

Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 7 rooflights, including demolition of existing rear conservatory

LBH Ref Nos: 47953/APP/2015/3459

Drawing Nos: 75/P3/4
75/P3/2
75/P3/5
75/P3/3
75/P3/1
75/P3/6
Design and Access Statement
Arboricultural Report and Impact Assessment

Date Plans Received: 14/09/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/09/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the south west side of Copse Wood Way approximately 20m northwest of the junction with Nicholas Way. The application property is a large detached property constructed of brick beneath a tile roof and sited on a spacious plot. To the rear of the property is Copse Wood.

The wider area comprises similar sized properties on spacious plots but of varying design and size. No 90 has been significantly extended previously.

The application site is located within the developed area and is also an ASLC as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a two storey side/rear extension involving raising and enlargement of the roof to provide habitable roof space including a rear dormer and 7 rooflights, as well as demolition of the existing rear conservatory.

The two storey side/rear extension would extend 3.17m wide, 4m deep and have a hipped roof set down 5.80m from the main ridge of the house. The two storey element would be set in 1.5m from the side boundary and the single storey side extension would be set in 1.1m. Three rooflights are proposed and an obscure glazed window in the side elevation.

The cat slide roof would be increased in width by 0.44m and would reflect the design and height of the existing house. A third dormer window to the side of the cat slide roof is

proposed to match the existing dormers and would be set behind the existing dormers. The changes would result in a small crown roof.

To the rear, the two storey extension would have pitched roofs with a single storey flat roof rear extension inbetween.

Between the two storey rear extensions is a single storey rear extension with a flat roof measuring 3.55m to 3.85m high, 4m wide and 4m deep.

A rear dormer is proposed on the existing roof and would be centrally positioned, set down 1.1m from the ridge and set in 1.1m from the eaves of the main roof.

The porch measures 3.85m wide, 1.5m deep and match the height of the existing single storey roof to the front of the building. Materials would match the existing. The proposed extension would provide, bedrooms, games room and kitchen extension.

The proposal differs so substantially from an application which was dismissed at appeal (47953/APP/2014/490) that it is a completely different proposal which should be considered on its own merit.

1.3 Relevant Planning History

47953/APP/2014/4526 92 Copse Wood Way Northwood

Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory

Decision Date: 23-03-2015 Withdrawn **Appeal:**

47953/APP/2014/490 92 Copse Wood Way Northwood

Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front

Decision Date: 16-04-2014 Refused **Appeal:** 19-MAR-15 Dismissed

Comment on Planning History

47953/APP/2014/490 - Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front. Refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

This application was subject to an appeal which was dismissed due to concerns regarding the proposals impact on the character and appearance of the area.

The proposal differs so substantially from this scheme that it constitutes a completely different proposal which should be considered on its own merit. There is little in terms of the appeal decision which could be considered material to considering the appearance of the current application.

47953/APP/2014/4526 - Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory. This application was subject to an officers report which was published on the agenda for the 24th March 2015 North Planning Committee, but was withdrawn by the applicant prior to being considered by the Committee.

The officers recommendation was that the application be refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Again there are such substantive differences from this scheme such that officers consider the current proposal should be considered on its individual merits.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

3 letters were sent to local residents and The Residents Association on 21st September 2015 and the site notice was posted on 29 September 2015.

A 26 signatory petition in support of the development has been received.

One objection has been received as detailed below. In addition a local Councillor, Cllr Seaman Digby has requested for the application to be brought to committee.

The objections are:

1. The proposal by reason of its size, scale, bulk and the design of the extensions and the represent an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood ASLC.
2. The proposal does not comply with several aspects of LBH Design and Accessibility Statement.
3. The proposed development is too big and dominant.
4. Overshadowing, loss of daylight, loss of outlook and visual intrusion.

5. The enlarged house will dominate the neighbouring terrace making it unusable.
6. No allowance for guttering as a 1 metre gap to the side of property.
7. The extensions are too close to the boundary and will cause a terracing effect.
8. The extension is not subordinate in scale and form.
9. The rear extension at 4.39 m metres is too big and not comply with guidance.
10. The porch is not subordinate in scale and form.

(Officer comment: These are addressed in the planning assessment below.)

TREES AND LANDSCAPE COMMENTS:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 397, which is an Area Order covering most species of woodland trees (Oak, Hornbeam and Silver Birch).

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several protected trees (Oaks and Silver Birch) within the rear garden (and the neighbouring rear gardens) close to where the proposed extension and patio will be built. It is likely that construction-related activities and storage of materials could affect the roots of these trees, and so a tree protection plan should be submitted in support of the tree-related information already submitted (this matter can be dealt with by condition).

The submitted tree report recommends the removal of one (possibly) protected Silver Birch, but states that there is adequate space to plant a replacement.

Recommendations: In order to demonstrate that this scheme makes adequate provision for the protection and long-term retention of the various protected trees in the rear garden (and neighbouring rear gardens), in accordance with BS 5837:2012, a tree protection plan is required.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8, RES9 (details of a replacement Silver Birch) and RES10.

4. 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:

AM14 New development and car parking standards.

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties as well as the future occupiers, parking provision for the enlarged house and private amenity space.

The proposed rear extension involves the demolition of the existing conservatory. The depth of the rear extension would be 4m deep in compliant with the guidance in para 6.4 of the HDAS guidance and would be set in 1.5m from the side boundaries at two storey level. It is considered that given the size of the property and the plot this increase is acceptable in principle. The height of the extension would be consistent with guidance in para 6.6 of the HDAS guidance.

The proposed side extension closest to No. 94 is built over the existing single storey garage. With regard to the elevation closest to No. 90 the proposed extension is replacing the cat slide roof and dormer windows to increase the width by 0.44m. The two rear extension would have pitched roofs set down from the main ridge of the house and set in approximately 1.5m off the boundary with No. 90. It is considered by setting the first floor of the side extension in 1.5m from the boundary (closest to No. 94) and 1.5 m (closest to No. 90) that the proposed side extensions would comply with guidance in paragraphs 5.1, 5.4 and 5.10 of the HDAS guidance.

The proposed porch would be incorporated into the existing open canopy structure. Guidance in para 8.2 of the HDAS guidance does advise that such extensions should be subservient to the main dwelling and not a dominant feature. As such, the proposed porch, given its height and size, is considered to form a subservient addition that would not detract from the appearance of the building by dominating front gable end.

It is considered that the proposed design has addressed the previous reasons for refusal and to provide a satisfactory scheme. The proposed extension will retain a number of features of the original property such as the front gable and the asymmetrical design of the cat slide roof to the side. This is an attractive feature which makes a positive contribution to the character of the property and the wider ASLC. The extensions propose pitched and hipped roofs and also cat slide roofs to complement the existing design of the property. Therefore, when considering the proposal as a whole the proposed extensions and alterations are considered to not detract from the visual amenities of the surrounding area or be harmful to

the character and appearance of the subject property and the wider area which is part of the ASLC and therefore would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development at No.90 Copse Wood Way has been noted in the consideration of this application. The current scheme has reduced the bulk of the proposal by removing the two storey side extension and the size of the rear extension from the previously refused scheme.

With regard to trees the Tree Officer has confirmed there are no objections and tree scheme is considered to comply with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension is situated 1.5m off the boundary with No. 90. It is noted that there is a window in the rear extension of No. 94 which overlooks the garden area of No. 92 and also the occupiers have their private terrace area in the area between the extension and the boundary. However, given the main outlook from the proposed extensions, other than the obscure glazed window at first floor level, it is considered that the proposal would not result in an unacceptable overlooking of the dwelling and amenity space of No.94, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012). A similar conclusion is reached with regard to the impact upon the amenity of the occupiers of No. 90.

It is considered that the proposed rear extension would not breach the 45 degree guideline from middle of the nearest window in the rear elevation of the neighbouring occupiers and the distance separation to the boundary lines would ensure no significant loss of light, loss of outlook or sense of dominance would occur. The side facing window in No.94 is a secondary light source serving a bedroom. Given it is secondary light source is is considered that it would be sufficiently distanced from the proposed extension to ensure no significant loss of light, loss of outlook or sense of dominance would occur.

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would be in compliance with Policies BE20, BE21 of the adopted Hillingdon Local Plan Part 2 - Saved Policies November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2015) Policy 7.6.

Over 600 sqm of private amenity space would be retained and this is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

There is parking to the front of the building which is considered acceptable for the enlarged property. Therefore, the proposed development complies with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

For the reasons stated above, the application is recommended for approval.

6. 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 75/P3/4, 75/P3/5, 75/P3/3.

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 (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) 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 facing Nos. 90 and 94 Copse Wood Way.

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 HO6 Obscure Glazing

The windows facing Nos. 90 and 94 Copse Wood Way 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree,

hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

INFORMATIVES

- 1 It is noted that drawing 75/P3/4 is labelled as 'with demolition', but overlays the existing and proposed building. For the avoidance of any doubt the permission hereby permitted is for extensions to the original property, which involves the removal of some existing features. This permission is not a consent for the demolition and rebuild of the property.

Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 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, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your

neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

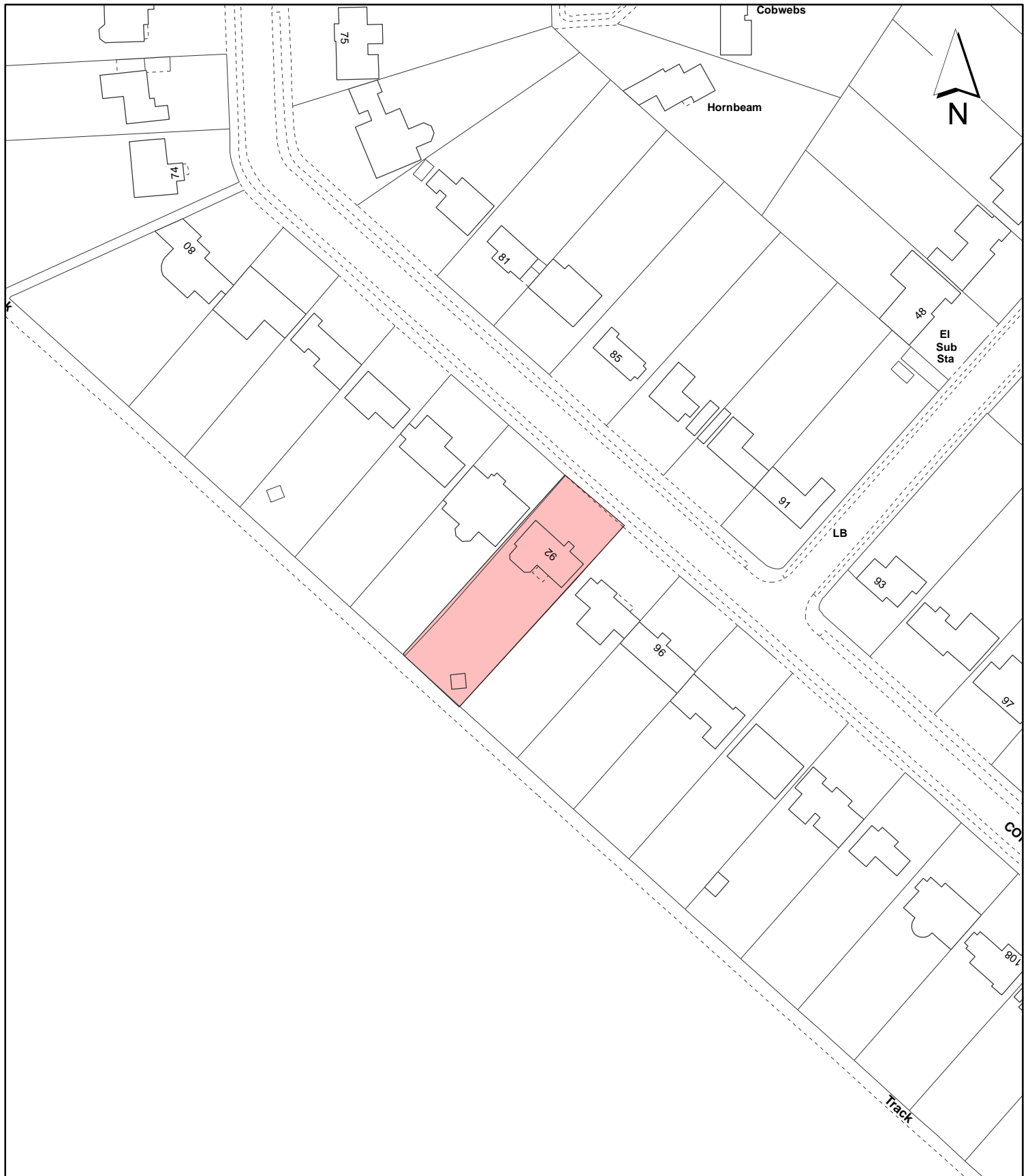
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**92 Copse Wood Way
 Northwood**

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

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

Planning Application Ref:

47953/APP/2015/3459

Scale:

1:1,250

Planning Committee:

North

Date:

November 2015



HILLINGDON
 LONDON