

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW HILL END ROAD HAREFIELD

Development: Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).

LBH Ref Nos: 46815/APP/2010/1826

Drawing Nos: 10-864-03
Photographs
1.01b (Block Plan)
10-864-01
10-864-02
10-864-04
Location Plan to Scale 1:1250

Date Plans Received: 06/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 20/08/2010

1. SUMMARY

Planning permission is sought for the erection of an extension to the existing club house building. The proposed extension would be an appropriate form of development in the Green Belt being an extension that improves the facilities of a recreational resource and providing a building that would be appropriate within its setting.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.

4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

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

No development shall take place until a landscape scheme providing full details of the extent of the tree/hedge removal and the location/spacing of the new trees 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,

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).

4 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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).

5 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).

6 M2 External surfaces to match existing building

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

REASON

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

7 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

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

8 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011 Policies 3.1 and 7.2.

9 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy/ies AM13/R16 [refer to the relevant policy/ies] of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011

Policies 3.1 and 7.2.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 7.2	(2011) An inclusive environment
PPG2	Green Belts

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 16 Property Rights/Rights of Light

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 145 Discharge of Conditions

Your attention is drawn to conditions 2, 3, 5, 7 & 9 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

8 146 Renewable Resources

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is within the Green Belt and situated to the north east of properties in Hill End Road, Harefield. The site is accessed via a track that leads to a dwelling known as The Lodge, the local Scout Hut, pavilion to the Taylor's Meadow open space and the

bowling green to which this application relates.

The application site measures approximately 47m x 46m. The Club House is situated to the south eastern corner of the site adjoining the south western boundary of the bowling green. It has a shallow pitched roof and is rectangular in form. Immediately to the north east of this building are the existing changing rooms.

3.2 Proposed Scheme

Planning permission is sought for the erection of an extension to the existing club house, involving demolition of the changing rooms, the re-siting of the existing stores, erection of new fencing and replacement tree planting.

The proposed extension would be the same depth as the existing building (10.25m) and would be 10.05m wide. It would be finished with a shallow pitched roof, some 3.5m high, effectively matching the height and doubling the footprint of the existing main club room.

The proposed extension is to supplement the existing Bowling Club and provide toilet facilities with a disabled persons toilet and ramped access into the building, with associated bar and kitchen. The proposed fence will be timber and would match existing.

The proposal is identical, in scale and bulk, to that previously approved in 2007.

3.3 Relevant Planning History

46815/APP/2006/2668 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road, Har
ERECTION OF A SINGLE STOREY EXTENSION TO REAR OF EXISTING BOWLING CLUB
BUILDING (INVOLVING DEMOLITION OF EXISTING TIMBER CHANGING ROOM
BUILDING).

Decision: 24-04-2007 Approved

Comment on Relevant Planning History

As above.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE15 | Alterations and extensions to existing buildings |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| R4 | Proposals that would involve the loss of recreational open space |

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 7.2	(2011) An inclusive environment
PPG2	Green Belts

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

15 adjoining owner/occupiers and the Ickenham Residents Association have been consulted. No comments have been received.

Harefield Village Conservation Panel: No objections.

Internal Consultees

Trees & Landscape:

The hornbeam hedge with four small hornbeam trees close to the fence on this part of the bowling green/site will be removed. The rest of the hedge around the bowling green should be retained.

The block/layout plan should be revised to show the outline of the extension, the relocated fence, the trees/hedge noted for removal, the section of retained hedge, and a new hornbeam hedge to link with the retained section (inside the new fence around the extended building).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2: Green Belts states that the construction of new buildings, which includes extensions, within the Green Belt is inappropriate unless it is for a number of specified purposes, which includes essential facilities for outside sport and recreation.

The proposal is consistent with the aims of PPG2 in that the proposal is appropriate as an essential facility for outside sport and recreation and thus the principle of an extension is acceptable.

7.05 Impact on the green belt

Paragraph 3.5 of PPG 2 states that essential facilities should be generally required for uses of land which preserves the openness of the Green Belt and do not conflict with the purposes within the Green Belt.

Paragraph 3.6 then goes on to say that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of existing buildings is not inappropriate within the Green Belt.

This PPG2 advice is reflected in Policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) which states that the local planning authority will not grant planning permission for new buildings other than for purposes

essential for and associated with the uses specified, which includes open-air recreational facilities. Policy OL4 will only permit the replacement or extension of buildings within the Green Belt if:

- i. The development would not result in any disproportionate change in the bulk or character of the original building;
- ii. The development would not significantly increase the built-up appearance of the site;
- iii. Having regard to the character of the surrounding area, the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The extension itself, which almost doubles the existing Club Room, does nonetheless fall within the same siting of the existing timber frame changing room, which is to be demolished. It is sited in the same position to that previously approved in 2007. Therefore, the overall net increase in built form of the site would not be so significant.

It is considered that the visual impact of the building would not be harmful to the character and openness of the Green Belt as the view from the Green belt area across Taylor's Meadow to the proposed development would be softened by the existing landscaping. The applicant states that they are to be replanting trees (conifers to be removed, two in number in order to make room for the extension) and this is to be enforced by way of the imposition of a condition. Nonetheless, this proposal would improve the existing facilities of a local recreational resource and would provide ramped access into the building with disabled toilets to the far side of the proposed new locker rooms. Therefore the proposal is in accordance with policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and also with PPG2: Green Belts.

7.07 Impact on the character & appearance of the area

Policy BE15 states that proposals for extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension is of no particular architectural merit, however it is considered to be sympathetic to the existing building. One of its attributes is that it would unobtrusive in its setting. Therefore the proposal is considered to accord with Policy BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential properties are over 60m to the south west in Hill End Road. This distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby properties through overdominance, visual intrusion, overshadowing and noise and disturbance, The proposal would accord with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal will not generate the need for additional off-street car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.12 Disabled access

The proposal involves the construction of a disabled ramp along the northern erection of the proposed extension. A condition is recommended to ensure that the proposed ramp complies with the standards set out in the Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

7.14 Trees, Landscaping and Ecology

The proposal involves the loss of Cherry tree which is proposed to be replaced within the site, and the hornbeam hedge with four small hornbeam trees close to the fence.

The Trees/Landscape Officer has recommended that full details of the extent of the tree/hedge removal and the location/spacing of the new trees should be provided in the form of a plan. This can be secured by way of a suitable planning condition.

7.22 Other Issues

Policy R4 is concerned with the protection of public open space and states that permission will not normally be granted for proposals which include the loss of land used for recreational open space, particularly if there is or would be a local deficiency in accessible open space.

It is considered that the proposal would not be contrary to Policy R4, as there is no loss of recreational open space.

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'.

10. CONCLUSION

It is considered that the proposed extension would be an appropriate form of development in the Green Belt being an extension that improves the facilities of a recreational resource and providing a building that would be appropriate within its setting . The proposal will also not be contrary to the policies and in particular to the Green Belt policies as referred to in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) It is recommended that planning permission be approved.

11. Reference Documents

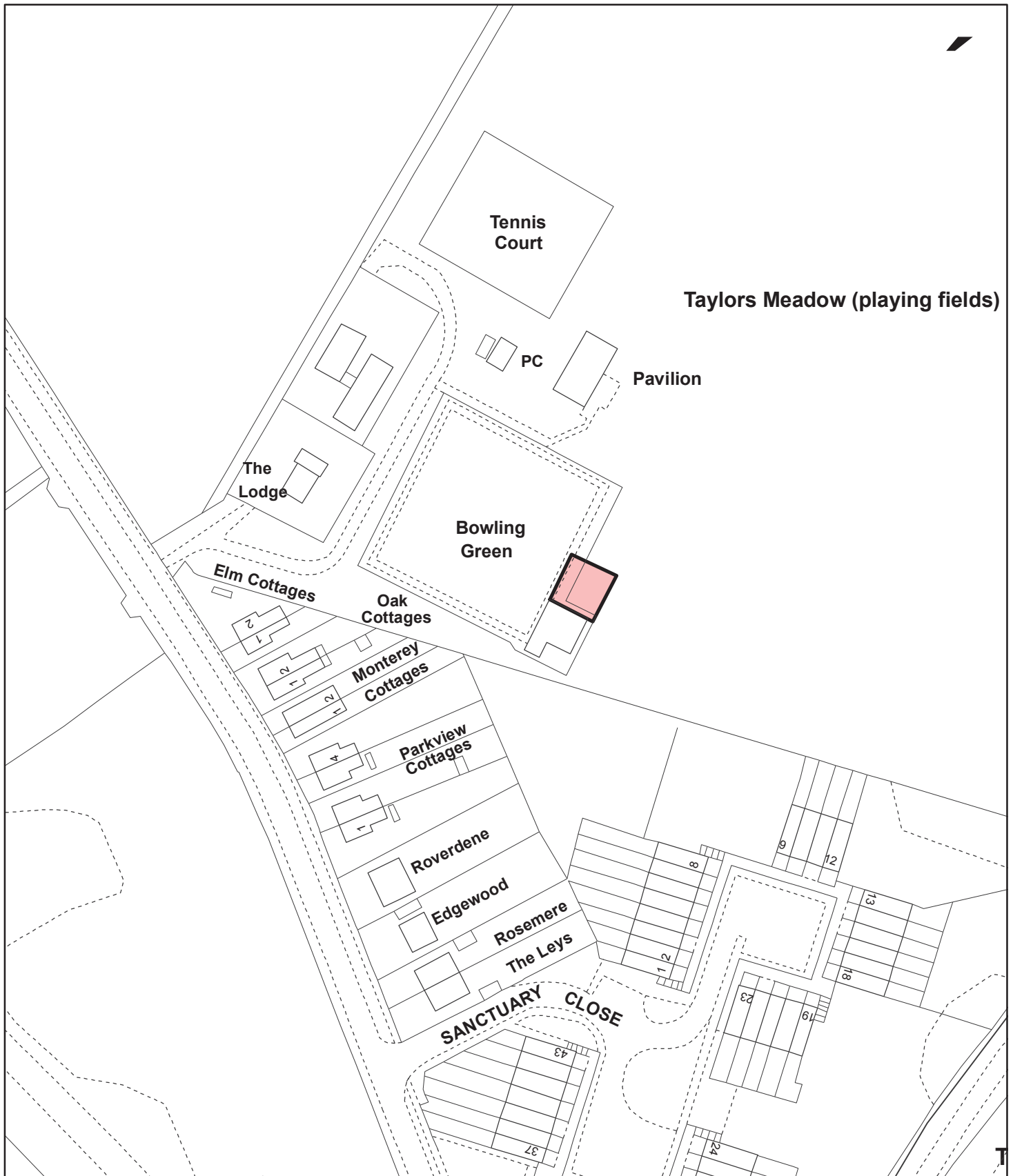
PPG2: Green Belts

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).


Hillingdon Design & Accessibility Statement: Accessible Hillingdon

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Harefield Hospital Bowling Club, Hill End Road, Harefield	
Planning Application Ref:	Scale
46815/APP/2010/1826	1:1,250
Planning Committee	Date
North	September 2011

LONDON BOROUGH OF HILLINGDON
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

