

Report of the Head of Planning & Enforcement Services

Address 24 EASTBURY ROAD NORTHWOOD

Development: Erection of part ground floor, part first floor, part two storey side/rear extensions and extension and alteration of the roof, including a new rear gable, enlarged rear dormer, installation of new window on existing rear gable and five front and one rear rooflights and internal and external alterations, including the re-location of the front entrance to allow change of use of property from day care centre (Class D1) to provide 2 three-bedroom and 3 two-bedroom flats (Class C3), including alteration of rear terraces, front ramp, bin and cycle stores and associated parking, access and landscaping (involving demolition of existing extensions, external side staircase and front ramp)

LBH Ref Nos: 19305/APP/2011/1584

Drawing Nos: 2010-D84-1-06
2010/D84/1/05
Arboricultural Impact Assessment Report (Ref: LBH/EST/AIA/01) dated 11/06/11
Tree Constraints Survey Schedule, dated 30/12/10
Design and Access Statement, June 2011
2010/D84/1/01 Rev. A
2010-D84-1-02 Rev. A
2010/D84/1/07
2010/D84/1/03 Rev. E
2010/D84/1/04 Rev. D
2010/D84/1/05 Rev. D
Applicant's email dated 10/10/11

Date Plans Received:	28/06/2011	Date(s) of Amendment(s):	13/07/2011
Date Application Valid:	13/07/2011		03/10/2011
			10/10/2011

1. SUMMARY

The proposal is to erect part ground floor, part first floor and part two storey side/rear extensions, extend and alter the roof to include a new rear gable, installation of new window on existing rear gable, enlarged rear dormer and installation of five front and one rear rooflights and internal and external alterations to allow the change of use of the property from day care (Class D1) to 2 three-bedroom and 3 two-bedroom flats (Class C3) within the Northwood/Frithwood Conservation Area. Internal and external works include the re-location of the front door in the front elevation, alterations to the existing terraced areas at the rear, new front access ramp and provision of bin and cycle stores at the side of the property. Parking for 6 vehicles, including a disabled space will be provided on the existing hardstanding area at the front of the property, accessed by means of a new central vehicular crossover, and associated landscaping. Works also involve demolition of existing extensions, removal of external side staircase and front ramp.

There are no objections in principle to the loss of the day care facility with provision being made elsewhere in the borough and given this former more intensive use of the site, no

objections are raised to the principle of providing flats on the site.

The extensions are considered to be appropriate to the size and scale of the building and their design would match existing features and harmonise with the character of the building. The scheme takes adequate account of its impact upon existing trees on site. As such, the proposal would maintain and enhance the character and appearance of the conservation area.

The scheme would not adversely affect the amenities of surrounding residential properties and would afford appropriate residential accommodation for future occupiers. Parking and access arrangements are considered acceptable. It is recommended for approval.

2. RECOMMENDATION

1 SP01 Council Application Standard Paragraph

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

2 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.

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 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).

5 NONSC Non Standard Condition

No development shall take place until full details and sections of the construction, design and materials to be used on the re-located front door and fanlight, including frames and the making good of brickwork have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the

approved plans and retained as such thereafter.

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).

6 OM19 Construction Management Plan

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

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

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

REASON

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

7 H3 Vehicular access - construction

The building hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

8 NONSC Non Standard Condition

The new vehicular crossover shall not be brought into use until the on street highway works, including the relocation of the parking bays on Eastbury Road have been implemented in accordance with the details shown on the approved plans.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007).

9 H12 Closure of Existing Access

The existing vehicular crossovers at the site, shall be closed, the dropped kerbs removed and the footway reinstated to match the adjoining footway within one month of the new access hereby approved being completed.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

10 H7 Parking Arrangements (Residential)

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

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

11 H11A Visibility Splays

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

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

12 H13 Installation of gates onto a highway

No gates shall be installed which open outwards over the highway/footway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for at least 5 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

and Chapter 3C of the London Plan (February 2008).

14 OM5 Provision of Bin Stores

No development shall take place until details of the covered and secure facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

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

15 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 22 and 26 Eastbury Road.

REASON

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

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

The first floor bathroom window facing No. 22 Eastbury Road and the second floor gable kitchen window facing 26 Eastbury Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

17 RPD4 Prevention of Balconies/Roof Gardens

The roof areas of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

18 TL1 Existing Trees - Survey

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

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

REASON

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

19 TL2 Trees to be retained

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

20 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).

21 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).

22 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).

23 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).

24 TL21 Tree Protection, Building & Demolition Method Statement

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

REASON

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

25 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with Policy 3.8 of the London Plan (July 2011).

26 OM14 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

NONSC

~~27~~ Development shall not be permitted unless a sound condition scheme for protecting the proposed residential units from internal noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the accommodation provides an adequate standard of residential amenity, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

28 NONSC Non Standard Condition

Prior to the commencement of development a scheme demonstrating a 10% reduction in energy demand through energy efficiency improvements and the generation of electricity from renewable energy sources where feasible shall be submitted. The scheme shall clearly set out the annual baseline energy consumption (kWhr) and associated emissions (KgCO₂). The scheme shall then include full details of how the baseline regulated energy demand is reduced by 10% through improvements to the fabric of the building and also the inclusion of on site renewable energy technologies. The development must proceed in accordance with the approved scheme.

Reason

To ensure carbon emissions are reduced in accordance with Policy 5.3 of the London Plan (July 2011).

29 NONSC Non Standard Condition

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and recycling of grey and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan (July 2011).

30 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 5.12 of the London Plan (2011) and PPS25.

31 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or

improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON:

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

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 (July 2011) and national guidance.

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS5	Planning for the Historic Environment
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.17	(2011) Health and social care facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 7.2	(2011) An inclusive environment
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.13	(2011) Safety, security and resilience to emergency
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H8	Change of use from non-residential to residential
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 7.3	(2011) Designing out crime
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.4	(2011) Retrofitting
LPP 5.15	(2011) Water use and supplies

3 11 Building to Approved Drawing

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

4 12 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

9 121 **Street Naming and Numbering**

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

10 143 **Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

11 145 **Discharge of Conditions**

Your attention is drawn to conditions 4, 5, 6, 13, 14, 18, 20, 21, 23, 24, 26, 27, 28, 29, 30 and 31 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 any condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

12 158 **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

13

As regards condition 8, the off site highway works will be implemented at the developer's expense and a legal agreement may need to be entered into with the Council under Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to deliver the off site highway works.

14

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The hard standing shall therefore be so designed and constructed that surface water from the private land shall not be permitted to drain onto the highway or into the highway drainage system.

15

The applicant is advised to contact the Council's Highways Team in respect of construction of the new vehicle crossover for the proposed flats.

16

In respect of Condition 31, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached two-storey property with accommodation in the roof space, sited on the east side of Eastbury Road, some 78m to the south of its junction with Frithwood Avenue. The property is essentially currently vacant (although use is made of the building for short term lets as a means of providing security), but previously was in use as a day care centre. The house has been extended and there is a large area of front garden car parking and a raised patio area at the rear. The adjoining property to the south, No. 22 is in use as a house and is sited some 0.75m above the ground level of the application property. The adjoining property to the north has been converted to flats.

The character of the surrounding area is essentially that of a traditional residential area, built at the end of the 19th Century and comprises large detached properties on spacious, verdant plots which forms part of the Northwood, Frithwood Conservation Area.

3.2 Proposed Scheme

The proposal is to erect part ground floor, part first floor and part two storey side/rear extensions and extension and alteration of the roof including a new rear gable, installation of new window on existing rear gable, enlarged rear dormer and installation of five front and one rear rooflights and internal and external alterations to allow the change of use of the property from day care (Class D1) to 2 three-bedroom and 3 two-bedroom flats (Class C3). Internal and external works include the re-location of the front door in the front elevation, alterations to the existing terraced areas at the rear, new front access ramp and provision of bin and cycle stores at the side of the property. Parking for 6 vehicles, including a disabled space will be provided on the existing hardstanding area at the front of the property, accessed by means of a new central vehicular crossover and associated landscaping. Works also involve demolition of existing extensions, removal of external side staircase and front ramp.

On the side facing No. 26, an infill extension would be added on the ground floor and the corner of the building would be squared off at the rear. At first floor level, a 7.9m wide dormer type extension would be added to the side of the existing cat-slide roof, set back from the front elevation of the property by 2.3m, with a hipped roof and a small area of crown roof. This would replace an existing extension housing a lift shaft.

On the side facing No. 22, on the ground floor, the central section of the single storey side extension would be increased in width so that it would align with the width of the front and rear sections. A first floor extension would be added above, measuring 3.1m wide and 10.5m deep to align with the main front elevation of the house. This would be finished with a lean-to roof with an eaves height matching that of the main house which would return along the front elevation of the house. On the side, the lean-to roof would have a maximum height of 9.7m, approximately 1m below the height of the main ridge. At the rear, the extension would project to form part of a new gabled bay to match the depth of the existing projecting rear gabled bay. The bay would be 7.14m wide to adjoin the

existing bay, matching its proportions and height. A new gable window would be installed in the existing bay.

Five rooflight windows would be installed on the front elevation and one on the rear. Internal and external alterations are also proposed, including retaining the front door and fanlight, but re-siting it some 1.9m to the left on the front of the property. The existing terraces at the rear would be re-furnished, a new ramp and steps would be installed at the front and an existing outbuilding at the side of the property adjoining No. 26 would be utilised to provide bin and cycle stores. Parking for 6 vehicles would be provided in the front garden with a new central vehicular crossover, with the existing outer crossovers blocked.

The works also involve the demolition of existing extensions, a side external staircase and front ramp.

The three-bedroom flats would be provided on the ground floor with two two-bedroom flats on the first floor and the third two-bedroom flat in the roofspace.

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

Design and Access Statement:

This provides a background to the scheme and advises that the property is temporarily occupied by a management letting company, with short-term tenants providing a degree of security and presence at the site. It goes on to describe the building and surrounding area and provides a justification for the scheme. The statement then goes on to briefly focus upon the various aspects of the scheme, namely transport, design, secured by design, layout, scale, landscaping, appearance and access.

Arboricultural Impact Assessment Report:

This describes the site and the quality and condition of its 16 trees assessed. The report states that the surveyed trees are all low quality, although 3 are borderline (2 bordering on moderate quality and 1 on poor quality). The constraints that the trees pose to the development are identified and recommendations formulated, including the felling of 3 low quality trees. The report concludes that the retained trees would be capable of sustaining the development and the proposals will not have any significant impact on either retained trees or the wider landscape.

3.3 Relevant Planning History

Comment on Relevant Planning History

19305/G/80/1365 - Continued use of premises as a day centre for the elderly and physically disabled - Approved 05/09/80.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- 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
- PPS5 Planning for the Historic Environment
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.14 (2011) Existing Housing - Efficient use of stock
- LPP 3.17 (2011) Health and social care facilities
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.13 (2011) Sustainable drainage
- LPP 7.2 (2011) An inclusive environment
- LPP 7.8 (2011) Heritage assets and archaeology
- LPP 7.13 (2011) Safety, security and resilience to emergency
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- OE1

	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H8	Change of use from non-residential to residential
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 7.3	(2011) Designing out crime
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.4	(2011) Retrofitting
LPP 5.15	(2011) Water use and supplies

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th October 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

45 neighbouring properties have been consulted and the application has been advertised as affecting the character and appearance of the Northwood/Frithwood Conservation Area and a notice has been displayed on site. A petition with 40 signatories has been received, together with 5 individual responses.

The petition states 'Reconsider a more sensitive conversion: Refurbish into/prefer single private dwelling of same size.'

The individual respondents raise the following issues:

- i) Proposed additions will increase size and mass of property, making it one of the largest on Eastbury Road, and out of character with the remainder of properties. This will add to the urban density on Eastbury Road, detrimental to the character of the road which contains many period properties. Character of the Conservation Area needs to be preserved;
- ii) The proposed extensions greatly increase the mass and the impact of the building, particularly the proposed rear elevation;
- iii) The current small rectangular paned, leaded lights to the rear elevation should be maintained;
- iv) A number of neighbouring properties will be overlooked by the proposal. No. 4 Kiln Way and neighbours will be overlooked by the new first and second floor windows in the side and rear extensions. In our case this will enable a direct view into our rear garden and overlook our rear bedroom, lounge and dining room. The rear garden and several windows in the side and rear walls of No. 3 Kiln Way would be overlooked. New terrace at first floor of house will impose on privacy of No. 8 Kiln Way, particularly when windows are open. The addition of extra windows and terraces will also have a major impact on the privacy to the front, side and rear of No. 22 Eastbury Road. A proposed kitchen window will directly look into our kitchen, a serious breach of privacy and human rights. The windows of tenants of the adjacent Council property, No 26 Eastbury Road, will also be directly overlooked. Would object to any development at 24 Eastbury Road that adds rear windows, terraces or extends rear elevations in any way;
- v) The ground level rear terraces are at a high level compared to No. 4 Kiln Way's adjacent garden. The photos show at least 5 steps up from garden level. As these appear to be extended into the garden for some distance further from the building than before, it will be possible for people on the terraces to see into neighbouring gardens and for them to be seen from those gardens. A severe reduction in privacy and a loss of amenity;
- vi) Proposal will result in loss of light to gardens;
- vii) The 5 parking spaces are insufficient and will lead to additional on-street parking and congestion on Eastbury Road and the immediately surrounding area, particularly at school times. Parking at the rear would block driveways. A particular concern is the proximity of the already dangerous Frithwood Avenue/Rofant Road/Eastbury Road junction, where a number of near misses have occurred. The current marked out parking bays near this junction increase the danger and do not help traffic or pedestrian safety, as they force traffic into the centre of the road. With more cars parked on the road, visibility will be further reduced and many children and adults walk along this stretch of road to reach schools. Eastbury Road already has had one fatality nearer to Green Lane end and proposal will increase likelihood of further accidents;
- viii) Five families, (possibly 17 people based on proposed bedroom provision), using the garden facilities will result in additional noise and loss of amenity;
- ix) Proposal will set precedent for further development in surrounding area;
- x) Proposal is part of a larger development scheme of neighbouring properties, including Nos. 26 and 28 Eastbury Road and scheme should be considered in unison for their collective impact on the area;
- xi) Preferred option for this site would be to refurbish the building for sale as a single residence as per the previous use prior to Council ownership for which there is significant demand in Northwood;
- xii) Will working hours/days be specified and enforced to prevent noise and loss of amenity during construction?
- xiii) There is no rear access to 24 Eastbury Road at present. As a number of neighbouring families have young children and Kiln Way represents a relatively safe and quiet environment for them, can it be assured that there will be no rear access in future, no deliveries to the rear for construction materials, and no use of Kiln Way by construction traffic, or parking associated with the development.

Neighbouring properties were re-consulted on amended plans but no additional responses have been received.

Northwood Residents' Association:

The Northwood Residents' Association wishes to object to the proposal to convert the property to provide two and three bedroomed flats on the grounds that a) in a Conservation area where extensions or alterations should not be out of scale with the original house and should respect the property's original design. We contend that this proposal fails in this respect. We also contend that the proposal fails to meet the UDP (saved policies) BE4 as well as BE15, BE19, and BE24 where we are concerned on the impact on the amenity space of properties in Kiln Way.

Thames Water: With regard to sewerage infrastructure, we would not have any objection.

Water Comments: This comes within the area covered by the Veolia Water Company.

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

Background: This property stands in the Northwood-Frithwood Conservation Area. It was built as part of the Carew estate at the end of the 19th century, and as such is one of the original houses in Eastbury Road. Its steep tile hung gable, with flowing catslide roof, and distinctive central stack with tumbled shoulders, is a Lutyens-esqe design, reminiscent of some of the buildings in Hampstead Garden Suburb. Although it has been subject to various additions whilst in use for a residential home, it is nevertheless a good quality house and one of an unbroken line of similar buildings on this side of the road.

The proposal to extend and alter the house to form flats has been the subject of much discussion, including at least two site meetings, and amended drawings over the last few months. It is considered that the scheme retains the most important features in public view, and that the new additions would complement the existing in their design.

The front door case, door and fanlight, which is particularly fine, are intended to be removed and re-instated in a slightly different location to rationalise the design of the interior. Whilst this proposal is acceptable, it should be made the subject of a condition. Samples of all new materials should be considered on site to ensure as good a match as possible. Any replacement windows will need to match existing, as no permitted development rights pertain to this building.

Recommendation: Acceptable.

TREE OFFICER:

There are 16 trees on the site. Collectively, these trees contribute to the amenity and arboreal character of this part of the Conservation Area. The Maple and Cypresses and the row of conifers at the front of the site, and the Birch at the rear of the site are subject to Tree Preservation Order No. 152 (TPO 152). The other trees are protected by virtue of their location in the Conservation Area.

In terms of Saved Policy BE38 of the UDP, the Maple (T4 on TPO 152) and the individual Cypress (T5 on TPO 152), which are in decline, merit retention together with most of the row of conifers (G2 on TPO 152) and the Birch (T6 on TPO 152) and most of the other trees in the rear garden. However, the conifer nearest to the front corner of the existing building and the cypress and hawthorn close to the rear corner of it have low values and do not constrain the development of the site.

The application includes and is designed following a tree survey and arboricultural implications assessment report dated 11 June 2011, and after pre-application advice. The report recognises

several matters, such as underground services, that will need to be addressed to enable the successful integration of the proposal with the retained trees.

The scheme, which utilises the existing parking area, retains all of the valuable trees, including T4, T5 and T6 and most of G2 on TPO 152, and reserves space for landscaping and tree planting at the front of the site to maintain the tree cover and enhance the amenity of the area. There is also space for landscaping in the rear garden. In this context, there is no objection to the loss of three low value trees (close to the existing building) to facilitate the proposed development.

Subject to conditions TL1 (services and levels ONLY), TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAY ENGINEER:

Eastbury Road is located on the north western part of the borough in a densely populated residential area benefiting from parking management with a carriageway width of 7.0m and 2.5m wide footways on both sides.

The existing detached dwelling was used as a day care centre and located between Frithwood Avenue and Carew Road that benefited from separate entry and exit vehicular cross-overs on both sides of its frontage, accommodating substantial parking spaces in the front garden.

The proposal is to convert the existing two storey detached property into 2 x 3 bed and 3 x 2 bed self-contained flats by retaining existing principal features of the building facade and providing six off-street vehicle parking spaces in the front garden including one disabled bay which complies with the maximum standards set out in the annex to saved UDP Policy AM14.

The proposal also includes closure of the existing dual vehicular access openings and construction of a single centrally located vehicle access 4.1m wide at the rear of the footway and 9.0m wide at the roadside.

Amended plans have now been received which show a BT pole on the adjoining pavement no longer within the new vehicular crossover and a note has been added to the amended plan stating that this may need re-siting. The two removed on street residents parking bays have been replaced adjacent to the existing crossovers that would be closed. These amendments are acceptable.

Consequently, no objection is raised subject to the following conditions and informatives:

Conditions

1. The hardstanding area shall not be used until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority
2. The use of the land for vehicle parking shall be permanently maintained and available for parking of vehicles at all times to the Authority's satisfaction
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives

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

onto the highway or discharge into the highway drainage system.

The applicant is advised to contact the Council's Highways Team in respect of construction of new vehicle crossover for proposed dwelling.

ACCESS OFFICER:

Despite extensive discussion having taken place prior to the submission of the above planning application, the proposal remains lacking in terms of compliance with the Lifetime Home standards.

The following access observations are provided:

1. Level access should be confirmed.

2. The ground floor flats should feature at least one bathroom that provides at least 700mm one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite, as detailed in the Council's Supplementary Planning Document 'Accessible Hillingdon', adopted January 2010.

N.B: it is considered unacceptable to position a hand basin within the 700mm transfer area, even if recessed to encroach only 250mm beyond the cistern.

3. To allow bathrooms to be used as wet rooms in future, plans should specify the type of floor gulley to be installed.

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

Conclusion: Revised plans should be requested and agreed as a prerequisite to any planning approval.

SUSTAINABILITY OFFICER:

Policy 5.3 of the London Plan (July 2011) states:

'Planning decisions

B - Development proposals should demonstrate that sustainable design standards are integral to the proposal, including its construction and operation, and ensure that they are considered at the beginning of the design process.'

The Code for Sustainable Homes condition for new build implements this policy, but for where the code does not apply we have to take a different approach.

I therefore have no objections to the proposed development subject to the following conditions:

Energy

Prior to the commencement of development a scheme demonstrating a 10% reduction in energy demand through energy efficiency improvements and the generation of electricity from renewable energy sources where feasible. The scheme shall clearly set out the annual baseline energy consumption (kWhr) and associated emissions (KgCO₂). The scheme shall then include full details of how the baseline regulated energy demand is reduced by 10% through improvements to the fabric of the building and also the inclusion of onsite renewable energy technologies. The development must proceed in accordance with the approved scheme.

Reason

To ensure carbon emissions are reduced in accordance with Policy 5.3 of the London Plan.

Water Efficiency

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and recycling of grey and rain water shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan.

EDUCATION SERVICES:

A S106 education contribution of £20,158 is required (Nursery - £0, Primary - £9,044, Secondary - £7,085 and Post 16 - £4,029).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As regards the loss of the day care facility, the submitted Design and Access Statement advises that the centre was closed in late 2010/early 2011 due to fire evacuation concerns for its disabled residents. The centre was operated by Social Services, mainly providing day care for clients who were generally disabled, elderly or both, with many in wheelchairs or who had some degree of mobility impairment. An initial fire risk assessment carried out by external consultants in 2009 was updated by further inspections in 2010. These showed that the building was not suited to its use and that means of escape were less than satisfactory. Even with substantial expenditure and improvement, only a very limited number of wheelchair users would have been able to occupy the upper floors due to the limitations of the building design. Furthermore, the alterations required would have been uneconomic for the degree of occupancy.

The statement goes on to advise that the site is now considered surplus to requirements. Existing residents and some of the staff were relocated to Grassy Meadows near the Beck Theatre in Hayes. Adult Social Care strategy is now more about utilising existing community based buildings for day opportunities rather than centre-based care. There are apparently no plans pending to provide new purpose-built adult day care facilities in Hillingdon.

As regards the proposed residential use, the site is located within a traditional residential area which forms part of the Northwood, Frithwood Conservation Area where there would be no objection in principle to a more intensive use of the site for residential purposes, subject to relevant planning considerations and policies in the Unitary Development Plan (Saved Policies, September 2007).

In terms of the conversion of this property, paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts does advise that the traditional residential character of an area can be compromised where there is an over-concentration of flatted development. The guidance goes on to advise that to avoid this, the cumulative impact of residential conversions are unlikely to be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms

of housing. In this instance, the site is already in a more intensive use as a day care centre. The proposal would therefore not compromise the existing character and no objection in principle to the development of flats on this site are raised.

The paragraph also advises that in order to provide a suitable standard of residential accommodation, houses will only be considered suitable for conversion if they have a floor area of 120m² or more. The existing property greatly exceeds this figure.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 50-95 u/ha and 150-250 hr/ha, assuming units have an indicative size of 2.7 to 3.0 hr/unit. Although this guidance is primarily concerned with new build schemes, this proposal equates to a density of 69 u/ha and 207 hr/ha, which accords with these density guidelines. However, it is compliance with other UDP Saved Policies and council standards which is considered more relevant to this case.

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

The Council's Urban Design/Conservation Officer advises that the property is one of the original houses built at the end of the 19th century on Eastbury Road and employs a Lutyens-esque design, reminiscent of some of the buildings found in Hampstead Garden Suburb. Although it has had various additions, it remains a good quality house and one that forms an unbroken line of similar buildings on this side of the road within the Northwood, Frithwood Conservation area.

The proposed extensions would not materially extend the footprint of the existing property. The first floor side extensions would maintain gaps of 1.6m and 4.0m respectively to the side boundaries with Nos. 22 and 26 Eastbury Road so as to retain adequate open gaps between properties. The proposed extensions are fairly modest in scale, commensurate with the size of the building and they have been designed to harmonise with the original building. The first floor side extension adjoining No. 22 has a mono-pitched roof that returns to continue the roof slope along the front of the property. Adjoining No. 26, the side extension has been designed as a dormer type extension within the property's cat slide roof. At the rear, the house has been extended at first floor level in the form of a new rear gable that would mimic the scale, proportions and design of the existing rear gable. An existing dormer in the main roof would be extended between the gables.

The existing attractive front door and fanlight would be re-instated slightly further over to the left on the front elevation. All new windows would match the design of existing windows. Conservation type rooflights are specified on the plans.

Revised plans have also been received which minimise the alteration works to the existing rear terraces.

The Council's Design/Conservation Officer advises that these proposals have formed the subject of much discussion and undergone various revisions and the scheme now retains the most important features of the house in public view and the new additions complement the original design of the house. The scheme is acceptable and would maintain and

enhance the Northwood, Frithwood Conservation Area, subject to conditions regarding the front door and materials. The proposal is therefore considered to comply with policies BE4, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to the application site.

7.06 Environmental Impact

With the exception of the impact upon trees which is dealt with in Section 7.14 below, this proposal does not raise any other significant environmental impacts.

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.03 above.

7.08 Impact on neighbours

The proposed extensions would not project beyond the front and rear building lines of the existing property. As regards the adjoining house at No. 22, the first floor extension would be sited against the bulk of the existing three storey side gable but the first floor flank would be brought some 2.9m closer to within 3.0m of No. 22's main side elevation. However, as this only contains secondary kitchen windows on the ground floor which already face onto the side boundary wall, a utility room and w.c. windows on the first floor and a study window on the second floor, the impact would not be that significant. As regards No. 26 which has been converted to flats, this does contain a first floor side secondary bedroom window and a primary living room window and a side dormer window in the roof. However, No.26 would be separated from the first floor extension by 6.8m and the proposed extension would replace the lift extension that although smaller, is sited in a similar position. Furthermore, the extension on this side has been designed as a dormer extension, so that it will sit within the existing cat slide roof and be viewed against the bulk of the existing side gable. With such a relationship, the first floor side extension would not appear unduly dominant from the neighbouring property.

Given the juxtaposition of surrounding properties, any additional overshadowing would be to the side of the rear garden of No. 24 Eastbury Road from the middle of the afternoon and from the end of the rear garden and back of the side garage at No. 4 Kiln Way late in the afternoon. Given existing boundary fencing and planting, the extent and duration of any additional overshadowing would be minimal.

The scheme has also been re-designed, omitting many of the previously proposed side windows and now only either secondary or non-habitable room windows remain above the ground floor on the side elevations that can be obscure glazed and made to be non-opening. This has been controlled by condition. An external staircase would also be removed from the side elevation facing No. 22.

As regards the properties to the rear in Kiln Way, the proposal would introduce a new rear windowed gable, a new second floor window to the existing gable and rear rooflight and arguably result in greater intensity of use of the upper floors of the building with the potential for greater overlooking. Design guidance advises that habitable room windows and rear patio areas, taken to be the 3m depth of rear garden immediately adjoining the rear elevation of a residential property should not be overlooked within a 21m distance in order to retain their privacy. The nearest window to No. 4 Kiln Way at the rear would be the new second floor window in the existing rear gable. No. 4 Kiln Way would have the nearest corner of its patio area adjoining its main rear elevation overlooked at a distance

of some 19.7m from this window, with the other windows being more than 21m away. As such, the shortfall from this one window is marginal and the majority of this patio area would be more than 21m away. Furthermore, the adjoining property, No. 26 more directly overlooks the nearest part of the rear elevation of this property through much larger bay windows at a distance of 17.8m so that the additional impact of the new window would not be significant. Also, the rear garden does contain a number of mature trees that would provide screening, certainly during the summer months when it could be reasonable expected that the patio area would be more intensely used. As such, a reason for refusal on this ground could not be sustained. As regards the impact of the new gable upon No. 5 Kiln Way, due to its different orientation, only a small part of its front garden and projecting garage would be overlooked within a 21m distance.

The proposal has also been amended so that the existing siting and levels of the rear terraces would be retained. As such, there would be no potential for greater overlooking from these structures than exists at present, particularly as the rear garden has mature boundary trees and hedging that will be retained.

As such, the scheme is considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

In order to achieve a satisfactory living environment, the London Plan (July 2011) and the Council's HDAS: Accessible Hillingdon (January 2010) advise that two-bedroom, three person flats should have a minimum internal floor area of 61sqm; two-bedroom, four person flats should have a minimum area of 70sqm and three-bedroom, five person flats should have a minimum area of 86sqm.

The two ground floor three bedroom units have floor areas of 86sqm and 106sqm, the first floor two-bedroom units have areas of 73sqm and 87sqm and the second floor roof space two-bedroom flat, has a floor area where headroom height is 1.9m or more of 70sqm. The internal floor areas of the flats therefore satisfies the Mayor's and the Council's guidance.

All the main habitable room windows in the ground and first floor flats would have front or rear facing windows. These windows would provide the rooms with an adequate outlook and natural lighting. The second floor flat would have a bedroom served by two front rooflights and an open plan living/dining and kitchen area served by a small rear window, one rear and two front rooflights and an obscure glazed side window. Although the layout is not ideal in terms of outlook, as one of the front and rear rooflights serving the living/dining and kitchen area and bedroom rooflights would be 1.2m above finished floor height, they will provide outlook and as such, it is considered that the residential amenity provided would be acceptable.

In terms of amenity area, design guidance requires a minimum 25m² area of amenity space to be provided for each two-bedroom flat and 30sqm for each three-bedroom flat, equating to a minimum amenity space requirement of 135sqm. The ground floor units would have private terraces adjoining their rear elevations of 22sqm and 41sqm. The shared area of amenity space totals some 260sqm and although some of the space is shaded by existing trees, the level of provision and layout is considered adequate to serve the development and maintain privacy for the occupiers of the ground floor flats. Furthermore, the 1.6m deep planting bed would maintain defensible space from the habitable room windows at the front of the building. At the side adjoining No. 26, would be the bin/recycling bin and cycle store provision. A 1m deep planting bed below a side bedroom window would provide some privacy to this window. The side passage adjoining

No. 22 would be for the sole use of the occupiers of the adjoining flat.

As such, the scheme would achieve a suitable residential environment, in accordance with policies BE23 and BE24 of the UDP.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is a parking management area. Car parking for six vehicles, including a disabled space would be provided in the front garden. The two existing vehicular crossovers on each side of the site would be replaced by a single centrally sited crossover. Amended plans have now been received which show the two centrally sited on-road residents' car parking spaces being replaced in front of the existing driveways that would be closed. The Council's Highway Engineer advises that the amount and layout of off-street and on-street parking is acceptable, subject to recommended conditions.

Cycle storage would be made in the existing outbuilding at the side of the property adjoining No. 26 Eastbury Road. A condition has been added to ensure that covered and secure provision is made for at least 5 cycles.

7.11 Urban design, access and security

Policy H4 requires a mix of housing of different sizes. Given the character of the area and the constraints of the existing building, the proposed mix of two and three-bedroom units is considered appropriate on this site.

7.12 Disabled access

The Council's Access Officer raises a number of detailed points concerning the scheme's compliance with Lifetime homes standards. It is considered condition has been added that would ensure that the scheme is fully compliant with these standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The submitted tree survey identifies 16 trees on site, a number of which are protected by Tree Preservation Order No. 152, with the others protected by virtue of their location within the Northwood/Frithwood Conservation Area.

The Tree Officer advises that all the valuable trees will be retained, including the TPO protected Maple (T4), Cypress (T5) and most of the conifers (G2) in the front garden and the Birch (T6) and most of the other trees in the rear garden. No objections are raised to the felling of the trees closest to the property, namely a cypress in the front garden, and a Hawthorn and Cypress in the rear garden which are of low amenity value. Furthermore,, the Tree Officer considers that the scheme reserves space for landscaping and tree planting at the front of the site to maintain tree cover and enhance the amenity of the area and subject to various conditions requiring details of services and levels, tree protection, landscaping and implementation schemes and a construction method statement, the proposal is acceptable in terms of Policy BE38 of the adopted Hillingdon unitary Development plan Saved Policies (September 2007).

7.15 Sustainable waste management

Provision will be made for refuse and recycling storage at the side of the property, adjoining No. 24 Eastbury Road within an existing outbuilding. The Design and Access Statement advises that 2 1,100 litre bins will be stored here and refuse vehicles would collect refuse from the road. These arrangements are considered to be satisfactory.

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA), through the London Plan, clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating to climate change.

In the supporting text to Policy 5.1, it states that the Mayor expects all development to make the fullest contribution to the mitigation of climate change. Policy 5.2 sets out the energy hierarchy. Policy 5.3 expects the highest standards of design and construction in new development to minimise environmental impacts and Policy 5.4 advises that these high standards will apply in conversion schemes. Policy 5.15 advises on the need for efficient use of water.

The Council's Sustainability Officer advises that energy efficiency and the efficient use of water can both be dealt with by means of condition. These are attached. Although no target is set in the London Plan for energy use reduction with this type of scheme, it is considered that the 10% reduction of energy demand represents an appropriate level, given that the building is existing.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition is attached.

7.18 Noise or Air Quality Issues

Policy H7 of the UDP Saved Policies (September 2007) states that conversion of houses into multiple units will generally be considered favourably subject to amongst other things, an adequate sound insulation scheme. This has been controlled by condition.

7.19 Comments on Public Consultations

As regards the petition comment, the desire to see a more sensitive conversion/single family dwelling on this site is noted, but need to consider applications on their individual merits.

In terms of the individual responses, points (i) to (vi) have been dealt with in the main report. As regards point (vii), the proposed car parking provision satisfies Council standards and is considered to be acceptable by the Council's Highway Engineer. As regards additional congestion on the roads and impact upon road safety, any additional traffic generation would not be significant, particularly given former use of the site as a care home and on-street parking is controlled in this area. As regards point (viii), it is unlikely that the use of the garden space would give rise to additional noise and disturbance, given the former care centre use of the site. Points (ix), (x) and (xi) are noted, but all applications are required to be treated on their individual merits. Point (xii) is not a planning matter, but an advisory informative has been added. As regards point (xiii), a condition has been recommended to control construction management.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan advises that where appropriate, new development should supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations.

Given the nature and scale of this proposal, the development only gives rise to the requirement for a S106 education contribution of £20,158 (Nursery - £0, Primary - £9,044, Secondary - £7,085 and Post 16 - £4,029). This can be secured by means of a condition

to which the applicant has agreed.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

No other relevant planning issues are raised by this application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

There are no objections in principle to the loss of the day care facility with provision being made elsewhere in the borough and given this former more intensive use of the site, no objections are raised to the principle of providing flats on the site.

The scheme has been the subject of various pre-application discussions between officers. The extensions reflect these discussions and are considered to be appropriate to the size and scale of the building and their design would match existing features and harmonise with the character of the building. The scheme takes adequate account of its impact upon existing trees on site. As such, the proposal would maintain and enhance the character and appearance of the conservation area.

The scheme would not adversely affect the amenities of surrounding residential properties

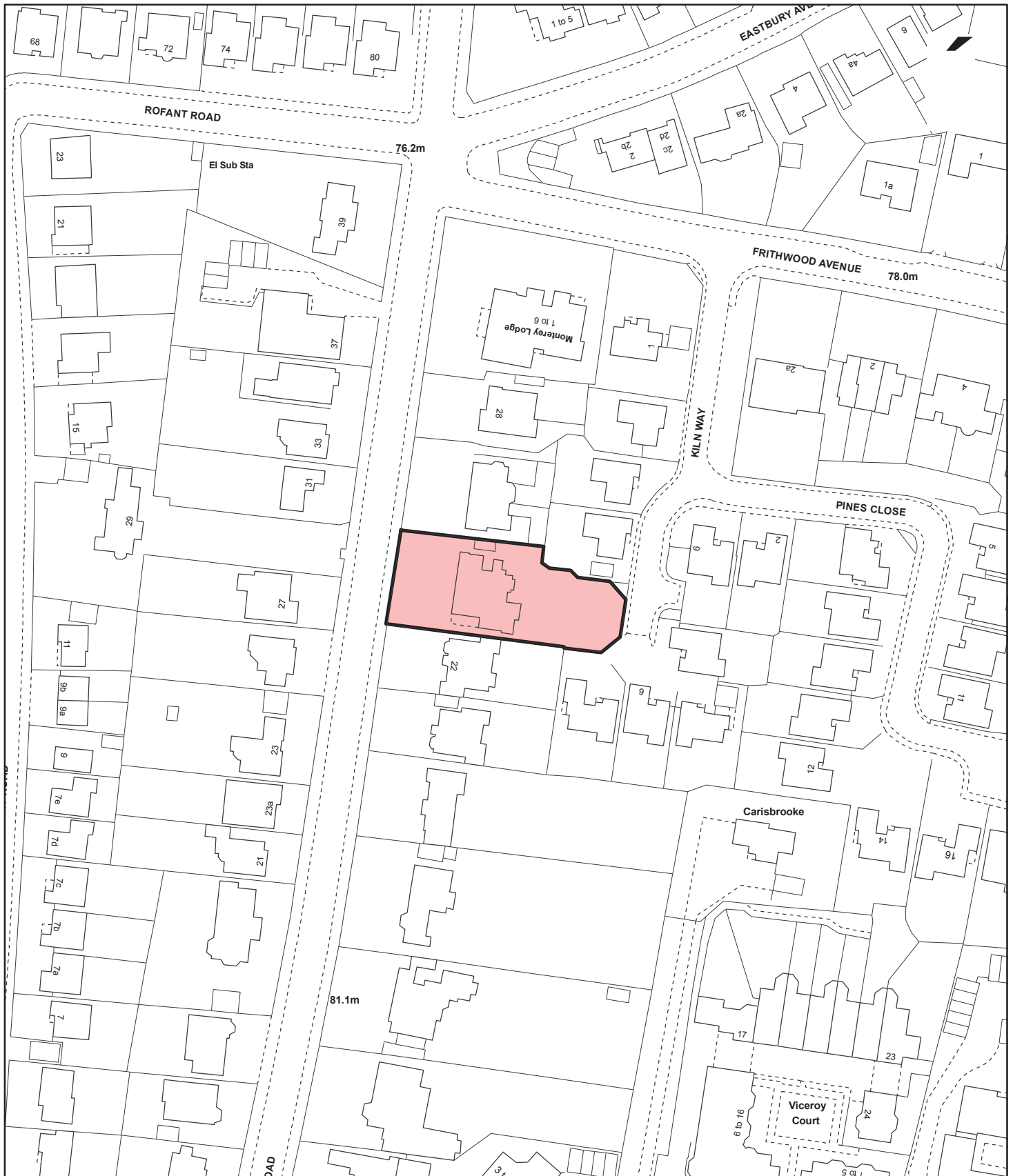
and would afford appropriate residential accommodation for future occupiers. Parking and access arrangements are considered acceptable. It is recommended for approval.

11. Reference Documents

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS5: Planning for the Historic Environment
London Plan (July 2011)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

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Notes



Site boundary

For identification purposes only.

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Site Address

**24 Eastbury Road,
Northwood**

Planning Application Ref:

19305/APP/2011/1584

Planning Committee

North

Scale

1:1,250

Date

**September
2011**

**LONDON BOROUGH
OF HILLINGDON**
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