



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 21 DECEMBER
2010

Time: 7.00 PM

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

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon
Michael Markham
Carol Melvin
David Payne

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

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

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2010>

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INVESTOR IN PEOPLE

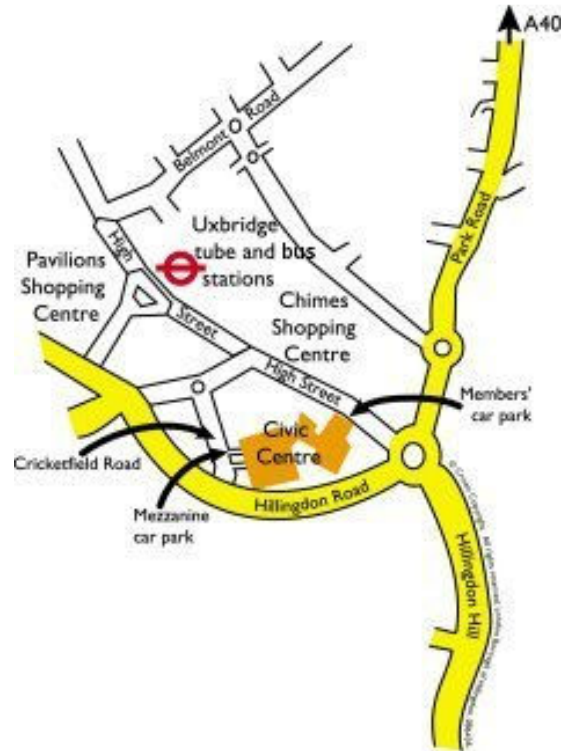
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Petitions and Councillors

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.

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
It is requested the minutes of meeting held on 7th December 2010 be deferred to the next 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 forming part of 104 Abbotsbury Gardens, Eastcote 67398/APP/2010/2562	Eastcote & East Ruislip	Erection of 1 one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with some matters reserved.) RECOMMENDATION: REFUSAL	1 - 14
7	Land at rear and forming part of 63, 65 & 67 Lowlands Road, Eastcote 56032/APP/2010/2111	Eastcote & East Ruislip	Erection of a five-bedroom detached bungalow, including three bedrooms in roofspace, with associated parking and landscaping. RECOMMENDATION: REFUSAL	15 - 32

8	Land adjacent to and forming party of 30 Harvey Road, Ruislip 67335/APP/2010/2355	South Ruislip	Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space. RECOMMENDATION: REFUSAL	33 - 50
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Civic Amenity Site, Newyears Green Lane, Harefield 8232/APP/2010/2538	Harefield	Construction of a building for weatherproof storage of road salt with associated landscaping. RECOMMENDATION: APPROVAL	51 - 88
10	40 The Drive, Northwood 13554/APP/2010/1491	Northwood	2 five-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing detached dwelling. RECOMMENDATION: REFUSAL	89 - 100
11	London Borough of Ealing (SKLPC Community Centre and Sports Ground, India Gardens, Northolt) 39704/APP/2010/2599	Yeading	Use of existing community facility building as a mixed use comprising indoor market/community facility for a temporary period of expiring April 2011 (Amended Description) (Consultation by Ealing Council). RECOMMENDATION: OBJECT	101 - 108

Part 2 - Members Only

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

	Address	Ward	Description & Recommendation	Page
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12 Enforcement Report

Plans for North Planning Committee

Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 104 ABBOTSBURY GARDENS EASTCOTE

Development: Erection of 1 one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with matters relating to appearance, landscaping and layout being reserved.)

LBH Ref Nos: 67398/APP/2010/2562

Drawing Nos: Location Plan to Scale 1:1250
2878/01
Design and Access Statement

Date Plans Received: 05/11/2010 **Date(s) of Amendment(s):**

Date Application Valid: 05/11/2010

1. SUMMARY

In design terms, the proposal would appear as a stand alone bungalow and due to its siting and position, it is considered that the proposal would result in a development which would appear out of context in relation to the surrounding design and pattern of existing residential development, resulting in a detrimental impact on the visual amenities of the streetscene. It is further considered that should the application receive consent it would set an undesirable precedent for other proposals in the vicinity of a similar nature, which the Council would find difficult to resist. Furthermore due to the inadequate internal floor space that would be provided, the proposal would be detrimental to the amenities of the future occupiers of the development. The proposed dwelling also fails to meet lifetime Homes standards. Accordingly the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Impact on street scene

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site through the loss/part loss of this rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the street scene and the surrounding area generally contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, Policies 3A.3, 4B.1 and 4B.8 of the London Plan (Consolidated with Alterations since 2004), Planning Policy Statement 3: Housing (June 2010) and The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

2 NON2 Inadequate floor areas

The floor area for the proposed new dwelling is below the Council's minimum 50m² required for a one-bedroom unit. As such the proposal would fail to provide a satisfactory residential environment for future occupiers and is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the rear garden area of 104 Abbotsbury Gardens, which has a frontage to Lowlands Road. Vehicular access to the site would be gained at the point where Lowlands Road turns to the north east at 90 degrees. The proposed house would stand alone on this section/side of the road with the remaining street scene in this

immediate vicinity comprising rear gardens and their boundaries.

Lowlands Road and other roads within close proximity of the application site predominantly comprise two storey semi-detached houses with long gardens, a small number of which have extensions and loft conversions with rear dormer additions, creating rooms within the roof.

The site is within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a one-bedroom detached bungalow. The dwelling would be a maximum of 7.2m wide and 6m deep, finished with a hipped roof, 2.6m high to the eaves and 4m high to the ridge. One off street parking space would be provided on the frontage, accessed from Lowlands Road.

3.3 Relevant Planning History

Comment on Relevant Planning History

None on this particular site, however, it should be noted the the adjacent site (Land to the Rear of 63, 65 and 67 Lowlands Road) has got an extensive planning history, including a current application for the erection of a five-bedroom detached bungalow with additional habitable accommodation in the roof space, which is also on this agenda. The most recent application determined on this adjacent site was for a 2 storey four-bedroom detached house with additional habitable accommodation in the roof space (56032/APP/2009/967) which was refused on the grounds that:

- The proposed development by reason of its size and bulk would be out of keeping with the surrounding area, creating an out of scale and visually overdominant form of development detrimental to the character and visual amenities of the locality and street scene

This application was dismissed at appeal on the 4th August 2010, with the inspector concluding:

"I am drawn to this conclusion, notwithstanding the view of the previous Inspector, that the principle of the site being suitable to accommodate development of the general scale proposed. To my mind the term general scale does not establish a sufficiently precise parameter to fetter my conclusions in respect of impact on character in this case. In my view, the scheme, being of the scale proposed and in this location, would obtrude into the open context of the informal vista of the rear gardens to the material detriment of the character of the area. I consider the degree of harm identified here sufficient on its own to merit the dismissal of the appeal, and as no express arguments have been put forward in relation to the more effective or efficient use of land in the support of the case, its status as garden land in relation to the amended definition of previously developed land set out in the reissued PPS3 is not a matter on which the case turns."

4. Planning Policies and Standards

Supplementary Planning Guidance: Educational Facilities
Planning Policy Statement 3: Housing
The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

25 neighbours and interested parties were consulted. A petition of 77 signatures and 12 individual responses have been received, including comments from the Eastcote Residents Association, that made the following comments:

1. This is property speculation;
2. The design is inappropriate for this site, out of keeping with the area and an overdevelopment of the site;
3. Planning Policy Statement 3 issued June 2010, removes gardens from Brownfield Land, due to the profound negative effect were these developments to take place;
4. It would appear the floor space for the dwelling would be below the minimum requirements in the SPD: Accessible Hillingdon Jan 2010. Please check this carefully;
5. We object due to the building of a property in this particular location, where long gardens are the norm and create the distinct character of the area, which is defined by open vistas and green

spaces;

6. There would be an increase in traffic on this dangerous corner;

7. The position of the proposal is located on a bend with parking restrictions in the roadway. Lowlands Road already suffers from an excess of on road parking. Extra vehicles can only exacerbate the congestion and constitute a hazard to road users and pedestrians;

8. The design and Access Statement says the accommodation is for their daughter who cannot afford to get on the property ladder. If they can afford to develop the site, then they can afford to lend their daughter the money;

9. This is garden grabbing and totally inappropriate. We do not want our local area to look like a shanty town;

10. The proposal if built would inevitably be extended to include dormer windows and an additional floor, any development allowed should only be with a flat roof and no further extensions allowed;

11. There is another application pending for a larger bungalow adjacent to this site (rear of 63-67 Lowlands Road) these sites would compete for access to the same corner. Both of these sites are close to Cannon Lane School and parking chaos already occurs in the vicinity at school run times;

12. The site is often waterlogged and this development would affect wildlife in the area;

13. Although this building comprises a driveway, inevitably traffic belonging to the proposal would park on the roadway. The development cannot therefore be viewed separately from parking restrictions and disallowances;

14. A vehicle is likely to intrude on to the pavement while reversing from the site.

Ward Councillor: Requests that the application be referred to committee if there was an officer recommendation to approve.

Internal Consultees

Tree/Landscape Officer:

This site is not covered by a TPO, nor within a Conservation Area. There are several trees (mainly apple and yew) within the rear garden of 104 Abbotsbury Gardens, where the proposed dwelling is to be constructed. There are also several trees (mainly pear and oak) within the rear garden of the neighbouring property (106 Abbotsbury Gardens). As a group, these trees contribute to the arboreal character of the area. Several of the trees within 104 will need to be removed to accommodate the proposed dwelling and several of the trees within 106 could be affected by construction-related activity. The application should, therefore, be supported by a tree survey and tree protection plan.

With regards to landscaping, the plans show an area to be laid to lawn and an area to be used for car parking. Further details should be provided to show soft landscaping (small trees/shrubs etc), and that the materials to be used for the car parking area conform to SUDS recommendations.

Subject to conditions TL1, TL2, TL3 (without paragraph asking for detailed drawings), TL4 (lawn, planting plans and car parking layout/materials) and TL6, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP. However, in this case there is now another landscape-related consideration.

An inspector dismissed an appeal in August 2010 for a similar development. The inspector noted that the gardens between the semi-detached houses in Lowlands Road and Abbotsbury Gardens form part of a green vista, which strongly defines the locally distinctive context and suburban character of the area. The inspector also noted that 'the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area', which should be preserved or enhanced by proposed developments.

Therefore, the effect of the proposed development on the openness and character of the area needs to be considered in this context, in terms of the relevant policies of the UDP and the London

Plan.

Waste and Recycling Officer:

The plan does not show that a space has been allocated for the storage of waste. However, Hillingdon is not a wheeled bin borough so a refuse bins or other containment would have to be provided by the developer.

- Weekly residual (refuse) waste, using sacks purchased by the occupier
- Weekly dry recycling collection, using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection, three specially marked reusable bags provided by the Council free of charge, additional three can be purchased by occupier.

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 that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

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

However, there have been a number of key changes in the policy context, since the adoption of the UDP (Saved Policies September 2007) and adopted SPD guidance, including 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 adopted 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". This guidance was published prior to submission of this application and should be given appropriate weight in the assessment of the same.

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."

Following on from this, Policy 4B.8 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

Notably, revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development.

The London Plan Interim Housing supplementary Planning Guidance, and revised Planning Policy Statement 3 were both published prior to the submission of the application. As such they carry significant weight and whilst they do not introduce additional policy, they do provide clarity on the interpretation of existing policies within the London Plan. Whilst there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of this section of rear garden area in this location, the resulting built development and the necessary creation of additional areas of hardstanding with associated pedestrian and vehicular access to the site, would be detrimental to the local and historical context of the area, which is characterised by semi-detached properties with long rear gardens. When balanced against the limited contribution the developments would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development is contrary to Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance and Planning Policy Statement 3: Housing.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 163 habitable rooms per hectare (hrpha). As such this would comply with the London Plan recommended guidelines having regard to the sites Public Transport Accessibility Level (PTAL) score of 1b (which suggests a level of 150-200 hrpha, 30-50 units per hectare).

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

Not applicable to this application as the site is not in an archaeological priority area, conservation area or an ASLC.

7.04 Airport safeguarding

Not applicable to this application as the site is not within an airport safeguarding area.

7.05 Impact on the green belt

Not applicable to this application as the site is not within or close to the Green Belt.

7.06 Environmental Impact

Not applicable to this development

7.07 Impact on the character & appearance of the area

The Deane Estate is characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties within the immediate vicinity of the application site are semi-detached there are also detached properties on this Estate. The properties are situated on large plots of land and generally have long gardens. The houses are set back from the road frontage by 8 metres to establish building lines. The area therefore has an open character and appearance.

The SPD; Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

Planning Policy Statement (PPS) 3: Housing, states that whilst it is considered to be strategically important that sufficient housing is delivered, this should not be at the expense of quality. Paragraph 13 of this document clarifies this advice, stating that 'Design which is inappropriate in its context, or fails to take the opportunity available for improving the character and quality of an area and the way it functions should not be accepted.'

The proposed house would be set in from the site boundaries by a minimum of 1m, so as to retain sufficient visual gaps around the dwelling and the design of the proposal may be considered appropriate in some instances, and the SPD HDAS: Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. That new developments should aim to make a positive contribution to improve the quality of the area, and they should relate to the scale and form of their surroundings. However, it is considered that this proposal relating to a small single storey proposal that would be sited in a rear garden, adjacent to the surrounding rear boundaries fronting this road, fails to make any reference to existing built development in the street scene and appears out of context in relation to its surroundings. The siting of a dwelling in this prominent location within the street scene, would result in an incongruous feature, which would fail to respect the established pattern of residential development in the area and would unacceptably encroach on the openness of the informal vista created by the gardens of both roads resulting in material harm to the suburban character and distinctiveness of the area.

In view of the above, it is considered the proposal would result in a detrimental impact on the visual amenities of the street scene and the wider area, and as such would fail to comply with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Planning Policy Statement (PPS) 3: Housing.

7.08 Impact on neighbours

With regard to the impact on the amenities of the adjoining occupiers, Sections 4.9 of the

SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Due to the single storey nature of the proposal and the distances to the nearest residential properties it is not considered a material loss of outlook or light would result to those properties.

With regard to privacy, the design guide requires that a minimum distance of 21m between habitable room windows and private garden areas is provided in order to protect privacy. The distance between the rear facing wall of the host dwelling and that of the proposed new dwelling would be 24m. Therefore the proposal is not considered to result in a material loss of privacy.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD HDAS: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 35.6m². The SPD states that the minimum amount of floor space required for a 1-bedroom single storey house would be 50m² and therefore the proposal would fail to comply with this advice and result in a development which would be detrimental to the future occupiers of the property, contrary to Policy BE19 and the adopted Supplementary Planning Guidance HDAS: Residential Layouts.

With regard to the size of the garden, the SDP: Section 4.15 states that a 1 bed house should have a minimum garden space of 40m², and the development would comply with this advice, with a rear usable garden area over 70m². Whilst there would be a reduction in the amenity land for the host dwelling, the amenity space remaining would still be in excess of 140m².

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to highway safety, an acceptable access point with adequate visibility in both directions would be achieved and given that one extra dwelling would not significantly add to existing traffic flows, the proposal would not be detrimental to pedestrian and highway safety.

Therefore the proposal is considered to comply with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires all new housing to be built in accordance with Lifetime homes standards.

The proposal fails to satisfy Lifetime homes standards and amendment to the scheme would be required to ensure compliance. It is considered that given the internal size of the unit it would prove difficult to comply with lifetime homes standards without a major redesign of the proposal. It is not therefore a matter which could be covered by condition. On this basis, objection is raised to the scheme as it is contrary to Policy 3A.5 of the London Plan (February 2008) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Trees and Landscape Section do not raise objection to the proposal, subject to suitable safeguarding conditions and thus it is considered acceptable in terms of Saved Policy BE38 of the UDP. However, in this case there is now another landscape-related consideration.

An inspector dismissed an appeal in August 2010 for a similar development. The inspector noted that the gardens between the semi-detached houses in Lowlands Road and Abbotsbury Gardens form part of a green vista, which strongly defines the locally distinctive context and suburban character of the area. The inspector also noted that 'the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area', which should be preserved or enhanced by proposed developments. Therefore, the effect of the proposed development on the openness and character of the area is considered unacceptable and forms the basis for refusal reason 1.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential Layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be farther than 9m from the edge of the highway. No details have been provided in respect of this issue, however, it is considered that should a permission be issued this matter could be addressed by condition.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (February 2008) requires developments to achieve a 20% reduction of carbon dioxide emissions from on site renewal energy generation. Although no details have been submitted as to how this could be achieved, it is considered that a condition requiring the development to meet Code 3 of the Code for Sustainable Homes could have been attached, had the application been recommended favourably.

7.17 Flooding or Drainage Issues

The proposal is not within a flood plain, however, concerns from local residents have been raised with regard to the locality and land drainage problems. This matter was considered by a previous inspector's decision in relation to the adjoining site (application 56032/APP/2005/1287 April 2007. The conclusion was drawn that these matters could be adequately dealt with by way of appropriate planning conditions requiring the submission of suitable schemes for approval by the Local Planning Authority. As such, if members wish to approve this application it is recommended the above approach it taken to deal with this issue.

7.18 Noise or Air Quality Issues

With regard to any noise or disturbance caused by the proposed house and vehicular access road, the proposed dwelling is accessed from a separate entrance to those serving existing properties in Lowlands Road and Abbotsbury Gardens. The access is situated over 30m from the rear elevation of No.67 Lowlands Road and therefore the proposed additional house is unlikely to give rise to an increase in pollution, noise and disturbance to adjoining properties to justify refusal. As such, the proposal is considered to comply with Policy OE1 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

Points 1 and 8 are not material to the planning consideration of this application. The remaining points are addressed in the full report.

7.20 Planning Obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. This proposal shows the creation of a private house with a net gain of 3 habitable rooms and therefore no educational contribution would be

sought in this instance.

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 proposal, in terms of its position, siting and scale, would have a detrimental impact on the established pattern of residential development and historical character of the existing locality, and would be out of keeping and therefore an obtrusive feature in this street scene, to the detriment of the character of the street scene and the area. Furthermore, due to the substandard floor space that would be provided, it is not considered that the development would provide satisfactory amenities for future occupiers of the proposed unit or comply with lifetime homes standards. As such, the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan (Saved Policies September 2007), the SPD HDAS: Residential Layouts, the London Plan (2008) and national policies.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007


HDAS: Residential Layouts
The London Plan (2008)
Supplementary Planning Guidance: Educational Facilities
Planning Policy Statement 3: Housing (June 2010)
The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of
104 Abbotsbury Gardens
Eastcote**

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

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

Planning Application Ref:

67398/APP/2010/2562

Scale

1:1,250

Planning Committee

North Page 13

Date

**December
2010**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE

Development: Erection of a five-bedroom detached bungalow, including three bedrooms in roofspace, with associated parking and landscaping.

LBH Ref Nos: 56032/APP/2010/2111

Drawing Nos: Location Plan to Scale 1:1250
65LR-20100905-01
65LR-20100905-02
65LR-20100905-03
65LR-20100905-04
65LR-20100905-05
65LR-20100905-06
65LR-20100905-07
65LR-20100905-08
Existing Sewers Plan
Design and Access Statement

Date Plans Received: 08/09/2010 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2010

1. SUMMARY

The proposal is for a single detached bungalow (with habitable roof space). Whilst the development would comply with relevant Council Standards relating to internal living space and external amenity space, it is considered that the proposal would be out of keeping with the surrounding pattern of residential development, resulting in a detrimental impact on the visual amenities of the surrounding area. It is further considered that should the application receive consent it would set an undesirable precedent for other proposals in the vicinity of a similar nature, which the Council would find difficult resist. In addition, to these considerations, given that a legal agreement at this stage has not been offered or secured, and due to the shortfall of places in nurseries/schools/educational facilities serving the area the proposal is considered to be contrary to relevant UDP Saved Policies September 2007, London Plan and national policies.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Development out of character in street scene**

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed through the loss/part loss of these significant garden areas would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the street scene and the surrounding area generally contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan (Consolidated with Alterations since 2004), Planning Policy Statement 3: Housing (June

2010) and The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

2 NON2 Section 106 contributions

The development is estimated to give rise to a significant number of children of primary/secondary/post-16 school age and therefore additional provision would need to be made in the locality due to the shortfall of places in schools/educational facilities serving the area. Given a legal agreement at this stage has not been offered or secured, the proposal is considered contrary to Policy R17 of the Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises approximately half of the back gardens to the rear of three semi-detached houses located on the northern side of Lowlands Road, which runs in an east/west direction. Immediately to the east of No.63 the road turns to the north at 90 degrees. The proposed house would be orientated at 90 degrees to the existing houses Nos. 63-65 (odd) so that the front of the house face east.

Lowlands Road and other roads within close proximity of the application site predominantly comprise two storey semi-detached houses with long gardens, a small number of which have extensions and loft conversions with rear dormer additions, creating rooms within the roof.

The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a five-bedroom detached bungalow with additional habitable accommodation in the roof space. The dwelling would have an 'L' shaped footprint and would be a maximum of 12.8m wide and 15m deep. The dwelling would be finished with a pitched roof, 2.9m high to the eaves and 6.5m high to the ridge. Roof lights are proposed on the rear and side elevations. Two off street parking spaces would be provided, one within an integral garage and the second on the driveway leading to this element, accessed from Lowlands Road.

The siting of this current proposal is similar to the previous application (recently dismissed at appeal). The previous proposal related to a two storey dwelling and had a footprint with a width of 8.6m (the current proposal is 12.8m wide) and a depth of 12.5m (the current proposal is 15m deep).

3.3 Relevant Planning History

56032/APP/2001/400 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of Two Five-Bedroom Three Storey Detached Houses

Decision: 08-03-2002 Refused

56032/APP/2002/1134 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of 2 Five-Bedroom Detached Houses With Integral Garages And Rear Dormer Windows In Rear Roof Elevations

Decision: 01-08-2003 Refused

Appeal: 12-03-2004 Withdrawn

56032/APP/2004/3302 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of A Four-Bedroom Detached House With Integral Garage

Decision: 31-01-2005 Refused

Appeal: 13-07-2005 Dismissed

56032/APP/2004/976 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Erection Of A Five-Bedroom Detached House

Decision: 22-06-2004 Refused **Appeal:** 22-02-2005 Dismissed

56032/APP/2005/1287 Land Forming Part Of 63, 65 & 67 Lowlands Road Eastcote
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE.

Decision: 21-04-2006 Refused **Appeal:** 19-04-2007 Dismissed

56032/APP/2008/2417 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Ea
ERECTION OF A FOUR-BEDROOM DETACHED DWELLING WITH AN INTEGRAL GARAGE
AND OFF STREET PARKING AND NEW VEHICULAR ACCESS FROM LOWLANDS ROAD

Decision: 03-04-2009 Not Determined **Appeal:** 03-04-2009 Dismissed

56032/APP/2009/967 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Ea
Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking
and new vehicular crossover.

Decision: 19-11-2009 Refused **Appeal:** 04-08-2010 Dismissed

56032/APP/2010/1942 Land At Rear And Forming Part Of 63, 65 And 67 Lowlands Road Ea
TWO BEDROOM DETACHED BUNGALOW WITH INTEGRAL GARAGE

Decision: 27-08-2010 NFA

Comment on Relevant Planning History

Permission was refused in March 2002 for the erection of two, 5-bedroom three-storey detached houses (ref. 56032/APP/2001/400) on the following grounds:

- The proposal would result in an over-development of the site with an excessive site coverage and bulk of buildings that would be out of keeping with the general scale of other semi-detached and detached buildings in the area. The proposal would be detrimental to the character and visual amenities of the area
- The size of the detached houses and their proposed location in the rear gardens of three existing properties by reason of their overall size, siting, bulk and height would represent an obtrusive form of development to the detriment of the amenities of adjoining properties.

Permission was refused in July 2003 for the erection of two, 5-bedroom detached houses with integral garages (ref: 56032/APP/2002/1134) on the following grounds:

- The proposal does not provide a 1m gap between the boundary of the site and the new dwellings, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the area.
- The proposal having regard to the size of surrounding gardens in Lowlands Road, fails to maintain an adequate amount of amenity space in order to relate satisfactorily with the character of the area, and as such would be detrimental to the amenity of the neighbouring occupiers and character of the area.
- The proposal by reason of its siting, bulk and height would represent an obtrusive and

overdominant form of development that would be out of keeping with the general scale of other houses in the area to the detriment of the visual amenities of the area.

- The proposed access near the bend in the road would harm highway and pedestrian safety.

Permission was refused for the erection of a five bedroom detached house with an integral garage (ref: 56032/APP/2004/976) on the following grounds:

- The proposed development by reason of its size bulk and location would not be in keeping with the plan location of the surrounding area adversely impacting upon the visual amenities of the streetscene and locality.

- The proposed development by reason of its location to the rear of adjoining gardens, would result in a loss of privacy to adjoining residential properties at Nos. 98, 100 and 102 Abbotsbury Gardens.

An appeal against this refusal was dismissed on 22/02/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2004/3302) on the following grounds:

- The proposed development by reason of the siting, size, bulk and roof design would be out of keeping with the character of the surrounding area and properties adversely impacting on the visual amenities of the locality.

An appeal against this refusal was dismissed on 13/07/05.

Permission was refused for the erection of a four bedroom detached house (ref: 56032/APP/2005/1287) on the following grounds:

- The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene.

- The proposal does not provide a proper means of access to the new house, introducing a traffic conflict point close to a bend which is likely to give rise to conditions detrimental to highway and pedestrian safety.

An appeal against this refusal was dismissed on 19/04/07.

An appeal was lodged against the non determination of permission for the erection of a four bedroom detached dwelling with integral garage and off street parking (ref 56032/APP/2008/2417), however should the Authority been in the position to determine the application, they would have refused it on the following grounds:

- The proposed development by reason of its siting, size, bulk and design would be out of keeping with the design and layout of the surrounding area, creating an out of scale and visually overdominant form of backland development detrimental to the character and visual amenities of the locality and street scene.

- The proposal by reason of the relationship of the proposed dining room to the northern boundary would fail to provide a satisfactory outlook giving rise to substandard accommodation for future occupiers.

- The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made.

The appeal was dismissed on 3rd April 2009.

Permission was refused for a 2 storey four-bedroom detached house with additional

habitable accommodation in the roof space (56032/APP/2009/967) on the following grounds:

· The proposed development be reason of its size and bulk would be out of keeping with the surrounding area, creating an out of scale and visually overdominant form of development detrimental to the character and visual amenities of the locality and street scene

An appeal against this refusal was dismissed on 4th August 2010

4. Planning Policies and Standards

Supplementary Planning Guidance: Educational Facilities

Planning Policy Statement 3: Housing (June 2010)

The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Layouts
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

99 neighbours and interested parties were consulted. A petition of 80 signatures and 17 individual responses have been received, including comments from the Eastcote Residents Association, that made the following comments:

1. I ask that the previous inspectors decision is taken into account;
2. The design is inappropriate for this site and out of keeping with the area, including the proposed materials to be used. The chimney stack would be out of keeping and the alignment of the dwelling would be contrary to existing properties;
3. Planning Policy Statement 3 issued June 2010, removes gardens from Brownfield Land. This means there cannot be a pre-determined right to build in gardens. Recent guidance from the Mayor of London also LPIHSG policy 4B. also rejects building in gardens, and stresses the importance of gardens to the well being of a community;
4. We object due to the building of a property in this particular location, where long gardens are the norm and create the distinct character of the area, which is defined by open vistas and green spaces;
5. Whilst building a bungalow rather than a house might address some of the previous concerns, the foot print is larger than required previously;
6. Due to the size of the property it could become a house in Multiple Occupation;
7. The footprint of the proposal is larger than any of the other applications. It is more than twice the footprint of the average dwellings in this area. If you include permitted development allowances, you might as well concrete the whole site;
8. The bedrooms situated within the roof space have roof lights, thus the occupants of these rooms will not have any outlook at all. This does not lead to satisfactory living conditions for future residents;
9. 2 car parking spaces are allowed, this cannot be considered adequate for a dwelling housing for 10 persons. The position of the proposal is located on a bend with parking restrictions in the roadway. Lowlands Road already suffers from an excess of on road parking. This amount of extra vehicles can only exacerbate the congestion;
10. The kitchen/dining area/living room are shown as one room. This is large enough to be sub-divided, therefore this is a dwelling of at least 7 rooms;
11. This proposal is out of keeping with the area. The reasons given in the Inspector's report APP/R5510/A/09/2119321/WF are as relevant to this application as they were to the previous application. It is therefore apparent that any form of development at this unique and sensitive site would be contrary to PPS3 2010 and the Mayor of London LPIHSG, therefore we ask that this application be refused;
12. This is garden grabbing and totally inappropriate. We do not want our local area to look like a shanty town;
13. Two floors is unacceptable, any development allowed should only be single storey with a flat roof and no further extensions allowed . This would lessen the assault on visual amenity of the area;
14. How can a house with most of the bedrooms on a second floor be called a bungalow?
15. Over the past 10 years the applicant has made repeated attempts to put oversized houses on this site. Doesn't the Council have the power to deny further applications?
16. There is another application pending for a smaller bungalow adjacent to this site (rear of 104 Abbottsbury Gardens) these sites would compete for access to the same corner. Both of these sites are close to Cannon Lane School and parking chaos already occurs in the vicinity at school run times. Also the height differences between these two developments would be at odds, with one being overdominant;
17. The site is often waterlogged and this development would affect wildlife in the area. I would not allow access to the site via my property;
18. This will provide further stress to the existing services to the area, ie water mains, Schools, doctors, etc;
19. This is for financial gain, not necessity. There are many houses available to buy in the area,

there is no need to build more;

20. This involves 2 other plots and results in encroachment, it is not an opportunity of one corner plot;

21. This would compromise 'Green Pinner', soon to be an example;

22. A vehicle is likely to intrude on to the pavement while reversing from the site;

23. Please take into account all the history on this site and all previous comments made;

24. The proposal would result in shadow cast on the back gardens of 63-67 virtually all day.

Internal Consultees

Tree/Landscape Officer: There are a few trees, mostly small fruit trees and conifers, on and close to site. None of the existing trees are protected by a Tree Preservation Order (and the site is not in a Conservation Area), nor do they justify protection at this time.

The proposed development does not affect any trees protected by a TPO and there is scope for landscaping, such that subject to conditions TL5 and TL6, the application complies with policy BE38 of the Saved policies UDP. However, in this case there is now another landscape-related consideration.

As noted by the Inspector, who dismissed the appeal in August 2010, the site comprises three gardens that form part of green vista and green space between the semi-detached houses in Lowlands Road and Abbotsbury Gardens, and 'this feature strongly defines the locally distinctive context and suburban character of the area, and gives substance to the name of the roads such as Abbotsbury Gardens'. The Inspector also noted that 'the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area', which should be preserved or enhanced by proposed developments. Therefore, the effect of the proposed development on the openness and character of the area needs to be considered in this context, in terms of the relevant policies of the UDP and the London Plan.

Access Officer: 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.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed bungalow appears to be stepped, which would be contrary the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door. Details in this regard should be requested prior to any grant of planning permission.

2. The proposed entrance porch should be designed to support the principle of Lifetime Home Standards accommodation, and should not, in any way, impede access into the dwelling house. Details in this regard should be requested prior to any grant of planning permission.

3. At least one bathroom/ensuite facility should be provided on the proposed ground and first floor, in accordance with the Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.

4. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

5. The plans should indicate the location of a future through the ceiling wheelchair lift, with technical specification shown on plan.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home Standards.

Conclusion: unacceptable

It may be feasible to incorporate the standards without a fundamental redesign, however, the standards should ordinarily be incorporated at the design inception stage.

Waste and Recycling Officer:

The plan does show that a space has been allocated for the storage of waste and recycling, which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The current waste and recycling collection systems are:

- Weekly residual (refuse) waste, using sacks purchased by the occupier
- Weekly dry recycling collection, using specially marked sacks provided by the Council.
- Fortnightly green garden waste collection, three specially marked reusable bags provided by the Council free of charge, additional three can be purchased by occupier.

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

Director of Education: On the basis of the creation of a 1 x 8 room private house in Eastcote and East Ruislip, with no demolition, the requested amount is £10,885.

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 that the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

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

However, there have been a number of key changes in the policy context, since the adoption of the UDP (Saved Policies September 2007), adopted SPD guidance and the determination of previous applications on this site. This include 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 adopted 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". This guidance was published prior to submission of this application and should be given appropriate weight in the assessment of the scheme.

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."

Following on from this, Policy 4B.8 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

Notably, revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development.

The London Plan Interim Housing supplementary Planning Guidance, and revised Planning Policy Statement 3 were both published prior to the submission of the application. As such they carry significant weight and whilst they do not introduce additional policy, they do provide clarity on the interpretation of existing policies within the London Plan. Whilst there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial sections of rear garden area in this location, the resulting built development and the necessary creation of additional areas of hardstanding with associated pedestrian and vehicular access to the site, would be detrimental to the local and historical context of the area, which is characterised by semi-detached properties with long rear gardens. When balanced against the limited contribution the developments would make toward achieving

housing targets in the borough it is considered that the principle of the proposed residential development is contrary to Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance and Planning Policy Statement 3: Housing.

The previous application was tested at appeal (56032/APP/2009/967) and the inspector commented that he had now taken into account the revised central government advice when considering the proposal (as specified above). This central government advice was received after the determination of the previous application and before the determination of the appeal.

In his reasoning of the case the inspector commented:

"The appeal site comprises parts of three garden plots of houses in Lowlands Road which lie in the angle of the road as it is approached from Rushdene Road. This places the site in an almost unique location at the head of the axial line formed by the boundary of the long narrow gardens of properties in Lowlands Road and Abbotsbury Gardens. In my view this approach from Rushdene Road sets up a broad informal green vista between pairs of semi-detached dwellings. This striking balance of built form and green space viewed in perspective is repeated less forthrightly in the locality. This feature strongly defines the locally distinctive context and suburban character, and gives substance to the name of roads such as Abbotsbury Gardens.

While the current appeal scheme has been reduced in scale, this does not overcome the central consideration that development in this location, and of the scale and bulk proposed, would be visually over-dominant and unacceptably encroach on the openness of the informal vista created by the gardens of both roads. This would not only fail to enhance, but materially harm the suburban character and distinctiveness of the area. This harm is most apparent when viewed from the north east down the head of Lowlands Road, but would be compounded in views from the south east in Lowlands Road, where the proposed dwelling would impinge on the open context of the rear of Abbotsbury Gardens, where the sense of informal space would be further eroded. On this basis the proposed development would fail to harmonise with the existing street scene and would not either complement or improve the character of the area, contrary to policies BE13 and BE19 of the Hillingdon Unitary Development Plan.

As I understand it, the London Plan Interim Housing Supplementary Planning Guidance published by the Mayor of London and referred to by the Council has been issued for consultation. As this document is apparently still at that consultation stage I am able to afford it only limited weight. However, the document contains no new policy, but offers further guidance on how the policies of the London Plan can be best implemented. In relation to this case the document refers to policy 4B.8 which advises boroughs to work with local communities to recognise and manage local distinctiveness ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics. As I have set out above, I consider the extensive back gardens forming the appeal site and its context make a strong contribution to the local distinctiveness and character of the area. Having found that the proposals would fail to either preserve or enhance those characteristics, I conclude they would also be contrary to policy 4B.8 of the London Plan in the context in which it is framed in the LPIHSG.

I am drawn to this conclusion notwithstanding the view of the previous Inspector that the principle of the site being suitable to accommodate development of the general scale

proposed. To my mind the term general scale does not establish a sufficiently precise parameter to fetter my conclusions in respect of impact on character in this case. In my view, the scheme, being of the scale proposed and in this location, would obtrude into the open context of the informal vista of the rear gardens to the material detriment of the character of the area. I consider the degree of harm identified here sufficient on its own to merit the dismissal of the appeal, and as no express arguments have been put forward in relation to the more effective or efficient use of land in the support of the case, its status as garden land in relation to the amended definition of previously developed land set out in the reissued PPS3 is not a matter on which the case turns."

It is therefore considered that, in the light of both the aforementioned policy framework and the very recent appeal decision, the principle of a dwelling on this site is not acceptable.

7.02 Density of the proposed development

The key issue in this case is not the site density but the principle of development and its impact on the character and appearance of the area, as covered in other sections of this report.

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

Not applicable to this application as the site is not in an archaeological priority area, conservation area or an ASLC.

7.04 Airport safeguarding

Not applicable to this application as the site is not within an airport safeguarding area.

7.05 Impact on the green belt

Not applicable to this application as the site is not within or close to the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The Deane Estate is characteristic 1930's development comprising semi-detached and detached properties with a variety of house styles. Although properties within the immediate vicinity of the application site are semi-detached there are also detached properties on this Estate. The properties are situated on large plots of land and generally have long gardens. The houses are set back from the road frontage by 8 metres to establish building lines. The area therefore has an open character and appearance.

The SPD HDAS: Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings.

Planning Policy Statement (PPS) 3: Housing, states Whilst it is considered to be strategically important that sufficient housing is delivered, it is made clear in the policy that this should not be at the expense of quality. Paragraph 13 of this document clarifies this advice, stating that 'Design which is inappropriate in its context, or fails to take the opportunity available for improving the character and quality of an area and the way it functions should not be accepted.'

The proposed house would be set in from the boundaries by a minimum of 1m, so as to retain sufficient visual gaps around the dwelling and the design of the proposal may be considered appropriate in some instances (although concerns are raised about the

number of roof lights facing towards 63-67 Lowlands Road, which due to their siting, would be highly visible in the street scene) and the SPD Residential Layouts, Section 5.11 states that the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area, the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings. In this instance, it is considered that the siting of a dwelling in this location, its visibility and its proximity in the street scene, would result in a development which would fail to respect the established pattern of residential development in the area, would be visually over-dominant and unacceptably encroach on the openness of the informal vista created by the gardens of both roads resulting in material harm to the suburban character and distinctiveness of the area.

This view was confirmed by the previous appeal decision on the site (56032/APP/2009/967), in which the inspector commented:

"...the current scheme has been reduced in scale, this does not overcome the central consideration that a development in this location, and of the bulk and scale proposed, would be visually over dominant and unacceptably encroach on this informal vista created by the gardens on both roads. This would not only fail to enhance but materially harm the suburban character and distinctiveness of the area."

Whilst it is noted that the previous proposal related to a two storey dwelling with a ridge height of 8.6m, the current scheme would result in a proposal with a bigger footprint, together with a ridge height of 6.5m. It is not considered that the reduction in height of the proposal would overcome the principle concerns of developing the site.

In view of the above, it is considered the proposal would result in a detrimental impact on the visual amenities of the street scene and the wider area, and as such would fail to comply with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Planning Policy Statement (PPS) 3: Housing.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Due to the single storey nature of the proposal and the distances shown to the nearest residential properties it is not considered a material loss of outlook or light would result to those properties. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007) and the guidance within the SPD: Residential Extensions.

This matter was further confirmed by the Inspector in the appeal decision dismissing application 56032/APP/2007/1287 (April 2007) when he stated:

"the separation distances between the facing elevations of the existing elevations and that which is proposed, are such that there would not be any significant loss of residential amenity whether by virtue of loss of light or harm to the outlook of existing occupiers.

With regard to privacy, the design guide requires that a minimum distance of 21m between habitable room windows and private garden areas is provided in order to protect privacy. The distance of the proposed house from the private garden areas of properties

on Lowlands Road and Abbotsbury Gardens would be in excess of 21m and as such would comply with this advice. Therefore the proposal is not considered to result in a material loss of privacy and would accord with Policy BE24 of the UDP (Saved Policies September 2007)."

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be over 150m² (not including the integral garage). The SPD states that the minimum amount of floor space required for a 5-bedroom two storey house would be 108m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that a 4+ bed house should have a minimum garden space of 100m², and the development would comply with this advice, with a rear/side usable garden area over 400m². Whilst there would be a reduction in the amenity land for the remaining dwellings, the amenity space left for these properties would still be in excess of 100m². Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to highway safety issues, this was considered by an earlier inspector's decision in relation to application 56032/APP/2005/1287, for a four bedroom house on this site and whilst the vehicular access point for the current scheme has been re-sited 6m further towards the northeast on this boundary, it is not considered to result in a material alteration to highway issues and as such these previous comments are still considered relevant:

"Whilst I note that vehicles would have to either reverse into or out of the driveway to the proposed dwelling, this arrangement is typical of many residential properties. I therefore conclude that acceptable access with adequate visibility in both directions would be achieved. I also note that the Councils Highway Engineer raised no concerns in relation to the proposed access. In light of the above and given that one extra dwelling would not significantly add to existing traffic flows I conclude that the proposal would not be detrimental to pedestrian and highway safety."

Therefore the proposal is considered to comply with Policies AM7 and AM14 of the Hillingdon UDP (Saved Policies, September 2007).

7.11 Urban design, access and security

As above

7.12 Disabled access

Whilst the Access Officer has raised objections to the proposal, the proposed size of the building is such that it would be possible to comply with all the lifetime homes requirements, mainly by changes to the internal layout. It is considered that these issues and the provision of level access could be conditioned should members wish to approve the application. Therefore, subject to conditions the proposal would accord with 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

The Council's Trees and Landscape officer notes that there are a few trees, mostly small

fruit trees and conifers, on and close to site. None of the existing trees are protected by a Tree Preservation Order (and the site is not in a Conservation Area), nor do they justify protection. The proposed development does not affect any trees protected by a TPO and there is scope for landscaping, such that subject to suitable landscape conditions, the application complies with policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be farther than 9m from the edge of the highway. The layout plan shows the siting of these in compliance with this advice. However, it is considered that should a permission be issued a condition is attached requiring the submission of details for approval and their subsequent implementation before the development was occupied.

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

The proposal is not within a flood plain, however, concerns from local residents have been raised with regard to the existing sewerage system in the locality and land drainage problems. This matter was considered by a previous inspector's decision in relation to application 56032/APP/2005/1287 (April 2007), for a four bedroom house on this site. The conclusion was drawn that these matters could be adequately dealt with by way of appropriate planning condition requiring the submission of suitable schemes for approval by the Local Planning Authority. As such, if members wish to approve this application it is recommended the above approach it taken to deal with this issue.

7.18 Noise or Air Quality Issues

With regard to any noise or disturbance caused by the proposed house and vehicular access road, it is considered the bend in Lowlands Road enables the proposed house to be accessed from a separate entrance to those serving existing properties in Lowlands Road. This access is situated some 30m from the rear of No.61 and the proposed additional house is unlikely to give rise to an increase in pollution, noise and disturbance to adjoining properties to justify refusal. The proposal would therefore comply with Policy OE1 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

Points 6, 15 and 19 are not material to the planning consideration of this application, with regard to point 14, the term bungalow is often used to best describe development of this type and would infer the eaves height to be at first floor level, sometimes these dwelling types are called chalet bungalows or include a reference to habitable accommodation in the roof space, when using the term 2-storey dwelling this is understood to imply the eaves height at 2-storey. With regard to point 16, no objections have been raised by the highways engineer in relation to the application on the adjacent plot. The remaining points are addressed in the full report.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale of development proposed would generate a potential need for additional school facilities and Education Services advise that this scheme would need to make a total contribution to mitigate the impact of the development of £10,885. As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. As no legal agreement to address this issue has been offered at this stage, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

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 proposal, due to the impact a residential dwelling of this nature, in this location, would have on the established pattern of residential development and historical character of the existing locality, would obtrude into the open context of the informal vista of these rear gardens, to the material detriment of the character of the area. As such, the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan (Saved Policies

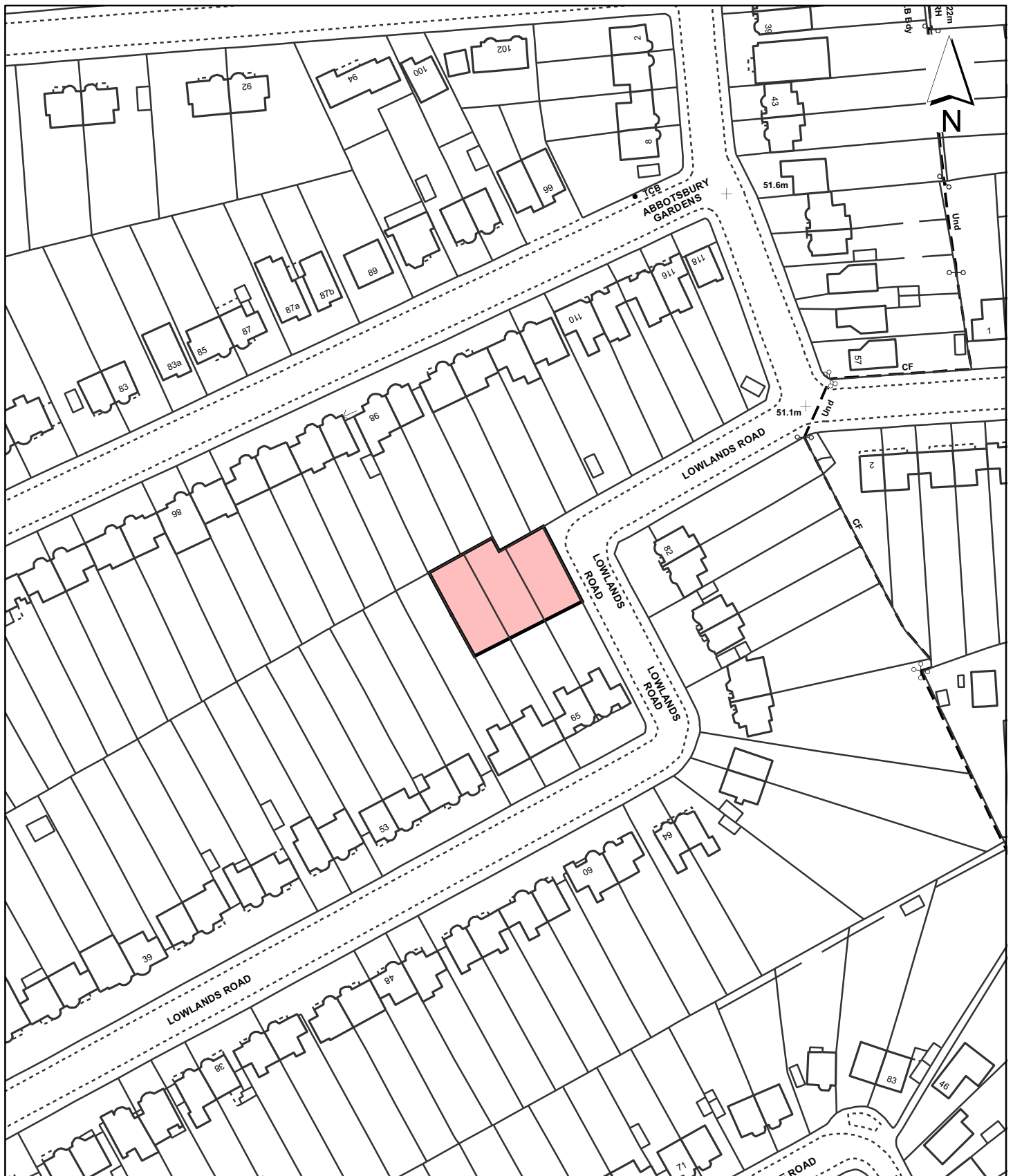
September 2007), the SPD HDAS: Residential Layouts, The London Plan and national policies and is thus recommended for refusal.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Polices September 2007
HDAS: Residential Layouts
The London Plan (2008)
Supplementary Planning Guidance: Educational Facilities
Planning Policy Statement 3: Housing (June 2010)
The London Plan: Interim Housing Supplementary Planning Guidance (April 2010).

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at rear and forming part of
63, 65 & 67 Lowlands Road
Eastcote**

Planning Application Ref: 56032/APP/2010/2111	Scale 1:1,250
Planning Committee North Page 32	Date December 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 LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD
NORTHOLT

Development: Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi-linked lobby and associated parking and amenity space.

LBH Ref Nos: 67335/APP/2010/2355

Drawing Nos: 10:/590
10:590/1 Rev. A
10:590-4
10:590/2 Rev. A
10:590/3 Rev. B
Design and Access Statement
Photograph x 4

Date Plans Received: 08/10/2010 **Date(s) of Amendment(s):**
Date Application Valid: 15/10/2010

1. SUMMARY

This proposal is to develop the side and rear garden of a ground floor maisonnette to provide a pair of semi-detached two-bedroom houses and a linked one-bedroom bungalow on this prominent corner plot. It is considered that although the proposal would satisfy the recommended density guidelines contained within the London Plan, it would appear unduly cramped in relation to the spacious character of this part of Harvey Road and would appear incongruous within the street scene. Furthermore, the proposal fails to provide sufficient internal floor space for the bungalow, adequate amenity space for the occupiers of the residential properties and involves the provision of off-street car parking from the side access road which has restricted access due to it being bollarded. Finally, no provision has been made at this stage to ensure that the scheme would make adequate provision to secure an appropriate contribution towards education facilities.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

The proposal, by reason of its siting, scale and design, would appear unduly cramped and out of keeping with the spacious character and surrounding pattern of residential development on this prominent corner plot. The proposal would therefore be detrimental to the visual amenity of the street scene and character and appearance of the surrounding area, contrary to Planning Policy Statement 3 (as amended), the Mayor's Interim Housing Supplementary Planning Guidance (April 2010), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NONSC Non Standard Condition

The proposed bungalow fails to provide a sufficient amount of internal floor area and adequate usable private amenity space to afford an adequate standard of residential amenity for future occupiers. The amenity space to the bungalow would also be

overlooked by a first floor window of another unit at a distance of only 4m. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NONSC Non Standard Condition

The proposed houses fail to provide an adequate amount of private usable amenity space for their future occupiers, resulting in a sub-standard form of residential accommodation and the proposed off-street parking spaces, when occupied would be likely to restrict access to the rear amenity space serving the occupiers of No. 30A Harvey Road. The proposal would therefore not provide an adequate standard of residential amenity for future and existing occupiers, contrary to Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NONSC Non Standard Condition

The proposal fails to demonstrate that vehicular access would be available on the side access road and adequate off-street car parking would be provided at the site. In the absence of adequate accessible off-street car parking being provided, the proposal is likely to result in additional on-street car parking, detrimental to highway and pedestrian safety, contrary to Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

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

6 NONSC Non Standard Condition

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

guidance.

PPS1	Delivering Sustainable Development
PPS3	Housing
LP	London Plan (February 2008)
SPD	Mayor's Interim Housing Supplementary Planning Guidance, April 2010
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern edge of the Borough and forms a roughly rectangular corner plot on the east side of Harvey Road, to the south of an access road spur. Harvey Road is a residential cul-de-sac, surrounded by open land, with vehicular access taken from West End Road, between Nos. 39/39A and 41, almost opposite the application site. The site currently provides garden space for Nos. 30/30A Harvey Road. Residential properties to the south of the main access and the spur comprise open plan blocks of two-storey maisonettes, designed to give the impression of semi-detached houses whereas properties to the north of these roads are more traditional pairs of semi-detached houses. Adjoining the site to the east is the Lime Tree Golf Course which is within the London Borough of Ealing. Open land to the south and west of Harvey Road forms part of the Green Belt.

3.2 Proposed Scheme

This application is for an L-shaped part two-storey, part single storey block comprising a pair of two-bedroom semi-detached houses and a linked one-bedroom bungalow. The

block would have a main 10.12m wide, two-storey frontage onto Harvey Road, with a main two storey depth of 7.64m with front and rear elevations slightly set back from the adjoining block, and separated from it by 1.4m at ground floor and 3.5m at first floor levels. The block would return along the spur road for a further depth of 10.72m with a recessed shared lobby linking the houses with the bungalow. The bungalow would have an overall depth of 7.6m which would project beyond the flank elevation of the houses by some 1.1m. The block would have a two storey eaves height of 4.8m and ridge height of approximately 7.6m. Although the eaves height would be comparable to the adjoining block, the ridge height would be 0.7m lower. The eaves height of the single storey element would be 2.5m high, with a main ridge height of 4.7m.

Amenity space for one of the houses and the bungalow would be provided in the space at the rear of the block, with a footpath proposed between the adjoining and proposed blocks, running along the side/rear of this amenity space and accessing the spur road by the side of the bungalow. Amenity space for the corner house would be provided to the west of the footpath, with parking for 5 cars in front of this space, abutting the spur road. Cycle and bin storage is shown in the rear garden areas for each of the properties.

The application is supported by a Planning, Design and Access Statement. This describes the development and identifies relevant planning policies. The statement briefly considers the scheme under various headings and concludes that the proposal will provide much needed accommodation in a sustainable location. It will harmonise with its surroundings and satisfies both national and local policies.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history on this site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.16 | To seek to ensure enough of new residential units are designed to wheelchair and mobility standards. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |

Part 2 Policies:

- | | |
|------|---|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| LP | London Plan (February 2008) |
| SPD | Mayor's Interim Housing Supplementary Planning Guidance, April 2010 |
| OL5 | Development proposals adjacent to the Green Belt |

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
HDAS	Residential Layouts Accessible Hillingdon

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

70 neighbouring properties have been consulted and a site notice has been displayed. A petition with 64 signatories has been received, together with 2 individual objection responses.

The petition states:

'We, the residents of Harvey Road, Northolt, sign the attached petition in opposition of the planning permission applied for by 30 Harvey Road, UB5 6QT, for all of the reasons in the accompanying letter.'

The accompanying letter states:

'I enclose a petition from the residents of Harvey Road objecting to this planning application. The reasons for the objection to this planning application are as follows:-

* There is a service road that runs alongside 30 Harvey Road which is an area that the residents fought long and hard to have fixed bollards erected in the last few years, due to continuing issues with the dumping of rubbish and cars, as well as it being used as a 'lovers lane' and an overspill car park for those parking or looking for the SKLP club whose field it backs onto. Since the bollards

were erected this is the only safe area within Harvey Road for our children to play without the fear of danger.

I understand from the application that there is reference to an area that belongs to the Council, behind these fixed bollards where the application refers to as 'parking' for the newly erected properties. The application also refers to there having been garages in this proposed area in the past but I have to highlight that if this was the case this would have been many years ago. This area is a 'no through' road and we are assuming that if the planning application was passed that it would involve the removal of fixed bollards and therefore the removal of the safe area in which our children play.

* There would also be continuing issues with noise nuisance/traffic in the area with the proposed extensive building work carried out in relation to this application. You will be aware of the many noise nuisance and parking issues already experienced and reported by the residents of Harvey Road in relation to the ongoing functions being held at the SKLP club and this would add to the residents frustrations.

* Also, with the proposed development of the new properties, there will be an increase in the number of people and therefore vehicles associated with that. As you are aware there is only one route in and out of Harvey Road and this is already overcrowded with vehicles and parking is virtually impossible as it is. As there are many children living in Harvey Road an additional volume of vehicles coming in and out would in our opinion make the area far more dangerous for pedestrians, especially young children.

* We would like to highlight that the proposed planning application would also be 'out of keeping' with the existing properties in Harvey Road.

* There is also a concern with regard to the privacy aspect of the surrounding neighbours in that the proposed development of flats would overlook their gardens.

* We would also highlight to you that the resident who owns the property alongside the proposed planning application has sadly passed away in the last month and the property is currently empty and going through Probate, so will not be in a position to comment on the planning application. This would significantly de-value this property, and knowing that this property will be put up for sale once this has gone through Probate it would be unfair of you to proceed without having sought the opinion of the eventual owner once this has gone through Probate.

The purpose of this letter and accompanying petition that has signed by the residents is to object to the planning application for all of the aforementioned reasons.'

The individual responses raise the following concerns:

- (i) The proposed building is much larger than those around and concerned about 3 dwellings on such a small site;
- (ii) Access to the garden of 30A will be restricted;
- (iii) The hardstanding is used by the occupant and visitors to 30A;
- (iv) Reduction of garden space is detrimental to local residents;
- (v) London Borough of Ealing is the freeholder, maintains the adjacent building and provides services. How will buildings fit into this situation?
- (vi) Increased traffic is not advisable on such a small road;
- (vii) Cars, not bicycles would be the normal form of transport and no provision has been made for car parking;
- (viii) There would be no benefits to Harvey Road from this scheme.

South Ruislip Residents' Association: No response received.

London Fire Brigade: Consideration has been given to the provision of fire hydrants and we have concluded that we do not require any additional hydrants to be installed. As a result we have no further observations to make.

Ealing Council: Raise no objection to the proposal.

Internal Consultees

Urban Design/Conservation Officer:

PROPOSAL: 3 new attached dwellings, 2 x 2 bed two storey and 1 x 1 bed single storey with semi linked lobby and associated parking and amenity space

BACKGROUND: The site forms part of the corner property of a modern semi-detached pair. The houses have been converted to maisonettes, with separate access from the side at first floor. The street is suburban and spacious in character with simply designed post war and later semi-detached properties, set back from the street. The homogenous layout of the buildings, continuous building line and the grass frontages form an attractive part of the street-scene and appearance of the area.

COMMENTS: The scheme proposes to sub-divide the garden area to No.30, for three units, including on-site parking and amenity space. The new build is divided into a two storey block to the front and a single storey bungalow to the side with a linking lobby. This would involve the demolition of an existing single storey concrete structure. Given the corner location, the site would be highly prominent in the street scene.

There are no objections in principle for the development of this site for residential use. It is felt, however, that the proposed block would have a much larger footprint in comparison to the semi-detached houses and would appear considerably deeper when viewed from the corner. The positioning of the three units in relation to their associated amenity space is poor, and given the limited plot size, the proposal would result in a cramped form of development. This would not relate to the established layout of the adjacent houses and would be detrimental to the homogeneity of the area.

From a design point of view, the scheme does not reflect the scale and general appearance of the maisonettes immediately adjacent to the site, and appears 'out of place'. In this respect, the scheme would have a negative impact on the townscape of its surroundings.

Whilst acceptable in principle, the scheme would result in a cramped form of development that would be considered detrimental to the homogeneity, visual quality and overall appearance of the area. It is, therefore, unacceptable.

RECOMMENDATION: It is recommended that the site should be developed for a pair of maisonettes, replicating the proportions of No.30 with rear gardens. It is also suggested that, the detailing of the block could be improved by reflecting the architectural features of the existing residential properties on the street.

CONCLUSION: Unacceptable.

Highway Officer:

The new vehicular crossover and parking spaces are proposed from the service road off Harvey Road. At present, vehicular access (except emergency vehicles) on this road is restricted by a

traffic order and bollards on the road.

The applicant has not submitted any information to satisfactorily resolve this issue.

The proposed parking spaces are therefore not useable and hence the development would add to on-street parking demand.

Consequently, the development is considered to be contrary to Policies AM7 & AM14 of the UDP.

Tree Officer:

BACKGROUND:

The site occupies a spacious corner plot adjacent to a pair of semi-detached houses within a residential street characterised by open front gardens and wide grass verges. Drawing No. 10:590/1 Rev A indicates the approximate locations of a highway tree in the front and a number of unspecified fruit trees to the side and rear of house number 30. No detailed tree survey has been submitted.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The proposal is to build two new semi-detached houses along the frontage and a third property, a bungalow, to the rear. Car parking will be provided at the end of the side street / cul-de-sac, beyond the bungalow.

The Design & Access Statement fails to comment of the existing landscape character or proposed landscape objectives.

LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* While the existing trees have some amenity and ecological value, they do not merit retention or pose a constraint on development, provided that replacement tree planting is included in the new landscape layout.

* DCLG / EA guidance requires new driveways to be designed and installed in accordance with SUDS principles.

RECOMMENDATIONS:

No objection subject to the above considerations and conditions TL5 and TL6.

Access Officer: 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.

No details have been submitted or reflected on plan in respect of the above policy requirement. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

Conclusion: Unacceptable

It may be feasible to incorporate the standards without a fundamental re-design, however, the standards should ordinarily be incorporated at design inception.

Highway Engineer: The new vehicular crossover and parking spaces are proposed from the Service Road off Harvey Road. At present, vehicular access (except emergency vehicles) on this

road is restricted by a traffic order and bollards on the road. The applicant has not submitted any information to satisfactorily resolve this issue. The proposed parking spaces are therefore not useable and hence the development would add to on-street parking demand. Consequently, the development is considered to be contrary to Policies AM7 and AM14 of the UDP.

Environmental Protection Officer: I do not wish to recommend any conditions in respect of this application. I understand comments on land contamination have been sent under separate cover.

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

Environmental Protection Officer (Land Contamination):

The application intends to introduce additional sensitive receptors to the area. We have no contamination information regarding the application site, or for the adjacent local authority. No former contaminative use has been identified at the site.

If the standard contaminated land condition is considered too onerous, as a minimum the following landscaping and imports condition is recommended. As there will be private gardens as well as an amenity space, it is important that the relevant information is submitted to satisfy the condition.

Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

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

Education Services: A S106 contribution of £17,488 would be required (£1,590 - Nursery, £8,090 - Primary, £5,661 - Secondary and £2,147 - Post 16).

Waste Services: The plan does show that a space has been allocated for the storage of waste and recycling, which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

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

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

The proposal involves the development of garden land within an established residential

area. Additional guidance on the development of gardens and the interpretation of related policies has recently been published and would be an important material consideration in determining the principal of development on this site.

Key changes in the policy context, includes 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 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."

On the 9th June 2010, Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing' in the amended Planning Policy Statement 3: Housing (PPS3). The key changes are as follows:

* Private residential gardens are now excluded from the definition of previously developed land in Annex B.

* The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47.

Together, these changes emphasis that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The amended policy document sets out the Secretary

of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and where relevant, to take it into account as a material consideration when determining planning applications.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria.

As regards the principal of developing this site, whilst there is no objection in principle to the intensification of use on existing residential sites, it is considered that in this instance, the loss of and in-depth development of the side and rear garden on this prominent corner plot would be detrimental to the spacious character of the area. This is discussed in more detail at Section 7.07 below.

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 1b. Taking these parameters into account, the matrix recommends a density of 50-75 u/ha and 150-200 hr/ha, assuming units have an indicative size of 2.7 to 3.0 hr/unit. This proposal equates to a density of 60 u/ha and 160 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan.

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

There are no historical assets in the vicinity of the application site.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding issues.

7.05 Impact on the green belt

Policy OL5 of the saved UDP seeks to ensure that development adjacent to or conspicuous from the green belt would not injure its visual amenities.

Although this proposal would result in built development being brought closer to the Green Belt boundary at the rear of properties on Harvey Road, the proposal would maintain a 20m gap to this boundary. At such a distance, the proposal would not be harmful to the Green Belt's open character, particularly as the nearest building would be the bungalow.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The southern end of Harvey Road has a relatively spacious character, with the two storey maisonette blocks set back from the road by approximately 7.5m, with their front garden areas being open and grassed with no boundary structures. The sense of openness is enhanced by the surrounding Green Belt which can be glimpsed between the first floor gaps between and at the side of the blocks, including the open side garden area of the application site.

The proposed houses would not project beyond the front and rear building lines on this prominent corner plot on Harvey Road and would maintain the existing open front garden area. However, the size of plot for three units is restricted. The houses would maintain a first floor undeveloped gap of 3.5m from the adjoining block, which is less than the 5.5m uniform gap maintained between other blocks on this part of Harvey Road and at their nearest point, the properties would only maintain a set back of 0.75m from the side access road. Given the spacious character of the road, the proposal would appear unduly cramped. Furthermore, the rear siting of the proposed bungalow would be out of keeping with the surrounding pattern of residential development with only frontage development along Harvey Road.

Furthermore, the houses would be of a narrower depth incorporating a roof with a lower ridge height and shallower angle of pitch. The design also incorporates incongruous features such as soldier courses.

The Council's Urban Design/Conservation Officer advises that overall, the scheme does not reflect the scale and general appearance of the maisonettes immediately adjacent to the site, and would fail to harmonise with the street scene. As such, the proposal is contrary to Planning Policy Statement 3 (as amended), the Mayor's Interim Housing Supplementary Planning Guidance (April 2010), Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts (July 2006).

7.08 Impact on neighbours

The proposed houses would be sited to the north of the adjoining maisonette block and would not project beyond its front and rear building lines. Furthermore, the flank elevation of the adjoining block facing the application site does not contain any habitable room windows. Although the proposed bungalow would project approximately 10m from the main rear elevation of the adjoining residential building, it would maintain a minimum set back of 5m from the new side boundary dividing the rear gardens and a minimum of approximately 9m from the side elevation of the adjoining building. This relationship would ensure that only a small corner of the bungalow would encroach upon a 45° line of sight taken from the nearest habitable room windows at Nos. 30/30A Harvey Road, but at over 13m away, the single storey building would have no adverse impact. Any potential for the loss of privacy from the windows in the rear elevation of the bungalow could be mitigated with the provision of appropriate boundary fencing.

As regards the impact of the proposal upon properties to the north, the proposal would be separated by the 12m wide access road so that the properties would not be adversely affected by means of dominance or loss of sunlight. The proposal does contain a first floor main bedroom window to the corner property, but most of the rear patio area at No. 32 would be more than 21m from this window so that it would be sufficiently remote to maintain its privacy, in accordance with design guidance. As such, the proposal complies with Policies BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

In order for new residential units to afford a suitable standard of amenity for future occupiers, the Council's SPD recommends minimum internal floor areas for different types of residential units. For one-bedroom and two bedroom houses and bungalows, guidance recommends a minimum floor area of 50m² and 63m² respectively. Although the houses with floor areas of 63m² and 66m² would satisfy minimum standards, the bungalow with a floor area of 48m² is undersized.

The SPD also stipulates that one-bedroom houses should have a minimum area of private

amenity space of 40m² which increases to 60m² for two and three-bedroom houses. The proposed houses would have amenity areas of 19m² and 42m² and the bungalow 29m², all well below minimum standards. Furthermore, the amenity space for the bungalow would not be particularly private, being directly overlooked by a first floor bedroom window within Unit 1 at a distance of 4m, whereas the SPD requires a 21m distance to be maintained to safeguard privacy. Furthermore, due to its small size and siting, much of the amenity area for Unit 1 would be overshadowed for most of the day and the amenity area for Unit 2 would be somewhat remote from the house, involving a short walk along the spur road and footpath which is not ideal. The existing property, No.30 would retain a usable amenity area in excess of 120m² whereas the amenity area for No.30A, whilst not directly affected by the proposal, being sited to the rear of No.30's amenity space, would have parking spaces at the front of the space that could obstruct access to it when the spaces are occupied.

It is therefore considered that the accommodation proposed would fail to provide suitable standards of residential accommodation, contrary to Policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the SPD HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide 5 off-street car parking spaces, located to the east of the proposed bungalow, which would be accessed from the side access road. The proposal would satisfy the Council's adopted maximum car parking standards. However, a number of the spaces are undersized. Furthermore, access to the spaces would utilise the spur road, which has a traffic order restricting vehicular access (except for emergency vehicles) and there are bollards at the junction with Harvey Road. The application provides no information as to how it is intended to overcome these matters and vehicular access will be provided. The Local Planning Authority cannot therefore be sure that the off-street parking spaces would be available to the occupiers and without off-street provision being made, the proposal would be likely to give rise to additional on-street car parking, detrimental to highway and pedestrian safety. On this basis, the Highway Engineer objects to the proposal as it is contrary to Policies AM7 and AM14 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Had the application been recommended for approval the issue of security could be addressed by condition.

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires all new housing to be built in accordance with Lifetime homes standards.

The proposal fails to satisfy Lifetime homes standards and amendment to the scheme would be required to ensure compliance. It is considered that given the internal size of the units and in particular the proposed bungalow, it may prove difficult to comply with lifetime homes standards without a major redesign of the proposal. It is not therefore a matter which could be covered by condition. On this basis, the Council's Access Officer objects to the proposal as the scheme is contrary to Policy 3A.5 of the London Plan (February 2008) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer advises that although there are a number of trees on site, none are of any particular merit and do not constrain the proposed development. Conditions

could be attached if the scheme were to be recommended for approval to ensure that replacement tree planting and landscaping were implemented in order to ensure compliance with Policy BE38 of the saved UDP.

7.15 Sustainable waste management

The Council's Waste Services advise that the scheme does show bin storage provided within the rear gardens of the proposed properties, which is good practice. However, the current waste and recycling scheme operating in the area involves sacks being placed at the curtilage of residential properties on allocated collection days. As such, no objections are raised to the proposal.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (February 2008) requires developments to achieve a 20% reduction of carbon dioxide emissions from on site renewal energy generation. Although no details have been submitted as to how this could be achieved, it is considered that a condition requiring the development to meet Code 3 of the Code for Sustainable Homes could have been attached, had the application been recommended favourably.

7.17 Flooding or Drainage Issues

This application does not fall within a flood risk area and a sustainable urban drainage system could have been sought by condition, had the application been recommended favourably.

7.18 Noise or Air Quality Issues

Residential development within this residential area would not raise any specific concerns regarding noise and air quality.

7.19 Comments on Public Consultations

As regards the comments raised by the petitioners, the relevant planning considerations as regards the first point concerning the bollarded access has been dealt with in the main report. As regards the second point, construction noise would be dealt with by Environmental Health legislation. In terms of the third point, the increase in traffic using the only access to Harvey Road associated with the 3 proposed properties would not be significant. Potential parking problems are dealt with in the main report, as is the fourth and fifth points raised which concern incongruous development and privacy respectively. Point 7 regarding the adjoining property going through probate is noted, but is not a valid planning reason to delay the determination of this application.

As regards the individual responses to the application, points (i), (ii), (iv), (v) and (vi) are dealt with in the main report. Points (iii) and (viii) are noted and point (vii) is incorrect and parking is considered in the report.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale of development proposed would generate a potential need for additional school facilities and Education Services advise that this scheme would need to make a total contribution to mitigate the impact of the development of £17,488 (£1,590 - Nursery, £8,090 - Primary, £5,661 - Secondary and £2,147 - Post 16). As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. As no legal agreement

to address this issue has been offered at this stage, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

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

Although the proposal would satisfy the recommended density guidelines contained within the London Plan, the proposal would appear unduly cramped in relation to the spacious character of this part of Harvey Road and appear incongruous within the street scene on this prominent corner plot. Furthermore, the proposal fails to provide sufficient internal floor space for the bungalow, adequate useable amenity space for the occupiers of the residential properties, involves the provision of off-street car parking which when occupied, would restrict access to the existing rear amenity space serving No. 30A Harvey Road and as these spaces would take their access from the side spur road, which has restricted access, it is not clear if this off-street car parking would be readily available and therefore there is a likelihood that the proposal would give rise to additional on-street car

parking, detrimental to highway and pedestrian safety.

Finally, no provision has been made at this stage to ensure that the scheme would make adequate provision to secure an appropriate contribution towards education facilities. The scheme is therefore recommended for refusal.

11. Reference Documents


PPS1: Delivering Sustainable Development
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
HDAS: 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 adjacent to and forming part of 30 Harvey Road Northwood

Planning Application Ref:

67335/APP/2010/2355

Planning Committee

North Page 49

Scale

1:1,250

Date

December 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 CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a building for weatherproof storage of road salt with associated landscaping.

LBH Ref Nos: 8232/APP/2010/2538

Drawing Nos: CV290319/02 Rev. C
CV290319/103 Rev. F
CV290319/200
DE-25X32-DL4P-3.0
E/A1 2197 Drawing 11
E/A1 2197 Drawing 10
CV290319/105
Landscape and Visual Assessment - Harefield Civic Amenity Site Salt Dome Proposal September 2010
Transport Assessment 24 September 2009
Design and Access Statement 23 September 2010
Planning Statement October 2010
Noise Addendum (Ref: 16382/ENV/NV01) September 2009
Air Quality Addendum (Ref: 16328/ENV/AQ01) September 2009
Baseline Ecological Survey September 2009
Flood Risk Assessment September 2009

Date Plans Received:	01/11/2010	Date(s) of Amendment(s):	01/11/2010
Date Application Valid:	01/11/2010		24/11/2010
			06/12/2010
			07/12/2010

1. SUMMARY

Planning permission is sought for the redevelopment of the north-eastern part of the Civic Amenity Site for a new salt dome to provide weatherproof storage of road salt for the gritting of roads during winter.

Planning permission was granted in 2008 for the development of the existing Civic Amenity Site (ref: 8232/APP/2008/564) and again in early 2010 for the construction of a new salt dome (referred to as Application B) and refurbishment of facilities (referred to as Application A), ref: 8232/APP/2009/2225 and 8232/APP/2009/2224 respectively. None of the extant consents have been implemented.

This application is a new application proposing a new arrangement to the salt dome, in terms of size and location. It is also proposed to extend the north-eastern boundary of the site, by way of land-take of 252sqm of the neighbouring Council owned land to provide for additional landscape screening. Whilst the proposed works relate to only a portion of the wider site, the redline boundary covers the wider site so Highways implications, being access to the site and internal circulation, can be considered.

This increase in footprint and height to the previously approved salt dome is required to meet an increase in salt storage requirements. The revised location is required to fit within the parameters of the site.

The previous planning permission approved a 22m by 28m dome at the base, being 12.3m in height, and located in the northern corner of the Civic Amenity Site. This application seeks permission for a slightly larger dome measuring 25m by 32m at the base, being 14.4m in height and located in the north-eastern corner of the Civic Amenity Site.

As per the previous permission, the proposed structure would comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles, coloured slate grey.

The revised dome size would have an increased capacity to hold up to 4180 metric tonnes of salt. The previous consent design would have held up to 2350 metric tonnes of salt. The revised dome size would mean an increase in capacity of 1830 metric tonnes and would represent the minimum capacity necessary to store the amount of salt required for heavy usage to deal with snow and ice on the Borough's road network.

The salt dome is a new structure and it is acknowledged that it would be difficult to screen in the first few years after completion. Nevertheless, it is considered that over time, as the proposed landscaping matures, the visual impacts of the structure are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by local and national Green Belt policy. However, the proposal seeks rationalisation and enhancement of existing and consented facilities within a long established civic amenity site, which is considered to be the best location within the north of the Borough for the provision of an improved winter maintenance facility and specifically a salt dome.

It is considered that the application has provided a robust justification for a covered salt storage facility of this size and capacity at this location and that very special circumstances have been established to demonstrate that the harm by reason of inappropriateness, and any other harm, has clearly been outweighed by other considerations. It is also considered that the proposal is unlikely to have significant impact in comparison with the base line 2010 approved Salt Dome structure, given the scheme incorporates bunds on the north-eastern boundary to increase the height of the proposed landscape screening.

Subject to the suggested conditions, it is considered that there would be no material loss of amenity to neighbouring properties and there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding would be minimised and the quality of the water environment would be protected. Approval is therefore recommended.

2. RECOMMENDATION

That authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall endure only for the benefit of the land.

APPROVAL, subject to the following conditions:

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 NONSC Surface Water Drainage

No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Authority. The scheme shall be completed in accordance with the approved plans.

REASON

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and to enhance biodiversity, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

4 NONSC Site Drainage Dystem

Details of the site drainage system shall be submitted to and approved in writing by the Planning Authority before the development commences and shall be carried out in accordance with the details approved.

REASON

To prevent pollution of the water environment in compliance with Policy 4A.17 of the London Plan (February 2008).

5 NONSC Non Standard Condition

No development shall take place until a construction method statement has been submitted to and approved by the Local Planning Authority. The method statement shall incorporate details of the order of construction works and associated work; including the provision of fencing to protect retained trees and hedgerow, the layout of storage areas and temporary site buildings/works compounds. Development shall be carried out in accordance with the approved statement.

REASON

To safeguard the visual amenities of the area and residential amenities of surrounding residents in accordance with Policies BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

include: -

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

The scheme shall also include details of the following: -

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

REASON

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

7 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).

8 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).

9 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including swept paths to demonstrate that there would be adequate turning areas, and where appropriate, carriageways, footways, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The site shall not be brought into use until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

10 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Non Standard Condition

Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development hereby approved is brought into use and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties

in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Non Standard Condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

To ensure that the development does not pose a risk to the groundwater or the nearby surface water bodies in order to comply with Policy 4A.17 of the London Plan (February 2008).

14 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development 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 future site users and the environment when the site is developed. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council. All works which form part of this remediation scheme shall be completed before any part of the development is used (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

15 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical

and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

The facilities hereby permitted shall be used only for purposes identified in the planning application submission.

REASON

To enable the Local Planning Authority to retain control over the use in terms of HGV movements, so as to ensure that it complies with policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC Non Standard Condition

A bat and reptile survey should be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

REASON

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

19 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the

- odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 NONSC Non Standard Condition

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 including and lighting and any CCTV scheme shall be submitted to and approved in writing by the Local Planning.

Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the 'Secure by Design' accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

21 NONSC Non Standard Condition

No development shall commence until details of the widening of the carriageway in New Years Green Lane, to the south of the application site, including the replacement of the field boundary hedge along the Highway Farm northern boundary have been submitted to, and approved by the Local Planning Authority. The development shall not be brought into use until the approved works have been completed.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan.

22 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site in accordance with the recommendations set out in the Ecological Assessment. The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

23 NONSC Non Standard Condition

Prior to commencement of development, details of measures to enhance the ecological value of the adjoining Dews Dell Nature Conservation site shall be submitted to and approved by the Local planning Authority. The measures shall be implemented as approved.

REASON

To enhance the ecological value of the area and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

24 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground in and adjacent to the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new building. If landfill gas is found, the applicant shall carry out an appropriate risk assessment and install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority, prior to the occupation of the building.

REASON

The Council's records show that the development site is adjacent to and possibly on a former landfill site recorded as generating gas. A gas survey is required to clarify the risk to the new development, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Non Standard Condition

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor's energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.9, and 4A.10 of the London Plan (February 2008).

26 NONSC Non Standard Condition

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.

OM1

~~27~~ The development shall ~~Development in accordance with Approved Plans~~ comply 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).

28 NONSC Non Standard Condition

The development shall not commence until the Local Planning Authority has received written confirmation of the surrendering of 252sqm of the neighbouring land along the eastern boundary of the Civic Amenity Site, known as the Park Lodge Farm Centre.

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).

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.

AM7	Consideration of traffic generated by proposed developments.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE19	New development must improve or complement the character of the area.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
LPP3D.9	Green Belt
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
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land

3 I1 **Building to Approved Drawing**

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

4 I2 **Encroachment**

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

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

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

6 I14 **Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

7 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

8 I16 **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

9 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 I25 **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

11 I34 **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.

12

Advice on the land gas fill condition (condition 21) can be obtained from the Environmental Protection Unit on 01895 277440.

13

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

14

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005. Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

15

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations. Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

16

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

17

With regard to water supply, this comes within the area covered by the Three Valleys

Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111.

18

In seeking to discharge condition 13, you are advised to

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to the Environment Agency website at www.environmentagency.gov.uk for more information.

19

In order to comply with Condition 9 of this planning permission, you are required to provide swept paths to demonstrate that there would be adequate turning area for loading/unloading. There may be a potential conflict with the vehicle wash down and parking layout proposed under application ref. 8232/APP/2009/2224, and these facilities may therefore need to be relocated.

20

According to the drawing of the bund, the bund will be approximately 10 metres wide with a height of 1.0 - 1.5 metres (assuming a slope ratio of 1:3 and 1:5). The profile of the bund should not appear too steep and the engineering from the north should be an appropriate gradient to support planting.

21

The applicant should note that it would not be possible to implement planning permission 8232/APP/2009/2224 dated 20/01/2010 (for the redevelopment of part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping) without some form of consented variation to the approved plans if this permission is implemented as there is a conflict in the land take between this application and the above permission.

3. CONSIDERATIONS

3.1 Site and Locality

The application site currently comprises part of a Council owned Civic Amenity Facility which has an area of 1.4 ha. The facility is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance, further away to the east.

There are residential properties located to the north and south of the site, both approximately 80 metres away. The civic amenity facility offers local residents a disposal

or recycling route for waste that cannot be collected as part of the usual household waste collection service. At the eastern end of the facility, a storage area is provided for the Borough's waste collection vehicles to deposit glass, metal etc prior to its onward transfer to a processing facility. A salt store (used by the Highway Department) is situated on the southern boundary of the site. Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen.

This application proposes a salt dome, in the north-eastern wedge of the Civic Amenity site. This part of the site is currently used as hard-standing and open air storage. Whilst the proposed works relate to only a portion of the wider site, the redline boundary covers the wider site so highways implications, being access to the site and internal circulation, can be considered.

3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the north-eastern part of the Civic Amenity Site, with a site area of 0.26 hectares, for a new salt dome to provide weatherproof storage of road salt for the gritting of roads during winter.

Planning permission was granted 20/01/2010 for the construction of a new salt dome. This extant consent has not been implemented.

The previously approved salt dome was proposed for the northern corner of the Civic Amenity Site. This application proposes a revised location, in the north-eastern wedge of the Civic Amenity site, approximately 15m to the south east of the previously approved site. The area total salt dome facility would be as per that previously approved, having an area of 0.26ha.

This application proposes a change to the wider site boundary, by way of 'land-take' of a portion of the neighbouring eastern boundary which is council owned land. The land take is required to provide moundings along the eastern boundary and adjacent to the proposed dome to create additional landscape screening. This would increase the wider Civic Amenity Site by 0.0252ha.

The applicant has stated that a larger salt dome than originally approved is required due to last year's severe winter and the Council increasing their reserves of salt from 2500 tonnes to 3500 tonnes as a result. The larger dome footprint would not fit in the area originally approved so a new arrangement and location is required.

The previous planning permission approved a 22m by 28m dome with a gross internal floor space of 530sqm, with a height of 12.3m. This application seeks permission for a slightly larger dome measuring 25m by 32m with a gross internal floor space of 633sqm with a height of 12.3m and located in the north-eastern corner of the Civic Amenity Site.

As per the previous permission, the proposed structure would comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles, coloured slate grey. The structure would have a high squared off dormer style doorway to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level.

The revised dome size would have an increased capacity to hold a maximum of 4180 metric tonnes of salt. The previous consent design could hold up to 2350 metric tonnes of salt. This is an increase of 1830 metric tonnes in capacity and represents the minimum capacity necessary to store the amount of salt required for heavy usage to deal with snow and ice on the Borough's road network.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

Design and Access Statement

This report has been updated to reflect the amended scheme and outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

Planning Statement

The planning supporting statement has been updated to reflect the amended scheme and deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

Baseline Ecological Survey

This report is a re-submission of the report submitted as part of the 2009 salt dome application. Conclusions remain the same. The report provides information on the ecology of land adjacent to the Civic Amenity site. The report includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats). To ensure that no harm is brought to these species during the construction of the proposed development, further bat and reptile surveys will be required prior to construction.

Transport Statement

This report is a re-submission of the report submitted as part of the 2009 salt dome application. Conclusions remain the same. The report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

Landscape and Visual Assessment

The Landscape and Visual Assessment has been updated to reflect the amended scheme. As per the previous report, the assessment covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment, similar to the previous report, confirms that the analysis of magnitude and change created ranges from large to moderate. The report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

Noise Addendum

This report is a re-submission of the report submitted as part of the 2009 salt dome

application. Conclusions remain the same. The report assesses additional noise impacts associated with the proposal, in comparison with the already approved development at the Civic Amenity site. The report concludes that operational activities are not anticipated to generate noise impact over and above existing operations, while emergency out of hours street lighting and severe weather operations would be infrequent occurrences.

Air Quality Addendum

This report is a re-submission of the report submitted as part of the 2009 salt dome application. Conclusions remain the same. The report provides an updated air quality assessment, addressing changes to the approved development at the Civic Amenity site. It concludes that background air quality will remain within the air quality objectives, whilst the effects of dust can be mitigated through the imposition of conditions. No significant residual impacts are anticipated to occur to local air quality.

Flood Risk Assessment

An update to the 2009 Flood Risk Assessment has been undertaken. Conclusions are consistent with the 2009 report. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

A request under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations for a formal screening opinion was made on 12/10/2010. It was determined that the development does not fall within either Schedule One or Two and does not therefore require the submission of an Environmental Impact Assessment.

Despite the previously proposed building being under 1,000sqm in floor area, a formal screening opinion was requested as part of the previous application and it was determined that the application be referable to the Secretary of State on the grounds that the application may have significant impact on the openness of the Green Belt before landscape screening matures. The Government Office for London determined by letter (22/01/2010) that Secretary of State intervention would not be justified as there would not be sufficient conflict with national planning matters or any other sufficient reason to warrant calling in the application and that the Council could proceed to determine the application as it sees fit.

On this basis and given that this application is very similar to the previous application, it is considered that a formal screening opinion is not required and that the application need not be referred to the Secretary of State.

3.3 Relevant Planning History

Comment on Relevant Planning History

Most of the application site, apart from the scrubland to the north that is earmarked for expansion, has been used as a civic amenity site since at least the early 1970's. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

Planning permission was granted on 05/08/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site. The proposal involves the redevelopment of the entire site with a number of key changes including: increased site area to the north, into an area of rough scrub land, approximately 0.5 hectares in extent.

This area includes some hazel woodland, a belt of poor condition mature poplars and three separate strands of Japanese knotweed. There is also a poor quality hedgerow with

some mature trees separating the site from New Years Green Lane to the west.

The approved scheme also includes new access arrangements, re-arrangement of facilities and new offices and store rooms. The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site. The application also sought to improve the appearance of the site and reduce the views into through the use of hard and soft landscape screening.

Further redevelopment of the Civic Amenity site was sought in 2009 and two planning permissions were granted for:

*Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping (ref: 8232/APP/2009/2224 dated 20/01/2010); and

*Construction of a building for weatherproof storage of road salt with associated landscaping (ref: 8232/APP/2009/2225 dated 26/01/2010).

None of the above three extant consents have been implemented.

4. Planning Policies and Standards

London Plan (February 2008)

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- 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.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- BE19 New development must improve or complement the character of the area.
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- LPP3D.9 Green Belt
- 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
- OL1 Green Belt - acceptable open land uses and restrictions on new development

- OL2 Green Belt -landscaping improvements
- OL5 Development proposals adjacent to the Green Belt
- OL9 Areas of Environmental Opportunity - condition and use of open land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 26th November 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Eleven adjoining premises and organisations were notified, including the Ickenham Residents Association, the Harefield Village Conservation Panel and the Harefield Tenants and Resident Association. No responses have been received.

ENVIRONMENT AGENCY: We have no objection to the proposed development. However we would like to request the following condition be placed on this permission.

Condition

The development hereby permitted shall not be commenced until such a time as a scheme to dispose of surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason

To protect groundwater.

NATURAL ENGLAND: We recommend that mitigation and enhancement proposals outlined within the application to reduce the risk of adverse impact on protected species and habitats and enhance site biodiversity should be secured through use of a planning condition.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT (EPU):

Noise and Air Quality Impacts: EPU has not received any complaints against the current use at this site. The Noise and Air Quality Addendums submitted in support of this application (dated September 2009) undertaken by Gifford have been reviewed. Based on the findings of these assessments, no further conditions are recommended. No objections are raised to this proposal.

Hours of Operation: The proposed hours are stated to be 04:30 to 21:30 on any day, plus emergency call-outs. EPU does not propose to recommend restrictions on the hours of use of this proposed facility in this instance. It is acknowledged that due to the nature of the proposed use, hours of use would be weather conditions driven.

Land Contamination: No information with regard to land contamination appears to have been submitted with the application. However, there are a number of old reports in the Environmental Protection Unit records for the Newyears Green landfill site which indicate the landfill is still generating gas, and high gas levels have been recorded in some of the boreholes on the periphery of the Civic Amenity site. A site investigation report dated October 2007 by Terra Firma Ground Investigations provides some limited information, which indicates there is made ground across the Civic Amenity site and some of the areas of made ground included waste material, such as glass,

brick, plastic, rubber, concrete and wood remains within the clayey, silty soils. An area of hydrocarbon contamination was also noted in the waste. The report notes the levels of contamination identified appear to be acceptable for a commercial end use. The report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers. One round of gas monitoring in one location on site indicated elevated methane (9.2 % v/v), elevated carbon dioxide (15 % v/v) with depleted oxygen (0.2 % v/v initially, dropping to 0 % v/v). The measurements were taken at high pressure (1020 mb - condition in which gas generation is likely to be retarded), and the gas flow rate was recorded as quite high at 4.6 litres/hour. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers (especially when working in excavations).

The Environment Agency need to be consulted with regard to this application, as it is possible the developments are located on a landfill and there are likely to be possible contamination implications for controlled waters and site drainage. Conditions are advised to be included in any permission that may be given with regard to land contamination and landfill gas. It is advisable that a suitable condition to cover construction site health and safety should also be included. Any risk assessment will also be required to consider risk to neighbouring receptors as a consequence of the development.

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

HIGHWAY ENGINEER:

The site is located in New Years Green Lane approximately 50m from Junction with Harvil Road which is unclassified Road. New Years Green Lane is very narrow road (4.0 wide carriageway in places) with no footway either side and runs east-west linking Breakspear Road with Harvil Road. The existing site is used as a Civic Amenity and recycling centre and has an existing planning permission granted in 2008, to improve the site including construction of a new office building, improved access arrangements and improvements to the off site car parking area for staff, with provision for six street lighting and ten winter maintenance vehicle parking spaces.

The proposal is to improve the existing facilities by constructing a dome to provide weather proof storage for road salt as shown in drawing no CV290319/103, Rev. F. This is in addition to previously consented planning permission for new office building and internal storage for street lighting equipments application number 8232/APP/2009/2224. Therefore the previous comments made by the highway officer dated 29 October 2009, should remain in force which mainly are:

1. The applicant should be requested to provide a swept path tracking for gritting vehicles to demonstrate the adequacy of turning head within the salt area for gritting vehicles to approach the salt storage in forward gear, turn around for loading and leave the site in forward gear.
2. There is a point of traffic conflict between vehicles entering/exiting the salt storage area with that of the weighbridge/residual waste exit and staff car parking area. An appropriate traffic management should be provided to demonstrate the safety of gritting vehicles wishing to enter/exit the salt storage area of the dome, particularly during the adverse weather condition.
3. New Years Green Lane has narrow sections of carriageway in places and a condition should be attached to the planning permission for construction vehicle associated with development enter and depart the site using western section of New Years Green Lane.

The proposal is unlikely to have significant impact on the existing traffic in comparison with the

base line, and consequently no objection is raised on the highways aspect of the proposals subject to the above conditions being adhered to.

WASTE MANAGER: The waste division has no specific comments to make regarding this application.

TREE AND LANDSCAPE OFFICER:

Background: The site occupies the northern part of an existing Civic Amenities site which has an extant permission to be re-developed, as an upgraded Civic Amenities site (ref. 8232/APP/2009/2224). The site is situated within the Metropolitan Green Belt. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. A tree survey has been submitted.

Proposal: The proposal is an amended proposal to install a salt dome for the safe storage of road salt. The consented application (ref. 8232/APP/2009/2225) was for a structure which was to be sited some metres off the northern boundary, with a height of 12.3 metres to the apex. The colour was specified as Goose Wing Grey and was chosen because it is found to be a discrete colour which effectively reduces the mass of large buildings particularly when viewed against the backcloth of the sky. The proposal was supported by a comprehensive Landscape & Visual Assessment which admitted that some of the impacts of the dome, when viewed from surrounding receptors would be significant at the outset. Within a 10 year period the impact would diminish (though not disappear) as a proposed planting screen developed. The tree screening would be significantly reduced over the winter months when the trees are not in leaf.

The current proposal is for a larger structure, with an increased height to 14.4 metres. The siting of the facility has moved eastwards to the north-eastern boundary. Clearly the impact (short and long-term) on the surrounding landscape and visual receptors will be greater than that identified for the previous scheme.

Landscape Considerations: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* The current application includes Glanville drawing No. CV290319/103 Rev F, which proposes a short length of bund, installed off-site, to raise the initial height of the planting screen. According to the drawing the bund will be approximately 10 metres wide which is likely to have a height of 1.0-1.5 metres (assuming a slope ratio of between 1:3 and 1:5). The profile of the bund should not appear too steep/engineered from the north and should be an appropriate gradient to support planting.

* This bund is to be situated on old landfill which is known to be contaminated and leaching methane. Therefore the feasibility and efficacy of the planted bund will be subject to expert advice and detailing (in consultation with EPU) and ongoing monitoring.

* If the planted bund is considered to be feasible it is desirable to create a wider and longer bund in order to improve the height and area of woodland planting and enhancing the potential screening of the site from the north.

Saved policy EC2, EC3 and EC5 relate to ecological considerations. As noted in my previous report (2009/2225), the extant consent included the submission of a Baseline Ecological Survey which made 14No. specific recommendations. These included:

* The need for a full reptile survey, to be carried out at the correct time of year and possible translocation exercise.

* The removal of any trees/scrub, to be carried out avoiding the nesting season (approximately April-August).

* New woodlands species to include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple,

Holly and Crab Apple.

- * Lighting impacts to be minimised wherever possible and to be directional to reduce light pollution.
- * A licensed bat worker is required to supervise areas of work to trees and bat boxes should be installed.
- * The removal of two stands of Japanese Knotweed, by specialist contractors.

A review of the ecological data and recommendations should be referred to the Council's Sustainability Officer.

Recommendations: No objection in principle, subject to the above comments being addressed and the landscape mitigation proposals being supplemented. If this can be secured, conditions TL5, TL6 and TL7 will be required.

The section shows precisely the engineered slope which is so visually unsuitable for this location and not good for the establishment of specimen trees. It would be helpful to see a drawing to scale to assess the slope ratio. However, visually the north-facing slope should be eased out several metres to the north to provide a more 'natural' profile and provide a more generous width for woodland planting.

The woodland planting should include some fast-growing 'nurse' species such as the Birch which will provide a quick screen and shelter the other slower-growing, longer lived species. By the time the Oak tree reaches its potential height (as noted on the drawing) the salt store will have long since been removed/replaced.

Officer Comment: A plan showing the slope ratio of the proposed bund has been submitted by the applicant, as requested by the Trees and Landscaping Officer, and forms part of the listed plans.

URBAN DESIGN/CONSERVATION:

A previous application for a salt dome, in a different location and of a smaller size, was approved earlier in the year. This current application proposes a dome over 2 metres taller, with a larger base. It would stand very close to the north-eastern boundary of the site, bordering the open fields of the Green Belt.

The salt dome itself would be similar to others, of various sizes, located in and around London and elsewhere. The mid-grey shingle cladding provides a dull appearance which helps such structures to blend with their urban or suburban surroundings.

However this dome would be 15 metres tall, and as such a particularly tall and dominant structure within this open landscape. Whilst the operational need for this structure is not in doubt, it will be imperative that adequate screening is provided. This may never shield the structure from all viewpoints, but it should be sufficient to assist with its partial assimilation into the landscape.

The Landscape Appraisal, submitted with the application, is considered particularly good. It refers however to a mitigation strategy covering the whole site, whereas the red line has been drawn so tightly around the site of the proposed salt dome that most of this mitigation cannot be considered as part of the application. However, the single most important element of the mitigation strategy is the 2-3 metre high bund, planted with trees, which would be built on land to the north-east, just outside the Civic Amenity site. It is considered that this bund, which would be quite a substantial piece of engineering, should be shown on the application drawings as it is such an important part of the scheme and so central to its acceptability.

Officer Comment: An amended plan showing the proposed bund and screen landscaping has been submitted by the applicant, as requested by the Conservation Officer, and forms part of the listed plans. The Conservation Officer has reviewed the amended plan and now finds the scheme acceptable, subject to the above mentioned conditions.

ECOLOGY:

I object to the proposed development as the recommendations for reptiles surveys have not been carried out. Without the survey it is not possible to determine the full impacts of the development on reptiles.

The ecology report makes reference to habitat that is likely to support reptiles, in particular common lizard and slow worm. Both of these are protected under Schedule 5 of the Wildlife and Countryside Act 1981.

Planning Policy Statement 9 requires planning decisions to be made in knowledge of the full impacts on ecology. Circular 06/2005 supports PPS9 and states:

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. This approach is now contained within the Natural England standing advice which suggests where surveys are recommended and not provided, then applications should not be validated. The principles are also supported by case law in *Wooley v Cheshire*. The Reptile survey should be undertaken prior to the determination of permission.

Officer Comment: Natural England has also provided comment concerning the need to undertake reptile and ecology surveys. Natural England raise no objection to the scheme, subject to the recommended mitigation and enhancement proposals outlined within the application being secured through the use of a planning condition. It should also be noted that this approach was also taken with regard to the extant planning permission for the site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

GREEN BELT POLICY

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt. PPG2 states: 'Development includes engineering and other operations, and (the) carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt'.

Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include (i) agriculture, horticulture, forestry and nature conservation; (ii) open air recreational facilities; (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

RELEVANCE OF POLICY TO SITE

Civic Amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1. The use of and enhancement of the existing amenity site in the Green Belt is

therefore contrary to Policy OL1 of the UDP Saved Policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. PPG 2, at the outset, aims to preserve the openness of the countryside and encourage recycling of derelict and other urban land. Uses of this nature would normally be steered towards an urban site. PPG2 states: 'It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

ASSESSMENT

Whilst a civic amenity site is not consistent with Policy OL1, this is an existing and long established use. This proposal is situated on a site already in use as a civic amenity site for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management and civic functions, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations. In addition the site also supports an existing open salt storage facility and has an extant consent for a salt dome facility in a slightly different location and of a marginally lower height. This application seeks further enhancements to the approved 2010 salt dome facility scheme. It is considered that the 2010 approved scheme forms a baseline for this application.

Normally, an application of this nature within the Green Belt would be a departure from the London Plan and Saved UDP Policies and contrary to national planning guidance in PPG2. However, the principle of the site being established in the Green Belt on the ground of very special circumstances was conceded by the Council in 2008 as part of redevelopment of the site and again in January 2010, which included development of a salt dome facility in a slightly different location and marginally lower in height. As such, it is considered that the main issue concerning the principle of the development is if the additional height and bulk of the proposed dome in its new location is acceptable.

ESTABLISHED USE

In considering the previous applications for the extension of the site by 0.5ha and its redevelopment in 2008, it was acknowledged that whilst the use would be considered inappropriate within the Green Belt, the existing civic amenity site is long established and that there are significant benefits in its location and enhancement. It was therefore considered that there were very special circumstances to justify the recycling use in this location, to the extent that the harm on the openness of the Green Belt has been outweighed. The current application follows this approach, by seeking the rationalisation of other facilities and services within the redevelopment site.

FRONT LINE SERVICE

The applicants have submitted that the Winter Service ("winter gritting") is a front line service, the smooth running of which is critical to maintaining safety on the roads and crucial to the reputation of the London Borough of Hillingdon. In terms of emergency planning, it is also a critical service and any interruption to that service, even for a short period at the wrong time, could have serious, if not catastrophic consequences for highway users in the Borough and also for the Council itself.

It is noted that the severe weather in February 2009 meant that many councils were badly hit by the worst weather for 18 years, with the result that rock salt supplies could not keep pace with the relentless demand. Due to Hillingdon's existing procedures, experienced personnel and adequate facilities, the Council did not run out of road salt, although supplies of salt did run low.

After this nationwide experience, the Secretary of State for Transport requested that the UK Roads Liaison Group (UKRLG) review the situation. The UKRLG report (Lessons from the Severe Weather February 2009) recommended a package of new measures to ensure that England is much better prepared for a prolonged period of snow and ice, similar to that which disrupted much of the transport system in February 2009.

First on the list of key recommendations is that Councils are advised to adopt a winter service resilience standard that will ensure preparation for winter service is even more rigorous, and that more resources, especially salt are available to respond to severe conditions. The report recommends that through the worst of the winter months councils should keep, as a minimum, a salt supply equal to 6 days heavy usage to deal with snow conditions. For Hillingdon, this means that the absolute minimum amount of salt necessary in stock is 1800 tonnes. An operational float is required and so a salt store with capacity of 2000 tonnes should be regarded as the absolute minimum requirement and ideally 2100-2400 tonnes. A smaller dome (for instance at 9.8 m high dome) would not provide adequate storage capacity.

ALTERNATIVE SITE CONSIDERED

The applicant has considered other sites but all have been turned down for environmental, access/egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed facility.

ENVIRONMENTAL & OPERATIONAL BENEFIT

The applicant has argued that it makes both commercial and environmental sense to rationalise an existing site and enhance it with landscaping. In terms of the very special circumstances case for this application, the applicant has submitted that the site is considered to be the best option within the north of the Borough for the provision of an improved winter maintenance facility and has the ability to encompass the proposed enhancements to the site, which already has existing salt storage in situ.

IMPROVED FACILITY

With regard to the need for the salt storage facility to be enclosed, the applicants have submitted that the de-icing of UK highways is carried out almost exclusively using rock salt. Because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater due to run-off from open rock salt stockpiles. In addition, according to the Transport Research Laboratory (TRL), stockpiles open to elemental forces can lose 0.25% per inch of rainfall per annum, which equates to approximately 6% salt loss per year, as run-off, if not protected. Also, there are minimum spread rates of salt for different operational requirements:

Precautionary salting;

- Salt stored under cover 10g/m².
- Salt stored in the open 15-20g/m².

Where salt is exposed, its reduced effectiveness means that the quantity used should be increased by 50-100%. In addition, every year the Council has to pay for the disposal of

contaminated rock salt, particularly rock salt that has solidified into large lumps due to exposure to the elements and is no longer useable.

ENVIRONMENTAL BENEFIT

Furthermore, pollution can come from both the rock salt and sodium ferrocyanide (anti caking agent to maintain the friability). Even when the salt stockpile is removed, the ground beneath, (unless it is an impervious hard standing) remains contaminated and requires remediation.

It is recommended within Planning Policy Statement 10: (Planning for Sustainable Waste Management) that salt stores are roofed, situated on an impervious base and sited at least 10m away from the nearest watercourse or soakaway. In addition, measures should be taken to ensure that salt from the store is not allowed to encroach onto the open yard, where it can be subjected to the elements.

It is also noted that road salt affects ecosystems in terms of the ability of plants to uptake water and by salt in bodies of water affecting oxygen levels, thus affecting the ability of aquatic organisms to fulfil their respiratory needs.

OPERATIONAL BENEFIT

In terms of operational issues, as well as the overall minimum salt stock requirements, the ability to restock quickly and efficiently is key to the smooth operational running of the service, especially in ongoing severe weather conditions, when both suppliers and council operational resources are fully stretched. Deliveries are carried out by covered articulated lorries, which deliver (by tipping) 28 or 29 tonnes at a time. Often 2 or 3 lorries will arrive from the supplier within minutes of each other and a quick turnaround is essential for the supplier to fulfil their customers' needs, particularly in a severe weather situation, with authorities clamouring for salt deliveries.

The minimum height requirement for successful tipping directly into the structure is 10m. It would not be possible to successfully tip a full load inside a smaller dome, especially when the dome is partially full. Should loads have to be tipped outside, then a clear space of approximately 30m x 30m and a back wall is required for temporary storage, plus resources of a mechanical shovel with an operator is required to double handle the road salt into the salt dome. Each 28/29 tonne load will take an estimated 45-60 minutes to relocate, depending on the size of the mechanical shovel available. In addition, if deliveries need to be handled in rain or damp conditions, then the salt will become contaminated with water, with the potential to compromise the winter gritting.

Finally the applicant has stated that difficult operational conditions for salt delivery may be crucial during severe weather. If suppliers are aware that delivery is problematic at Hillingdon, then the Council may not get the salt deliveries it needs in an emergency situation, when decisions are taken about who gets the next delivery. In addition, given the experience of February 2009, when salt stocks ran low, there would be "zero tolerance" by both media and residents, if Hillingdon was to run out of salt during a future severe weather event and it was found that adequate provision had not been made for salt storage. More importantly, should lack of salt result in an accident the consequences could be serious if not fatal with any associated bad publicity and/or legal repercussions.

ADDITIONAL HEIGHT & BULK TO THAT PREVIOUSLY APPROVED

The applicant has submitted an assessment of the likely landscape and visual impacts of the facility's revised location and dimensions based on main potential visual receptors. The revised assessment also makes provision for a bund, along the north-eastern boundary and adjacent to the proposed Salt Dome, to provide additional height to the proposed landscape screen. The report concludes that the site would not be readily visible from publicly accessible areas and the overall impact of these developments is not considered to have a materially greater impact than the present and consented use. The report also concluded that it is considered that the visual impacts of the revised proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with UDP Policies 1.29 and OL4. This is discussed further in section 7.05 and 7.14 of the report.

PRINCIPLE CONCLUSION

Given the above factors, it is considered that the applicant has provided a robust justification for a covered salt storage facility of this size and capacity at this location. It is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. It is also considered that the proposal is unlikely to have significant impact in comparison with the base line 2010 approved Salt Dome structure. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

The proposed salt dome, which would be located toward the north-east part of the Civic Amenity site, would be a relatively large structure, some 32m across at its widest extent and 14.4 metres high. It would be covered with asphalt shingles and would have a high squared off dormer style doorway facing the north-west to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level, which would help with the screening of the mass of the structure.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the revised Landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north. The revised assessment also makes provision for a bund, along the north-eastern boundary and adjacent to the proposed Salt Dome, to provide additional height to the proposed landscape screening.

The assessment concludes that the development would have no direct impact on the existing landscape fabric. In terms of the effects on landscape character, the effect of the salt dome on surrounding landscape types is likely to be significant in year 1. Notable amongst these will be large adverse impacts on the Country Park, woodland landscape of

Bayhurst Wood to the north and on associated recreational routes. There would also be moderate adverse effects on the agricultural landscapes of the area from certain views. The effect of the salt dome on visual receptors will be most significant for the residential receptors near the site and on users of the public footpaths on slightly elevated land to the north. Although the nearby bungalows are currently vacant, nevertheless future occupiers would have views of the structure at year 1. Some of these impacts are assessed as large. Footpath users would also experience adverse effects and these are assessed as moderate. The overall effect is considered to be large to moderate at year 1. It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first years after completion. It is considered that in the short term, proposal would be out of scale with the landscape and at odds with the local pattern and landform.

Furthermore, it would adversely affect an area of recognised landscape quality, where development would be visually intrusive and form a visible and recognisable new element within the scene. Nevertheless, the salt dome would be sited within an established specialist facility. Over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish, as only partial views and glimpses would be possible, from local residential properties and users of the footpaths to the north of the site. It is considered that at year 10, the new planting will have made sufficient growth to largely screen the dome roof, although there may still be glimpses of the roof top, which from a distance away, will be increasingly difficult to discern as time passes. Winter and summer views will vary, with winter views being more likely.

Over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2 and Saved Policies Pt1.1, OL2, OL5 and OL9 of the UDP.

Short term landscape and visual impacts during the construction period will be phased, temporary and restricted to the construction period, thus the duration of the resulting landscape and visual impacts will also be temporary.

The applicant has drawn attention to a number of salt domes that have already been installed around the UK including one within the Snowdonia National Park, which has a storage capacity of 3800 tonnes, with a roof height in excess of 12.5m and an overall floor area larger than the dome proposed for New Years Green Lane. In addition, another dome with a roof height in excess of 12.2m has been installed within an NSA (National Scenic Area) within Ayrshire. Both of these installations, it is argued, set a national precedent of acceptability for both the installation of salt domes within areas of scenic beauty, and also in terms of height.

The dome is a new structure in the Green Belt. In accordance with Green Belt policy that seeks to maintain Green Belt uses which preserve or enhance the open nature of the area, proposals should seek to avoid an significant increase in the built up area of a site and injury to the visual amenities of the Green Belt. It is considered that the new landscape mitigation would address this so that the impacts of the development are mitigated over time from many receptors.

In terms of the structure eroding the openness of the Green Belt, it is acknowledged that it is a high structure but it is considered that the effects on the wider landscape would be limited due to the retention of existing mature tree planting, the additional new mounding and planting, the choice of 'Goose Wing Grey' asphalt shingles for the roof to ensure that the structure blends with the surrounding landscape. It is also acknowledged that the

dome shape of the structure will mean that the apex of the structure would remain visible for more receptors for longer, but it that the bulk of the concrete base and roof section would be screened from Year 1, and that this screening would effectively increase as time progresses. By Year 10, the Landscape and Visual Assessment report, considers that 90% of the bulk of the dome would be screened.

7.06 Environmental Impact

No information with regard to land contamination has been submitted with the application. However, the Environmental Protection Unit advises that gas and water issues at the site have been monitored in detail since the 1990s. Environmental Protection Unit records for the adjacent Newyears Green Landfill site indicate the landfill is still generating gas and high gas levels have been recorded in some of the boreholes on the periphery of the civic amenity site. In addition, because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater.

A site investigation report dated October 2007 for the New Years Green Civic Amenity Site notes the levels of contamination identified appear to be acceptable for a commercial end use. However, the report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers, especially when working in excavations. There are likely to be possible contamination implications for controlled waters and site drainage. The Environmental protection Unit has advised that conditions be included in any permission that may be given with regard to land contamination and gas migration. It is therefore recommended that the mitigation and control measures imposed on the 2008 permission, which were included in the Environmental Appraisal submitted as part of that application, be incorporated into a Construction and Operational Site Working Plan. This document would provide a mechanism by which measures to mitigate potentially adverse environmental impacts are implemented. This would also cover construction site health and safety and a risk assessment, to consider risk to neighbouring receptors as a consequence of the development. This has been secured by condition.

The Environment Agency has raised no objections to the scheme in terms of contamination, subject to a condition relating to the prevention of pollution of controlled waters, requiring a scheme to deal with risks associated with contamination on the site.

Subject to these conditions, it is considered that land contamination issues will be satisfactorily addressed, the statutory functions of the Environment Agency will not be compromised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant London Plan (February 2008) policies.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

7.08 Impact on neighbours

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP Saved Policies September 2007. Similarly, it is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims

of Policy BE20 of the UDP saved policies September 2007 and relevant design guidance.

In terms of activity, the main area would be used in a similar manner to the existing situation. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout, similar to the January 2010 salt dome permission and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP saved policies September 2007. Noise issues are dealt with in detail elsewhere in the report.

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

The applicants have submitted a transport assessment as part of the application, which predicts that the proposal would have a negligible impact on traffic flows on the surrounding road network, that no negative highway impacts are likely and that there is a potential for positive changes to traffic flows within the vicinity of the site to occur. It is noted that as part of the 2008 permission, it is proposed to improve the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This would mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems.

However, the Highway Engineer notes that Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the 2008 baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use, subject to adequate manoeuvring space for HGV movements within the site. It is considered that this can be secured by condition.

In addition, the applicant has noted that the circulation indicated on the plans would be required for the function of the low level loading bay which would deal with the commercial waste after the redevelopment, and is the arrangement currently used on the site. The applicant anticipates that some degree of flexibility would be required when manoeuvring around the site due to the varied nature of work proposed within the site, and the preparation of a set of procedures is proposed to ensure traffic safety on the site during the different operations. If minded to grant consent, it is recommended that the

requirement to submit a set of the above mentioned procedures would be conditioned as part of the permission.

Subject to the above mentioned condition, the proposal is considered to be in compliance with Policy AM7 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

As part of the 2008 permission, pedestrian routes between the car park and the office areas are to be made suitable for use by the mobility impaired. Tactile paving and dropped kerbs to assist the visually impaired will be provided or improved at key crossing points within the site and across the site access points, where these are not already provided. All new building, under the terms of the DDA, where appropriate, are to be fully compliant with Part M of the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES & LANDSCAPING

Saved Policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The site is situated within the Metropolitan Green Belt. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

The previous consented dome application (ref. 8232/APP/2009/2225) was for a structure which was to be sited some metres off the northern boundary, with a height of 12.3 metres to the apex. The colour was specified as Goose Wing Grey and was chosen because it is found to be a discrete colour which effectively reduces the mass of large buildings, particularly when viewed against the backcloth of the sky. The current proposal is for a larger structure, with an increased height to 14.4 metres and the siting of the facility has moved eastwards to the north-eastern boundary.

The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary. The current application includes the previously approved plans, including a topographic survey, tree survey and the new site layout. All of the 29 trees assessed on and close to the site were graded normal to low quality value. Of these, at least 14 were scheduled for removal. The approved 2008 layout plan made provision for buffer planting strips of native woodland varying in width from 2 metres on the northwest boundary to 25 metres on the east boundary, the latter already benefiting from offsite woodland planting. The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

The landscape proposals also involved boundary planting around the whole site, including 81 specimen trees and several thousand trees and shrubs planted as smaller, younger specimens, which should establish more quickly and over time create dense woodland thickets. The tree and landscape officer considers the proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

The current proposal is supported by a tree survey as well as a revised comprehensive Landscape & Visual Assessment which acknowledges that some of the impacts of the dome, when viewed from surrounding receptors would be significant at the outset.

The current application includes Glanville drawing No. CV290319/103 Rev F, which proposes a short length of bund, installed off-site, to raise the initial height of the planting screen. According to the drawing the bund will be approximately 10 metres wide which is likely to have a height of 1.0 -1.5 metres (assuming a slope ratio of between 1:3 and 1:5. This bund is to be situated on old landfill which is known to be contaminated and leaching methane. In consultation with the Council's Environmental Protection Unit, the feasibility and efficacy of the planted bund would be subject to expert advice and detailing and ongoing monitoring.

Within a 10 year period the impact would diminish (though not disappear) as a proposed planting screen developed, however the tree screening would be significantly reduced over the winter months when the trees are not in leaf. As such, the impact (short and long-term) on the surrounding landscape and visual receptors would be greater than the that identified as part of the previous scheme.

The Tree and Landscape Officer notes that the previous landscape proposals plan showed limited opportunity for planting on the north-east boundary and that provision of bund along this boundary as part of the current application would improve the effectiveness of visual screening. As such, the landscaping proposed is an improvement on the previous scheme. However, the Officer also notes that the success of the landscaping screen would be heavily dependent on the width of the landscape buffer, the composition of the planting and the planned establishment and maintenance of the woodland/shelterbelt buffer.

Although detailed planting plans have been submitted as part of this application, it is recommended that further details, including any amendments and a management/maintenance plan should be conditioned, to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives. The Tree and Landscape Officer also recommends that the colour of roof, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes. Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central Government guidance.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations. A Baseline Ecological Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest.' However, the wider civic amenity site (including the area recently approved for expansion) supports small areas of semi-natural broadleaved woodland, dense scrub, scattered broadleaved trees, bare ground and woodland and dense scrub mosaic. In addition, areas of hard standing and small buildings exist on the area of the existing civic amenity site. Strands of Japanese knotweed were also identified on site. The site supports habitat suitable for breeding birds and also includes habitats and features considered to have potential to support reptile and bat species.

During construction and/or operation of the proposed development for the wider civic

Amenity site, there is a possibility that breeding birds and/or their young could be killed or injured during the clearance of the areas of dense scrub and semi natural broadleaved woodland/dense scrub mosaic, if this was done during the bird breeding season (March to July). To ensure that no harm is brought to these species during the construction of the proposed development, further surveys will be required prior to construction. A reptile survey will involve the displacement of reptiles (strimming of habitat and destructive searching) prior to site clearance. A bat survey (emergence and activities) will be required of any trees on site proposed for removal.

Although it is likely that all the habitats currently present on the site will be completely lost, since the habitat is bordered on two sides by roads and by the existing site on another, it is not considered that there will be any significant impact due to fragmentation or isolation. In addition, as the existing site is already heavily used by cars and large vehicles, it not considered that there will be any significant impact arising from pollution or increased dust as a result of increased traffic. The main ecological impact is considered to be a loss of the breeding bird habitat, in particular the areas of scrub that may be of value to bullfinches. Overall the level of the potential impacts is likely to be minor as the habitats identified are considered to be of Parish/Neighbourhood or Negligible value. However, the level of impacts could increase if the recommended further surveys revealed the presence of additional protected species on the site.

The Baseline Ecological Survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures include:

A full reptile survey should be carried out at the correct time of year and a translocation exercise may be required;

If scrub/tree clearance is anticipated unavoidable during the bird nesting season (April-August) the areas should be checked by a qualified ecologist;

New woodland species should include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple, Holly and Crab Apple;

Lighting should be minimised wherever possible and directional;

A licensed bat worker should supervise specific areas of work to trees and bat boxes should be installed;

The removal of two strands of Japanese Knotweed should be supervised by appropriately qualified personnel;

The proposed mitigation and surveys are to be secured by way of proposed conditions.

In terms of the wider ecological impacts, the ecological or nature conservation sites near by are Dews Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also Newyears Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance. A condition is recommended to secure off site ecological enhancement to the adjoining Dews Dell Nature Conservation area, in line with recommendations from Natural England on the previous application for the wider civic amenity site.

With the incorporation of mitigation features approved in the previous application it is not considered that there would be significant impact on nature conservation in the long-term.

None of the statutory or non-statutory designated sites within a 2km radius of the site boundary will be directly affected by the development proposal. It is considered that the

scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The proposed rationalisation of the site would enable the facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies. The Council's Waste Management Officer has reviewed the application and raises no objection.

7.16 Renewable energy / Sustainability

Where appropriate, the energy performance minimum requirements of Building regulations Part L will be met for the new development.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted as part of the application. The report provides:

- a) an assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere; and
- b) details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site is located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 15 metres above the nearest fluvial flood plane and hence located within Flood Zone 1. The report demonstrates that the proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development. However, the proposal increases the amount of building and hard standing area on the site, which may lead to a small increase in discharges to the pumping station at Dews Farm. It is proposed to provide adequate storage within the pumping station to accommodate an extreme storm event while pumps are operating within their design capacity. The pump regime should continue to be on a duty/standby arrangement, which should be regularly inspected and maintained. The pumping station should be fully automatic with provision for remote monitoring by telemetry.

The Environment Agency has raised no objections in terms of flood risk. However, it has requested a condition requiring a Preliminary Risk Assessment (PRA) to assess if the proposed development on land which is known to be contaminated will pose a risk to the ground water or the nearby surface water bodies. The ground water below the site is used to supply drinking water to the public and hence must remain free from pollution. Subject to conditions requiring the submission of details of surface water source control measures and measures to protect ground water quality in the area being imposed and discharged, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

7.18 Noise or Air Quality Issues

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. A Noise Impact Assessment

Report (Addendum) has been submitted and outlines the various design criteria for the project including external noise intrusion. The site will be used generally in a similar manner to the existing situation and recently approved development, and the proposals are not anticipated to result in any significant changes to noise levels at the site over that of the recently approved scheme. Additional noise impacts associated with the construction phase are anticipated to be negligible in comparison to the construction works already approved, which are to be mitigated by noise reduction strategies.

The operational activities and traffic movements associated with the operational phase of the office and car parking are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The winter maintenance depots do have the potential to generate isolated incidents of noise impacts due to the necessity for 24 hour emergency operation of these facilities. The winter maintenance depot is normally operational between 6:30-9:30 am and 4:30-7:30 pm. The emergency and weather related operational periods for the winter maintenance depot are confined to the winter months and are linked to severe weather events, which are expected to occur on relatively few occasions annually.

The Noise Addendum submitted in support of this application has been reviewed by the Council's Environmental Protection Unit. Based on the findings of these assessments no further conditions are recommended.

It is noted that the Environmental Protection Unit previously considered that the use of noise barriers, as shown within the previous application was acceptable, provided that the details were agreed prior the use commencing. As such, with the application of the mitigation measures set out in the previous consent, (which have already been secured by conditions), it is not considered that adverse noise or vibration impacts are likely from the upgraded site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles.

Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust.

Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the redevelopment proposals. This is secured by condition.

The Council's Environmental Protection Unit has reviewed the Air Quality Addendum submitted in support of this application and considers that this is adequate. The Unit advises that the site should use the Best Practice guidance on emissions from construction sites by the London Councils.

7.19 Comments on Public Consultations

There has been no neighbour response to the public consultation.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

PROPOSED SURRENDER OF LAND

The proposed north-eastern boundary bund and screen landscaping would require extending the boundary of the wider Civic Amenity Site by 0.0252ha along the north-east boundary.

The proposed 'land-take' is land currently held within a long-term farm business tenancy as part of the Park Lodge Farm Centre. The Civic Amenity Site would require the land on a permanent basis and therefore, vacant possession. This type of surrendering of land agreement has been undertaken in the past for the site. The tenant has agreed to the land surrender on the basis of receiving compensation. The tenant has verbally stated that as soon as he receives payment he will surrender the land. The Council's Estates and Valuation department note that this land can be surrendered now because of the renegotiation of the tenancy or a notice will be served for the resumption of part for which 12 months notice will need to be provided, although it is hoped that early surrender could be agreed.

There are no other issues associated with 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

This proposal is essentially an enhancement of existing facilities on a site, which although in the Green Belt, has a long established use as a Civic Amenity facility.

It is considered that the proposed development provides very special circumstances, which outweigh that fact that the proposal is inappropriate development in the Green Belt.

It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first year after completion. However, over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish and in the long terms its impact is unlikely to be of significant detriment to the character and perception of openness of the Green Belt, in accordance with national and local policies.

The proposal, whilst being a new application, is essential an amendment to a previously consented application for a salt dome which was slightly smaller in footprint and height and near to this application's proposed location. It is considered that the proposal is unlikely to have significant impact in comparison with the base line 2010 approved Salt Dome structure.

It is not considered that there would be an effect on the surrounding nature conservation sites and highway safety would not be prejudiced by the increased activity to and from the site. The proposal would not impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

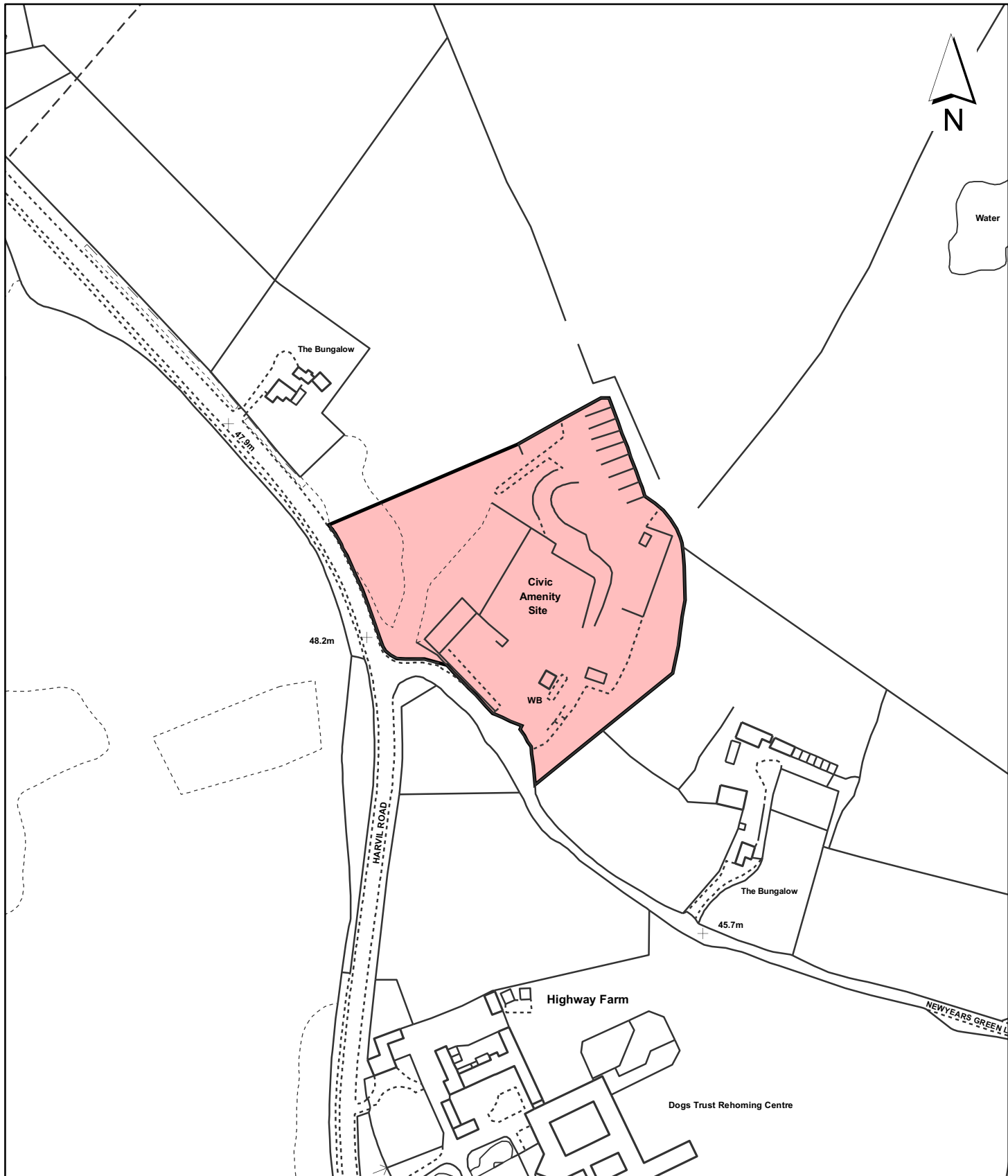
Approval is recommended subject to conditions.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belts)
Planning Policy Guidance Note 9 (Nature Conservation)
Planning Policy Guidance Note 10 (Pollution Prevention)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Statement 10: Planning for Sustainable Waste
Waste Strategy for England (Waste Strategy 2007) published May 2007
London Waste Apportionment Study Update & Further Sensitivity Testing (PN216) prepared April 2007.

Contact Officer: Tabitha Knowles

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Civic Amenity Site
Newyears Green Lane
Harefield**

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

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

Planning Application Ref:
8232/APP/2010/2538

Scale
1:2,500

Planning Committee
North Page 88

Date
**December
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 40 THE DRIVE NORTHWOOD

Development: 2 five-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing detached dwelling.

LBH Ref Nos: 13554/APP/2010/1491

Drawing Nos: TD20
TD09
TD31
TD01
TD02
TD03
TD05
TD33
TD07
TD08
TD06
TD04
TD12
TD13
TD14
TD21
TD22
TD23
TD24
TD30
TD16
TD26
TD32
TD18
TD19
TD28
TD29
TD17
TD27
TD15
TD25
Design and Access Statement
Tree Report
TD10 Rev. A
TD11 Rev. A
TD34
TD36
TD35

Date Plans Received: 28/06/2010

Date(s) of Amendment(s):

Date Application Valid: 29/07/2010

1. SUMMARY

Planning permission is sought for the erection of two, 5 bedroom detached houses with associated parking and landscaping. The proposed houses would provide an acceptable standard of accommodation for future occupiers and sufficient off-street parking has been provided. However, by reason of their size, siting, bulk, design and appearance, the proposed houses would represent an incongruous and visually intrusive form of development which would detract from the character and appearance of the street scene and the area.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dwellings, by reason of their siting, size, scale, bulk, design, and appearance, would represent an incongruous and visually intrusive form of development which would fail to relate satisfactorily with the character and appearance of the existing houses in the street. They would appear cramped on the site in relation to other houses in the street, to the detriment of the character and appearance of the street scene and surrounding area generally, contrary to policies BE13, BE19 and BE22 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
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.
H7	Conversion of residential properties into a number of units
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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents).
	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
	4.1 Density
	4.6 Unit Size
	4.9 Sunlight/Daylight
	4.12 Privacy
	4.15 Garden Space for Houses
	4.23 Elevation Treatment
	4.33 Car Parking
	4.39 Cycle Parking
	4.40 Waste Management
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice

3

Given the scale, depth and proximity of the basement to the neighbouring property you are advised to seek specialist advice on the implication of the basement with regard to subsidence from a qualified structural engineer.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north west side of The Drive and comprises a two storey detached house set within a spacious plot. To the north east lies 40C The Drive, a two storey detached house and to the south west lies a driveway leading to 40A and 40B The Drive, located to the rear of the application site. 42 The Drive, also a detached house, lies beyond the driveway. The street scene is residential in character and appearance comprising large detached houses of varying designs, some set within large plots, and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 159.

3.2 Proposed Scheme

Planning permission is sought for the erection of two detached 5 bedroom houses. The proposed houses would be set in line with the front building line of 40C The Drive, some 20m from the road, and they would be identical in size, scale, bulk and appearance.

House no. 40, located to the south west would be set on the new side boundary with House 40D and would retain a 1m gap to the side boundary with the existing driveway. House no. 40D would retain a 0.6m gap to the side boundary with House no. 40, and would be set against the side boundary with 40C The Drive.

Each house would measure 8.7m wide, 9.6m deep, 6m high at eaves level and finished with a dual pitched gable end ridged roof 9.1m high at ridge level. A front extension/porch is proposed set flush with the outer flank walls of the proposed houses. They would measure 6.1m wide, 1.6m deep and finished with a mono-pitched roof 2.7m high at eaves level and 3.6m high at their highest point.

A dormer window is proposed on the inner roofslopes (facing each property) of the proposed houses. They would each measure 1.6m wide, 1.3m deep and finished with a flat roof 1.6m high. They would retain gaps of 5.4m and 2.9m to the front and rear roof edges, respectively, 0.6m to the eaves, and 1m to the roof ridge. Dormer windows are also proposed on the outer roofslopes. They would each be set at eaves level, flush with the flank wall of the proposed houses, and would each measure 2m wide, 3m deep and finished with a flat roof 1.5m high. These dormer windows would retain gaps of 4.8m and 3.1m to the front and rear roof edges, respectively, and 1.6m to the roof ridge. The glazing within these dormers would extend some 4m down the flank wall to create a glazed screen.

High level windows are proposed in the front and rear gable ends and a rear first floor balcony is also proposed.

Each house would provide a basement games room area, a living room, dining room, kitchen and study at ground floor level, 3 bedrooms, WC and a living area/study capable of providing an additional bedroom at first floor level and within the roof void a further two bedrooms.

The front area would provide two off-street parking spaces and soft landscaping while the rear gardens would incorporate a swimming pool.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

PPS3 Housing sets out policy objectives for housing and specific outcomes that the planning system should deliver and includes a sufficient quantity of housing taking into account need and demand and seeking to improve choice. The statement encourages more efficient use of land but not at the expense of good design, or other principles of sustainability set out in PPS1.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- H7 Conversion of residential properties into a number of units
- 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.
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Accessible Hillingdon (adopted in August 2006 and to form part of the emerging Local Development Framework documents).

Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
 - 4.1 Density
 - 4.6 Unit Size
 - 4.9 Sunlight/Daylight
 - 4.12 Privacy
 - 4.15 Garden Space for Houses
 - 4.23 Elevation Treatment
 - 4.33 Car Parking
 - 4.39 Cycle Parking
 - 4.40 Waste Management
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- LPP 3A.5 London Plan Policy 3A.5 - Housing Choice

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

16 adjoining owner/occupiers and the Northwood Residents' Association have been consulted. 9 letters of objection have been received making the following comments:

- (i) The proposed houses would be out of keeping with the character and appearance of the street scene;
- (ii) The proposed development appears excessive as the houses are close together. This is out of character with the street scene;
- (iii) The level of excavation would cause subsidence to nearby houses;
- (iv) The proposed swimming pool (at House no. 40D) would result in additional noise and disturbance to 38 The Drive.
- (v) The proposal represents an overdevelopment of the site;
- (vi) The windows would overlook 40C The Drive causing an unacceptable loss of privacy;
- (vii) The proposed houses appear to comprise 6 bedrooms; and
- (viii) The size, scale, height and design of the houses would represent an incongruous form of development.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

Internal Consultees

Trees/Landscape: The Arboricultural Method Statement (AMS) should be updated on the plans (and within the relevant parts of the tree report) to reflect the architect's following paragraph:

During the installation of the new access/entrance (red hatch on the special construction plan) the arb consultant should be on site to supervise, a short document with photographic evidence will be sent to the acting tree officer to update them. We will also do the same for the installation of the geocell driveway, the areas covered should take no more than approximately 2 days to complete and the plans/report should make it clear that the cyan hatched area (special protection area) is a no dig area.

Subject to the above amendments, this scheme complies with Saved Policy BE38 of the UDP.

Waste Management: Space does not appear to have been allocated for waste and recycling storage. However, the waste and recycling collection system is currently based on sacks so this is not too great a problem. The existing system is as described below:

Weekly residual (refuse) waste, using sacks purchased by the occupier (allow 4 or 5 x 70 litre sacks per 5 bedroom dwelling);

Weekly dry recycling collection, using specially marked sacks provided by the Council (allow 3 or 4 x 70 litre sacks per 5 bedroom dwelling);

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

The residents would need to present the waste and recycling at the curtilage of the property on the allocated collection day.

Environmental Protection Unit (Contamination): It would appear that the site does not have or has had a contaminative use. It appears there is some landscaping work. I would advise adding a condition for the testing of imported soil in case extra topsoils are deposited at the site, it's difficult to tell if they have enough 'clean' garden soil on site. An importation of fill condition and a site

construction informative are recommended.

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. The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. The following access observations are provided:

1. Level access is required into the proposed dwelling houses via the front door. It is noted, that stepped access is currently proposed.
2. The bathrooms/ensuite facilities, including the entrance level WC, should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow bathrooms, including the entrance level WC, to be used as wet rooms in future, plans should indicate floor gulley drainage.
4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift that is capable of accessing all stories, including the proposed basement areas.

The Design & Access Statement should be revised to confirm adherence to all 16 Lifetime Home standards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application proposes a residential development within a residential area. As such, the proposal is acceptable in principle, subject to the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Supplementary Planning Document HDAS: Residential Layouts and Accessible Hillingdon.

7.02 Density of the proposed development

The proposed scheme would have a density of 166 habitable rooms per hectare. This is at the lower end of the London Plan density range of 150-250 habitable rooms per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 1. However, this is considered to be acceptable and would be compatible with the local context. Accordingly, no objection is raised to the proposed density in this instance.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (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 Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): New Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene and surrounding area is characterised by two storey detached houses, many set within spacious plots, and with side gaps between properties. The proposed

houses would not retain 1m gaps between each other and to the side boundary with 40C The Drive. They would therefore appear as a cramped form of development in the street scene.

Furthermore, the proposed gable end design, fenestrations details and siting on the front and rear elevations, and large dormer window with exaggerated glazing on the outer flank walls, are uncharacteristic features to houses in the street. It is acknowledged that the street scene comprises a variety of house styles, however, the proposed houses, by reason of their siting, size, bulk, design, character and appearance would detract from the character and appearance of the street scene and surrounding area generally. Therefore, the proposal is contrary to policies BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement(HDAS): Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

42 The Drive would be located some 7m to the south west of the flank wall of House no. 40, and 40A The Drive would be some 30m to the north west of the rear elevations of the proposed houses. These distances are sufficient to ensure that the proposal would not harm the residential amenities of the occupiers of those houses through overdominance, visual intrusion overshadowing and overlooking.

The proposed houses would not project beyond the rear wall of 40C The Drive. That property does not have any habitable room window facing the application site and given the siting of the proposed side dormer window facing that house, it would not result in direct overlooking onto the private amenity space of 40C The Drive. 38 The Drive would be screened from the proposed houses by 40C The Drive. The proposed swimming pool at House no. 40D would be located at the bottom of the rear garden adjacent to the side boundary with 38 The Drive. However given its location in relation to that house, the proposed swimming pool will not result in a significant increase in noise and disturbance and as such would not harm the residential amenities of the occupiers of 38 The Drive.

As such, it is considered that the proposal would not harm significantly the residential amenities of nearby properties and the proposal would provide sufficient residential amenities for future occupiers, 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).

7.09 Living conditions for future occupiers

The internal size of the proposed houses would be in excess of 300sq.m. This would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 (or more) bedroom houses, in accordance with policy H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 300sq.m of usable space would be provided for each property. This would meet the recommended standard of 100sq.m for 4 (or more) bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed houses would not lead to a significant increase in traffic generation given their proposed use and location within a residential area. As such, the proposal would comply with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 1, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for each proposed dwelling.

The submitted plans show 2 off-street parking spaces at the front for the proposed houses. Access to House no. 40 would be via the existing side driveway and a new crossover and driveway are proposed for House no. 40D.

The parking provision would accord with the above standard and the access arrangements are acceptable. As such, the proposal is unlikely to result in an increase in on street demand for parking, in accordance with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

The proposal fails to provide covered and secured cycle parking to cater for 2 cycle parking spaces, in accordance with the standards. However, this can be secured by way of a suitable planning condition should planning permission be granted. Finally, the proposal includes a crossover however, no details have been submitted. These details could also be secured by an appropriate condition should planning permissions be granted. As such, the proposal would comply with policy AM9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

These issues are addressed in Section 7.07.

7.12 Disabled access

London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house appears to comply with some of standards, in particular, halls and corridors are over 900mm wide, the living room area is of a sufficient size for wheelchair turning and there is a large hall and living space at entrance level. However, the door widths are less than 900mm wide, there is no 900mm clear width adjacent to the main stairs to accommodate a stair lift if required in the future, and the ground floor WC is not suitable for wheelchair users. However, both of the proposed units are substantial in size and through simple changes (which could be conditioned) these issues could be addressed.

Therefore, although the proposal would not fully satisfy 'Lifetime Homes' standards and Policy 3A.5 of the London Plan (2008), it is considered that through the use of conditions the scheme would meet both the London Plan and Council's HDAS 'Accessible Hillingdon'

standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees/Landscape Officer has raised no objections to the scheme subject to amendments to the Arboricultural Method Statement (AMS). This could be secured by way of an appropriate condition, should planning permission be granted. As such, the scheme would comply with the Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

No details of refuse storage facilities has been provided, however, there is sufficient space within the site for these facilities to be provided in an unobtrusive location and had the application not been recommended for refusal a suitable condition could be attached requiring the provision of these details.

7.16 Renewable energy / Sustainability

No details of renewable energy use or other sustainable measures have been provided, however, a condition requiring the development to meet level 3 of the code for sustainable homes could be attached, had the application not been recommended for refusal.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The planning issues raised in the third party comments have been addressed in the report. The adjoining neighbour has highlighted subsidence issues related to trees (no trees are to be felled as part of the proposal). They are concerned at the implications of a large basement within 2m of their house. The suitability of foundations would be considered through the Building Regulations. Subsidence and party wall issues are civil matters. Nonetheless your officers have liaised with Building Control colleagues and an informative is recommended to give guidance to the applicant, in particular that advice should be sought from a structural engineer.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The proposed houses would result in a net increase of 6 rooms and as such would fall within the threshold for seeking a contribution towards additional school facilities in the Northwood ward. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

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 houses would have a detrimental impact on the character and appearance of the street scene. The proposal would be contrary to the aforementioned policies and therefore, this application is recommended for refusal.

11. Reference Documents

PPS3

London Plan 2008

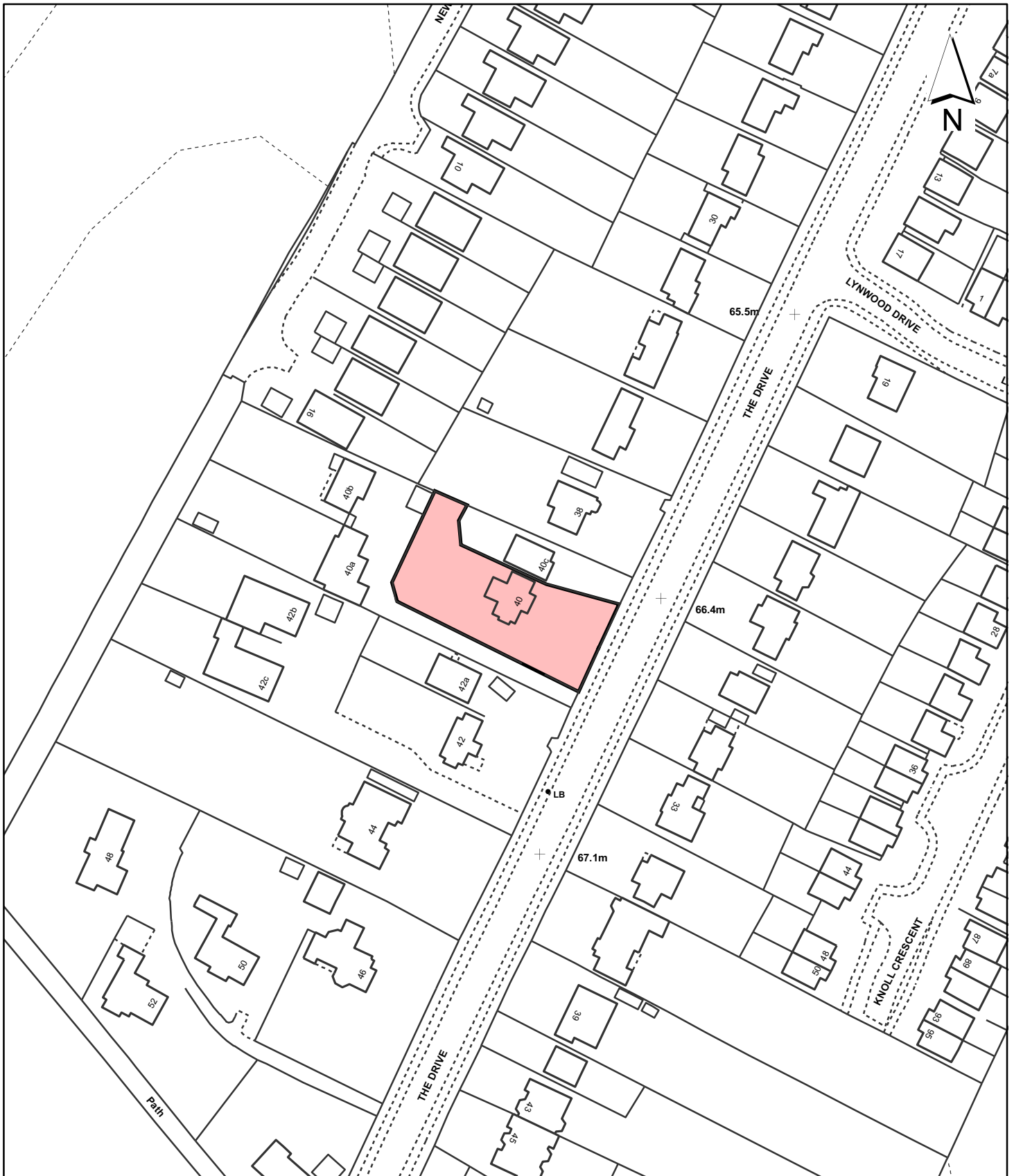
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts


Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**40 The Drive
Northwood**

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

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

Planning Application Ref:

13554/APP/2010/1491

Scale

1:1,250

Planning Committee

North Page 100

Date

**December
2010**



HILLINGDON
LONDON

Report of the Head of Planning and Enforcement Services

- Address:** LONDON BOROUGH OF EALING
SHREE KUCH LEVA PATEL COMMUNITY CENTRE,
INDIA GARDENS, WEST END ROAD, NORTHOLT
- Development:** Use of existing community facility building as a mixed use comprising indoor market/community facility for a temporary period expiring April 2011 (Amended Description) at SKLPC Community Centre and Sports Ground, India Gardens, Northolt. (Consultation by Ealing Council)
- LBH Ref Nos:** 39704/APP/2010/2599
- Drawing Nos:** Site Plan showing proposed car parking and traffic flows arrangement.
- Date of receipt:** 11/11/2010:

SUMMARY

Ealing Council seeks comments from this Council on a planning application for the use of an existing community facility building as a mixed use comprising indoor market/community facility for a temporary period expiry April 2011. As this report relates to the request from the London Borough of Ealing for observations and comments in relation to the planning application it has received, the issue for consideration by the North Planning Committee is the impact of the proposed development on the London Borough of Hillingdon (rather than the determination of the application itself). The use of the site for mixed use comprising indoor market/community facility is considered contrary to policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

RECOMMENDATION:

That the London Borough of Ealing be informed that the London Borough of Hillingdon raises an objection to the proposed scheme on the following two grounds:

- 1) The applicant has failed to submit adequate information to demonstrate that acceptable traffic management measures would be in place to manage the safe and free flow of vehicular traffic as it enters and exits from the site and whether the traffic associated with the development will cause congestion on the adjoining highway network. The development is therefore considered likely to be detrimental to highway safety and is contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).**

- 2) **The proposal would result in a materially greater impact and an unacceptable intensification of use (than the existing authorised uses) of the site and as such is inappropriate development in the Green Belt for which no case of very special circumstances has been demonstrated. The proposal is therefore considered to be contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007, London Plan Policy 3D.9 (Consolidate with Alterations since 2004), and Planning Policy Guidance 2: Green Belts.**

Site and locality

The application site is an approximately 2 hectare site located on a corner of land bounded by West End Road on its eastern boundary and the slip road off the A40 trunk road serving the Polish War Memorial roundabout on its northern boundary. Vehicular access to the site is off West End Road approximately 11 metres from the Polish War Memorial roundabout. The northern, western, and southern boundaries of the site all form the legislative boundary between the London Borough of Ealing and the London Borough of Hillingdon. To the south of the site is Harvey Road a residential street located within the Borough of Hillingdon. Harvey Road is a cul de sac entered from West Road at a junction approximately 400 metres south of the Polish War Memorial roundabout. There is no vehicular or pedestrian access from Harvey Road onto the application site. On the west side of West End Road, within the London Borough of Hillingdon and opposite the site is the C & L Country Club and a 9 hole golf course both located in the Green Belt

The application site form parts of the SKLPC Sports Ground and Community Centre, the main playing fields also under the ownership of the applicant and which form part of the complex, are on land adjacent to the site to the east but are not within the red line. Beyond these playing fields to the east of the whole site is the Lime Tree Golf Course. The site consists of a series of buildings used in respect of the sport facilities including a clubhouse, two large spaces that serve as special event and function spaces to the sports club and community centre, a bowling green and 2 tennis courts that appear to have fallen into disuse. The site is occupied by large areas of tarmac and other forms of hard-standing that are used as car parking in connection with events on the site. A residential bungalow and associated outbuildings that appear to pre-date the sports club and would have once served as a farm are located on the site in close proximity to the southern site boundary with Harvey Road.

Scheme

The documentation forming the planning application lodged with Ealing Council is very limited and provides no fuller written description of the proposed scheme than is contained within the application description, namely for the use of an existing community facility building as a mixed use comprising indoor market/community facility for a temporary period expiry April 2011 and the sought hours of operation are 7:00 to 13:00 hours Saturdays, Sundays and Bank Holidays.

No new buildings or other alterations to the buildings on the site are proposed as part of the application.

A site plan accompanies the application that shows a one way traffic arrangement will be set up to manage the traffic on the day of indoor market/community events. The site plan shows a new vehicular exit would need to be created to enable the proposed one way traffic flow into, through, and exit from the site. This new entrance would exit onto the existing small feeder road to the site and accordingly would share the current existing junction arrangement with West End Road itself but the vehicular exit from the site would be located approximately 30 metres south of the current main vehicular gates to the site after traffic flowed along a track on the site running adjacent and parallel with the western site boundary.

Planning History

The site has not had any recent previous planning application history that is of relevance to the consideration of the current application.

It is understood from a conversation with the case officer dealing with this current application for Ealing Council that consideration is being given by a would be applicant for a future distinct planning application for the site. This proposal would be for use of the site for outdoor car boot sales, utilising the existing longstanding informal parking areas serving the existing sports and community centre function.

Planning Policies and Standards

The following policies of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are considered to be relevant:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- AM7 Consideration of traffic generated by proposed developments.
- OE1 Protection of the character and amenities of surrounding properties in the area

The following documents are also relevant:

- Hillingdon Unitary Development Plan Saved Policies (September 2007)
- London Plan (Consolidate with Alterations since 2004)
- Planning Policy Statement 1 (Delivering Sustainable Development)
- Planning Policy Guidance 2 (Green Belts)
- Planning Policy Guidance Note 13 (Transport)

CONSULTATIONS

External consultees:

The duty lies with the London Borough of Ealing to advertise the proposal and notify third parties and statutory consultees so there is no requirement for this Council to publicise this proposal. Ealing Council have consulted all the owners/occupants of the residential properties in Harvey Road, the road adjoining the southern side of the site and located within this borough. Comments received by residents of Harvey Road will be considered by Ealing in the course of determination of the planning application.

Internal consultees:

Highway Engineer: Object.

There are concerns regarding the traffic impact of the proposal on the already saturated highway network including the Polish War Memorial roundabout, and particularly in relation to the intensification of use of the access which lies in close proximity to the roundabout.

No Transport Assessment or statement has been provided addressing these concerns and as such objections are raised on highway grounds.

TFL should be consulted over the potential implication to the strategic road network which is managed London wide.

Principal Planning Considerations

Given that the application is a consultation proposal, the main issue for consideration is the impact on the London Borough of Hillingdon of the development, rather than a determination of the application itself. Matters of (i) the principle of the mixed uses proposed, (ii) the impact upon the open character and setting of the Green Belt (iii) whether the scheme would represent a significant intensification of the use of the site within the context of the Green Belt, (iv) whether it would encourage the use of private motor car contributing to increased congestion and pollution to the detriment of the area, (v) noise and disturbance are issues for London Borough of Ealing to consider, as part of its determination of the application. In this regard, the main planning issues for London Borough of Hillingdon are:

- (i) Whether the proposal would have a detrimental impact on the operation of the public highway within the London Borough of Hillingdon and the related matter whether the traffic implications will have an adverse impact on the amenity of the residents of this borough who live in the road adjoining the site to the south.
- (ii) The failure of the applicant to provide evidence to quantify the degree to which the proposal represents an intensification of use of the site and provide an exception to support an intensification of use within Green Belt .

- (iii) The potential visual amenity impact of the scheme from Harvey Road and West End Road.

Traffic Concerns

Policy AM7 of the Hillingdon Unitary Development Plan does not allow development that would unacceptably increase demand along roads or through junctions that are already used to capacity.

The vehicular access to the site off West End Road is approximately 10 metres to the south of the A4180 entrance/exit to the Polish War Memorial roundabout with the A40 Trunk road. The Polish War Memorial Junction with the A40 experiences congestion at peak periods. Transport for London can confirm whether congestion is also experienced at this road junction over the weekend.

The events related with this proposed mixed operation may lead to a conflict as cars coming to and from the events conflict with the flow of traffic along this section of A4180 and with the traffic entering and existing Polish War Memorial.

As the Highway Engineer's comments state without the provision of a Transport Assessment or Transport Statement and without further details of the new vehicular exit from the site it is not possible to assess whether the scheme would result in significant additional traffic congestion and may risk traffic queuing from the roundabout and the exit entrances from the A40 itself in both directions.

In conclusion in the absence of a Transport Assessment or Transport Statement and details of the new vehicular exit from the site it is considered the scheme raises serious issues over flow and management of traffic to and from the site during the time of events and may lead to potential traffic congestion on the already saturated highway network including the Polish War Memorial roundabout contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Provision of exceptions case for a proposed intensification of use within the Green Belt.

UDP policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. This is reiterated in Planning Policy Guidance 2: Green Belts (PPG2) and in London Plan policies. The site has an on-going history as an open air sports and recreational use and as a venue for community events. The proposal for mixed use of the community building comprising of an indoor market use and community facility use for a period running until April 2011 represents an intensification in the use of the site.

The combined mix of uses do not taken together fall within the uses listed in Policy OL1, or Planning Policy Guidance 2 (PPG2) as exceptions to restrictions on development in the Green Belt. No special circumstances case has been provided by the applicant to justify granting planning permission. No details of the management of the site for these mixed use events has been provided, or any assessment of the scale of intensification the scheme would represent measured in terms of visitor numbers/car movements for the community events and for the indoor

market use. Having regard to PPG2, it is considered that insufficient details has been provided to assess the measures necessary to mitigate the adverse impact that the proposed intensification of these inappropriate uses would have in the Green Belt. The proposal is therefore considered contrary to Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007, The London Plan (amended 2004), and Planning Policy Guidance 2.

Visual Amenity Impact

In regard to the visual amenity impact of the proposal as viewed from this Borough it is not considered the scheme will have any adverse impact. It would involve no new buildings on the site and the scheme would not impact upon the extensive screening provided by evergreen trees along the site boundary to West End Road.

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 of 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 those rights protected under these articles 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.

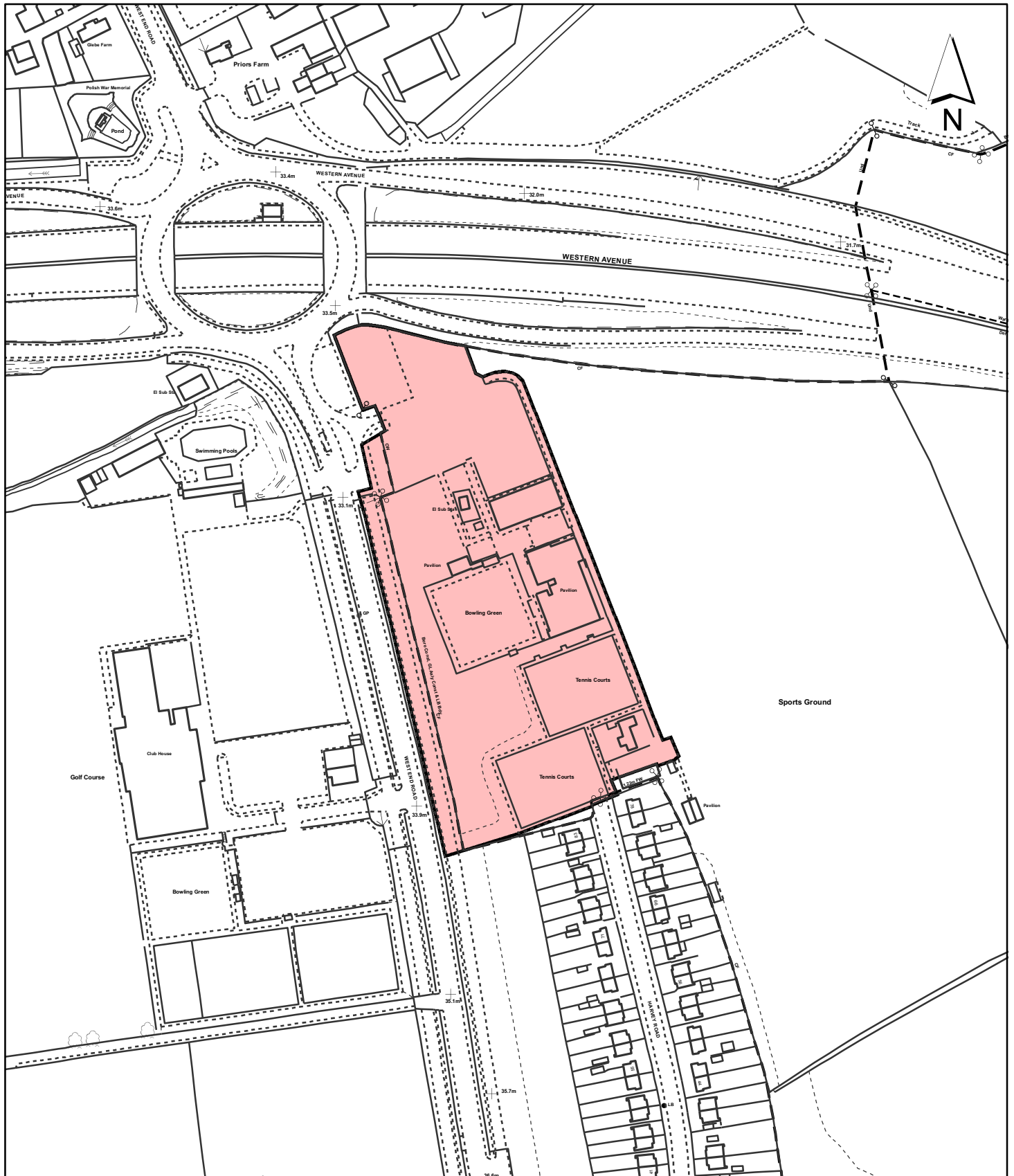
Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

CONCLUSION

There is minimal information in support of the application and it fails to provide a transport assessment to demonstrate the scheme would not result in highway safety issues or traffic congestion on the surrounding road network. The proposed uses of the community facility buildings would represent an intensification in the uses of the site. The applicant has failed to provide any justification for the scheme in the context of its Green Belt location. The uses do not fall within acceptable uses within Green Belt as laid out in Planning Policy Guidance 2: Green Belts (PPG2) and in London Plan policies. Based on these two grounds it is advised the London Borough of Hillingdon object to the scheme for the reasons laid out within the recommendation section of this report.

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**London Borough of Ealing
(SKLPC Community Centre and Sports
Ground, India Gardens, Northolt)**

Planning Application Ref:

39704/APP/2010/2599

Planning Committee

North Page 108

Scale

1:2,500

Date

**December
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Planning Committee

21st December 2010



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 117

Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 104 ABBOTSBURY GARDENS EASTCOTE

Development: Erection of 1 one-bedroom, single storey detached dwelling with new crossover to front and associated parking and amenity space (Outline application with matters relating to appearance, landscaping and layout being reserved.)

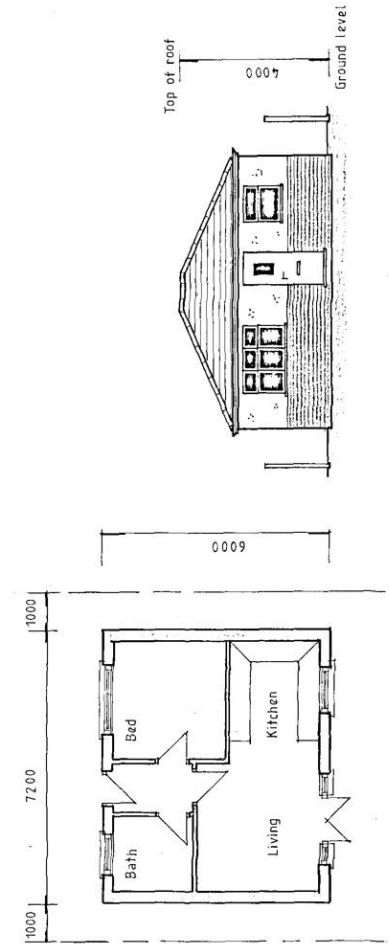
LBH Ref Nos: 67398/APP/2010/2562

Date Plans Received: 05/11/2010

Date(s) of Amendment(s):

Date Application Valid: 05/11/2010

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



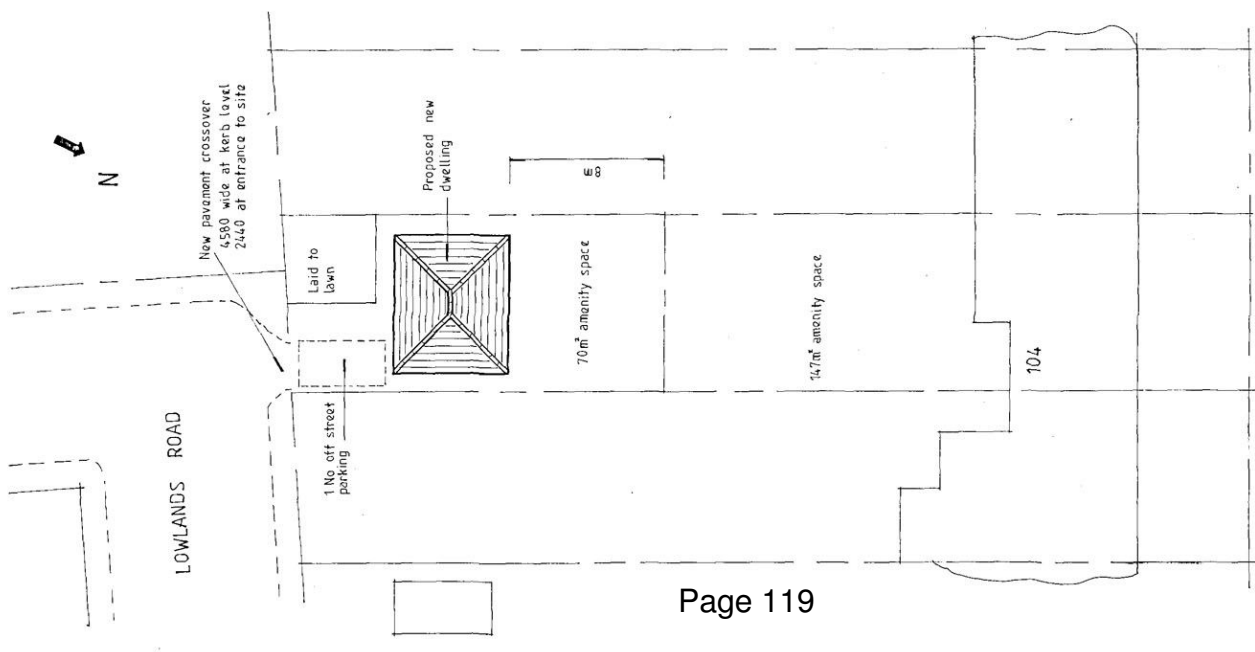
STREET SCENE ELEVATION

PROPOSED FLOOR PLAN

OUTLINE PLANNING APPLICATION

SITE PLAN

scale 1:200



LOW BOROUGH OF HULLINGDON
RECEIVED
- 5 NOV 2010
PLANNING & TRANSPORTATION
GROUP

Revisions	
A	Date

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G.E. POTTLE & CO.
BUILDING DESIGN &
MANAGEMENT SERVICES
Suite B
128 Manor Way
Ruislip
Middlesex
HA4 8HR
Tel: 01895 622800
Fax: 01895 622900

Client

MR MRS ACOURT

Job Title

Land at rear of:
104 ABBOTSBURY GARDENS
EASTCOTE
MIDDX

Drawing Title

PROPOSED NEW
DWELLING.

Scale 1:100, 200

Date OCT 10 Drawn by MDP

Drg No.

2878/01

Rev



Notes

 Site boundary

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Site Address

**Land forming part of
104 Abbotsbury Gardens
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

67398/APP/2010/2562

Scale

1:1,250

Planning Committee

North Page 120

Date

**December
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD EASTCOTE

Development: Erection of a five-bedroom detached bungalow, including three bedrooms in roofspace, with associated parking and landscaping.

LBH Ref Nos: 56032/APP/2010/2111

Date Plans Received: 08/09/2010 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2010

LOW BOARD OF HILLINGDON
 RECEIVED
 - 8 SEP 2010
 PLANNING & TRANSPORTATION
 GROUP

4.50 M WIDE
 NEW DROPPED KERB
 PROVIDING NEW ACCESS
 TO SITE

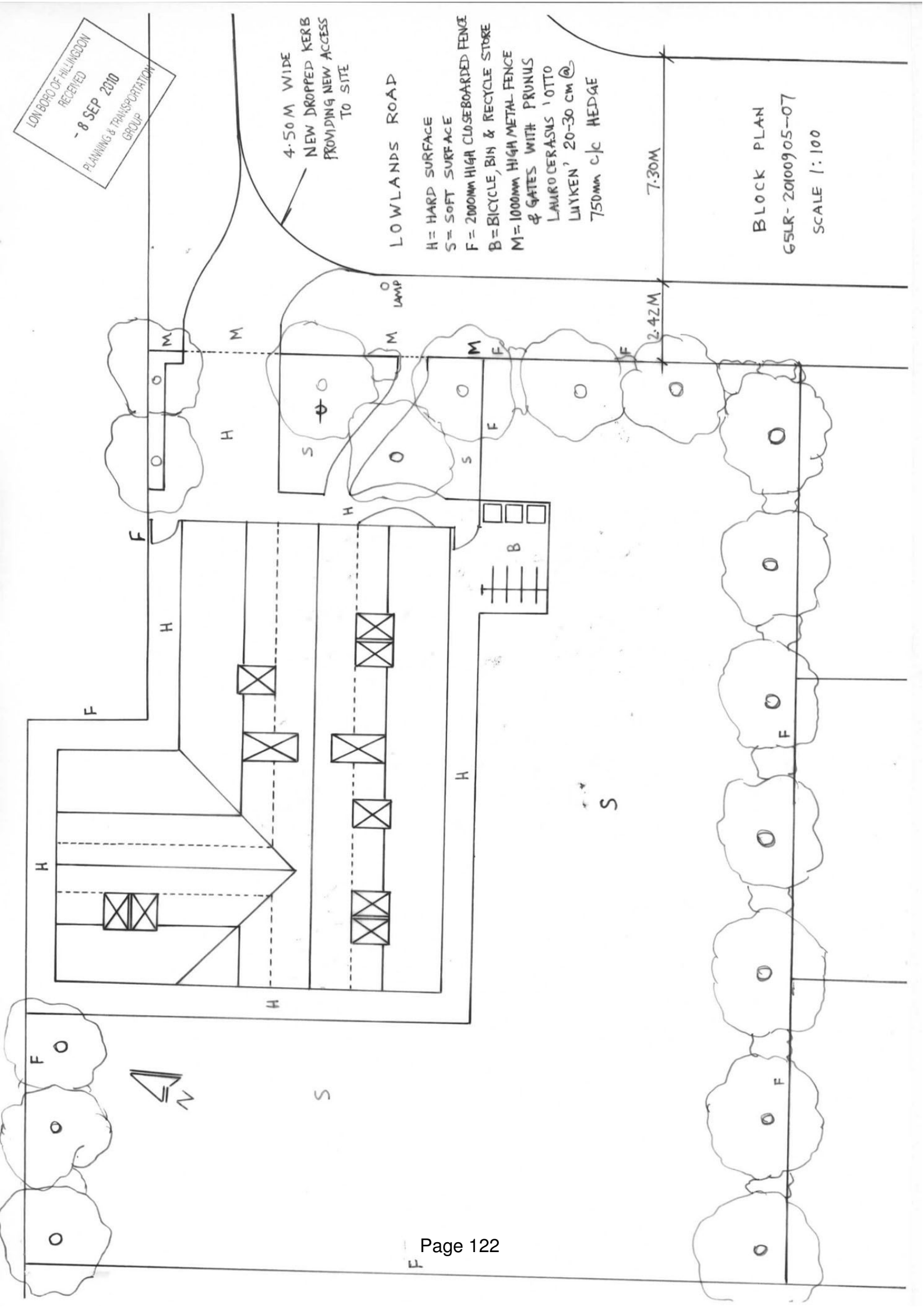
LOWLANDS ROAD

- H = HARD SURFACE
- S = SOFT SURFACE
- F = 2000MM HIGH CLOSEBOARDED FENCE
- B = BICYCLE, BIN & RECYCLE STORE
- M = 1000MM HIGH METAL FENCE & GATES WITH PRUNUS LAURO CERASUS 1 OTTO LUYKEN' 20-30 CM @ 750MM c/c HEDGE

7.30M

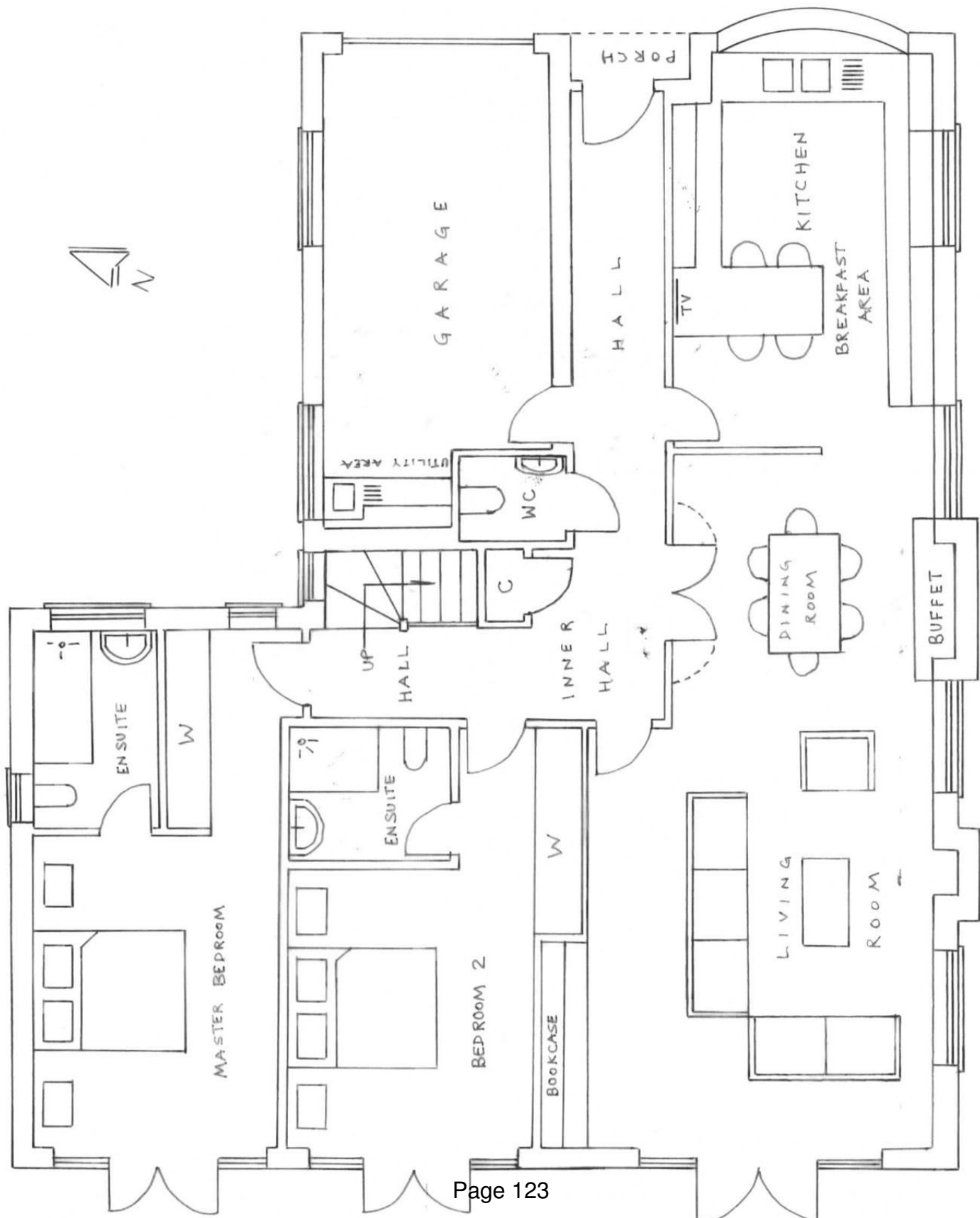
2.42M

BLOCK PLAN
 G5LR-20100905-07
 SCALE 1:100



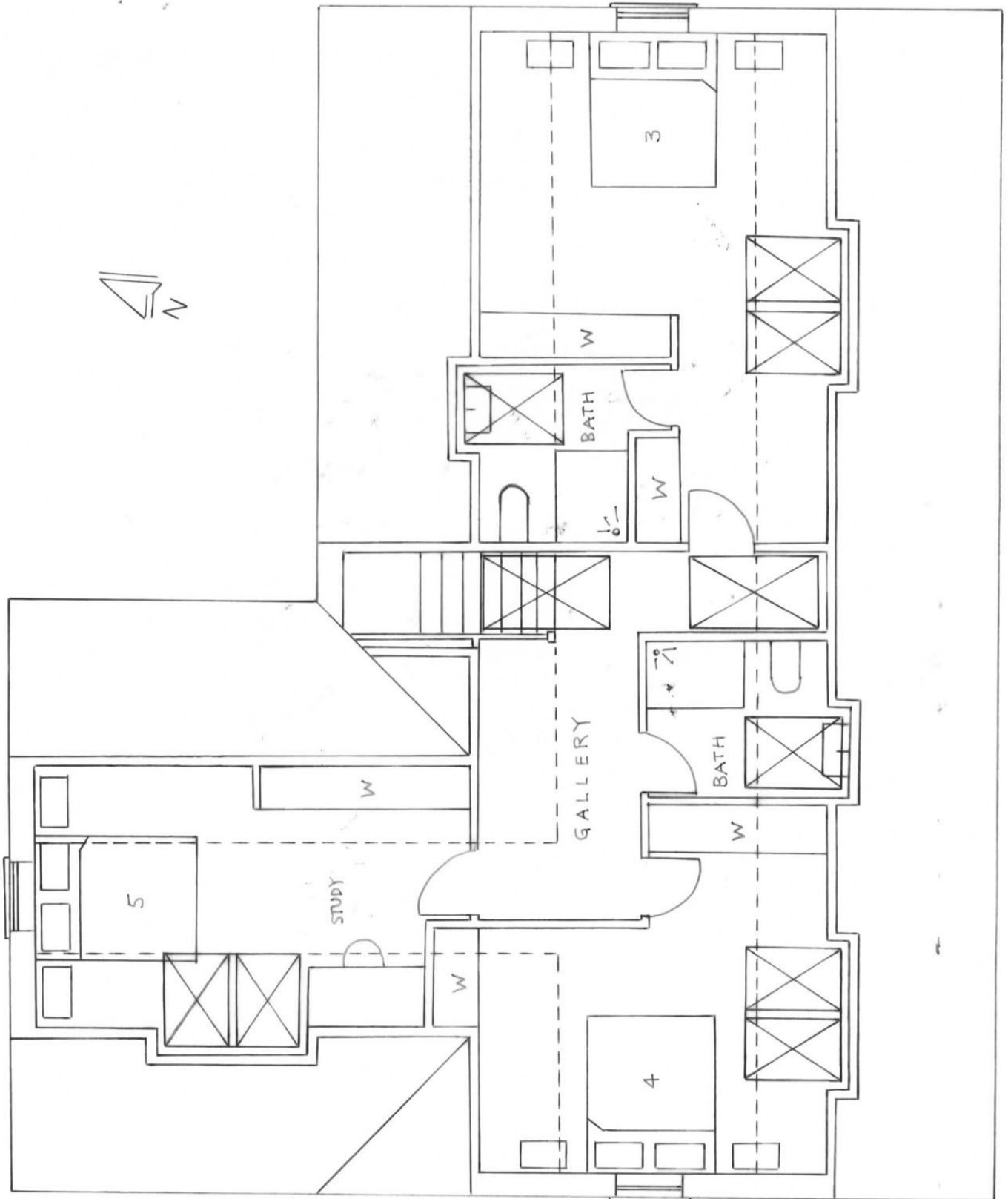
LOW BOARD OF HILLINGDON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP

GROUND FLOOR PLAN
65LR-20100905-01
SCALE 1:50

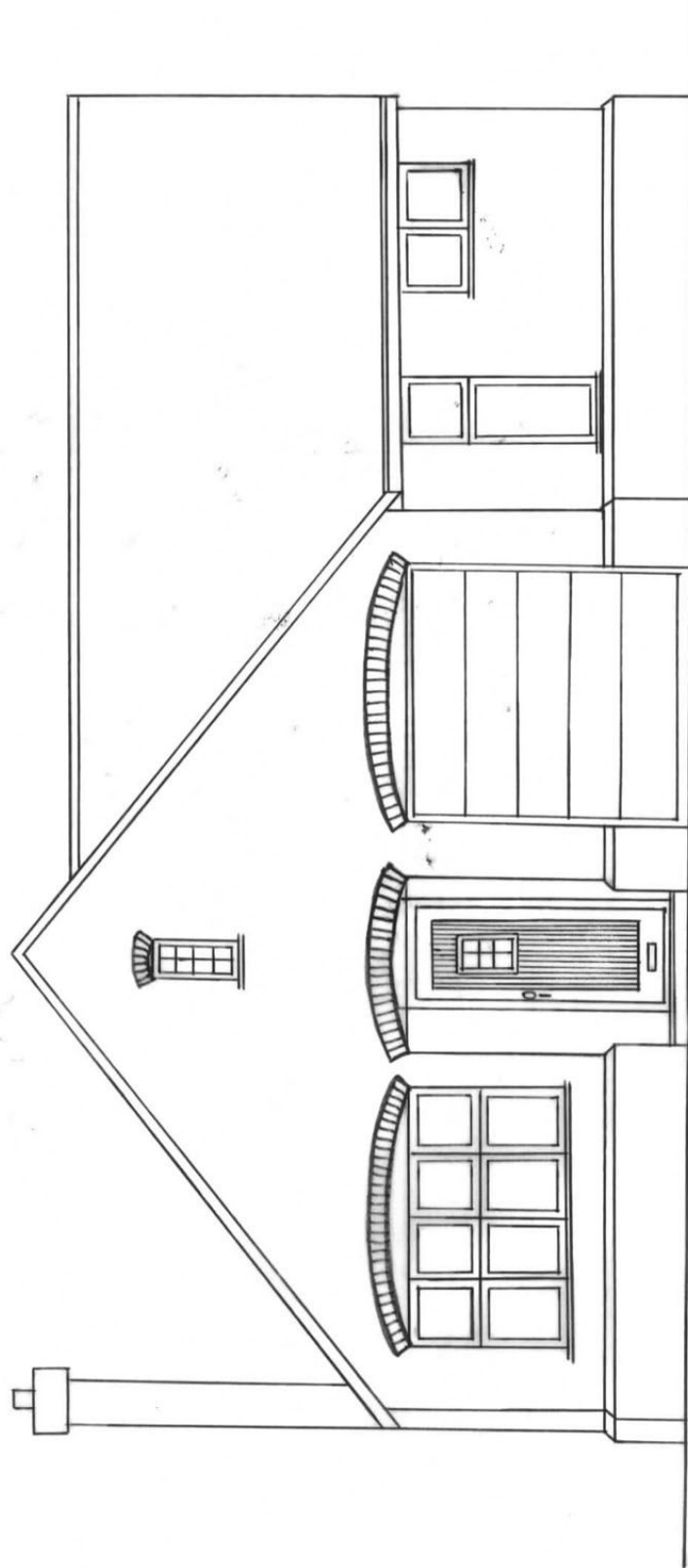


LON BORO OF HILLINGDON
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- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP

ROOF CONVERSION
65LR-26100905-02
SCALE 1:50



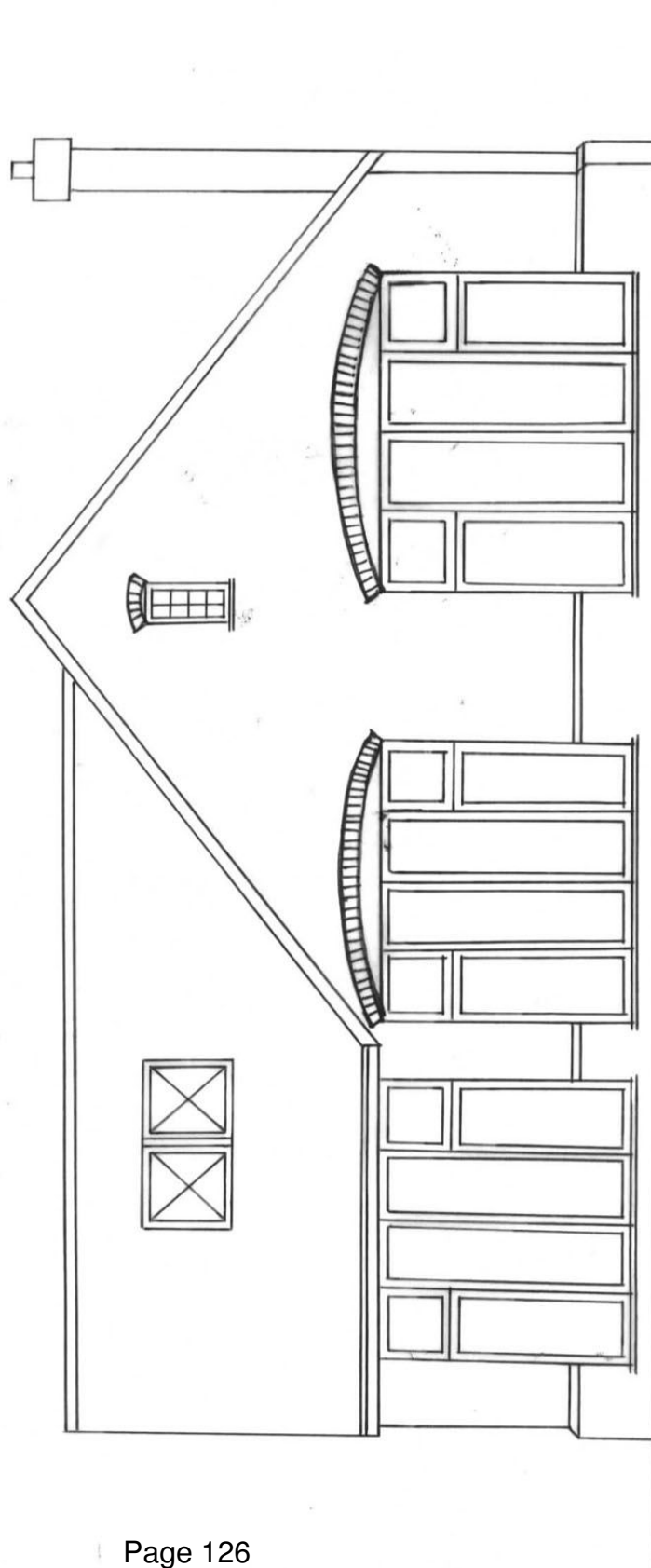
LON BORO OF HILLINGDON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP



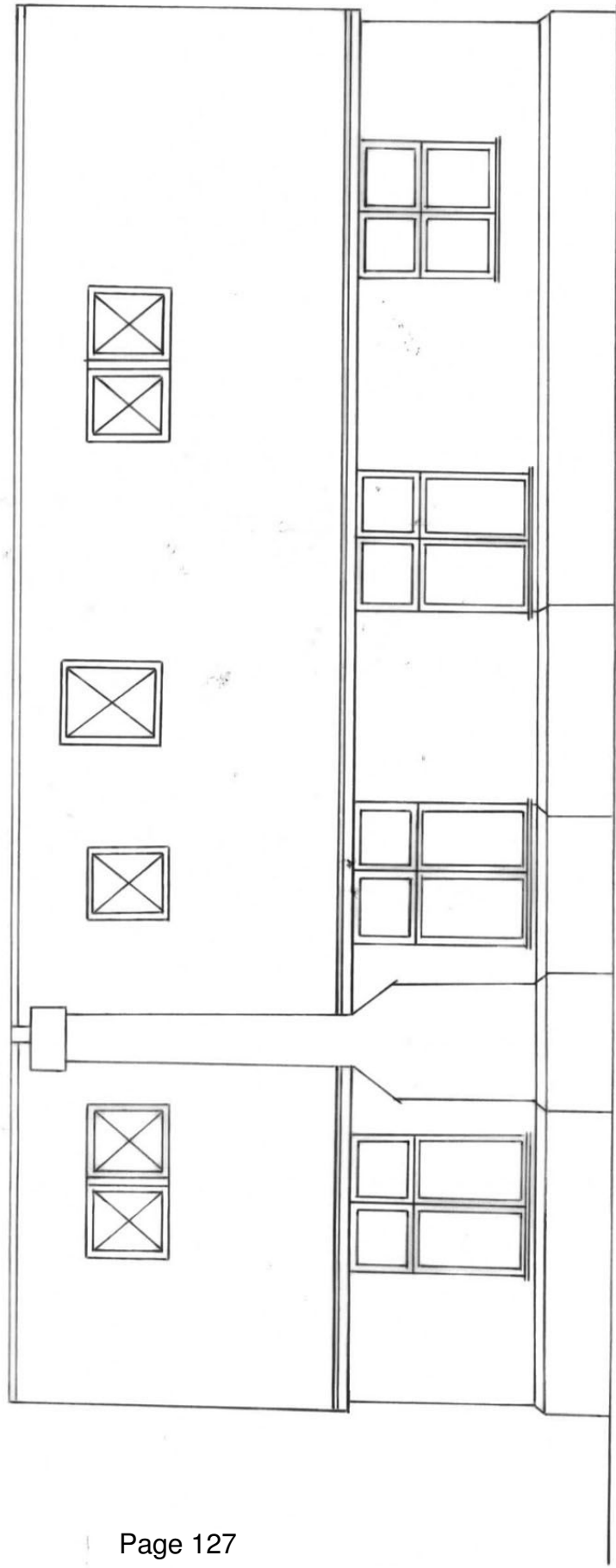
FRONT ELEVATION
GSLR-20100905-02
SCALE 1:50

LOW BOARD OF HILLINGDON
RECEIVED
8 SEP 2010
PLANNING & TRANSPORTATION
GROUP

REAR ELEVATION
65LR-20100905-02
SCALE 1:50

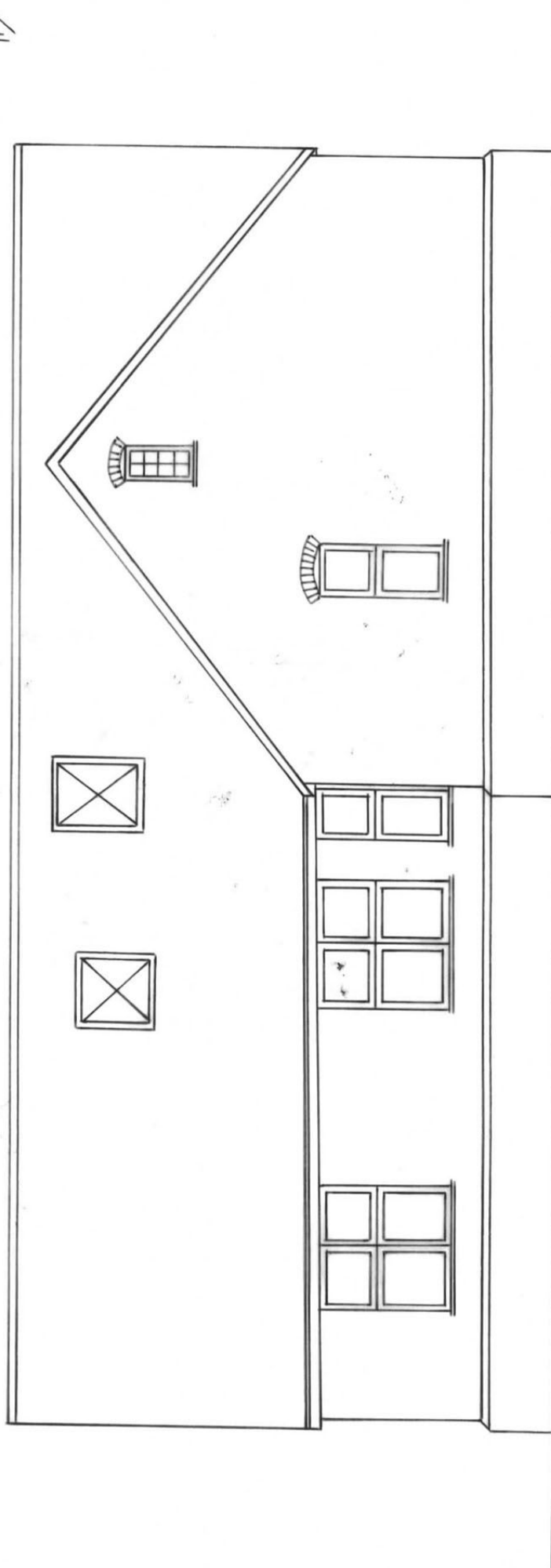


LOW BOARD OF HILLINGDON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP



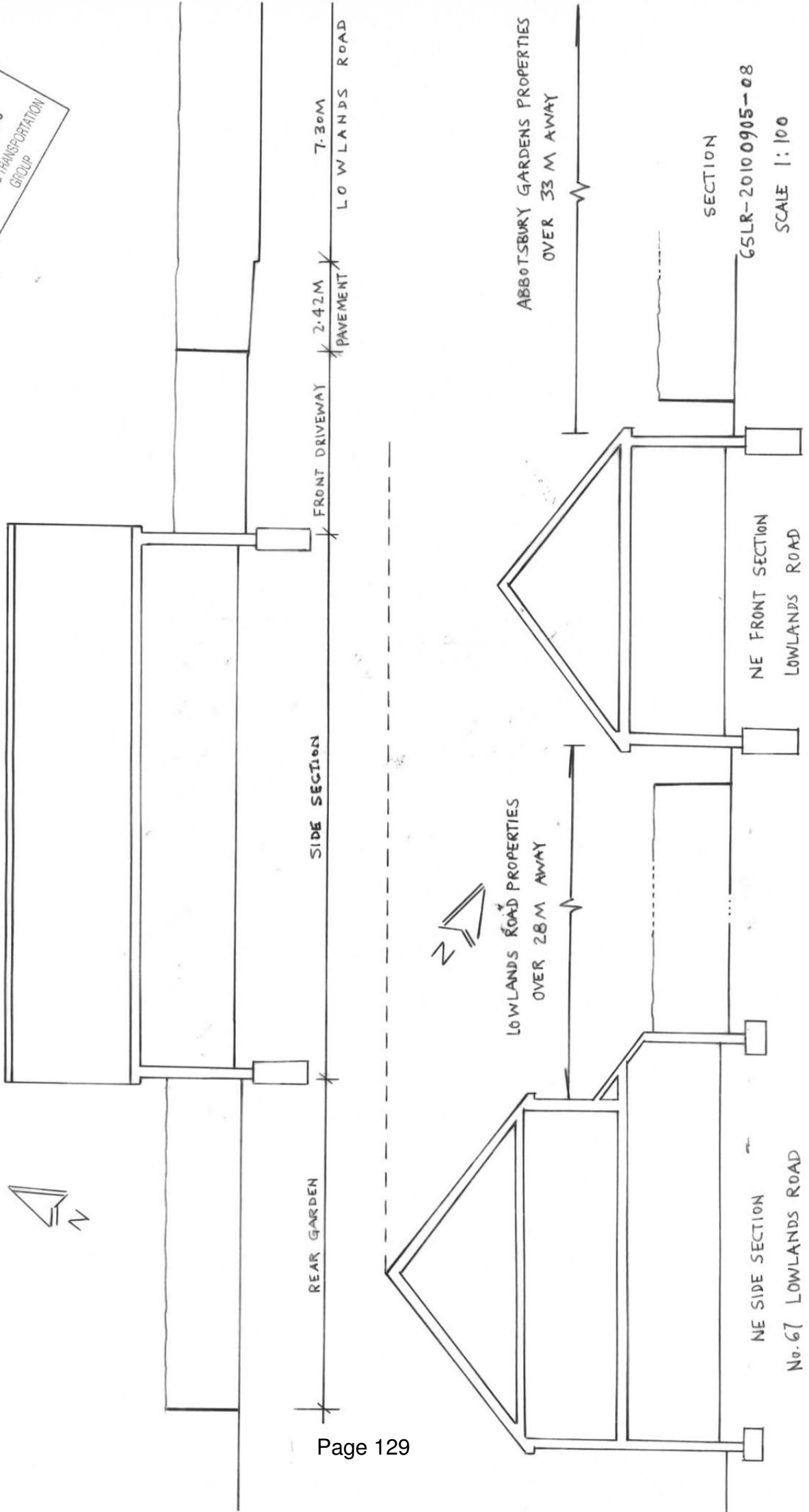
SE SIDE ELEVATION
65LR-20100905-05
SCALE 1:50

LOW BOARD OF HILLINGDON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP



NW SIDE ELEVATION
65 LR-2010 0905-06
SCALE 1:50

LOW BORO OF HILLINGDON
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- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP

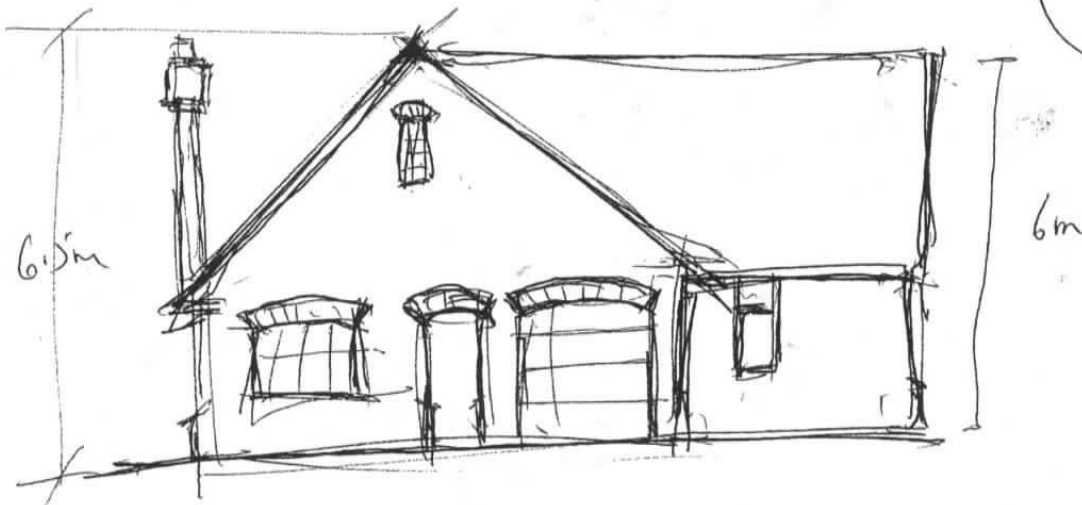
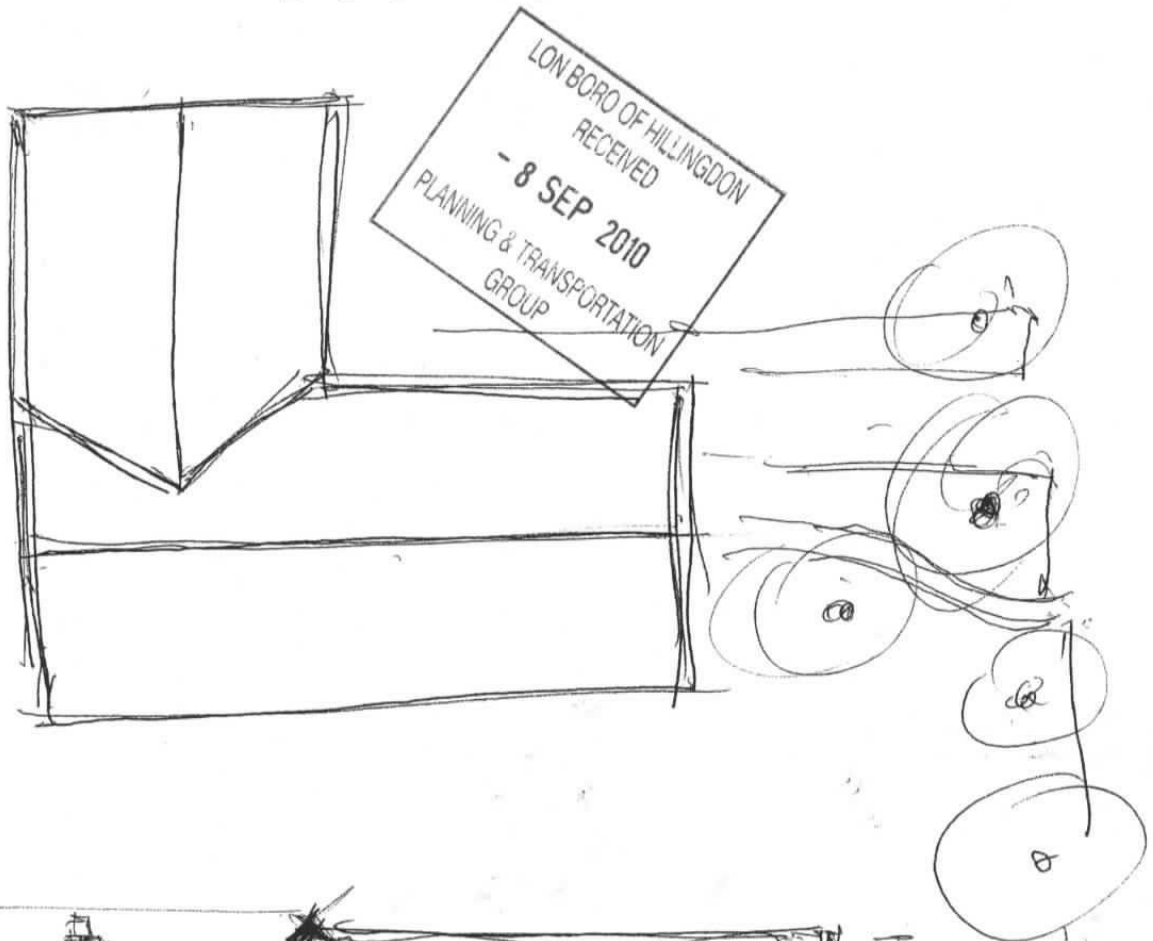


LAND REAR OF 63, 65 & 67 LOWLANDS ROAD
EASTCOTE PINNER MX. HAS ITY

MR. JOHN ALLUM

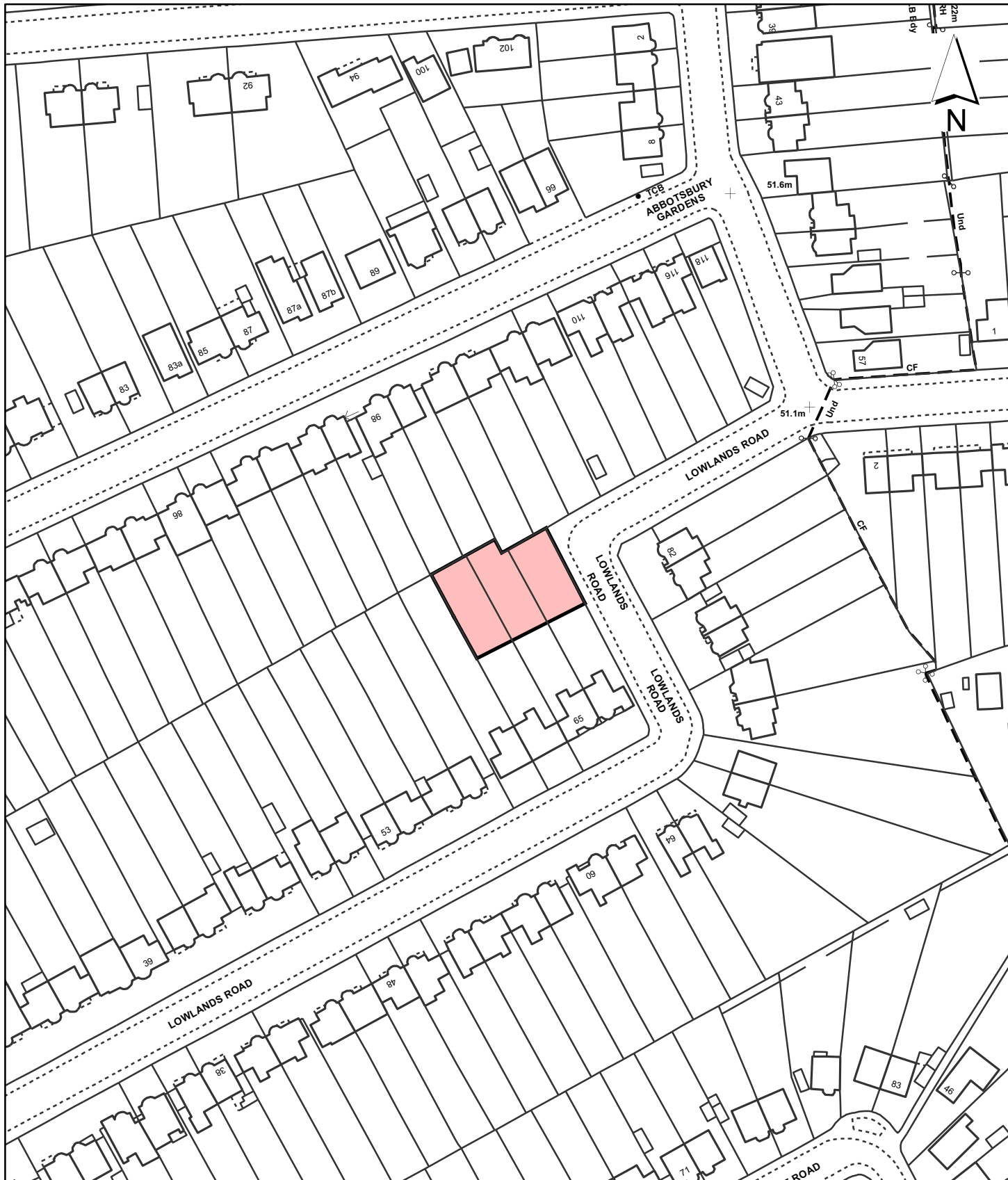
WEDNESDAY 11 AUGUST 2010

2-BEDROOM BUNGALOW WITH INTEGRAL GARAGE






ION BORO OF HILKINGTON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP



Notes

 Site boundary

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Site Address

**Land at rear and forming part of
63, 65 & 67 Lowlands Road
Eastcote**

Planning Application Ref:

56032/APP/2010/2111

Planning Committee

North Page 132

Scale

1:1,250

Date

**December
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

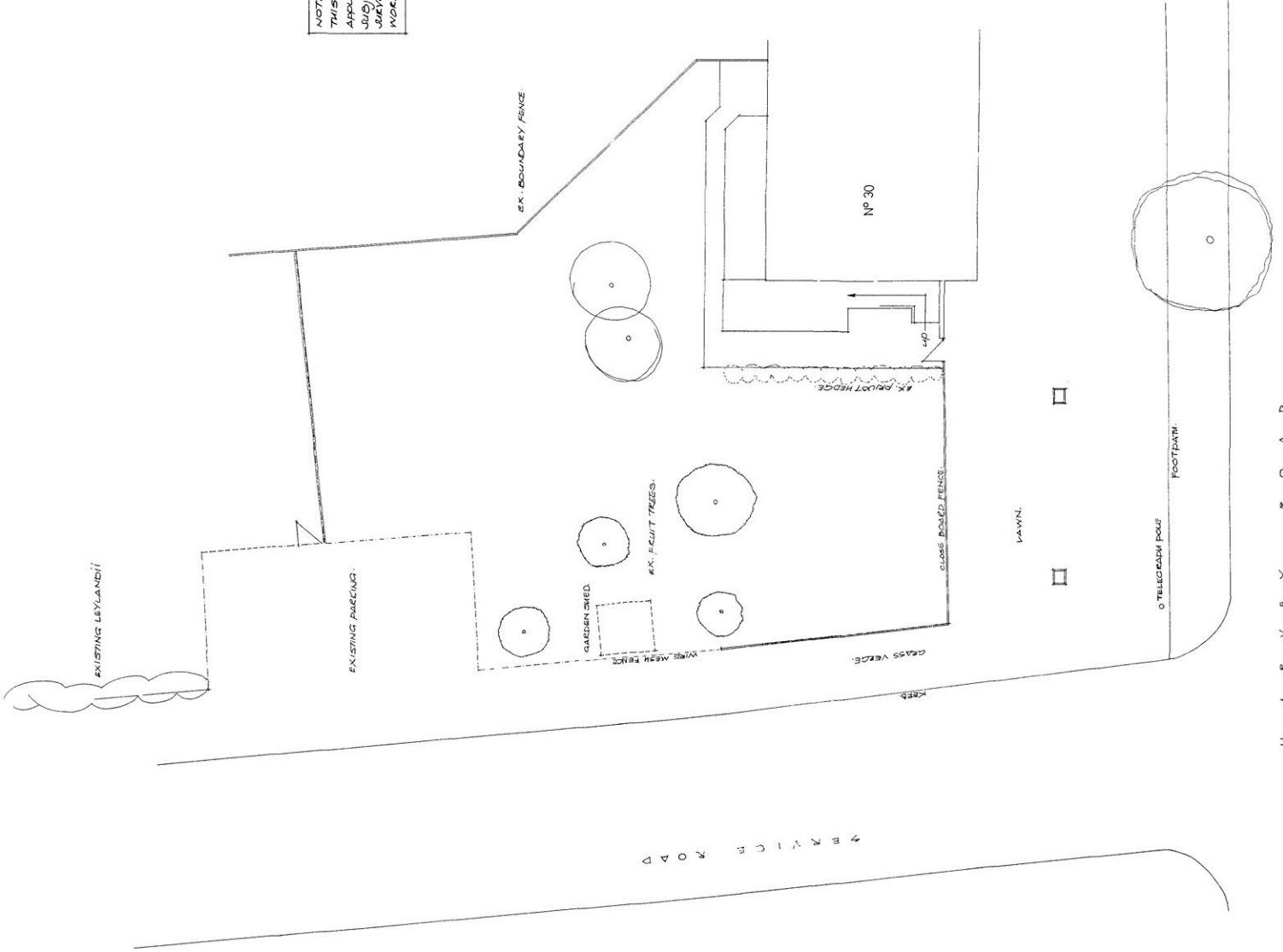
Address LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD
NORTHOLT

Development: Erection of 2 x two-bedroom, two storey and 1 x one-bedroom, single storey dwellings with semi- linked lobby and associated parking and amenity space.

LBH Ref Nos: 67335/APP/2010/2355

Date Plans Received: 08/10/2010 **Date(s) of Amendment(s):**

Date Application Valid: 15/10/2010



NOTE 1
 THIS DRAWING IS FOR PLANNING APPLICATION PURPOSES ONLY & IS SUBJECT TO DETAILED MEASURE/LEVEL SURVEY PRIOR TO CONSTRUCTION WORKS COMMENCING.



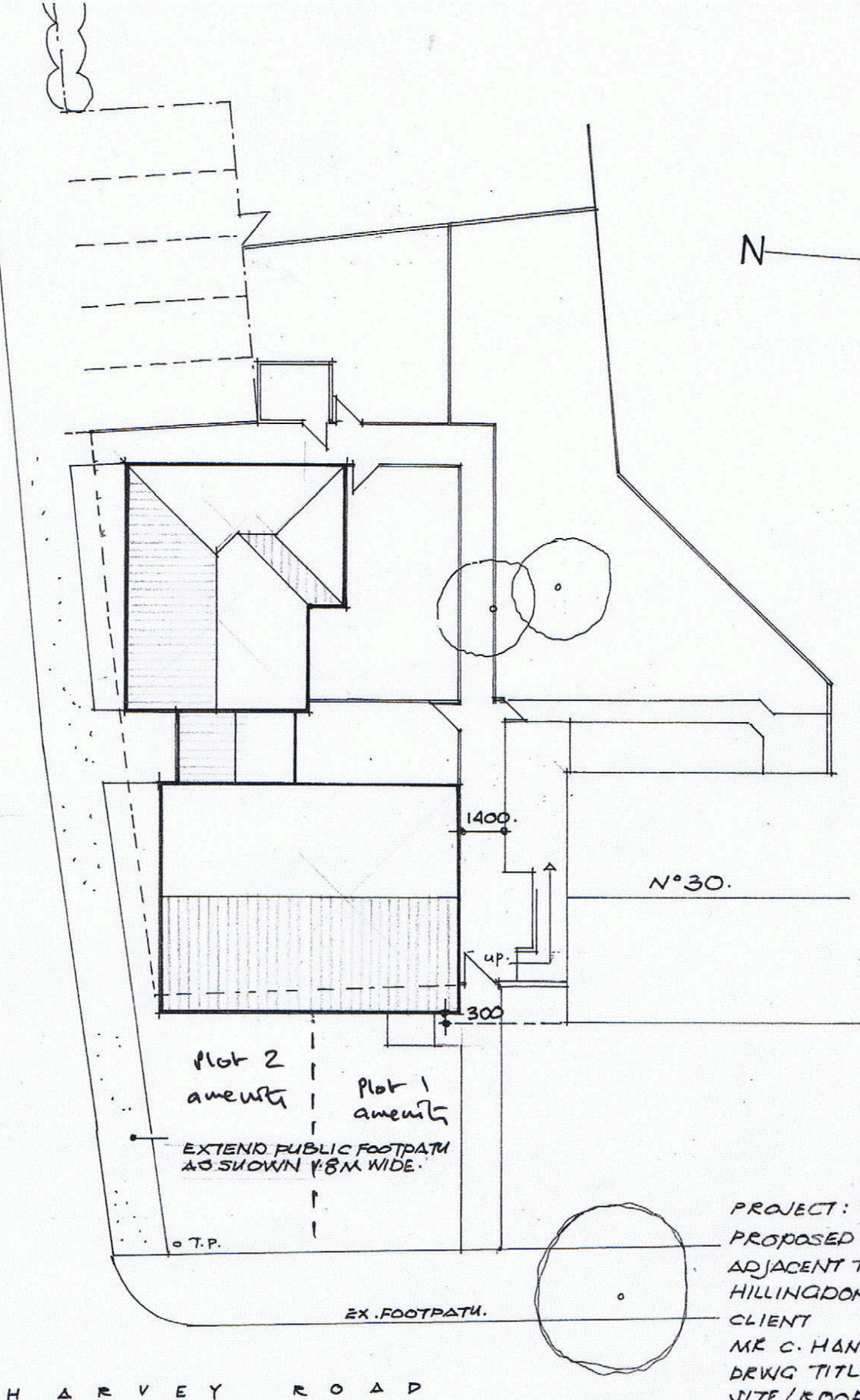
REV. A - 20.7.10. NOTES ADDED.
Russell Payne MCIAT
 Chartered Architectural Technologist
 Read House
 High Street
 Woking, Surrey, GU24 0DF
 Tel: 01483 823268 email: russ.payne@rpsa.co.uk

Project
PROPOSED RESIDENTIAL DEVELOPMENT
 ADJACENT TO N30 HACEY ROAD,
 HILLINGDON, LONDON.
 FOR: MR C. HANOLEY.

Drawing
UTTE PLAN
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Scale	1:100	Date	MAY 2010
Drawn	RAC	Rev	A
Drawn No	10-590/1		

H A R V E Y K O O P

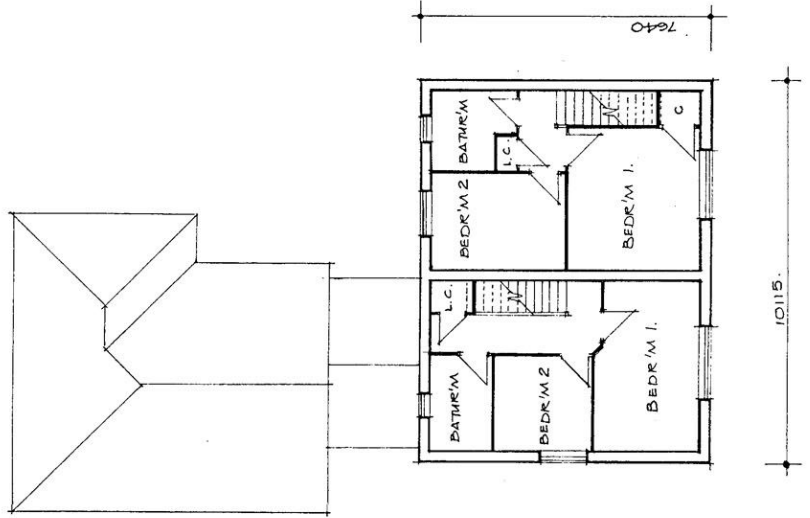


H A R V E Y R O A D

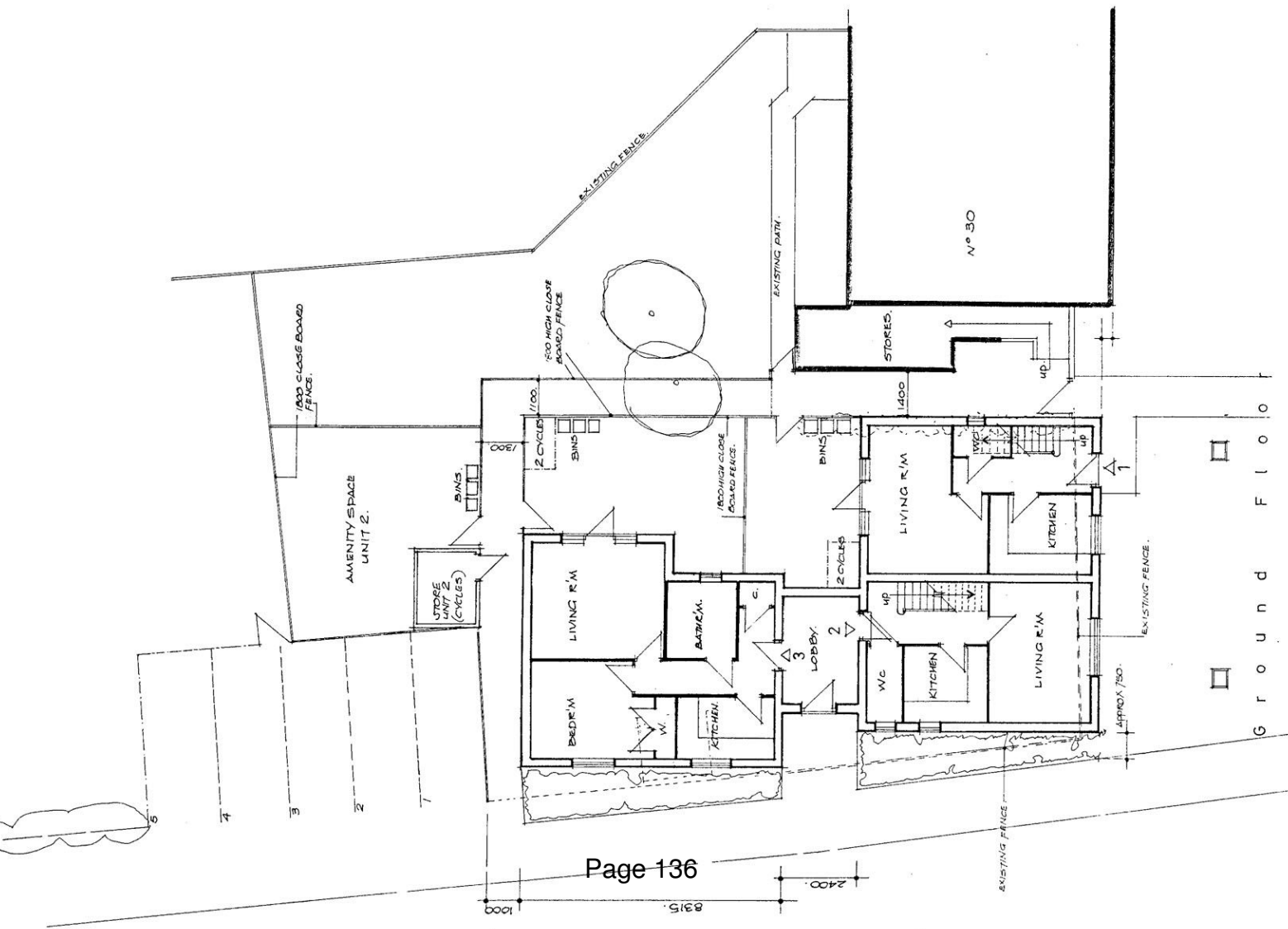
Site/Roof Plan

RUSSELL PAYNE MCIAT
 Chartered Architectural Technologist
 READ HOUSE
 87 HIGH STREET
 WARBOYS, CAMBS
 PE28 2TB
 TEL/FAX: 01487 825266

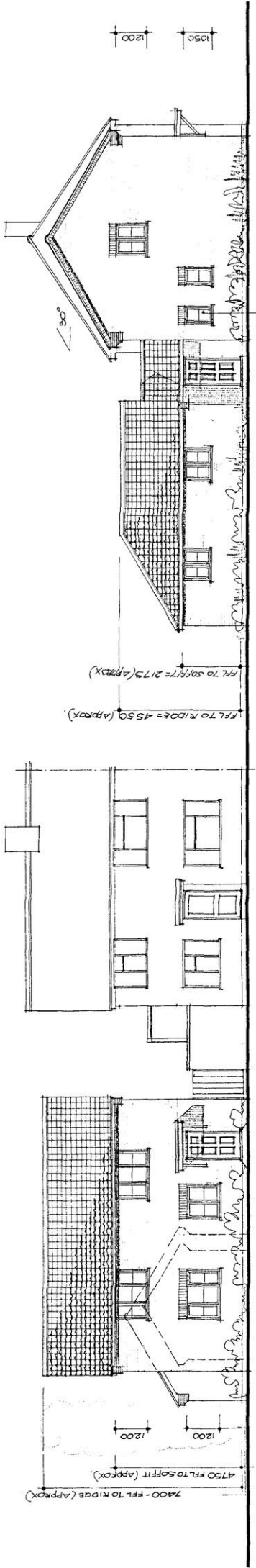
PROJECT:
 PROPOSED RESIDENTIAL DEVELOPMENT
 ADJACENT TO N°30 HARVEY ROAD
 HILLINGDON, LONDON.
 CLIENT
 MR C. HANDLEY
 DRWG TITLE
 SITE/ROOF PLAN.
 SCALE:
 1:200
 DATE:
 JULY 2010
 JOB N°
 10:590
 DRWGN°
 10:590 - 4.



F I R S T F L O O R

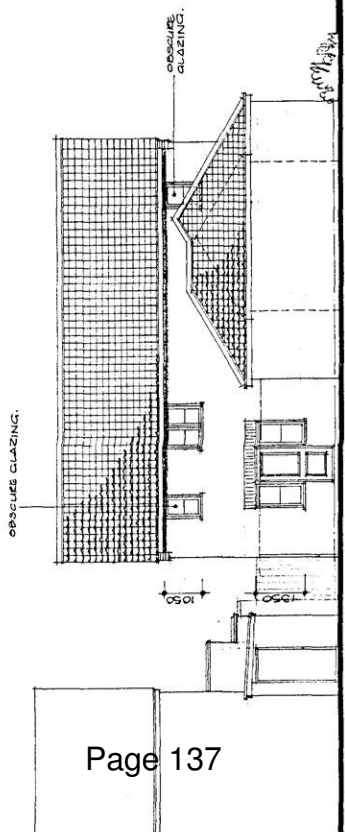


G R O U N D F L O O R

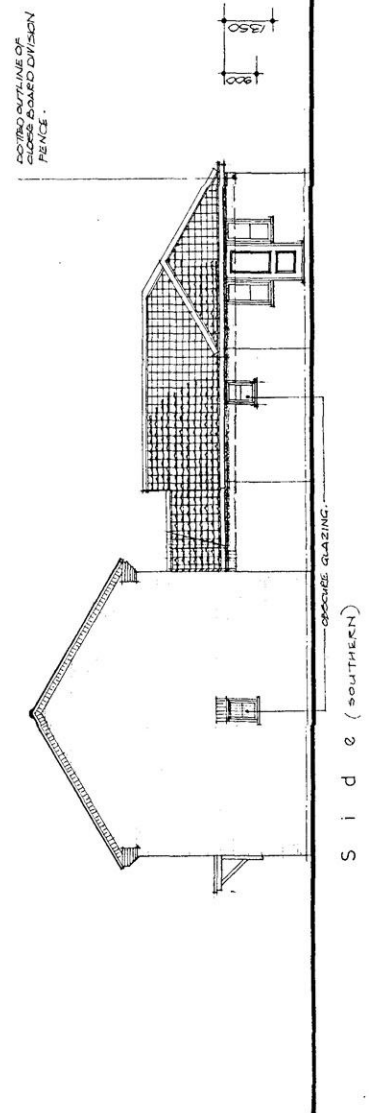


F r o n t (WESTERN)

S i d e (NORTHERN)



R e a r (EASTERN)



S i d e (SOUTHERN)

NOTE:
ALL EXTERNAL MATERIALS &
FINISHES TO BE AGREED IN
WAITING WITH PLANNING DEPT
PRIOR TO WORKS COMMENCING
ON SITE.

REV. B - 0-0-10 INTERNAL LAYOUT OF UNIT 3 AMENDED
AS REQUESTED BY PLANNING CONSULTANT.
REV. A - 20-7-10 ELEVATION & DETAILS ADDED.

Russell Payne MCIAT
Chartered Architectural Technologist
Rosal House
87 High Street,
Warboys, Cambs. PE28 2TB
Tel: 01487 825266 email: russ.payne@rpscatt.co.uk


Project
PROPOSED RESIDENTIAL DEVELOPMENT
ADJACENT TO N°30 HARVEY ROAD,
HILLINGDON, LONDON.
FOR: MR C. HANDLEY

Drawing
PROPOSED ELEVATIONS.
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Scale: 1:100	Date: MAY 2010
Drawn: RAP	
Draw No: 10:590/13	Rev: B



Notes

 Site boundary

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Site Address

Land adjacent to and forming part of 30 Harvey Road Northwood

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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

Planning Application Ref:
67335/APP/2010/2355

Scale
1:1,250

Planning Committee
North Page 138

Date
December 2010



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a building for weatherproof storage of road salt with associated landscaping.

LBH Ref Nos: 8232/APP/2010/2538

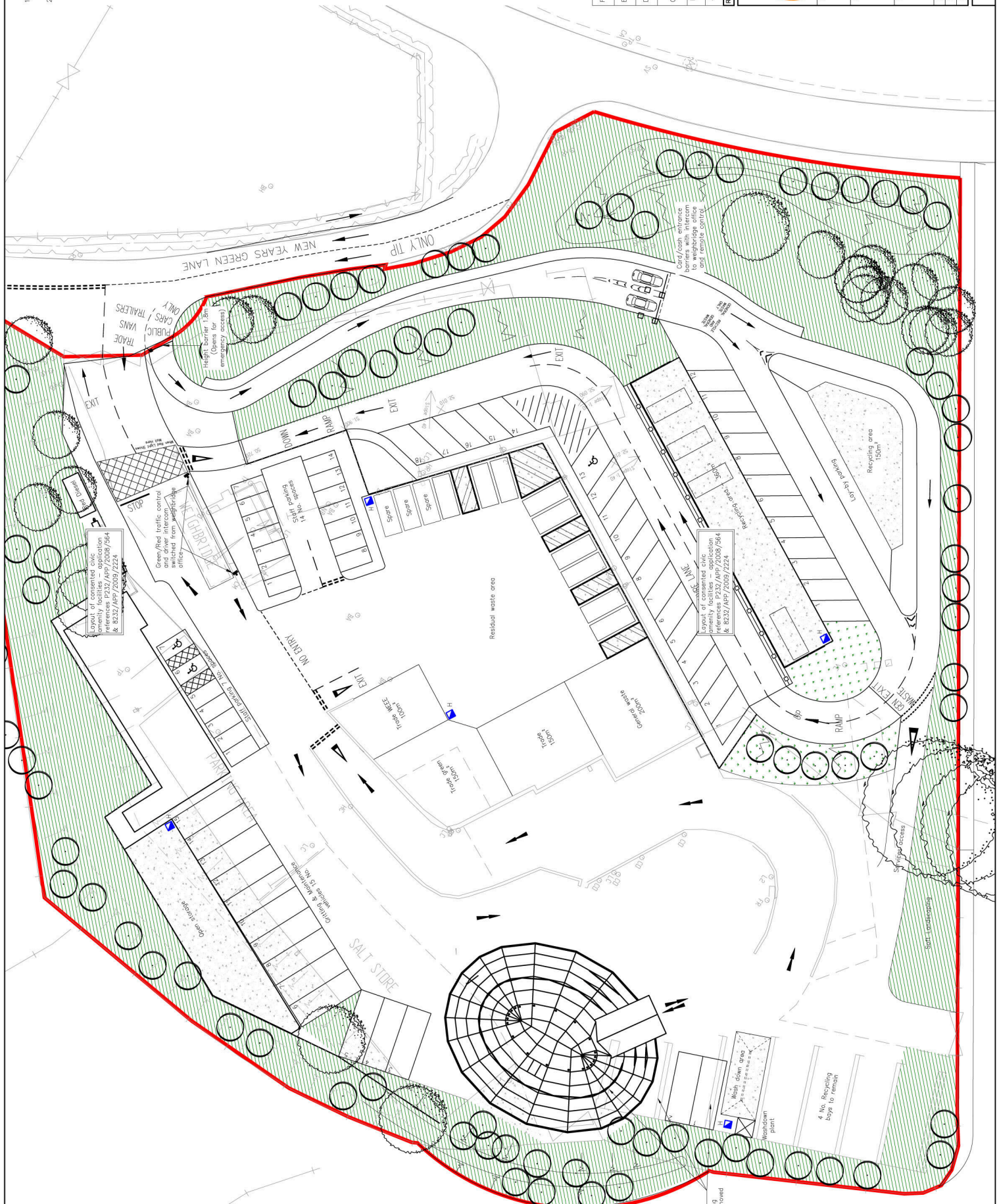
Date Plans Received:	01/11/2010	Date(s) of Amendment(s):	01/11/2010
Date Application Valid:	01/11/2010		24/11/2010
			06/12/2010
			07/12/2010

NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.



Set Dome access/egress route



Rev	Description	Date	CHKD
F	Salt Dome access route added	7.12.10	JB
E	Office/Workshop layout updated	6.12.10	JB
D	Landscape proposals added	24.11.10	JB
C	Salt dome relocated, general layout updated to consented layout ref 8232/APP/2009/2224	22.09.10	JB
B	Amendments for planning	02.10.09	JB
A	Street lighting fixtures and office location updated	12.10.09	JB



Glanville
Compton House
62 Foxhall Road, Ditcot
Oxon, OX11 7AD
Tel: (01235) 515500 Fax: (01235) 817799
post@glanville.com www.glanville.com

HILLINGDON

Client:
New Years Green Lane
Civic Amenity Site
Site Improvements

Project:
Proposed Site Layout
Salt Dome

Project Engineer: D. Storage **Scale:** 1:250 @ A1
Project Director: J. Barn **Date:** July 2009

PLANNING

Drawing No.: CV250319/103 **Rev:** F

3.No. Pre-cast concrete dividing walls to be removed

4. No Recycling bins to remain

Wash down area

Washdown point

GENERAL NOTES:

- GENERAL WORKMANSHIP EXCEPT WHERE NOTED OTHERWISE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ISSUE OF THE BUILDING REGULATIONS FOR THE AREA WHERE THE STRUCTURE IS LOCATED.**
- GROUND SNOW DRIFT MUST NOT BE ALLOWED TO PILE UP AGAINST THE DOME.
 - STORED MATERIAL MUST NOT BE ALLOWED TO PILE UP AGAINST THE DOME PANELS.

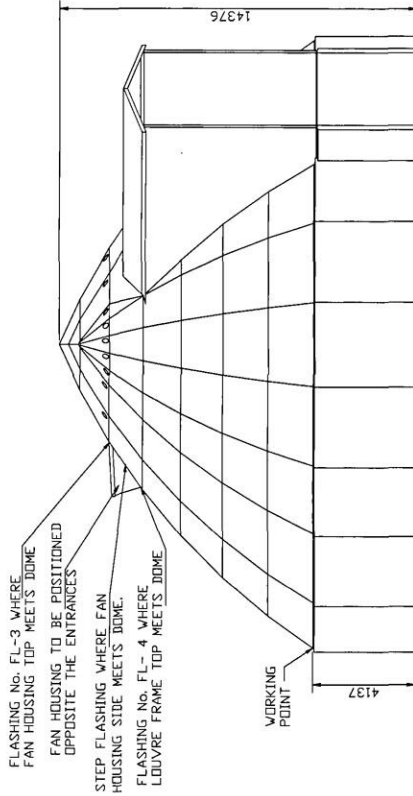
- FOUNDATION**
- UNDERMINING THE FOUNDATION WALL WILL BE TO BS 8110 : PART 1: 1995 STANDARD OF CONCRETE (MINIMUM DESIGN COMPRESSIVE STRENGTH AND MAXIMUM FREE WATER / CEMENT RATIO OF 0.45).
 - THE INTERIOR SURFACES OF THE CONCRETE WALL MUST RECEIVE TWO APPLICATIONS OF A PROTECTIVE COATING OF A MIXTURE CONSISTING OF 50% EACH OF MINERAL SPIRITS AND LINSEED OIL. THE MIXTURE MAY BE APPLIED BY BRUSHING, ROLLING OR SPRAYING.
 - REINFORCING STEEL WILL BE HIGH YIELD DEFORMED REINFORCING BAR, GRADE 460 COMPLYING WITH BS 4449.

- DOME PANELS**
- DOME PANELS AND ASSOCIATED HARDWARE WILL BE SUPPLIED IN KIT FORM BY DOMEUROPA LIMITED.
 - DOMEUROPA LIMITED IS AN ISO 9001 REGISTERED COMPANY.

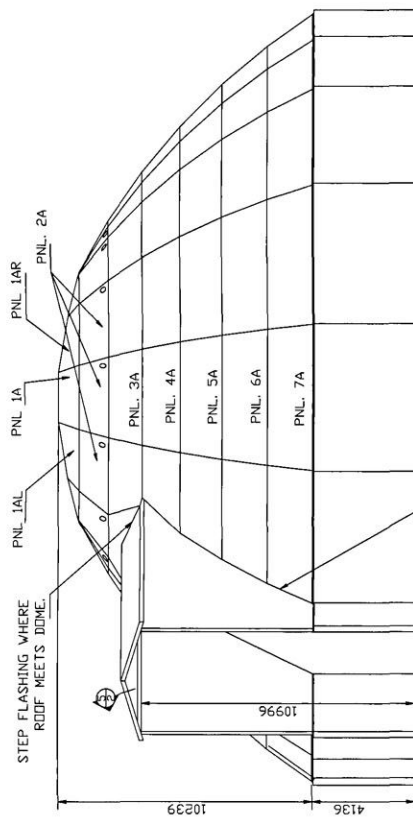
- ROOFING**
- ROOFING WILL CONSIST OF BITUMEN ROOFING SHINGLES APPLIED OVER 0.75kg/5sqm ROOFING FELT, WITH THE EXCEPTION OF THE ENTRANCE AND FAN DORMER ROOFS WHICH WILL BE COVERED WITH 4.25kg/5sqm ROLLED ROOFING. THE ROOFING SHINGLES WILL BITUMEN WITH GLASSFIBRE REINFORCING CONFORMING TO EN 544. ALL ROOFING WILL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

- EXHAUST FAN HOUSING**
- A EXHAUST FAN HOUSING WILL BE SUPPLIED BY DOMEUROPA LIMITED ONLY AT THE REQUEST OF THE CUSTOMER.
 - IN THE EVENT THAT A FAN HOUSING IS REQUESTED, IT WILL BE SUPPLIED COMPLETE WITH INTERNAL FRAMEWORK TO SUIT FAN AND LOUVER SUPPLIED BY CUSTOMER.

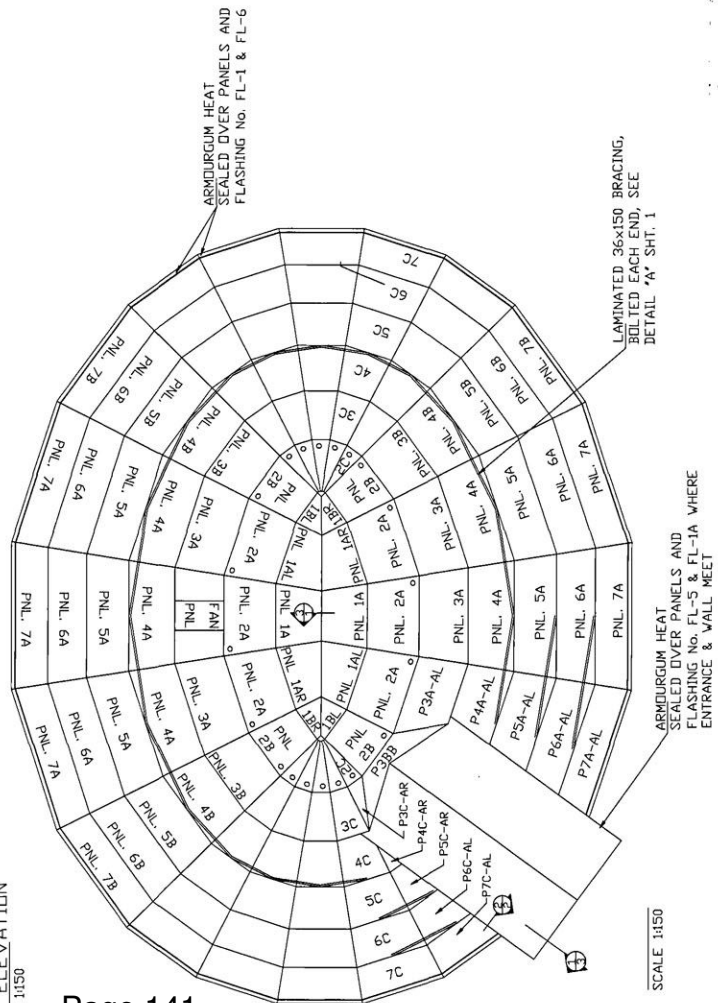
- DESIGN LOADS**
- THE DOME STRUCTURE HAS BEEN DESIGNED TO WITHSTAND LOADS FOR ITS LOCALITY IN ACCORDANCE WITH THE FOLLOWING STANDARDS: BS 6399 : PART 1 : 1996, BS 6399 : PART 2 : 1995 AND BS 6399 : PART 3 : 1988.



END ELEVATION
SCALE 1:150



SIDE ELEVATION
SCALE 1:150



SCALE 1:150

REV. NO.	REVISIONS	BY	DATE

Domeuropa Ltd.
eurodome® built storage systems

The First Buffer Dept. Badminton Road, Aston Turville
South Gloucestershire, GL9 1HE, United Kingdom
Telephone 01454 218 184 Fax: 01454 218 189

SYSTEM CERTIFICATION
ISO 9001:2000

UKAS
MANUFACTURING
005

DE-25X32-DL4P-3.0
EURODOME® SALT BARN
ELEVATIONS & PLAN

Prepared for: **DOME (UK) LIMITED**
Location: **STAFFORDSHIRE, GAILEY DEPOT**

Drawn By: **B.V.K** Date: **18/01/08**
Approved: _____ Date: _____

ALL DIMENSIONS ARE IN MILLIMETRES
DO NOT SCALE DRAWING.

DE-25X32-DL4P-3.0
SHEET 1 OF 1

ATTENTION

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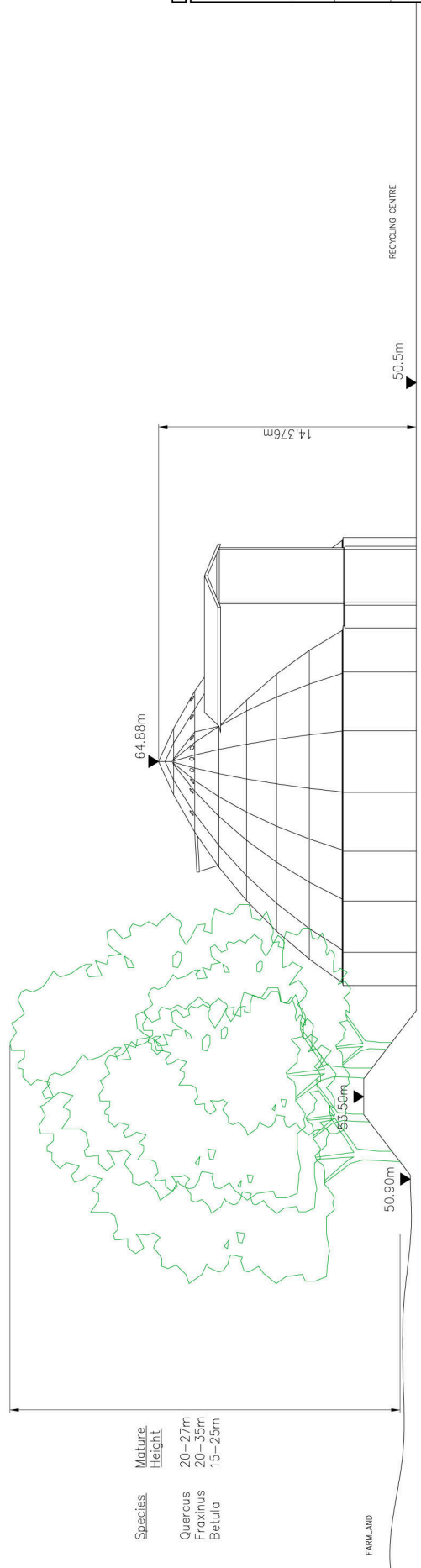
THIS DRAWING DEPICTS A DOME STRUCTURE THAT IS COVERED BY ONE OR MORE PATENTS IN CANADA, THE UNITED STATES OF AMERICA, AUSTRALIA, AND EUROPE. OTHER PATENTS PENDING IN THE EC, AND OTHER COUNTRIES.

NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.



SALT DOME AND BUND VIEWED FROM THE EAST





SALT DOME AND BUND VIEWED FROM THE NORTH

Species Mature Height

- Quercus 20–27m
- Fraxinus 20–35m
- Betula 15–25m

FARMLAND



Rev	Description	Date	Check
 <p>Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 516500 Fax: (01235) 817799 postbox@glanville.com www.glanville.com</p>			
<p>Client:  HILLINGDON</p>			
<p>Project: New Years Green Lane Civic Amenity Site Site Improvements</p>			
<p>Title: Proposed Salt Dome and Bund Elevations</p>			
Project Engineer: D. Strang		Scale: 1:25 @ A1	
Project Director: J. Barn		Date: July 2008	
Status: PLANNING			
Drawing No. CV290319/200			Rev

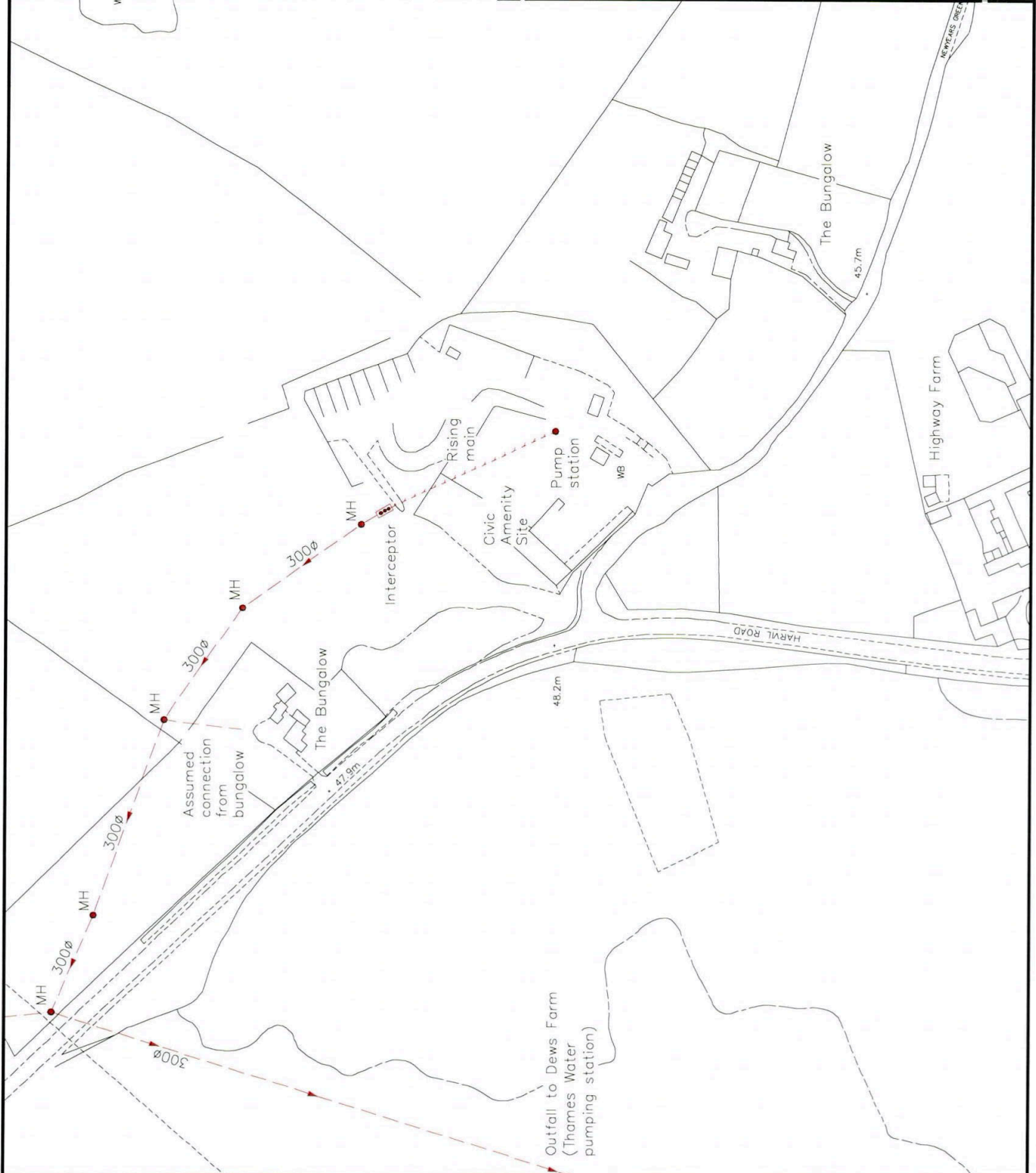
Note:

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LONDON BOROUGH OF
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PLANNING & COMMUNITY
SERVICES

Rev:	Description	Date	Chkd
 Glanville Comerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 516560 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com			
Client:  HILLINGDON			
Project: New Years Green Lanes Civic Amenity Site Site Improvements			
Title: Existing Drainage Outfall			
Project Engineer: J. Blenkinsop Scale: 1:2500 @ A4 Project Director: J. Birch Date: September 2009 Status: PLANNING			
Drawing No. CV290319/105			Rev



SURVEY KEY

- 1. 1st Class
- 2. 2nd Class
- 3. 3rd Class
- 4. 4th Class
- 5. 5th Class
- 6. 6th Class
- 7. 7th Class
- 8. 8th Class
- 9. 9th Class
- 10. 10th Class
- 11. 11th Class
- 12. 12th Class
- 13. 13th Class
- 14. 14th Class
- 15. 15th Class
- 16. 16th Class
- 17. 17th Class
- 18. 18th Class
- 19. 19th Class
- 20. 20th Class
- 21. 21st Class
- 22. 22nd Class
- 23. 23rd Class
- 24. 24th Class
- 25. 25th Class
- 26. 26th Class
- 27. 27th Class
- 28. 28th Class
- 29. 29th Class

TREE SURVEY

Tree no.	Species	Height	Spd	Grth	Age	Further life expectancy	Condition / comments	Vigour	Category
1	Elm	4m	3m	0.8m	Young	1 year	On verge outside site, tree is ivy clad and is 90% dead, replanting with appropriate new species.	None	D
2	Elm	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
3	Elm	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
4	Larrea Chinensis (Group of 4)	5m	4m	0.7m	Young to mid	2 years	Very poor condition, ivy clad to 60% of trunk, very thin and lack of decent growth, no value in retaining trees. Recommended removal and replant with appropriate new species.	Poor	D
5	Hawthorn	3m	4m	0.7m	Middle	<10 years	In verge outside site, fair condition although becoming ivy clad. Removal, due to new access road and replant.	Fair	D
6	Goat Willow (mid-stem)	3m	4m	0.8m	Middle	<10 years	Growing up against metal fence, fair condition but not thriving in current position. Removal, due to new access road.	Poor	D
7	Poplar (Aspen)	15m	10m	3.0m	Mature	10-20 years	Fair/poor condition growing in adjacent field. Some dead wood, broken branches, needs attention to extend life expectancy. Broken branches lying on ground.	Fair	C
8	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Fair/poor condition growing in adjacent field. Some dead wood, broken branches, needs attention to extend life expectancy. Broken branches lying on ground.	Fair	C
9	Poplar (Aspen)	15m	10m	2.4m	Mature	<10 years	Fair/poor condition in field, tree is leaning towards yard, some dead wood, broken branches, needs attention as part of new development. Check against 12 months.	Fair	C
10	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Fair/poor condition in field, tree is leaning towards yard, some dead wood, broken branches, needs attention as part of new development. Check against 12 months.	Fair	C
11	Poplar (Aspen)	15m	8m	2.2m	Mature	5 years	Large area of bark damage, top has been previously removed. Broken branches, needs attention as part of new development.	Fair	D
12	White Willow	13m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood, split branches. Due to be removed as part of new development.	Fair	D
13	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood, split branches. Due to be removed as part of new development.	Fair	D
14	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood, split branches. Due to be removed as part of new development.	Fair	D
15	White Willow	15m	12m	3.5m	Mature	<10 years	Multi-stem, growing in field. Base decay and damage. Due to be removed as part of new development.	Fair	D
16	White Willow	15m	12m	3.5m	Mature	<10 years	Multi-stem, base decay and damage, broken branches. Due to be removed as part of new development.	Fair	D
17	Willows (Group)	8m	4m	0.8m	Middle	<10 years	Small group of multi-stems on embankment, good condition with minor scrambling grass beneath. Seems to have had no attention for years.	Poor	D
18	Cherry (Group)	6m	6m	0.9m	Young	20-40 years	Good condition on embankment with minor scrub growth beneath.	Normal	C
19	Cherry	5m	6m	1.0m	Young	20-40 years	Good condition on embankment.	Normal	C
20	Poplar	5m	3m	0.7m	Young	40+ years	Small group of multi-stems on embankment, good condition with minor scrambling grass beneath.	Normal	C
21	Cherry	6m	6m	0.7m	Young	40+ years	Fair condition in grass verge, minor dead wood.	Normal	C
22	Sycamore	5m	5m	0.7m	Young	40+ years	Fair condition in grass verge, minor dead wood.	Normal	C
23	Sycamore (multi)	4m	4m	0.5m	Young	20-40 years	Fair condition in grass verge, minor dead wood.	Normal	C
24	Sycamore	4m	2.5m	0.5m	Young	<1 year	Tree has recently fallen towards embankment exposing 50% of root. Recommended removal.	Poor	D
25	Cherry	5m	4m	0.5m	Young	20-40 years	Fair condition on embankment, slightly crowded by adjacent Sycamore, one broken branch needs attention.	Normal	C
26	Larrea	3m	2m	0.5m	Young	<2 years	Boundary hedge to field, mainly regenerated Elm with small amount of Blackthorn, Elder and Sycamore.	Fair	C
27	Mixed hedge	2m	2m		Mature	7?	Fair condition growing in field, some minor dead wood, some broken branches, needs attention.	Fair	C
28	Sycamore	12m	6m	1.4m	Mature	20-40 years	Dense screen of hawthorn, mainly good, although unable to give details of individual trees due to density and undergrowth.	Normal	C
29	Hawthorn	4m		0.8m	Middle	20-40 years		Normal	C



11 NOV 2010
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PLANNING & COMMUNITY SERVICES

HILLINGDON

Project: NEW YEARS GREEN LANE
Scale: 1:500
Date: OCT. 2007
Drawing No.: E/A1 2197
Revision: 11

SURVEY KEY

7	Black
8	White
9	Yellow
10	Green
11	Blue
12	Red
13	Purple
14	Brown
15	Grey
16	Black
17	White
18	Yellow
19	Green
20	Blue
21	Red
22	Purple
23	Brown
24	Grey
25	Black
26	White
27	Yellow
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29	Blue
30	Red
31	Purple
32	Brown
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54	Yellow
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56	Blue
57	Red
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61	Black
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63	Yellow
64	Green
65	Blue
66	Red
67	Purple
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69	Grey
70	Black
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83	Blue
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86	Brown
87	Grey
88	Black
89	White
90	Yellow
91	Green
92	Blue
93	Red
94	Purple
95	Brown
96	Grey
97	Black
98	White
99	Yellow
100	Green

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This plan is based on the information provided in the Survey Report and is not a guarantee of accuracy. It is intended for use as a guide only and should not be used for any other purpose without the consent of the Surveyor. The Surveyor's liability is limited to the amount of the fee paid for the Survey.



Project	NEW YEARS GREEN LANE		
Description	SURVEY		
Scale	1:500	Drawn	MAY 2007
Project No.	E/A1 2197	Drawing No.	10

PD



CIVIC AMENITY SITE, NEW YEARS GREEN LANE, HAREFIELD

Salt Dome Photographs

LONDON BOROUGH OF
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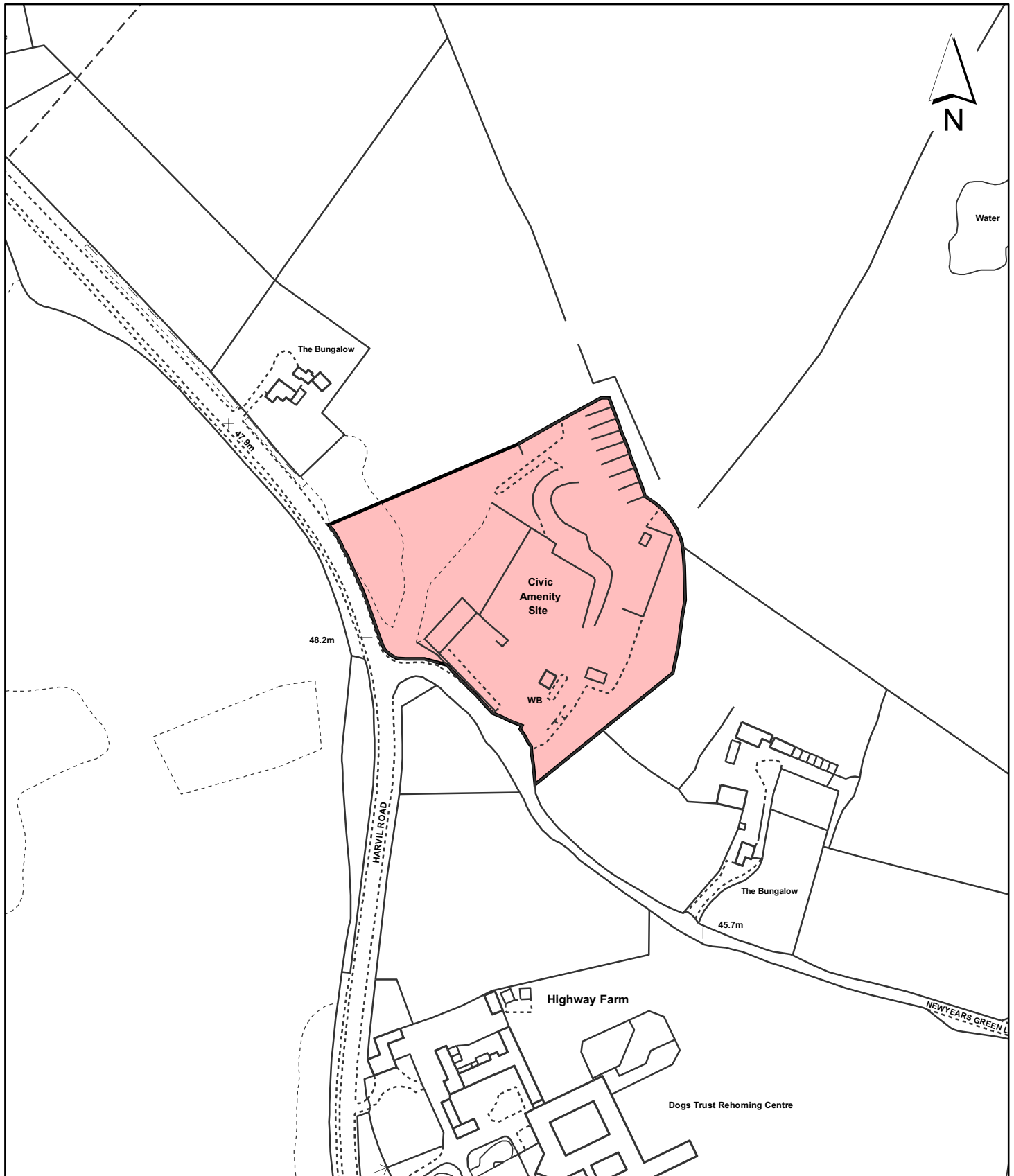
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SERVICES




Salt dome located in the Snowdonia National Park



Salt dome located next to canal at Sefton



Notes

 Site boundary

For identification purposes only.

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Site Address	
Civic Amenity Site Newyears Green Lane Harefield	
Planning Application Ref:	Scale
8232/APP/2010/2538	1:2,500
Planning Committee	Date
North Page 147	December 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 40 THE DRIVE NORTHWOOD

Development: 2 five-bedroom detached dwellings with basement and habitable roofspace, associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing detached dwelling.

LBH Ref Nos: 13554/APP/2010/1491

Date Plans Received: 28/06/2010

Date(s) of Amendment(s):

Date Application Valid: 29/07/2010

DRAWING NOTES

Drawings prepared in the state of Virginia are subject to the provisions of the Virginia State Board of Professional Engineers and Surveyors. For a complete list of regulations, please refer to the Virginia State Board of Professional Engineers and Surveyors website at www.virginiaregulation.com.

Drawings prepared in the state of Virginia are subject to the provisions of the Virginia State Board of Professional Engineers and Surveyors. For a complete list of regulations, please refer to the Virginia State Board of Professional Engineers and Surveyors website at www.virginiaregulation.com.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

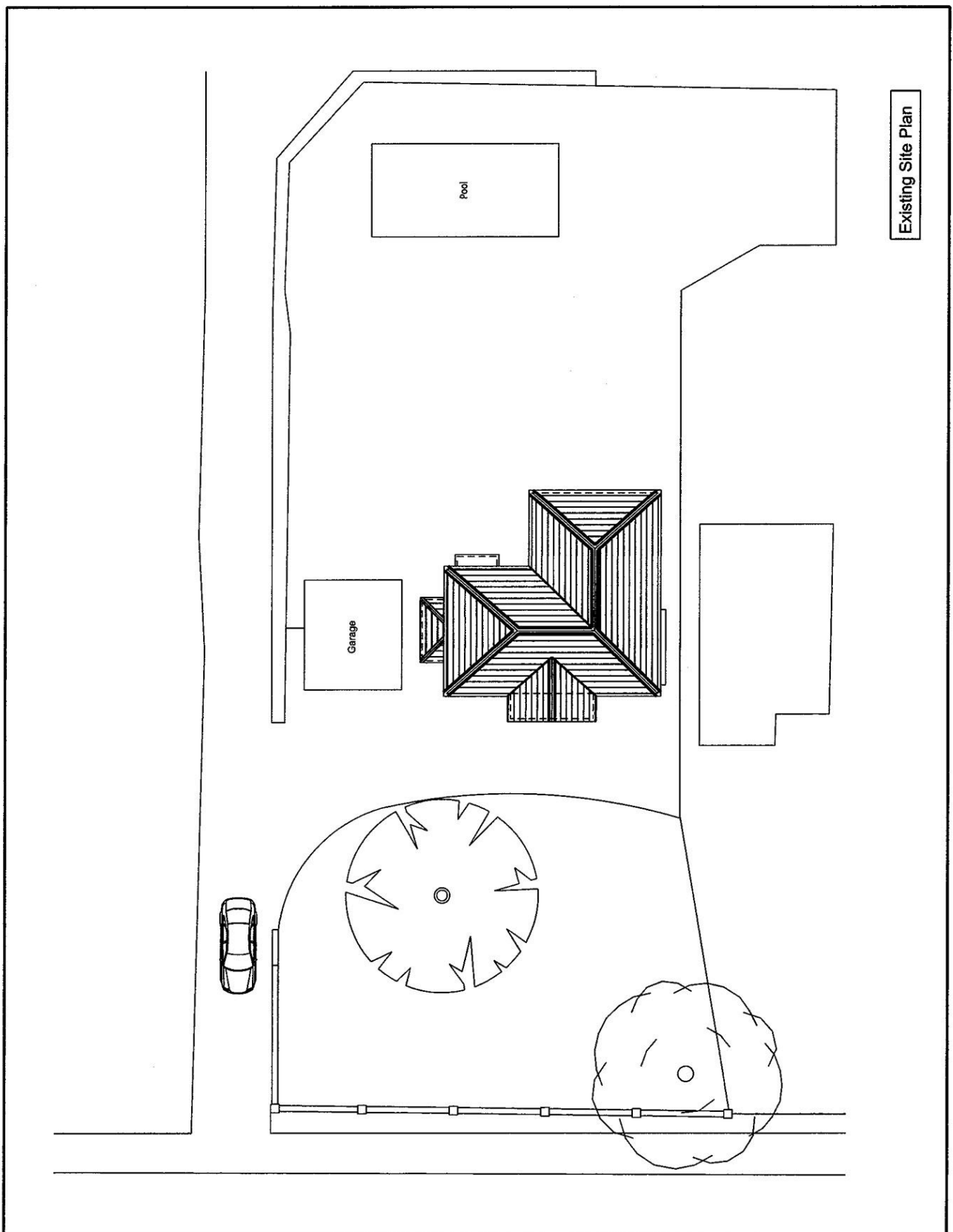
LONG BOARD OF HALLINGDOWN
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 GROUP

LONG BOARD OF HALLINGDOWN
 RECEIVED
28 JUN 2010
 PLANNING & TRANSPORTATION
 GROUP

PROJECT TITLE	40 The Drive, HA6 1HP
DRAWING TITLE	Existing Site Plan
CLIENT	Bill Bradshaw
DRAWING NO	TD09
SCALE	@ A3 - 1:200
DATE	March 10'
DRAWING STATUS	



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www.drawingandplanning.com



DRAWING NOTES

Structures shown demolished to be kept in accordance with the Council's Policy on the Conservation of Buildings. The Council is responsible for the conservation of buildings of special architectural or historic interest. The Council is not responsible for the conservation of buildings of special architectural or historic interest. Any structures to be kept in the opinion of the Council should be kept in accordance with the Council's Policy on the Conservation of Buildings.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOAN BOROUGH HILLINGDON RECEIVED
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 LOAN BOROUGH HILLINGDON RECEIVED
 26 JUN 2010
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PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Demolition Site Plan

CLIENT

Bill Bradshaw

DRAWING No

TD31

SCALE @ A3 - 1:200

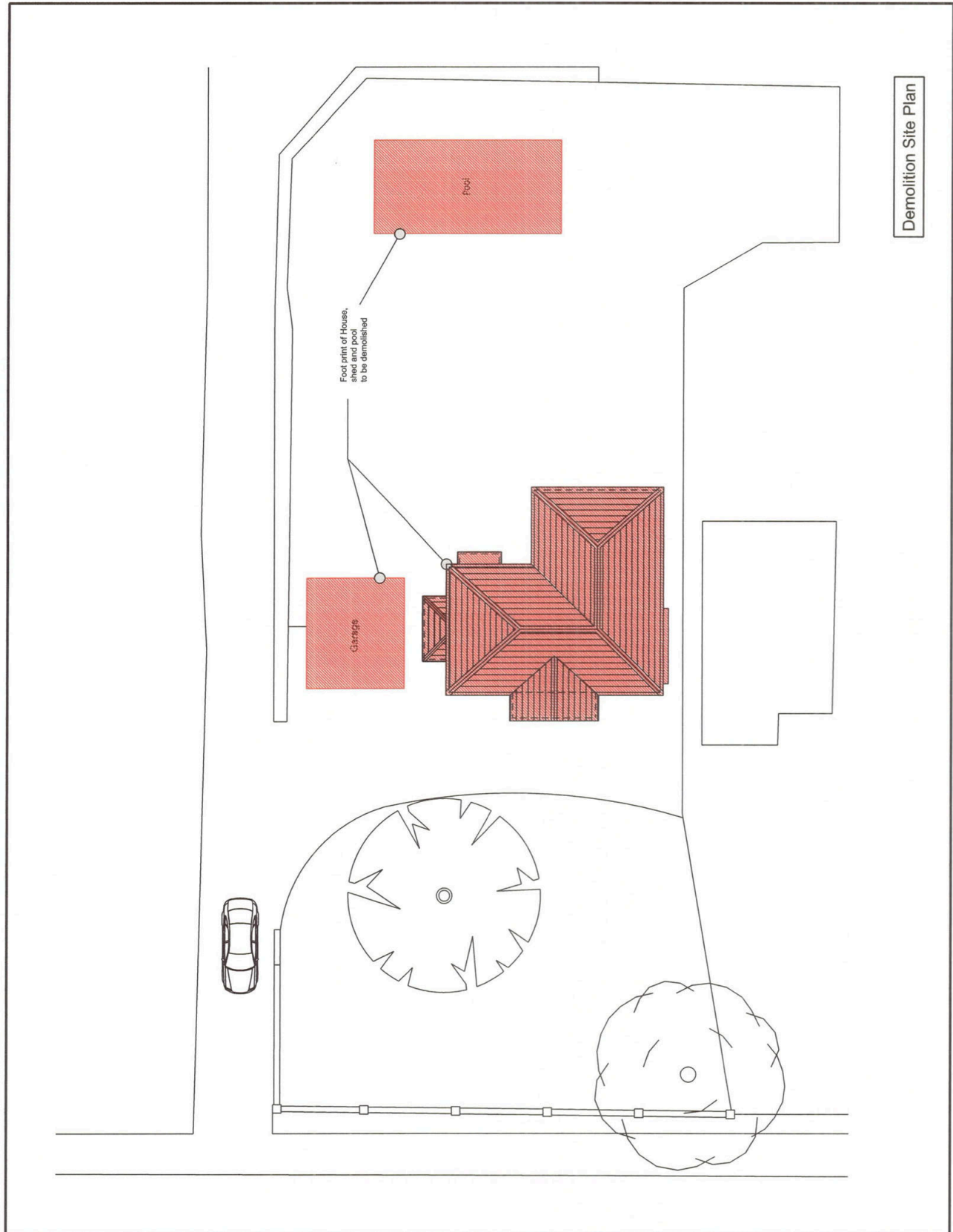
1

DATE

June 10'

DRAWING STATUS

June 10'



Demolition Site Plan

DRAWING NOTES

Drawings submitted to the Local Planning Authority are for information only and do not constitute an offer of planning permission. The Local Planning Authority is not responsible for checking or endorsing the accuracy of the information provided. It is the responsibility of the client to ensure that the information provided is accurate and up to date. The Local Planning Authority is not responsible for any errors or omissions in the drawings or for any consequences arising therefrom.

REV	DATE	DESCRIPTION	BY	CHK

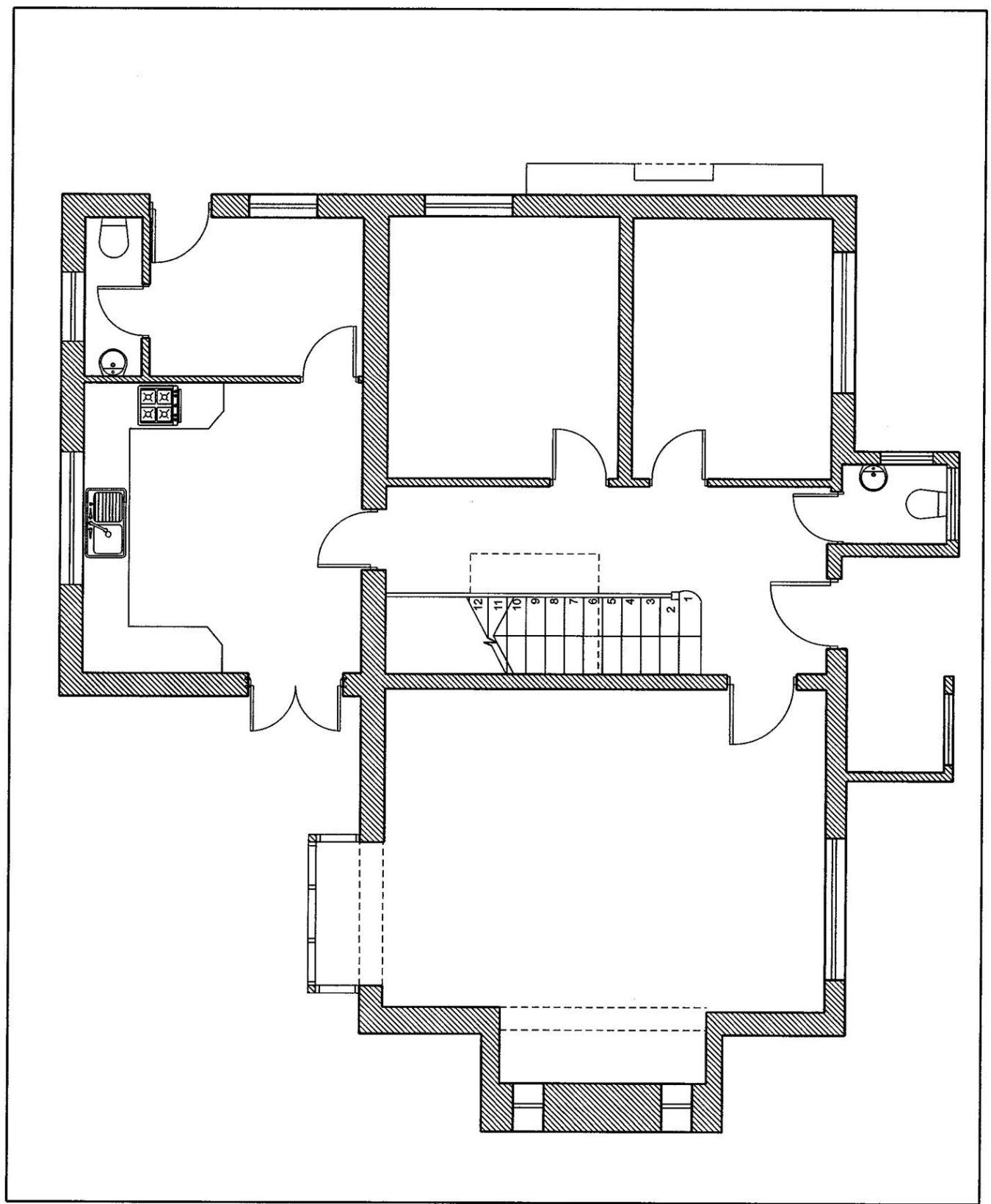
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PLANNING & TRANSPORTATION GROUP

PROJECT TITLE	40 The Drive, HA6 1HP
DRAWING TITLE	Existing Ground Floor
CLIENT	Bill Bradshaw
DRAWING NO	TD01
REV	1
SCALE	@ A3 - 1:50
DATE	March 10
DRAWING STATUS	



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Ground Floor

DRAWING NOTES
 Drawings shall be in accordance with the Building Regulations. It is the responsibility of the client to ensure that the work is carried out in accordance with the Building Regulations and to obtain the necessary consents from the Local Authority. The architect shall be responsible for the design and construction of the building.

REV	DATE	DESCRIPTION	BY	CHK

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PROJECT TITLE
 40 The Drive, HA6 1HP

DRAWING TITLE
 Existing First Floor

CLIENT
 Bill Bradshaw

DRAWING NO
 TD02

REV
 /

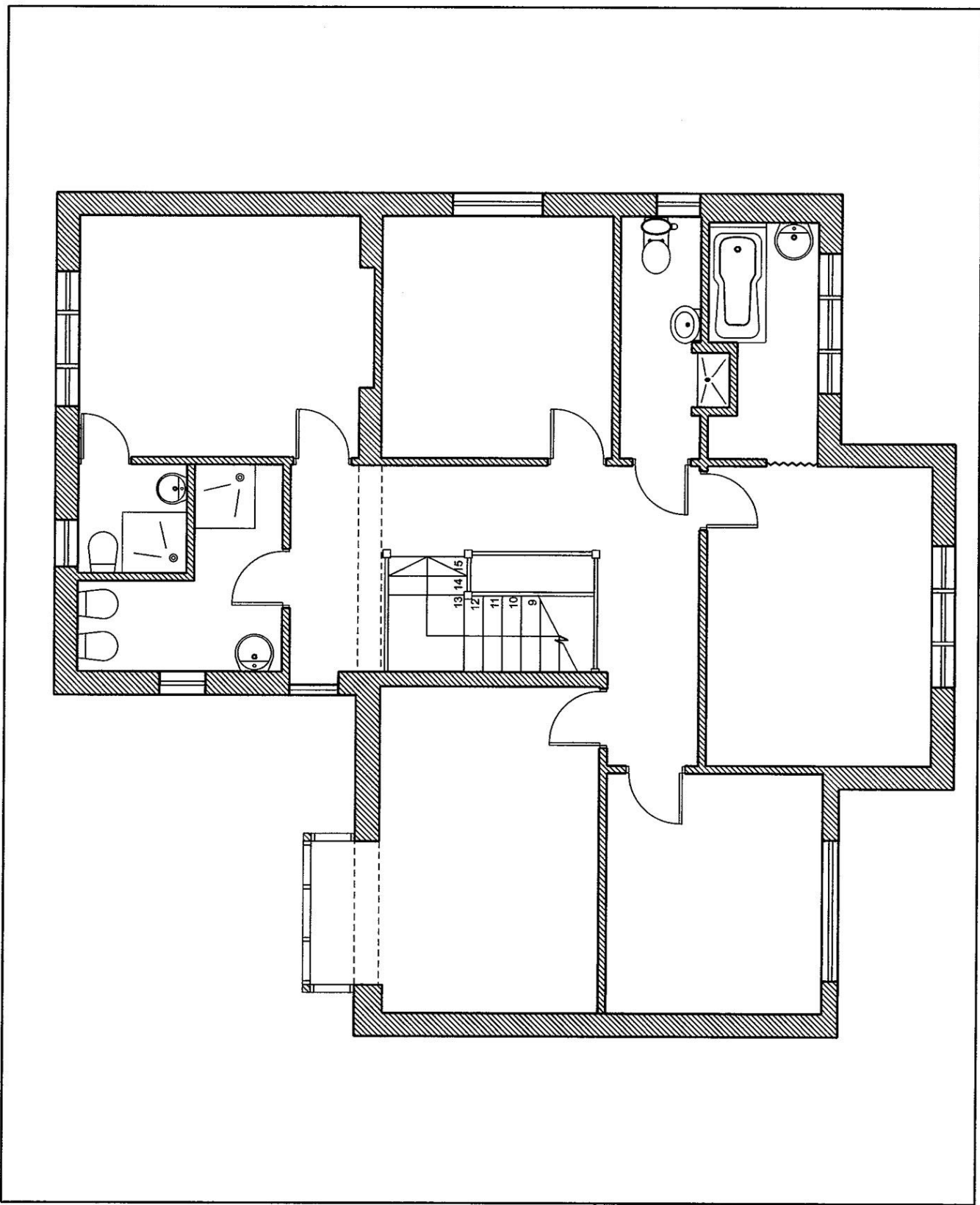
SCALE
 @ A3 - 1:50

DATE
 March 10

DRAWING STATUS
 March 10



First Floor



DRAWING NOTES

Drawings are to be used in accordance with the terms and conditions of the contract. It is the responsibility of the client to ensure that all work is carried out in accordance with the requirements of the Local Authority. The architect shall not be responsible for any errors or omissions in the drawings or for any damage to property or injury to persons resulting from the use of the drawings.

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PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Loft

CLIENT

Bill Bradshaw

DRAWING No

TD03

REV

1

SCALE @ A3 - 1:50

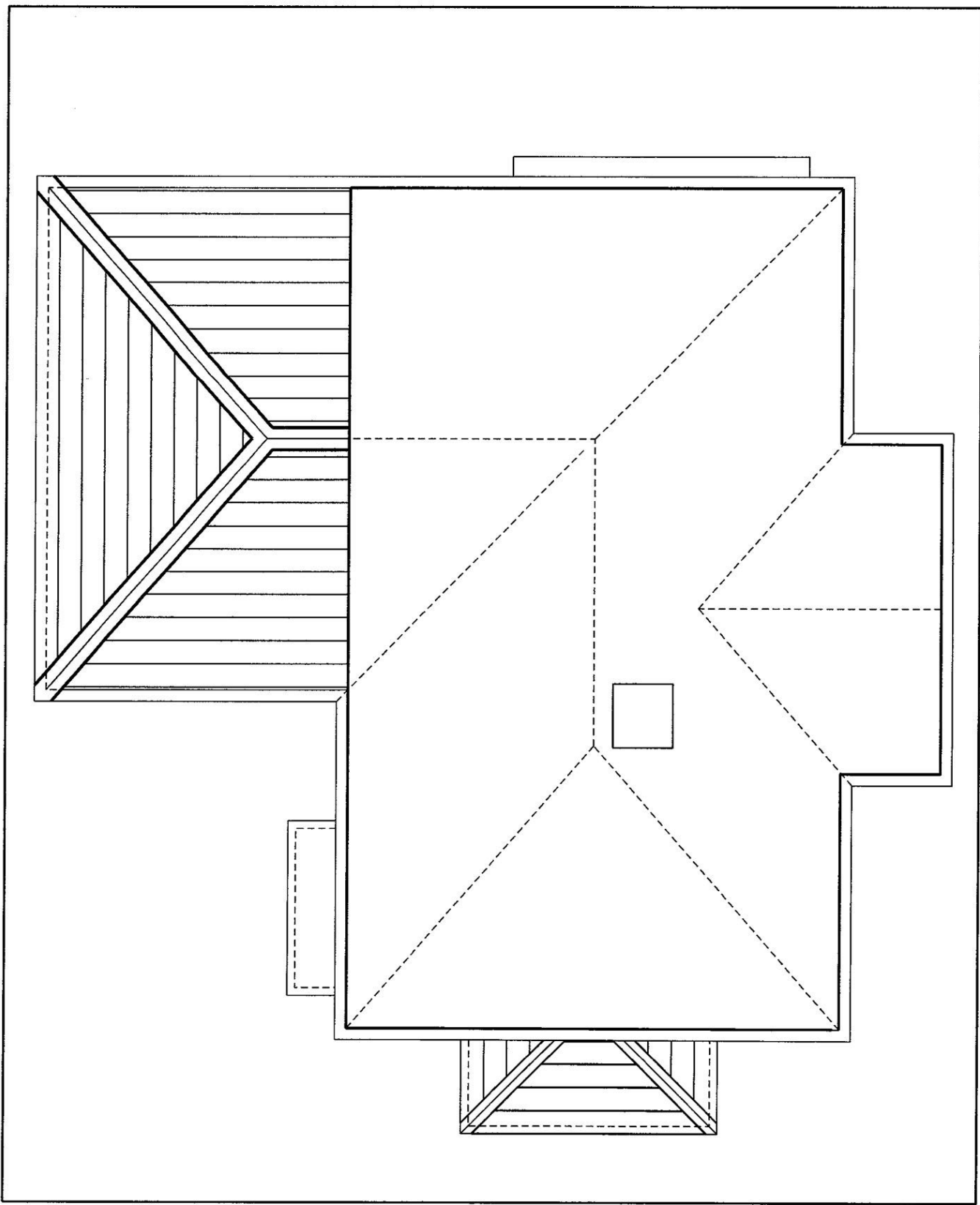
DATE

March 10'

DRAWING STATUS



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loft

DRAWING NOTES

Drawings are to be used in accordance with the provisions of the Building Regulations 2000 and the Building Regulations 2000 (Amendment) Regulations 2006. It is the responsibility of the client to ensure that the drawings are used in accordance with the provisions of the Building Regulations 2000 and the Building Regulations 2000 (Amendment) Regulations 2006.

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PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Roof Plan

CLIENT

Bill Bradshaw

DRAWING No

TD04

SCALE

@ A3 - 1:50

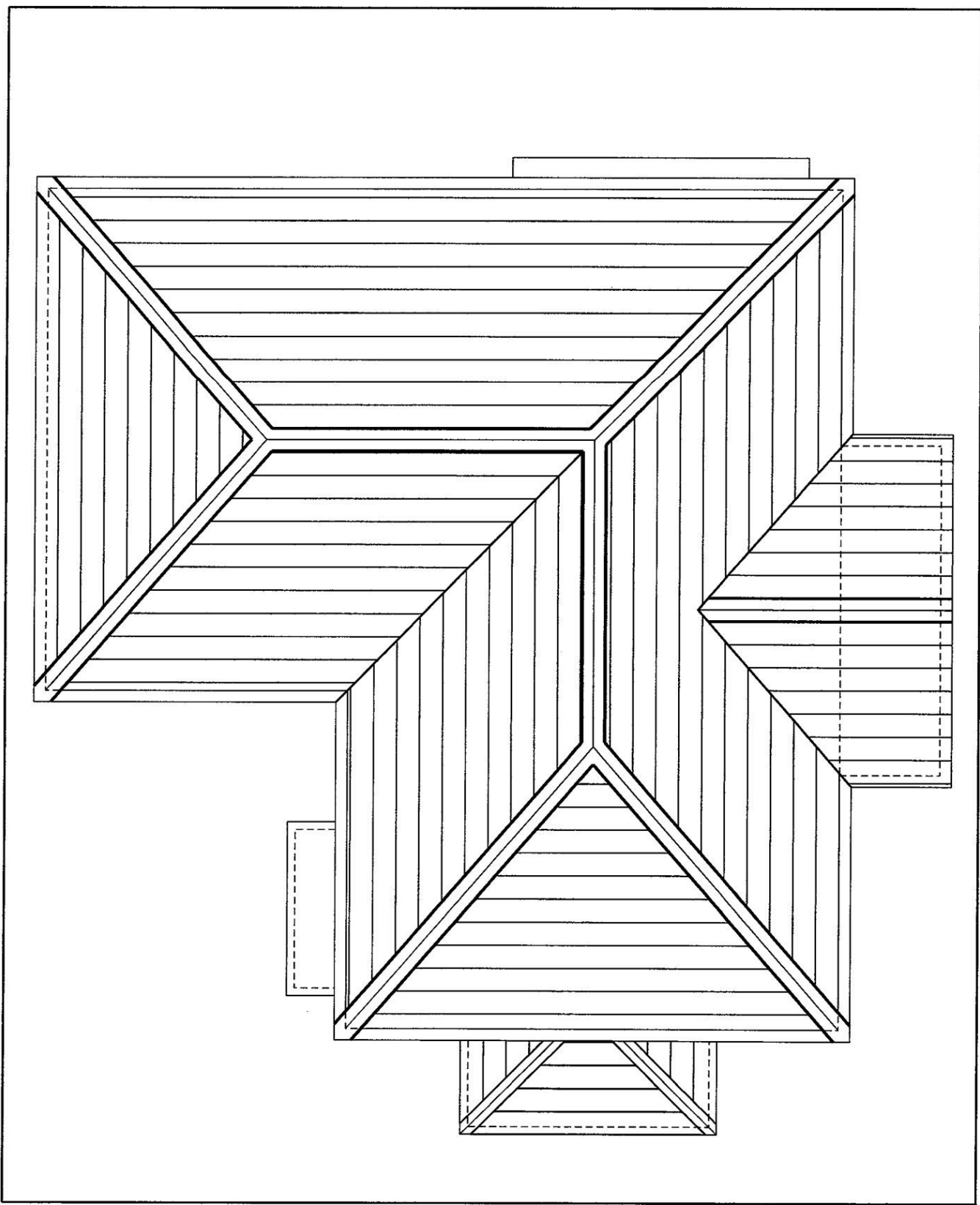
DATE

March 10'

DRAWING STATUS



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Roof Plan

DRAWING NOTES

Contractor to be liable in performance to accept responsibility for any work done in accordance with the drawings and specifications for the work.

All work to be carried out in accordance with the instructions of the Local Authority.

Contractor to be liable in respect to the creation of the drawings.

REVISIONS		REV	CH
REV	DATE	DESCRIPTION	

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PROJECT TITLE
40 The Drive, HA6 1HP

DRAWING TITLE
Existing Front Elevation

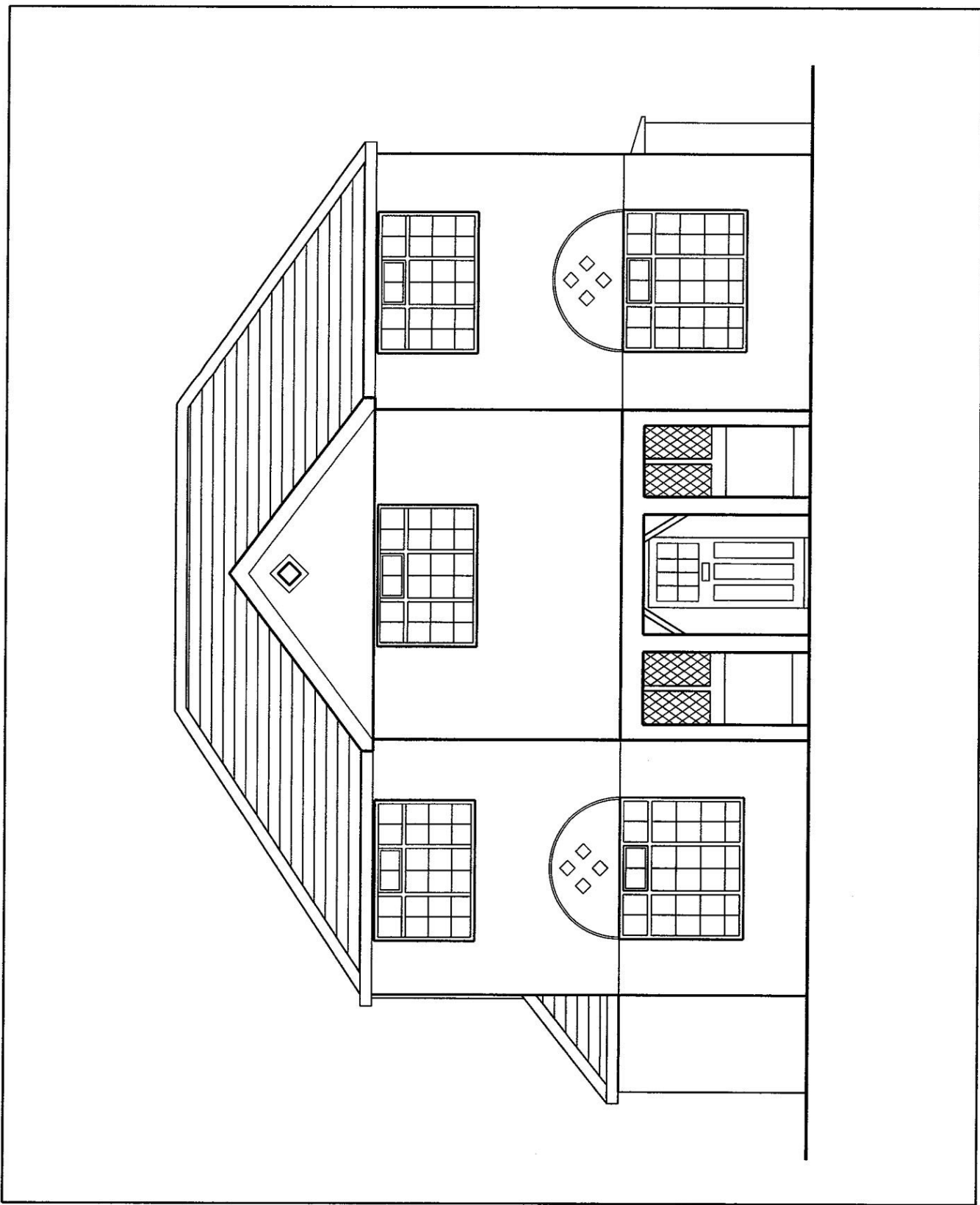
CLIENT
Bill Bradshaw

DRAWING No
TD05

SCALE
SCALE @ A3 - 1:60

DATE
March 10'

DRAWING STATUS
/



Front Elevation

DRAWING NOTES

Dimension lines shall be taken in accordance to noted dimensions. The drafter is responsible for checking all dimensions before work starts.
 Local Authority All work to be carried out to the requirements, and characteristics of the Local Authority.
 Characteristics are responsible to the drafter in the event of any discrepancies.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

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26 JUN 2010
 PLANNING & TRANSPORTATION
 BRO.JP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Front Elevation
Demolition

CLIENT

Bill Bradshaw

DRAWING NO

TD33

REV

1

SCALE @ A3 - 1:100

DATE

June 10'

DRAWING STATUS

June 10'



Front Elevation

DRAWING NOTES

1. The client is responsible for providing all necessary information. The contractor is responsible for checking all dimensions before work starts.
 2. The client is responsible for providing all necessary information for the preparation of the drawings.
 3. The client is responsible for providing all necessary information for the preparation of the drawings.

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REV	DATE	DESCRIPTION	BY	CHK

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28 JUN 2010
 PLANNING & TRANSPORTATION GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Rear Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD06

REV

1

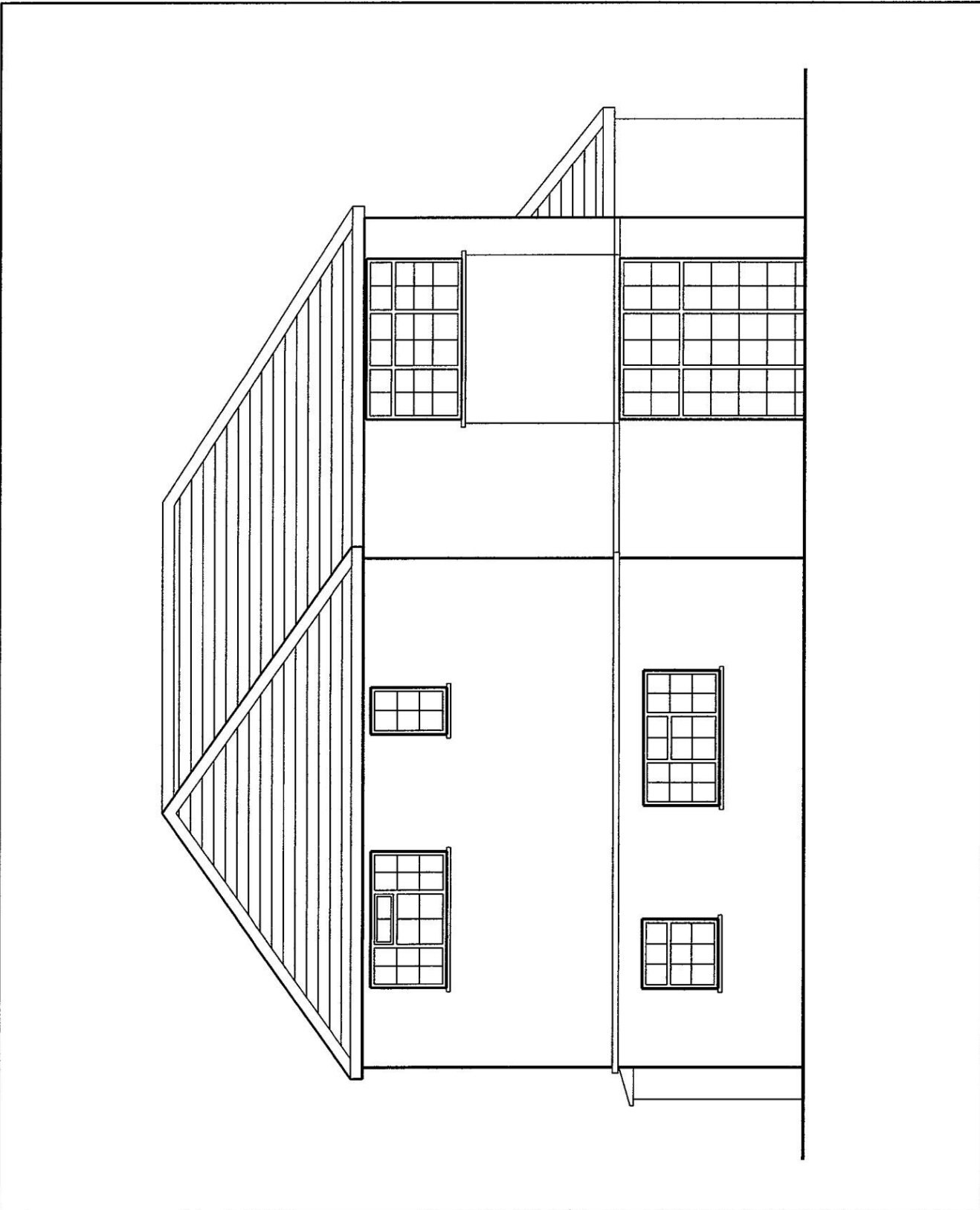
SCALE @ A3 - 1:50

DATE

March 10'

DRAWING STATUS

March 10'



Rear Elevation

DRAWING NOTES

These drawings are the property of Drawing and Planning. The drawings are prepared for the use of the client and are not to be used for any other purpose without the written consent of Drawing and Planning. Any discrepancy is to be reported to the attention of the architect immediately.

REVISIONS

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PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Side Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD07

SCALE @ A3 - 1:50

DATE

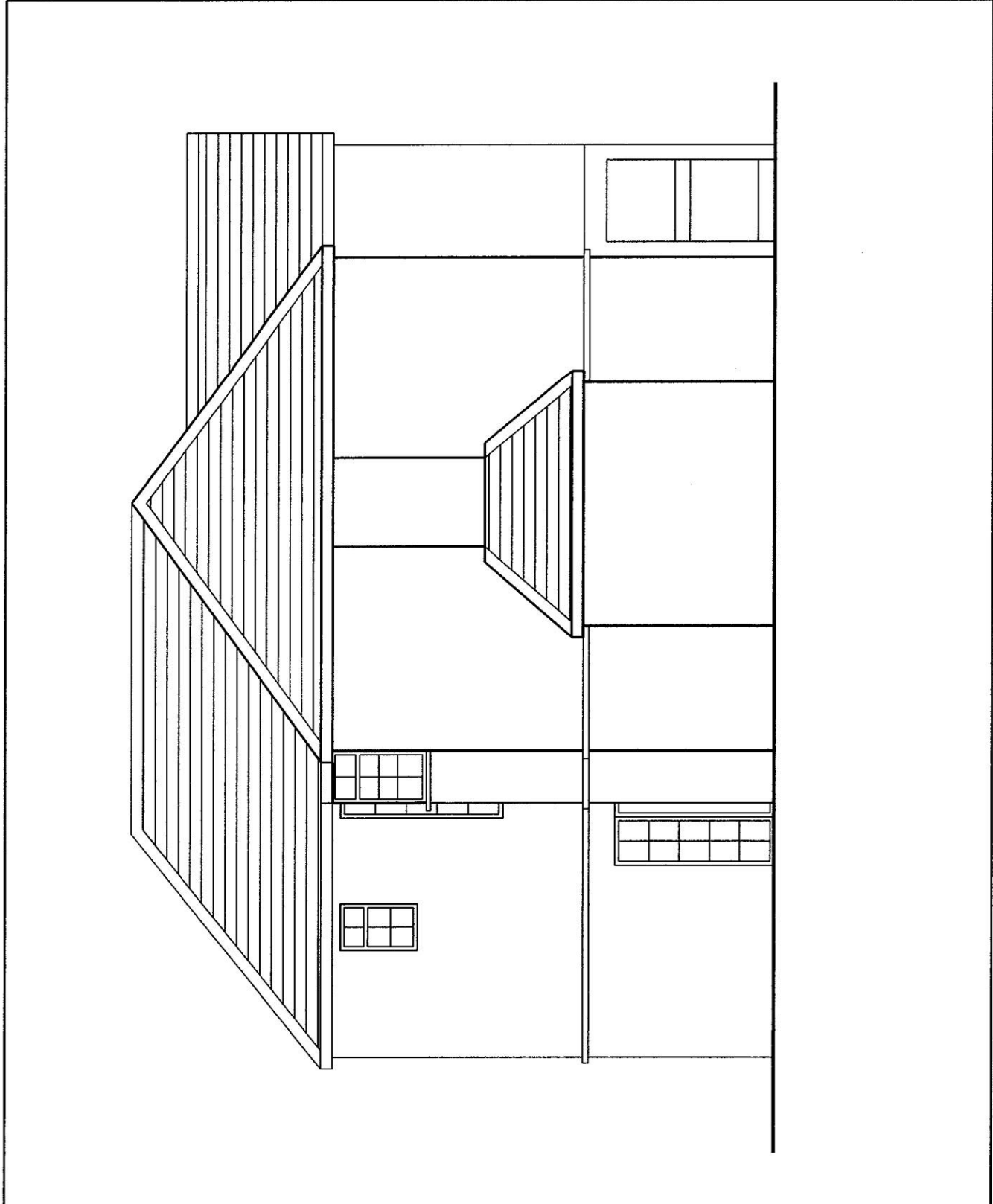
March 10'

DRAWING STATUS

March 10'



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Side Elevation

DRAWING NOTES

1. The client is responsible for providing all necessary information. The client is responsible for providing all necessary information before work starts. The client is responsible for providing all necessary information before work starts. The client is responsible for providing all necessary information before work starts.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

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LOW BOROUGH OF WILLINGDON
 RECEIVED
 28 JUN 2010
 PLANNING & TRANSPORTATION GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Existing Side Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD08

SCALE

A3 - 1:50

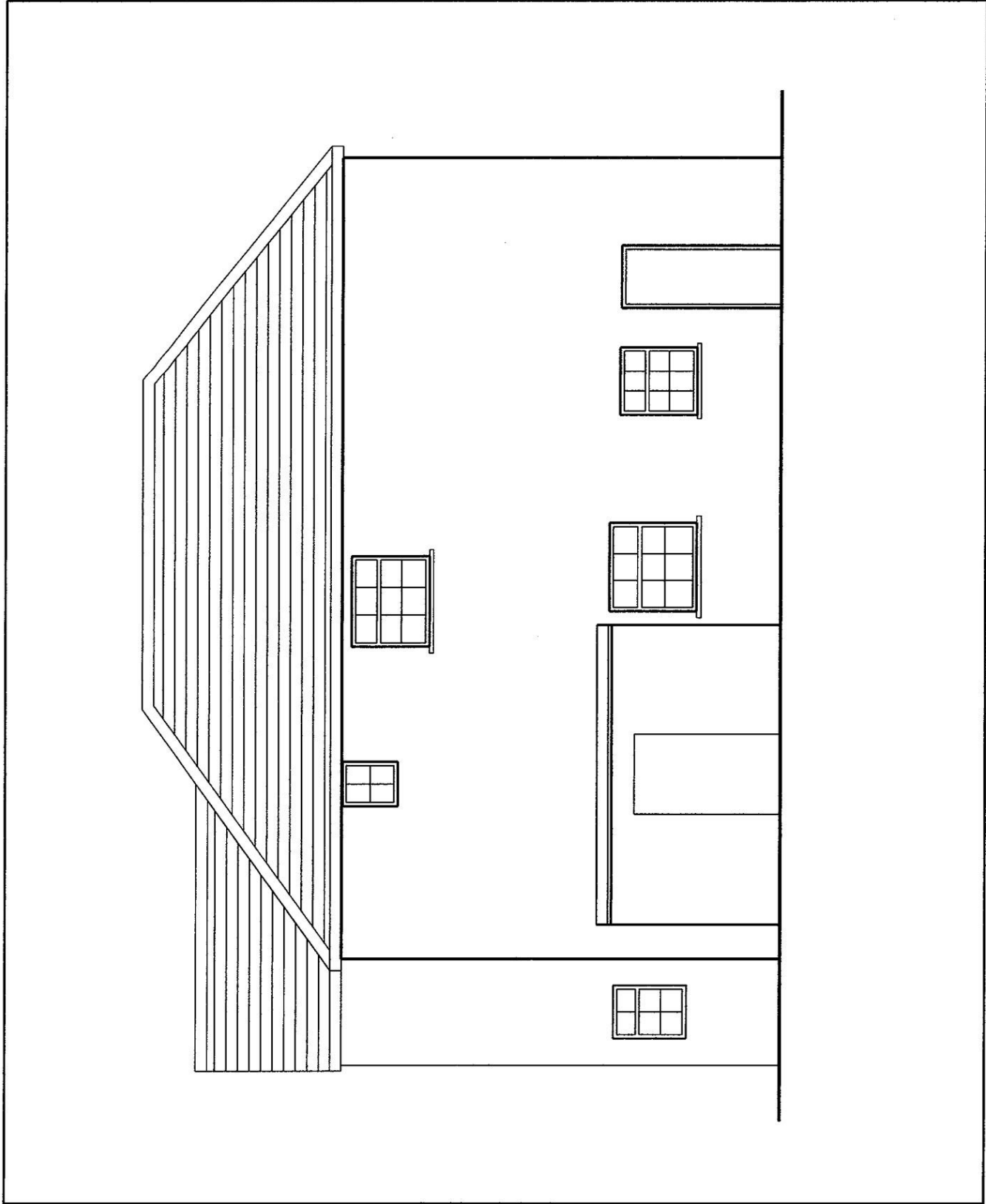
DATE

March '10

DRAWING STATUS



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Side Elevation

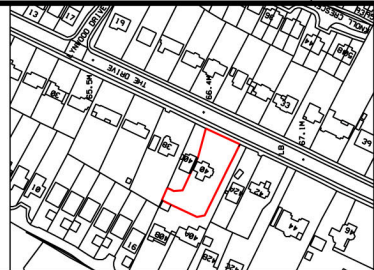
DRAWING NOTES

ALL DIMENSIONS TO BE MADE IN REFERENCE TO SCALED DIMENSIONS. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS BEFORE WORK STARTS. ALL WORK IS TO BE CARRIED OUT TO THE REQUIREMENTS, AND TO THE SATISFACTION OF THE LOCAL AUTHORITY. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK
A	16/02/10	Parking Spaces Outlined Proposed cross-over dimensions	ED	

SITE LOCATION



PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Site Plan

CLIENT

Bill Bradshaw

DRAWING No

TD11

REV

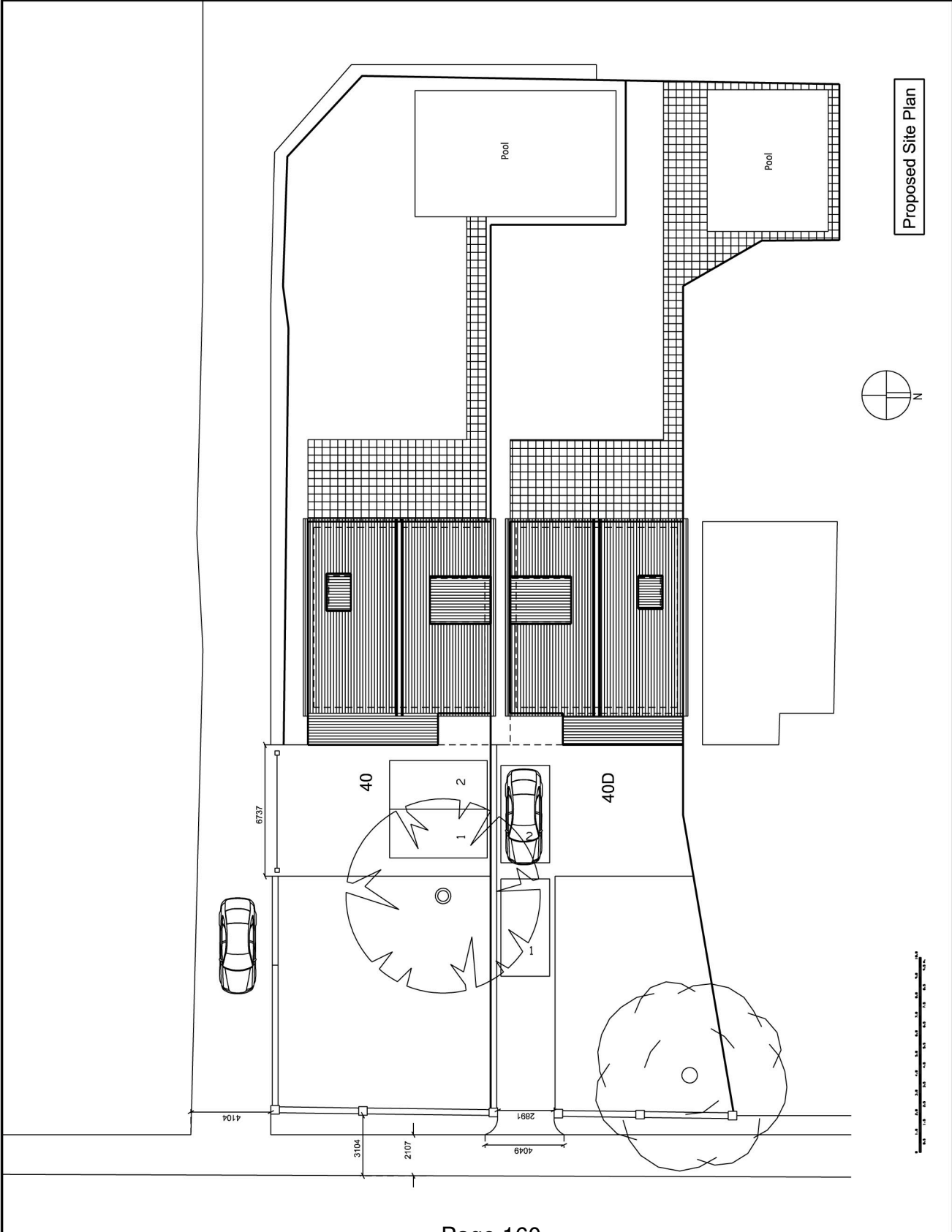
A

SCALE @ A3 - 1:200

DATE

March 10'

DRAWING STATUS



DRAWING NOTES

Contractor shall be responsible for all work in accordance with approved plans and specifications. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. All work shall be carried out in accordance with the specifications and standards of the local authority. The contractor shall be responsible for all work in accordance with approved plans and specifications.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BORO OF HILLINGDON
 RECEIVED
26 JUN 2010
 PLANNING & TRANSPORTATION
 GROUP

LON BORO OF HILLINGDON
 RECEIVED
28 JUN 2010
 PLANNING & TRANSPORTATION
 GROUP

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Basement

CLIENT

Bill Bradshaw

DRAWING No

TD21

SCALE

@ A3 - 1:50

DATE

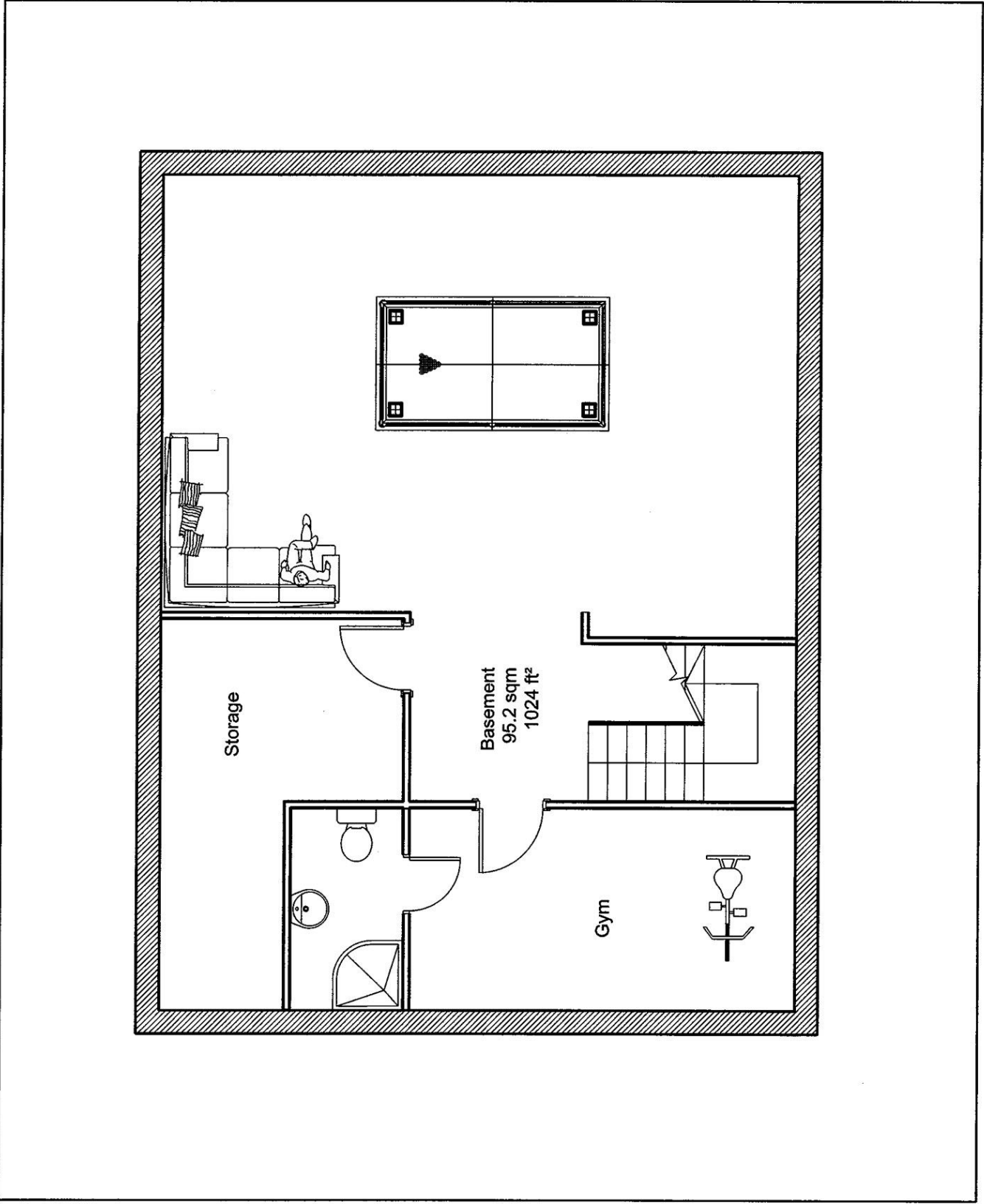
March 10'

DRAWING STATUS

March 10'



DRAWING AND PLANNING
 www.drawingandplanning.com



Basement

DRAWING NOTES

Contractor shall comply with all applicable codes, regulations, and standards in force at the time of preparation of this drawing. The contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The contractor shall be responsible for ensuring that the work is completed in accordance with the approved drawings and specifications. The contractor shall be responsible for ensuring that the work is completed in accordance with the approved drawings and specifications.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOW BOARD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION GROUP

LOW BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Basement

CLIENT

Bill Bradshaw

DRAWING No

TD30

REV

/

SCALE @ A3 - 1:50

DATE

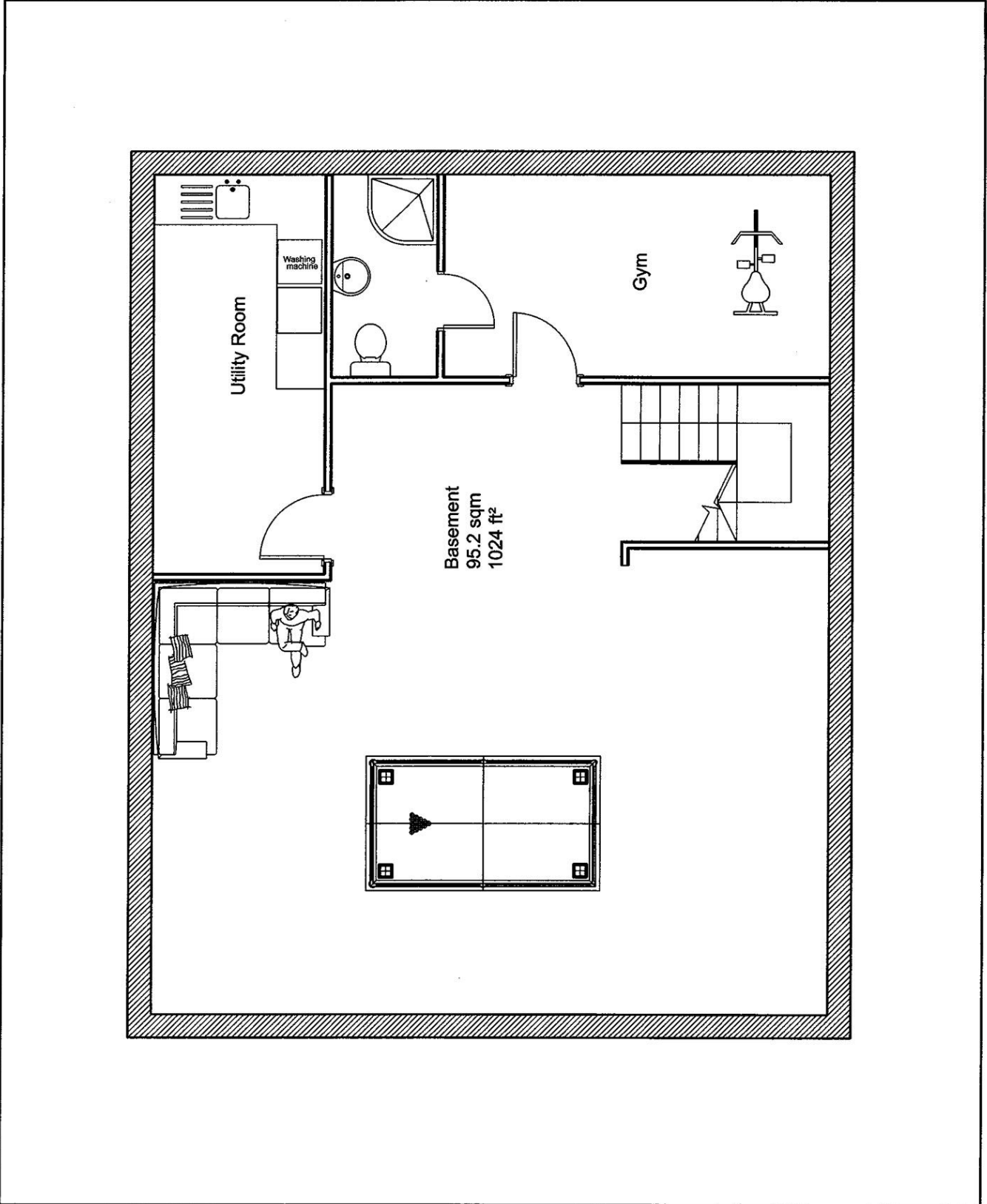
March 10'

DRAWING STATUS

March 10'



DRAWING AND PLANNING
www.drawingandplanning.com



Basement

DRAWING NOTES

Drawings are to be used in accordance with the conditions of contract. The contractor is responsible for checking all dimensions before work starts. The client is responsible for the accuracy of the information provided. Any discrepancies in the drawings are to be reported to the architect at the earliest opportunity.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LDN BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

LDN BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Ground Floor

CLIENT

Bill Bradshaw

DRAWING No

TD12

SCALE

@ A3 - 1:50

DATE

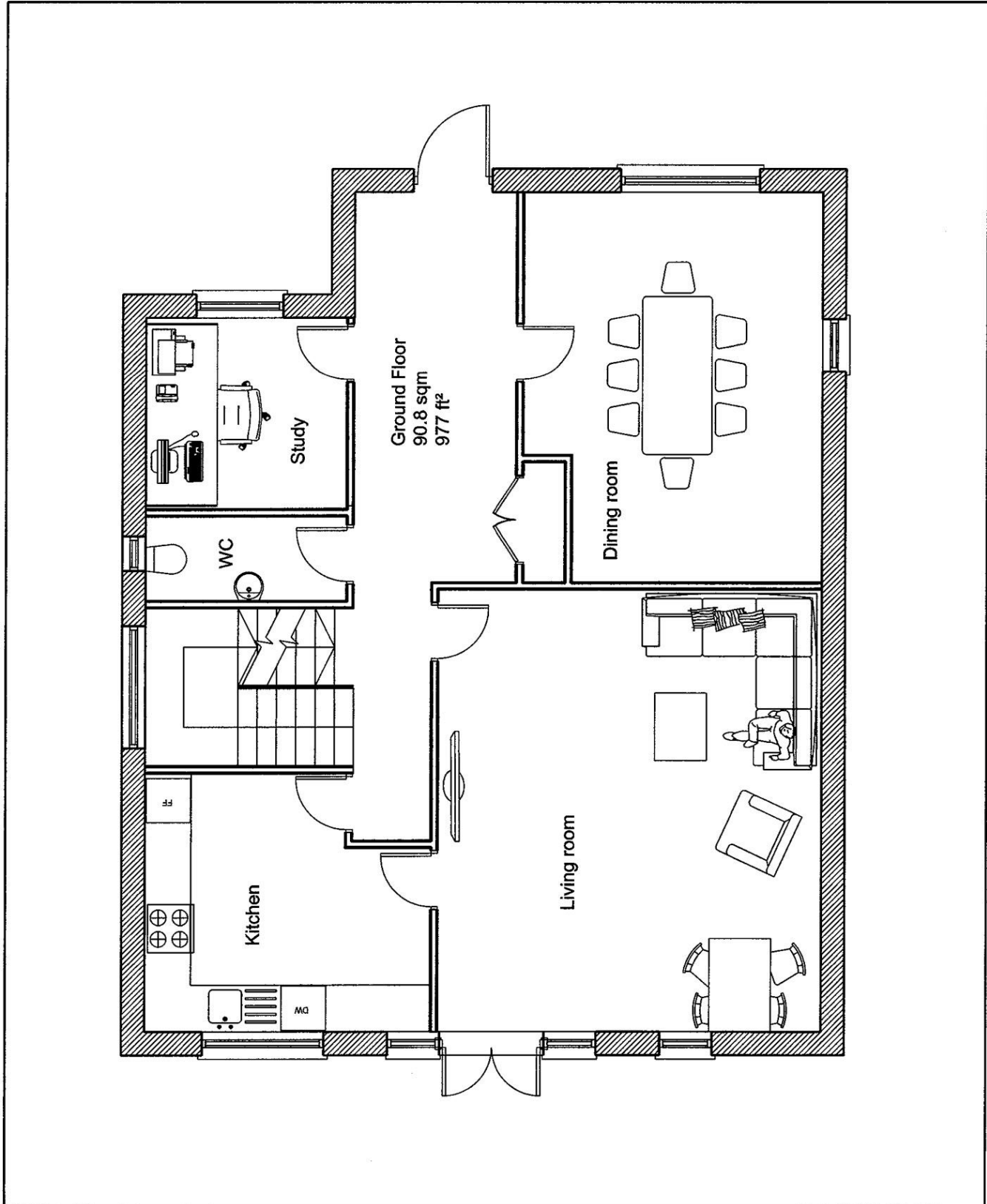
March 10'

REV

1

DRAWING STATUS

March 10'



Ground Floor

DRAWING NOTES

Drawings are prepared by the architect in accordance with the provisions of the Building Regulations 2000 and the Building (Approved Document A) Regulations 2001. The architect is responsible for the accuracy of the drawings and the information contained therein. The architect is not responsible for the accuracy of the information provided by others.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BOARD OF HILLINGDON
 RECEIVED
26 JUN 2010
 PLANNING & TRANSPORTATION
 GROUP

LON BOARD OF HILLINGDON
 RECEIVED
28 JUN 2010
 PLANNING & TRANSPORTATION
 GROUP

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Ground Floor

CLIENT

Bill Bradshaw

DRAWING No

TD22

REV

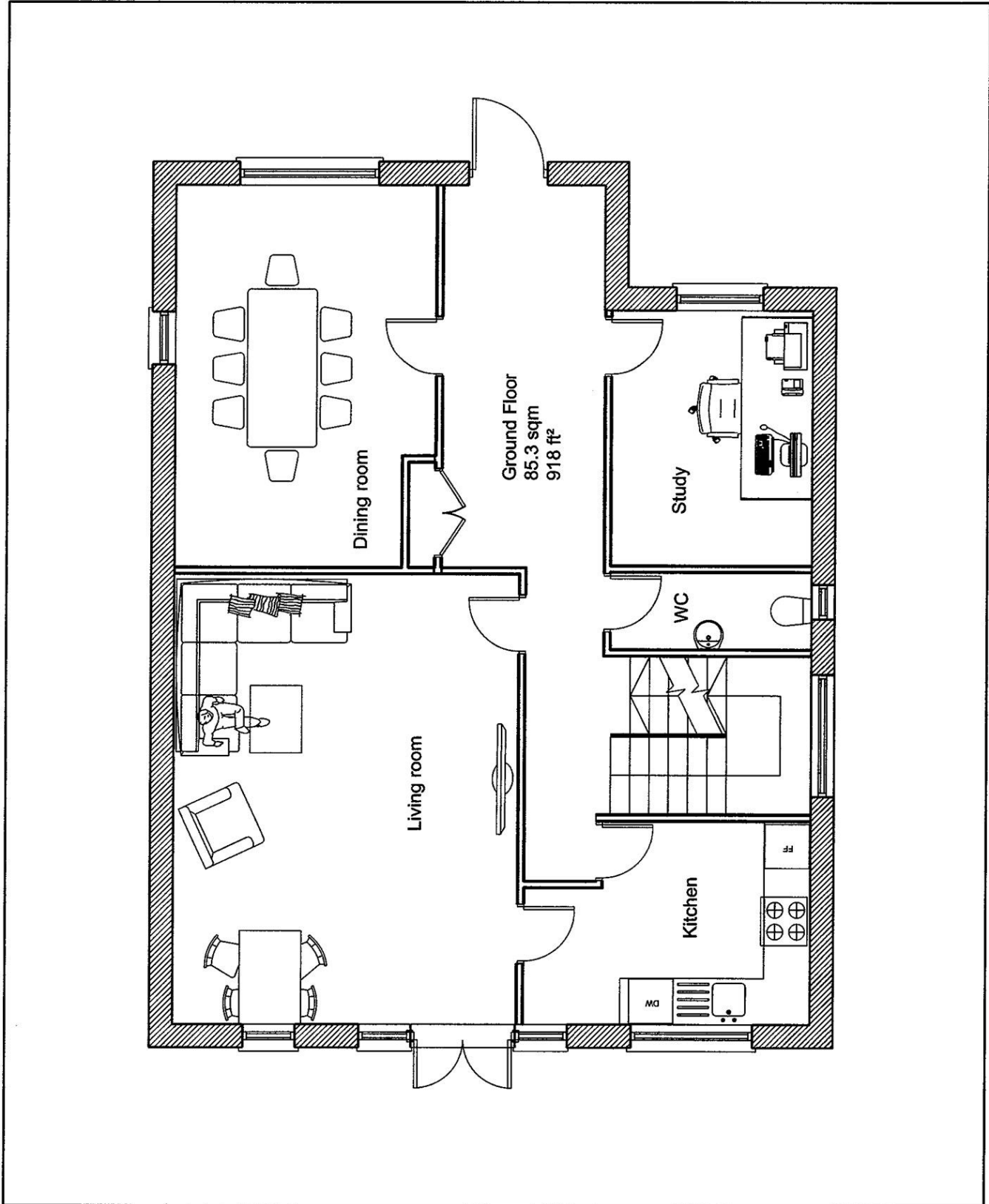
1

SCALE @ A3 - 1:50

DATE

March 10'

DRAWING STATUS



Ground Floor
85.3 sqm
918 ft²

Ground Floor

DRAWING NOTES

When dimensions are given in parentheses to indicate alternatives, the dimension in parentheses is not to be used unless specifically noted otherwise. All work is to be carried out in accordance with the specifications of the Local Authority. Any discrepancy is to be brought to the attention of the Architect immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOW BOARD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
GROUP

LOW BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed First Floor

CLIENT

Bill Bradshaw

DRAWING No

TD13

SCALE @ A3 - 1:50

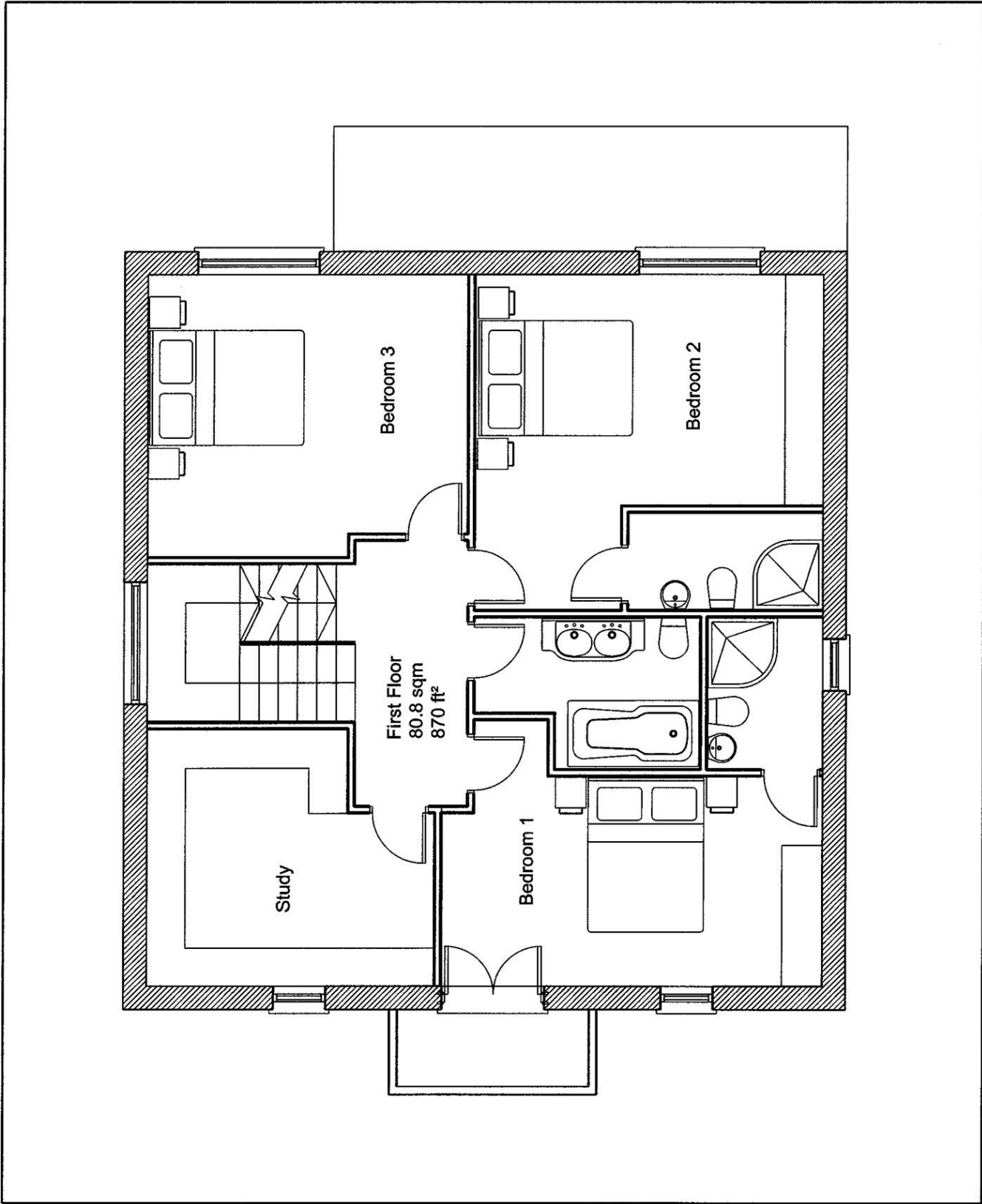
DATE

March 10

REV

1

DRAWING STATUS



First Floor

DRAWING NOTES

1. The Client is responsible for the accuracy of the information provided. The Contractor is responsible for verifying the accuracy of the information before work starts.
 2. The Contractor is responsible for the accuracy of the information provided to the Client.
 3. The Contractor is responsible for the accuracy of the information provided to the Client.
 4. The Contractor is responsible for the accuracy of the information provided to the Client.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BORGO LP - HILLMEADOW
 RECEIVED
 26 JUN 2010
 PLANNING & TRANSPORTATION GROUP
 LON BORGO LP - HILLMEADOW
 RECEIVED
 28 JUN 2010
 PLANNING & TRANSPORTATION GROUP

PROJECT TITLE
40D The Drive, HA6 1HP

DRAWING TITLE
Proposed First Floor

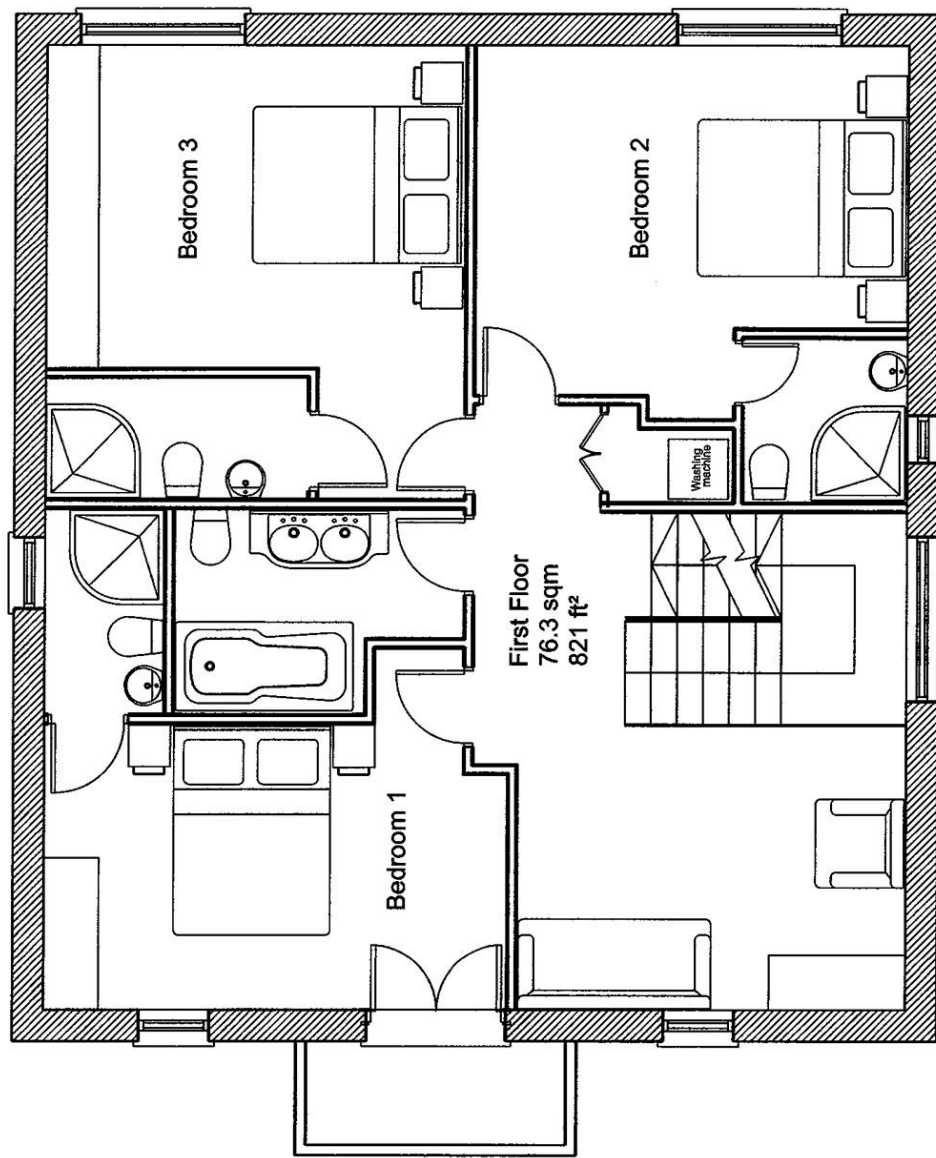
CLIENT
Bill Bradshaw

DRAWING No
TD23

SCALE @ A3 - 1:50

DATE
 March 10'

DRAWING STATUS
 /



First Floor

DRAWING NOTES

When alterations to any of the above are required, the Contractor is responsible for making any necessary alterations to the drawings. The Contractor is responsible for making any necessary alterations to the drawings. The Contractor is responsible for making any necessary alterations to the drawings.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOU BORD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION GROUP

LOU BORD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Loft

CLIENT

Bill Bradshaw

DRAWING No

TD14

SCALE @ A3 - 1:50

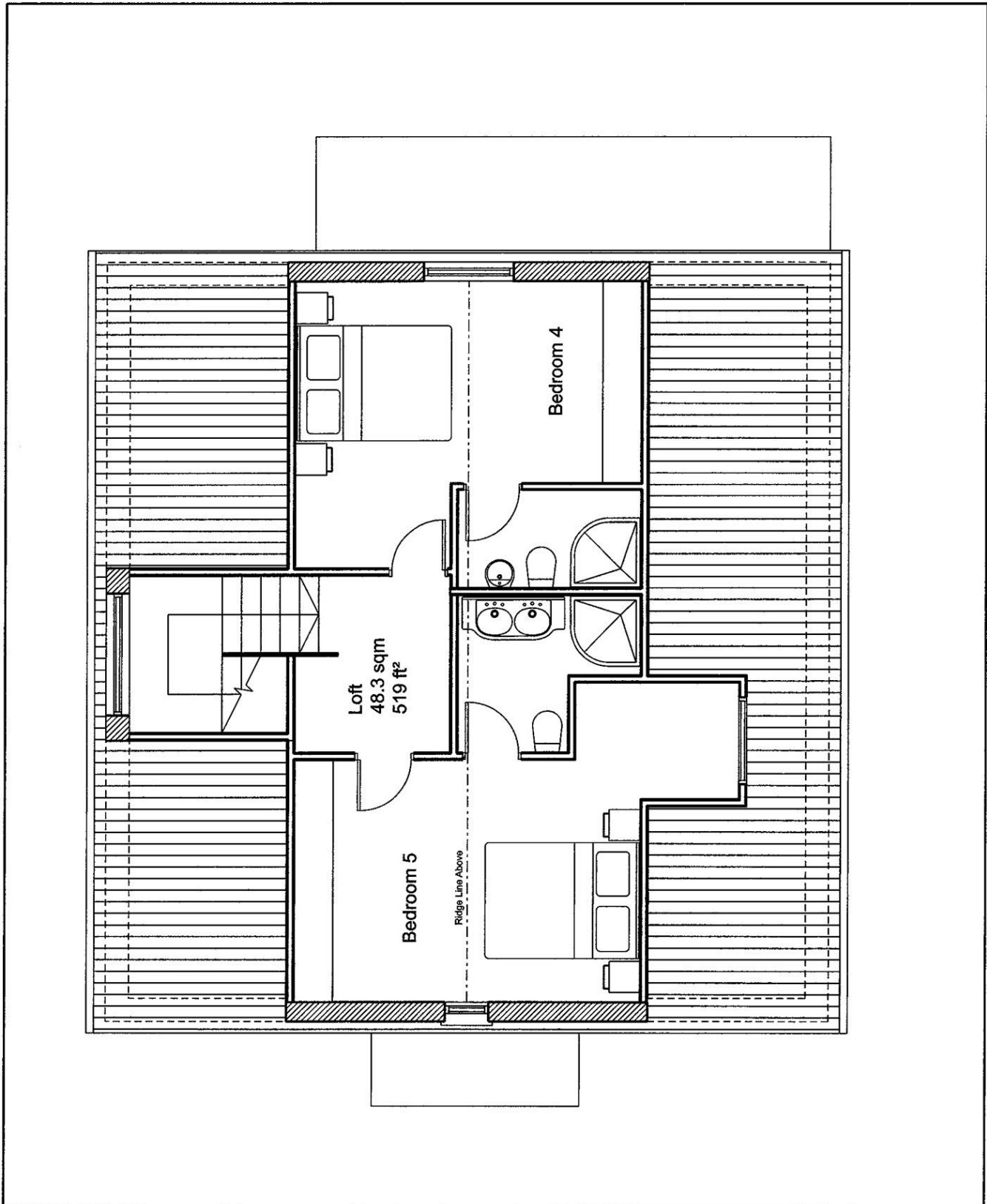
DATE

March 10'

DRAWING STATUS



DRAWING AND PLANNING
www.drawingandplanning.com



loft

DRAWING NOTES

1. The Client is responsible for providing all necessary information to the Designer in a timely manner. The Designer is not responsible for any delay or omission of information before work starts.
 2. The Client is responsible for providing all necessary information to the Designer in a timely manner. The Designer is not responsible for any delay or omission of information before work starts.
 3. The Client is responsible for providing all necessary information to the Designer in a timely manner. The Designer is not responsible for any delay or omission of information before work starts.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BOARD OF MULLINGDON
 RECEIVED
 26 JUN 2010
 PLANNING & TRANSPORTATION
 BRANCH
 LON BOARD OF MULLINGDON
 RECEIVED
 28 JUN 2010
 PLANNING & TRANSPORTATION
 BRANCH

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Loft

CLIENT

Bill Bradshaw

DRAWING No

TD24

SCALE

@ A3 - 1:50

DATE

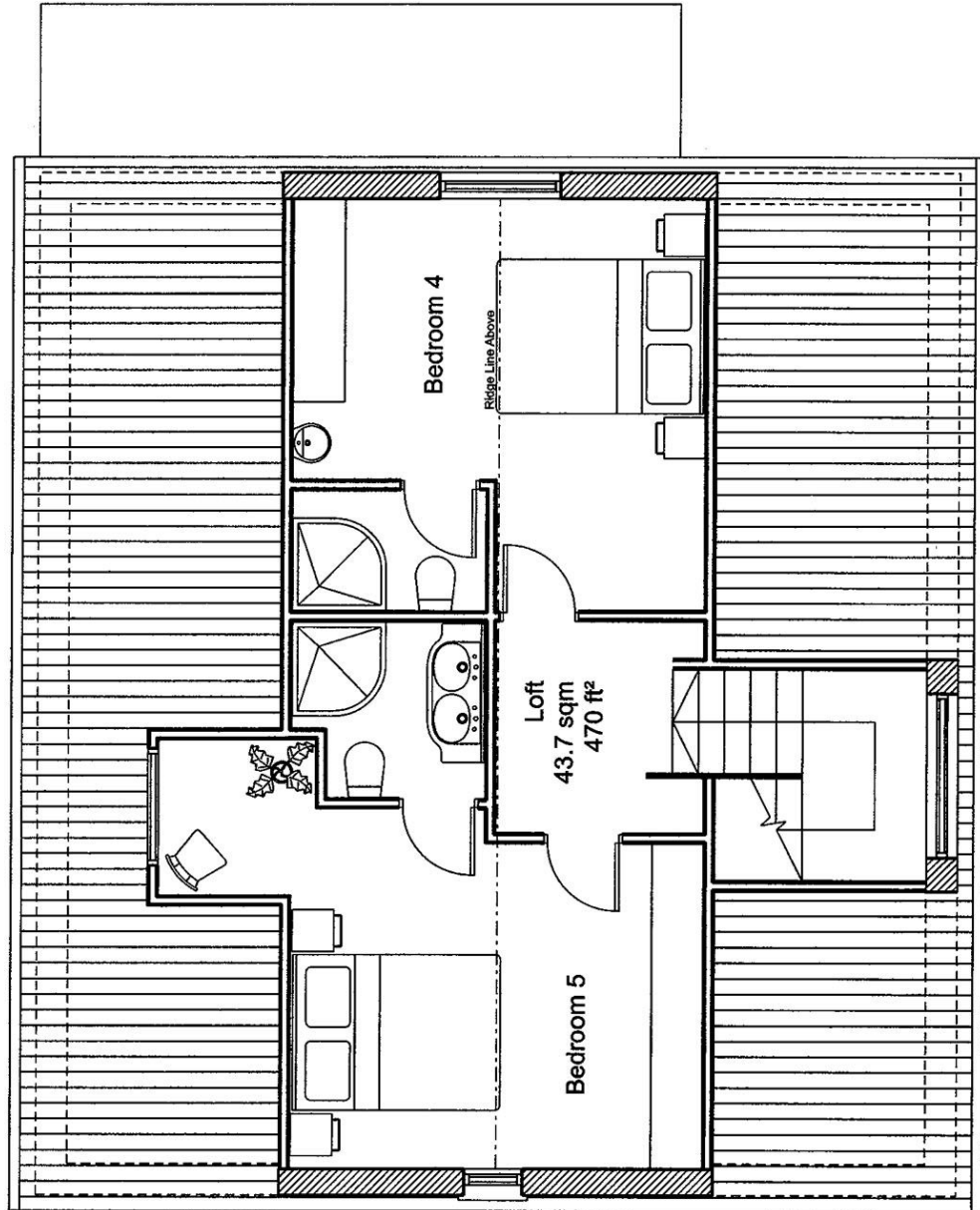
March 10'

DRAWING STATUS

March 10'



DRAWING AND PLANNING
 www.drawingandplanning.com



loft

DRAWING NOTES

Readers: Please check this to make it conform to local standards. The Contractor is responsible for making any necessary amendments to the drawings in accordance with the local authority. Any discrepancies in it are to be referred to the architect immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOU BORO OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
GROUP

LOU BORO OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Roof Plan

CLIENT

Bill Bradshaw

DRAWING No

TD15

REV

/

SCALE @ A3 - 1:50

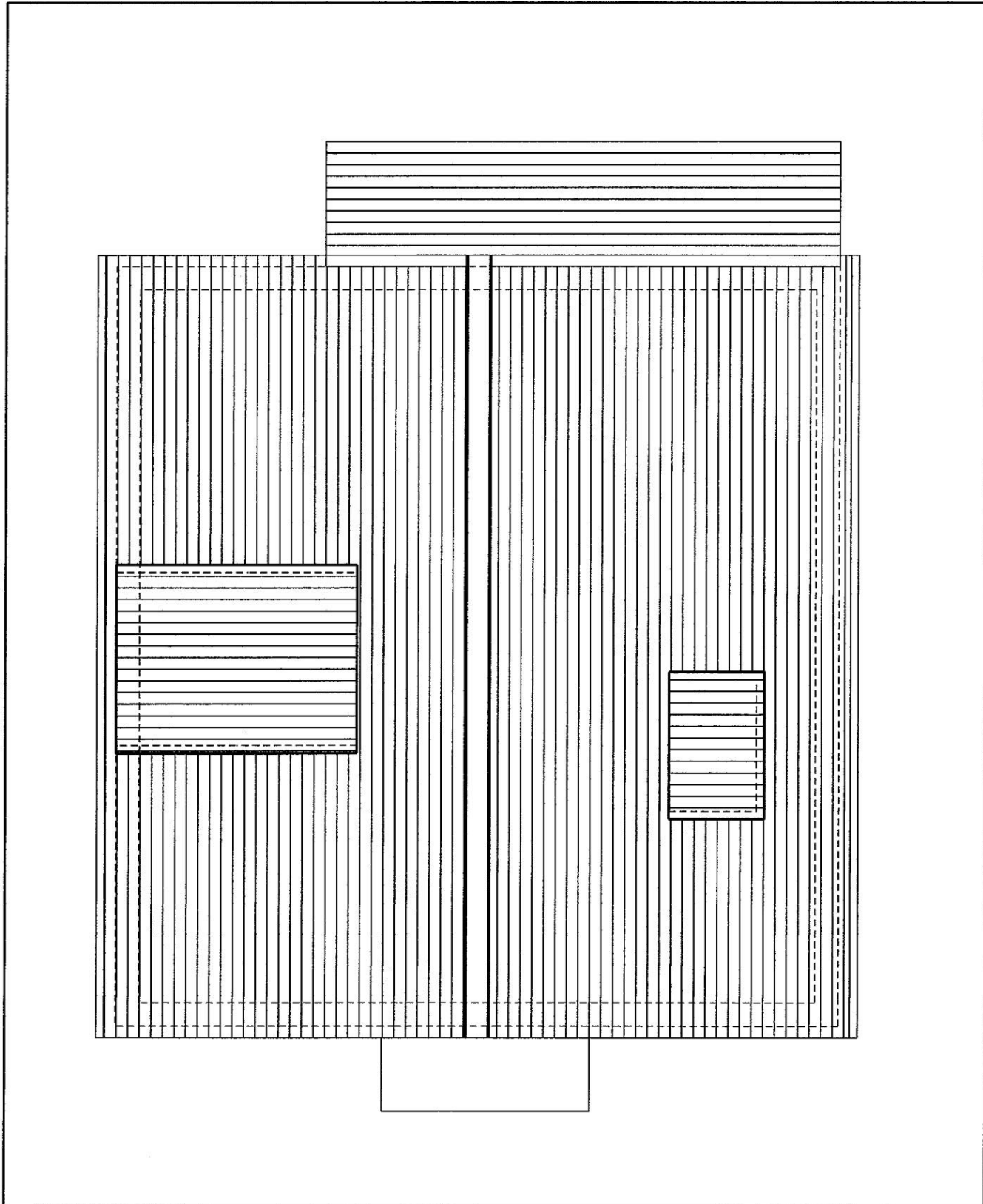
DATE

March 10'

DRAWING STATUS



DRAWING AND PLANNING
www.drawingandplanning.com



Roof Plan

DRAWING NOTES

Contractor shall be responsible for obtaining all necessary permits and approvals for this work. The contractor shall be responsible for obtaining all necessary permits and approvals for this work. The contractor shall be responsible for obtaining all necessary permits and approvals for this work.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LDN BOARD OF WELLINGTON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
COUNCIL
LDN-BECKETT BUILDING
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
COUNCIL

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Roof Plan

CLIENT

Bill Bradshaw

DRAWING No

TD25

SCALE @ A3 - 1:50

DATE

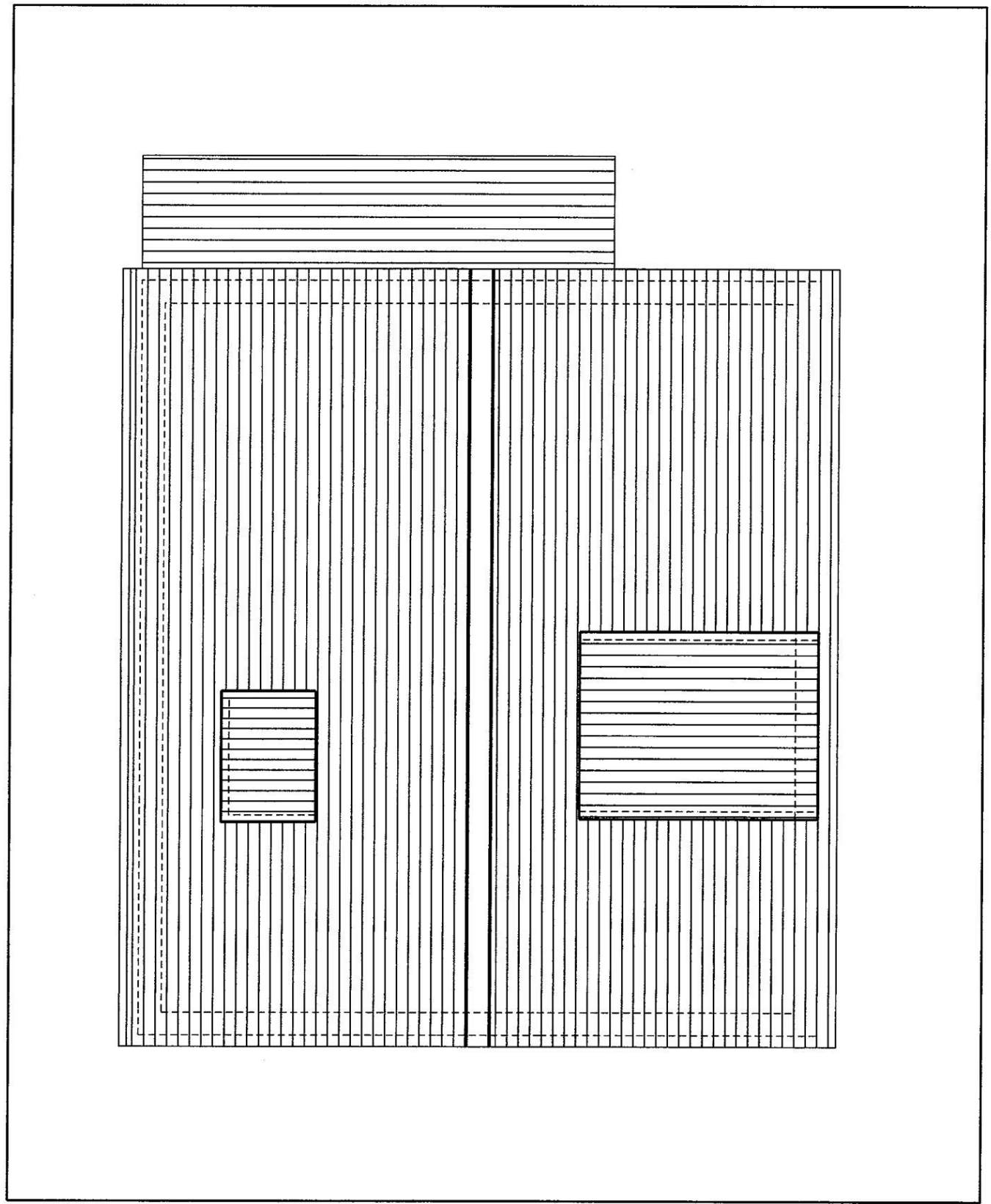
March 10'

DRAWING STATUS

March 10'



DRAWING AND PLANNING
www.drawingandplanning.com



Roof Plan

DRAWING NOTES

Drawings are to be used by reference to other drawings. The Contractor is responsible for making their own checks of the drawings and specifications, and for any errors or omissions. Any discrepancy is to be reported to the architect immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOU BORD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
GRAND CON BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GR. UP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Front Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD16

SCALE @ A3 - 1:50

DATE

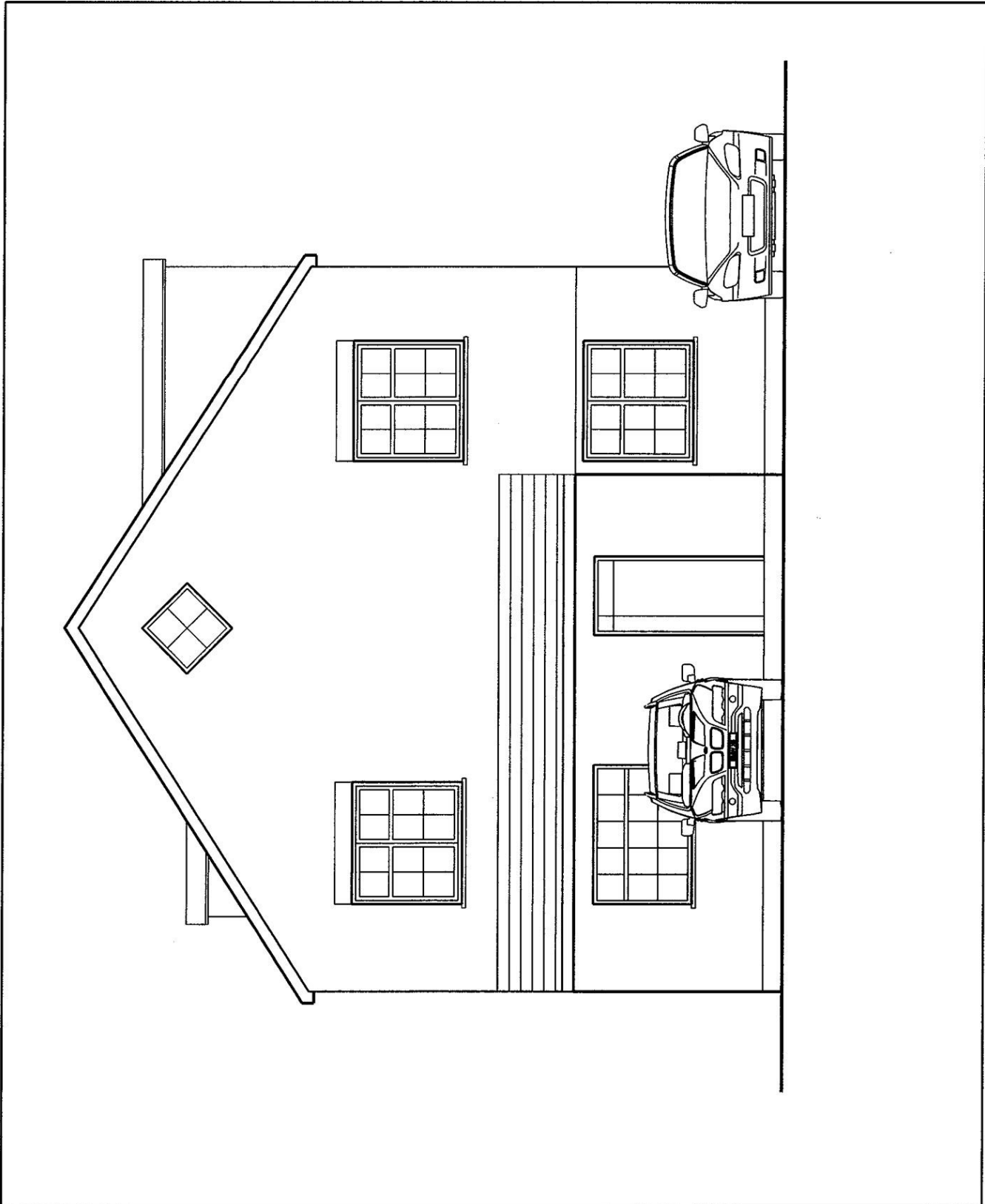
March 10'

DRAWING STATUS

March 10'



DRAWING AND PLANNING
www.drawingandplanning.com



Front Elevation

DRAWING NOTES

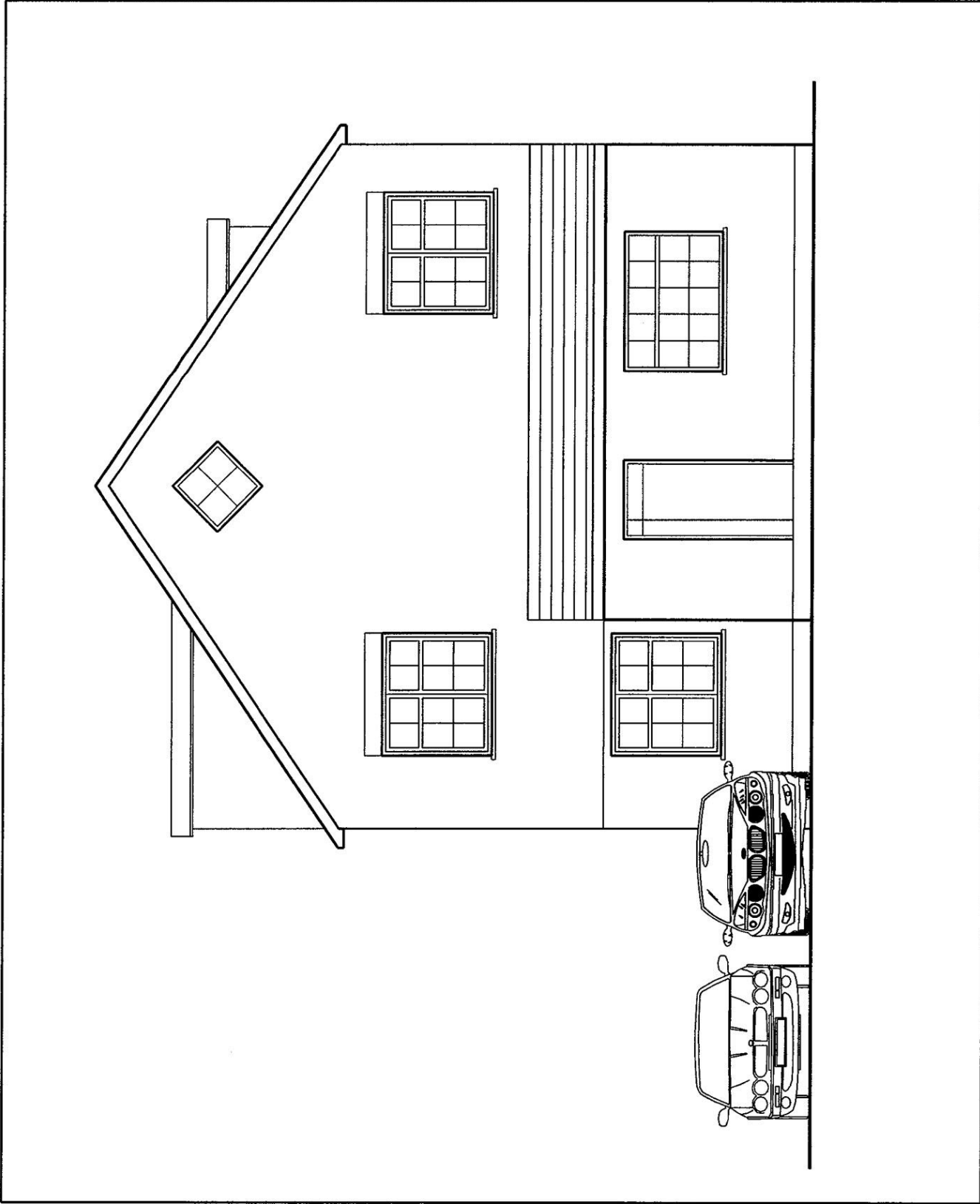
It is the Client's responsibility to ensure that all information provided is accurate and complete. The Client is responsible for obtaining all necessary permits and approvals from the relevant authorities. The Client is responsible for ensuring that the drawing is used for the intended purpose and is not reproduced or modified without the written consent of the drawing author.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BOARD OF MILLINGDON
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 26 JUN 2010
 PLANNING & TRANSPORTATION
 GEORGIN BUTTS 27
 MILLINGDON
 RECEIVED
 28 JUN 2010
 PLANNING & TRANSPORTATION
 GEORGIN BUTTS 27
 MILLINGDON

PROJECT TITLE
 40D The Drive, HA6 1HP
 DRAWING TITLE
 Proposed Front Elevation
 CLIENT
 Bill Bradshaw
 DRAWING No
 TD26
 SCALE @ A3 - 1:50
 DATE
 March 10'
 DRAWING STATUS



Front Elevation

DRAWING NOTES

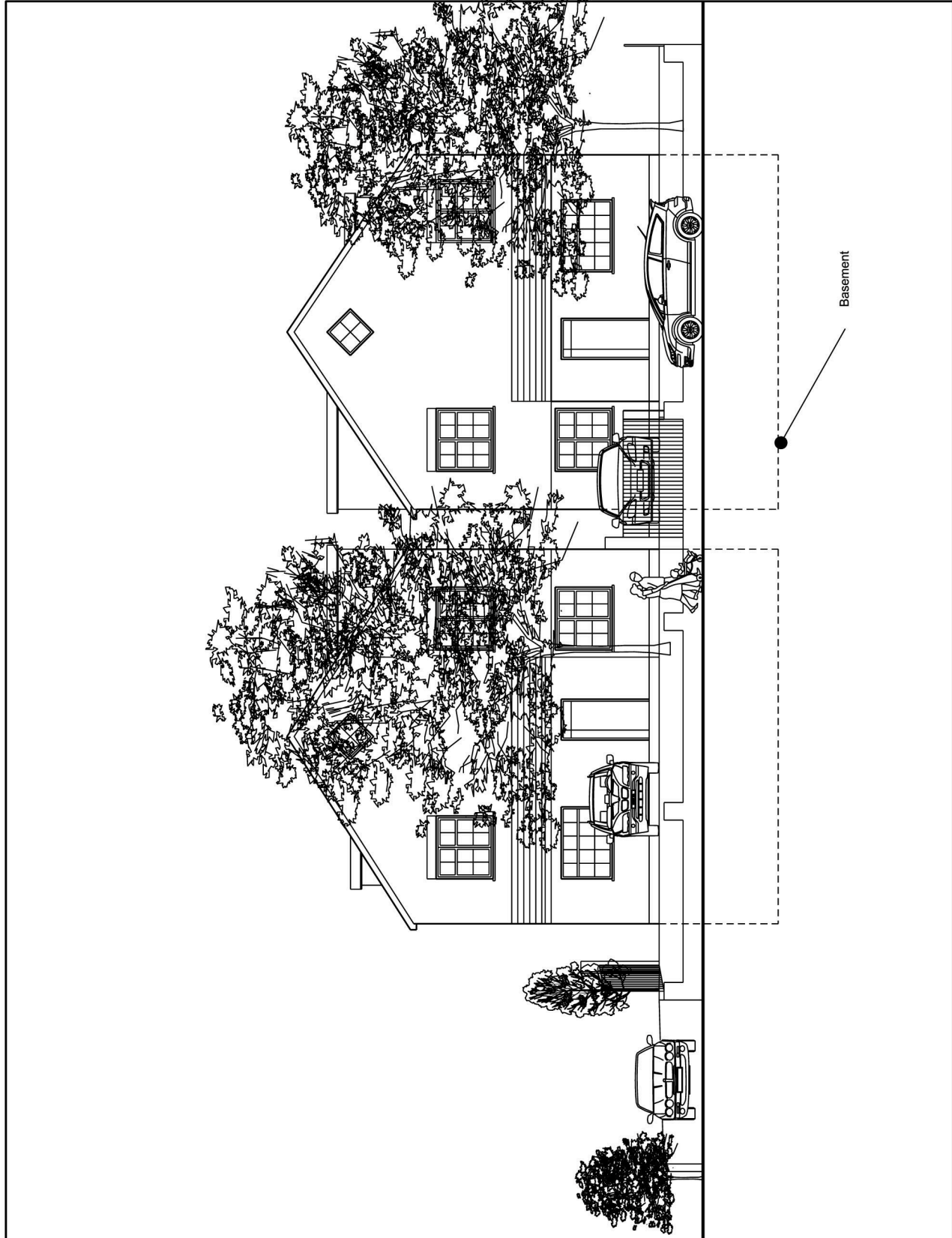
Dimensions: Unless otherwise noted, all dimensions are in feet and inches. The Contractor is responsible for checking all dimensions and for ensuring that the work is in accordance with the requirements, and to the satisfaction of the local Authority.

Discussions: Any discussions to be brought to the attention of the Architect immediately.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

PROJECT TITLE	40 The Drive, HA6 1HP
DRAWING TITLE	Proposed Front Elevation
CLIENT	Bill Bradshaw
DRAWING No	TD34
REV	1
SCALE @ A3	1:100
DATE	June 10'
DRAWING STATUS	



Front Elevation

DRAWING NOTES

Client is responsible for obtaining all necessary permits, approvals, and consents from the relevant authorities before work starts. The client is responsible for the accuracy of the information provided to the architect. The architect is not responsible for the accuracy of the information provided to the client.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOWBORO OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
GROUP

LOWBORO OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Rear Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD17

SCALE @ A3 - 1:50

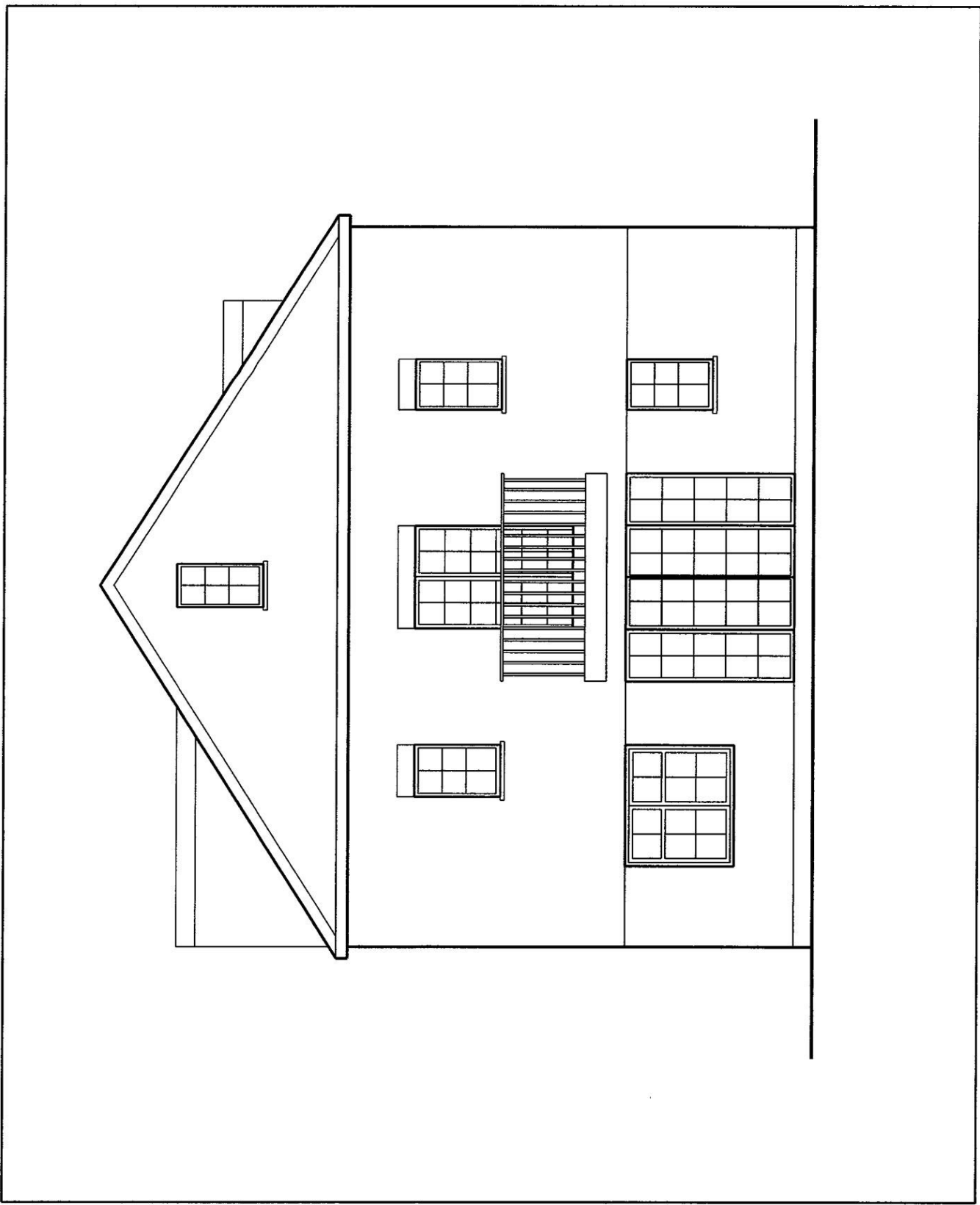
DATE

March 10'

DRAWING STATUS



DRAWINGANDPLANNING
www.drawingandplanning.com



Rear Elevation

DRAWING NOTES

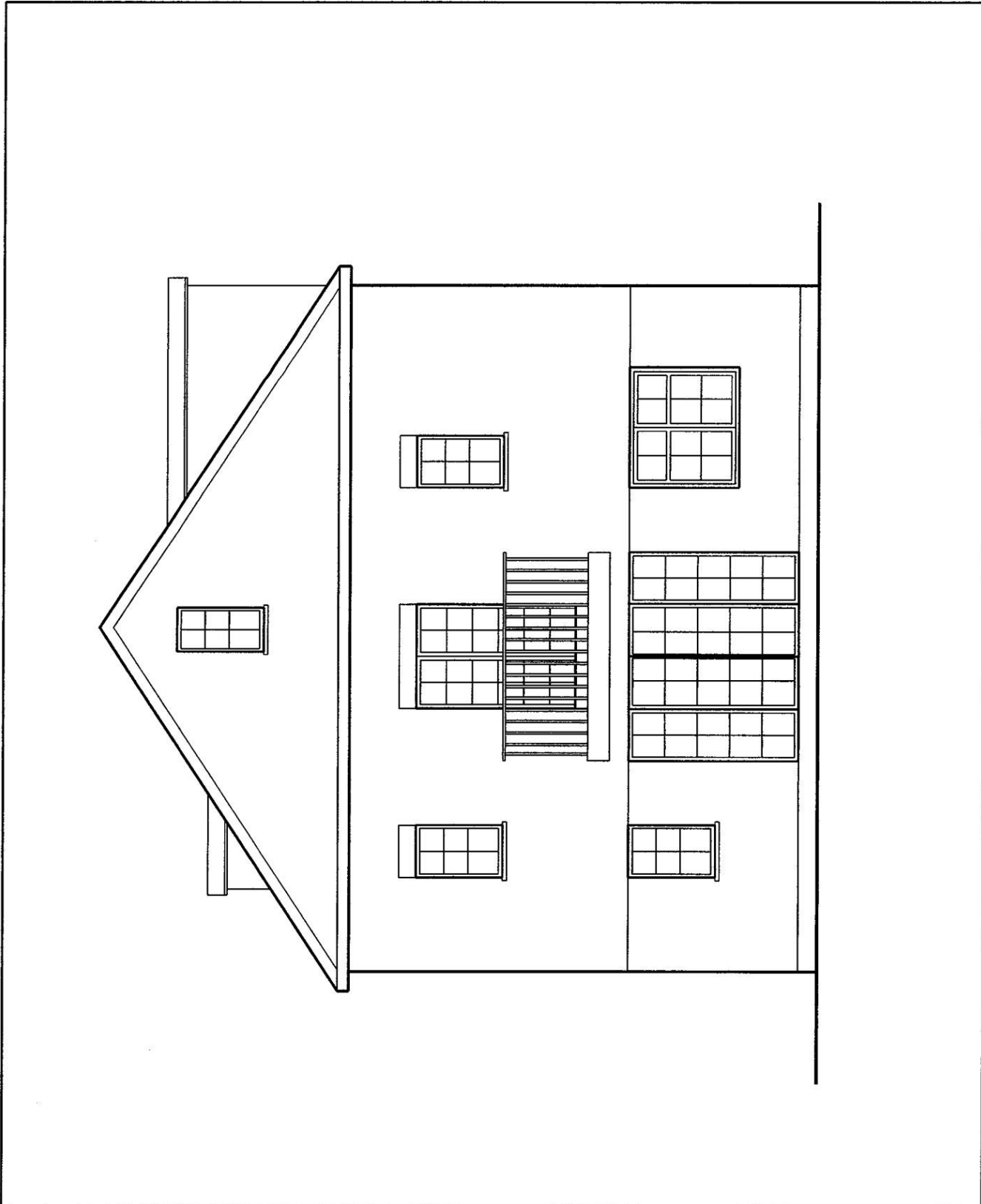
1. This drawing is to be used in accordance with the instructions. The contractor is responsible for obtaining all necessary permits and approvals from the local authority. All dimensions are in feet and inches. All dimensions are to the center of the member unless otherwise indicated.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LON BORD OF MILLREDDIE
 RECEIVED
 26 JUN 2010
 PLANNING & TRANSPORTATION GROUP
 40D THE DRIVE, HA6 1HP
 TEL: 01463 251100
 FAX: 01463 251101
 WWW.MILLREDDIE.CO.UK
 28 JUN 2010
 PLANNING & TRANSPORTATION GROUP
 40D THE DRIVE, HA6 1HP
 TEL: 01463 251100
 FAX: 01463 251101
 WWW.MILLREDDIE.CO.UK

PROJECT TITLE
 40D The Drive, HA6 1HP
DRAWING TITLE
 Proposed Rear Elevation
CLIENT
 Bill Bradshaw
DRAWING No
 TD27
SCALE @ A3 - 1:50
DATE
 March 10'
DRAWING STATUS
 /
 REV
 /
 DRAWING STATUS
 /
 DATE
 March 10'
DRAWING STATUS
 /
 DATE
 March 10'



Rear Elevation

DRAWING NOTES

Drawings are to be used in accordance with the contract documents. The contractor is to be responsible for obtaining all necessary permits and approvals from local authorities. The contractor is to be responsible for the construction of the building. All dimensions are to be in feet and inches unless otherwise specified. All drawings are to be in accordance with the current Building Code.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOU BORO OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
BYRON LOU BORO OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
DIVISION

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Side Elevation

CLIENT

Bill Bradshaw

DRAWING NO

TD19

SCALE

@ A3 - 1:50

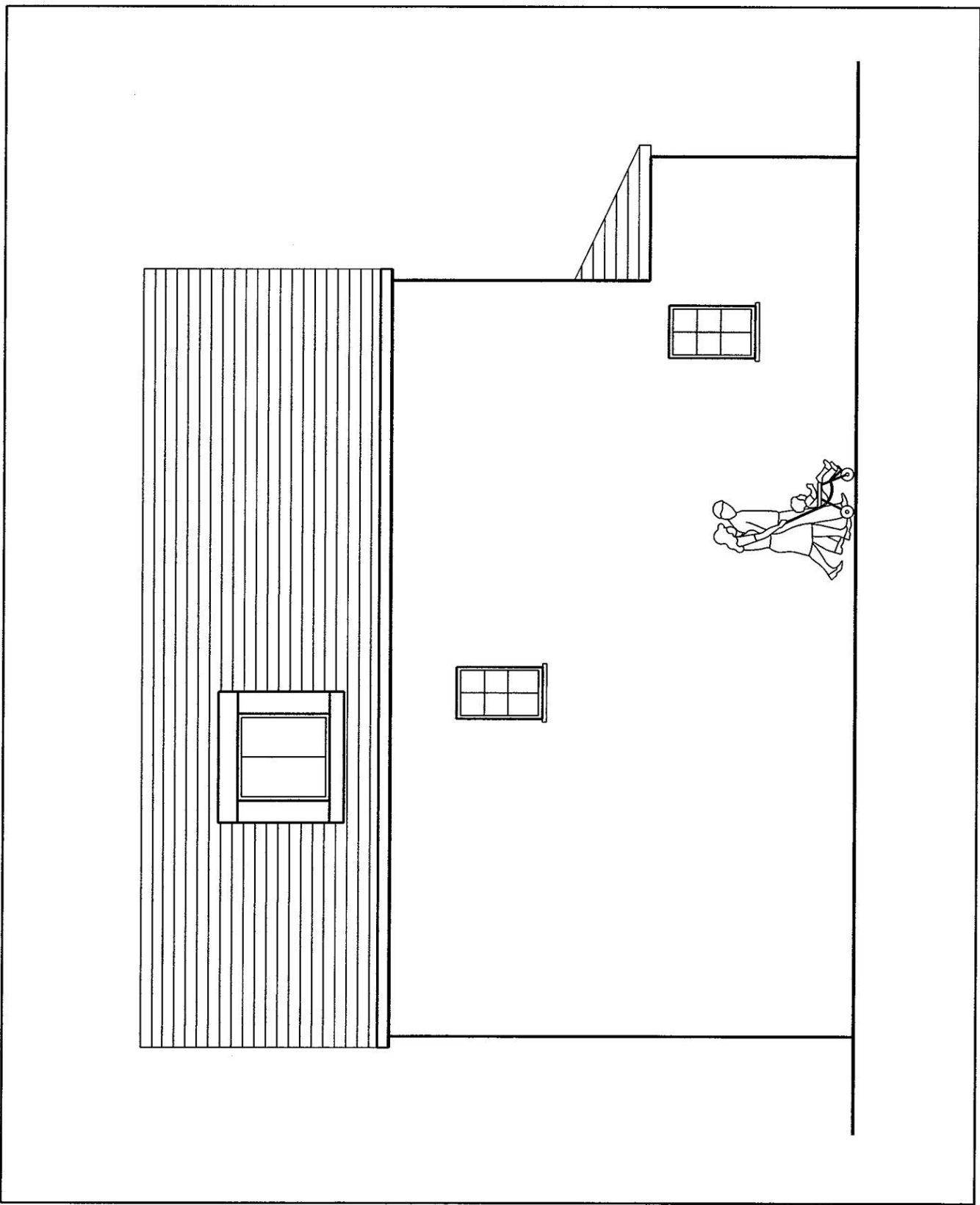
DATE

March 10'

DRAWING STATUS



DRAWING AND PLANNING
www.drawingandplanning.com



Side Elevation

DRAWING NOTES

Drawings are to be used in accordance with the conditions of contract. The Contractor is responsible for checking the accuracy of all dimensions and for any omissions or errors. Any discrepancy is to be reported to the architect at the earliest opportunity.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOW BURO OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION GROUP
28 JUN 2010
PLANNING & TRANSPORTATION GROUP
155-1001441-100

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Side Elevation

CLIENT

Bill Bradshaw

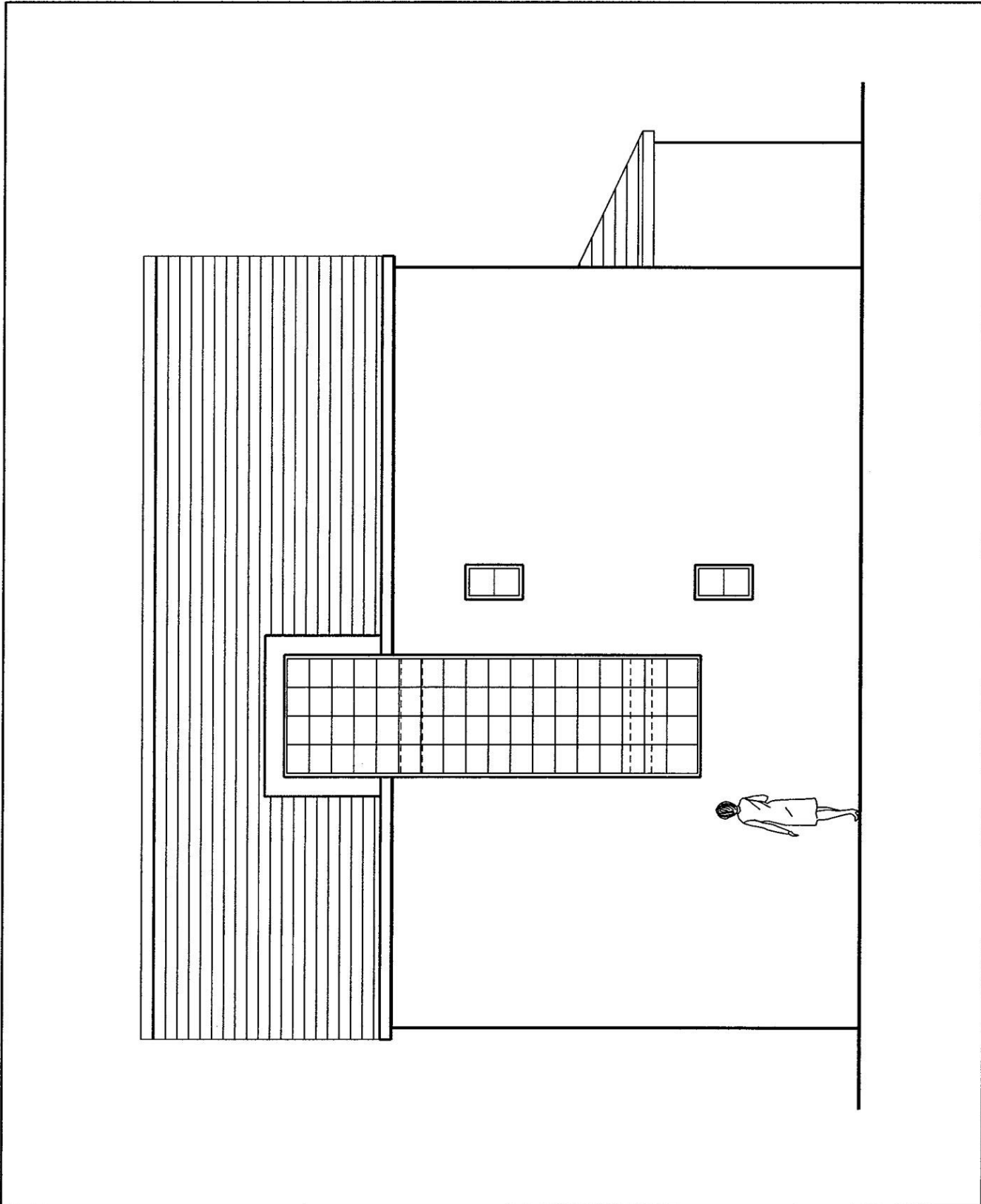
DRAWING No

TD28

SCALE @ A3 - 1:50

DATE

March 10'



Side Elevation

DRAWING NOTES

Contractor shall verify all dimensions in accordance with local building codes and zoning regulations. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOW BOARD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING DEPARTMENT
COUNCIL SECRETARY
28 JUN 2010
PLANNING DEPARTMENT
COUNCIL SECRETARY

PROJECT TITLE

40D The Drive, HA6 1HP

DRAWING TITLE

Proposed Side Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD29

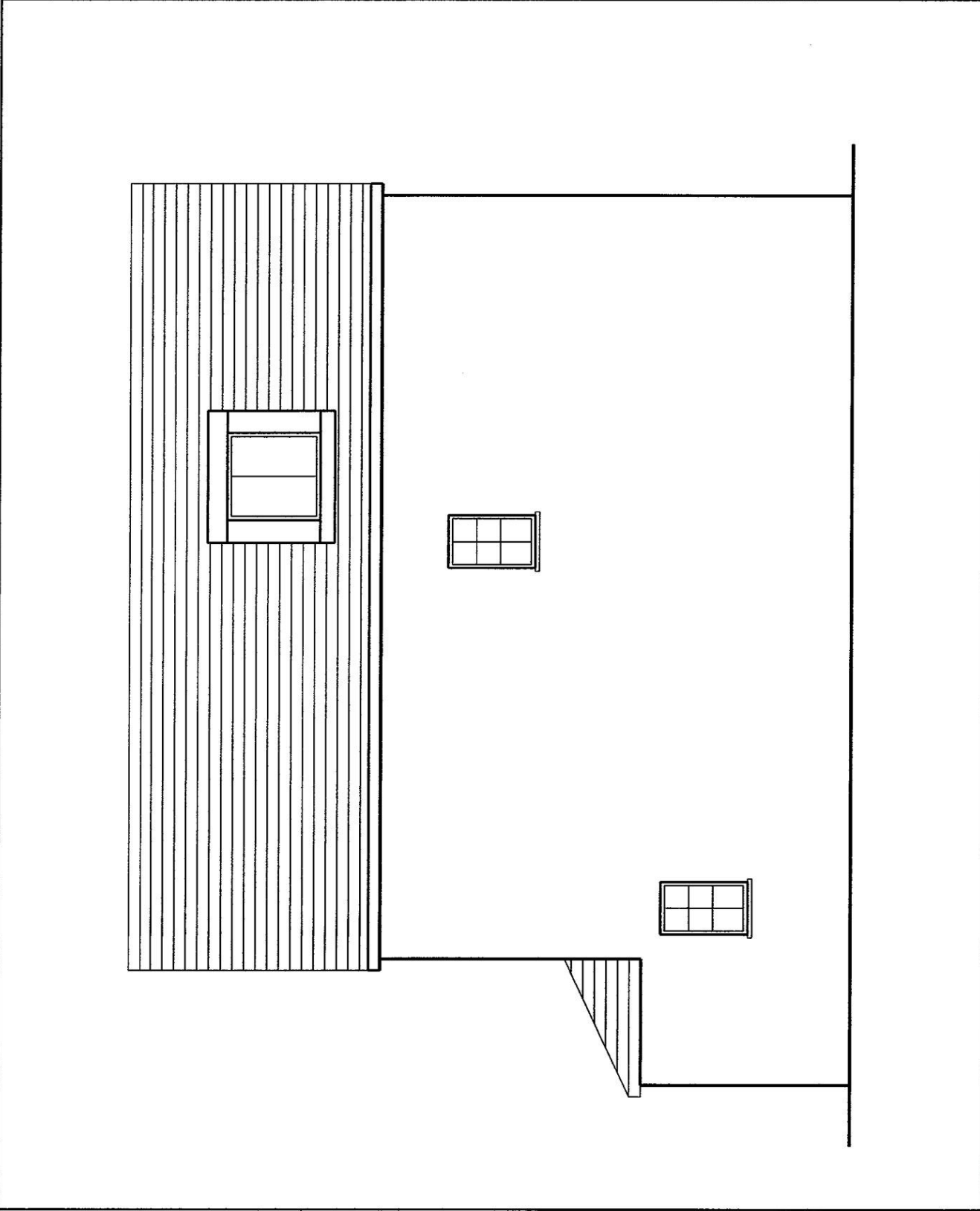
SCALE @ A3 - 1:50

DATE

March 10'

DRAWING STATUS

March 10'



Side Elevation

DRAWING NOTES

Provide a copy of this drawing to the local authority or other authority responsible for the building or structure. The drawing is intended for use only for the purposes of the local authority. Any discrepancy is at the discretion of the local authority.

REVISIONS

REV	DATE	DESCRIPTION	BY	CHK

LOIN BOARD OF HILLINGDON
RECEIVED
26 JUN 2010
PLANNING & TRANSPORTATION
GROUP

LOIN BOARD OF HILLINGDON
RECEIVED
28 JUN 2010
PLANNING & TRANSPORTATION
GROUP

PROJECT TITLE

40 The Drive, HA6 1HP

DRAWING TITLE

Proposed Side Elevation

CLIENT

Bill Bradshaw

DRAWING No

TD18

SCALE @ A3 - 1:50

March 10'

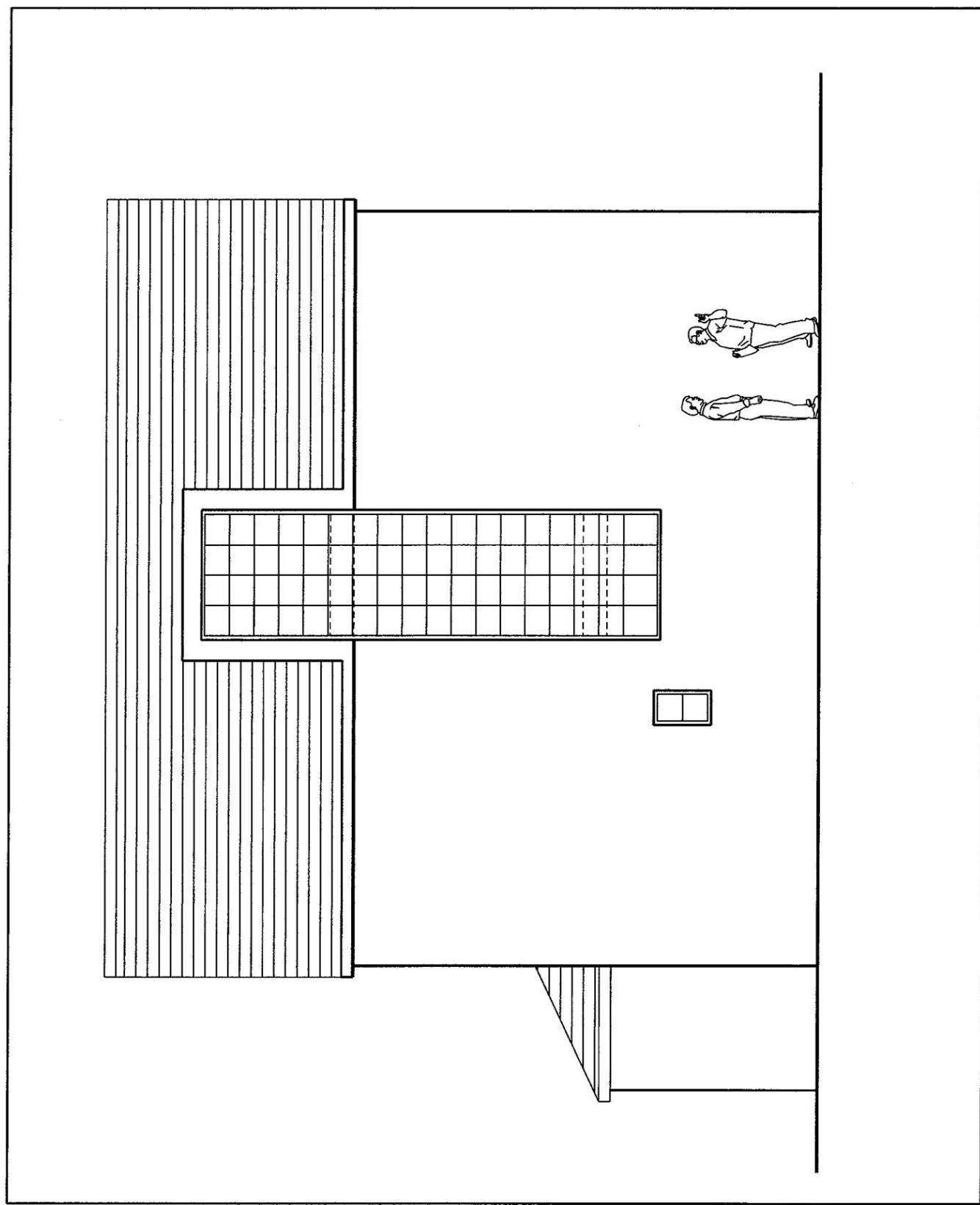
DATE

March 10'

DRAWING STATUS

March 10'

DRAWING AND PLANNING
www.drawingandplanning.com



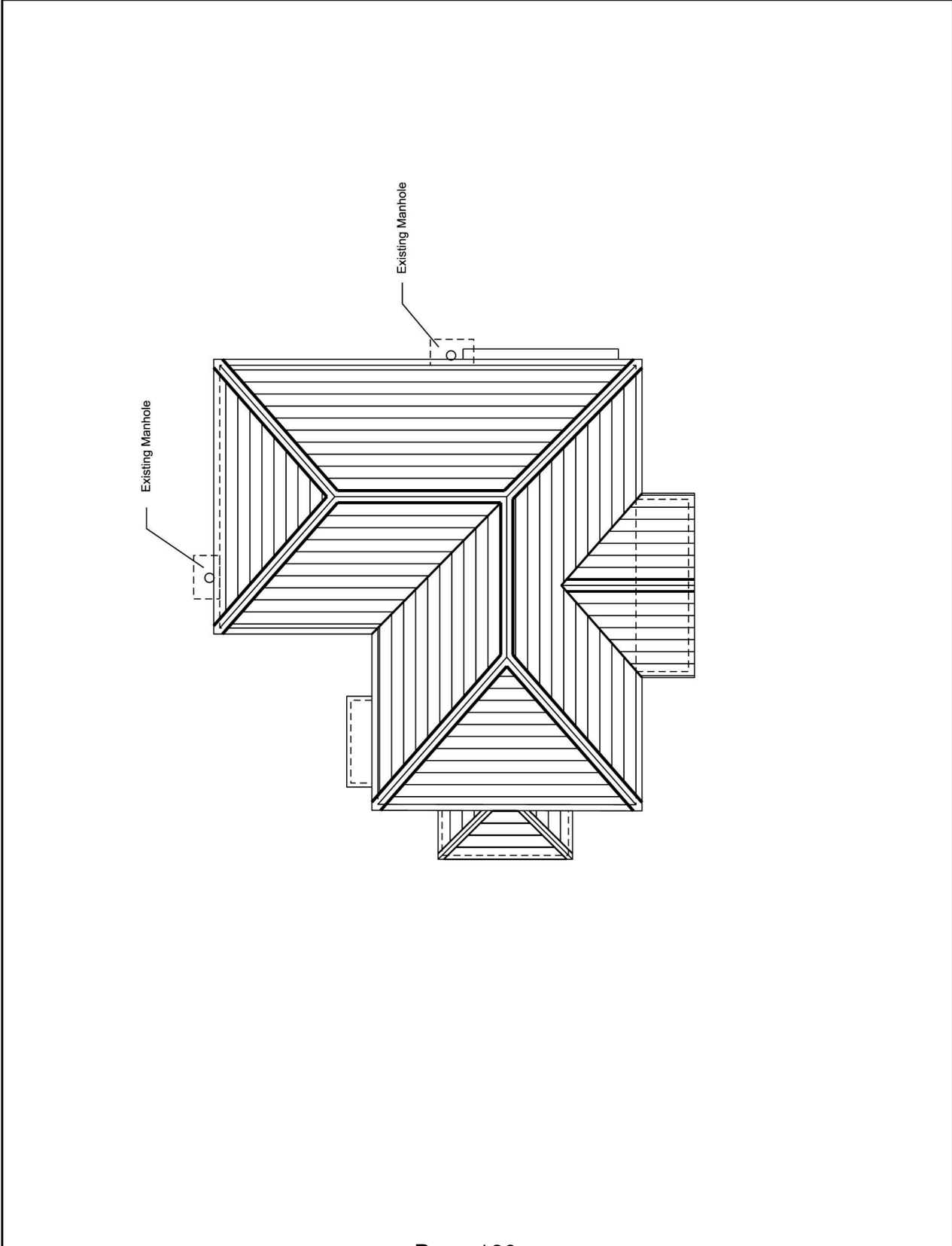
Side Elevation

DRAWING NOTES
 Dimensions written elsewhere in this drawing are to be taken in preference to those shown here. The Contractor is responsible for checking all dimensions and for ensuring that the work is carried out in accordance with the specifications, and to the satisfaction of the Local Authority.
 Discrepancies Any discrepancies to be brought to the attention of the Architect immediately.

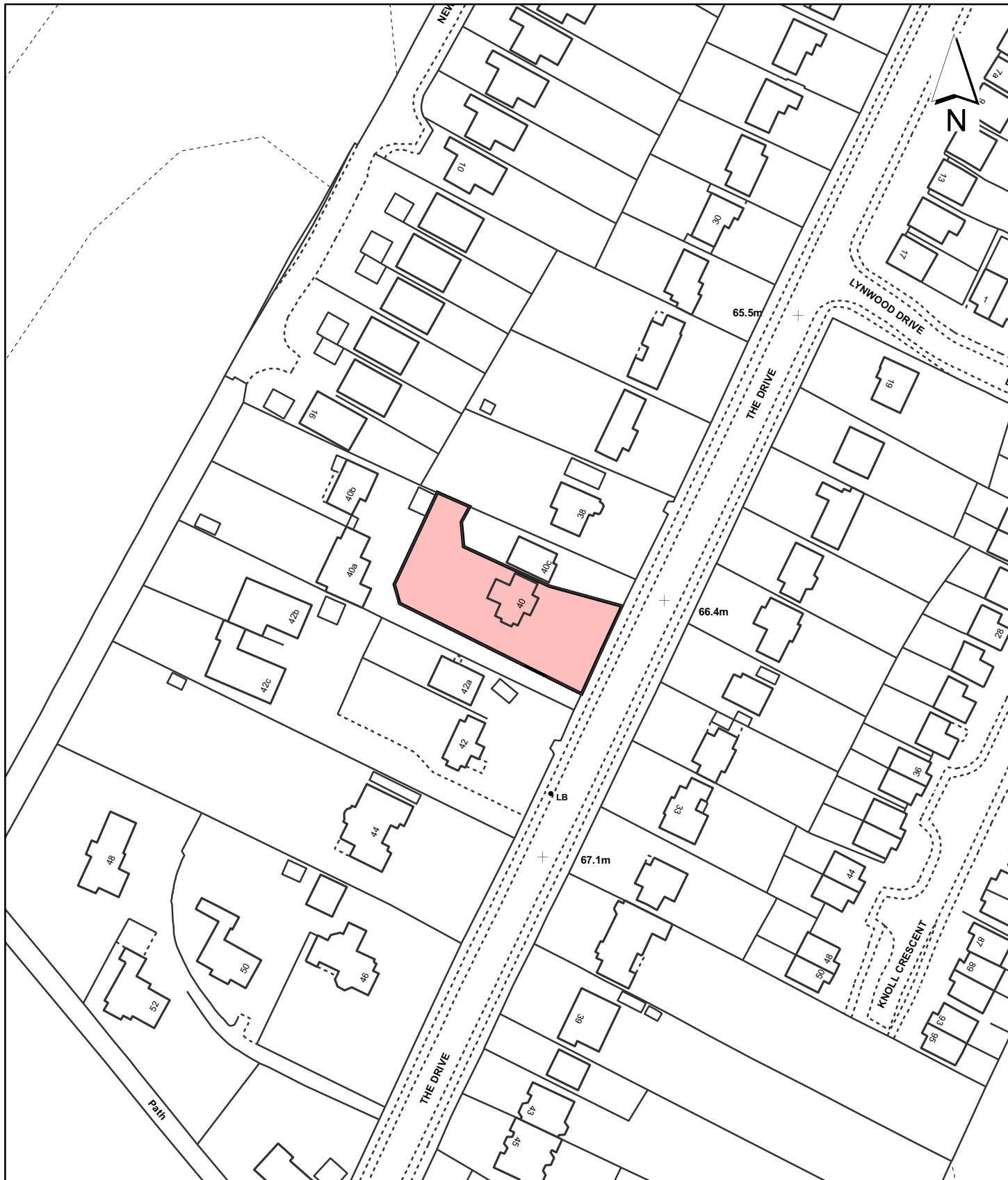
REV	DATE	DESCRIPTION	BY	CHK

PROJECT TITLE	40 The Drive, HA6 1HP
DRAWING TITLE	Drainage Drawing
CLIENT	Bill Bradshaw
DRAWING No	TD36
REV	/
SCALE @ A3	1:100
DATE	June 10'
DRAWING STATUS	


DRAWING No	TD36
REV	/
SCALE @ A3	1:100
DATE	June 10'
DRAWING STATUS	



Roof Plan



Notes

 Site boundary

For identification purposes only.

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Site Address	
40 The Drive Northwood	
Planning Application Ref:	Scale
13554/APP/2010/1491	1:1,250
Planning Committee	Date
North Page 181	December 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 and Enforcement Services

Address: LONDON BOROUGH OF EALING
SHREE KUCH LEVA PATEL COMMUNITY CENTRE,
INDIA GARDENS, WEST END ROAD, NORTHHOLT

Development: Use of existing community facility building as a mixed use comprising indoor market/community facility for a temporary period expiring April 2011 (Amended Description) at SKLPC Community Centre and Sports Ground, India Gardens, Northolt. (Consultation by Ealing Council)

LBH Ref Nos: 39704/APP/2010/2599

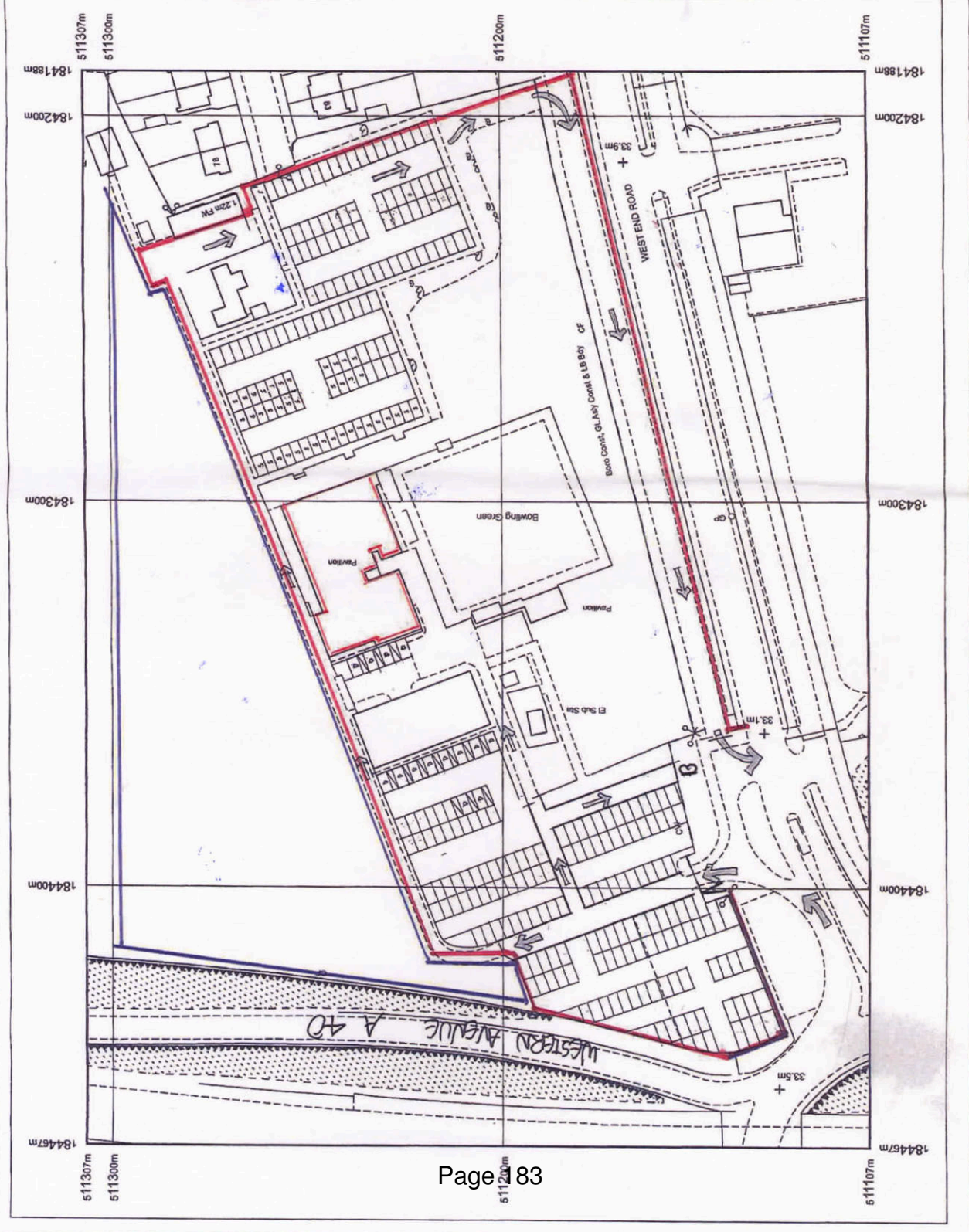
Date of receipt: 11/11/2010:

KEY

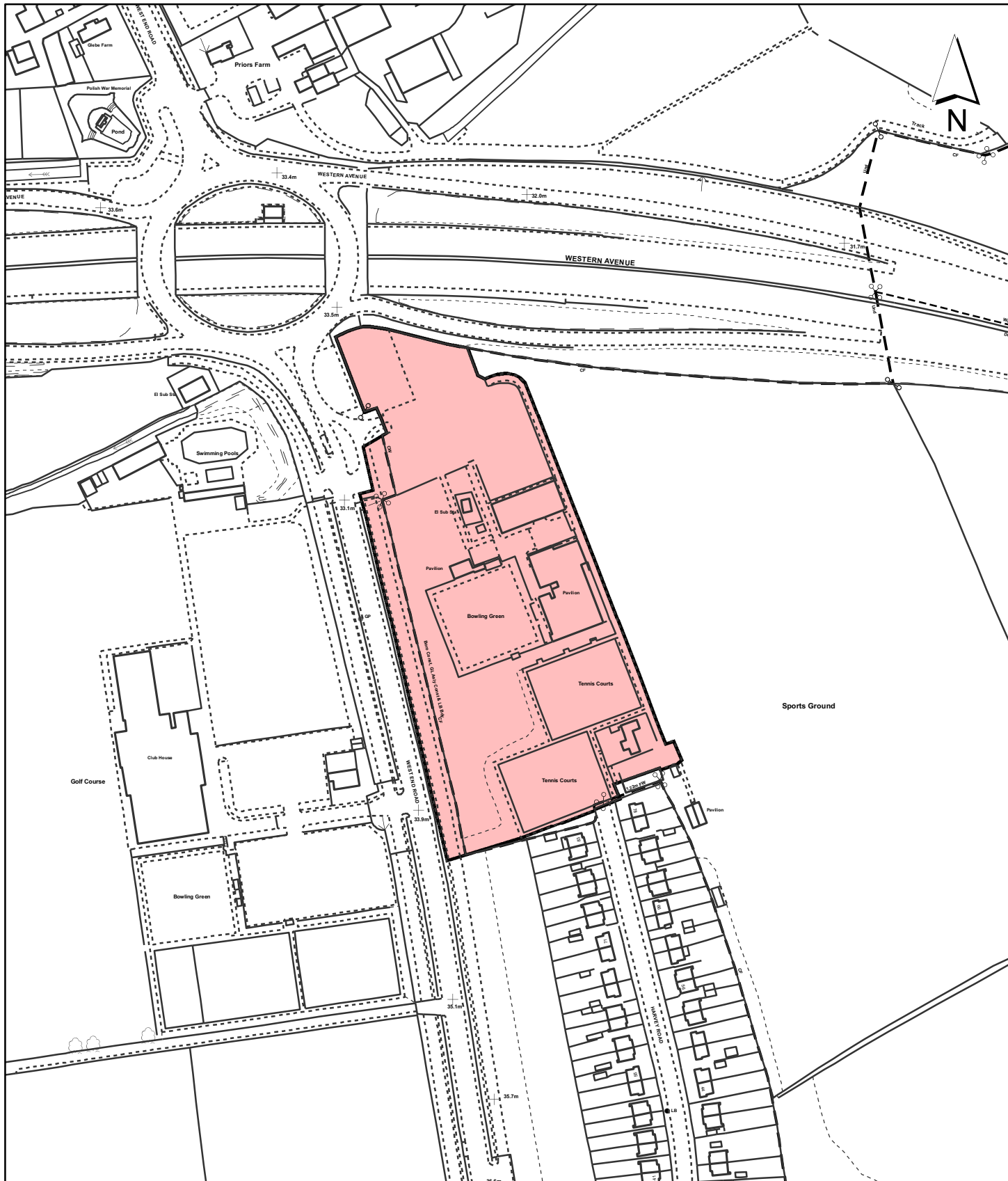
- Standard Bay 4.8m x 2.4m
- Disabled Bay 4.8m x 2.4m Plus 1.2m r/w for disabled access
- Standard Bay 4.8m x 2.4m

PLAN PROVIDED:


- 210 STANDARD BAYS
- 14 DISABLED BAYS
- 40 SELLERS BAYS



IRENE CALVER BOOT SALE
SKULP SITE, NORTHOLT
MIDDLESEX
SCALE 1-1250
MAY 2010



Notes

 Site boundary

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Site Address

**London Borough of Ealing
(SKLPC Community Centre and Sports
Ground, India Gardens, Northolt)**

Planning Application Ref:

39704/APP/2010/2599

Planning Committee

North Page 184

Scale

1:2,500

Date

**December
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON