

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

**Address** 48 HARLYN DRIVE PINNER

**Development:** Two storey, 5-bed, detached dwelling with habitable basement space with associated landscaping involving demolition of existing dwelling house

**LBH Ref Nos:** 4956/APP/2015/3462

**Drawing Nos:** 111-PL-01 Rev A  
111-PL-09  
111-0S  
111-DM-00  
111-DM-01  
111-DM-02  
111-DM-03  
111-DM-04  
111-EX-00  
111-EX-01  
111-EX-02  
111-EX-03  
111-EX-04  
111-PL-00  
111-PL-06  
111-PL-08  
111-PL-05  
111-PL-02  
111-PL-03  
111-PL-04  
111-PL-07  
Design & Access Statement

**Date Plans Received:** 15/09/2015                      **Date(s) of Amendment(s):** 15/09/2015  
**Date Application Valid:** 30/09/2015                      30/09/2015

### 1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) therefore the principle of residential development of the site is considered acceptable subject to compliance with all other policy objectives. This proposal considers the demolition of the existing dwelling and the erection of a two storey building, with habitable basement providing a 5 bed detached dwelling.

The proposed design of the replacement dwelling, including the large crown roof presents a bulky and incongruous addition to the street scene. The proposed crown roof form would represent a substantial increase in scale and massing of the roof, with an increase in the front and side profiles, and a shallow pitch which would be clearly visible from the street and reflect neither the design of the adjacent chalet bungalows or the traditional two storey properties near by. It is therefore considered that the proposal would be an incongruous addition to the wider street scene and fails to complement the character of the surrounding area. contrary to the Hillingdon Local Plan (2012) and the London Plan

(March 2015).

Further, there is inadequate information to demonstrate that the proposal will be safe and not increase flood risk to the surrounding area. The proposed would therefore be the development is therefore also contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **2. RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed development by reason of its size, scale, bulk and design incorporating a large crown roof, would be out of character with the existing and adjoining properties and detrimental to the visual amenities of the area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies 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 application fails to demonstrate that the development will be safe and not increase flood risk to the surrounding area. The proposal is therefore contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **INFORMATIVES**

### **1 I59 Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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.

### **2 I52 Compulsory Informative (1)**

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

### **3 I53 Compulsory Informative (2)**

The decision to REFUSE 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.
BE13	New development must harmonise with the existing street scene.
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

#### 4

You are advised that this development, had it been granted consent, would be liable for payments under the community infrastructure levy unless the development is subject to an exemption which would need to be evidenced.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the south west side of Harlyn Drive and comprises a two storey detached house with exaggerated roof eaves and a part first floor side extension on both sides of the rear section of the roof slope. It has a good sized front garden with parking provision for at least 2 cars and a good sized rear garden. To the north west lies 46 Harlyn Drive, an identical house to that of the application property with a first floor side addition set within the roof slope facing 44 Harlyn Drive and an attached garage along the side boundary with the application site. To the south east lies 50 Harlyn Drive, also an identical house to the application property but with a first floor side extension set within the roof slope facing the application property and a side dormer facing 52 Harlyn Drive.

The street scene is residential in character and appearance comprising two storey detached houses, some similar to that of the application property, and semi-detached bungalows.

### 3.2 Proposed Scheme

The proposal is to demolish the existing two storey dwelling and replace it with a two storey, detached dwelling with a basement and associated parking and amenity space.

### 3.3 Relevant Planning History

4956/APP/2010/2145 48 Harlyn Drive Pinner

Two storey side/rear extension with alterations to existing side elevation.

**Decision:** 09-11-2010 Refused

4956/APP/2015/2699 48 Harlyn Drive Pinner

Two storey rear extension, single storey side/rear extension, enclosure of open porch to front and 2 x side dormers (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 15-09-2015 Refused

4956/APP/2015/789 48 Harlyn Drive Pinner

Two storey rear extension, single storey side extension with front extension infill and alterations

**Decision:** 07-05-2015 Refused **Appeal:** 10-08-2015 Allowed

#### Comment on Relevant Planning History

4956/APP/2015/2699 CLD - Two storey rear extension, single storey side/rear extension, enclosure of open porch to front and 2 x side dormers (refused)

4956/APP/2015/789 - Two Storey side/rear extension with alterations to existing side elevation (refused, allowed on appeal)

4956/APP/2010/2145 - Two Storey side/rear extension with alterations to existing side elevation (refused)

## 4. Planning Policies and Standards

Advertisement Expiry Date - Not applicable

Site Notice Expiry Date - 2/11/15

### 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.

BE13 New development must harmonise with the existing street scene.

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.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Three neighbours were consulted for a period of 21 days expiring on the 22 October 2015 and a site notice was posted.

1 response was received from near by neighbours, identifying the following issues:

- The size and scale is out of context with the neighbouring properties
- The front elevation will appear more imposing than adjacent properties
- The apex of the roof is higher than the adjacent properties
- The additional bulk will have a significant visual impact on the character of the neighbourhood created by the existing chalet bungalows.
- Visual impact exacerbated as the basement will be visible from front and rear glass covered light wells
- Volume of the basement is significant over development of the property
- Concerns over the nature of the necessary excavations for the basement
- How will materials be removed from site, large vehicles are unsuited to the narrow local roads
- Access to the site should be limited to prevent conflict with access to the nearby school
- Due to scale of development the noise and disruption will result in prolonged reduction to neighbouring amenity
- The application has no information on how surrounding properties will be monitored for deformation before, during and after development. There is also no mention of any party wall.

Northwood Residents Association:

- The basement has an area marked as a gym; all ancillary room should be classified as bedrooms. Therefore this should be considered as a six bed dwelling
- The basement has a bedroom, living accommodation and an outside entrance, so could easily become two separate dwellings
- The area of the basement is considerably larger than the original dwelling
- There is no flood risk assessment. This size of excavation could cause problems to the natural underground water flow of the area
- Not enough light to the basement for it to be suitable living accommodation
- No provision for car parking. The existing front drive could not accommodate the number of car parking spaces for a 6 bed dwelling
- No provision for bin or cycle store
- The roof design is out of keeping with the area
- The entire project is un-neighbourly and out of keeping with the area

### **Internal Consultees**

#### **HIGHWAYS OFFICER**

Recommended for approval from a highways/transport viewpoint.

#### **ACCESS OFFICER**

No objections received.

#### **ENVIRONMENTAL PROTECTION UNIT**

No objections received.

#### **FLOOD AND WATER MANAGEMENT OFFICER**

The proposed development is in Flood Zone 1 as defined by the Environment Agency (little or no risk from river flooding).

The proposal includes a basement. This basement appears to be the full width of the building and on one side is to the boundary of the plot and could impede the flow of any ground water present on site. Without a site investigation to inform this proposal, it does not demonstrate that the development is safe and does not increase flood risk to the surrounding property. Therefore, it is considered contrary to Flood Risk Policy EM6 and emerging Policy DMHD 3 in Local Plan 2.

#### **Basement:**

There has been no site investigation submitted with the planning application to inform the development proposals.

For information: Local Plan Part 2 Paragraph 39 also states "Proposals for subterranean development which would extend the full length or the full width of a property will not be supported. This is because excavation would create disturbance to the house and problems for neighbouring properties. Sufficient margins should be left between the site boundaries and any subterranean development to allow for on-site drainage mitigation and prevent surface water run-off."

Where a basement is proposed a site investigation must be provided to establish the level of groundwater on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

Where a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased. This will include leaving sufficient space either side of the development to ensure the passage of groundwater past the proposed development.

Surface Water:

The Supporting Statement refers to a drainage report. However, this has not been submitted. This information would then determine the types of SUDS suitable for site. This information has not been provided so a suitable SuDs scheme has not been demonstrated.

Should the information required to overcome the above concerns be submitted and the scheme be permitted, an appropriately worded condition will then be requested.

RECOMMENDATIONS: I object to the proposed development as the application does not demonstrate that the development will be safe and not increase flood risk to the surrounding area as required by 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 (March 2015). National Planning Policy Framework 2012.

## **7. MAIN PLANNING ISSUES**

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

The proposed site currently comprises of a single residential dwelling within its own curtilge and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

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

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not applicable to this application.

### **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**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The street scene is characterised by two housing types. These comprise two storey semi detached properties set beneath traditional hipped roofs and detached chalet bungalows (as the existing dwelling) with the ridge line at right angles to the road and a forward facing half hip, many of which have been extended with side dormer windows. The bungalows are

by far the predominant housing type and there is a clear separation between these types which occurs at no.17 and 44 Harlyn Drive. The application site lies within the area predominantly characterised by bungalows.

The proposed dwelling measures 9.8m in width by 13.2m in depth set back from the northern side boundary by 1.1m. On the southern side the proposal includes a 1.95m wide single storey flat roof element, with the central two storey element set beneath a large crown roof of 6.75m in height (5.5m at the eaves).

The basement is set beneath a glazed walk on roof at ground level at the front, with an external access stairwell in the rear garden and would not be readily visible outside of the application site. The proposed design of the replacement dwelling, including the large crown roof presents a bulky and incongruous addition to the street scene. It is acknowledged that the side dormer windows on many of the chalet bungalows, including those approved by the Planning Inspector on a previous application for this property, create a more block-like appearance to the original profiles of the bungalows, however they are for the main set down and maintain a subservient appearance to the original roof profiles. The proposed crown would be a substantial increase in scale and massing of the roof, with an increase in the front and side profiles, and a shallow pitch which would be clearly visible from the street and reflect neither the design of the adjacent chalet bungalows or the traditional two storey properties near by.

It is therefore considered that the proposal would be an incongruous addition to the wider street scene and fails to complement the character of the surrounding area. As such the proposal fails to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

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

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts advises all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be protected with adequate distance maintained to overcome possible domination. The SPD states that as a guide, the distance between habitable room windows should not be less than 21m.

The proposal development sits on the same footprint as the existing dwelling and the approved rear and side extensions, extending approximately 2.75m beyond the rear building line of no. 50 and 2.35m beyond no.46. In the previous application for the rear extension, the Planning Inspector noted that the effect of the two storey addition would not be significant in terms of outlook or visual intrusion given the relative alignment of the neighbouring properties. The proposal includes a side window serving bedroom no.3 facing the existing side dormer windows on no.50. It was noted that the site visit that the two windows primarily affected both had a high level top hung opening casement, suggesting they may be bathroom windows however it was not possible to determine if these were obscure glazed. It is noted that the existing dwelling already has a side window facing no. 50 which serves a bedroom and given the proposed bedroom will also be served by an additional rooflight, it would be possible to condition the side window to be obscure glazed if necessary. As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20 and BE21 of the adopted Hillingdon Local Plan and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (March 2015) Policy 3.5.

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



London Plan seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context. It sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The London Plan sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants. It recommends a minimum standard of 113sqm for a 4 bed 6 person house. The floor plans show this is a substantial dwelling providing well above this level including in excess of 200sqm of living/kitchen /dining space, well above the London Plan requirements.

#### **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 1.5 off-street parking spaces for each dwelling.

The existing dwelling is served by two parking spaces on the driveway to the front. The proposed lightwell would reduce the amount of space within the site frontage, but there would still be adequate space to park two cars. There have been no objections made by the Highways team and the parking provision accords with the Council's SPD on parking standards which stipulates a maximum of two spaces per 2+ bedroom dwelling.

Therefore, it is considered that the development would comply with Policy AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

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

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 5 bed property would require a minimum of 100sqm. This is a good sized plot which will provide adequate private garden areas to the rear of the property. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.12 Disabled access**

The Access Officer has not raised any concerns with relation to this application

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

Not relevant to this application.

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

Not relevant to this application.

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

Not relevant to this application.

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

Not relevant to this application.

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

The site is not located within an area identified as being at risk of flooding, however the proposal does include a large basement and therefore consideration of drainage and

groundwater issues is necessary.

In this respect the application has been examined by the Council's Flood and Water Management Officer who has advised that the details submitted with the application are insufficient to demonstrate that the development will be safe and not increase flood risk to the surrounding area.

Accordingly, the development is contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

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

Not relevant to this application.

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

The objections received to the scheme have been addressed within the body of the report. Concern was raised regarding the habitable accommodation in the basement; a revised plan has been submitted to alter this.

#### **7.20 Planning Obligations**

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

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

Not relevant 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 proposed replacement two storey dwelling is a bulky and incongruous addition to the street scene. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (March 2015)

Further, there is inadequate information to demonstrate that the proposal will be safe and not increase flood risk to the surrounding area, the development is therefore also contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (March 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:

**48 Harlyn Drive  
 Northwood**

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

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

Planning Application Ref:

**4956/APP/2015/3462**

Scale:

**1:1,250**

Planning Committee:

**North**

Date:

**December 2015**



**HILLINGDON**  
 LONDON