

Report of the Head of Planning, Sport and Green Spaces

Address PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Two storey side extension and change of use from office (use class B1) to residential (use class C3) to create 2 x 1-bedroom and 2 x 2-bedroom self-contained units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use.

LBH Ref Nos: 272/APP/2013/1836

Drawing Nos: 178 Rev. P2
Traffic Statement from Sanderson Associates dated 18th April (Ref: 7303/IEL/ASL/00)
Tree Report
101 Rev. P3
172 Rev. P4
102 Rev. P2
176 Rev. P3
177 Rev. P4
105 Rev. P1
175 Rev. P4
Design and Access Statement (Ref: 10539)
173 Rev. P3

Date Plans Received: 02/07/2013 **Date(s) of Amendment(s):**
Date Application Valid: 23/07/2013

1. SUMMARY

Planning permission is sought for the conversion of the office building to three residential properties with a further dwelling erected within a proposed extension to the existing building. The application proposes 2 no.1 bedroom, 2 person dwellings and 2 no.2 bedroom, 3 person dwellings. The proposed extension would be 7.3m wide and 5.65m deep. The extension would have a hipped roof set down 0.20m from the main roof of the house. 213 sq.metres of shared amenity space would be provided with landscaping and the existing trees would be retained. Private patio areas would be proposed to cottage 2 and 3. 3 Plastic wheelie bins for recycling and general waste would be provided adjacent to Cottage 2. Six parking spaces are proposed to the south west of the building.

The proposed extension by reason of its its size, scale, siting, bulk, massing and design would not preserve and sustain the integrity of the heritage asset. The internal floor space for three houses would fail to provide a satisfactory residential environment for future occupiers. The proposed development fails to provide cycle storage which meets the councils approved parking standards to service the proposed houses. Furthermore, the proposal would fail to meet all relevant Lifetime Home Standards and fails to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education).

As such, the proposed scheme conflicts with Policy and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey extension by reason of its size, scale, siting, bulk, massing and design would result in a disproportionate and incongruous addition that would fail to appear subordinate to the original building and would be detrimental to the architectural composition, character and appearance of the original locally listed building, the visual amenities of the street scene and the character and appearance of the wider area. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions. and the Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal would fail to meet all relevant Lifetime Home Standards to the detriment of the amenities of future occupiers, contrary to Policy 3.8 and 7.2 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient cycle storage which meets the council's approved standards to service the proposed units. The development would therefore be contrary to Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the Council's adopted parking standards.

4 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Planning Obligations.

5 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed units, therefore giving rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for

development control decisions.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE9	Listed building consent applications for alterations or extensions
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north western side of Ducks Hill Road, close to the junction with Rickmansworth Road and comprises a large detached office building. To the west of the site is a sports centre, to the east of the site are residential properties in Rising Hill Close and all along Ducks Hill Road to the south of the site. There is a vehicular access to the south of the site.

The application building is locally listed and is located within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). There are no Tree Preservation Orders.

3.2 Proposed Scheme

The development proposes to convert the office building to three residential properties with a further dwelling erected within a proposed extension to the existing building. The application proposes 2 x 1 bedroom, 2 person dwellings and 2 x 2 bedroom, 3 person dwellings. The proposed extension would be 7.3m wide and 5.65m deep. The extension would have a hipped roof set down 0.20m from the main roof of the house. The proposed units would have internal floor areas as follows:

Cottage 1 = 90sq.metres
 Cottage 2 = 56sq.metres
 Cottage 3 = 66 sq.metres
 Cottage 4 = 65 sq.metres

213 sq.metres of shared amenity space would be provided with landscaping and the existing trees would be retained. Private patio areas would be proposed to cottage 2 and 3. 3 Plastic wheelie bins for recycling and general waste would be provided adjacent to

Cottage 2. Six parking spaces are proposed to the south west of the building. The materials would match the existing building.

3.3 Relevant Planning History

272/APP/2011/2480 Park Farm House Ducks Hill Road Northwood

Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed self contained flats

Decision: 02-12-2011 Withdrawn

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood

Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

Decision: 18-09-2012 Approved

272/APP/2013/1100 Park Farm House Ducks Hill Road Northwood

Change of use from use class B1 (business) to use class C3 (dwelling) and erection of two storey extension to side of the property to accommodate four residential units.

Decision: 31-05-2013 NFA

272/APP/2013/2114 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood

Installation of 3 no. court temporary tennis dome, permanent fan housing building and ancillary facilities

Decision:

Comment on Relevant Planning History

None relevant.

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.BE1 (2012) Built Environment

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE9	Listed building consent applications for alterations or extensions
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
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LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

2 neighbouring properties were consulted on 24th July 2013 and a site notice was also displayed

on 6th August 2013. No replies received.

Northwood Residents Association: No reply received.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: This building is included in the Council's list of Locally Listed Buildings and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. The house appears to date from the mid 18th century with a later cross wing and part basement. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

COMMENTS: The scheme proposes a two storey side extension. This has been designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. This is acceptable in principle. However, the extension needs to be subordinate to the main building and augmented to appear as a subsidiary addition. As proposed, it is the same size as the existing wing and the horizontal proportions including the windows needs amendment to make it acceptable.

Furthermore, it would benefit from the roof being less dominant with regard to the cross wing and I would recommend that the ridge line is reduced by at least 1.5 metres to accommodate this and a gable end rather than a hip. This would preserve and sustain the integrity of the heritage asset. I would like to see revised drawings. If revised, the extension would adhere to the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions (pages 21 & 22). In particular, paragraph 5.0 which states 'The Council will therefore consider proposals for two storey side extensions in terms of their setting and with particular reference to the character and quality of the overall street scene.'

There is no objection to the change of use, and it is good that the plan form of the property is generally maintained. However, the property would benefit from timber windows rather than the non-original PVCu. A replacement schedule should form part of the application (and approval) in order to enhance the appearance of the property and sustain its character.

RECOMMENDATIONS: Smaller extension, revised roof design and more appropriate window designs required for the side extension. More detail is required for the materials proposed and detailing of construction given this is a prominently located Locally Listed Building and heritage asset. Therefore, a number of conditions are required including: a sample panel of brickwork to be approved on site and a material schedule to include hard landscaping, railings, guttering, roof tiles and garden structures. A window and door schedule (to include all windows) and a detail of the new window arches to the extension is also required.

CONCLUSION: Acceptable in principle. Revisions required. The proposal will then sustain and cause less than substantial harm to the significance of the heritage asset. Request revisions or conditions as set out above.

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CHARACTER/CONTEXT: The site is occupied by a building currently used as an office on Ducks Hill Road, close to the junction of Rickmansworth Road.

There are off-site trees along the adjacent boundaries to the north-east, south-west and west of the site, which are situated some distance from the building.

There are no Tree Preservation Orders or Conservation Area designations affecting the trees on or close to the site and no trees or other landscape features of merit which might constrain development. The site lies within the Green Belt.

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

- The Tree Statement confirms that no trees will be affected by the proposal.
- JPB drawing No. 175 rev P4, Proposed Block Plan indicates the site layout with the new building and indicative soft landscape. Subject to detail, the new landscape will enhance the development in accordance with BE38.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 ([parts 1, 2, 5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within the Green Belt as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the office use, at the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of business. According to the GLA's London Annual Office Review 2006 Hillingdon has been identified as requiring a further 250,838 sqm. of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in this area, and it is not considered that the loss of the office floor space would harm the overall office strategic objective due to new sites currently coming forward.

It is considered that the proposed residential use would result in the more efficient use of land, consistent with Government policy and the London Plan. The scheme would also make a valuable contribution to the Borough's housing stock. The proposal is therefore considered to be in accordance with Saved Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the Local Plan.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

The property is a locally Listed Building. The impact on this building is discussed under section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, 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 existing building has not been extended. The proposal would increase the size of the building area by a further 38sq.m in floor space. This would accumulate to 264sq.metres resulting in an additional 33% of floor space above the original building. Given this it is considered that the proposal would not significantly increase the built up appearance of the site. As such, it would be in compliance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

This building is Locally Listed and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

The scheme proposes a two storey side extension. This extension is the same size, in terms of its width, as the existing wing of the property and thus cannot be said to be a subordinate addition. It in fact competes with the proportions of the original building, giving the existing building an elongated shape that distorts the proportions of the building, such that it would detract from the architectural composition of what is an important local building. Furthermore, the proposal also has a roofline that is only just below the existing roofline and the roof is designed with a hipped end which is at odds with the gable end features that are prevalent on the property. There are also a number of other design details such as the zontal proportions including the windows and the use of Upvc windows which are also unacceptable.

As such, the proposal is considered to be a disproportionate and incongruous addition that would fail to appear subordinate to the original building and would be detrimental to

the architectural composition, character and appearance of the locally listed building, the visual amenities of the street scene and the character and appearance of the wider area. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. The application would comply with this advice as there are no properties situated to the rear. The proposal would be set in from the boundary of the site and would not project beyond a 45 degree line of sight from the nearest first floor habitable room window of nearby buildings and as such, is considered not to be over-dominant in relation to the same. Furthermore, due to the orientation of the site and the distance from nearby buildings the proposal would not result in a loss of light or outlook to the adjacent properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance within the SPD: Residential Extensions.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to the wider environment. It also states that Local Plans should incorporate minimum space standards and that these should conform to Table 3.3 of the plan. Paragraph 3.36 of the London Plan states:

"The mayor regards the relative size of all new homes in London to be a key element of this strategic issue. Table 3.3 therefore sets out minimum space standards for dwellings of different sizes. This is based on the minimum gross internal floor area (GIA) required for new homes relative to the number of occupants and taking into account commonly required furniture and the spaces needed for different activities and moving around, in line with the Lifetime Home standards. This means developers should state the number of bedspaces/occupiers a home is designed to accommodate rather than, say, simply the number of bedrooms. These are minimum standards which developers are encouraged to exceed."

Table 3.3 requires a 2 storey, 2 bedroom, 3 person dwelling and 2 storey, 1 bedroom, 2 person dwelling, the closest size to the one proposed by this application, to have a minimum size of 83 sq.m (2 bed, 4 person). The proposed new dwellings, except for cottage 1 would be well below the required standard resulting in an unsatisfactory residential environment for future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS SPD: Residential Layouts states a minimum of 40sq.m of private amenity space should be provided for a one bedroom house and 60sq.m of private amenity space should be provided for two bedroom houses. The proposed amenity space would be shared with some private patio areas and would exceed this standard with this figure at 213sq.m. As such, the proposal would comply with the above guidance and Policy BE23 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The location of the bin stores has been demonstrated on the block plan, however, it is recommended that should a permission be issued a condition is attached requiring the details and implementation of this before the development was occupied. As such the proposal is considered to comply with this advice.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Hillingdon Local Plan, 2012, Part 2 states 1.5 car parking spaces per dwelling is required and 1 cycle space per dwelling. 6 car parking for the proposed development would be provided within the site. No cycle parking is provided. Therefore, the development would be contrary to Policies AM9 of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The plans indicate that the proposed development incorporates many of the Lifetime Home Standards as required by the London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010. However, it does not incorporate the full standards and given that a number of the proposed units are undersized it has not been demonstrated that the full standards can be met. The proposal is therefore unacceptable from this standpoint.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are off-site trees along the adjacent boundaries to the north-east, south-west and west of the site, which are situated some distance from the building. There are no Tree Preservation Orders or Conservation Area designations affecting the trees on or close to the site and no trees or other landscape features of merit which might constrain development.

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

The Tree Statement confirms that no trees will be affected by the proposal and a condition relating to additional landscape works could be imposed on any permission granted. The proposal would thus be in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions and a suitable condition could be imposed on any permission granted.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

Education Contribution:

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £7,340 if the application is recommended for approval. The applicant has agreed to pay this financial contribution, however as the application is recommended for refusal and there is no Si06 agreement or Unilateral Undertaking in place a reason for refusal relating to this is recommended.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £3,414.62.

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

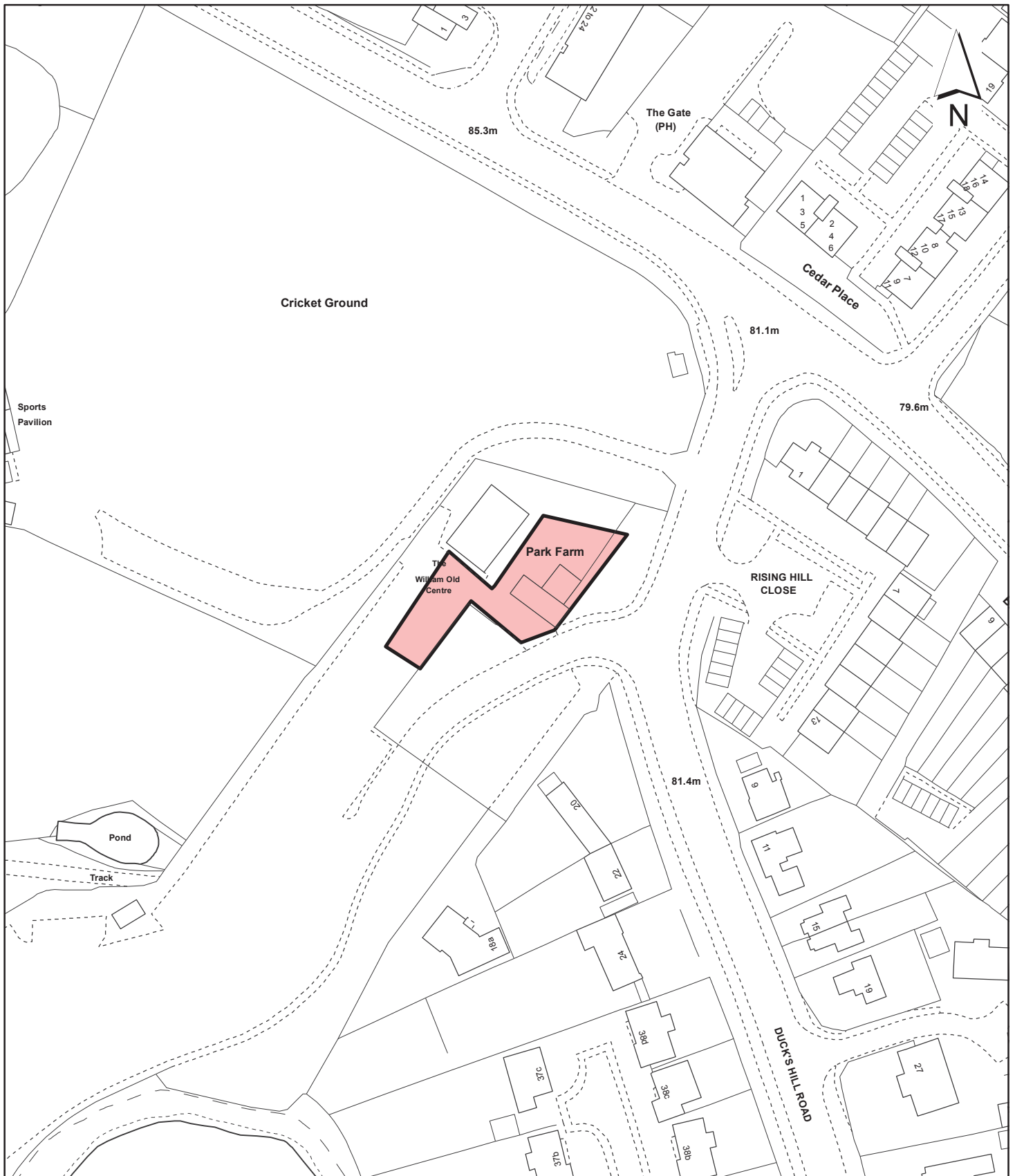
It is considered that the proposed extension by reason of its size, scale, bulk and design would not preserve and sustain the integrity of the heritage asset. The internal floor space for three houses would fail to provide a satisfactory residential environment for future occupiers. The proposed development fails to provide cycle storage which meets the council's approved parking standards to service the proposed houses. Furthermore, the proposal would fail to meet all relevant Lifetime Home Standards and failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The application conflicts with the Council's planning policies and is therefore recommended for refusal.


11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

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<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Park Farm Ducks Hill Road Northwood</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">272/APP/2013/1836</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">September 2013</p>	