

Report of the Head of Planning, Sport and Green Spaces

Address MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP

Development: Single storey front extension

LBH Ref Nos: 18443/APP/2013/3732

Drawing Nos: HSD005 Proposed plans and Elevations (amended with ramp access)
BLOCK PLAN
LOCATION PLAN
HSD001 EXISTING PLANS AND ELEVATIONS

Date Plans Received: 16/12/2013 **Date(s) of Amendment(s):** 26/02/2014

Date Application Valid: 07/01/2014

1. SUMMARY

The application seeks planning permission for a single storey front extension to the main building. The extension measures 6.9m wide, 3.8m deep and 5.1m high(max). The extension would be built of brick beneath a tile pitched roof. The application site is located within an area of Green Belt.

The application site is located near the northern boundary of The Middlesex Stadium site, located off of Breakspear Road. The Middlesex Stadium site is bordered by fields to the west, north and east. Residential properties are located south-east of the site. There is a clubhouse type building located within the site adjacent to the car parking area. It is this building that is proposed to be extended.

The proposed scheme comprises the erection of a single storey extension at the Middlesex Stadium. It is not considered that the proposal is harmful to the character of the area due to its position, design and size. Similarly it is not considered that the proposed development would constitute a disproportionate extension to the original building and is therefore not inappropriate development and is not harmful to the openness of the Green Belt.

Accordingly the application is recommended for permission.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, labelled BLOCK PLAN, HSD001 EXISTING PLANS AND ELEVATIONS & HSD005 PROPOSED PLANS AND

ELEVATIONS (amended with ramp access 27/02/2014) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I47 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

2 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).

3 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) 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE18	Design considerations - pedestrian security and safety
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

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 near the northern boundary of The Middlesex Stadium site, located off of Breakspear Road. The Middlesex Stadium site is bordered by fields to the west, north and east. Residential properties are located south-east of the site. There is a clubhouse type building located within the site adjacent to the car parking area. It is this building that is proposed to be extended.

The clubhouse building is single storey rectangular structure constructed of brick beneath a tile roof. To the front there is a fenced area for storage of materials such as gas bottles, small plant etc.

The application site is located within an area of Green Belt.

3.2 Proposed Scheme

The application seeks planning permission for a single storey front extension to the main building. The extension measures 6.9m wide, 3.8m deep and 5.1m high(max). The extension would be built of brick beneath a tile pitched roof.

3.3 Relevant Planning History

18443/APP/2012/3037 The Middlesex Stadium Breakspear Road Ruislip

The installation of a 24m lightweight lattice mast with 3 no. antennas installed on 3m head frame, 1 no. 300mm dish, radio equipment housing and ancillary development.

Decision:

Comment on Relevant Planning History

There is no relevant planning history relevant to the current application.

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:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

1 neighbouring occupier and the Ruislip Residents Association were notified of the proposed development on 8th January 2014 and a site notice was erected. By close of the public consultation, no consultation responses has been received.

Internal Consultees

The Council's Access Officer commented has no objection and considers the scheme acceptable subject to a condition requiring a ramp at the entrance.

Officer Comment: It is considered that this could be provided under the buildings regulations process, however, the applicant has provided an amended plan showing the ramp access.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The first consideration is whether the development constitutes inappropriate development within the Green Belt which would require very special circumstances to be approved. Paragraph 89 of the NPPF states, "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The original building has an area of approximately 246.8 sq.m, the proposed extension is 26.2 sq. m. This is an increase of approximately 10%. The height is lower than the main building. It is therefore not considered to be a disproportionate extension and does not constitute inappropriate development. It is considered, therefore, that the proposed development complies with Policies OL1 and OL4 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and does not conflict with the NPPF. As such the principle of development is acceptable.

7.02 Density of the proposed development

Not Applicable to the current application.

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

Not Applicable to the current application.

7.04 Airport safeguarding

Not Applicable to the current application.

7.05 Impact on the green belt

Notwithstanding the above conclusion that the principle of development is acceptable, the impact upon the objectives needs to be considered, primarily with regard to the openness of the Green Belt. The proposed development is of a small scale and is located within the established stadium complex in close proximity to other existing development. The proposed extension is small and will be seen against this existing development. Whilst any development could impact on the openness of the Green Belt it is the degree of impact that needs to be considered and whether this is material and harmful to the wider openness of the Metropolitan Green Belt.

Policies OL4 and OL5 reflect current advice in the NPPF. The policies seek to ensure development does not harmfully increase the built up area of the Green Belt. Given the small percentage increase in the size of the building and the siting of the proposed development, the proposed development will not have a detrimental impact upon the openness of the Green Belt. As such the proposed development complies with Policy OL1, OL4 and OL5 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and NPPF policy.

7.07 Impact on the character & appearance of the area

The clubhouse building is set well within the site at the rear of the car park area. It is approximately 76m from the the vehicular access to the site. Therefore, the view of the clubhouse from the road is not significant, due to this distance, which is also further minimised by the presence of isolated trees.

The proposed extension is a small addition and is subordinate to the main building. Indeed the introduction of the small pitched roof addition adds some interest to an otherwise bland original building. The extension and roof design is in keeping with the main building, the roof is set below the main roof by 0.6m. The proposal has a pair of entrance doors which clearly identifies the proposed extension as the entrance to the clubhouse. It is therefore considered that the proposed extension is not harmful to the character and appearance of the subject property or wider area.

As such the proposal complies with policies BE13 and BE15 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed development has no windows and only has a pair of doors in the front elevation and in the side elevation. The extension serves to provide an entrance area to the clubhouse and a toilet area. It does not provide accommodation where customers would be sitting or activities taking place.

The nearest residential property to the proposed extension is some 57m away. The proposed scheme will not generate any additional noise and disturbance to that which occurs now. There are now windows facing the residential properties and there is established boundary treatment between the proposed extension and the houses.

Therefore, given the size and design of the proposed extension, the proposed use and the significant distance to the nearest residential property it is considered that the proposed scheme will not have an unacceptable impact on neighbouring occupiers due to loss of light, privacy, dominance or disturbance.

Accordingly the proposed scheme complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not Applicable to the current application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed extension will not lead to a loss of any existing car parking, of which there is an extensive parking area nor will it change the access arrangements. As the proposed extension provides an entrance area it does not lead to an increase in traffic over the existing use.

The proposed development therefore complies with policies AM7 and AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

This matter has been addressed previously.

7.12 Disabled access

The Council's Access Officer has raised no objection subject to the imposition of a planning condition requiring details of an access ramp to be submitted and approved, as mentioned this could be addressed through the building regulations process, however, the applicant has provided an amended plan that shows the proposed ramp access. Therefore, it is considered that the scheme is acceptable on this ground and complies with the Council's requirements in Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not Applicable to the current application.

7.14 Trees, Landscaping and Ecology

Not Applicable to the current application.

7.15 Sustainable waste management

Not Applicable to the current application.

7.16 Renewable energy / Sustainability

Not Applicable to the current application.

7.17 Flooding or Drainage Issues

Not Applicable to the current application.

7.18 Noise or Air Quality Issues

Not Applicable to the current application.

7.19 Comments on Public Consultations

2 letters were sent to local residents and The Residents Association on 8 January 2014 and the site notice was posted on 16 January 2014. No representations have been received in response to the public consultation.

7.20 Planning Obligations

Not Applicable

7.21 Expediency of enforcement action

Not Applicable

7.22 Other Issues

No further issues.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The proposed scheme comprises the erection of a single storey extension at the Middlesex Stadium. It is not considered that the proposal is harmful to the character of the area due to its position, design and size. Similarly it is not considered that the proposed development is inappropriate development and is not harmful to the openness of the Green Belt.

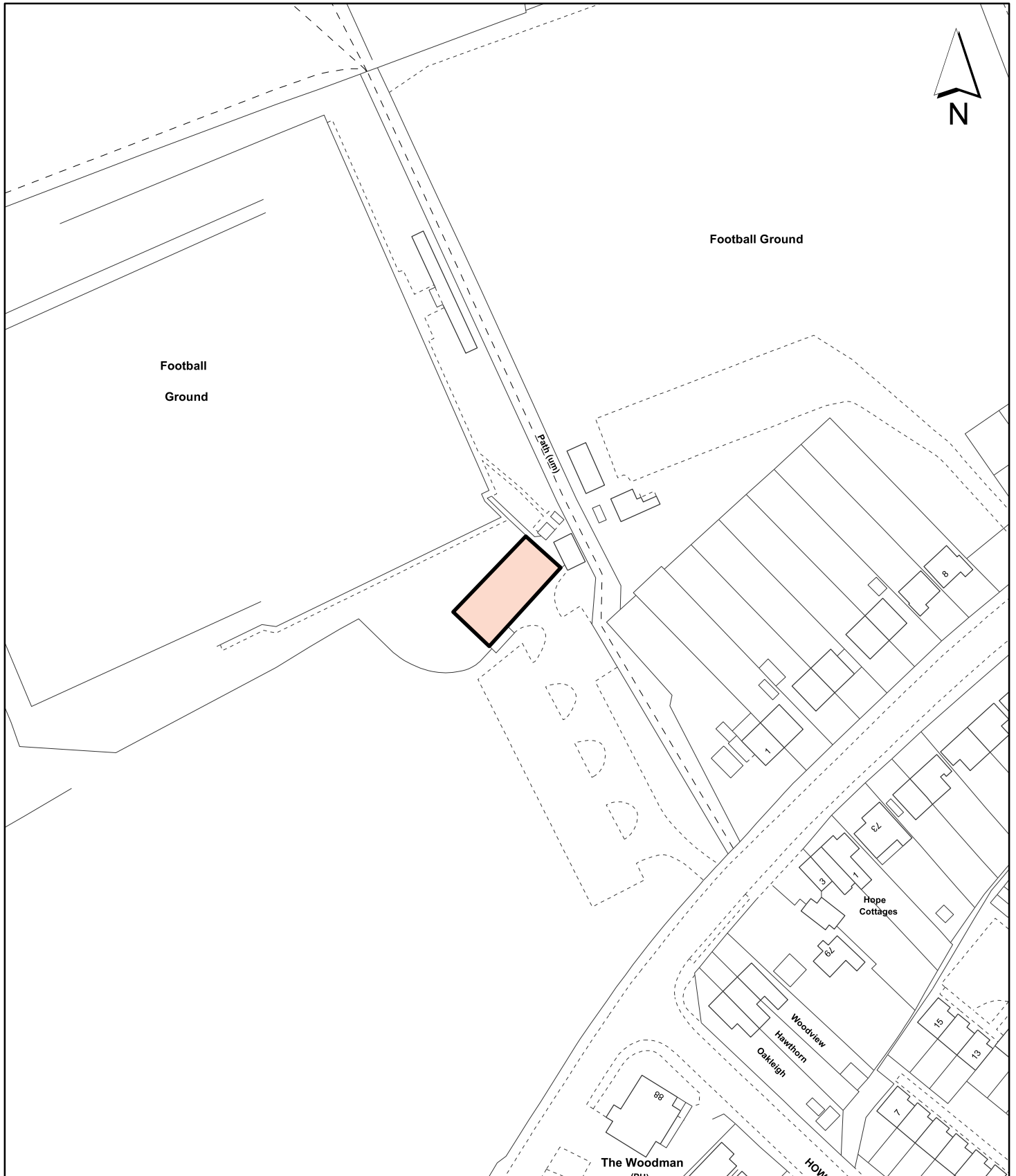
Accordingly the application is recommended for approval.

11. Reference Documents


Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved Policies (November 2012)
Supplementary Planning Document 'Accessible Hillingdon'(January 2012)
National Planning Policy Framework (March 2012)

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Middlesex Stadium
 Breakspear Road**

Planning Application Ref:
18443/APP/2013/3732

Planning Committee
North Application

Scale
1:1,250

Date
March 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



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