

Report of the Head of Planning, Sport and Green Spaces

Address 60 WEST DRAYTON ROAD HILLINGDON

Development: Single storey side/rear extension to doctors surgery to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch enlargement to dormer to provide enlarged managers office involving demolition of existing rear and side elements.

LBH Ref Nos: 13164/APP/2015/1581

Drawing Nos: AL 001 Rev. C
Location Plan (1:1250)
Transport Report (Ref: 5980/2.3)
AL 002 Rev. C
E-mail from agent dated 04-08-2015
Planning Statement

Date Plans Received:	28/04/2015	Date(s) of Amendment(s):	20/05/2015
Date Application Valid:	20/05/2015		04/08/2015
			17/08/2015

1. SUMMARY

The application seeks permission for alterations and extensions of the existing doctors surgery to provide improved facilities for an increasing number of patients. Whilst the proposal does represent a significant increase to the size of the practice, a balance has been made between the overall benefit of securing improvements to this community facility against the visual impact upon the residential amenities of the occupants of nearby properties and the impact upon highway safety. The revised proposals are considered, on balance, to have an acceptable visual impact and would not unacceptably detract from the residential amenities of occupants of nearby properties. Furthermore the proposal would generate low levels of traffic movements and is considered to have an acceptable on-site parking layout.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AL 001 Rev. C and AL 002 Rev. C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises unless a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

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) 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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework

3 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.

4 I47 **Damage to Verge - For Council Roads:**

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).

5 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.

6 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 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.

8 115 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a former detached bungalow which has been extended and undergone a loft conversion to include a large box dormer on the side roofslope. The box dormer exceeds the height of the original bungalow. The property is currently used as a doctors surgery providing 3 consulting rooms, a nurses room, waiting area, reception and record room and a rest room within the conservatory. The loft space is used as a managers office and a detached garage is located to the rear. The frontage is laid entirely to hardstanding with two crossovers onto West Drayton Road.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side/rear extension to provide additional consulting room, maintenance shed, office/record room, reception extension and entrance porch involving demolition of existing rear and side elements. The side extension would be set back approximately 4.3m from the front wall of the bungalow at a width of 1.5m, stepping out to the boundary at a distance of approximately 10m back from the front wall of the original property. The extension alongside the southern boundary would form the front entrance to the surgery. This extension would be sited approximately 3.5m in front of the side extension to the adjacent property at number 62. The extension would be finished with a roof measuring 2.965m in height (with an eaves height of 2.1m). The conservatory is proposed to be demolished and replaced with a flat roofed rear extension measuring 2.965m in height, projecting 2.85m at a width of 3.44m to link with the proposed side extension. The side extension is proposed to be used as an entrance lobby, enlarged reception area, office, record room, rest room and maintenance shed. The rear extension is proposed to be used as a consulting room. The applicant has provided the following justification for the requirement for the additional accommodation/expansion:

The surgery is faced by the following operational changes/NHS requirements/Central Government requirements:

1. The size of the surgery currently is designed to cater for some 3,800 patients. The surgery currently provides care for 6,000 patients. The growth is due to a number of factors, including the popularity of the surgery and a growing local population which places pressure on the surgeries facilities. This growth is a particular issue in the over 75 age category;
2. The NHS requires that the surgery increases access to General Practice and provide improved/increased appointment and patient contact time. This requires greater and improved space;
3. The current waiting area is too small to cater for the number of patients. There is more space needed especially for wheelchair users and less mobile patients. Currently, due to a lack of space, patients often need to stand to wait for their appointment, which for injured or unwell people is unacceptable;
4. The current layout of the reception area is not fit for purpose. It has a poor relationship with the entrance and more important patients must go through the reception to get to one of the consulting rooms. The reception needs a better relationship with the waiting room and needs to be separated from the consulting areas;
5. There is need for additional consulting space for the growing over 75's population that

use the surgery. This is a high risk group and demographically speaking, one of the fastest growing age cohorts. Catering for this cohort of society requires increased space;

6. With the increased number of patients utilising the services of Parkview, the records storage space needs to be increased in size. This is essential for confidentiality and the availability of historic records. Currently patients accessing one of the consulting rooms, must walk through the confidential records storage area which is unacceptable;

7. The surgery front door/entrance needs to be increased in size and width. It must include a ramped access, so that wheelchair users can access the site easily. The entrance must also lead directly to the reception, for patient contact and management purposes;

8. Due to the need to increase the number of consulting rooms and expand others, to meet minimum space standards, the staff restroom needs relocating. It is also of note that the managerial office at first floor is no longer to be expanded within the revised plans. It was previously proposed that the extended dormer would allow for a larger Managers Office so that patients could be seen here if necessary. The inability to deliver this additional space, places increased pressures on the ground floor consulting space which cannot be reduced in size;

9. The expansion of consulting rooms in terms of both size and number, is required for numerous reasons, but principally so that the surgery can offer improved levels of care for the large number of patients currently using the surgery. All consulting rooms need to be of an adequate size to ensure that Health Care Assistants and Nurses have adequate space to provide a broader range of services for patients, especially those with chronic illnesses and those who require more involved screening processes (which is often the case for over 75's). A new NHS requirement is that these patients should be subject to longer appointments which allow team members to congregate for a visit. This can include visits by District Nurses, Palliative Care Nurses and Health Visitors, who might need to attend more involved patient care meetings. This facilitates a joined-up care service and results in a better understanding of patient health requirements once they have left the surgery. The larger rooms provide better quarantine space for patients attending with infectious diseases/rashes who need more space and isolation;

10. Currently, the consulting rooms are in close proximity to one another and patient toilets. They do not benefit from circulation space. The current layout affords poor levels of privacy and the circulation space is cramped and almost non-existent. There is a need for wider access space for wheelchair users and those less mobile. The need for appropriate circulation space places further space pressures on the expansion of the surgery;

11. The above works can only take place if the planning approval is resolved shortly and the surgery are able to apply for NHS funding. If planning consent is not granted then the surgery will not be able to apply for this funding. The NHS funding is subject to a range of patient requirements and the ability to meet these is all dependant on the delivery of the extension.

3.3 Relevant Planning History

13164/C/83/1635 60 West Drayton Road Hillingdon
Formation of access

Decision: 12-12-1983 PRQ

13164/D/93/1361

60 West Drayton Road Hillingdon

Erection of a single storey rear extension and change of use of the premises to a doctor's surge with associated car parking

Decision: 18-11-1993 Approved

Comment on Relevant Planning History

13164/D/93/1361 - Erection of a single storey rear extension and change of use of the premises to a doctor's surgery with associated car parking. APPROVED.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 1 Policies:

AM14 New development and car parking standards.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway

PT1.BE1 (2012) Sustainable Environment provision of cycle parking facilities

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

NPPF National Planning Policy Framework

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 by letter dated 21.5.15 and a site notice was displayed which expired on 23.6.15.

2 letters of objection been received raising concerns about the enlargement of the side dormer and the possible loss of privacy and the accuracy of the plans which show the side extension as a garage. A request has been made for the window to be obscure glazed. Concerns have also been raised in respect of the possible noise and disturbance resulting from extractor fans

Officer note: Amended plans have been received which remove the alterations and extension of the dormer from the proposal and which clarify the side extension to number 62 being an extension rather than a garage.

A petition of support has been submitted in respect of this application.

Internal Consultees

Highways Officer:

a. The car park layout should be amended to ensure that no vehicle encroaches onto the public highway.

b. The transport statement confirms that there will be no increase in number of staff and patients on the surgery roll following the proposed development. The transport statement included results of parking surveys dated 10 August 2015. This indicates that there are no parking restrictions on street in the vicinity of the site and there is insignificant on street parking stress within 200m of the site along Green Lane, West Drayton Road and New Road during the three time periods: 07:00-09:00, 11:00-12:00 and 15:00-16:00. The proposed development will generate low levels of traffic movements and is therefore considered acceptable subject to the above amendment to the on-site parking layout.

Officer Comment: A revised parking layout has been submitted in accordance with this advice.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application property has a lawful use as a doctor's surgery and is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The principle of expansion of this community facility is considered acceptable subject to compliance with other policies within the Development Plan which are addressed within this report.

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.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The Council requires extensions to be subordinate in scale and to reflect the spacing and design of development within the locality and respect the architectural integrity of the host building.

The plans have been amended throughout the course of the application to reduce the overall bulk and form of the extensions in an attempt to secure an improved relationship

with the original building on the site and the locality. The side extensions (towards the southern boundary) which are considered to be more prominent in the street scene than those to the rear and to the north, have been reduced in scale and would now enjoy a staggered relationship with the original building. Given that the extensions would, in part, replace an existing garage which is located along the southern/rear boundary, it is considered, on balance, that the proposed extensions would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Whilst the proposal includes a side extension of 13.4m alongside the boundary with number 62 West Drayton Road, it would in part, replace an existing garage, beyond the rear wall of this property. The extension would project approximately 3.4m to the front of the side extension to Number 62 West Drayton Road. It is considered, on balance, that the side extensions would not result in an unacceptable loss of light or outlook to the occupants of this property.

The occupants of number 62 West Drayton Road have expressed some concerns about extract flues and vents discharging into their garden with an unacceptable increase in noise and disturbance. It is considered that a condition to require details of any air extraction systems to be submitted to and approved by the LPA to ensure that the development does not result in an unacceptable loss of amenity would ensure that this is considered. With this condition the proposal is considered to be in accordance with Policies OE1 and OE3 of the Local Plan. The proposal is therefore, on balance, not considered to constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The site is located in an area with a PTAL score of 2. The applicants have submitted a Transport Statement. The transport statement confirms that there will be no increase in number of staff and patients on the surgery roll following the proposed development and included results of parking surveys dated 10 August 2015. This indicates that there are no parking restrictions on-street in the vicinity of the site and there is insignificant on-street parking stress within 200m of the site along Green Lane, West Drayton Road and New Road during the three time periods: 07:00-09:00, 11:00-12:00 and 15:00-16:00. The Highways Officer has confirmed that the proposed development will generate low levels of traffic movements and is therefore considered acceptable in accordance with Policies AM7 and AM14 of the Local Plan.

7.11 Urban design, access and security

The issues are addressed above.

7.12 Disabled access

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The proposal includes improved provision for disabled access, including a ramp to the entrance and is thus considered to be acceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and both the front and rear gardens area of little landscape merit. The application is considered acceptable in accordance with Policy BE38 of the Local Plan.

7.15 Sustainable waste management

Not applicable to this application.

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

The issues are addressed in the section above.

7.19 Comments on Public Consultations

The comments raised are addressed in the report above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

NO other issues raised.

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

The application seeks permission for alterations and extensions of the existing doctors surgery to provide improved facilities for an increasing number of patients. Whilst the proposal does represent a significant increase to the size of the practice, a balance has been made between the overall benefit of securing improvements to this community facility against the visual impact upon the residential amenities of the occupants of nearby properties and the impact upon highway safety. The revised proposals are considered, on balance, to have an acceptable visual impact and would not unacceptably detract from the residential amenities of occupants of nearby properties. Furthermore the proposal would generate low levels of traffic movements and is considered to have an acceptable

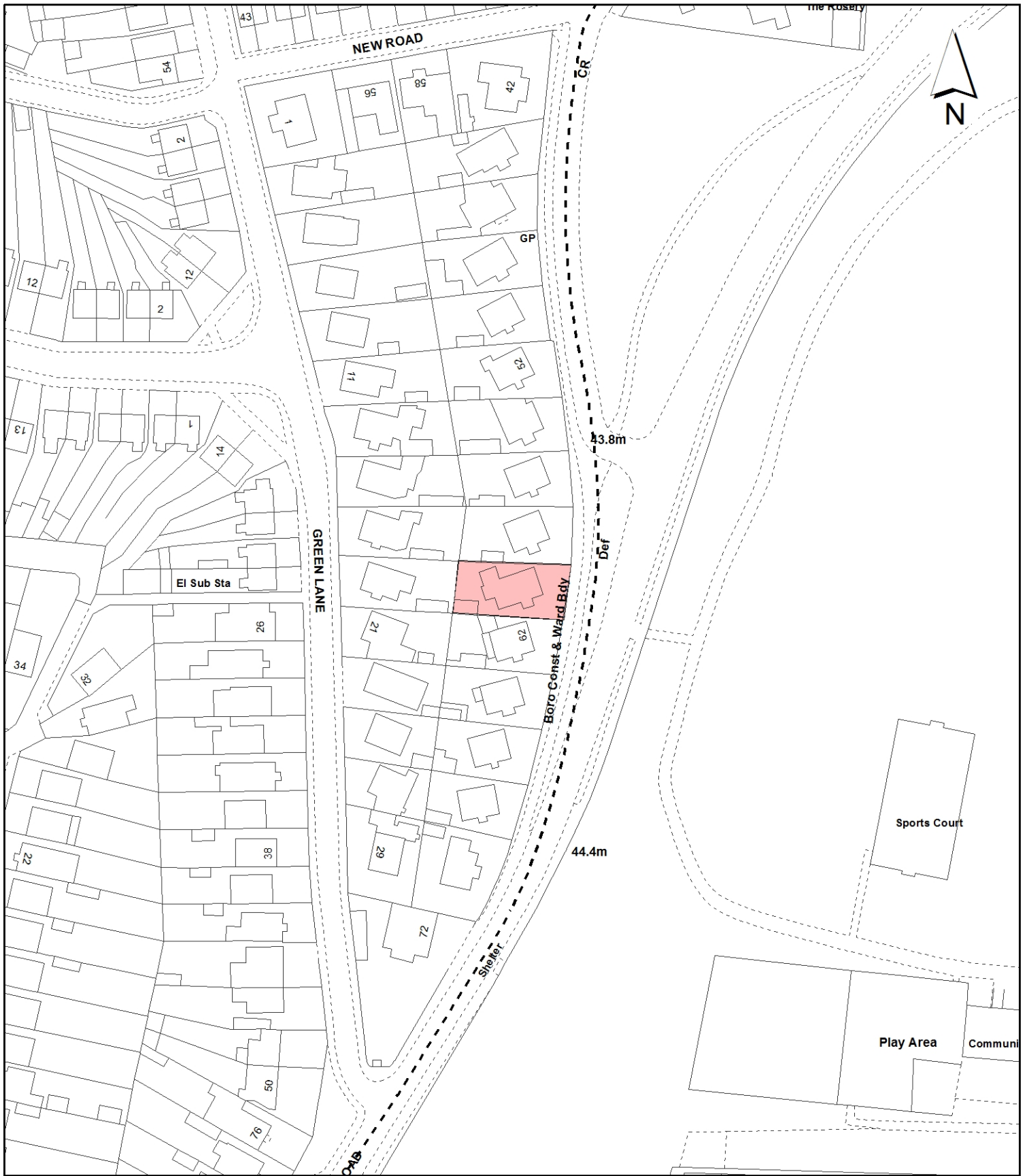
on-site parking layout.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**60 West Drayton Road
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

13164/APP/2015/1581

Scale:

1:1,250

Planning Committee:

Central and South

Date:

November 2015



HILLINGDON
 LONDON