

Report of the Head of Planning & Enforcement Services

Address OAKWOOD CATLINS LANE PINNER

Development: Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side

LBH Ref Nos: **67139/APP/2011/2005**

Drawing Nos: BLU-105/D102 Rev. C
BLU-105/D105 Rev. A
Design and Access Statement
BLU-105/D100 Rev. C
BLU-105/D101 Rev. B
Location Plan to Scale 1:1250
BLU-105/D103 Rev. D
D104 Rev. D received 3 February 2012

Date Plans Received: 16/08/2011 **Date(s) of Amendment(s):** 16/08/2011
Date Application Valid: 06/09/2011 30/01/2012
03/02/2012

DEFERRED ON 10th January 2012 FOR SITE VISIT ON

This application was deferred at the committee of the 10th January for a site visit. Members visited the site on the 24th January 2012.

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a distinctive, two storey, detached dwelling situated on the western side of Catlins Lane.

This property dates from 1904, is locally listed and within the Eastcote Village Conservation Area. It is built in an Arts and Craft style, with elevations comprising rough cast render with a tiled roof with a circular bay to the front and a tiled roof turret.

To the rear, the two storey elements of the building are broadly "L" shaped with a two storey element extending out to the rear at the northern end of the building, adjacent to an existing garage and outbuildings that are set behind the rear elevation. A large single storey (original) conservatory structure occupies the area to the south of this return, extending to the same depth.

The building is located opposite St Catherine's Farm which is a Grade II Listed Building.

The streetscene is verdant and semi-rural in nature. It is primarily residential with large two storey individually designed houses, generally set in large plots, with the buildings set well back from the road.

1.2 Proposed Scheme

The application is for the erection of a two storey side extension to the southern side of the building, a rear extension and a replacement garage. It should be noted that the plans have been amended from that originally submitted, principally resulting in changes to the proposed siting of the garage, a reduction in the width of the proposed two storey side extension, the location of the side boundary to Westcott, alterations to the extent and the height of the proposed patio/terrace area at the rear and alterations to the proposed landscaping at the front of the property.

The existing minimum distance between the flank wall of Oakwood and the flank wall of Westcott is 4.595m. The two storey side extension would be 3.334m wide and set back from the main front elevation of the house by 1m. It would extend beyond the rear elevation of the two storey element to which it is attached by 4.8m. This would be 1.2m beyond the existing conservatory and broadly in line with the rear elevation of Westcott that lies to the south. No windows are proposed in the flank elevation and external materials would be to match the existing house.

To the rear of the house a two storey extension is proposed at its northern side, closest to the garage. This element would be 3.5m in depth, with the width reflecting that of the gable above. The extension would continue the existing roof form, extending out further from the house than that existing. The extension would be finished in a smooth render, as would the whole of the house. There would be no windows in the northern flank wall.

The gap created by the two storey extensions either side at the rear would be infilled with a single storey rear extension, extending to the same depth as the southern most two storey extension adjacent to Westcott.

The existing garage would be removed and replaced with a larger garage that would be 6m deep and 3.7m wide. It would feature a hipped roof with front and rear gables, with a ridge height of 3.3m. Land levels drop to the rear of the garage and within the rear garden.

A patio area is proposed to be created to the rear of the rear extension and would be at the same height as the existing rear patio area and accessed from the rear of the dwelling by steps. The patio area would be some 4.2m from the boundary with Westcott meaning that to the rear of the proposed side extension, no change of levels is proposed and 3 steps are provided to allow access to the rear garden from the new dining/living area. Additional hedging is proposed close to the boundary to Westcott, within the rear garden, to address potential privacy issues and on the boundary a section of temporary fence no greater than 2m in height will provide screening whilst the hedging grows to the full maintained height. The front garden area would be partly finished in permeable bonded gravel to provide a parking and turning area. Some of the front garden area would be retained as soft landscaping, with additional trees and feature shrub beds proposed.

1.3 Relevant Planning History

67139/APP/2011/2006 Oakwood Catlins Lane Pinner

Demolition of existing garage. Proposed double storey side and rear extension. Relandscape of front drive with new trees and shrubs to be planted.

Decision Date: 07-09-2011 Withdrawn **Appeal:**
67139/TRE/2010/49 Oakwood Catlins Lane Pinner
Tree work

Decision Date: 05-10-2010 NFA **Appeal:**

Comment on Planning History

There is no recent planning history of significant relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th October 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

The application was advertised in the 21st September 2011 edition of the Uxbridge Gazette and a site notice displayed on 26th September 2011. 6 adjoining and nearby properties, Northwood Hills Residents Association and the Eastcote Residents Association notified of the application by means of a letter dated 9th September 2011. Individual written responses have been received from occupants of 5 neighbouring properties, including responses received following the deferral of the application from the committee of the 20th December, objecting to the proposal on the following grounds:

1. This extension is very large and will be out of keeping with the existing house.
2. The side infill goes against the character of the individual houses in the lane, as it will make two properties very close to one another and will fail to provide the 1m set back from the side boundary that is 1 foot (0.3048m) from the flank wall of Westcott, in-line with Westcott's front laurel hedge and concrete fencepost holes at the rear. The 1m gap should be taken from the roof overhang.
3. The alterations will significantly alter the look of this property, architectural features and detailing would be lost, to the detriment of the locally listed building and the conservation area.
4. The proposed development is not in keeping with the open character of the conservation area.
5. The nearby houses have retained their original character and the proposed development will spoil the unique character of this part of Catlins Lane.
6. The development on the side of the property will go too close to the adjacent house and will therefore lose the effect of spacious detached houses.
7. The side development and the raising up of the patio right across to the south side boundary will be very intrusive into the next door property causing a loss of privacy. Planting trees or hedging is not a solution as it results in physical damage to the neighbours property.
8. As the land levels vary greatly and there are many underground streams, we are concerned that a development of this nature will cause flooding problems within this particular area.

9. The Council has tried to protect the house in the past, it must do so for the future.
10. Overdominance and loss of privacy and light in relation to Westcott, creation of damp problems for the adjacent property,
11. Building such a tall and imposing extension so close to neighbouring Westcott would eliminate the visual separation, and detract from the overall impression of the road.
12. The proposed extension requires significant elevation of the floor level of Oakwood to such an extent that the full height of the building would be out of all proportion with the existing and neighbouring properties. Oakwood's position on a sloping plot should require any plans for extension to give due care and attention to the overdominance this will cause to properties at a lower level.
13. The details suggest a lack of respect for the original features of the property.
14. An over-large extension that does not consider the sensitivities of the site, coupled with the brutal removal of many of the exterior period features that give the building its charm, speak of an application that is ill thought-out and unsympathetic to the character of the area.
15. The proposed trees should be planted further away from Westcott to avoid damage, we ask a condition be added that any new planting is kept to minimum recommended distances from houses, as specified by the Association of British Insurers.
- 16) Should permission be granted a condition is added to protect the neighbours laurel hedge during construction and a condition added relating to the protection of the flank wall of Westcott and its easily damageable lip and to protect the channel at foot of the flank wall from debris that will bridge the damp course and cover air vents as has previously occurred.

A Petition of objection has been received, with 118 signatories opposing the application on the grounds of overdominance of the side extension in relation to Westcott, loss of privacy to Westcott, creation of damp problems and flooding, loss of daylight to Westcott, loss of residential amenity to Westcott, adverse impact on the Conservation Area due to loss of visual separation, visual amenity, terracing effect, and an excessive extension out of keeping with the area. The proposed trees are in unsuitable positions, the extension is too wide, and the proposal is detrimental to the locally listed building and the Conservation Area.

NORTHWOOD HILLS RESIDENTS ASSOCIATION:

The character of this part of Catlin's Lane is known for the detached houses set in large plots. This development would seriously impact the character of the road and set a precedent for other development which we would not wish to see especially as we are not aware that permission has been granted for any other double storey side extensions to other houses nearby. This proposed development would also disrupt the open character of the conservation area. We also note that the side extension would be out of keeping and that the development would give the unwanted perception of the properties being terraced. We ask that this application in the current form be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL:

Oakwood is situated within the Eastcote Village Conservation Area, and has Locally Listed Building status. The character of this part of Catlin's Lane is known for the detached houses set in large plots giving an open aspect and fine views. To date there have not been any other double storey side extensions erected to the nearby houses.

This proposed development will disrupt the open character of the conservation area. The

proposed changes to doors, windows and render will cause loss of character to the dwelling. The front door is the wooden original and to change to aluminium would not enhance the character of the house.

Likewise with the change to smooth render, the current finish is pebbledash.

The proposed side extension although set back from the building line will be out of keeping with original design of the house. The front elevation with the gable and turret is well proportioned the side addition will destroy that harmony and the character of Oakwood. There is just a 1 metre set back from the boundary with Westcott, this will give a perception of terracing.

The land levels vary greatly Oakwood being considerably higher than Westcott. The proposal is to raise the rear patio area to the same floor level as the house, with five steps down to the garden. This will result in any person standing on the Oakwood patio will be able to look straight over the 6 foot boundary fence into the rear habitable room of Westcott. Screening here is not an answer as that would cause loss of light to the habitable room of Westcott.

The proposed new garage will be set on the boundary with Harewood, there is no indication as to whether this will cause damage to any trees and shrubs on Harewood land. A full tree survey should be requested.

We ask that this application in the current form be refused and a more sympathetic scheme, especially the height of the patio, be put forward.

WARD COUNCILLOR: Requests that the application is considered by the North Planning Committee.

INTERNAL:

URBAN DESIGN AND CONSERVATION OFFICER:

This is an attractive detached house dating from 1904, locally listed within the Eastcote Village Conservation Area. Built in Arts and Craft style, the house is two storeys in rough cast render with tiled roof with a circular bay to front and a tiled roof turret. The building is located opposite St Catherine's Farm which is grade II listed. Any extension should be carefully designed to retain the architectural integrity of the main house, the character and appearance of the conservation area and the setting of the listed building.

To the side, the scheme proposes a two storey extension, set back from the main front elevation of the property and reduced in height. From a conservation point of view, this would appear subordinate to the main house, and as such would not be considered detrimental to the locally listed building, the character and appearance of the conservation area and the setting of the listed building. It is, therefore, acceptable.

To the rear, the scheme proposes single storey extension and part two storey extensions to either side. Whilst extensive, the proposal would retain part of the original elevation, with the attractive stained glass window. Other architectural details such as the tile crease arches over windows would be replicated on the new elevation. From a conservation point of view, this would not be considered detrimental to the architectural integrity of the main building and would be acceptable.

We would, however, query the proposed height of bedroom 4 (closest to the proposed garage). The height of the extension appears to be the same as the main house in side elevation, and much reduced on the rear elevation drawing. From a conservation point of view, reduced height would be more appropriate as it would appear subordinate to the main house.

The scheme also proposes a permanent garage structure to replace a timber shed to the rear. This would be solid in appearance and much larger in size, sitting on the side boundary. Given its position on the boundary, would not be in accordance with the HDAS guidance (paragraph 4.4). It is therefore suggested that the size of the garage is reduced, and the structure is clad in timber, to retain its ancillary and temporary appearance.

CONCLUSION: Extensions acceptable from a conservation point of view. Side elevation and height to bedroom 4 to be corrected. Garage to be revised and reduced in size as suggested above.

TREES AND LANDSCAPE OFFICER:

This site is not covered by a TPO, however, it is within the Eastcote Village Conservation Area. Therefore, all trees on-site are protected by virtue of their location within it.

There is a large ivy-covered tree on the south-eastern corner of the site, which stands at the end of a boundary hedge (mainly Laurel). The hedge provides a good visual screen between this and the neighbouring property (Westcott) and should be retained as part of the scheme. There is also a small Wild Cherry to the rear of the house and a small goat willow close to the proposed garage. Both trees are low value and it is likely that the willow will need to be removed to facilitate the proposed garage. All existing trees on-site should be shown on the plans/landscaping scheme and it should be made clear which are to be retained/removed. Protective fencing should also be shown along the front boundary hedge (approximately 2m away from its northern edge).

Several mature trees were recently removed from the site's frontage and the plans indicate that five new (unspecified) trees will be planted. To avoid overcrowding this area, it would be preferable to plant three medium-sized species of tree.

The plans also show three proposed 'beds' within the parking area, which appear to consist of a small tree surrounded by hedging. However, to incorporate soft landscaping into the proposed scheme, it would be preferable to reduce the size of the parking area and retain some of the existing lawn and/or provide a larger single shrub bed between the proposed parking area and the proposed new trees and existing boundary hedge. All of these matters can be dealt with by condition.

The layout plan shows a large area of car parking within the front garden. This does not appear to conform to HDAS guidelines to retain at least 25% of a front garden soft landscaped. The area of proposed hard landscaping should be reduced in size. This matter can be dealt with by condition.

A landscaping plan should be submitted to cover the following points:

- 1.The boundary (Oakwood/Westcott) hedge should be shown as retained.
- 2.The location of three (rather than five) new trees should be shown at the front of the site. The species (Wild Cherry, Field Maple or Silver Birch) and specification (standard size and short-staked) should be shown.

3.A reduced-size proposed driveway (to conform to HDAS recommendations) should be shown.

OFFICER COMMENT: Amended plans have since been provided to address the comments of the Trees and Urban Design Officers and some of the comments made by objectors. The comment from the Design Officer regarding the height of the rear extension (bedroom 4) has been clarified by the applicant as being correct in the submitted drawings, there are differing eaves levels and ridge heights across the building, but the submitted plans are nevertheless correct. Some of the comments from objectors in relation to drainage are not material considerations in relation to this planning application, although the applicant is aware of the concerns and is proposing a rainwater harvesting system to ensure that such matters are addressed.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed 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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the development on the character of the house and the area in general, and also the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

The proposed two storey side extension meets with the requirements of the Council's Supplementary Planning Document HDAS: Residential Extensions in that it is set back from the front elevation of the house by 1m and a gap would be retained to the boundary with Westcott that meets the minimum 1m gap required by the Council's Supplementary Planning Document HDAS: Residential Extensions.

The flank wall of Westcott is of no great architectural quality and presents a blank rendered facade to the streetscene. The proposed side extension would help mask this facade, although the gap between buildings would be reduced. However, on balance it is considered that the reduction in the gap between buildings would not be so harmful to the character of the area as to justify a refusal of planning permission.

With regard to the impact on the amenities of the adjoining occupiers, the southern two storey side extension would be in close proximity to Westcott. Given the largely blank facade of Westcott it is considered that there would be no adverse impact on the amenities of the occupiers of that property. There are two obscured glazed windows in the north facing facade of Westcott, serving a landing area utilised by its occupants for telephone calls and internet use and stairs to the top floor. Given that the extension would not protrude beyond the rear elevation of Westcott and given its siting to the south of the development, there would therefore be no significant adverse impact in terms of loss of light, privacy and overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

With regard to the rear patio/terrace area, amended plans have been submitted which result in a greater gap to the adjoining properties, a lowering of the patio area to the same height as the existing patio and opportunities for soft landscaping and fencing in this gap. There would, therefore, be no adverse overlooking or loss of privacy arising from the patio/terrace area.

With regard to the impact on Harewood to the north, there is a greater separation afforded between the two properties, but there are a number of windows facing to the side and rear of that property. Given the separation that exists and that the two storey rear extension would extend 3.5m from that existing it is considered that there would be no adverse harm arising to the amenities of the occupiers of that property.

Amended plans have been received in respect of the proposed garage which bring it 0.5m away from the side boundary. It would therefore accord with the Council's HDAS guidance which seeks to ensure that outbuildings are set away from the boundary so as to not harm the character of the area or be imposing on the adjoining occupiers.

The comments made by residents in respect of flooding, drainage and damp are not in themselves matters for consideration as part of this planning application. Nevertheless the amended plans introduce a greater amount of soft landscaping and the installation of a "rainwater harvesting system" which would assist in such matters. Conditions are recommended requiring details of sustainable urban drainage and landscaping.

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to the extended dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and Policy BE23 of the saved UDP.

The proposed landscaping (as amended) of the front garden would be satisfactory and would include the provision of new trees to replace those that have recently been

removed. It is considered that the setting of the building would be maintained and that there would be no adverse impact arising from the landscaping proposals.

The proposal would replace the existing garage with a larger garage that would be more suited to modern day vehicles than the existing garage. In addition the front driveway would provide sufficient parking for a number of vehicles whilst retaining a significant amount of soft landscaping. This could be controlled by condition if planning permission were to be granted. With respect to car parking arrangements the proposal would therefore be in accordance with Policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-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 HH-OM1 Development in accordance with Approved Plans

The development, including the retention/re-provision of the existing chimney stacks, 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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

Notwithstanding the submitted plans and details, 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. The development shall be carried out in accordance with the approved details.

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).

4 HH-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 side walls or roof slopes of the development hereby approved.

REASON

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

5 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.

6 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).

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

Notwithstanding the submitted plans, 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,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed.

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).

8 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).

9 SUS5 Sustainable Urban Drainage

Notwithstanding the submitted plans, no development shall take place on site until details of the incorporation of sustainable urban drainage, including any rainwater harvesting

system, 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), London Plan (July 2011) Policy 5.12 and PPS25.

INFORMATIVES

Standard Informatives

- 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 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, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed 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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and

provision of new planting and landscaping in development proposals.

AM14 New development and car parking standards.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 5.3 (2011) Sustainable design and construction

- 3 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 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 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, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 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.

- 9 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.

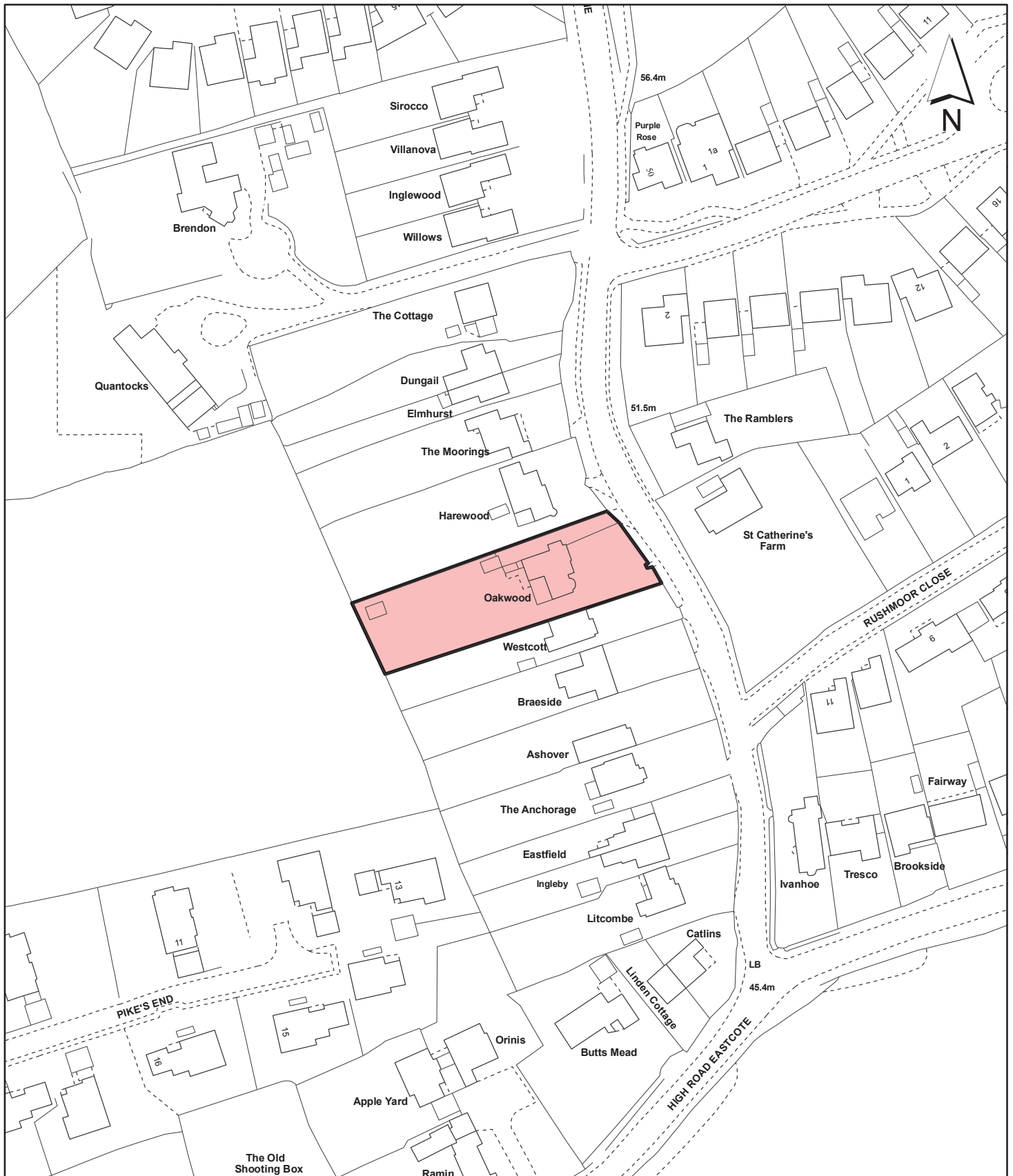
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could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

action being taken under the Highways Act.


- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Oakwood Catlins Lane Pinner	
Planning Application Ref:	Scale
67139/APP/2011/2005	1:1,250
Planning Committee	Date
North	October 2011

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

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



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