

Report of the Head of Planning, Sport and Green Spaces

Address PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Two storey, 1-bed, attached dwelling with associated parking and amenity space

LBH Ref Nos: 272/APP/2014/379

Drawing Nos: 10539 105 Rev. P2
10539/101 Rev. P4
10539 195 Rev. P2
Design and Access Statement
Tree Report (Outlining Statement)
10539 102 Rev. P2
10539 191 Rev. P3
10539 192 Rev. P3
10539 196 Rev. P3

Date Plans Received: 04/02/2014 **Date(s) of Amendment(s):** 04/02/2014
Date Application Valid: 10/02/2014 10/02/2014

1. SUMMARY

Planning permission is sought for the erection of a two storey, one-bed, attached dwelling to the existing building, Park Farm. The proposed building is designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. The building measures 6.15m wide, (originally reduced from 6.50m wide) 6.6m deep and the roof would be set down 0.619m from the main ridge of the existing building. The building has an internal footprint of 69.40sq.m and private amenity space of 65sq.m surrounded by a 1.8m close boarded fence. There is also access to the shared amenity space of 222sq.m provided to the side and rear of the property. Two parking spaces are provided.

It is considered that the principle of one new house on this site is acceptable and would have an acceptable impact on the Green Belt and Locally Listed Building. The proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers 10539 105 Rev. P2, 10539/101 Rev. P4, 10539 195 Rev. P2, 10539 102 Rev. P2, 10539 191 Rev. P3, 10539 192 Rev. P3, 10539 196 Rev. P3, Design and Access Statement and Tree Report (Outlining Statement).

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, 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 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).

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity space (Plan No.10539 191 Rev.P3)
Parking (Plan No.10539 195 Rev.P2)

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HO6 Obscure Glazing

The first floor window in the north-western elevation shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal

finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 RES18 Lifetime Homes/Wheelchair Units

The residential unit hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

9 RES24 Secured by Design

The dwellings shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote

the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10 RES16 Code for Sustainable Homes

The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

11 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of existing and future residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 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 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.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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-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 11 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

5 12 Encroachment

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

6 13 Building Regulations - Demolition and Building Works

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

7 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

8 16 Property Rights/Rights of Light

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

9 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

11 147 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).

12

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £2,551.50 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

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 application proposes to erect a two storey, one-bed, attached dwelling to the existing building, Park Farm, which has permission for change of use from office to three residential properties. The proposed building is designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. The building measures 6.15m wide, (originally reduced from 6.50m wide) 6.6m deep and the roof would be set down just under 0.619m from the main ridge of the existing building. The building has an internal footprint of 69.40sq.m and private amenity space of 49.6sq.m surrounded by a 1.8m close boarded fence. There is also access to the shared amenity space of 222sq.m provided to the side and rear of the property. Two parking spaces are provided in the existing car park. The materials would match the existing property.

The application has been revised by reducing the size of the house from a two-bed to a one-bed property, reducing the width and revising the window proportions. The plans also show how the proposal can comply with lifetime home standards.

3.3 Relevant Planning History

272/APP/2002/1721 Park Farm House Ducks Hill Road Northwood
ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 448 SQUARE METRES
(INVOLVING DEMOLITION OF EXISTING 411 SQUARE METRES OF OFFICE SPACE)
(AMENDED SCHEME)

Decision: 17-09-2002 NFA

272/APP/2004/2800 Park Farm House Ducks Hill Road Northwood
ERECTION OF A TWO STOREY SIDE/REAR EXTENSION TO OFFICE BUILDING

Decision: 03-05-2005 Approved

272/APP/2004/3233 Park Farm House Ducks Hill Road Northwood
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 8 OF PLANNING
PERMISSION REF:272EK/99/0802, DATED 29/05/2002 (DEMOLITION OF EXISTING 411M²
OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF
418M²)

Decision: 09-12-2004 Approved

272/APP/2010/2564 18 Ducks Hill Road Northwood
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

Decision: 20-12-2011 Refused

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/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/2013/1836 Park Farm Ducks Hill Road Northwood

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.

Decision: 29-10-2013 Withdrawn

272/APP/2013/3285 Park Farm House Ducks Hill Road Northwood

Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval)

Decision: 27-12-2013 PRN

272/CW/89/0496 Park Farm Ducks Hill Road Northwood

Construction of continuation of existing access road

Decision: 27-03-1990 Refused

272/CX/89/0498 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings & erection of part single-storey, part two-storey office block & 13 light industrial units with associated parking (outline application)

Decision: 27-03-1990 Refused

272/CY/89/0519 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings and erection of three part two, part one storey offices with associated parking

Decision: 27-03-1990 Refused

272/CZ/89/0518 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings and erection of part two, part three storey office development with associated parking

Decision: 27-03-1990 Refused

272/DA/89/0632 Park Farm Ducks Hill Road Northwood

Change of use from an equestrian centre to a multi -purpose sports hall, conference facility, trade & market display

Decision: 27-03-1990 Refused

272/DB/89/0835 Park Farm Ducks Hill Road Northwood

Change of use of premises to multi-purpose sports hall, bar, restaurant and use for exhibitions, conferences, dances, fairs, shows, etc.

Decision: 07-03-1990 Withdrawn **Appeal:** 07-03-1990 Withdrawn

272/DC/89/1578 Park Farm Ducks Hill Road Northwood

Change of use of existing building to offices and erection of a two storey extension for office purposes

Decision: 04-08-1992 Withdrawn

272/DD/90/0371 Park Farm Ducks Hill Road Northwood

Renewal of planning permission 272CK/87/473 to allow meetings for up to 100 days per calender year and variation of Condition 2 of planning permission 272CB/82/119 by deletion of the word or

Decision: 03-08-1993 NFA

272/DE/90/2020 Park Farm Ducks Hill Road Northwood

Erection of extensions and new buildings and conversion of equestrian building for mixed leisure uses, a golf course and clubhouse, a hostel and associated car parking. Erection of 50,000 sq.ft. of offices and extension of existing farmhouse and change of use to offices (outline application)

Decision: 03-04-1992 Refused

272/DK/93/0304 Park Farm Ducks Hill Road Northwood

Variation of condition 1 (extension of time limit) of outline planning permission ref. 272CG/84/1826 dated 14.7.86; Erection of specialist sports treatment centre and modern pentathlon centre with associated facilities

Decision: 23-06-1993 Withdrawn

272/DL/93/1539 Park Farm Ducks Hill Road Northwood

Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts

Decision: 09-01-1995 DOE

Appeal: 09-01-1995 Allowed

272/DN/94/1631 Park Farm Ducks Hill Road Northwood

Use of ground floor of Park Farm House for office purposes; use of remaining single storey buildings within the curtilage for office purposes (Application for a Certificate of Lawfulness for an existing use or development)

Decision: 03-01-1996 Withdrawn

272/DP/94/1771 Park Farm Ducks Hill Road Northwood

Change of use from riding school hostel to Class B1 office use

Decision: 03-01-1996 Withdrawn

272/DX/95/0647 Park Farm Ducks Hill Road Northwood

Details of scheme of landscaping (Part 1) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

Decision: 22-05-1995 Approved

272/DZ/95/0839 Park Farm Ducks Hill Road Northwood

Details of floodlighting of tennis courts and finished levels relative to the surrounding area in compliance with conditions 17 and 19 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Development of multi-sports and leisure club in landscaped grounds

Decision: 26-06-1995 Approved

272/EC/95/1087 Park Farm Ducks Hill Road Northwood

Use of the ground floor of Park Farmhouse for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/ED/95/1538 Park Farm Ducks Hill Road Northwood

Retention of Farm outbuildings and extensions thereto and their use for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/EG/98/0941 Park Farm House Ducks Hill Road Northwood

Demolition of existing 411m² office building and erection of a two storey office building of 450m²

Decision: 04-09-1998 Refused

272/EK/99/0802 Park Farm House Ducks Hill Road Northwood

DEMOLITION OF EXISTING 411 SQ.M OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 418 SQ.M

Decision: 29-05-2001 Approved

Comment on Relevant Planning History

272/APP/2011/2480 - 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. Withdrawn.

272/APP/2013/1836 - 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. Withdrawn.

272/APP/2013/3285 - Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval). Approved.

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.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

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.

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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-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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties were consulted on 11th February 2014 and a site notice was also displayed on 19th February 2014. No replies received.

Northwood Residents Association: No reply received.

Internal Consultees

Access Officer:

The site is located at junction of Rickmansworth Road and Ducks Hill Road. Planning permission is sought for the erection of a 2 storey side extension to provide a residential unit comprising two bedrooms. The immediate neighbourhood is predominately residential that comprises detached and semi-detached houses, in addition to blocks of flats.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013.

The following access observations are provided:

1. The bathroom shown on the first floor should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
2. To allow the first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
3. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any planning approval.

Case Officer Comment: Revised plans were submitted addressing the above observations.

Highway Officer:

Two parking spaces have been allocated to the new dwelling from the existing provision for the offices. Prior approval for the conversion of the offices to 3 residential units would leave a shortfall in parking for these 3 units, however there is ample space to provide 2 additional spaces to meet the shortfall. As such no objections are raised on highway grounds.

Urban Design and 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. 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 650mm in width less than the existing wing and I would advise that it should be reduced at least a further 350mm 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 another 500mm to accommodate this. 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. In particular, paragraph 5.10 which suggests 'The width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width depending on the plot size and character of the area.'

It is pleasing to note that timber windows will be used on the extension. However, the windows do not properly align with the window apertures below and the windows (and glazing bars) should be horizontally proportioned in order to enhance the appearance of the property and sustain its character - to all elevations.

Conditions will be required for the materials proposed and detailing of construction given this is a prominently located Locally Listed Building and heritage asset. Conditions should include 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 the significance of the heritage asset.

Case Officer Comment: Revised plans were submitted addressing the above concerns raised.

Trees and Landscape Officer:

Acceptable, subject to condition RES9 (1, 2, 4).

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.

It is noted that a prior approval application has been determined at the site which permits the change of use of the office building to be converted into 2 x 1 bedroom units and 1 x 2 bedroom unit, all set over two floors.

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.

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). As discussed further in this report, the development is considered to have an acceptable impact on the Green Belt.

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

After the conversion of the office building into residential use and the erection of the proposed attached dwelling. The site would have density scores of 42 units per hectare and 94.8 habitable rooms per hectare. Policy 3.4 of the London Plan (July 2011) provides target density ranges for developments in London. With a PTAL score of 1 and in a suburban location, the required density ranges would be 50-75 units per hectare and 150-200 habitable rooms per hectare. Whilst the development would be below this, densities are only an indicator of acceptability and the Green Belt siting and Locally Listed building are material planning considerations which restrict larger and more units in this site.

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 81sq.m in floor space. This would accumulate to 314sq.metres resulting in an additional 34.70% 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 slightly smaller, in terms of its width, as the existing wing of the property and set down from the main ridge of the building thus is considered to be a subordinate addition. Compared to the previously refused scheme, the extension no longer competes with the existing building and would not detract from the architectural composition of what is an important local building. Timber windows are proposed and revised plans now show the windows to align with the window apertures below and the glazing bars are horizontally proportioned.

As such, the proposal is considered to be proportionate that would appear subordinate to the original building and would not 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 in compliance with 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 the attached and nearby dwellings 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 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan's Housing SPG, November 2012 sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Annex 4 requires a 2 storey, 1 bedroom, 2 person dwelling, to have a minimum size of 61 sq.m. The proposed new one-bed dwelling would be approximately 69.4sq.m and would exceed the required standard resulting in a satisfactory residential environment for future occupiers, in compliance to The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the character of the area.

The minimum level of amenity space required for a one bedroom house is 40sq.m of amenity space to meet the standard. The scheme provides some 49.6 sq.m for the proposed house and access to a shared garden and would thus exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property as well as the side of the property and would be set some distance from neighbouring properties. As such, there would not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

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. Two parking spaces have been allocated to the new dwelling from the existing provision of 6 spaces for the current offices. Prior approval has been determined as not required for the conversion of the offices to 3 residential units (2 x 1 bed units and 1 x 2 bed unit) and the prior approval was determined on the basis of 6 space for these units. However, it is considered that 6 spaces for the proposed 3 x 1 bed unit and 1 x 2 bed unit at the site would be considered acceptable and plenty of space is available to provide additional parking at a later date, should the requirement arise.

No cycle parking is provided, however this can be conditioned if the application is recommended for approval. Therefore, the development would be in compliance with Policies AM9 and AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and 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 proposed plans have been amended to show level access into the proposed house, a convenient location of a future through the ceiling wheelchair lift and amendments to the layout of the bathroom. The scheme would therefore satisfy Lifetime homes standards, in compliance with Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.8 of the London Plan (2011) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

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, the prior approval shows the location of bin stores in the communal garden area for the other 3 units at the site and the proposed unit would be able to make use of this communal refuse area also.

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 in compliance with Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

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 received.

7.20 Planning Obligations

S106 CONTRIBUTION

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. This proposal would involve a net gain of less than 6 habitable rooms and as such no education contribution would be sought for this scheme.

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 £2,415.00.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None for consideration.

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

Not applicable to this application.

10. CONCLUSION

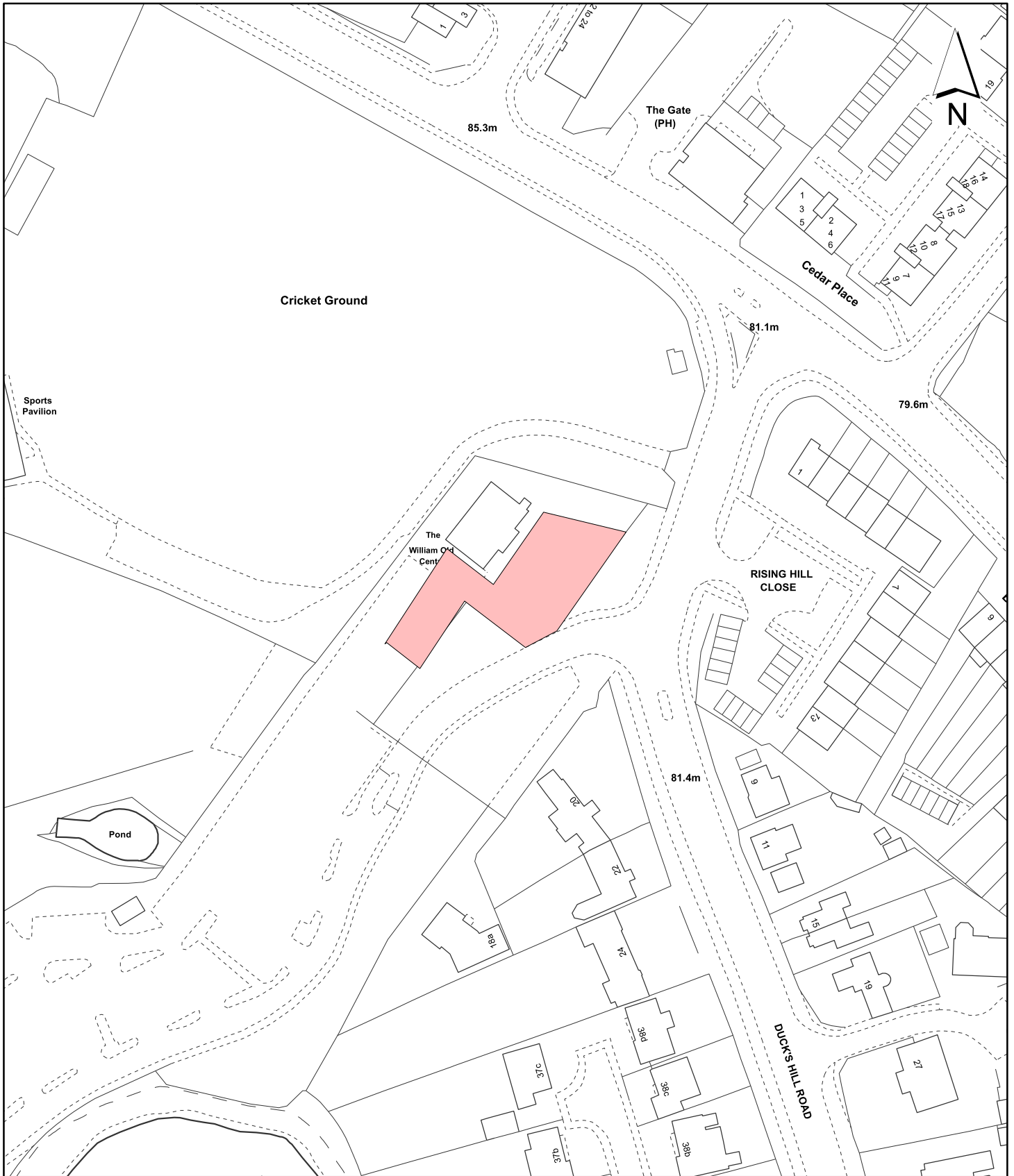
It is considered that the principle of one new house on this site is acceptable and would have an acceptable impact on the Green Belt and Locally Listed Building. The proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.



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).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



<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 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Park Farm Ducks Hill Road Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</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/2014/379</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">August 2014</p>	