

Report of the Corporate Director of Planning & Community Services

Address 1 LONG DRIVE RUISLIP

Development: Change of use from Retail (Class A1) to Restaurants, cafe/hot food takeaways (Class A3/A5) with new shop front and outside seating area to front and front boundary wall

LBH Ref Nos: 40940/APP/2009/1752

Drawing Nos: PJ-0002-P-001
PJ-0002-E-001
Location Plan at Scale 1:1250
PJ-0002-E-002

Date Plans Received: 07/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2009

1. SUMMARY

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to a Restaurant, cafe/hot food takeaway use (Use Class A3/A5). The site is within South Ruislip Local Centre but situated outside the core area. Outside the core areas, Policy states that changes of use from A1 (retail) will only be granted where a sufficient choice of local shops remain. The site is situated over 70m (in each direction) to the next nearest groups of commercial units and as such is not considered to contribute to the range of shops in these centres. The application also involves a new shop front to the unit, together with the enclosing of the open frontage with a brick wall, associated landscaping, fire escape door to the rear and extract duct to the side and it is considered that these alterations would be in-keeping with the property.

It is considered that the loss of the retail unit will not have a negative effect on the nearby commercial areas, as an adequate choice of facilities would remain and subject to appropriate conditions relating to hours of operation, litter control, odour and extraction control, the proposal would not conflict with any other relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Means of enclosure,

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).

5 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 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).

6 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

7 OM15 General Litter/Waste

No development shall take place until a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

8 OM16 Notice advertising customer responsibilities

A notice shall be displayed permanently and prominently within the premises requesting that customers dispose of their litter responsibly.

Reason:

To ensure the satisfactory disposal of litter in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Hours of use

The premises shall only be open for the preparation or sale of food, between the hours of 0800 and 2300 hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

10 NONSC extract ventilation systems and odour control

The proposed use hereby approved shall not be commenced until details of extract

ventilation systems and odour control equipment including details of any noise levels and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed as soon as possible when no longer required.

REASON

To safeguard the residential amenity of the occupiers and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

11 NONSC Deliveries and collections

Deliveries and collections, including waste collections, shall only take place between the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 Saturday and not at all on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LLP 3D.2	Town centre development

LLP 3D.3 Maintaining and improving retail facilities
HDAS Shopfronts

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 I6 Property Rights/Rights of Light

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

8 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

9

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- 1) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of; 0800 and 1800 on Monday to Friday, 0800 and 1300 on Saturday. No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- 2) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- 3) No bonfires on the site shall be allowed to take place at any time.

10

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

11

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the northwest side of Long Drive, with the railway lines on the southwest boundary of the site. The site is sloping with the road frontage lower than the slab height of the building. The building to which the application relates is a single storey stand alone unit, with a flat roof and parapet feature to the front. The frontage of the site is open and laid to hardstanding. On the northeast side of the site is a vehicular access to a number of commercial businesses behind and adjacent to the unit and fronting the highway is a substantial hotel. The site does not have any off street parking and is within South Ruislip Local Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the unit from retail (Use Class A1) to restaurant and cafe/hot food takeaway (Use Classes A3/A5). It also involves the provision of a new shop front, outside seating area to the front with boundary wall, fire escape door to the rear and the installation of an extraction duct to the side.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
S10	Change of use of shops in Local Centres - criteria for permitting changes of use outside core areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LLP 3D.2	Town centre development
LLP 3D.3	Maintaining and improving retail facilities
HDAS	Shopfronts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours and the South Ruislip Residents Association consulted, no comments received.

Thames Water - recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

London Underground Infrastructure - No objection

Internal Consultees

EPU - Recommends conditions relating to hours of operation, extract equipment, limit on hours of delivery and waste collection and litter collection and the site construction informative.

Waste and Recycling Officer - The waste division does not have any specific comments regarding this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S9 states that within the local centre of South Ruislip, the Local Planning Authority will resist proposals that would result in the loss of retail uses in the core areas and will examine closely similar proposals for other parts of these centres. Policy S10 states outside the core areas, changes of use will only be granted if the centre as a whole includes essential shops uses sufficient in number, range and type to serve the surrounding residential area, the proposed use provides a local service, and the proposal accords with policy S6.

Policy S6 states changes of use applications will be granted where a frontage of a design appropriate to the surrounding area is maintained or provided, where the use would be compatible with neighbouring uses, will not cause unacceptable loss of amenity to nearby residential properties and the use would have no harmful effect on road safety or worsen traffic congestion.

The application site is situated outside the core area of the South Ruislip Local Centre and comprises one single storey, standalone unit. The site is adjacent to the railway line and associated bridge on the southwest side, and a large hotel and public house on the north east side. The core area of the Local Centre is approximately 70m to the northeast and the parade to the south west (on the other side of the railway lines) is approximately 80m away. It is not considered that this unit (due to the standalone nature and the distances involved) contributes to towards the choice of shops provided within these nearby commercial areas. Furthermore, it is not considered that it would have a detrimental impact on the adjacent commercial areas as there would still be an appropriate choice of shops within the Local Centre, and the proposal once implemented would bring a vacant unit back into use.

As such the proposal is considered to comply with Policies S9 and S10 of the Hillingdon UDP (Saved Policies, September 2007) and Policy 3D.2 and Policy 3D.3 of the London Plan (2008).

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as stallrisers, several smaller panes of glass, instead of one large sheet of glass, more traditional types of window and vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application proposes the use of 'open-in bi-folding' doors across the fenestrated area, and therefore it would not be possible to provide stall risers. However, the doors themselves would provide vertical subdivisions to the frontage breaking it up into 6 areas and the design is considered to be in-keeping with the building to which it would relate. In terms of visual amenity, this site is a standalone unit and it is considered that there would be no significant harm to the wider area if this proposal were to be granted and therefore, it is considered to comply with policies BE13, BE15, BE28 and S6 of the Hillingdon UDP (Saved Policies, September 2007).

With regard to the proposed boundary wall, it is proposed to erect a 1m high (maximum) brick boundary wall to the frontage area. This would be constructed using matching bricks to that of the existing building. Behind this a planting trough would be constructed. It is considered the proposed wall will enclose an otherwise open and hard landscaped area, it would provide a good definition between public and private space and will allow, by the use of condition, soft landscaping to be applied to this frontage which would provide a visual improvement to the street scene. Therefore the proposal would comply with Policies BE13, BE15 and S6 of the UDP (Saved Polices September 2007).

The extraction flue to the side would not be visible from the surrounding public vantage points and subject to its design would be considered to be in-keeping with its surroundings. Therefore the proposal would comply with Policies BE13, BE15 and S6 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental protection officer has commented on this application and has suggested a number of conditions to safeguard the amenity of residents and the surrounding area. Therefore subject to the appropriate conditions being applied the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated on Long Drive, and does not have any off street parking. However, it is not considered that the traffic generation between retail and the proposed caf /restaurant/take away use is significantly different or that the situation would be significantly worsened if the proposal received permission. In addition to this, the application site is within a Public Transport Accessibility Level of 3, and therefore is considered to have good transport links. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

All doorways will have a minimum clear opening of 0.85m which will allow access for wheel

chair users. However, it is recommended if permission were to be granted, an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. As such the proposal would comply with the Policy 3A.4 of the London Plan and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The application proposes to enclose the frontage with a 1m high brick wall and planting troughs behind. Currently this area is completely hard landscaped and open and (due to the vacant nature of the site) presently used as an informal parking area. It is considered that should members wish to approve the application, a landscaping condition should be applied to require full details of proposed soft and hard landscaping to be submitted to the Local Authority for approval, before the use commences. Therefore, subject to this condition the application would comply with policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

The waste division did not have any specific comments regarding this application. It is recommended that should members wish to approve the application, conditions are attached relating to the control of litter.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Not applicable to this application

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

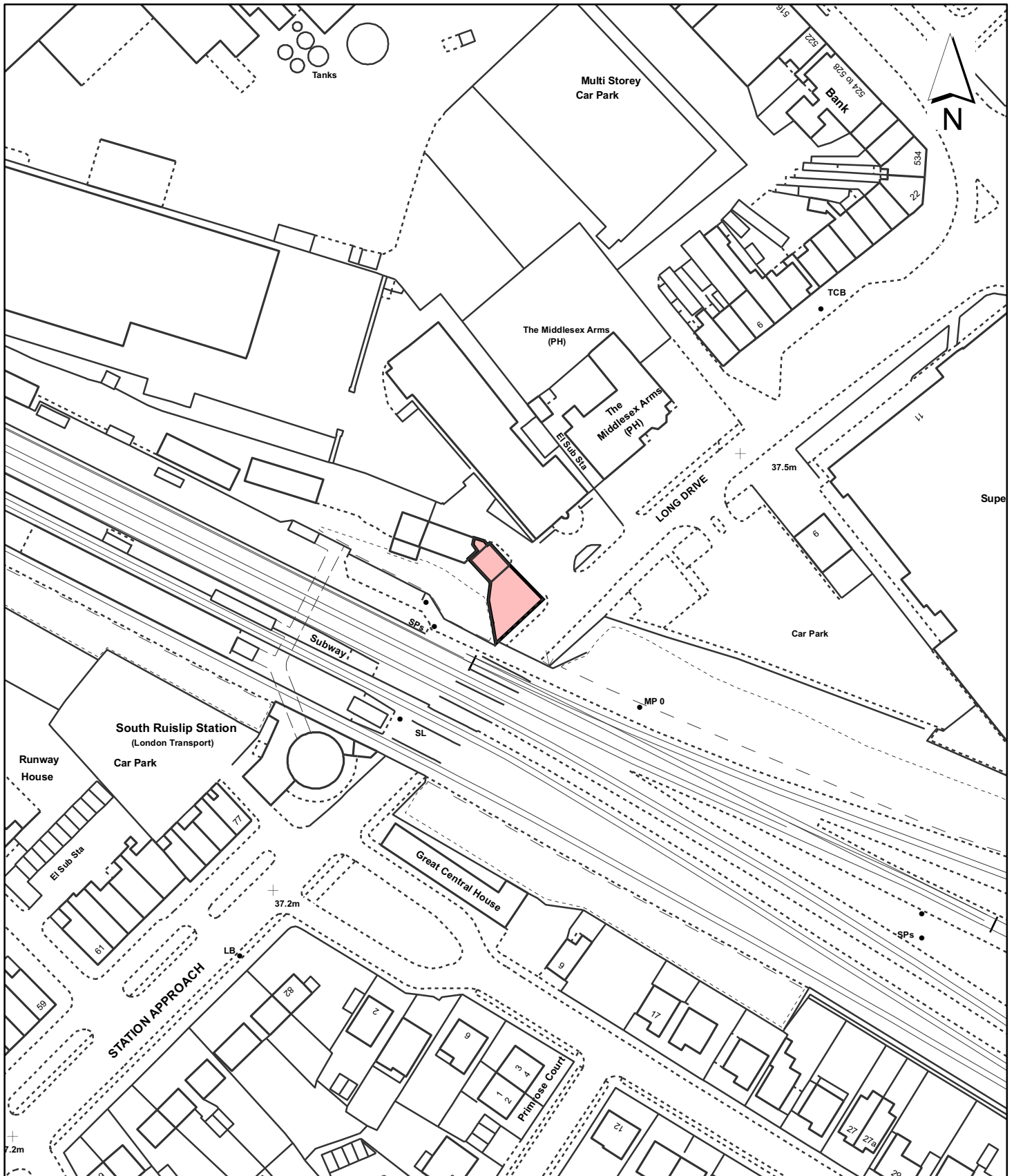
The application relates for change of use and is outside the core areas of the Local Centre. The use is therefore considered acceptable subject to appropriate safeguarding conditions. The proposal is not considered to result in an adverse impact on highway safety or adjoining occupiers. The proposal also involves a new shop front to the unit, together with the enclosing of the open frontage with a brick wall, associated landscaping, fire escape door to the rear and extract duct to the side, and due to the commercial nature of the building it is considered these alterations would be in-keeping with the building and site. Therefore the application is recommended for approval.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**1 Long Drive
Ruislip**

Planning Application Ref:

40940/APP/2009/1752

Planning Committee

North

Scale

1:1,250

Date

October 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



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