

## Report of the Head of Planning & Enforcement Services

**Address** ICKENHAM CRICKET CLUB OAK AVENUE ICKENHAM

**Development:** Single storey extension to clubhouse, alterations to elevations and access to clubhouse.

**LBH Ref Nos:** 2556/APP/2011/2608

**Drawing Nos:** Design and Access Statement  
Un-numbered Existing Floor Plan Rev. B  
Location Plan to Scale 1:1250  
Block Plan to Scale 1:500  
Un-numbered Existing Elevations Rev. B  
Photographs  
Un-numbered Proposed Floor Plan Rev. B  
Un-numbered Proposed Elevations Rev. B  
Tree Survey and Arboricultural Implications Assessment

**Date Plans Received:** 25/10/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 23/11/2011

### 1. SUMMARY

The application seeks permission for a single storey extension to the existing cricket pavilion building. The application is a revision to a previously approved scheme (2556/APP/2010/2421).

The revised scheme has been reduced in size and includes a slight alteration to the general internal layout.

The proposed extension is considered to be in-keeping with the architectural style of this building and would result in a well integrated addition to the site, thereby not resulting in visual harm.

It is considered that the proposal would not result in a material increase to the existing mass of the building or lead to an intensification of activities. Given the siting of the extension and its relatively modest scale, combined with the identified need to extend the building, the proposal is considered to be acceptable development in the Green Belt and in accordance with Policy OL4 of the UDP Saved Policies September 2007.

With regard to noise and disturbance, due to the internal reconfiguration, it is expected that this development would reduce noise break-out to surrounding properties thereby resulting in an improvement. As such, the application is not considered to have a detrimental impact on the amenities of neighbouring properties. Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

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

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

REASON

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

**2 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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 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 and shall thereafter be maintained as such in perpetuity.

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).

**4 RPD2 Obscured Glazing and Non-Opening Windows (a)**

The window(s) facing 62 Parkfield Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level and shall be maintained as such 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).

**5 M6 Boundary Fencing - retention**

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 62 Parkfield Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 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.

### **7 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).

### **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 R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

**9 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 62 Parkfield Road.

**REASON**

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

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.19	(2011) Sports Facilities
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision (2011) Green Belt

LPP 7.16		
LPP 7.4	(2011)	Local character
LPP 7.6	(2011)	Architecture
AM14		New development and car parking standards.
AM7		Consideration of traffic generated by proposed developments.
OE3		Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.17	(2011)	Waste capacity

### **3            11            Building to Approved Drawing**

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

### **4            12            Encroachment**

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

### **5            13            Building Regulations - Demolition and Building Works**

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

### **6            15            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

### **7            16            Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the

owner. If you require further information or advice, you should consult a solicitor.

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

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

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

## **9 115 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.

## **10**

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

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

## **11**

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

## **12**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Induction loops should be specified to comply with BS7594 and BSEN 60118-4, and a term contract planned for their maintenance.

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

### **3. CONSIDERATIONS**

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

The application site is located at the north-western end of Oak Avenue and is occupied by Ickenham Cricket Club. The site contains an existing pavilion, which abuts 62 Parkfield Avenue. The land to the rear and side of the pavilion is densely vegetated. The balance of the site is maintained as a sports fields. The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Planning permission is sought for a single storey rear extension to the existing pavilion. The application is a revised scheme on a recent approval reference 2556/APP/2010/2421. The revised scheme would remain the same subject to a minor alteration to the footprint.

The previously approved scheme measured 3.25m deep x 32.7m long and included a 0.75m projection on the east facing elevation. The extension would no longer project out beyond the east elevation and the footprints length would be reduced by 0.75m. The proposal would continue to be finished with a flat roof at a height of 3m.

The extension would partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. The existing pavillion elevation would remain the same with the exception of a new set of windows measuring 4.2m wide by 1.2 high that would replace a door and window and projecting onto the cricket ground.

#### **3.3 Relevant Planning History**

2556/APP/2004/1392 Ickenham Cricket Club Oak Avenue Ickenham  
ERECTION OF A SINGLE STOREY REAR EXTENSION TO PAVILION

**Decision:** 14-10-2004 Approved

2556/APP/2010/2421 Ickenham Cricket Club Oak Avenue Ickenham  
Single storey rear extension to existing pavilion with alterations to existing elevations.



**Decision:** 19-01-2011    Approved

2556/D/80/0635                    Ickenham Cricket Club Oak Avenue Ickenham  
Extension/Alterations to Leisure premises (P) of 36 sq.m.

**Decision:** 17-07-1980    ALT

2556/E/80/1337                    Ickenham Cricket Club Oak Avenue Ickenham  
Householder dev. (small extension,garage etc) (P)

**Decision:** 01-09-1980    Approved

2556/F/82/0447                    Ickenham Cricket Club Oak Avenue Ickenham  
Extension/Alterations to Leisure premises (P) of 150 sq.m.

**Decision:** 21-12-1982    Approved

2556/H/83/0356                    Ickenham Cricket Club Oak Avenue Ickenham  
Details in compliance with 02556/820447(P)

**Decision:** 05-07-1983    Approved

2556/L/95/0215                    Ickenham Cricket Club Oak Avenue Ickenham  
Erection of a single storey rear extension

**Decision:** 11-03-1996    NFA

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

None

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

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

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

Part 1 Policies:

Part 2 Policies:

- OL1                    Green Belt - acceptable open land uses and restrictions on new development
- OL4                    Green Belt - replacement or extension of buildings
- BE13                    New development must harmonise with the existing street scene.
- BE15                    Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.19	(2011) Sports Facilities
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.17	(2011) Waste capacity

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

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

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

## **6. Consultations**

### **External Consultees**

13 neighbours as well as Ickenham Residents Association were consulted on this application. No neighbour representations were received.

Ickenham Residents Association have responded raising concerns over the loss of an Oak tree.

Officers Comments: Under the initial approved application, the tree officer had no objection to the removal of the Oak tree due to its poor condition.

Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole

nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

### **Internal Consultees**

Landscape and Tree Officer:

There is a mature Oak to the side of the clubhouse, which contributes to the arboreal character of the area. It appears that the building materials are being taken into the working area on the other side of the club house, therefore the tree is unlikely to be affected.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): N/A

Scope for new planting (yes/no): N/A

Does scheme conform to HDAS (yes/no): N/A

Does scheme conform to SUDS (yes/no): N/A

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable

Access Officer

It would appear that the opportunity to improve accessibility would be maximised, should the development proposal receive planning approval. I therefore have no observations to make, other than reference to the informatives detailed below:

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

2. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

4. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

5. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Environment Protection Unit

No objection Should planning permission be granted, please ensure the construction informative is added in respect of the construction phase.

Land Contamination Officer

No objection subject to the following informative:

The development is on a former infilled pond based on Ordnance Survey data. There is, therefore, a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

## **7. MAIN PLANNING ISSUES**

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

Policy R6 of the UPD (Saved Policies September 2007) states that the Local Planning Authority will encourage the provision of ancillary recreational facilities such as changing rooms, car parking and facilities to improve public transport access, provided they are accessible to all of the community and consistent with other policies in the plan. The proposal is considered to comply with this policy as the development relates to the improvement of the existing changing rooms and facilities to support the cricket club, the existing building will be upgraded to make it accessible to all and the Cricket Club is a local facility providing opportunities for cricket to people of all levels and abilities. It should also be noted that the principle of such a development has been accepted in relation to the approval granted in January 2011.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Policy OL1 defines the types of developments that are considered acceptable within the Green Belt. The proposal at this site relates to an open air recreational activity and therefore conforms to one of the accepted uses. This policy goes onto say the number and scale of buildings will be kept to a minimum in order to protect the visual amenity of the Green Belt.

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The revised scheme involves a reduction in size from approved scheme, resulting in an increase in the size of the building from 372m<sup>2</sup> to 475m<sup>2</sup>, an increase of approximately 28%. This increase in footprint would be 1% smaller than previously approved. As such,

the scale of increase, within the Green Belt, is considered to be acceptable especially in this situation given the position, siting and existing boundary screening, which means that only limited views of it would be available, thereby limiting its impact on the openness of the Green Belt.

The proposal would not result in a disproportionate change to the built development at this site and would not result in visual harm to the same.

The materials and design are considered to be in-keeping with the site and to the type of building to which it would relate. Furthermore, due to the existing authorised planning use of the site, it is considered that the proposal would not result in a material increase in activities on the site.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

The proposal relates to the erection of a single storey rear extension and it is considered that the design and position of the development is such that it would not result in any adverse impact on visual amenity. The dimensions and design of the extension is compatible with the existing pavilion building. As such the proposal is considered not to have significant affect upon the visual amenity of the locality. Therefore the proposal would comply with Policy BE13 and BE19 of the UDP (Saved Policies September 2007).

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

With regard to the impact of the amenities on the adjoining occupiers, it is considered that the main property that could be affected would be No. 62 Parkfield Road. However, the proposed extension would be adjacent to the rearmost section of their garden and when combined with the existing fencing and vegetation on this boundary and the proposed height, the extension would be largely screened from this neighbouring property and would therefore, have a very limited impact, such that the proposal is considered to accord with Policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to any loss of privacy that would result, there are no windows shown in the proposed rear elevation, whilst the windows in the south east facing elevation would serve a toilet/store room accommodation. It is recommended that the window be conditioned as obscure glazed and non-opening to avoid any future overlooking concerns. It is therefore considered that the proposal would not result in a material loss of privacy to surrounding properties and as such, would comply with Policy BE24 of the adopted UDP (Saved Policies September 2007).

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

Not applicable to this application.

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

The proposal is for improvements to the cricket club pavilion and is considered not to be of such a scale that it would result in a significant increase to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site and therefore the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

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

As above.

#### **7.12 Disabled access**

The Design and Access statement submitted with the application states, that the resulting building would all be on one level, disabled toilet facilities would be provided and therefore the opportunity to improve accessibility would be maximised. The Access Officer has been consulted on the application and has raised no objections to the scheme. The proposal is thus considered to comply with the Council's SPD HDAS: Accessible Hillingdon.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

There are two Oak trees close to the proposed extension, one to the rear (on site and shown to be removed) and one to the side (off site and shown to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crown and is of a low amenity value. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak tree to be lost due to the high density of trees at the rear of the site. Therefore, subject to conditions the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

**7.15 Sustainable waste management**

The Design and Access statement comments that currently the bin store is adjacent to the main entrance and this would not be altered by the proposal. As such, the proposal is considered to comply with Policy 5.17 (Waste Capacity) of the London Plan.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The existing building currently comprises a cricket club pavilion. The Environmental Protection Unit consider that the proposal would result in a new internal layout, together with a number of the existing windows being lost. As such, due to these revisions and the internal reconfiguration, it is considered that the development would reduce noise break out to the rear of the premises. Therefore the proposal is considered not to result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

**7.19 Comments on Public Consultations**

The comments have been addressed in the body of the report.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

When making their decision, Members must have regard to all relevant planning

legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

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

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The revised application reduces the size of the extension initially granted and is therefore considered acceptable. It would not result in a disproportionate change in the bulk and character of the original building on the site or to an intensification of activities. Nor would it harm the openness of the Green Belt.

With regard to noise and disturbance, due to the internal reconfiguration and the alterations to the fenestration details, it is expected that this development would reduce noise break-out to surrounding properties thereby resulting in an improvement.

As such, the application is considered not to have a detrimental impact on the amenities of neighbouring properties.

Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

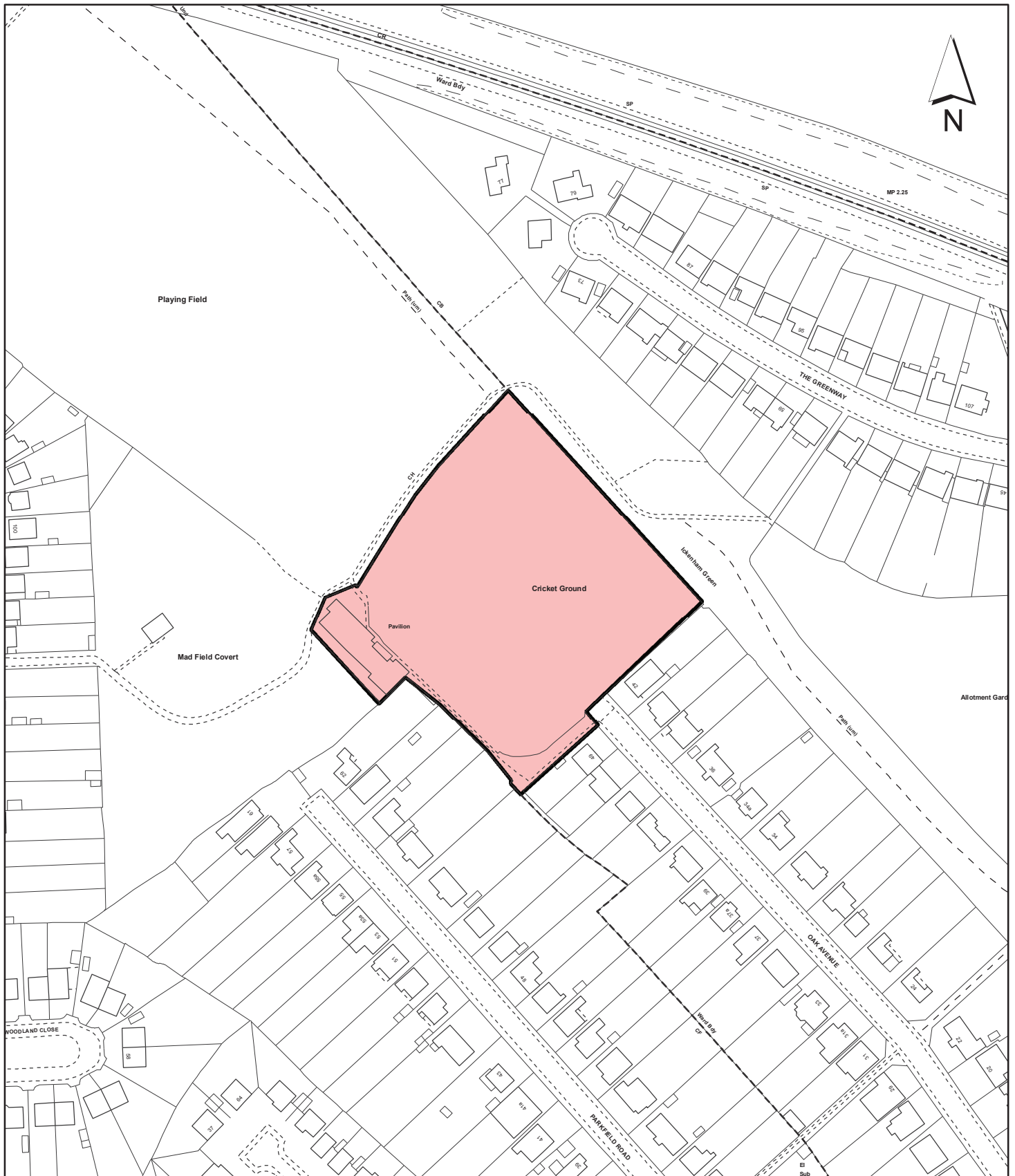
#### **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
The London Plan (2011)

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**Notes**

 Site boundary

For identification purposes only.

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**LONDON BOROUGH  
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& Community Services**

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Telephone No.: Uxbridge 250111

Planning Application Ref:

**2556/APP/2011/2608**

Scale

**1:2,000**

Planning Committee

**North**

Date

**January  
2012**



**HILLINGDON**  
LONDON