

## Report of the Head of Planning, Sport and Green Spaces

**Address** 51 WIELAND ROAD NORTHWOOD

**Development:** Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

**LBH Ref Nos:** 17990/APP/2015/2372

**Drawing Nos:** Tree Statement  
5205/PL/LP  
5205/A101 Rev F  
Design and Access Statement Ref: 5205/PL/DAS Rev ( )  
5205/A102 Rev E  
00614 Sheet 2 of 3  
00614 Sheet 3 of 3  
5205/PL/02 Rev A  
00614 Sheet 1 of 3  
5205/A103 Rev C

**Date Plans Received:** 25/06/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/07/2015

### 1. SUMMARY

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 the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character. The proposal would also have a dominant and overbearing impact on the adjacent properties to the detriment of their residential amenity.

It is therefore recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

## **2 NON2 Non Standard reason for refusal**

The proposal, by virtue of its size, scale, bulk, design and proximity, would project beyond the rear elevations of the flanking properties and therefore be detrimental to the amenities of the adjoining occupiers, by reason of over dominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

### **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 (2015). 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 comprises a large detached property situated on the south eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character.

#### **3.2 Proposed Scheme**

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

#### **3.3 Relevant Planning History**

17990/73/1388                      51 Wieland Road Northwood  
Alterations and additions.

**Decision:** 14-08-1973    Approved

17990/APP/2001/1541            51 Wieland Road Northwood  
ERECTION OF REAR CONSERVATORY EXTENSIONS

**Decision:** 29-11-2001    Withdrawn

17990/APP/2001/578      51 Wieland Road Northwood  
ERECTION OF A REAR CONSERVATORY

**Decision:** 17-05-2001    Refused

17990/APP/2002/685      51 Wieland Road Northwood  
ERECTION OF A REAR CONSERVATORY

**Decision:** 04-10-2002    Refused

17990/APP/2014/1170      51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

**Decision:** 28-05-2014    Withdrawn

17990/APP/2014/3428      51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

**Decision:** 21-11-2014    Refused

17990/APP/2015/645      51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

**Decision:** 24-04-2015    Approved

17990/B/90/0785          51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

**Decision:** 22-03-1991    Refused

**Appeal:** 22-03-1991    Dismissed

#### **Comment on Relevant Planning History**

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations

to porch to front (refused)

The previous submission included a part two storey/part first floor extension, with the conversion of the garage and loft space to habitable use and the creation of a basement creating a 6 bed dwelling.

#### 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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure

- LPP 5.15 (2015) Water use and supplies  
LPP 5.2 (2015) Minimising Carbon Dioxide Emissions  
LPP 5.3 (2015) Sustainable design and construction

## **5. Advertisement and Site Notice**

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

## **6. Consultations**

### **External Consultees**

Four neighbouring owner occupiers were consulted for a period of 21 days expiring on the 30 July 2015.

One response was received from an adjoining neighbour and 3 further objections were also received from local residents who raise the following points:

- Building too large for the plot and will dominate the neighbours
- Loss of light and sunlight to neighbours
- Loss of privacy
- Too close to the boundary and could compromise my ability to extend
- Breach of the 45 degree rule
- Roof height result in a higher profile, which will dominate neighbouring roof lines
- Set too far forward and breaches existing building lines
- Building on the front garden and reduces the off street parking provision
- Heavy mock Georgian design not in keeping with the estate
- Building over sized and overly bulky
- Extent of earthworks/construction traffic would result in substantial traffic movements and damage to roads
- Potential flood risk
- Insufficient on site storage for building materials
- No consultation by applicant/agent with local residents
- Not set in from the boundaries compromises policy
- The property is in a large plot but not a plot with 'space around'
- The proposed development is almost 45% great than the existing building and 25% greater than that proposed under 17990/APP/2015 645.

(Officer comment: Construction impacts are heavily controlled by other legislation and not considered to represent a relevant material planning consideration for this application. The other issues raised are addressed within the main body of this report).

A petition of 130 signatures was also submitted.

Northwood Residents Association: The development includes the creation of a basement for which no geotechnical or hydrological surveys have been provided and it is not possible to determine whether the development would have an unacceptable impact on drainage and flood risk.

Northwood Hills Residents Association: Objection. The proposal is out of keeping with the Gatehill Farm ASLC. It is not set back from boundaries as required. No flood risk assessment. The description is for a 6 bed dwelling but the games room could easily be bedroom 7 and the basement area could

easily be a self contained flat. With an increase of beds from 4 to 7 the parking will not be adequate. The loss of front garden to parking is not acceptable. Its height and bulk will be detrimental to the Gatehill Farm Estate ASLC.

Gatehill Residents Association: Proposed building too large for the plot and will dominate its neighbours. Significant loss of light to both neighbours. Set in only 0.9m less than Hillingdon Guidelines. The eaves are very deep and appear to encroach over no.49. Breach of 45 degree rule. Higher profile and set too far forward, breaching the existing building line. Reduction of parking provision. Impact on watercourse. Vehicle movements.

### **Internal Consultees**

Access Officer - No objection received.

Trees/Landscape: 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. (This is a revised proposal following the refusal of a previous application, ref. 2014/3428).

- No tree survey has been submitted. However, there is a topographic survey which indicates the location of trees on the site.
- According to the Design & Access Statement, 'none of the trees on the site will be affected by the new proposal or during the construction process'. No evidence has been produced to support this statement
- In fact, it is very likely that trees in the front driveway will be affected either by the footprint of the new building or the space required to demolish the old and construct the new building.
- As noted in the D&AS, most of the space and trees in the large rear garden will be unaffected by the proposal.
- On balance, the anticipated minor tree loss is not significant given the amount of space remaining for new planting which should be secured as part of a comprehensive landscape scheme - which should be conditioned.
- Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some collateral impact to nearby trees due to the excavation and construction process. Tree protection will be required to safeguard the retained trees.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: No objection, subject to the above observations and RES6, RES8, RES9 (parts 1,2,5,

Conservation and Urban Design - The proposal would be considered in principle an overly large bulky development, not in keeping with the character of the Gatehill Farm Estate Area of Special Local Character. Any proposal would need to respect and compliment the character of the existing and surrounding properties. Features of the road is the irregularity and asymmetrical form of many of the properties.

Flood and Water Management Specialist - The applicant appears to have taken on board the comments I made in a meeting so that the width of the proposed building does not extend the full width of the the plot allowing an appropriately design drainage scheme to deal with any potential groundwater across the site and allow space for it to flow round the building and proposed basement

However to ensure this is done appropriately, I request the following condition to be placed on any

permission given:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the water moving across and discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. and demonstrate capacity into the receiving sewer network or watercourse.
- iii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iv. provide details of the body legally responsible for the implementation of the management and maintenance plan.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- v. incorporate water saving measures and equipment.
- vi. provide details of water collection facilities to capture excess rainwater;
- vii. provide details of how rain and grey water will be recycled and reused in the development.

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

## REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), therefore there is no policy objection to the redevelopment of the site to replace the existing residential accommodation, subject to an appropriate density and design and the proposal being in accordance with all the relevant planning policies and supplementary guidance.

### **7.02 Density of the proposed development**

On a development such as this, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

Due to the scale, depth, bulk and design it is considered that the proposed dwelling would

have detrimental impact on the street scene and fails to respect architectural style and building heights predominant in the area. This is discussed in more depth with the impact on the character and appearance of the area.

#### **7.04 Airport safeguarding**

No objections are raised to the scheme in terms of airport safeguarding.

#### **7.05 Impact on the green belt**

Not applicable, the site is not located within the green belt.

#### **7.07 Impact on the character & appearance of the area**

The existing property is a substantial dwelling dating from the inter-war era and is located within the Gatehill Farm Estate Area of Special Local Character. It is of a similar design that is characteristic of the area and forms part of the homogeneously designed estate where the houses are of the same asymmetric style and construction.

Policy BE5 advises that within an Area of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 requires that within the Gate Hill Farm Estate, new houses should be constructed on a similar line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses. HDAS further advises that a gap of at least 1.5m is necessary to maintain visual separation harmonious with the character of the area.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.75m in width by 14.2m in depth with a height of 8.75m and proposes a full height front central projection of 8.05m in width and 2m in depth, beyond the existing building line. The increased roof height is even higher than no. 61, (at 8.5m) which is the largest extended property nearby. The resultant crown roof detail, presents a large bulky box like appearance, which is out of keeping with the character of the ASLC. The 0.9m set back from the boundary of no. 63 fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC. As such it is considered that the proposal fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

#### **7.08 Impact on neighbours**

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed block plan as submitted within the application combines with the ground floor plan (5205/A101 F) and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 8.9m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6m. It would extend 6.05m beyond the garage of no 53 and would be set back from the boundary by 0.9m. The first floor plan shows a recess of 1.75m at the rear corner of the north eastern elevation (adjacent to no. 49) and a diagonal line which would appear to demonstrate compliance with a 45 degree line of sight from no. 49. However, this is not



made explicit on the submitted drawing as the green line is not labelled.

By contrast, the site plan submitted under application 17990/APP/2015/645 for the rear extensions did show the relationship to the adjacent properties. Measurements taken from that plan in relation to the neighbouring garages show that the maximum depth to ensure the preservation of a 45 degree line of site would be 4.25m from the rear of no.49's garage and 6m from the rear of no.53's garage. Given that the minimum depth adjacent to no. 49 would be 7.15m and 8.9m adjacent to no. 53, the proposed development would clearly encroach on a 45 degree line of sight with both adjacent dwellings. This is supported by the submitted proposed floor plan (5205/A101 F) which overlays a blue dotted line to demonstrate the extent the previous approval (17990/APP/2015/645) and shows the current proposal to exceed it at ground level in relation to both neighbouring properties, and at first floor level in relation to number 53.

Given the scale and bulk of the proposed dwelling; the level of projection beyond the rear of the adjacent dwellings and the limited degree of separation from the side boundaries, it is considered that the proposal would have a dominant and overbearing impact resulting in an unacceptable degree of over dominance, visual intrusion and over shadowing.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscure glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking to the current dwelling.

As such it is considered that the proposal is un-neighbourly form of development and fails to comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Due to the substantial nature of the proposal the internal floor space for the new dwelling would be in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

This is a deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with the Council's adopted standard. The proposal therefore complies with

policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

Although the proposed front projection will restrict the use of the existing through driveway there is still sufficient provision on the driveway to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

#### **7.11 Urban design, access and security**

Issues relating to design and accessibility are addressed elsewhere in this report. The proposed scheme is not considered to raise any security issues.

#### **7.12 Disabled access**

The Disability Officer has not raised any concerns with regard to the application and given the proposal is for a large single dwelling house it would be easily be capable of achieving an appropriate level of accessible design. This matter could be addressed by way of condition were the proposal acceptable in other respects.

#### **7.13 Provision of affordable & special needs housing**

The proposal is below the threshold at which provision of affordable housing is required and seeks permission for a standard residential dwelling.

#### **7.14 Trees, Landscaping and Ecology**

The Council's Landscaping Officer advises that there are no objections to the scheme subject to conditions.

#### **7.15 Sustainable waste management**

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

#### **7.16 Renewable energy / Sustainability**

The proposal should seek to accord with the policies within Chapter 5 of the London Plan 2015 including to reduce carbon dioxide emissions and achieve a sustainable design and construction in accordance with policies 5.2 and 5.3. Given the nature of the development it is considered these matters could be addressed by way of a condition were the application to be acceptable in other respects.

#### **7.17 Flooding or Drainage Issues**

The site is not located within an area identified as being a critical drainage area or at risk of surface water flooding. The nearest watercourse to the site runs along the sports ground to the rear of the properties on Wieland Road.

The Council's Flood and Water Management Specialist has reviewed the proposals and considers that the design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

#### **7.18 Noise or Air Quality Issues**

It is not considered that the application proposal would give rise to any unacceptable air quality or noise impacts.

#### **7.19 Comments on Public Consultations**

The issues raised in the public consultation have been addressed in the body of the report.

#### **7.20 Planning Obligations**

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

## **7.22 Other Issues**

None

## **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**

#### **10. CONCLUSION**

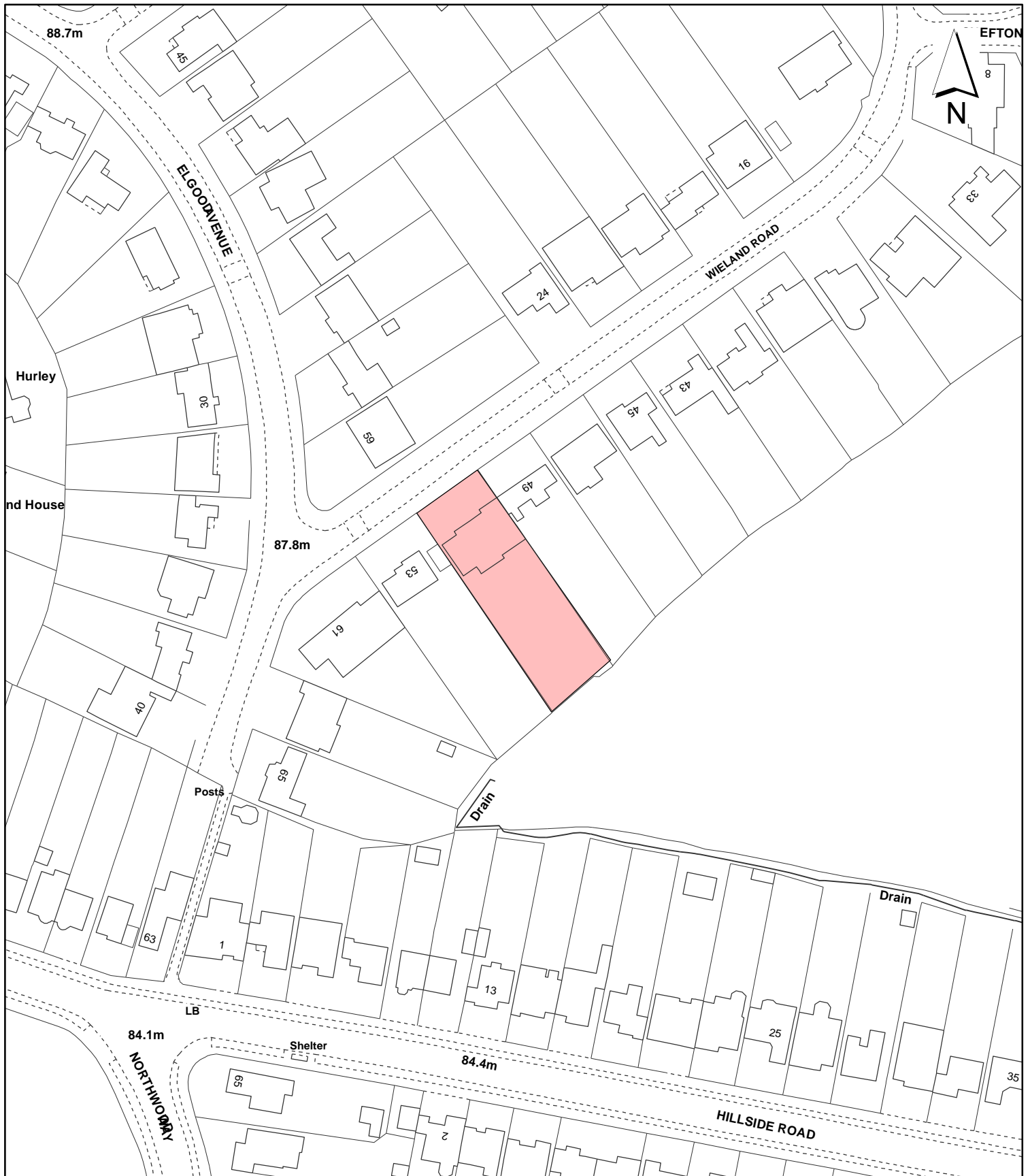
The proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

#### **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (July 2015).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**51 WEILAND ROAD  
 NORTHWOOD**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Residents Services  
 Planning Section  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**17990/APP/2015/2372**

Scale:  
**1:1,250**

Planning Committee:  
**NORTH**

Date:  
**September 2015**

