be monitored and measured. The development shall proceed in strict accordance with the approved scheme.

REASON

To ensure the development reduces its carbon emissions in accordance with Policy 4A.7 of the London Plan (February 2008).

31 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels, including ground gas shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the

buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

32 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Furthermore 1 of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'. Before the development hereby approved commences, full details of the layout of this unit shall be submitted to and agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

33 SUS5 Sustainable Urban Drainage

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

REASON

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

34 SUS8 Electric Charging Points

Before development commences, plans and details of an electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

35 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise 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 reach the standard necessary 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 excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

36 NONSC Non Standard Condition

Prior to the commencement of works on site, full details of the bin collection point shown on Drw. No. 1834/PL15 received on 12/10/10 shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided, in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2008).

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

OL5	Development proposals adjacent to the Green Belt
OL26	Protection and enhancement of trees, woodland and landscape features
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
PPS1	Delivering Sustainable Development
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
LP	London Plan (February 2008)
HDAS	'Residential Layouts', July 2006 & 'Accessible Hillingdon', January 2010
SPD	Mayor's Interim Housing Supplementary Planning Guidance, April 2010
SP	Council's Planning Obligations Supplementary Planning Guidance, July 2007
BE7	Development schemes on the south-east side of Ducks Hill Road

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 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).

5 12 Encroachment

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

6 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.

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

9 145 Discharge of Conditions

Your attention is drawn to conditions 2, 3, 5, 6, 14, 18, 19, 21, 22, 24, 25, 26, 29, 30, 31, 32, 33 34, 35 and 36 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

10

It is contrary to Section 163 of the Highways Act 1980 for surface water from private land

to drain onto the highway or discharge into the highway drainage system.

11

The applicant should enter into a S278 Agreement to carry out the access and lighting works on the highway as required.

12 IT05 **Wildlife and Countryside Act 1981**

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site is located to the east of Ducks Hill Road, south of Mallard Way with the main part of the site set back by approximately 60m from the road, linked by a vehicular access. The irregular shaped site extends to approximately 0.76 hectares and generally slopes down towards the south and east. The site formerly comprised 5 residential properties but it has now been cleared and is currently vacant, and the access has been closed with hoarding. There are many mature trees on site, mainly located on the site boundaries with an open grassed area in the centre. The site is covered by TPO 41.

To the north, the site adjoins a two storey residential terrace in Mallard Way and further to the north, two detached houses in Chelwood Close. To the west of the site, north of the access, is Marchbank House, a detached block of 16 flats. To the east, south and west of the site (south of the access road) is a wooded area, which was previously worked as part of the Northwood Gravel Pits and now forms public open space and is part of the Green Belt and a designated Nature Conservation Site of Borough Grade II or Local Importance. The site forms part of the 'developed area' as identified in the adopted Unitary Development Plan Saved Policies (September 2007).

3.2 **Proposed Scheme**

This application seeks permission to erect 8 detached and 6 semi-detached houses with accommodation in the roof, with associated access, parking and landscaping. The semi-detached properties would provide 2 x four-bedroom and 4 x five-bedroom properties and the detached properties would provide five-bedroom properties, although 6 of these would have the potential to provide a sixth bedroom. The access road would be gated with ornate 2.1m high brick piers with ball finials above and 1.95m to 2.35m high railings.

The detached and pairs of semi-detached houses would have square footprints, with a typical width of 11m in the case of the detached houses and 6.5m in the case of the semi-detached houses. The houses would have small crown roofs, with a typical eaves height of 6m and ridge height of 10.2m. The detached houses are double fronted and the semi-detached properties have two storey projecting wings with both gable and hipped roofs. Variation is also added to the house design by incorporating a variety of features, including projecting two storey side and rear wings, single storey rear additions, front and rear balconies, front and rear dormers, integral and detached garages.

A similar scheme was the subject of pre-application advice.

A number of reports have been submitted in support of the application, namely:-

Design and Access Statement:

This outlines the proposal, lists the planning documents and describes the planning history. It goes on to describe the site and highlights the relevant planning policies. Recent history on the site is described, stating that the site was cleared in 2008 to allow for the commencement of the flatted scheme of 21 units in six blocks with basement parking granted under consent 59214/APP/2005/951. Due to the recession, the land is now in the control of the official receiver. A financial appraisal of the flatted scheme has also demonstrated that in the current market, this scheme is no longer viable. The layout and design of the overall scheme is then described. The statement goes on to describe how the scheme satisfies lifetime homes standards, and internal floor area and amenity space standards. Issues surrounding trees, energy and sustainability, ecology and wildlife and highway matters are mentioned, often referring the reader to the other relevant submitted reports. The report then states that the scheme satisfies the criteria of the SPG 'Community Safety by Design' with well defined public and private space, with houses overlooking public and communal areas to allow good natural surveillance with pathways being well lit. As regards social housing the report refers to a viability test which concludes that the purchase price paid for the site, which is recorded on the Land Registry Title, would not allow for social housing to be supported. It is also noted that no affordable housing was sought on the previously approved flatted development of 21 units. The statement concludes that the scheme satisfies all relevant planning considerations, results in a lower density with smaller housing blocks, allowing a softer edge and graded transition into the Green Belt, avoids those heavy lorry movements associated with basement construction. It will allow a high quality and greener solution and represents a significant improvement upon the approved development.

Transport Statement:

This describes the study and the surrounding highway network. A comparison is made with the previously approved flatted scheme. The study identifies that there will be a small increase in traffic generation over and above the predicted flows for the extant consent for flats, namely 4 vehicles per hour two-way in the morning peak and 3 vehicles per hour two-way in the evening peak. However, the location of the proposed access, on the outside of a bend, with visibility of 2.4 x 90 metres in both directions, coupled with the relatively low volumes of traffic generated, it is not considered that there would be any capacity or safety issue. Refuse vehicles will be able to turn around within the site and exit in a forward gear. Two car parking spaces will be provided per dwelling. Space for two cycles will also be provided for each dwelling, within a cycle shed in the rear gardens. The report then goes on to discuss alternative means of transport and concludes that there are no highway, traffic or transport reasons to prevent this scheme from being granted.

Low and Zero Carbon Technologies Options Appraisal:

This provides an executive summary and an introduction. In order to calculate the reduction needed for a 20% saving in CO2 emissions, a baseline figure of carbon emissions for the development is calculated to satisfy Part L of the Building Regulations. This figure is revised to allow for thermal improvement of the houses, with improved performance of the building, efficient heating systems etc. The availability and suitability

of the site for various renewable systems is then assessed. The report concludes that the most appropriate means of reducing CO2 emissions by 20% would be Ground Source Heat Pump heating systems to all units or a combination of Air Source Heat Pumps with either photovoltaic panels or a combination of solar thermal and solar photovoltaic panels.

Arboricultural Implication Assessment and Arboricultural Method Statement:

The Arboricultural Implication Assessment describes the site, the proposed development and the classification of trees used in the study. The report then goes on to assess the implications of the trees for the development, focusing upon the more important trees on site. A list of the tree proposed is provided, together with a brief discussion of the implications for protected species, re-planting, storage of materials, services and tree protection. The Arboricultural Method Statement details the tree works and timings.

Tree Survey Report:

This describes the methodology employed on the Tree Survey.

Phase 1 Ecological Survey, June 2010:

This provides a summary, describes the site and provides a legislative background for protected species, dealing with amphibians, bats, badgers, birds and reptiles. National and local policy is described. Survey methods have included a walkover survey and biodiversity records have been searched. Survey constraints are noted. Surrounding designated nature conservation sites are described. No records of protected species relate to the application site. The site is then described and habitat types recorded, namely tall ruderal vegetation and ephemeral/short perennial mosaic, marshy grassland, amenity grassland, scattered scrub, introduced shrubs, intact hedgerow and scattered trees. Habitat flora is recorded. Fauna seen on site is recorded, which included a roe deer, and there was evidence of badger activity.

The report then discusses the ecological value of the site and its potential to support protected species. The site is considered to offer potential for reptiles. Badgers and foxes are known to be present in the adjoining Gravel Pits and the site is used for foraging, but the adjoining woodland would be the dominant foraging area. The ivy clad trees also offer potential for bat roosts. The marshy grassland and small areas of standing water are unlikely to support breeding amphibians, particularly great crested newts which tend to need much larger and deeper bodies of water with submerged and emergent vegetation. Also, mapping shows that there are no potential breeding ponds for great crested newts within 500m. There are a few dead trees on the site boundaries that may support stag beetles. The report then goes on to assess the impact of the proposals and states that the loss of tall ruderal vegetation and ephemeral/short perennial vegetation would not be likely to result in the loss of high biodiversity habitat, but there is potential for key species of conservation importance to use the site, particularly reptiles and therefore further survey work is required. The woodland edge would also need to be retained following development, minimising impact if reptiles found to be present. As regards badgers, four sett entrances were present within 10 metres of the site boundary, one being only 3 metres away. Any ground works with machinery could be potentially disturbing to them. A Natural England site licence should be sought. Further survey work is required as regards the potential of the trees to support bat roosts. The report concludes with recommendations, including the need for further survey work as regards reptiles and bats, precautions to be taken as regards badgers, including the need for a

licence as regards the excavation work using machinery, trees and shrubs to be removed once bird nesting is finished and consideration should be given to the formation of a buffer zone between the woodland and any development.

Phase 2 Ecological Survey (Bat and Reptiles), August 2010:

This provides a summary, stating that this survey follows a phase 1 survey, which identified the potential for bats to roost with three trees being affected and for reptiles to be present on site. The site is described, together with the legislative framework. The bat and reptile survey methods are discussed, together with the survey constraints. The report then goes on to discuss the survey findings. As regards bats, emergence and re-entry surveys were undertaken at the trees during June and July, but there was no evidence of bats roosting in the trees. Common pipistrelle and soprano pipistrelle were recorded consistently during surveys, foraging on the hedgerows and wooded site borders and their timings suggest that both species are roosting close to the site. Occasional noctule passes were also recorded, suggesting roosting close to the site. Slow worms were recorded on six of the seven surveys undertaken, although no other reptiles were identified. The report then goes on to describe the precautionary approach measures that would be needed as regards tree work. A low population of slow worms was also recorded, primarily in the northern half of the site. Necessary mitigation works are then described for this species.

3.3 Relevant Planning History

Comment on Relevant Planning History

59214/APP/2004/2634 - Erection of five two storey buildings with accommodation in roofspace to provide 21 residential flats with associated car parking at ground and lower ground floor level - Withdrawn 14th December 2004.

59214/APP/2005/951 - Erection of 6 two storey buildings with accommodation in roofspace to provide 21 residential flats with associated car parking at lower ground floor level (Involving demolition of existing dwellinghouses) - Approval 11th January 2006.

Comment: The above is a 5 year permission, meaning it could be implemented up until the 11th January 2011.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.
- 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:

- OL5 Development proposals adjacent to the Green Belt
- OL26 Protection and enhancement of trees, woodland and landscape features
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC3 Potential effects of development on sites of nature conservation importance
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- H4 Mix of housing units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- PPS1 Delivering Sustainable Development

PPS3	Housing
PPS9	Biodiversity and Geological Conservation
LP	London Plan (February 2008)
HDAS	'Residential Layouts', July 2006 & 'Accessible Hillingdon', January 2010
SPD	Mayor's Interim Housing Supplementary Planning Guidance, April 2010
SP	Council's Planning Obligations Supplementary Planning Guidance, July 2007
BE7	Development schemes on the south-east side of Ducks Hill Road

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

70 neighbouring properties have been consulted and the application has been advertised in the local paper and a notice has been displayed on site. Responses have been received, making the following comments:

(i) This plot only previously held 5 detached properties and whilst previous application comprised flats, this was for only 6 buildings. To build 14 properties is an unacceptable high number for this relatively small piece of land. This will have adverse impact upon surrounding area and the adjoining Gravel Pits, a protected Nature Conservation Grade II area. The few green spaces left in Northwood and their wildlife should be preserved.

(ii) Plot 6 also extends directly behind and close to Nos. 46 and 48 Mallard Way, relatively small two-bedroom properties with small rear gardens. Plot 6 has 2 side windows and 2 second floor windows directly facing us that will dominate and overlook our properties. This house, together with Plot No. 5 to the south of us will have an adverse impact upon the light reaching our houses and gardens, making it very claustrophobic. This is already a problem for us due to tall conifers across the bottom of our gardens which also remove moisture from the earth and no action has been taken for years. This application proposes to prune the tops by 2 metres but this will do little to alleviate the problem and will be made worse by view of solid house at bottom of our gardens. These arguments were considered on previous application and the plans were changed so same consideration should be given now.

(iii) The proposed height of this development, particularly the properties located at the rear of Chelwood Close will be imposing,

(iv) Proposal would increase noise levels

A letter has also been received, advising that a petition of objection is due to be submitted, but to date, this has not been received.

Directors of Marchbank House (Northwood) Ltd. make the following points:

(i) Generally, houses is more appropriate to this site than flats,

(ii) Access road was widened by the previous developer and some protected trees were removed in the process. As pre the original drawing number 900/P2/1A, the access road was to be 4.8m and allowing for a pedestrian path and hedge, the total width was 6.85m. The actual measurement

from the current plywood hoardings to the southern boundary of Marchbank House is now 8.7m, so they have encroached 2 metres into the woodlands. Also, two points along the access road were narrowed to protect trees to the south side of the access road, and those trees have been removed. This matter needs investigation.

(iii) The Blue Atlas Cedar (No. 7 on the documents produced by the Arboricultural consultant) is a beautiful, prominent tree. Despite losing two limbs in high winds last year, we believe it is perfectly healthy and only needs tidying by a competent tree surgeon. Seems very convenient that tree should be condemned as house on Plot 1 could not be built without its removal. Arboricultural references to this tree are also contradictory.

(iv) Marchbank House (Northwood) Ltd holds the freehold of Marchbank House on behalf of all 16 member flat owners. We are confident that we represent the vast majority of the 16 occupiers and if necessary, will produce a petition. The Director and resident of Cedar Grange, 50 Ducks Hill Road also is in agreement with our protests and confident that the majority of his residents support our position.

Northwood Residents' Association:

First Response

BE6 - This backland development will result in an additional, multi-use vehicular access point onto Ducks Hill Road. BE7 - No additional vehicular access points will be permitted along Ducks Hill Road. This piece of land is bounded on two sides by the Gravel Pits that is known to be the habitat of badgers and bats can be seen in the area.

Second Response

1. The land was occupied by four houses and two bungalows. Fourteen houses is an overdevelopment of the site.

2. The access track is only wide enough to permit the single passage of a motor car. Its boundaries are the green area known as The Gravel Pits on one side and the grounds of Marchbank House on the other. The entrance to the access track lies on a bend in Ducks Hill Road which is hazardous enough without traffic queuing to gain access.

Mallard Way Residents' Association:

In response to the new planning application for land at 37 - 45 Duck's Hill Road, Northwood, my main concern is that access to and from the new development would be from Ducks Hill Road only and not via Mallard Way. This is my understanding from looking at the files on-line. However, without seeing a proposed site plan overlaid on existing roads, I can't be certain.

Natural England

Original Response

Thank you for consulting us on the above-mentioned application. The application site is adjacent to a SINC - The Gravel Pits, Northwood.

A number of Badger setts have been recorded close to the application site. The council should ensure that appropriate mitigation measures are put in place with regards to reducing adverse impact on badgers, which are a protected species. A Natural England license is required if, on the basis of survey information and specialist knowledge, it is considered that the proposed activity is reasonably likely to result in an offence being committed.

As identified in the Ecology Report, further protected species surveys are required with regards to bats and reptiles. These should be undertaken prior to granting planning permission.

This is in line with paragraph 98 of ODPM Circular 06/2005 which states that 'It is essential that the

presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted.'

With regards to bats, the council should ensure that all buildings/structures and trees scheduled to be affected by the development are assessed for their potential to support bats. Any tree stumps to be removed should also be assessed for their potential to support stag beetles, a UK protected species.

We advise the council to secure all the recommendations outlined in the Ecology Report through use of a planning condition.

Amended Response

In light of the newly submitted Bat and Reptile ecology report, we recommend (in addition to our previous comments) that the council secures all the proposed mitigation measures as outlined in the report with regards to reducing adverse impacts on protected species as a result of the development.

Please note that a Natural England license is required if, on the basis of survey information and specialist knowledge, it is considered that the proposed activity is reasonably likely to result in an offence being committed.

Thames Water:

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Internal Consultees

Urban Design/Conservation Officer:

Proposal: Erection of 8 detached and 6 semi-detached residential dwelling houses with garaging, including access off Ducks Hill Road.

RECOMMENDATIONS

The site, situated in the outskirts of Northwood, is situated in tranquil and wooded surroundings. The green character of a garden suburb characterise the area, which is one of the most attractive in the borough.

The site slopes gently from the main road, with a drop of 6.5 metres to the eastern boundary, and a 4.2 metre drop from the north to the south boundary. The southern and eastern boundaries are bounded by Green Belt land, and a public park. Unfortunately only fragments remain of the vegetation within this previously wooded site.

The neighbourhood is characterised by a mixture of terraced, semi-detached and detached residential dwellings, set within green, spacious surroundings. The surrounding woodland comes straight up to the perimeter boundary, and provides good visual screening.

As a result of pre-application advice, the layout is built on the design concept to provide a character of large villas set in a spacious parkland setting, to continue the established garden suburb tradition which characterise this area as a whole. The traditional large, detached and semi-detached brick buildings, which incorporate characteristic features such as hipped roofs, projecting bays, classic balustrading, stone bonding and quoins, are considered to be suitable given the local distinctiveness of the area.

The principle, nature, scale, height and density of the proposed development is supported from an urban design point of view, and is the result of discussions and detailed advice during the pre-application process. As a result, garages for three dwellings have been incorporated into a shared, single garage building designed in the same style, and carefully integrated into the landscape setting to the far west end of the site. Similarly, a separate building for refuse facilities, in a similar style and of the same high quality design, has been discretely positioned in the same part of the site to avoid visual clutter.

It is however important to retain also the informal and green character of the access road, as previously discussed, and to create a low key, gentle character of the hard landscaping. Consequently surface materials and detailing should reflect this overall design driver.

In order to create a seem-less and soft interface between the proposed development and the surrounding green belt/woodland character, and to allow the woodland character to visually integrate into the actual site, all fencing and other boundary materials needs to be conditioned. This is important in order to continue the tradition of good quality design in this attractive area, and to avoid ending up with a stereotypical isolated development with poor detailing, harsh colours and unsuitable materials which do not weather well. It is similarly important to establish a soft landscaping on the garden suburb theme as quickly as possible, particularly as a lot of vegetation has been lost in the clearance of the site.

Conditions

Samples of all building materials and hard landscaping to be submitted to the LPA and agreed in writing prior to the commencement of any works.

Full details including colour schemes for all boundary treatments to be submitted to the LPA and agreed in writing prior to the commencement of any works.

All permitted development rights to be removed.

Highway Officer:

Original Plans

The proposed site is located east of Ducks Hill Road which is a classified Borough Secondary Distributory Road and is also designated as a Local Distributor Road in the Council's UDP.

The applicant proposes an access road of 4.8m wide carriageway with a 1.2m footway, connected into Ducks Hill Road. It is also indicated that at the junction of the access road with Ducks Hill Road, visibility splay of 2.4 x 90m is achievable that is in compliance with the current guidelines.

The proposal is to accommodate a 1.2m continuous footway on the south side of the access road and no provision is made for the north access road footway. The 1.2m proposed footway on one side will leave inadequate space for pedestrians specially those with mobility handicaps and those with prams/shopping to comfortably and safely pass each other.

The submitted drawing 1834/PL01 Rev. shows that proposed south side footway construction is not continuous and is terminating approximately 10m west of block 14, which is contrary to the submitted Transport Statement.

The plan also proposes a standard turning head on the development site to be used by 9.86m refuse vehicle, with kerb build out either side of the turning head. This is shown as appendix D attached to the Transport statement.

However, the designer has failed to address accessibility of those vehicles wishing to use allocated garages/ parking spaces in Block 6, 7, 8, 9, 10, 11, and 12. The same plan also shows 1.2m footway around the hammer head in dotted lines. Designer should be requested to clarify their proposal of limitation of footway construction.

Traffic calming proposal as stated in item 4.1 of applicant's submitted Transport Assessment and shown on the same plan is incorrect in terms of its proposed position, distance from Junction and distance apart of each traffic calming feature.

The comparison of predicted traffic flows for current proposal and that of previous application for 21 flats indicates a small increase in traffic generation from that of the previous consent. The sample sites used for trip generation are not fully comparable with the site in subject. However the proposals are not considered to result in significant traffic on the surrounding highway network.

The applicant should be requested to provide the following:

- 1) Minimum of 1.8m continuous footway on one side only or 1.5m both sides of Access Road.
- 2) Clarification on turning head proposal particularly with respect to the footway shown around the hammer head.
- 3) Tracking for a 10.5m refuse vehicle entering and exiting the site, and at the turning head.
- 4) It appears unlikely for the refuse vehicles to reverse back into narrow road serving blocks 4, 5, 6, 7 and 8 to trundle collection bins. Please clearly indicate your proposal for refuse collection from those properties.
- 5) Clear and concise plan showing proposed access road to the garages/parking spaces of block 6, 7, 8, 9, 10, 11 and 12.
- 6) Clarification of the depth of parking space of block 9 and 10 in relation to the hammer head.
- 7) Correct positioning and design of traffic calming.

Amended Plans

This is a response to the developer's amended drawings with due consideration to previous highway comments dated 30th September 2010 for the above proposed site.

The applicant's amended drawings and response to previous comments dated 07 October 2010, with respect to turning head for refuse vehicles, refuse bin collection point, access to blocks 6-12 depth of garages for block 9-10, and traffic calming have satisfactory been addressed.

The transport statement attached to the planning application is proposing to provide two cycle storage spaces per dwelling, in the garden that complies with the Council's UDP.

In general, proposal to provide 1.8m continuous footway on south side of access road, particularly extending it to plot 14, and providing shared surface access thereafter complies with the highway requirement.

However, in order to accommodate the 1.8m footway on the south side of the access road, the applicant is proposing to slightly relocate the original access Road to the north of the site. It is recommended that the following be considered:

- 1) Relocating the entrance to the access road, may affect the existing vehicle cross over leading into the site. The applicant is advised to consider entering into s278 of the Highway Act 1981 in respect of constructing the vehicle access to the site.
- 2) Relocating the access road, may affect the land ownership north of the site. An appropriately larger scale plan of current land ownership/ Location Plan edged red should be superimposed on the proposed access road Plan No 1834/PL00 Rev.A
- 3) The applicant should take account of the needs of cyclists in the design of material to be used for shared highway surface.
- 4) Adequate lighting level for the Access Road and junction of Access Road and Ducks Hill Road to be provided. This should be covered through suitable planning condition.

Consequently there is no objection to the proposed development subject to the above issues being covered by the following conditions.

Conditions

1. The use of the access and vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for such at all times thereafter to the Authority's satisfaction
2. The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.
4. The access road shall be lit in accordance with BS 5489 - 1:2003, and the lighting shall be permanently maintained thereafter.
5. The proposed access to the site shall be provided with driver visibility splays of 2.4m x 90m in both directions and shall be maintained free of all obstacles to visibility (unless agreed with the Local Planning Authority) between the heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to

drain onto the highway or discharge into the highway drainage system.

Legal Agreement

1. The applicant shall enter into s278 agreement to carry out the access and lighting works on the highway as required.

Tree Officer:

The open/cleared site is surrounded by trees and woodland in the Gravel Pits (Council-owned land and trees), and the access is adjacent to the Council-owned woodland in the Gravel Pits.

The 2009 tree survey submitted with the applications refers to 51 trees and 17 groups of trees on and close to the site. Several trees on the western and eastern sides of the site are the subject of Tree Preservation Order No. 41 (TPO 41).

The proposed development of 14 houses retains all but one of the trees of notable value (Categorised as A or B according to the recommendations of British Standard 5837:2005), and involves the loss of 15 low value trees and five groups of trees. The scheme also provides for the planting of sixteen new trees on the site.

It is proposed to remove two trees (one B category Chestnut - tree 2 on the survey, and one C category Cedar - tree 7 on the survey) subject to TPO 41 (group G3) as part of the proposed development. It is proposed to remove the Chestnut, which could be retained, because it is considered that it would (a) likely be suppressed by the protected Poplar in proximity to it, and (b) reduce the amenity space of plot 1. It is proposed to remove the Cedar because it has started to drop major limbs and, given that the species is prone to limb-shedding at maturity, there is a foreseeable risk of further limb failure (hazard). The tree planting scheme includes two Deodar Cedars in replacement of the TPO Cedar.

The application includes an Arboricultural Method Statement (July 2010) (AMS) for the scheme, which is based on an assessment of the tree-related implications of the proposed development, includes a tree protection plan (TPP) and makes provision for the protection and long-term retention of the valuable trees on and close to the site. However, these documents relate to the submitted scheme, and do not necessarily consider of the very recent revisions to the access driveway. The AMS and TPP should be reviewed and, if necessary, updated/revised to take account of the recent changes to the proposed development.

Given that the vast majority of valuable trees, and several trees of lesser value, and on and close to the site, including the woodland on the Gravel Pits, are retained and it is proposed to plant sixteen new trees as part of the scheme, there is no objection to the loss of the Horse Chestnut (category B) and the Cedar (category C), which poses a risk of further limb failure and damage in the future.

Subject to conditions TL1 (services and levels ONLY), TL2, TL3*, TL5 (including the tree planting illustrated on the approved Arboricultural Implications Plan), TL6, TL7, TL21*, the application is acceptable in terms of Saved Policy BE38 of the Hillingdon UDP.

Note* - IF the AMS and TPP are reviewed and updated/amended versions submitted prior to the determination of the application, then these conditions should be modified to require the implementation of the amended/approved TPP (TL3) and that the works be carried out in accordance with the amended/approved AMS (TL21).

S106 Officer:

Therefore the proposed planning obligations required to make your scheme acceptable are as

follows:

1. Affordable Housing: The FVA is currently being considered by our third party consultant.
2. Education: In line with the SPD on Education a contribution in the sum of £117,713 is sought.
3. Health: In line with the SPD for Health a contribution in the sum of £11,678.51 is sought.
4. Community Facilities/Public Realm: In line with the SPD chapters on community facilities and the Public Realm a contribution in the sum of £20,000 is sought.
5. Libraries Contribution: in line with the SPD a libraries contribution in the sum of £1,239.70 is sought.
6. Construction Training: In line with the SPD a financial contribution towards training schemes will be sought as a result of this application given its nature and scale. Under the SPD document a contribution equal to £2,500 for every £1 million build cost could be sought for employment training initiatives. There is also the provision for an in-kind scheme to be delivered however this needs to be submitted to and agreed by the local authority.
Please submit to me an estimation of the construction cost for the development and we can look to agree this figure.
7. Project Mgmt and Monitoring: In line with the SPD a contribution towards project management and monitoring is sought equal to 5% of the total cash contributions secured from this proposal (currently at £7,531.56).
8. Transport: there may be the need for a s278 to deal with the junction works as identified by the Highways engineer.

Therefore the resulting s106 package exclusive of construction training and any s278 works is: £158,162.77

Education Services:

A contribution of £117,713 is required, consisting of £0 for nursery, £52,345 for primary, £48,311 for secondary and £17,057 for Post-16.

Sustainability Officer:

Proposal

Erection of 8 detached and 6 semi detached dwellings

Energy Observations

I have reviewed the energy statement again and following discussions with the applicant I can confirm that I no longer wish to object subject to the following comments

The proposed energy strategy does not provide sufficient information as to how the development will meet the 20% renewables target within the London Plan. However, it does set out a broad strategy that demonstrates it can be achieved. Accordingly the following condition is required:

CONDITION

Prior to the commencement of development an energy management strategy shall be submitted to

and approved in writing by the Local Planning Authority. The scheme shall demonstrate the final designs and technologies required to reduce the CO2 emissions by 20% from renewable energy sources. The scheme shall also detail how the technology will be monitored and measured. The development shall proceed in accordance with the approved scheme.

REASON

To ensure the development reduces its carbon emissions in accordance with Policy 4A.7 of the London Plan.

The above report shall detail:

- * Confirmation of the final technological solution to reducing 20% of CO2 emissions by Renewables.
- * Specific details of size of the systems to be used, their efficiency, inputs and outputs.
- * Location of the chosen technology within the site, either in a plan layout (ground source heat pumps) or elevations (air source heat pumps) and roof layouts (solar systems) or a combination of all three.
- * How the systems will be monitored to ensure they perform to the standard being shown in the updated energy report.

Ecology Observations

The Ecology report is comprehensive and well presented. It demonstrates that bats and reptiles have been fully investigated. I therefore have no objections on ecology grounds but have comments and conditions relating to:

- * Reptiles
- * Bats
- * Ecological Enhancements

Reptiles

The site has been identified as supporting slow worms, a UK protected species. The report acknowledges that there is a risk to slow worms through the construction of the development if there is no mitigation. The land around also provides suitable habitat for slow worms so the loss of this site as optimum habitat should not result in the decline in species numbers provided the advice on how the risk to slow worms will be minimised and suitable mitigation is put in place. The following condition is therefore required:

CONDITION

Prior to commencement of development a scheme for the safe capture and removal of slow worms should be submitted and agreed in writing with the Local Authority. The scheme shall follow the reptile mitigation proposals outlined in chapter 7 of the ecology report. The scheme shall set out, the type of fencing to be used, where and when it will be sited and how long it will be in place for. The scheme shall set out a programme for capturing and relocating the slow worms when it will start and finish and the exact destination of any captured reptiles. The development must then proceed in accordance with the approved scheme.

REASON

To ensure the protection and safe relocation of any slow worms (UK Protected Species) found on the site in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the Unitary Development Plan.

NOTE

I would like to be advised of when the relocation will be taking place.

CONDITION

The development must proceed in accordance with the Reptile Mitigation Plan shown in appendix 4 of the Phase 2 Ecological Survey (Bat and Reptiles)
Ref: R116/Final

REASON

To ensure the ongoing protection of slow worm (UK Protected Species) in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the Unitary Development Plan.

Bats

I have no objections to the surveying or consideration of bats within the ecology report. I accept the findings that the site is more likely to be used for foraging and resting as opposed to roosting. I also accept that the expanse of the surrounding habitat will ensure the loss of this site will maintain the favourable conservation of the species.

The development must be in compliance with the recommendations of the ecology plan. The following condition is therefore needed:

CONDITION

No trees should be removed during summer bat breeding season (May to August inclusive) and winter bat hibernation season (December to February inclusive).

REASON

To minimise the risk of harm to Bats (a European Protected Species) in accordance with Policy 3D.14 of the London Plan and Policy EC2 of the Unitary Development Plan

Ecological Enhancements

The development will result in the loss of a site that has increased in quality with regards to biodiversity whilst it has been left unmanaged. In accordance with PPS9, and Circular 06/2005, the proposals should demonstrate suitable compensation for the loss of biodiversity on the site, including the impacts on bats and slow worm. The protection area will help minimise the impacts on protected species, however more is needed to demonstrate that habitats and wildlife populations will be enhanced.

The following condition should therefore be attached to any subsequent approval:

CONDITION

Prior to commencement of development a scheme for the enhancement of wildlife and habitats should be submitted to and approved in writing by the Local Planning Authority. The scheme shall identify areas of suitable enhancement opportunities including bat and bird boxes, as well suitable

areas for further reptile enhancements. The development should then proceed in accordance with the approved scheme.

REASON

To ensure the enhancement of wildlife and habitats in accordance with in Policy 3D.14 of the London Plan.

ENVIRONMENTAL PROTECTION OFFICER:

I do not wish to object to this proposal or recommend any conditions.

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

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;

- 0800 and 1800 on Monday to Friday

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is Building Research Establishment Report 456).

(iii) No bonfires on the site shall be allowed to take place at any time.

Environmental Protection Officer (Land Contamination):

No information on potential contamination has been identified at the application site. The application site appears to be located adjacent to the Gravel Pits. It is not clear if these pits were ever infilled at any time (partially).

As the development will consist of 14 potentially sensitive dwellings it is recommended the following contaminated land condition is included in any permission that may be given. The investigation needs to also consider if there are any potential ground gas issues at the site.

AMENDED EPU L1 Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels, including ground gas shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: The Environmental Protection Unit (EPU) must be consulted at each stage for their advice when using this condition. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

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.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. Whilst plot 10 has been designated as a wheelchair standard home, it should be redesigned in accordance with the detail specified in the above Supplementary Planning Document. Crucially, the through-ceiling-lift should be accessible from the hallway and landing, and not via the living room and bedroom, as indicated.
2. At least one bathroom/ensuite facility on each floor, where there is bedroom accommodation, 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.
3. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage. It would be advantageous to provide a level access (wet room) shower area that could double up as a transfer area, rather than necessitate a complete bathroom redesign.

Conclusion:

The above observations should be incorporated into revised plans, which should be a pre-requisite to any planning approval.

Access Officer:

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2. At least one bathroom/ensuite facility on each floor, where there is bedroom accommodation, 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.

3. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage. It would be advantageous to provide a level access (wet room) shower area that could double up as a transfer area, rather than necessitate a complete bathroom redesign.

Conclusion:

The above observations should be incorporated into revised plans, which should be a pre-requisite to any planning approval.

Waste Services:

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

I would estimate the waste produced from each house to be as: -

* Weekly residual (refuse) waste - using sacks purchased by the occupier (allow 70 litre sacks per bedroom for each dwelling).

* Weekly dry recycling collection - using specially marked sacks provided by the Council (allow 40 litres per bedroom for each dwelling)

* Fortnightly green garden waste collection - using the specially marked reusable bags provided by the Council (3 bags provided per household).

It would be best if residents present their waste at the curtilage of their own property on the allocated collection day. If the communal collection points are created this may encourage piles of refuse to be left out many days before collection, and the sacks being scavenged by animals resulting in bags splitting and subsequent spillage.

The access road must be 4 metres wide to allow ingress to the development by the refuse collection vehicle. The construction of the carriageway must be able to withstand the load of a 26 tonnes refuse collection vehicle.

General Points

a) The value of the construction project will be in excess of £300,000, so the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

b) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site was previously in use as housing and is located on the edge of existing housing,

within the 'develop area', where there would be no objection in principle to new residential development, subject to other policy considerations.

Additional guidance on the development of gardens and the interpretation of related policies has recently been published and as the former use of the site included gardens, it is a material consideration in assessing the principle of this development.

Key changes in the policy context, since the adoption of the UDP Saved Policies, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010.

In relation to National Policy, the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
 - * safe, secure and sustainable environments;
 - * bio-diversity;
 - * trees;
 - * green corridors and networks;
 - * flood risk;
 - * climate change including the heat island effect, and
 - * enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

(The various issues are discussed in more detail within the relevant sections of the report.)

It is considered that as the site has already been cleared, with the majority of the site provided scrubland, with the mature trees on site mainly being on the site boundaries, the guidance is of limited value. It will be more important to ensure that any re-development of the site is appropriate to this edge of Green Belt setting, the implications for existing trees on site are carefully considered and the ecological value of the site is safeguarded.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 1a/b. Taking these parameters into account, the matrix recommends a density of 35-55 u/ha and 150-200 hr/ha, assuming units have an indicative size of 3.8 to 4.6 hr/unit. This proposal involves large houses with numerous habitable rooms and equates to a density of 18 u/ha and with a total of 175 habitable rooms, 230 hr/ha (counting habitable rooms over 20sqm and capable of subdivision as 2 rooms). The proposed density represents a shortfall in terms of the number of units but exceeds the habitable rooms per hectare as compared to that recommended by the London Plan. However, given the general character of the surrounding area, with typically large properties on spacious plots, and the location of the development, within an urban fringe location adjoining the Green Belt, it is considered that the proposed density is appropriate.

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

The proposal would not affect any known archaeological remains, or impact upon a conservation area or an area of special local character.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this development.

7.05 Impact on the green belt

The application site abuts the Green Belt to the south and west. The proposed layout mainly ensures that rear gardens adjoin the site boundaries, providing a good transition zone between the built up elements of the proposal and the soft edge of the Green Belt. The scheme also safeguards the vast majority of trees along these boundaries. As such, it is considered that the scheme would not unduly harm the openness and character of the adjoining Green Belt, in accordance with Policy OL5 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.06 Environmental Impact

Saved policies EC2, EC3 and EC5 of the UDP relate to ecological considerations. PPS9: Biodiversity and Geological Conservation aims to protect and enhance biodiversity. London Plan Policy 3D.14 states that where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site and if this is not possible, to minimise such impact and seek mitigation of any residual impacts.

The site is surrounded on two sides by a designated Nature Conservation Site of Borough Grade II Importance. Ecological and bat surveys have revealed that common pipistrelles (*Pipistrellus pipistrellus*), soprano pipistrelles (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*) bats were active on the site, with the pipistrelles consistently seen foraging along the hedgerows and wooded site borders (all British bat species are fully protected). The timings of the recordings also suggest that all these species are roosting

close to the site, but emergence and re-entry surveys reveal that the bats are not roosting within the trees on site. However, given the levels of activity, the statement recommends a precautionary approach as regards tree work. This would involve tree felling outside of the summer bat breeding and winter hibernation seasons. Ivy growth on trees should be severed and allowed to die back before felling, with trees inspected by licensed ecologist for any cavities or splits that might harbour bats. If these features are found, tree to be section felled and carefully lowered to ground and left unlogged for 24 hours. If bats are found during course of these works, Natural England would need to be contacted on advice of how to proceed.

Surveys also revealed the presence of slow worms (*Anguis fragilis*) on site, a UK protected species. Mitigation measures involve animals being excluded from the development footprint in advance of any ground or site clearance works. Temporary reptile exclusion fencing will be erected and refugia established and checked twice daily. Any animals found on the site shall be transferred to the area outside of the fence line. Once trapping rates have declined to zero, destructive search of the area would be carried out, under the supervision of an ecologist. Habitat enhancement for reptiles is recommended to take place in the area outside of the fence line.

The Council's Sustainability Officer advises that the ecology report is comprehensive and no objections are raised, subject to appropriate conditions to ensure that the mitigation works are implemented. Natural England also raise no objections, providing the mitigation works are conditioned as part of any approval.

The site has also increased in quality as regards biodiversity whilst it has been left unmanaged. It will therefore be important to ensure that the loss of this biodiversity is fully compensated by wildlife and habitat enhancement works. This has been conditioned.

Subject to these conditions, the proposal is considered to accord with PPS9: Biodiversity and Geological Conservation, Policy 3D.14 of the London Plan (February 2008) and Policies EC2, EC3 and EC5 of the Adopted Unitary Development Plan Saved Policies (September 2007).

7.07 Impact on the character & appearance of the area

The site is located on the edge of Northwood, situated in tranquil and wooded surroundings. It is this green, spacious and wooded character which defines the surrounding suburban area. The surrounding woodland abuts the site to the south and east and provides effective screening.

Being sited at the end of the access road, the development would be self-contained and not particularly visible from adjoining roads. The proposed houses would be loosely grouped around the access road, with the houses staggered on their plots so that there is no defined building line and with many of the houses having an angled orientation relative to its neighbouring properties, the overall result is of an informal open plan layout. The variation in the individual house designs helps to enhance this informal character, although the use of common features and materials would maintain a sense of harmony. The overall design concept is to impart the character of large villas being set within a spacious parkland/garden suburb setting. The houses have been kept away from the site

boundaries, particularly the southern and eastern Green Belt boundaries and would maintain a minimum 2m gap between their side elevations, with a 3m gap being typical, allowing mature trees on the boundaries of the site to be glimpsed and maintains a number of wider gaps in the built-up frontage to allow views out over the adjoining Green Belt.

The proposed houses would respect the scale of surrounding residential development. The houses would be of a reasonably traditional design, with the flat roof areas on the crown roofs being kept to a minimum, with pitched roof elements dominating the roof design. The proposed gates on the access road would be visible on Ducks Hill Road, but they would not be out of keeping with similar frontage treatment along Ducks Hill Road and being set back by 10m from the highway, as required by condition, the gates would not appear unduly prominent.

The Council's Urban Design Officer has been involved with the design of the scheme at the pre-application stage and considers it acceptable and will promote local distinctiveness. It is considered that the overall layout, scale and design of the development is acceptable, and does represent a significant improvement on the previous approved flatted development, which did propose larger blocks. The scheme is considered to be in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The application site is surrounded by a number of residential properties, namely Marchbank House which fronts Ducks Hill Road to the west, residential terraces on Mallard Way to the north and west and houses on Chelwood Close to the north. The rear elevations of houses on Plots 1 to 5 would be set back from the rear elevation of Marchbank House by approx. 28m. Houses on Plots 6 and 7 would be set back a similar distance to the rear elevations of properties on Chelwood Close. The rear elevation of the nearest terraced property on Mallard Way to the nearest house on Plot 6 would be over 16m. These distances are sufficient to satisfy the minimum 15m separation distance required by design guidance to prevent adjoining building appearing unduly dominant. Given the relationship of surrounding residential properties, there would be no material loss of sunlight to surrounding properties or their rear gardens.

Design guidance also requires proposals to maintain the privacy of surrounding properties by maintaining at least a 21m separation distance between facing habitable room windows and 'patio' areas, taken to be the 3m deep part of the rear garden which adjoins the rear elevation of a property. The separation distances ensure that the privacy of surrounding properties would not be compromised. Although the house on Plot 6 is within 21m of the front elevation of the terrace at Nos. 36 to 48 Mallard Way, the facing elevation is a side elevation, with the only windows above ground floor being non-habitable or secondary windows which can be conditioned to be obscure glazed and non-opening below a height of 1.8m above finished floor level. The single storey rear projecting rear addition has also been conditioned so that it can not be used to provide a balcony or other amenity space. The rear elevations of the houses of Plots 4 and 5 are also over 21m from the front elevation of Nos. 50 to 60 Mallard Way, the terrace sited further to the west.

The proposal is therefore considered to comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The proposed houses would have internal floor areas ranging from approximately 190m² in the case of the houses on Plots 6 and 7 to approx. 320m² in the case of the house on Plot 14. These areas are adequate in order to satisfy the minimum 108m² internal floor area required by design guidance in order to provide suitable living accommodation. Design guidance also stipulates that 5+ bedroom houses should have a minimum rear amenity area of 100m² and with the smallest garden on Plot 2 being 125m², the scheme satisfies guidance. The garden areas have also been configured so that the areas would not be excessively overshadowed by surrounding trees.

The houses would be sited so as to maintain at least a 15m separation distance from their main habitable room windows. Apart from a very minor incursion on Plot 11, the 45° line of sight from habitable room windows would be maintained by the staggered relationship of the houses and the projecting rear elevations are not excessive, given the large gardens. The proposed habitable rooms of the houses would all have adequate outlook and natural lighting. Habitable room windows that front the road do not afford the same degree of privacy as rear facing rooms. There is therefore no requirement for a 21m separation distance to be maintained between houses on the opposite sides of the road and the separation proposed is considered to be acceptable.

A number of the houses, namely those on Plots 2, 3, 11, 12, 13, 14 would have rear balconies. In order to protect the privacy of adjoining properties, a condition requiring privacy screens has been attached. With the other properties with a single storey flat roof addition at the rear, namely Plots 4 to 7, a condition has been attached, stipulating that these areas can not be used to provide balcony/roof garden space. The rear garden of the house on Plot 6 would be within 21m of the nearest terrace in Mallard Way and the rear garden of Plot 13 would be within 21m of the front elevation of the house on Plot 12, but here, the houses have been designed with projecting rear additions that would screen at least a 3m deep private patio area.

The scheme is therefore considered to afford an appropriate level of amenity for future occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed access is existing and therefore there is no conflict with Policy BE7 of the saved UDP which prevents additional vehicular access points. The scheme would not generate a significant amount of additional traffic over and above the previously approved scheme for 21 flats which is still extant. The Council's Highway Engineer advises that the traffic levels are acceptable would not present a threat to highway safety. Amended plans have been received which not afford suitable pedestrian access into the development. The scheme would also provide two car parking spaces per house, in accordance with the Council's car parking standards. Subject to suitable conditions controlling the construction of the access, the scheme is acceptable, and accords with Policies AM7 and AM14 of the saved UDP.

7.11 Urban design, access and security

- Mix of units

It is considered that given the location of the development, the mix of units between 4 and 5 bedroom units is acceptable.

7.12 Disabled access

The Council's Access Officer makes a number of detailed points regarding lifetime homes standards. It is considered that these points can be adequately addressed by condition.

7.13 Provision of affordable & special needs housing

A Financial Viability Appraisal has been submitted with this application. Officers are satisfied that the scheme is not capable of generating any affordable housing.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the saved UDP states amongst other things, that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The 2009 tree survey submitted with the application refers to 51 trees and 17 groups of trees on and close to the site. Several trees on the western and eastern sides of the site are the subject of Tree Preservation Order No. 41 (TPO 41).

The proposed development of 14 houses retains all but one of the trees of notable value (Categorised as A or B according to the recommendations of British Standard 5837:2005), and involves the loss of 15 low value trees and five groups of trees. The scheme also provides for the planting of sixteen new trees on the site.

It is proposed to remove two trees, one B category Chestnut (tree 2 on the survey), and one C category Cedar (tree 7 on the survey) subject to TPO 41 (group G3) as part of the proposed development. The justification advanced for removing the Chestnut, which could be retained, is that it is considered that it would (a) be likely to be suppressed by the protected Poplar in proximity to it, and (b) reduce the amenity space of plot 1. It is proposed to remove the Cedar because it has started to drop major limbs and, given that the species is prone to limb-shedding at maturity, there is a foreseeable risk of further limb failure, which represents a safety hazard. The tree planting scheme does include two Deodar Cedars as replacement of the TPO Cedar. On this basis, the Council's Tree Officer does not raise any objections to the proposed tree loss.

The application includes an Arboricultural Method Statement (July 2010) (AMS) for the scheme, which is based on an assessment of the tree-related implications of the proposed development, includes a tree protection plan (TPP) and makes provision for the protection and long-term retention of the valuable trees on and close to the site. However, these documents relate to the submitted scheme, and do not necessarily consider the very recent revisions to the access driveway. The AMS and TPP should be reviewed and, if necessary, updated/revised to take account of the recent changes to the proposed development. This has been controlled by condition.

The Tree Officer concludes that given that the vast majority of valuable trees, and several trees of lesser value, on and close to the site, including the woodland on the Gravel Pits, are retained and it is proposed to plant sixteen new trees as part of the scheme, there is no objection to the loss of the Horse Chestnut (category B) and the Cedar (category C), which poses a risk of further limb failure and damage in the future.

Subject to conditions TL1 (services and levels only), TL2, TL3, TL5 (including the tree planting illustrated on the approved Arboricultural Implications Plan), TL6, TL7, TL21, the application is acceptable in terms of Saved Policy BE38 of the Hillingdon UDP.

7.15 Sustainable waste management

The occupiers of the proposed houses would generally make their own arrangements for the storage and collection of refuse and recycling within their curtilages. The submitted plans do show that a refuse vehicle would not be able to access the full length of the northern limb of the access road. As the curtilages of Plots 6 and 7 would be outside of the 25m trundle distance of the refuse vehicle, provision has been made for a bin collection point adjoining the access road within this distance. Details of this facility have been controlled by condition. The Council's Waste Manager does not raise any objection to the scheme.

7.16 Renewable energy / Sustainability

The London Plan clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a number of policies relating to climate change.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2 - 4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. There will be a presumption that the targets will be met in full except where developers can demonstrate that in the particular circumstances of a proposal there are compelling reasons for the relaxation of the targets. In all cases, the most important contribution will be to the achievement of reductions in carbon dioxide emissions.

Policy 4A.4 (Energy assessment) requires that an energy assessment be submitted and details the energy demand and carbon dioxide emissions from proposed major developments and should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of CHP/CCHP and community heating systems. The assessment should include:

- calculation of baseline energy demand and carbon dioxide emissions
- proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power (Policy 4A.6)
- proposals for meeting residual energy demands through sustainable energy measures (Policies 4A.7 and 4A.8)
- calculation of the remaining energy demand and carbon dioxide emissions.

Policy 4A.6 (Decentralised Energy: Heating, Cooling and Power) of the London Plan 2008, requires developments to evaluate combined cooling, heat, and power (CCHP) and combined heat and power (CHP) systems and where a new CCHP/CHP system is installed as part of a new development, examine opportunities to extend the scheme beyond the site boundary to adjacent areas. The Mayor will expect all major developments to demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference:

- connection to existing CCHP/CHP distribution networks
- site-wide CCHP/CHP powered by renewable energy
- gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables
- communal heating and cooling fuelled by renewable sources of energy
- gas fired communal heating and cooling.

In Policy 4A.7 it states the presumption that developments will achieve a reduction in

carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. Regarding the above policy, the onus is on the applicant to demonstrate compliance with the policy. In order to illustrate compliance it is necessary for an energy assessment of a development proposal to be undertaken. Policy 4A.4 of the London Plan is an overarching policy which links to Policy 4A.7 and outlines the need for an energy assessment.

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

An energy statement has been submitted with the application. Although it does not clearly commit to a preferred means of technology to reduce carbon emissions, it clearly demonstrates that options are available. On this basis, the Council's Sustainability Officer advises on the use of a condition, that would commit the scheme to a preferred technology in order to satisfy London Plan policies.

7.17 Flooding or Drainage Issues

The site is not within a Flood Zone and therefore no specific flooding issues are raised by the proposal.

7.18 Noise or Air Quality Issues

N/A to this development.

7.19 Comments on Public Consultations

As regards the points raised in the individual responses, points (i) - (iii) have been dealt with in the main report. As regards point (iv), there is no reason to suppose that this residential development would generate any additional noise as compared to surrounding residential properties. Construction noise is not a planning matter and would be dealt with by Environmental Services.

As regards the Letter from the Directors of Marchbank House (Northwood) Ltd., points (i) and (iv) are noted. In terms of point (ii), it appears that a thin strip of land to the south of the access has been included within the red line boundary of the application site and the application forms state that the applicant has control over the application site. Land registry documents have also been supplied which suggest that this land is within their ownership. Point (iii) regarding the Blue Atlas Cedar has been dealt with in the main report.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a full range of planning obligations should be sought to mitigate the impact of the development. These include contributions towards education, health care, community facilities and public realm, libraries, construction training and monitoring, together with the implementation of the access road junction.

With regard to education contributions, the applicants have agreed to make a financial contribution of £117,713 towards education provision based on the Education Services' projected child yield of this development, comprising £0 for nursery, £52,345 for primary, £48,311 for secondary and £17,057 for Post-16.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance 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

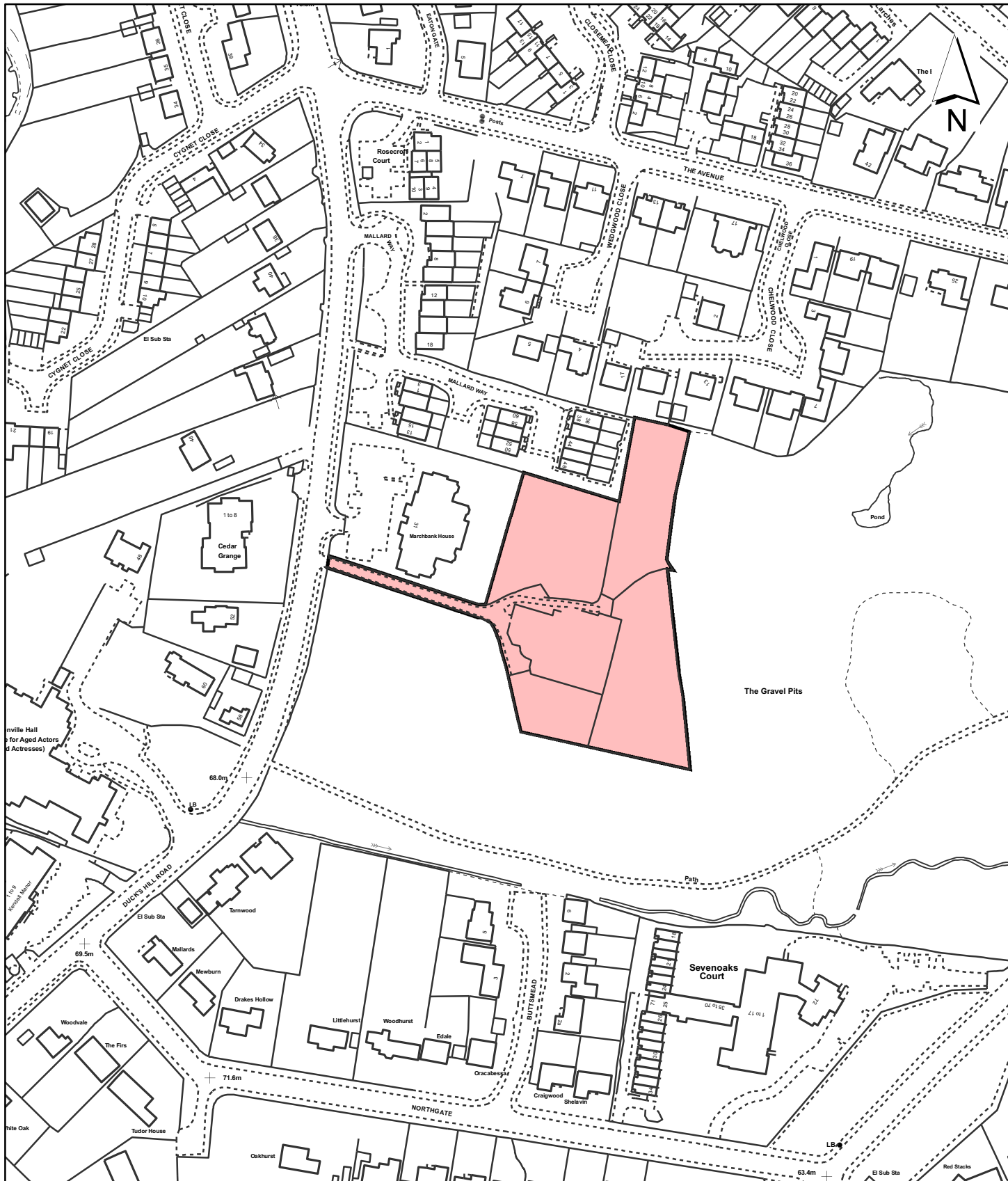
The proposed layout and design of the scheme is considered acceptable, with the siting of the houses allowing for the retention of the majority of important trees on and off the site. The houses would also not have an adverse impact upon neighbouring properties adjoining the site. Furthermore, the development would not have an adverse impact upon the amenity of the adjoining Green Belt and would provide suitable safeguards and mitigation works so as not to harm protected species and maintain and enhance the ecological interest of the surrounding area. Adequate car parking would be provided, following the receipt of amended plans, access arrangements are adequate, subject to conditions and it is unlikely that the traffic generation would prejudice the free flow of traffic or safety on the adjoining highway. The scheme would also be capable of satisfying 20% of its energy demand from renewables, which has been conditioned. A financial viability appraisal has been submitted with the application and independently assessed, and it is considered that the development would not be capable of providing affordable housing. Finally, the scheme would make an adequate contribution towards community and education facilities to offset the impact of the development upon local services, which would be controlled by a S106 Agreement. The application is recommended for approval.

11. Reference Documents

PPS3: Housing (as amended)
London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Mayor's Interim Housing Supplementary Planning Guidance, April 2010
HDAS: Residential Layouts (July 2006) & Accessible Hillingdon (January 2010)
Planning Obligations Supplementary Planning Document, July 2007
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at 37 - 45 Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
59214/APP/2010/1776

Scale
1:2,000

Planning Committee
North Page 49

Date
**October
2010**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 37 HOWLETTS LANE RUISLIP

Development: Conversion of existing bungalow to two x 2 bedroom semi-detached bungalows involving alterations/extensions to existing dwelling.

LBH Ref Nos: 33165/APP/2010/1011

Drawing Nos: 101
Design & Access Statement
100
102
105/C
106/B
107/D
108/B
109/-
E-mail dated 12/10/10

Date Plans Received: 30/04/2010 **Date(s) of Amendment(s):** 30/04/2010
Date Application Valid: 25/05/2010 12/10/2010

1. SUMMARY

Planning permission is sought for the conversion of the existing bungalow to provide a pair of semi-detached bungalows. The proposal would maximise the use of the land for residential purposes and would provide adequate amenities of future occupiers.

The proposal would not detract from the character and appearance of the street scene and would not harm the residential amenities of adjoining occupiers.

2. RECOMMENDATION

Members may recall that this application was deferred from the 16th September North Committee meeting as it was considered that insufficient information had been submitted, specifically as regards:

1. Highway crossover,
2. Light study to demonstrate that requirements are met in bedroom 2 of both units,
3. Light study to demonstrate that requirements are met in the kitchen,
4. Shadow diagrams required for the 2 bedroom 2s,
5. How ladders can be taken through the house,
6. How will Code 3 be met.

Amended plans have now been submitted, and these show a central shared driveway with a width of 5.18m at the back edge of the highway. The Council's Highway Engineer confirms that this is acceptable. As such, there would no longer be a requirement for Condition 11 which required the submission of amended access arrangements. As regards light to the bedrooms, the previously proposed 0.9m wide x 1.36m high windows have now been amended to French doors to provide a greater glazed area and these have also been supplemented by

a rooflight on the rear roof slope of Plot 1 and on the flat roof of the side addition on Plot 2. The rooflights would be 2.1m long x 0.7m wide on the rear sloping roof and 0.9m square on the flat roof on Plot 2. Similarly, the open plan kitchens would also now be supplemented with 2.1m long x 0.7m wide rooflights on the rear roof slope of the bungalows. It is considered that these changes would ensure that adequate natural lighting would be provided to these rooms. The applicant also advises that the entrance halls were already provided with light via a glazed panel in the front door. Plot 1 already had a direct route through the bungalow to the rear garden, whereas the provision of French doors now allows more of a direct route for Plot 2 to access the rear garden without the need to manoeuvre sharp corners.

As regards the Members request how Code 3 will be met, as this is a conversion scheme, officer's consider that the code is not applicable.

The rear extension has also been reduced in depth from 4.3m to 4.0.

An additional plan has also been submitted which shows the provision to be made for bin storage. 1.3m high timber clad storage areas would be provided within the recessed parts of the front elevations of the bungalows so that they would not project forward of the projecting gable on Plot 2. The details are considered acceptable and Condition 6 has been amended to require that the bin stores are provided prior to the occupation of the development.

The applicant's have also requested that the front garden car parking and landscaping condition (Condition 10) be amended to require landscaping to be agreed prior to the occupation of the development so as to give more time to allow a landscaping scheme to be prepared. As amended plans have now been submitted, showing the revised access and front garden parking, no objections are raised to the landscaping being made a pre-occupation condition. Means of enclosure has also been included on the amended plan so that condition 12 can be amended to ensure that the 1.8m high feather edge boarded fencing is provided.

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the

plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

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

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 35 and 39 Howletts Lane.

REASON

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

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

The lounge windows facing 37 and 39 Howletts Lane shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 OM5 Provision of Bin Stores

Prior to the occupation of the development, the bin storage areas shown on Drw. Nos. 105/C, 107/D and 109/- shall be implemented in strict accordance with the submitted details are thereafter permanently retained for so long as the development remains in existence.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD5 Restrictions on Erection of Extensions and Outbuildings

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

REASON

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

8 RPD6 Fences, Gates, Walls

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 fences, gates or walls shall be erected other than those expressly authorised by this permission.

REASON

To protect the open-plan character of the estate in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD9 Enlargement to Houses - Roof Additions/Alterations

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

REASON

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

10 NONSC Non Standard Condition

Prior to the occupation of the development, details of the front garden car parking and landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the car parking space has been implemented, and so maintained. The landscaping works shall be implemented within the next available planting season unless otherwise agreed in writing by the Local Planning Authority, and so maintained.

REASON

To ensure that adequate facilities are provided and in order to preserve and enhance the visual amenities of the street scene and the surrounding area in accordance with policies BE13, BE38 and AM14 of the adopted Unitary Development Plan.

11 M5 Means of Enclosure - details

Prior to the occupation of the development, the boundary fencing or other means of enclosure specified on Drw. No. 105/C and in the e-mail dated 12/10/10 shall be erected on site and thereafter permanently retained.

REASON

To safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 SUS5 Sustainable Urban Drainage

Before the development hereby permitted commences, details of the incorporation of sustainable urban drainage shall be submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

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

4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

13 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses

	4.23 Elevation Treatment
	4.24 Rooflines
	4.25 Active Frontages
	4.26 Boundary Treatment
	4.27 Building Lines
	4.33 Car Parking
	4.39 Cycle Parking
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 12 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

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

6 15 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9 147 Damage to Verge

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

10 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north east side of Howletts Lane and comprises a detached bungalow with front projections and an attached garage. To the north west lies 39 Howletts Lane and to the south east lies 35 Howletts Lane, both detached bungalows. The street scene is residential in character and appearance comprising a mix of detached

bungalows and houses, 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

Planning permission is sought for the conversion of the detached bungalow into a pair of semi-detached bungalows. The originally submitted scheme proposed a pair of chalet bungalows however the proposal has been amended and the first floor rear dormer extension omitted from the scheme.

The proposed conversion would utilise much of the existing elevations of the bungalow. The application site would effectively be sub-divided into two equal size plots widths; 7.25m wide. Plot 1, located adjacent to 39 Howletts Lane, would involve the erection of a front extension attached to the front elevation of that part of the existing bungalow comprising a front projection and entrance. The proposed extension would measure 7m wide, 2.7m deep and incorporate a bay window. The bay window section would be finished with a hip end dual-pitched roof matching that of the existing front projection and the front entrance element would be finished with a flat roof measuring 2.8m high.

Plot 2, located adjacent to 35 Howletts Lane, would retain the front gable but would involve the part demolition of the front projection of a garage to form a front wall, with entrance door, set 1.1m behind the front gable. A single storey side/rear extension is proposed to the rear of the former garage. It would measure some 4.4m deep, set flush with the rear wall of the existing bungalow, and finished with a flat roof 3m high, matching the existing front element.

Identical part single storey rear extensions are proposed to the rear of the proposed bungalows. They would each be set 1.5m from the side boundaries with the adjoining properties, and would measure 5.8m wide, 4.0m deep and finished with a flat roof, 2.8m high. The rooflights are also proposed in the rear elevation of the bungalows with a fourth rooflight on the flat roof of the side extension on Plot 2.

At front, two off-street parking spaces and garden landscaping are proposed for each bungalow, a new crossover is proposed for plot 1, and the rear garden would be sub-divided to provide two private gardens.

3.3 Relevant Planning History

33165/83/0488 37 Howletts Lane Ruislip
Single storey side extension.

Decision: 27-04-1983 Approved

Comment on Relevant Planning History

There is no relevant planning history.

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.
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
 - 4.6 Unit Size
 - 4.9 Sunlight/Daylight
 - 4.12 Privacy
 - 4.15 Garden Space for Houses
 - 4.23 Elevation Treatment
 - 4.24 Rooflines
 - 4.25 Active Frontages
 - 4.26 Boundary Treatment
 - 4.27 Building Lines
 - 4.33 Car Parking
 - 4.39 Cycle Parking
- LPP 4B.1 London Plan Policy 4B.1 - Design principles for a compact city.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 adjoining owner/occupiers and the Ruislip Residents' Association were consulted. 11 letters of objection, 1 letter of support and a petition with 29 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would appear overdominant and would overlook the rear garden of 35 Howletts Lane;
- (ii) Increase in demand for on-street parking;
- (iii) No gardens will be provided;
- (iv) The proposal would be out of character with the street scene and surrounding area;
- (v) Overdevelopment of the site;
- (vi) The car parking is inadequate;
- (vii) No side access to the properties therefore, refuse would be left in the front;
- (viii) The rear roof dormer windows would overlook 41 Howletts Lane;
- (ix) The increase in the roof height would increase overshadowing onto adjoining properties; and
- (x) Proposal would be contrary to policies PT.1.15, BE13, BE19 and BE24, paragraph 5.24 of the adopted UDP.

Letter of support:

- (i) The proposed development would harmonise with the diverse character and appearance of the street scene and encourage a feeling of community engagement.

Petition:

"We the undersigned request Hillingdon Council to refuse planning permission for the conversions of this detached bungalow into two semi-detached dwellings which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity."

Ruislip Residents' Association:

"We are writing in support of neighbour concerns over the proposed conversion of the existing dwelling to 2 x 3 semi detached chalet bungalows.

Such a development would be out of character with the existing street scene given it would be in particular be overdominant.

Whilst Hillingdon Design & Accessibility Statement (HDAS) does not specifically comment on this type of alteration it would be reasonable to interpret the rules as for houses. Whilst the proposal appears to meet the requirements of HDAS in general terms we would make the following qualifications:

- (i) The new flank walls do not appear to comply with HDAS 4.4 in respect of the 250mm set in required from the boundary.
- (ii) The new rear wall projects more than the 3.6m allowed under HDAS 3.3
- (iii) No external access is provided to rear gardens.

Additional on street parking needs are also likely to arise from the development on a highway already limited by grass islands in the immediate vicinity.

We trust that our concerns can still be taken into account notwithstanding our late submission."

Nick Hurd MP: This application is an example of those cases that are intended to be judged in

relation to the newly amended Planning Policy Statement: Housing (PPS3). As you will be well aware, private residential gardens are no longer regarded as previously developed land and are therefore not automatically considered suitable for [residential] development.

The existing character of Howletts Lane would be threatened by the proposed development and I therefore support the petitioners and hope that the Committee will reject the application.

Internal Consultees

Trees/Landscape:

The site is currently occupied by a bungalow within a generous plot. The bungalow is set well back from the footway, by approximately 10 metres and vehicular access is served by a carriage drive. There are no protected trees on the site which might constrain development and no landscape features of merit within the front garden. The Design & Access Statement and plans refer to an unspecified tree within the rear garden which is due to be retained as part of the development.

The proposal to convert the bungalow into two semi-detached houses involves the removal of the carriage driveway and the provision of two separate driveways, which will be accessed via the existing dropped kerbs. The new layout allows for 2No. off-street parking space per house, together with front garden space. The rear garden space will be divide between the two properties and existing trees are scheduled to be retained.

Saved policy BE38 seeks the landscape enhancement of new developments. The scheme provides space and opportunity for landscape improvements which can be secured by condition.

DCLG/EA guidance seeks the provision of SUDS compliant hard-surfacing to front gardens. This should be secured by condition.

No objection subject to conditions TL1, TL2, TL3, TL5 and TL6.

Highways:

Two tandem car parking spaces are proposed for the proposed two dwellings, which is in accordance with the Council's requirements. One dwelling would be served by an existing vehicular crossover and a 3.2m extension to the adjoining vehicular crossover serving no.39 is proposed for the second property. It would be desirable to have a joint access arrangement to avoid having separate accesses and the proposed extended crossover being wider than the Council's current standard crossover width.

Cycle parking can be accommodated within the rear gardens.

The hardstanding should be designed and constructed in a way that surface water from the private land does not drain onto the highway or into the highway drainage system.

No objection is raised, subject to the conditions relating to surface water drainage and revised access arrangements.

Access:

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 its current form, the proposed development would most likely make what is potentially a fully

accessible home, less accessible.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The applicant should pay particular attention to the following:

1. Level access should be provided into the dwelling. In the interests of good design ramps should be avoided. Further details should be submitted in this regard, prior to any grant of planning permission.
2. Bathrooms, including the downstairs WC, should provide at least 700mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.
4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift. Joists should be trimmed to provide an area of at least 1500 x 1000 mm with a minimum 2.4 metre head clearance at first floor level.

The Design & Access Statement should be revised to demonstrate how the proposed development has incorporated all 16 Lifetime Home Standards.

Amended plans and further details, including an updated Design & Access Statement should be submitted to ensure that the proposed development is capable of meeting accessible housing policy.

Waste Management:

There is space allocated for a store to accommodate 2 x 240 litre bins, and this is good practice.

However, the current collection system is based on sacks and as described below:-

- (i) Weekly residual (refuse) waste - using sacks purchased by the occupier (allow for 3 x 70 litre sacks per 3 bedroom dwelling).
- (ii) Weekly dry recycling collection - using specially marked sacks provided by the Council (allow for 3 x 70 litre sacks per 3 bedroom dwelling).
- (iii) Fortnightly green garden waste collection - using the specially marked reusable bags provided by the Council (3 bags provided per household).

The residents would be required to present the waste and recycling at the curtilage of the property on the allocated collection days.

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.

Section 4.10 of the adopted Supplementary Planning Document (SPD): Residential Layouts advises that 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.

On 9th June 2010 PPS3 the definition of Previously Developed land was updated to remove back gardens. This alteration does not in itself introduce any sort of presumption against development of back garden land, but rather alters the classification of back garden land so that such developments no longer count towards the 60% of new housing should be located on brownfield sites under PPS3. In this particular case the proposal does not involve the re-development of rear garden land, other than for the proposed single storey rear extensions and as such the proposal is considered acceptable in this respect.

7.02 Density of the proposed development

The proposed scheme would have a density of 109 habitable rooms per hectare. This is below the London Plan density range of 150-250 habitable rooms per hectare in respect of habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1b. However, the scheme is considered to be of a high quality which would be compatible with the local context and result in a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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 street scene is characterised by a mix of detached bungalows and houses. There does not appear to be any semi-detached properties in the street. However, it is considered that given the diverse mix of houses and bungalows in the street, the semi-detached nature of the proposal is not considered to appear out of character with the street scene.

The proposed development would maintain a 'bungalow' style appearance. The rear first floor addition has been omitted and the proposal does not involve an increase in the overall height of the building. The front elevation alterations are acceptable and would relate satisfactorily with other bungalows in the street.

At the rear, the proposed single storey rear extension, by reason of their overall size, siting design and appearance, are considered to harmonise with the character of the bungalows. Although the proposed length of projection would exceed 3.6m deep, by reason of their overall height, the proposed rear extensions are considered to relate satisfactorily with the proportions of the bungalows. The proposed part single storey side/rear extension would also appear subordinate as it would match the height of the existing side extension (former garage).

Overall, it is considered that the proposed semi-detached bungalows would maintain the character and appearance of the street scene and surrounding area generally, in accordance with policies BE15, BE15 and BE19 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) paragraphs 4.23, 4.24, 4.26 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.08 Impact on neighbours

The proposed single storey rear extensions would project more than 3.6m deep, contrary to paragraph 3.3 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions. However, as they would be set 1.5m from the side boundaries with nos. 35 and 39 Howletts Lane, and would not be more than 3m high, they would not breach a 45 degree line of sight taken from the rear habitable room windows at those properties, closest to the side boundary with the application properties.

The proposed front extension to Plot 1 would not project beyond the front wall of 39 Howletts Lane and the proposed part single storey side/rear extension at plot 2 would not project beyond the rear wall of 35 Howletts Lane.

As the height of the proposed bungalow would not be increased, the proposal would not result in an increase in overshadowing. Furthermore, the flank windows in the rear extensions can be fitted with obscure glass to prevent overlooking onto the adjoining properties as they would provide a secondary source of natural light to the rooms they would serve.

It is therefore considered that the proposal would not harm the residential amenities of the occupiers of adjoining bungalows through overdominance, visual intrusion, overshadowing and overlooking, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). 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) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.09 Living conditions for future occupiers

The internal size of each of the proposed bungalows would be more than 70sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 2 bedroom houses, which advises 63sq.m.

Over 200sq.m of private amenity space would be provided for each dwelling and this would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layout, for 2 bedroom houses. The proposal would therefore 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 proposed bungalows would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 1b, within a scale of 1 to 6 where 6 is the most accessible. The area, thus, has a low accessibility level and the Council's maximum parking standard of 2 spaces is required for the proposed dwellings.

The submitted plans show 2 off-street parking spaces at the front for the proposed bungalows, which would accord with the above standard. Furthermore, there is sufficient space at the rear to provide cycle storage. As such, the proposal is unlikely to result in an increase in on street demand for parking and would comply with sustainability objectives, in accordance with policies AM7(ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraphs 4.33 and 4.39 of the

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

The proposed access arrangements are acceptable, however, the Highway Engineer would prefer to have a joint access arrangement so as to avoid having separate accesses and the proposed extended crossover being wider than the Council's current standard crossover width. As such, a condition is recommended requiring a revised access layout to be submitted to and approved by the local planning authority prior to commencement of works.

7.11 Urban design, access and security

This is addressed elsewhere in this report.

7.12 Disabled access

With regards to the Lifetime Home Standards, the proposal involves the conversion of the existing bungalow and as such, much of the existing internal arrangements have been retained. With regard to meeting the standards for lifetime homes a condition is recommended requiring this.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal would not affect any trees of merit and the additional front landscaping would enhance the amenities of the street scene, 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

With regards to the third party objections, points (i), (ii), (iii), (iv), (v), (vi), (ix) and (x) have been addressed in the report. On point (xii), there is sufficient space on the frontage to provide refuse storage. On point (viii), the rear dormer extension has been omitted from the scheme. The comments of the petitioners and the Ruislip Resident's Association have been addressed in the report.

The comments of the letter of support are noted, and with regards to the comments from Nick Hurd MP, the proposal does not involve back garden development.

7.20 Planning Obligations

The proposed conversion would not result in a net increase of 6 rooms and as such would not fall within the threshold for seeking a contribution towards additional school facilities.

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

In conclusion, the proposal would represent an acceptable form of development and would comply with the aforementioned policies. Therefore, planning permission is recommended.

11. Reference Documents

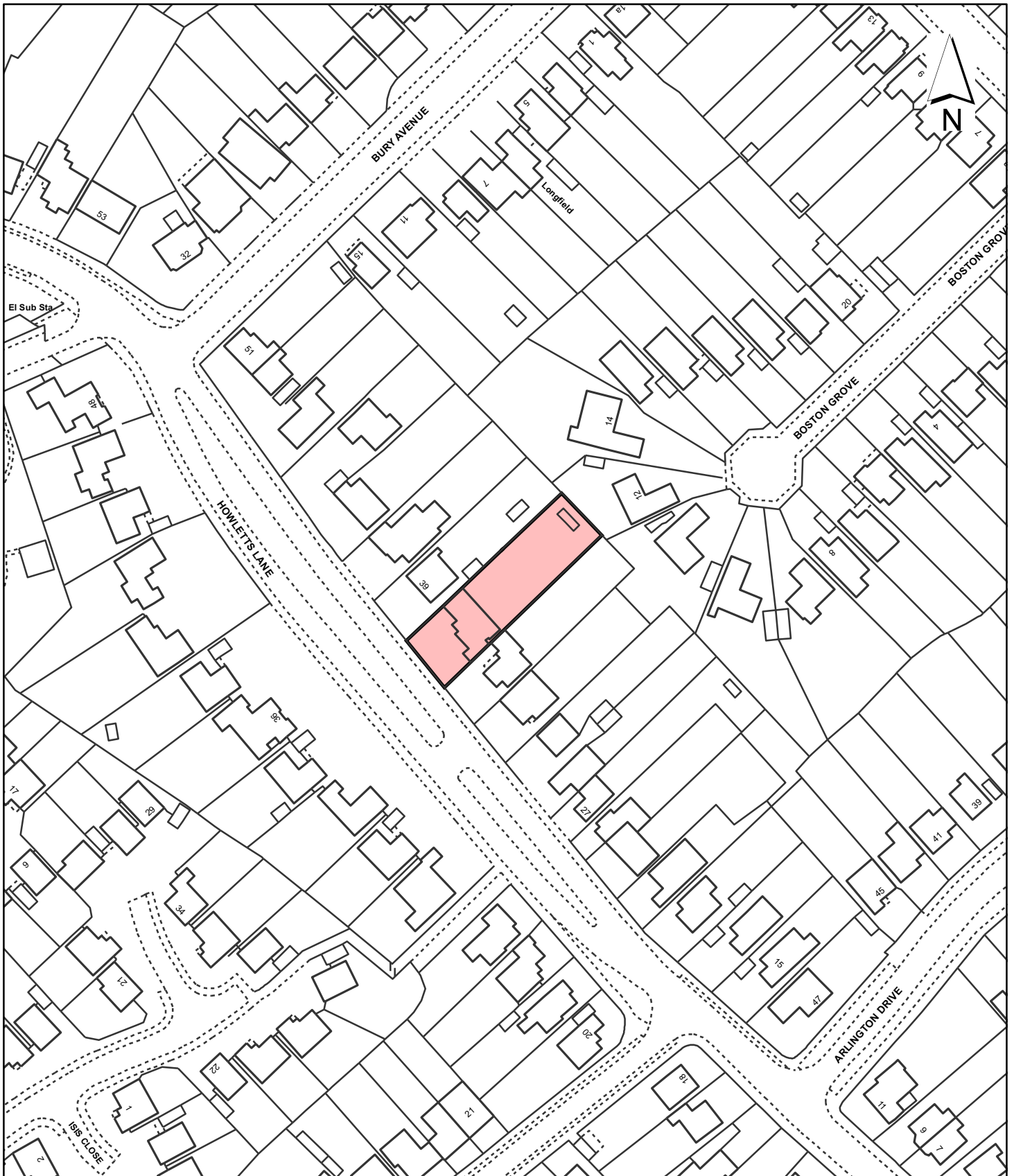
London Plan 2008

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)


Hillingdon Design & Accessibility Statement: Residential Layouts

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**37 Howletts Lane
Ruislip**

Planning Application Ref:

33165/APP/2010/1011

Planning Committee

North Page 67

Scale

1:1,250

Date

**September
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& 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 Services

Address 22 PAVILION WAY RUISLIP

Development: Two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.

LBH Ref Nos: 17423/APP/2010/1662

Drawing Nos: Location Plan to Scale 1:1250
Plan 1 Proposed Floor Plans)
Plan 4 (Block Plan to Scale 1:100)
Plan 3 (Existing Floor Plans and Elevations)
Plan 5 (Front Elevation and Cross Section)
Plan 2 (Proposed Elevations)

Date Plans Received: 19/07/2010 **Date(s) of Amendment(s):**

Date Application Valid: 09/08/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Pavilion Way and comprises a two storey semi-detached property finished in red brick, with white render and white UPVC windows and a wooden door. The property has a detached garage to the rear, an area of hardstanding to the front and has been extended to the rear with a single storey extension. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the UDP saved policies September 2007.

1.2 Proposed Scheme

The application seeks permission to construct a part single two storey side and rear extension, single storey rear extension, conversion of roof from hipped to gable end with a roof light and rear dormer.

The proposed side and rear two storey extension would be set back 5.4m from the front elevation and project 2.7m to the side, it would have a depth of 6.5m in line with the proposed single storey extension. At first floor level the proposed side and rear two storey extension would have a width of 5.3m and be set back 3.1m from the boundary with the adjoining dwelling no.20. The two storey extension would have a hipped roof height of 7.3m falling to 5.4m at the eaves.

A single storey rear extension is proposed to replace the existing and would adjoin the proposed two storey side and rear extension. This would project 4.2m to the rear with a width of 8.4m, it would have a lean to roof height of 3.9m falling to 2.7m at the eaves.

The existing hipped roof would be extended to form a gable end, a roof light would also be inserted to the front elevation. A dormer to the rear roof face is also proposed, this would have a width of 5.9m, a height of 2.6m and project 3.5m.

As part of the proposal the existing garage and single storey rear extension would be demolished, the proposed extensions would be constructed in materials to match the existing.

1.3 Relevant Planning History Comment on Planning History

No relevant history.

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

7 neighbours and the Eastcote Residents Association consulted, two responses have been received objecting on the following grounds:

- i) The side extension should be set back 1m from the side boundary, to allow fire and rubbish access;
- ii) Parking inadequate;
- iii) Overhanging roof onto no.24 Pavilion Way;
- iv) Light to rear of no.24 will be compromised;
- v) All windows to the side should be obscured glazed;
- vi) Concerns about scaffolding and construction works;
- vii) The proposed development would create the largest building, by far, in the road, on what is, arguably, the 2nd smallest plot in the road;
- viii) With the proposed development the garden space will be greatly reduced, which could result in an increased nuisance level being caused by adjoining neighbours;
- ix) If large development is allowed the number of people occupying the site may increase, and the whole site is too small to facilitate such an increase;
- x) The proposed roof development will produce a very ugly set of sightlines.

A petition of objection has been lodged.

Eastcote Residents' Association

We are concerned that this two storey side and rear extension and single storey rear extension is going to prove to be overly large in relation to the existing property and overly dominant in relation to the adjacent houses. The rear extension appears to exceed the 3.6 metre guidelines laid down in the Supplementary Planning Document.

Ward Councillor

I would like to call in this planning application for a proposed extension in Pavillion way on the grounds that it doubles the size of the original house and by design, it will change the street scene.

Trees and Landscape Officer

This site is not covered by a TPO, nor inside a Conservation Area. There is a line of boundary trees (hawthorn and ash) to the rear of this property (off site), however they are far enough away from the proposed extension to not be affected. There are no suitable locations to plant new trees. Therefore, the scheme is acceptable in terms of 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:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. MAIN PLANNING ISSUES

The main issues for consideration with this application are the design of the proposed development, impact on residential amenity, and highway safety and parking.

Policy BE13 of the UDP (Saved Policies September 2007) requires that the layout and appearance must harmonise with the existing street scene, policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building.

The Council's adopted Supplementary Planning Document (SPD) on Design and Accessibility Statement (HDAS) for Residential Extensions offers the following guidance that must be accorded with if housing extensions are to be considered satisfactory:

Section 5 of the SPD sets out criteria to assess two storey side extensions against, this includes the following thresholds for appropriate scale and design.

- Para 5.1: Must be set back a minimum of 1m from the side boundary
- Para 5.6: Ground and first floor should be set back 1m from the main front building line
- Para 5.8: Roof height should be lowered by at least 0.5m
- Para 5.10: Width of extension should be between half and two-thirds of the main house width

Section 6 of the SPD sets out criteria to assess two storey rear extensions against, this includes the following thresholds for appropriate scale and design.

- Para 6.4: Depth must not exceed 3.6m
- Para 6.2: First floor must comply with 45 degree rule.
- Para 6.6: Roof height should not exceed height of main roof

Section 3 of the SPD sets out criteria to assess single-storey rear extensions against, this includes the following thresholds for appropriate scale and design.

- Para 3.4: Should not exceed 3.6m in depth on a semi-detached plot;
- Para 3.6: The roof should not exceed 3.4m in height;
- Para 3.9: Extension should be set in 0.25m from the side boundary.

The proposed two storey side and rear extension would be set back from the main front elevation and the roof height would be set down from the existing roof height. However, the proposal would not maintain a set back of 1m from the side boundary and the proposed rear projection would exceed the depth specified in the adopted design guidance. The depth of the proposed single storey rear projection and its height would also exceed the HDAS guidance. Therefore the proposal does not accord with sections 3, 5 and 6 of the SPD. The proposals would result in an obtrusive form of development which would be detrimental to the character and appearance of the streetscene.

Section 7 of the SPD sets out criteria to assess roof extensions and alterations against, this includes the following thresholds for appropriate scale and design;

- Dormer should be secondary to size of roof face
- Should be set down 0.3m from the roof ridge, 0.5m above eaves and set in 0.5m from sides of the roof.
- Hipped to gable end roof extensions would normally be refused on semi-detached dwellings as it would unbalance the pair of dwellings.

The proposed dormer is considered to be unacceptable, as it would not be set down from the roof ridge or set up from the eaves and would not maintain a set back of 0.5m from the sides of the roof. Its overall size in relation to the size of the roof within which it is set is such that it results in an incongruous and dominant addition, out of character with the existing property and the area in general.

The proposed hipped to gable end roof conversion is also considered unacceptable, as it would have a harmful impact on the appearance of the pair of semi-detached dwellings and the street scene. Therefore the proposed dormer and hipped to gable end roof extension is not considered to be acceptable and would be contrary to section 7 of the SPD.

It is therefore considered that the roof extensions and alterations and the proposed two storey side extension would be an incongruous form of development, harmful to the appearance of the existing dwelling and the surrounding area.

With regard to impact on neighbouring amenity, Policy BE21 of the UDP (Saved Policies September 2007) is relevant and should be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed two storey and single storey rear extension would project 4.2m to the rear and would not comply with the 45 degree rule when applied from the ground floor level window of No.20 Pavillion Way. The projection of the single storey rear extension is considered to be harmful to the amenity enjoyed by the residents of No.20 through overdominance, loss of light and overshadowing. The adjacent dwelling, No.24 Pavillion Way, is situated at an angle from the proposed dwelling and is set back approximately 5m from the proposed side extension by its driveway. However, the side extension would be developed up to the boundary with this adjoining dwelling. As this dwelling has secondary windows to the side elevation facing the application site, it is considered that there would not be a harmful impact through loss of light. It is considered that the proposed development would nonetheless have a harmful impact on residential amenity by virtue of size and projection of the proposed rear extensions, which would appear dominating and overbearing.

A garden area of in excess of 100m² would be retained, in accordance with guidance set out in the Residential Extensions SPD and BE23 of the UDP (Saved Policies September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces are required in order to comply with the policy. The site is in a residential area where lack of off street parking would lead to on-street parking to the detriment of highway and pedestrian safety. There is currently an area of hardstanding to the front of the dwelling with provision for one car and a garage to the rear. As the garage is to be demolished as part of the application and no additional parking provision is to be provided. The parking provision is therefore considered to be insufficient for the resultant 4 bedroom dwelling contrary to Saved Policy AM14 of the UDP.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side and rear extension, by virtue of its siting, size, scale and bulk, would result in an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal would therefore be harmful to the visual amenities of the street scene and the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed rear extension, by reason of its size, scale bulk including its excessive height and projection, would result in an overly dominant and incongruous feature in relation to the adjoining properties (No. 20 and No. 24 Pavilion Way), and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Furthermore at ground floor level the single storey extension on the boundary with No. 29 Pavilion Way would result in over-shadowing of this property. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed dormer by virtue of its siting, size, scale and bulk, would be an incongruous addition which would be detrimental to the architectural composition of the existing dwelling and the visual amenities of the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Documents HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The proposed hip to gable end roof alteration by virtue of its design and appearance would be an incongruous addition which would be detrimental to the architectural composition of the pair of semi-detached properties and would create an unbalanced appearance. The proposal would therefore have a detrimental impact on the appearance of the existing dwelling and the pair of semi detached properties to which it forms a part of. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5 NON2 Non Standard reason for refusal

The proposed dwelling would not be provided with sufficient off street parking, and therefore the development is considered to be deficient in car parking provision to the Councils approved car parking standards, leading to on-street parking to the detriment of highway and pedestrian safety, contrary to policy AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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).

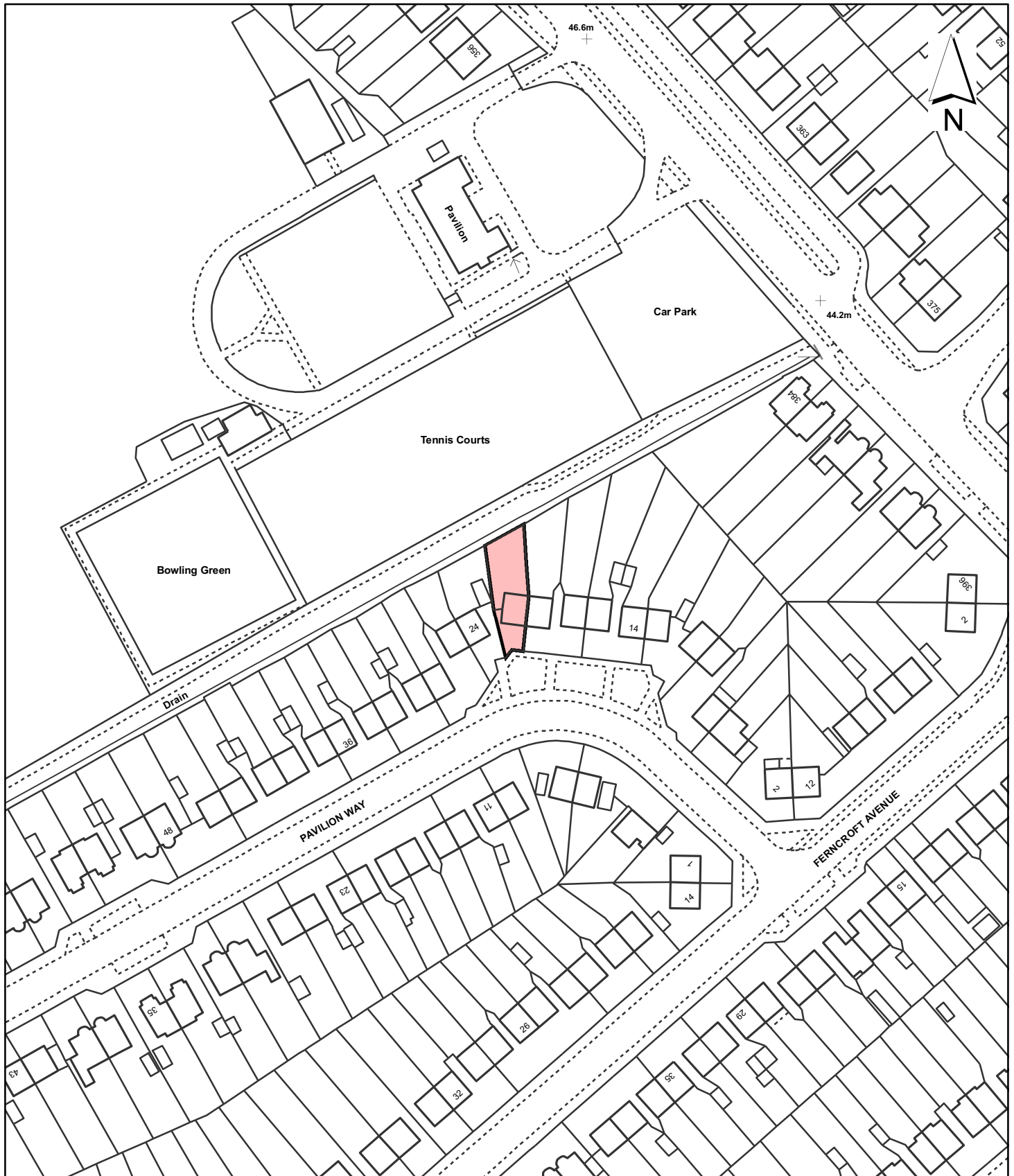
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: Eleanor Western

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
22 Pavilion Way Ruislip	
Planning Application Ref:	Scale
17423/APP/2010/1662	1:1,250
Planning Committee	Date
North Page 76	October 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 43 - 45 SWAKELEYS ROAD ICKENHAM

Development: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting office.

LBH Ref Nos: 809/APP/2010/1988

Drawing Nos: Location Plan - 1:1250
CORI 411/AS01/A

Date Plans Received: 25/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 26/08/2010

1. **SUMMARY**

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to a Betting Shop (Use Class A2). The site is within Ickenham Local Centre but situated outside the core area. Outside these core areas, the relevant policy states that change of use from A1 (retail) will only be granted where sufficient a choice of local shops remain. The site is situated approximately 35m from this core area and there is still considered to be a sufficient number of essential local shops serving the catchment area (with over 50% of the 20 commercial units still within A1 use).

It is therefore not considered that the loss of this A1 (shop) use would have a negative effect on this local centre, as an adequate choice of retail facilities would still remain and subject to appropriate conditions relating to hours of operation and noise control, the proposal would not conflict with any other of the relevant adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

the application is therefore recommended for approval, subject to conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

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

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy S6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Hours of operation

The premises shall not be used outside the hours of 08:30 hrs and 22:00 hrs on any day.

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4 NONSC Delivery and Waste Collections

The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0700 hrs and 1900 hrs, Monday to Saturday and not at all on Sundays or Bank/public Holidays.

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

5 NONSC Noise of plant and machinery

No air extraction system or any plant/machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

6 NONSC sound insulation

No development shall take place until details of a sound insulation scheme to control noise transmission to adjoining dwellings/premises have been submitted to and approved in writing by the local planning authority. The use shall not commence until the approved scheme has been approved and it shall thereafter be retained.

Reason:

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

BE4	New development within or on the fringes of conservation areas
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 13 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).

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.

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from

www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

8

It is noted (following the site visit) roller shutters have been applied to the existing premises. These would require planning permission and no planning records have been found in relation to the same. In Conservation Areas, solid shutters will not be considered acceptable in any circumstance and internal open-mesh type screens and other visually permeable shutters must be used. External shutters will only be considered when strictly necessary and their design is considered appropriate. No information has been supplied for roller shutters in relation to the currently submitted schemes and therefore it is recommended these unauthorised shutters are removed.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south side of Swakeleys Road and comprises a ground floor commercial unit with a residential flat above. To the front there is a wide footway, with metered parking provided on the edge of the vehicular highway. This side of the highway (south) is commercial in character and appearance, although there are residential properties on the north side of the road and to the rear of the site. The site is within Ickenham Local Centre and Ickenham Village Conservation Area, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the unit from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting shop. This application does not involve any external alterations to the building.

There are two further applications running concurrently with this proposal -

· 809/ADV/2010/58 - Installation of new externally illuminated fascia and projecting signs to the frontage.

· 808/APP/2010/2045 - New shopfront, air-conditioning units and satellite dish to the rear.

This application is also reported to committee.

3.3 Relevant Planning History

809/ADV/2010/58 43-45 Swakeleys Road Ickenham

Installation of 1, internally illuminated fascia sign to front and 1, internally illuminated projecting sign to front.

Decision:

809/APP/2010/2045 43-45 Swakeleys Road Ickenham

New shopfront, air conditioning units to rear and Installation of 2 satellite dishes to rear.

Decision:

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:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S9 Change of use of shops in Local Centres
- S10 Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
- 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
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP 3D.1 London Plan Policy 3D.1 - Supporting Town Centres.
- LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 neighbours were consulted and no responses have been received.

Ickenham Residents' Association were consulted, and the following comments were received -

We wish to record our concerns in respect of several aspects of the above three Planning

applications.

1. First and foremost the Village does not need a second Betting Shop. We assume that this application is for the relocation of the present Betting Shop to these larger premises. If it is NOT and this is in fact for a second Betting Shop, we would wish to record our objection to this proposal.

2. We are also concerned at the loss of an A1 Retail outlet with its conversion to A2. However we have been assured, assuming that this is the transfer of a Betting shop from one premise to another, that the then vacant shop, currently with an A2 License will not need Planning permission to revert to an A1 License.

3. We raise this issue in an attempt to make it easier for any such subsequent sale, and potential new owner of the vacated property, to operate a properly licensed A1 Retail Outlet to maintain the viability of the Village as a shopping centre.

(Note: Further comments received on signage are not relevant to this application.)

Internal Consultees

Environmental Protection unit (EPU)

No objections are raised to this development, subject to the following conditions:

Noise

Hours of opening

H1 The premises shall not be used outside the hours of 08:30 hrs and 22:00 hrs on any day.

Reason: To safeguard the amenity of surrounding areas.

Delivery and waste collections;

H2 The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0700 hrs and 1900 hrs, Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

Air handling units require prior approval;

N12 No air extraction system or any plant/machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: To safeguard the amenity of surrounding areas.

Sound insulation scheme

No development shall take place until details of a sound insulation scheme to control noise transmission to adjoining dwellings/premises have been submitted to and approved in writing by the local planning authority. The use shall not commence until the approved scheme has been approved and it shall thereafter be retained.

Reason: To safeguard the amenity of surrounding areas.

Construction Informative

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

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;

- 0800 and 1800 on Monday to Friday
- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

- (ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- (iii) No bonfires on the site shall be allowed to take place at any time.

Conservation and Urban Design Officer This is a shop unit within the Ickenham Village Conservation Area. From a conservation point of view, the proposal would not be considered detrimental to the character and appearance of the area, and would be acceptable.

CONCLUSION: Acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority will resist proposals that would result in the loss of A1 (Retail) uses in the core areas and will examine closely similar proposals for other parts of these centres.

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

Policy S9 states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas. Policy S10 states outside these core areas, change of use will only be granted if the centre as a whole includes sufficient essential shops uses sufficient in number, range and type to serve the surrounding residential area, the proposed use provides a local service, and the proposal accords with policy S6 (above).

The site is outside the core area of the Local Centre and comprises a ground floor commercial unit. The boundary to the core area of the Local Centre is approximately 35m to the east, and ends just before the Village Hall. Given the close proximity of the site to the core area, which provides a sufficient range of essential shops and that outside this core area, over 50% of the units still maintain an A1 (Retail) use, it is not considered that the loss of this unit to an A2 use (financial and professional services) would result in a detrimental impact on the existing local centre. It is also noted that the proposed use would still provide a local service to the centre. As such, it is considered there would still be an appropriate choice of shops within this Local Centre, and the proposal, once implemented, would bring a vacant unit back into use, thereby bringing further vitality to the centre and providing associated employment opportunities.

As such the proposal is considered to comply with Policies S9 and S10 of the Hillingdon UDP (Saved Policies, September 2007) and Policy 3D.2 and Policy 3D.3 of The London Plan (2008).

7.02 Density of the proposed development

Not applicable to this application

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

The application is situated within Ickenham Conservation Area, however the proposal only

relates to the change of use and does not involve any alterations to the exterior of the building (these are being dealt with under separate applications 809/APP/2010/2045 and 809/ADV/2010/58). As such, this proposal is not considered to have an impact on the conservation area.

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

The proposal relates to the change of use of the unit from A1 (Retail) to A2 (financial and professional services). External alterations to the shop front are being dealt with under a separate application on this agenda.

7.08 Impact on neighbours

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental Protection Unit has commented on this application and has suggested a number of conditions should be applied relating to control of; hours of operation; extract ventilation systems; noise control; and deliveries, to safeguard the amenity of residents and the surrounding area. Subject to these appropriate conditions being applied, the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated on Swakeleys Road, and does not have any off street parking available for customers. However, it is not considered the traffic generation between A1 (retail) and A2 (financial and professional services) would be significantly worsened if the proposal received permission and in addition in this, metered parking has now been introduced to the front of this site, and therefore on-street, short stay, parking is generally available. The proposal would therefore comply with AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

This application is for change of use only and any alterations to the building as being dealt with under application 808/APP/2010/2045 (new shopfront, air-conditioning units and satellite dish).

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Not applicable to this application - the application is for change of use only and is situated within an existing commercial area.

7.15 Sustainable waste management

Not applicable to this application - the application is for change of use only and it is not

considered the difference between the existing A1 (retail) use and the proposed A2 (financial and professional services) use would be materially different to warrant additional controls being applied in relation to this issue.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regard to points 1, 2, 5 and 6, there is an existing betting shop at No 67 Swakeleys Road, however, it is noted this is run by the applicants and confirmation has been received that if the application is successful this existing business at No 67 would be relocated to the application site. Although it is noted that No 67 would still have an authorised A2 (financial and professional Service) use, although it is further considered this would allow for the unit to change to an A1 use without requiring the benefit of planning permission.

Point 3 and 4 relate to the current advertisement application (809/ADV/2010/58)

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

This application relates to a change of use of the existing A1 Retail unit to an A2 betting shop use. No external alterations are proposed as part of this application (these are being dealt with under separate applications 809/ADV/2010/58 - Installation of new externally illuminated fascia and projecting signs to the frontage and 809/APP/2010/2045 - New shopfront, air-conditioning units and satellite dish to the rear).

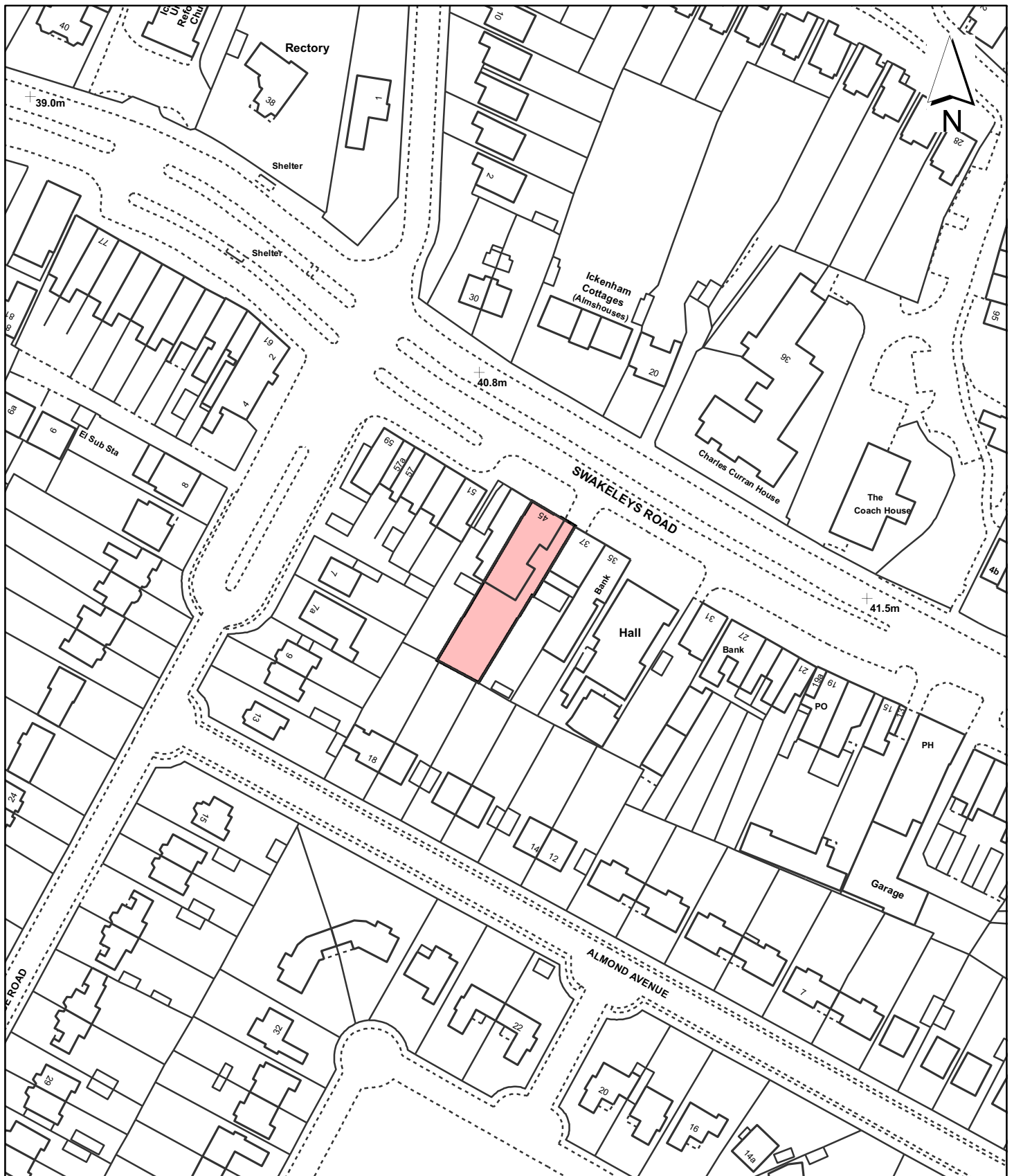
The application site is outside the core area of the Local Centre, comprising a vacant unit, and the proposed use is not considered to result in an adverse impact to highway safety. Furthermore, it is noted that there is still a good choice of A1 retail units within this commercial area and the proposed use would still provide a local service. As such, subject to appropriate safeguarding conditions, the application is recommended for approval.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address	
43 - 45 Swakeleys Road Ickenham	
Planning Application Ref:	Scale
809/APP/2010/1988	1:1,250
Planning Committee	Date
North Page 88	October 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



Report of the Head of Planning & Enforcement Services

Address 43-45 SWAKELEYS ROAD ICKENHAM

Development: New shopfront, air conditioning units to rear and Installation of 2 satellite dishes to rear.

LBH Ref Nos: 809/APP/2010/2045

Drawing Nos: 1:1250
Design and Access Statement
COR1411/AB01 Rev C

Date Plans Received: 31/08/2010 **Date(s) of Amendment(s):** 31/08/2010
Date Application Valid: 13/09/2010 13/09/2010
13/10/2010

1. **SUMMARY**

The application seeks permission for a new shopfront, together with the installation of replacement air-conditioning units and 2 new satellite dishes to the rear. The application site falls within Ickenham Local Centre and as such, the locality is commercial in character and appearance. The proposed shopfront is considered to satisfactorily integrate with the existing building and the wider street scene. Due to the commercial nature of the site and adjoining premises the proposed plant and satellite dishes to the rear would be in-keeping with the building and surrounding area.

Subject to conditions the application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

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

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

REASON

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

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

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

REASON

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

4 NONSC noise emitted

The rating level of the noise emitted from the plant hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, (Method for rating industrial noise affecting mixed residential and industrial areas).

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

5 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrance (to include the proposed localised pavement ramp, level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies

(September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Signage
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
DIS1	Accessibility for elderly people, people with disabilities, women and children

3 11 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 12 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 16 Property Rights/Rights of Light

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

8 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9

Construction Site Informative: Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- 1) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of; 0800 and 1800 on Monday to Friday, 0800 and 1300 on Saturday. No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- 2) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- 3) No bonfires on the site shall be allowed to take place at any time.

10

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.'

11

It is noted (following the site visit) roller shutters have been applied to the existing premises. These would require planning permission and no planning records have been found in relation to the same. In Conservation Areas, solid shutters will not be considered acceptable in any circumstance and internal open-mesh type screens and other visually permeable shutters must be used. External shutters will only be considered when strictly necessary and their design is considered appropriate. No information has been supplied for roller shutters in relation to the currently submitted schemes and therefore it is recommended these unauthorised shutters are removed.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the south side of Swakeleys Road, and comprises a ground floor commercial unit with a residential flat above. To the front is a wide footway with metered parking provided on the edge of the vehicular highway. To the rear is an access road, for

the units in the immediate vicinity. This side of the highway (south) is commercial in character and appearance, although there are residential properties on the north side of the road and to the rear of the site. The site lies within Ickenham Local Centre and Ickenham Village Conservation Area. as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the installation of a new shopfront, air-conditioning units and two satellite dishes to the rear. The new shopfront would comprise an aluminum frame and would be of a similar design to the existing shop front. The 2 air conditioning condenser units would replace the existing units which are attached to the rear elevation of the single storey element (adjacent to the rear entrance door). Two satellite dishes would also be mounted on this elevation, one being 0.9m diameter and the other 0.6m in diameter. These would be attached by pole and would not project above the parapet height of this elevation.

There are two further applications running concurrently with this proposal -

- 809/ADV/2010/58 - Installation of new externally illuminated fascia and projecting signs to the frontage.

- 808/APP/2010/1988 - Change of use of the unit from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting shop. This application is reported elsewhere on this agenda.

3.3 Relevant Planning History

809/ADV/2010/58 43-45 Swakeleys Road Ickenham

Installation of 1, internally illuminated fascia sign to front and 1, internally illuminated projecting sign to front.

Decision:

809/APP/2010/1988 43 - 45 Swakeleys Road Ickenham

Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting office.

Decision:

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Shopfronts and Signage
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
DIS1	Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 neighbours were consulted and no responses have been received.

Ickenham Residents Association were consulted, and the following comments were received -

We wish to record our concerns in respect of several aspects of the above three Planning applications.

1. First and foremost the Village does not need a second Betting Shop. We assume that this application is for the relocation of the present Betting Shop to these larger premises. If it is not and this is in fact for a second Betting Shop, we would wish to record our objection to this proposal.

2. We are also concerned at the loss of an A1 Retail outlet with its conversion to A2. However we have been assured, assuming that this is the transfer of a Betting shop from one premise to another, that the then vacant shop, currently with an A2 License will not need Planning permission to revert to an A1 License.

3. We raise this issue in an attempt to make it easier for any such subsequent sale, and potential new owner of the vacated property, to operate a properly licensed A1 Retail Outlet to maintain the

viability of the Village as a shopping centre.

(Note: Further comments provided on advertisements are not relevant to this application).

Internal Consultees

Environmental protection Unit

No objections are raised to this proposal, subject to the following conditions

Condition 1

The rating level of the noise emitted from the plant hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, (Method for rating industrial noise affecting mixed residential and industrial areas).

REASON To protect the amenity of the surrounding area.

Please ensure the following informative is added;

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of;

- 0800 and 1800 on Monday to Friday

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);

(iii) No bonfires on the site shall be allowed to take place at any time.

Conservation and Urban Design Officer

This is a shop unit within the Ickenham Village Conservation Area. The existing shop front is typical of this part of the Conservation Area with non-illuminated fascia. Paragraph 6.0 of the Shop Front guidance clearly states that "In conservation areas, applicants will be expected to adopt their corporate signage to retain and enhance the quality of the building, the character of the area and the street scene". The existing shop is closed and it is not possible to see the material of the shop front. From previous street scene views, it appears that the site may have a traditional timber shop front with low stall risers and a recessed entrance door, now modernised. This should be confirmed by the applicant, and if there is a timber shop front, it should be retained.

The modern tiled shop front proposed in the current scheme would not be traditional in appearance, and would be detrimental to the street scene of the area. If the shop front has already been modernised, we would not object to a modern metal shop front. The proposed shop front, however, would detract from the character and appearance of the area. It is, therefore, unacceptable.

CONCLUSION: Unacceptable.

Officer comments - these views were forwarded to the applicants agent and revised details/plans

have been received. Further comments from the conservation officer -

The revisions would be considered the optimum solution, and therefore would be acceptable from a conservation point of view.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE4 of the UDP (Saved Policies September 2007), states that all new development within Conservation Areas should preserve or enhance those features, which contribute to their special architecture and visual qualities. Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, while Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

The revised proposal is considered to comply with this advice. The design of the proposed shop front is considered to satisfactorily integrate with the existing building, using appropriate traditional design features, such as stall risers and sub-divisions, and furthermore it is not considered that the proposal would have a detrimental impact on the Conservation Area of which it would form part.

The replacement air conditioning units and new satellite dishes to the rear would not be visible from the surrounding public vantage points and are considered to be in-keeping with the existing building and typical of what you would expect to on a commercial premises of this nature.

7.02 Density of the proposed development

Not applicable to this application.

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

The site falls within the Ickenham Village Conservation Area. The Conservation and Urban Design Officer notes that this is a shop unit within the Ickenham Village Conservation Area and the existing shop front is typical of this part of the Conservation Area, with non-illuminated fascia signage. Paragraph 6.0 of the Shop Front guidance clearly states that in conservation areas, applicants will be expected to adopt their corporate signage to retain and enhance the quality of the building, the character of the area and the street scene. The amended drawings received, which now incorporate a stall riser, are considered to be the optimum solution for this shopfront, and therefore are considered acceptable from a conservation point of view.

As such, the proposal is considered to accord with Policy BE4 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application is considered to comply with this advice as the new shopfront would be broken up with both vertical and horizontal sub-divisions with central doorway, aluminum framing and stall-risers. This is considered to be in-keeping in the street scene to which it relates. Therefore, the proposal is considered to comply with Policies BE4, BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

The replacement air conditioning units and new satellite dishes to the rear would not be visible from the surrounding public vantage points and would be considered to be in-keeping with the existing building and entirely what you would expect to see on a site of this nature. Therefore the proposal would comply with Policies BE13 and BE15 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

It is considered the replacement the shop front would not impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy, and therefore this aspect of the proposal is considered to be in accordance with polices BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

The proposed satelite dishes and air conditioning units would not be visible from the flat above or adjoining flats and would be located nearly 45 metres away from properties in Almond Avenue to the rear. As such, it is not considered that these elements of the proposal would would impact on the amenities of surrounding properties by way of loss of outlook, or visual intrusion, in accordance with relevant policies.

With regard to noise from the aircondition units, an appropriate condition has been attched, at the recommendation of the Council's Environmental Protection Unit, to ensure that the noise emitted from the plant is at least 5dB lower than the existing background noise level. As such the proposal is considered to accord with Policy OE1, which seeks amongst other things to protect the amenity of surrounding areas from potential noise nuisance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application is for a new shop front, air conditioning units and satellite dishes to the rear. As such, the proposal is not considered to have an impact on the existing highway aspects of the site. Therefore, the proposal is considered to comply with Policy AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The design and access statement submitted with the application indicates that provision has been made for access inside the unit for use by disabled customers, including a lowered service point, induction loop and disabled toilet. The plans show the doorway will have a minimum clear opening of 0.9m which will allow access for wheel chair users and a localized ramp would be installed in the pavement. However, it is recommended if permission were to be granted, a condition be imposed requiring details of this ramp and an informative be added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. Subject to these provisions the proposal would comply with the aims of Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application. The application relates to the installation of a new shop front, air conditioning units and satellite dishes to the rear. The site is situated within an existing commercial area and would not have an effect on any existing landscape features.

7.15 Sustainable waste management

Not applicable to this application. The application relates to the installation of a new shop front, air conditioning units and satellite dishes to the rear and it is not considered the difference between the existing A1 (retail) use and the proposed A2 (financial and professional services) use would be materially different to warrant additional controls being applied in relation to this issue.

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties. Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental Protection Unit has commented on this application and has suggested a condition should be applied relating to control of noise emitted from the air conditioning units, to safeguard the amenity of residents and the surrounding area. Therefore subject to this condition being applied, the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

With regard to points 1, 2, 5, and 6 these relate to application 808/APP/2010/1988 - Change of use of the unit from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting shop and have been considered as part of that application.

Point 3 and 4 relate to the current advertisement application (809/ADV/2010/58)

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

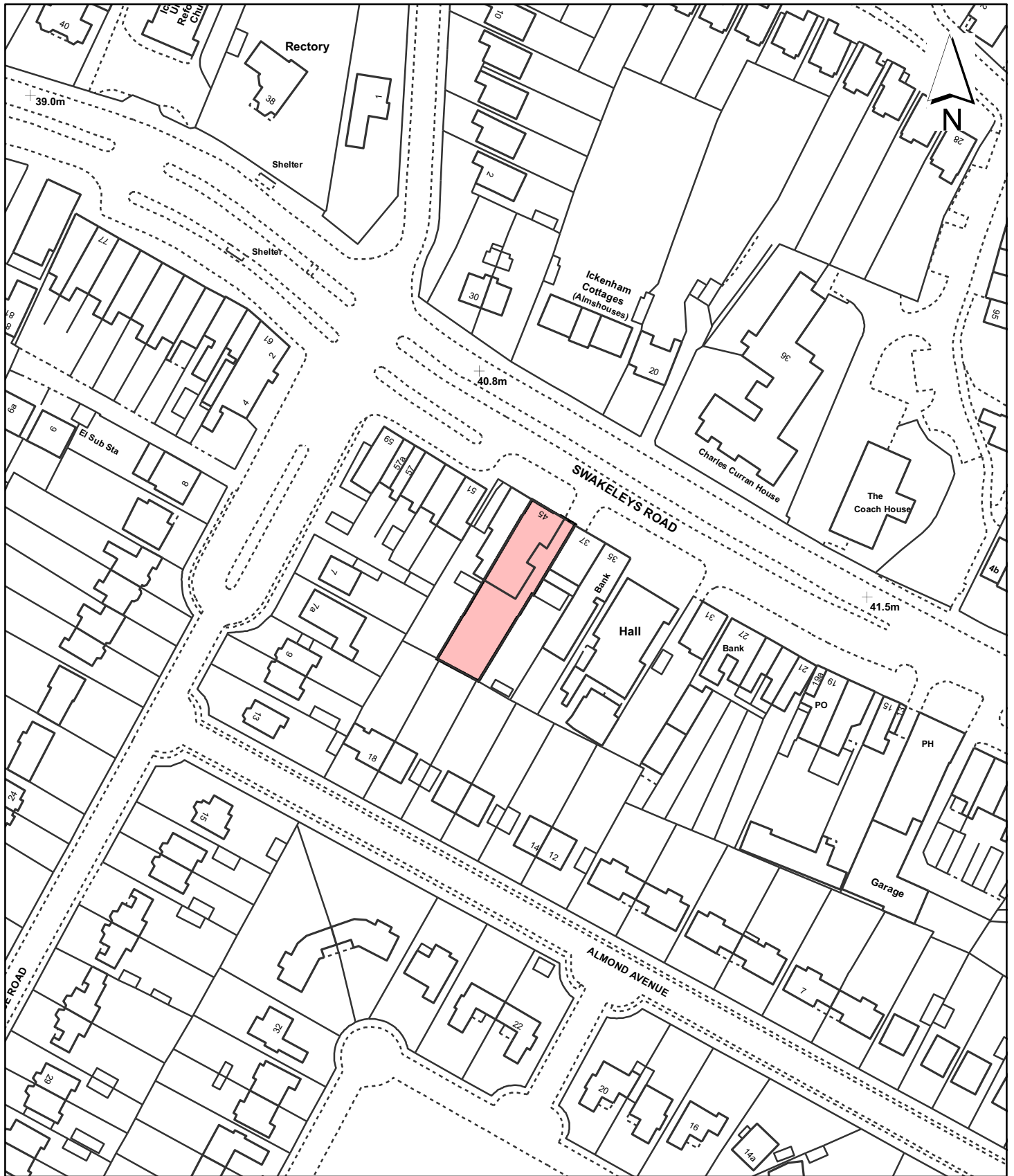
The application relates the installation of a new shop front, together with replacement air conditioning units and 2 satellites dishes to be applied to the rear of the building. Due to the commercial nature and location of this building, it is considered these alterations would be in-keeping with this existing unit and the site to which it would be applied. Therefore, subject to appropriate safeguarding conditions, the proposal would not be considered to result in any adverse impacts and is therefore recommended for approval.

11. Reference Documents

Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)
HDAS Shopfronts and signage

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address

**43 - 45 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
809/APP/2010/2045

Scale
1:1,250

Planning Committee
North Page 101

Date
**October
2010**



HILLINGDON
LONDON

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Report of the Head of Planning and Enforcement

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2010, where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 23 September 2010 and updates the information received by Cabinet in June 2010. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2010, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2010 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/10' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in

the columns titled "Total Income as at 31/03/10" and "Total Income as at 30/06/10".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2010. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010.

Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2010)
			AS AT 30/6/10	AS AT 31/3/10	AS AT 30/6/10	To 30/6/10	AS AT 30/6/10	AS AT 30/6/10	
SECTION 278									
PORTFOLIO: PLANNING AND TRANSPORTATION									
PT1278/46/135*32	Northwood	10A Sandy Lodge Way Northwood 54671/AP/2002/64	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A*49	South Ruislip	BFPO, R.A.F Northolt 189/AP/2006/2091	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/AP/2004/1781	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/AP/2007/1072	53,986.57	27,486.57	12,500.00	14,986.57	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT1278/73	South Ruislip	R.A.F Northolt, South Ruislip Main Gate 189/AP/2007/1321	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT1278/75/218A	Harefield	The Harefield Academy, Harefield 1109/AP/2006/825	72,011.08	0.00	0.00	0.00	72,011.08	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road.
PT1278/77/197*62	Ruislip Manor	Windmill Hill Public House, Penbrooke Road, Ruislip 11924/AP/2632	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
SECTION 278 SUB - TOTAL									
			183,655.72	43,145.70	28,159.13	14,986.57	140,510.02	0.00	
SECTION 106									
PORTFOLIO: PLANNING AND TRANSPORTATION									
PT11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final £106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2010)
			AS AT 30/6/10	AS AT 31/3/10				AS AT 30/6/10	AS AT 30/6/10		
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0694	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 1-14 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900J/99/1077	35,253.56	35,253.56	8,853.02	4,597.00	4,256.02	26,400.54	0.00	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Dead of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work.
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of POI Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s 106 code. Officers investigating whether spend can be recharged.
PT/112/204A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	0.00	0.00	0.00	7,502.15	0.00	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013
		PLANNING & TRANSPORTATION SUB - TOTAL	84,513.35	84,513.35	10,974.59	6,718.57	4,256.02	73,538.76	0.00	0.00	
		PLANNING & TRANSPORTATION TOTAL	288,169.07	195,157.99	54,120.29	34,877.70	19,242.59	214,048.78	0.00	0.00	
PORTFOLIO: CULTURE, SPORT AND LEISURE											
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/188A	Ruislip	30 Kings End, Ruislip. 48299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	0.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14639/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	0.00	0.00	0.00	277,131.54	0.00	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. Earmarked towards Highgrove pool improvement programme. Subject to formal allocation of funds.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/280	13,338.00	0.00	0.00	0.00	0.00	13,338.00	13,338.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 JUNE 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2010)
			AS AT 30/6/10	AS AT 31/3/10	AS AT 30/6/10	AS AT 31/3/10	AS AT 30/6/10	AS AT 30/6/10	
		CULTURE, SPORT AND LEISURE SUB - TOTAL	371,861.98	0.00	358,523.98	0.00	371,861.98	22,916.00	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES									
EYL/06/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	99,819.57	183,044.65	99,819.57	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,652.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/07/143B	Harefield	Dairy Farm, Breakspear Rd. Harefield 27314/APP/2005/844	103,122.52	74,935.52	103,122.52	74,935.52	28,187.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the Borough. No time limits on spend.
EYL/10/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	0.00	739.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/10/3/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	34,980.79	68,689.00	34,980.79	33,708.21	0.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.
EYL/10/5/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	0.00	37,459.20	0.00	37,459.00	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend.
EYL/10/6/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	0.00	3,519.00	0.00	3,519.00	0.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend.
EYL/10/8/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	0.00	8,037.00	0.00	8,037.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL/11/0/203C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	1,830,551.09	0.00	1,830,551.09	0.00	1,830,551.09	0.00	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.38). Funds to be spent within 7 years of receipt of the first contribution (September 2016).
EYL/11/2/208	Northwood	110, Green Lane, Northwood 46543/APP/2005/2697	4,085.75	0.00	4,085.75	0.00	4,085.75	0.00	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL/11/3/211	Ickenham	1a, Woodstock Drive, Ickenham. 69754/APP/2009/200	8,953.00	0.00	8,953.00	0.00	8,953.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius if the site. No time limits.
EYL/11/5/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	0.00	22,087.13	0.00	22,087.13	0.00	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL/11/7/213	Northwood	1, Oakhurst, Northgate, Northwood: 30779/APP/2009/2036	4,441.00	0.00	4,441.00	0.00	4,441.00	0.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL/12/0/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	0.00	7,193.00	0.00	7,193.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
PORTFOLIO: FINANCE AND CORPORATE SERVICES									
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 JUNE 2010 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2010)
			AS AT 30/6/10	AS AT 31/3/10	AS AT 30/6/10	To 30/6/10	AS AT 30/6/10	AS AT 30/6/10	
PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY									
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: ENVIRONMENT									
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park.
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3289	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an Interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Firthwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Firthwood Park.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	0.00	0.00	0.00	5,652.00	5,652.00	Funds received towards improvements to nearby open space facilities. No time limits for spend.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by Sept 2011.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34, High Street, Harefield. 289/APP/2009/2391	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site.
		ENVIRONMENT SUB -TOTAL	270,463.30	1,315.31	1,315.31	0.00	269,147.99	160,450.71	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING									
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	TOTAL EXPENDITURE AS AT 31/ 3/10	2009 / 2010 EXPENDITURE To 30/ 6/10	BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED AS AT 30/ 6/10	COMMENTS (as at mid August 2010)
			AS AT 30/ 6/10	AS AT 31/ 3/10				AS AT 30/ 6/10	AS AT 30/ 6/10		
H115/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip 10189/AP/P/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
		HOUSING SUB-TOTAL	220,924.33	220,924.33	0.00	0.00	0.00	220,924.33	0.00	0.00	
		SECTION 106 SUB - TOTAL	3,229,684.30	3,151,071.41	222,025.78	217,769.76	4,256.02	3,007,658.52	2,172,326.89		
		GRAND TOTAL ALL SCHEMES	3,413,340.02	3,261,716.05	265,171.48	245,928.89	19,242.59	3,148,168.54	2,172,326.89		
NOTES											
The balance of funds remaining must be spent on works as set out in each individual agreement.											
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.											
Bold figures indicate changes in income and expenditure											
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.											
* Denotes funds the Council is unable to spend currently (total £309,349.42)											
*24: PT/25 £37,425.09 reasonable period for expenditure without owners agreement has elapsed.											
*32:PT/27/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*49:PT/27/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*55: H/9/164C £21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.											
*57:H11/195B £3,196.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.											
*58:H12/197B £11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.											
*62:PT/27/197 £23,000.00 held as security for the due and proper execution of the works.											
*65: H15/205F £184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.											
*66: PT/27/72 £16,000.00 funds received as a security deposit to ensure proper execution of works											
£309,349.42											

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Plans for North Planning Committee

27th October 2010

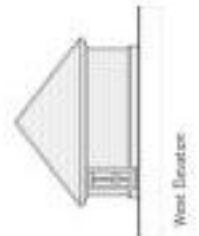
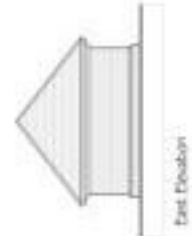
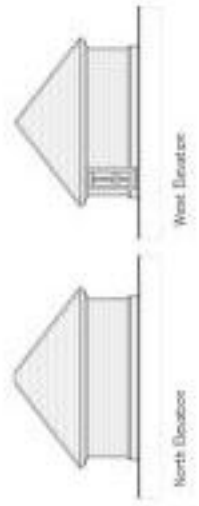
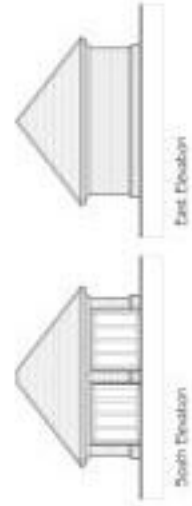
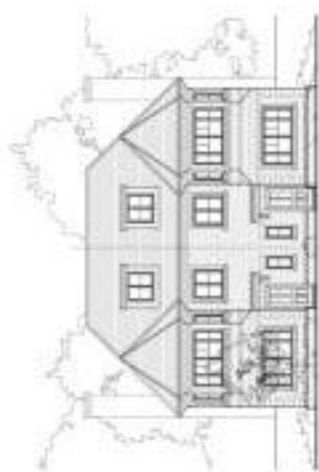


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tpa
The tpa Group Limited
100, 101 & 102, Market
Square, London
EC1A 1BB
United Kingdom
Tel: 020 7463 4444
www.tpagroup.co.uk

Client:
A. Whelan & C. Carter

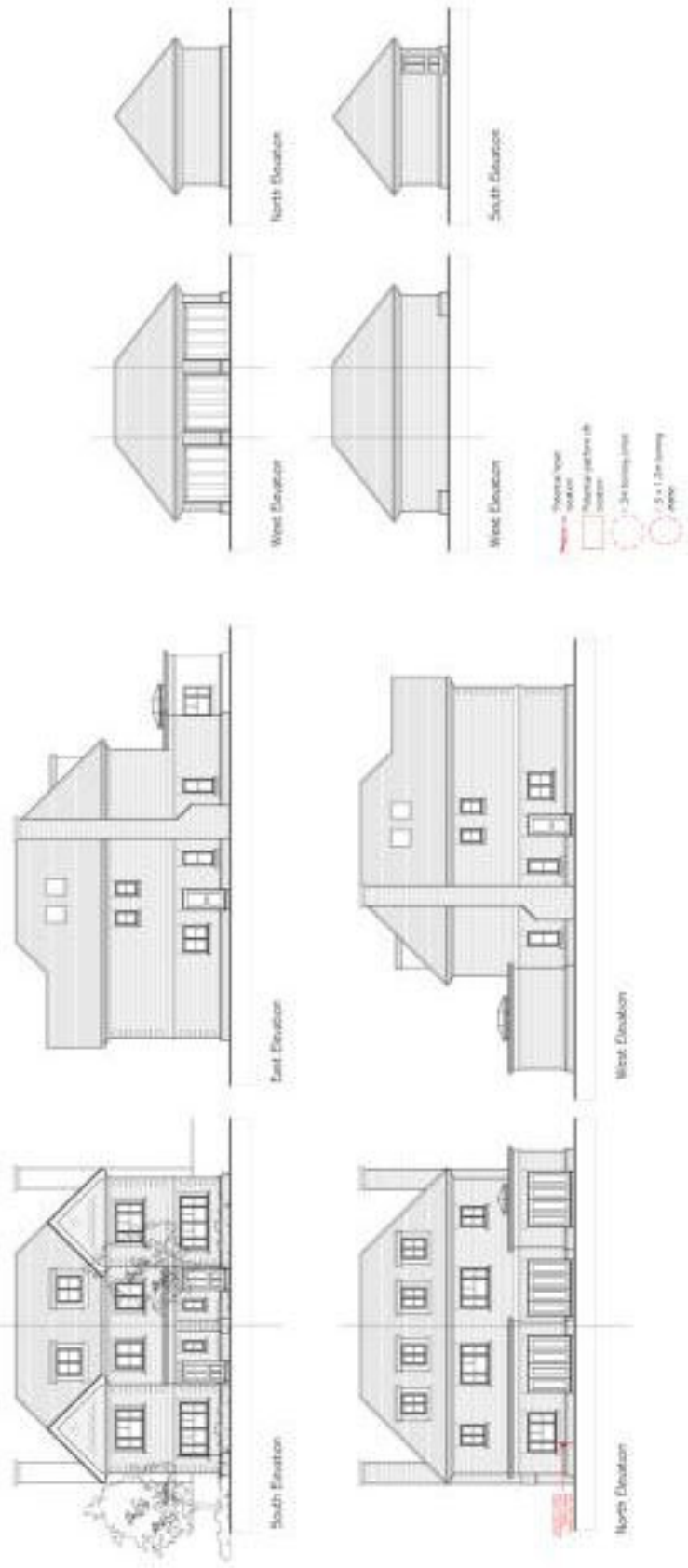
Project Name:
12-15, Bully Hill Road
Buckingham

Reference:
1834-5
Phase and description

Area	100	101	102
Volume	100	101	102

Drawn by:
1834/PL04

Scale:
A



Not a 3D rendering of elevation as per 2D plan view (2D/3D elevation) - The 3D is of general layout, some other elevations

tpa
 The TPA Group Company Ltd
 115-117, The Arcade, Newcastle
 Newcastle upon Tyne
 NE1 4JG
 Tel: 0191 276 1000
 Fax: 0191 276 1001
 Email: info@tpagroup.co.uk

Client: A. Whelan & C. Carter
 Project: 10-15, Blyth and Road
 Newcastle
 Date: 15/05/14
 Scale: 1:100
 Drawing No: 10-15-01
 Drawing Title: Plans and Elevations

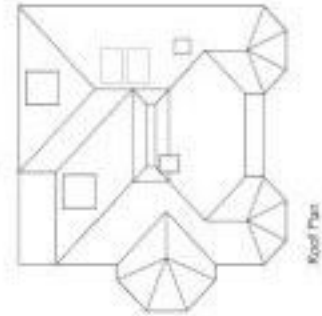
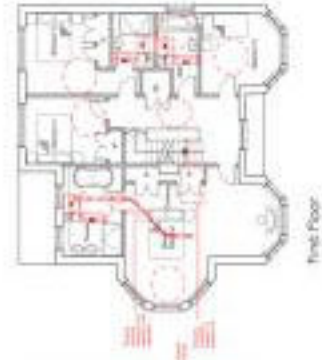
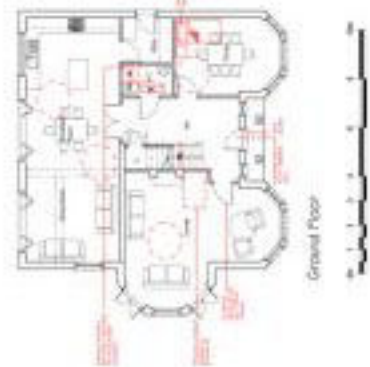
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 Drawing Title: Plans and Elevations

Scale: 1:100
 Date: 15/05/14
 Drawing No: 10-15-01
 Drawing Title: Plans and Elevations





- Porcelain Tiles
- Hardwood
- Painted platform 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")
- 1/2" x 1/2" x 1/2" (1/2" x 1/2" x 1/2")



tpa

The tpa Group, Inc.
 11111 1st Street, Suite 100
 San Diego, CA 92121
 (619) 444-1111
 www.tpagroup.com

Architect
 A. Whipple & C. Carter

Project
 17-41 (17-41) 1st St. S.D.

Phase and Elevation
 1/2" = 1' - 0"

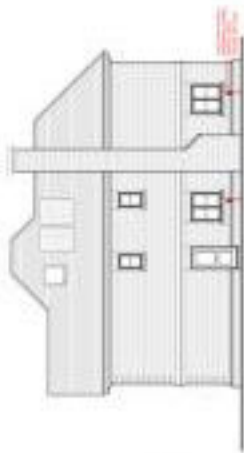
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Sheet
 1834/PL06

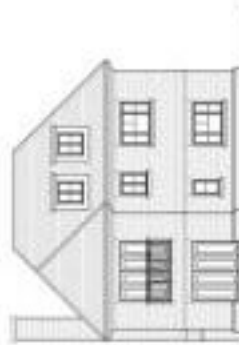
Date
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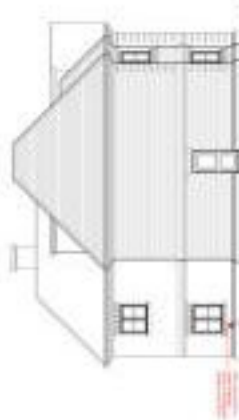
West Elevation



South Elevation



East Elevation



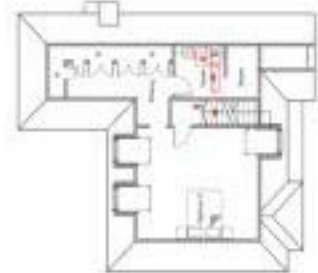
North Elevation

- External wall
- Window or door frame
- Window or door
- 1.2m opening width
- 1.8m x 2.0m opening

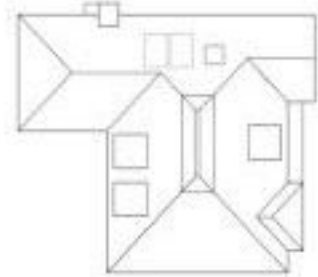


Ground Floor

First Floor



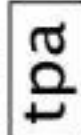
Second Floor



Roof Plan



Site: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH
 Date: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH
 No. of plots: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH
 No. of plots: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH



The tpa Group Limited
 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH
 Tel: 0161 275 1111
 Fax: 0161 275 1112
 Email: info@tpagroup.co.uk

Site: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH

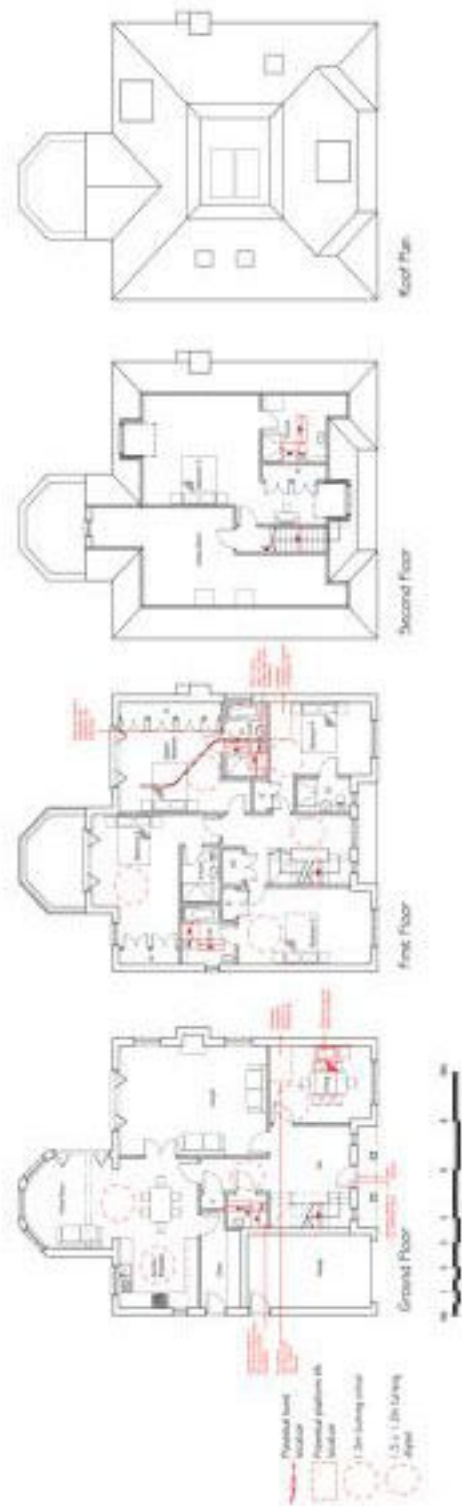
Date: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH

No. of plots: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH

No. of plots: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH

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No. of plots: 17-19 Oldham Road, Oldham, Greater Manchester, M14 6JH



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The TPA Group Limited
100-102, The Arcade, London
E1 1AA
Tel: 020 7461 1000
www.tpagroup.co.uk

Client: A. Whelan & C. Carter
Project: 10-15, Ballynah Road, Ballynahinch
Reference: 1834/PL09
Date: 01/10/09
Scale: 1:500
Sheet: 01 of 02

1834/PL09 A



See S. 10 General Building contract addendum
 Addendum to General Building contract addendum
 Addendum to General Building contract addendum
 Addendum to General Building contract addendum

tpa
 The TPA Group, Inc.
 1000 Lakeside Blvd., Suite 100
 Lake Park, GA 30024
 Phone: 770.442.1000
 Fax: 770.442.1001
 www.tpagroup.com

Architect:
 A. Whelan & C. Carter

Project:
 1000 Lakeside Blvd.
 Lake Park, GA

Project No.:
 1000 Lakeside Blvd.
 Lake Park, GA

Scale:
 1/8" = 1'-0"

Date:
 10/10/10

Sheet:
 1000 Lakeside Blvd.
 Lake Park, GA

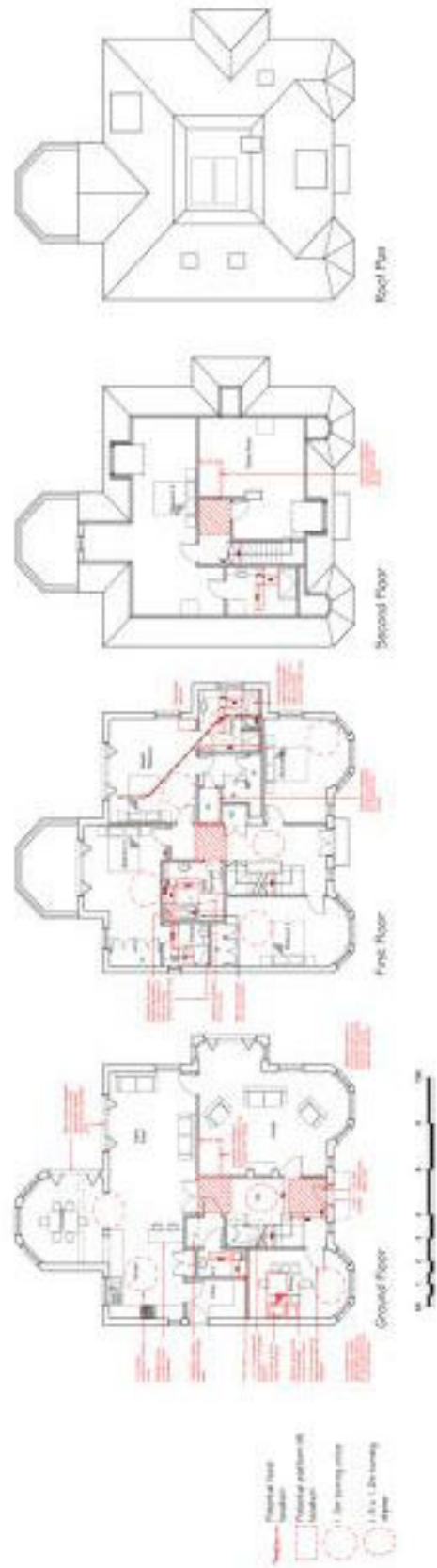
Project Name:
 1000 Lakeside Blvd.
 Lake Park, GA

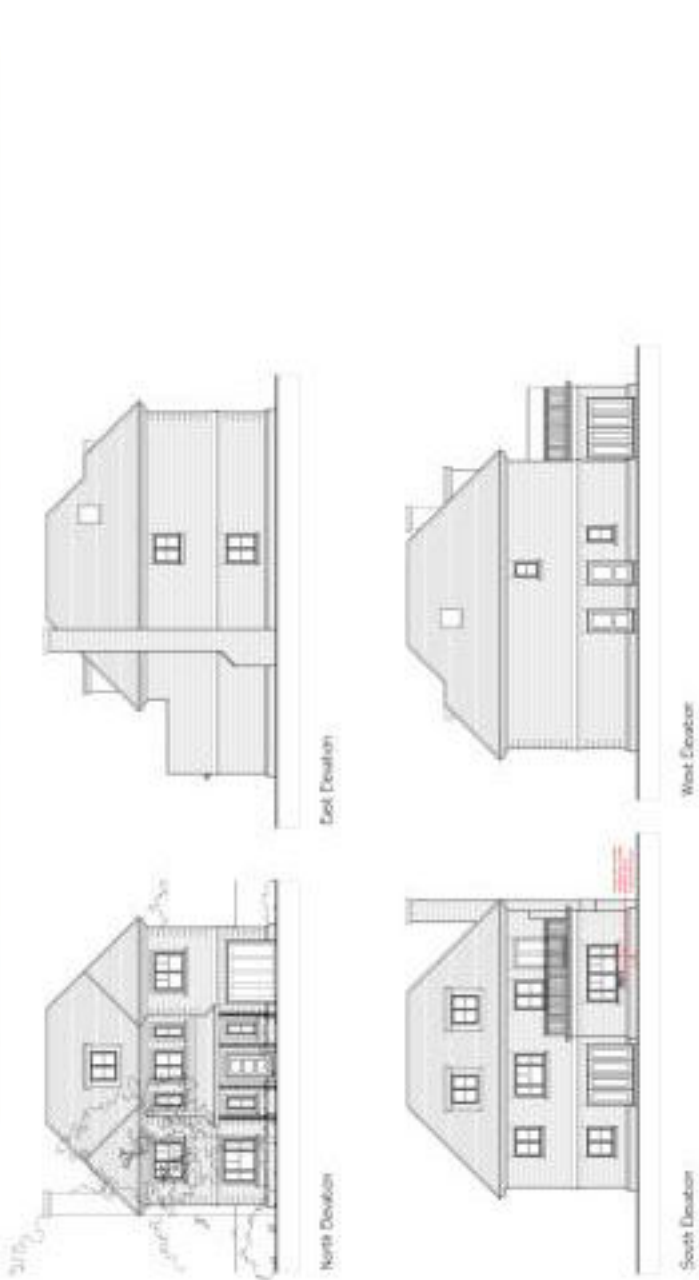
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 Lake Park, GA

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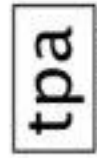
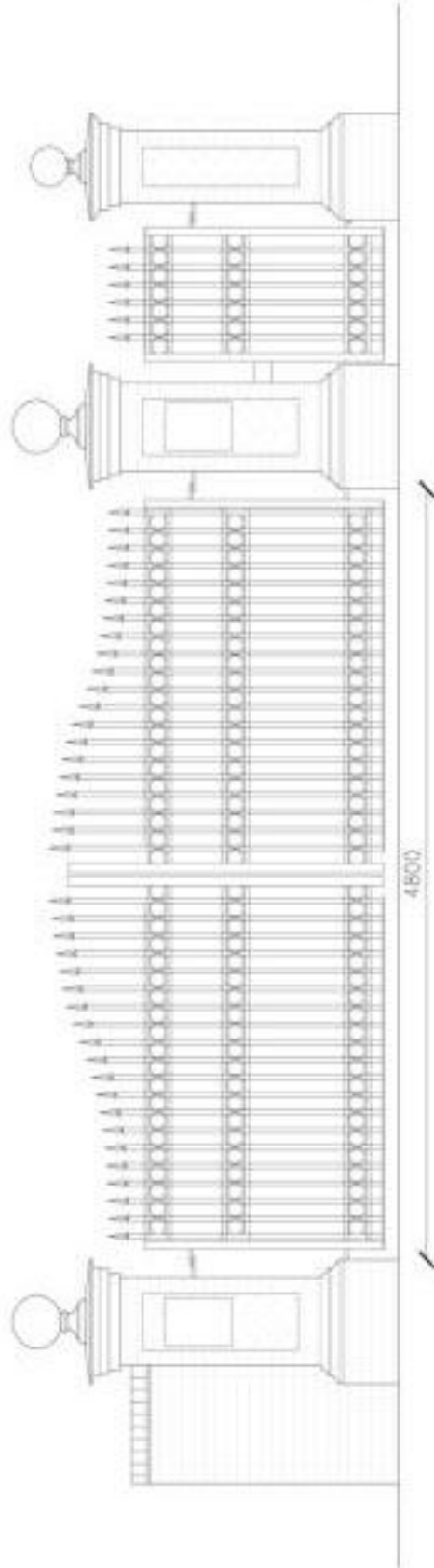
Date:
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Sheet:
 1000 Lakeside Blvd.
 Lake Park, GA





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The Tpa Design Company Ltd.
123-456 Street
London, UK
Tel: 020 1234 5678
Fax: 020 8765 4321
Email: info@tpadesign.com

Client:
A. Wilson & Co. Ltd.

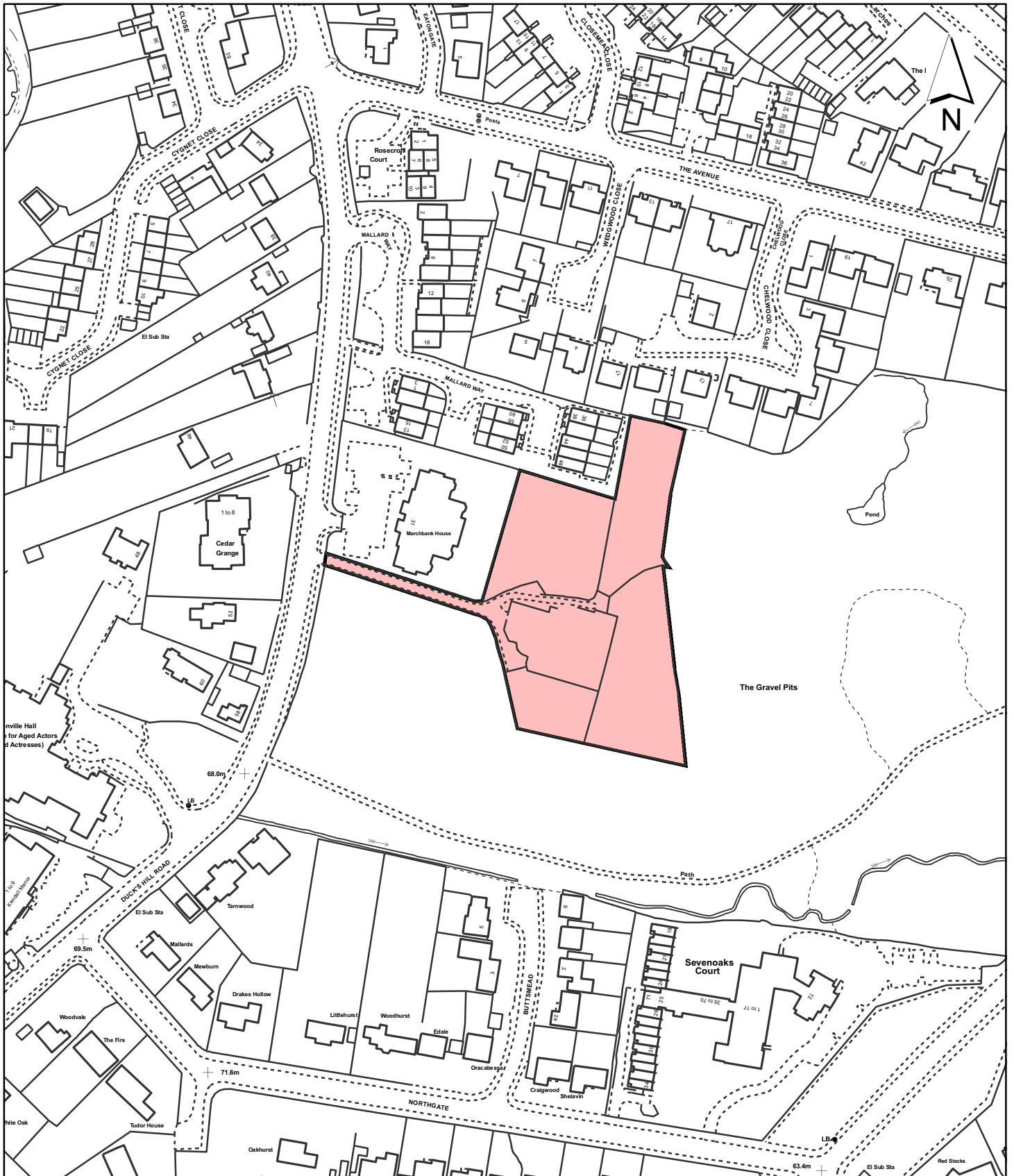
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123-456 Street, London
Material: Steel
Finish: Powder Coat

Contract:
Gates & Railings


Date:
1.1.2020
12:30 PM

Scale:
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1:100
1:200
1:500
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Reference:
1834/PL14



Notes

 Site boundary

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Site Address

**Land at 37 - 45 Ducks Hill Road
Northwood**

Planning Application Ref:

59214/APP/2010/1776

Planning Committee

North Page 129

Scale

1:2,000

Date

**October
2010**

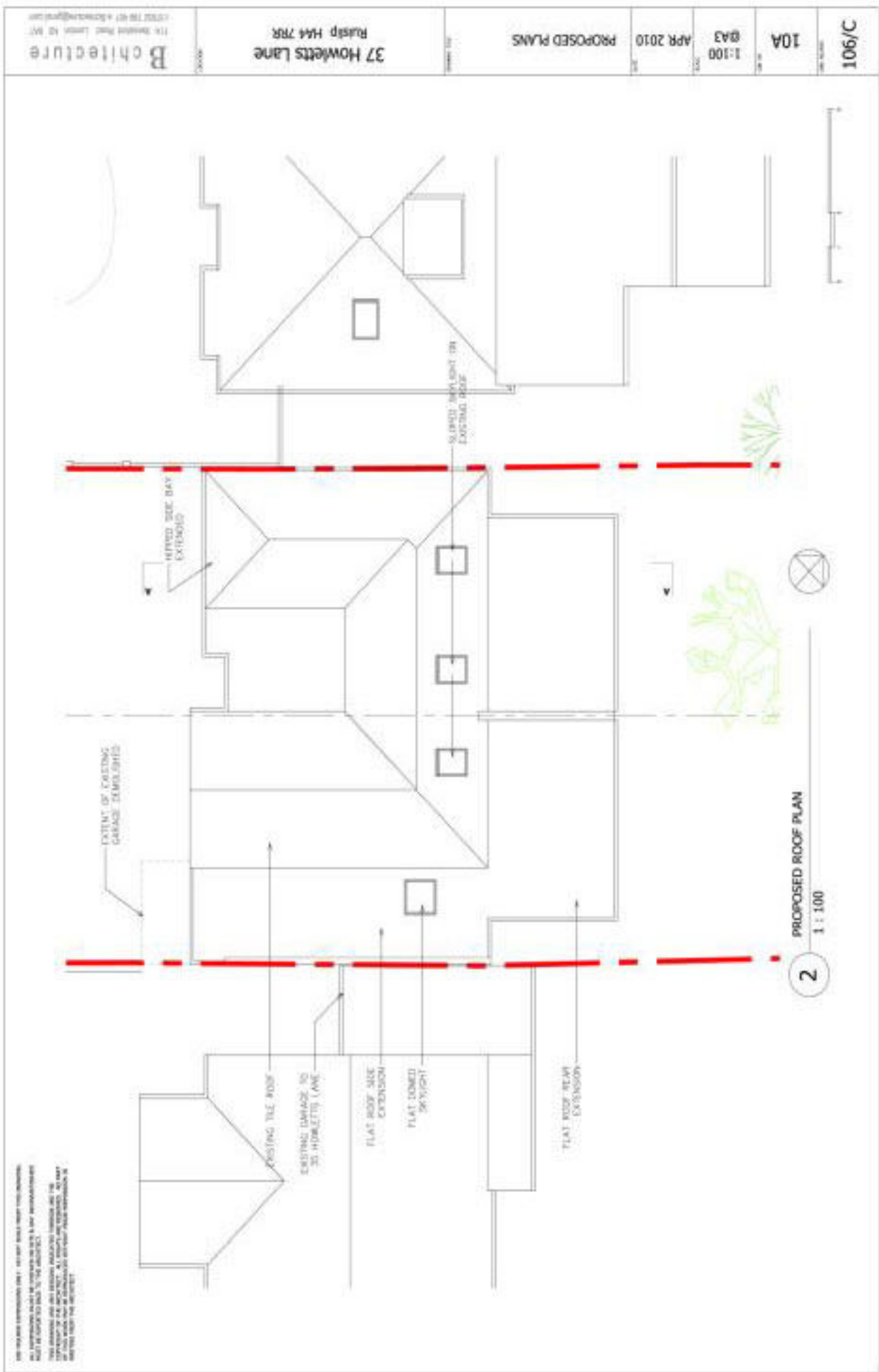
**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

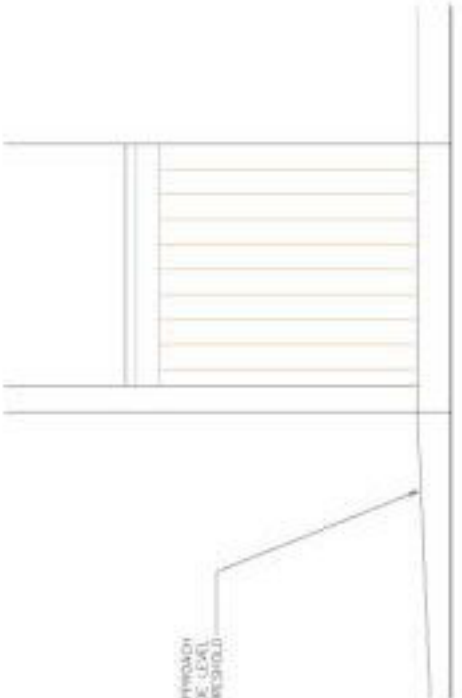


HILLINGDON
LONDON

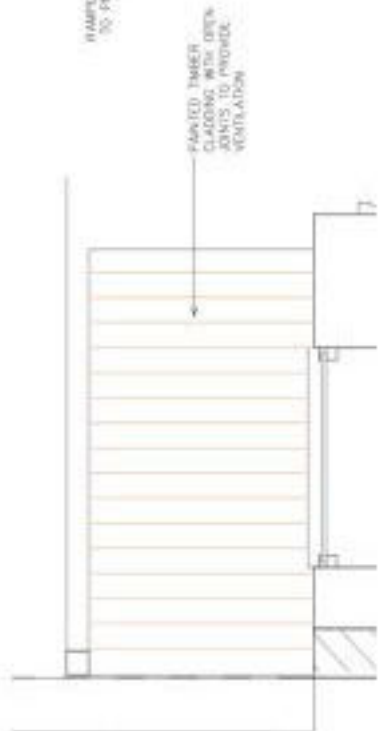


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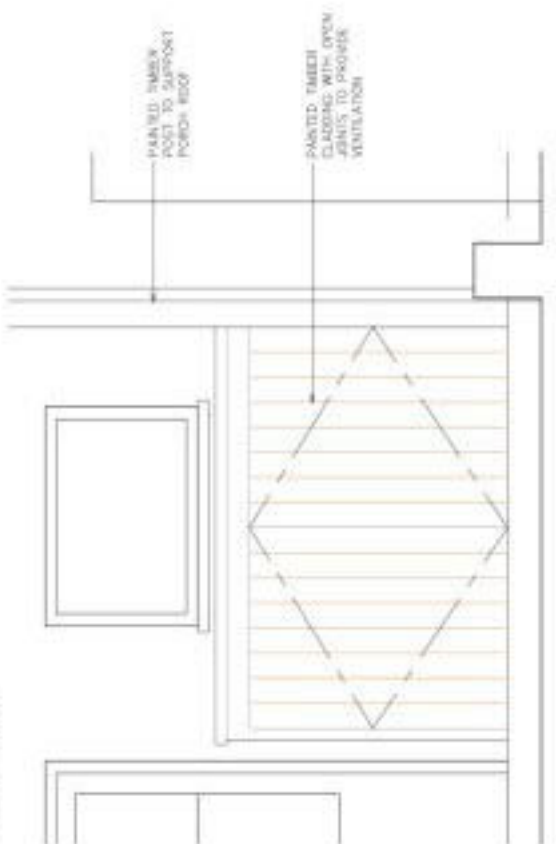
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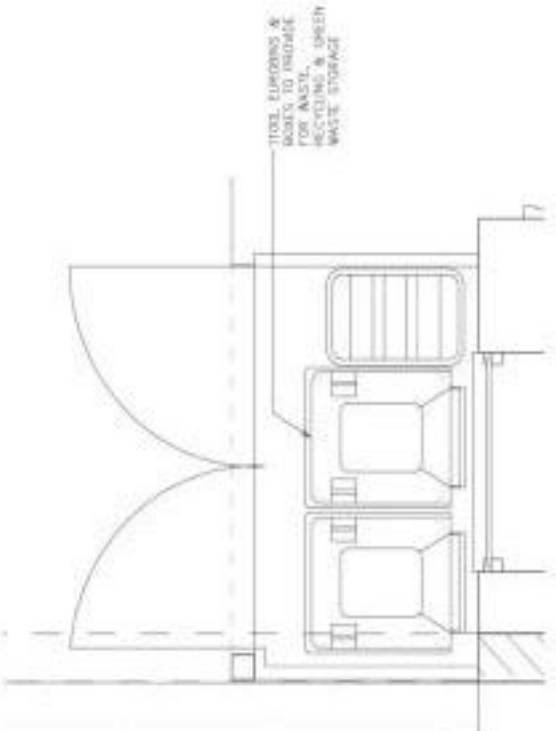
3 PROPOSED FRONT ELEVATION
1 : 20



1 PROPOSED TOP PLAN
1 : 20

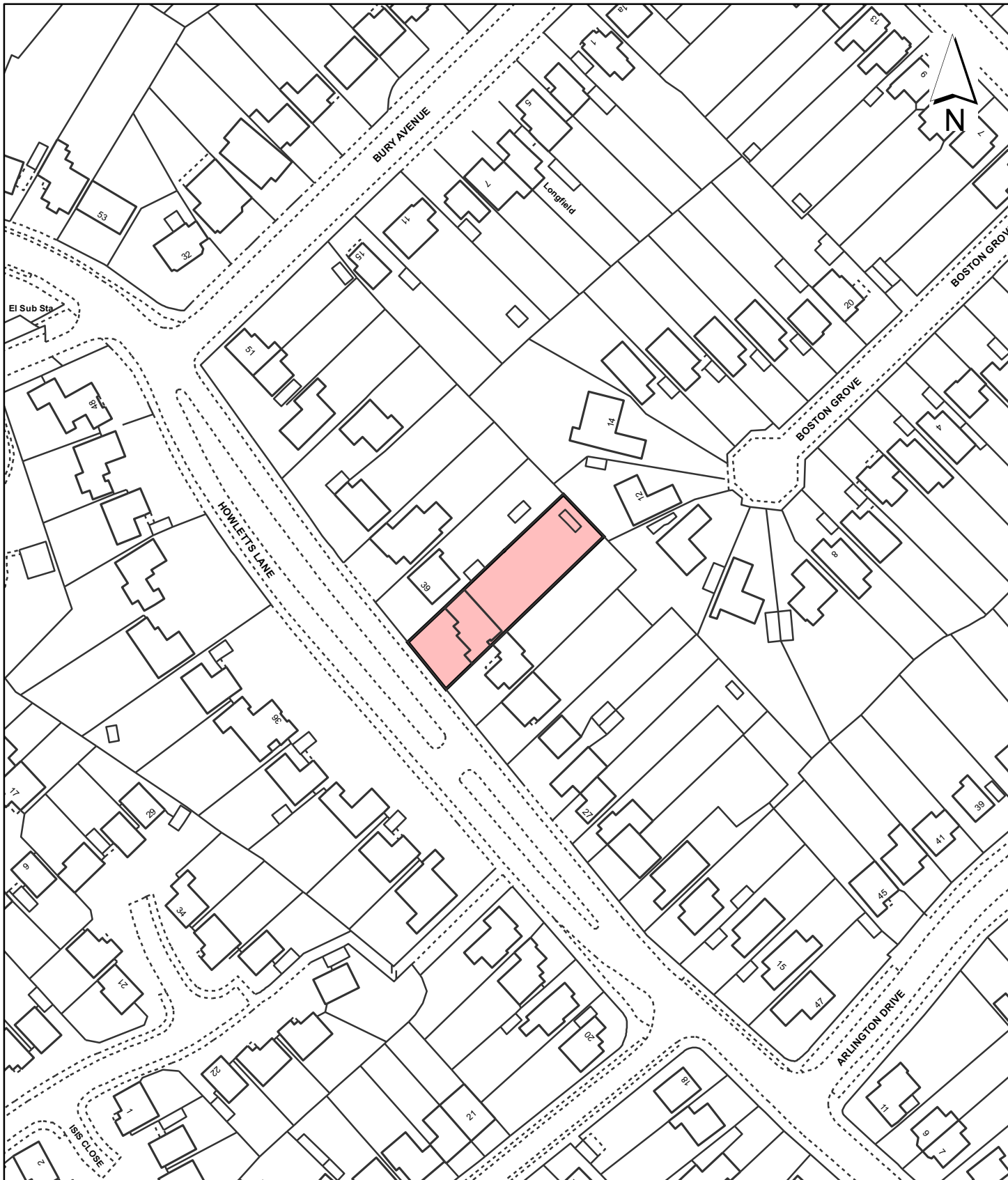


4 PROPOSED FRONT ELEVATION
1 : 20




2 PROPOSED CROSS SECTIONAL PLAN
1 : 20





Notes

 Site boundary

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Site Address

**37 Howletts Lane
Ruislip**

Planning Application Ref:

33165/APP/2010/1011

Planning Committee

North Page 137

Scale

1:1,250

Date

**September
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 22 PAVILION WAY RUISLIP

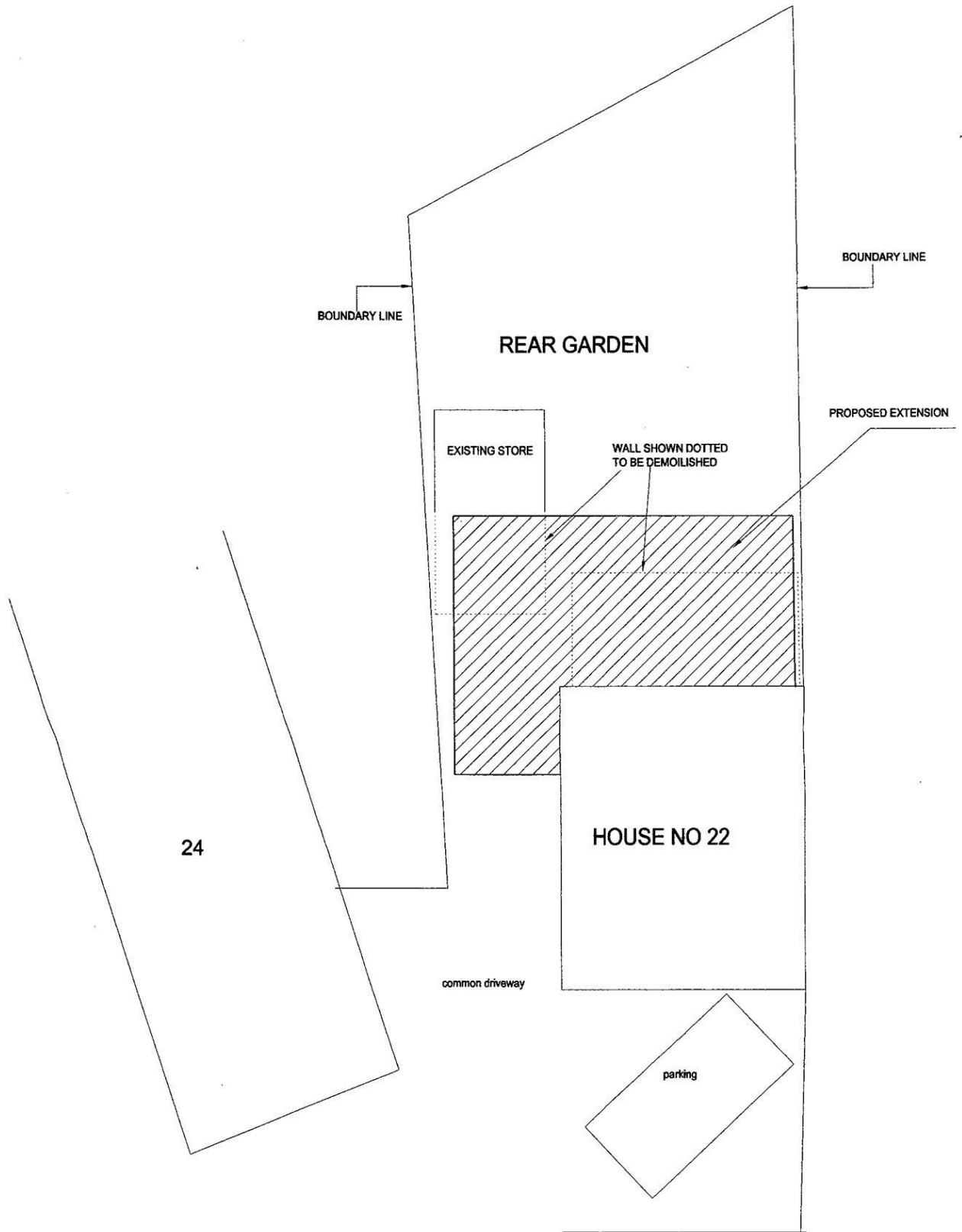
Development: Two storey side and rear extension, single storey rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end, involving demolition of single storey rear element.

LBH Ref Nos: 17423/APP/2010/1662

Date Plans Received: 19/07/2010

Date(s) of Amendment(s):

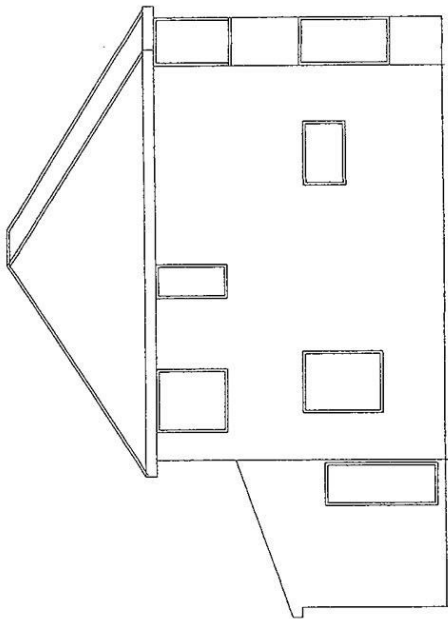
Date Application Valid: 09/08/2010



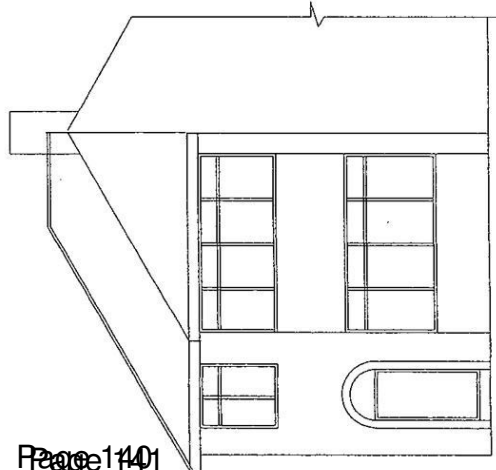
BLOCK PLAN

SCALE 1:100

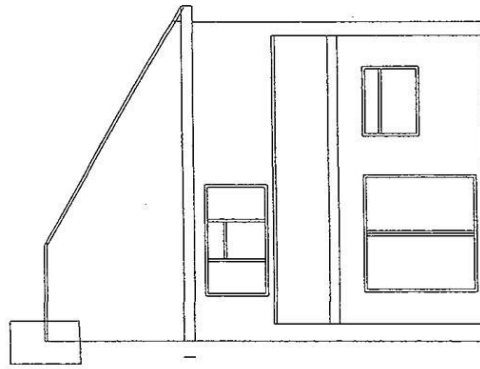
RECEIVED
 19 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP



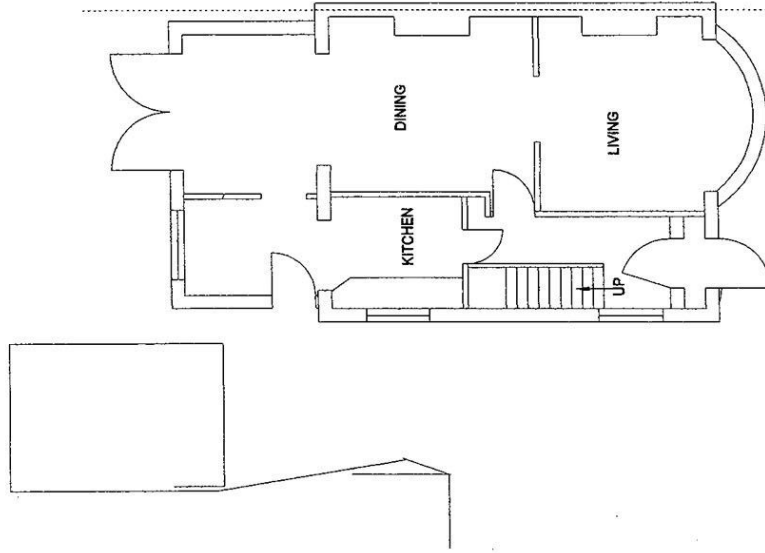
EXISTING SIDE ELEVATION SCALE 1:100



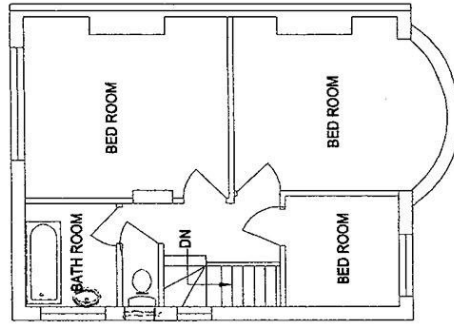
EXISTING FRONT ELEVATION SCALE 1:100



EXISTING REAR ELEVATION SCALE 1:100



EXISTING GROUND FLOOR PLAN SCALE 1:100



EXISTING FIRST FLOOR PLAN SCALE 1:100

RECEIVED
19 JUL 2010
PLANNING & TRANSPORTATION
GROUP

19 JUL 2010
 PLANNING & TRANSPORTATION
 GROUP

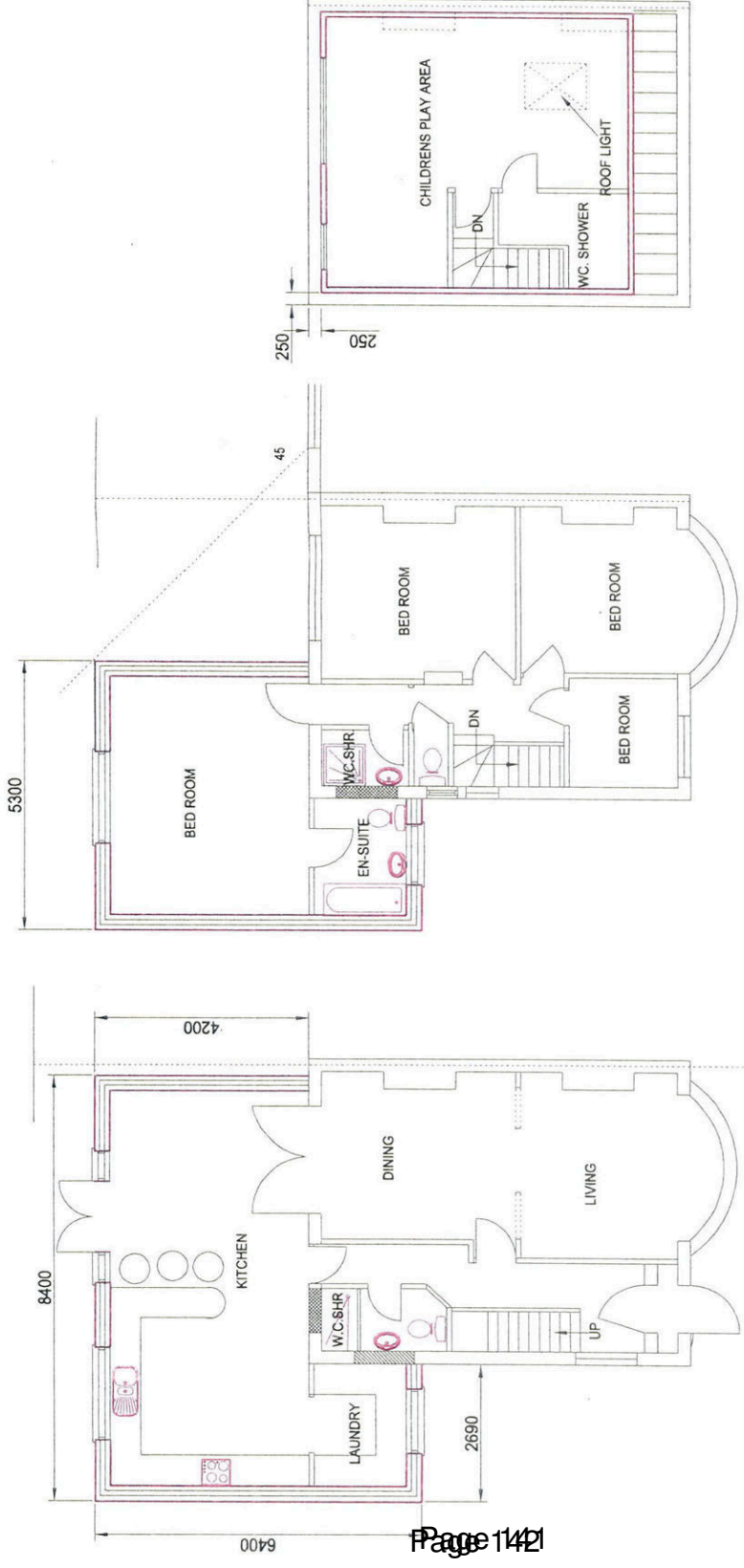
H.P.S LTD DESIGN SERVICES
 1 PARADAY CLOSE
 SLOUGH SL2 1RL 0776242875

CLIENT
 MR. KWASI. A. BOATIN
 JOB TITLE
 22 PAVILION WAY
 EASTCOTE
 HA4 9JN

DRAWING TITLE
 PROPOSED DOUBLE STORY
 SIDE DOUBLE STORY REAR
 AND LOFT EXTENSION.

LAYOUTS & FLOOR PLANS
 AND ELEVATIONS.

SCALE 1:100
 DATE . APRIL 2010

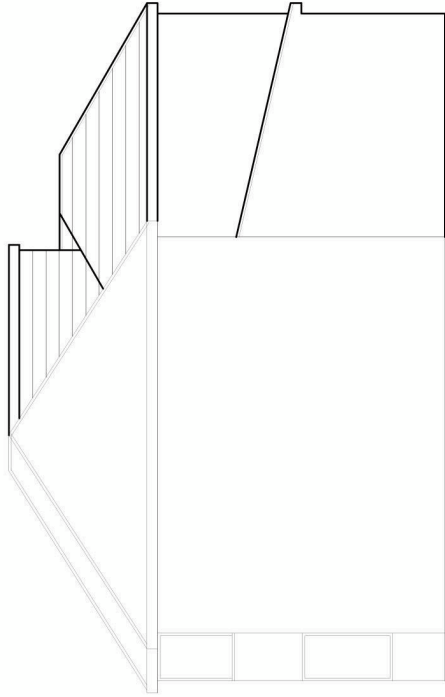


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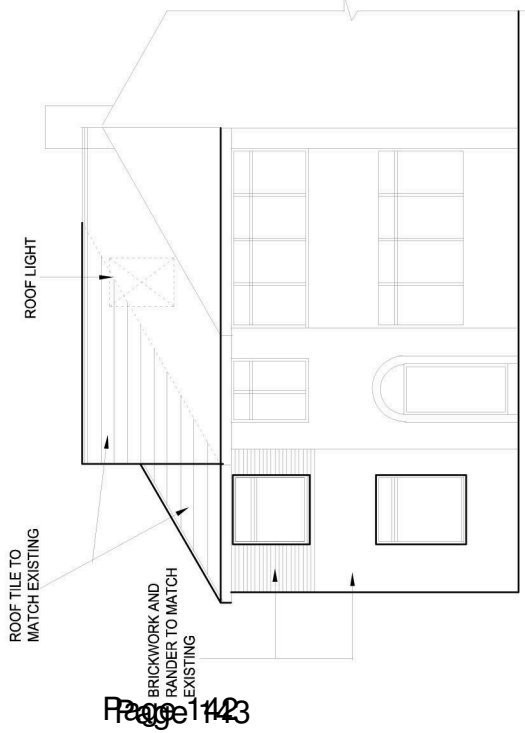
PROPOSED LOFT PLAN
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PROPOSED F.F.PLAN
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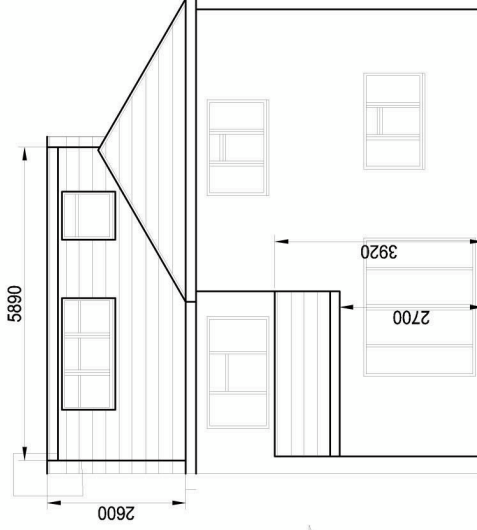
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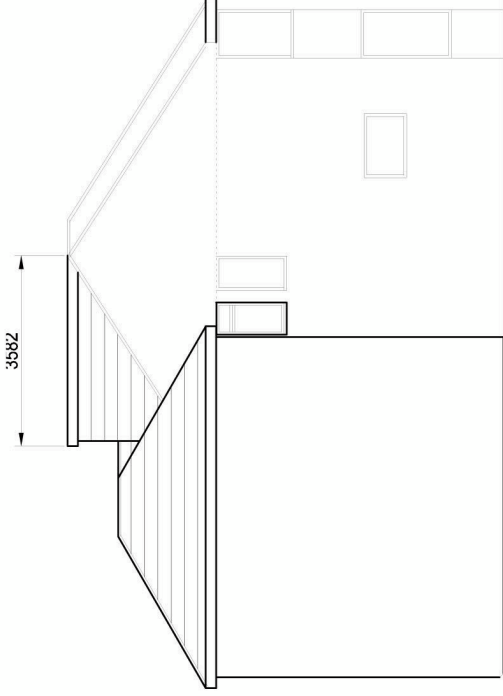
SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



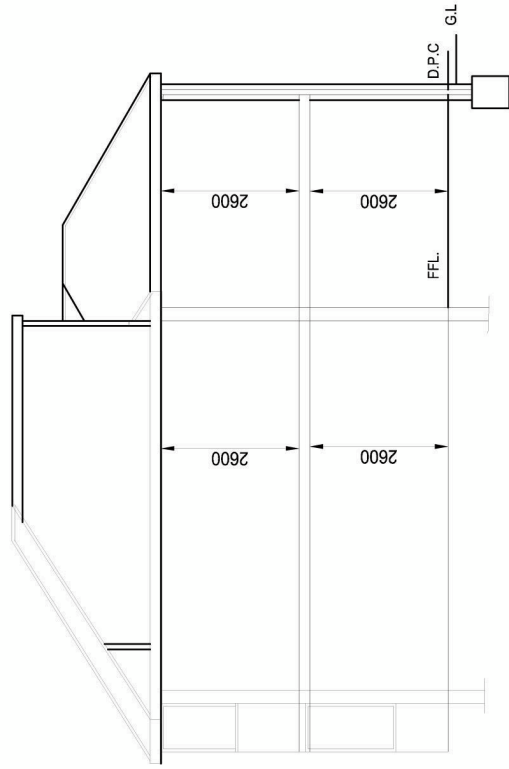
SIDE ELEVATION

NOTES.

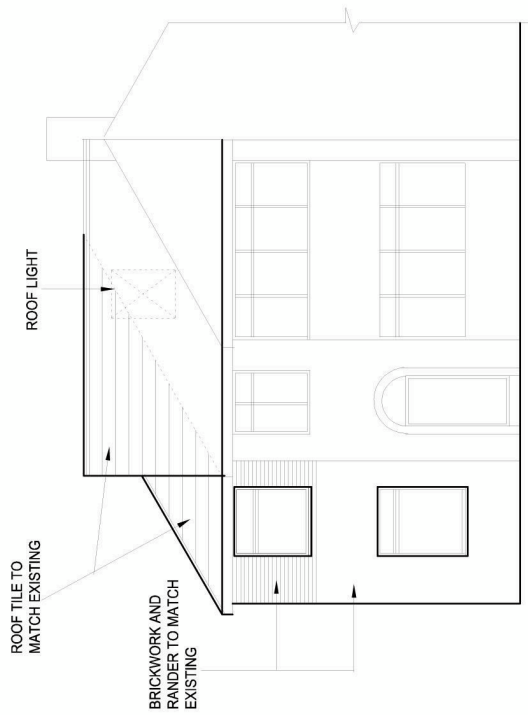
1. ALL MEASUREMENTS TO BE CHECKED ON SITE.
2. PARTYWALL (ETC) ACT 1997 TO BE AGREED WITH ADJOINING NEIGHBOURS PRIOR TO COMMENCING WORKS.
3. ALL WORK TO BE AGREED WITH LOCAL AUTHORITIES INSPECTOR.
4. ALL RSJ AS PER STRUCTURAL ENGINEERS CALS.
5. ALL NEW POWER ELECTRICAL INSTALLATION TO BE INSTALLED IN STRICT ACCORDANCE WITH NICE ELECTRICAL REGULATIONS AND PROVIDE CERTIFICATE ON COMPLETION.
6. EXTRACTOR FAN TO BE INSTALLED FOR W/C SHOWER ROOM CONNECTED TO LIGHT SWITCH PROVIDING MINIMUM EXTRACTING RATE OF 15 LITERS PER SECOND WITH 15 MINUTES OVER RUN.
7. PARTY WALL TO BE DRY LINED USING 55MM THK GYPROC THERMALINE PLUS INSULATION BOARD AND SKIM.
8. ALL NEW WINDOWS TO BE PROVIDED WITH TRICLE VENTS.
9. 50X100 STUD PARTITION WITH 100MM THK CELOTEX GA3075 INSULATION BOARD BETWEEN STUDS CLADDED INTERNALLY USING 12MM THK CELOTEX TB3012 INSULATION BOARD AND SKIM.
10. PLUMBING. PROVIDE 75MM DEEP SEAL TRAPS WASTE FITTINGS. SIZE OF WASTE PIPES. WASH HAND BASIN 40MM DIA. SHOWER 50MM W.C. 100MM DIA.

SCALE 1:100

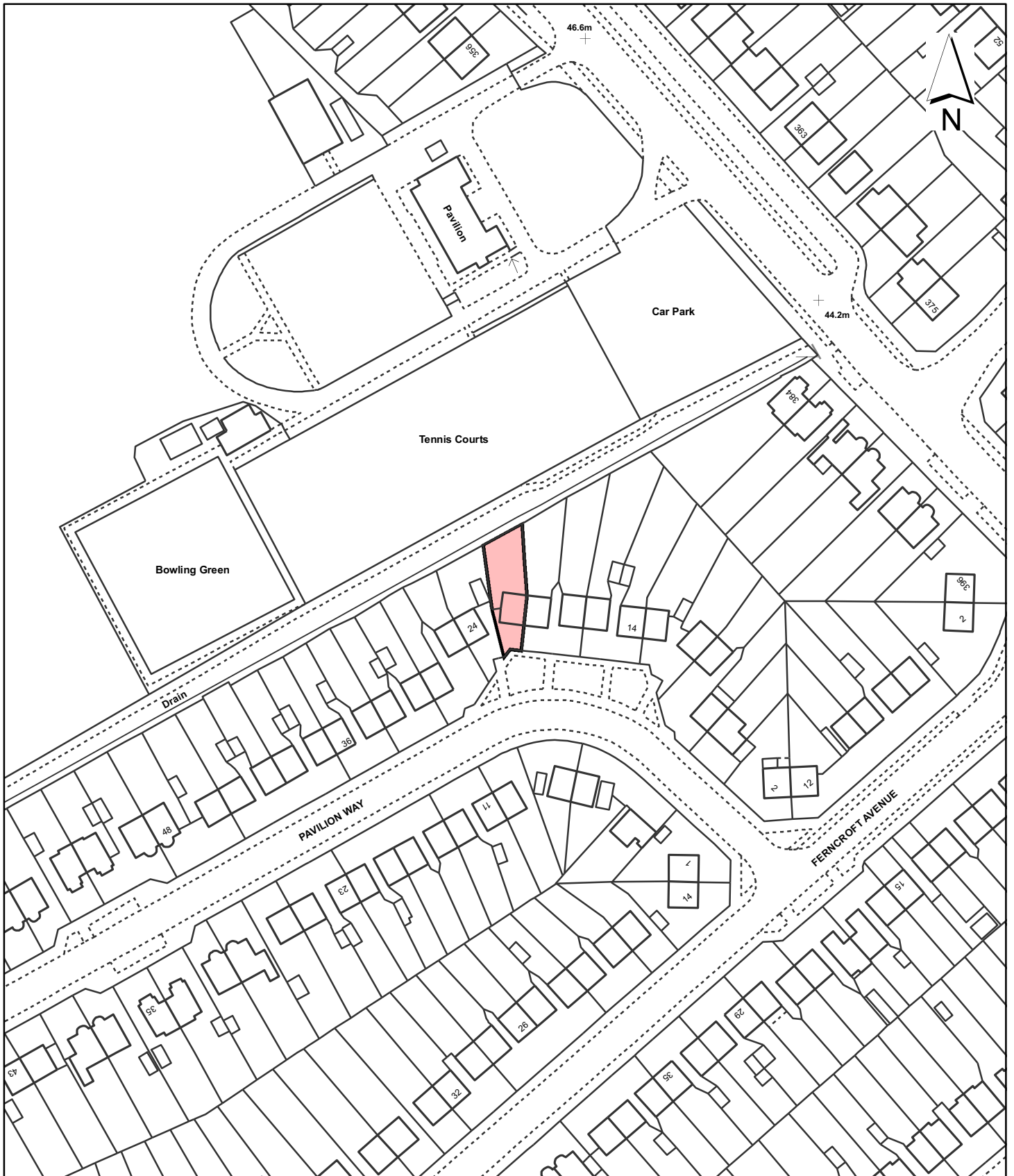
PROPOSED ELEVATIONS




X-SECTION
SCALE 1:100



FRONT ELEVATION
scale 1:100



Notes

 Site boundary

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Ruislip**

**LONDON BOROUGH
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**Planning, Environment
& Community Services**

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

Planning Application Ref:

17423/APP/2010/1662

Scale

1:1,250

Planning Committee

North Page 145

Date

**October
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 43 - 45 SWAKELEYS ROAD ICKENHAM

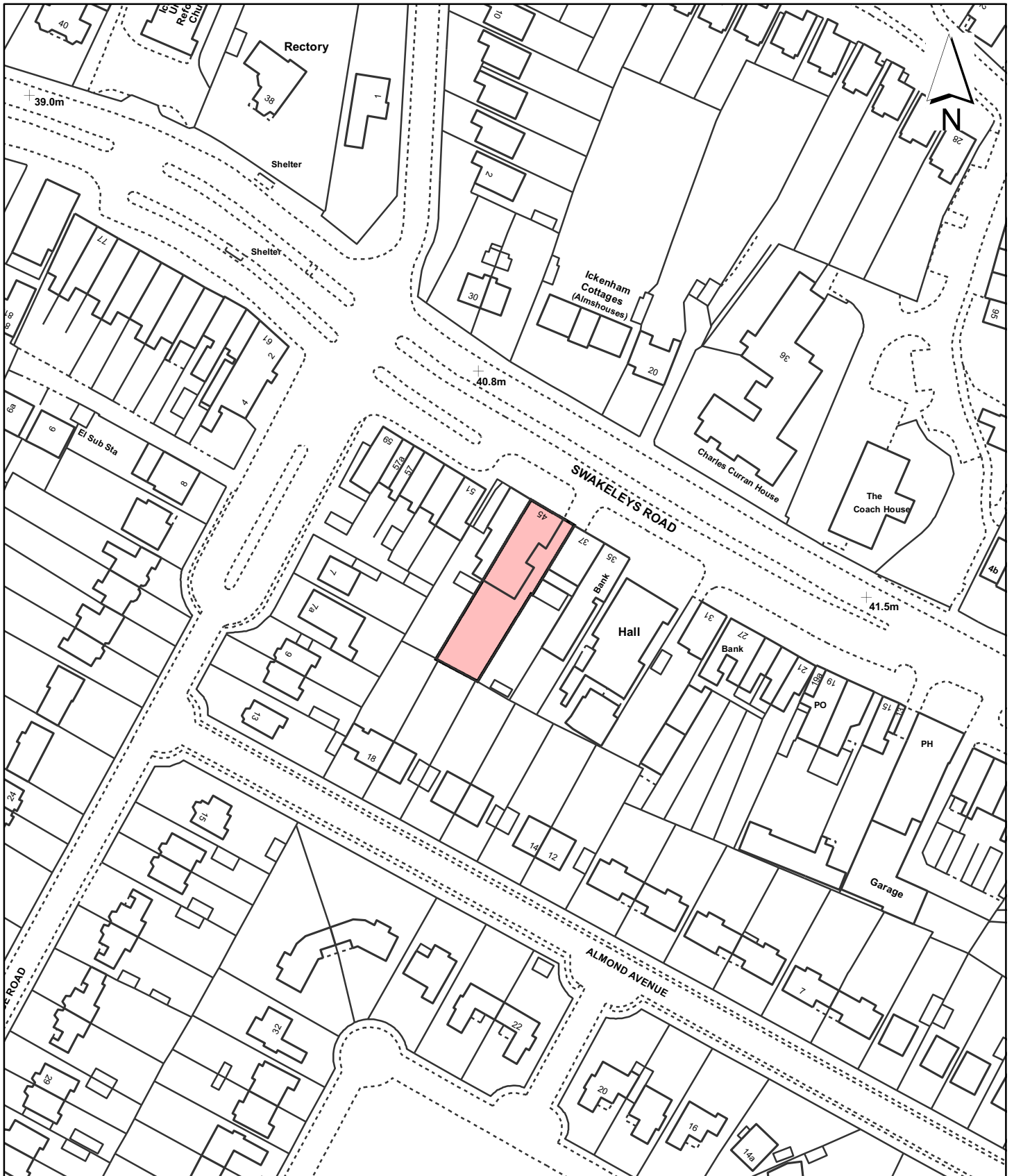
Development: Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) for use as a betting office.

LBH Ref Nos: 809/APP/2010/1988


Date Plans Received: 25/08/2010

Date(s) of Amendment(s):

Date Application Valid: 26/08/2010



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Telephone No.: Uxbridge 250111

Planning Application Ref:

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Planning Committee

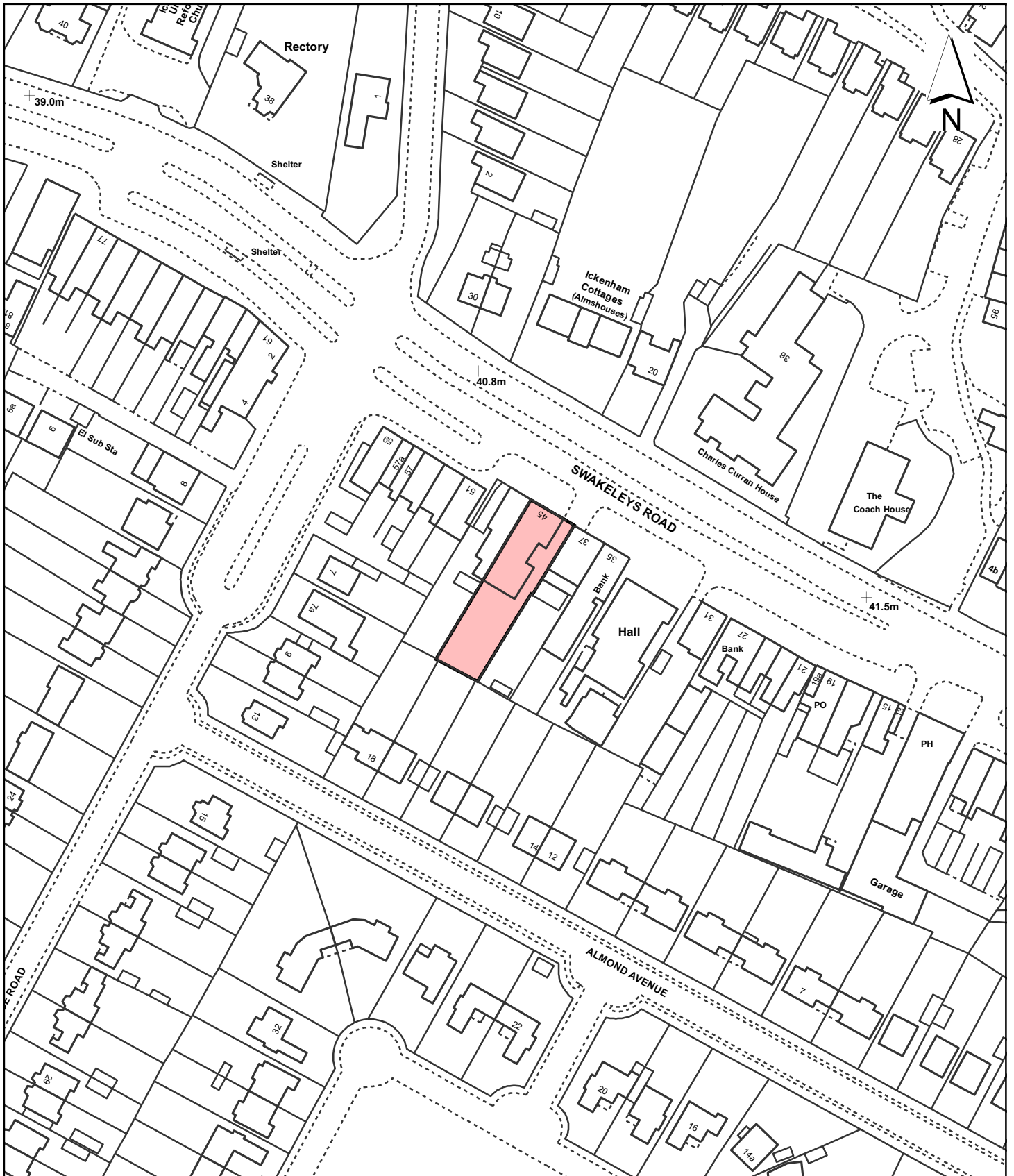
North Page 148

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Telephone No.: Uxbridge 250111

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