

Report of the Head of Planning, Sport and Green Spaces

Address 186 FIELD END ROAD EASTCOTE PINNER

Development: Demolition of existing building and erection of new four storey building containing ground floor offices and 3 no. two bedroom, three person flats above.

LBH Ref Nos: 2294/APP/2016/410

Drawing Nos: Location Plan
11/2599/131A
11/2599/125
11/2599/110
11/2599/111
11/2599/126
11/2599/127
11/2599/128
11/2599/129
Design and Access Statemen
11/2599/132
11/2599/133
11/2599/130

Date Plans Received: 02/02/2016

Date(s) of Amendment(s):

Date Application Valid: 10/02/2016

1. **SUMMARY**

The application seeks permission for the erection of a four storey building to include ground floor offices and 3 x 2 bed (3 person) self contained flats.

The proposed development by virtue of the design, scale and bulk is considered unacceptable and would be out of keeping with the character and appearance of the street scene and the neighbouring Conservation Area. Given the close proximity of the extended building along the boundary line with the adjacent property it is also considered the proposal would result in a loss of amenity to the adjoining occupiers. The proposal is therefore recommended for refusal.

The application has been called into committee for consideration by a Ward Councillor.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed building, by reason of its design, size, scale and bulk, would result in an incongruous addition which would be detrimental to the architectural composition of the existing street scene and would be detrimental to the character and appearance of the wider area and adjacent Conservation Area. The proposal would therefore be contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed building, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers at 188 Field End Road by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south western side of Ruislip High Street just off the junction with North View and Elm Avenue. It is two storey property, which is currently being used as a Learning and Support Centre. This is attached to a four storey terrace of properties on the southern side and to the north is a detached building currently being used as a taxi office. Beyond this is Champer's Wine Bar a locally listed building.

The street scene is a mixture of retail and residential. The existing building forms part of the main shopping parade of Eastcote. The buildings vary in detailing and finishes, collectively they form part of a planned commercial street dating from the interwar period and relating to the Metroland development of Eastcote. Many buildings within the area were designed by Architect Frank Osler. The predominant materiality along Field End Road is defined by red brick, which is a defining characteristic of the road. The roofscape undulates with storey heights ranging from 2 and half to 3 storeys, with exception to the building adjacent to the application site (No. 188). The predominant roof design is a mansard roof form with the inclusion of small dormers at roof level.

The application site lies within the Developed Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It is also within the Eastcote Town Centre and Secondary Shopping Area and sits immediately adjacent to the Eastcote (Morford Way) Conservation Area. It has a PTAL of 3.

3.2 Proposed Scheme

This application seeks permission for the demolition of the existing two storey building and the erection of a four storey building to include offices at ground floor level and 3 x 2-bed (3 person) self contained flats.

3.3 Relevant Planning History

2294/APP/2011/415 186 Field End Road Eastcote Pinner

Change of use from photographic studio to accountancy office (Use Class A2)

Decision: 19-05-2011 Approved

2294/APP/2013/3840 186 Field End Road Eastcote Pinner

Four storey building containing Use Class A2 office and 3 x 2-bed self contained flats involving demolition of existing building

Decision: 03-03-2014 Withdrawn

Comment on Relevant Planning History

2294/APP/2013/3840 - Four storey building containing A2 use (withdrawn)

2294/APP/2011/ 415 - Change of use from A1 to A2 (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

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.

BE26 Town centres - design, layout and landscaping of new buildings

BE28 Shop fronts - design and materials

H4 Mix of housing units

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 3.3	(2015) Increasing housing supply
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.13	(2015) Sustainable drainage
LPP 5.14	(2015) Water quality and wastewater infrastructure
NPPF	National Planning Policy Framework
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th March 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 neighbours were consulted for a period of 21 days expiring on the 3 March 2016. No response was received from adjoining neighbours.

Eastcote Residents Association:
No response

Eastcote Village Conservation Panel:

This application is an improvement on the previous, however we consider a 4 storey building will not enhance the Morford Way Conservation Area. The proposal will block the view of the locally listed building adjacent. Refuse.

Ruislip, Northwood and Eastcote Local History Society:

Request this is refused as it is adjacent to Changers Wine Bar, which is locally listed and is situated within the Conservation Area. The proposed 4 storey building is not sympathetic to the Arts and Crafts style of the adjacent properties, will look obtrusive and overdominant with the houses in Morford Way

Internal Consultees

Access Officer:
No response

Conservation and Urban Design:

Whilst the adjacent building (No.188) is 4 storeys in height, it has been altered in the past. The original building, formerly known as Field End Garage had been 2 storeys in height, relatively small in scale and of individual design. Therefore the building as existing was not built or extended as part of the 1920s development of the shopping parade during the interwar period. It does not entirely relate

well to the architectural composition of Field End Road, therefore it should not be assumed as a suitable design precedent for potential future development of the application site.

The building's presence along Field End Road from the public realm is an important factor to consider. The proposal would need to be of a quality that sustains and enhances the appearance of the area.

It would be regrettable from a conservation perspective to see the loss of the original building. Any replacement building would need to respect and respond to the character and local distinctiveness of the surrounding area. It is therefore important that the new development does not become an overly dominant structure and detract from the existing townscape.

Scale, bulk and height

It is recommended that the scale and height of the building is reduced in order to respect the heights of the buildings either side of the site. As existing the building is modest in size, it stands as a small reminder of the character of Eastcote and Field End Road prior to Metroland development. It also maintains a significant gap view between the Locally Listed Building and 1920s terraced shopping parade on the corner of Field End Road and Elm Avenue. The proposed 4 storey building would be visible from within the Conservation Area on Morford Way. Ideally the height of the proposed building would need to be reduced to 2 and half to 3 storeys in height, including any proposed accommodation in the roofspace.

The overall bulk of the building would need to be reduced in order to avoid the stark nature of the proposed flank wall, and could be broken up through alternative massing or inclusion of architectural details/variation of materiality.

Footprint

The proposed footprint of the building would develop a significant bulk of the site, leaving a minimal service area, which would be unacceptable.

Design

It is duly noted that the design of the building aims to emulate no. 188. The application site and neighbouring building have always remained independent of one another and surrounding built forms. The development of these sites predate that of the surrounding 1920s architecture, therefore it is important they retain such a principle. Taking into account that No.188 has been significantly altered in the past, it should not be assumed as a set precedent. Therefore any proposal for No.186 would need to remain to a degree independent in its design.

The roof form as proposed, with a part mansard roof to the front and a flat roof form to the rear of the proposed building would be considered in principle unacceptable. Ideally the proposed roof design would need to be of one concise form. A roof plan would need to be submitted as part of the application in order to gain an appropriate understanding.

The proposed windows and dormers are not in proportion or, in line with the neighbouring building, and would not be considered in keeping with surrounding buildings and the rhythm set by existing building along the road. The existing and proposed building would act as a bookend to the wide shopping parade therefore its design should essentially reflect such a position and respond to the streetscene. Taking into account that it is proposed to demolish the existing building, there is opportunity to enhance and improve the way in which the new building responds to the streetscene. The building line and orientations vary between the 1920s corner terrace and the Locally Listed Building (Champer's Wine bar) therefore it is recommended that the proposed building is set slightly back between the defined building lines of the neighbouring buildings. An additional design feature that could be incorporated, to reduce the blunt nature of the flank elevation and soften the corner of

the building, would be to cut off the corner of the proposed building to reflect the built form of the Locally Listed Building or reintroduce a curve return to the building as had been proposed for the previous application.

Materiality

The defining material of the area is red brick it is advisable that the proposed materiality reflects the surrounding area. A variation in materiality through architectural detailing could enhance the building's presence along Field End Road as well as reduced the perceived scale of the proposed building. It is important that the development of the site contributes positively to the wider setting of the Conservation Area and character and local distinctiveness of Eastcote (NPPF, para. 58 & 60).

CONCLUSION: Unacceptable

Environmental Protection Unit:

No objection subject to condition

Highways:

The Ptal score for the area is 3, which is classified as moderate. However it is noted that the site is adjacent to all local amenities, including public transport. In addition a public car park is located adjacent and the surrounding highway network is designated as a controlled parking zone. Therefore the development would not be contrary to policy subject to condition for the provision of 2 cycle parking spaces to serve the office use.

Flood and Water Management:

The highways are shown at risk of flooding on the Environment Agency maps, therefore development will need to contribute to manage surface water run off. A condition should be added to require submission of details for sustainable urban drainage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site currently comprises of a commercial property in Class A2 use, set within the defined development area and therefore constitutes 'previously developed land' i.e. 'brownfield land'. The proposal includes replacement offices (A2 use) at ground floor level with the provision of 3 residential units above.

Policy S12 advises that within Secondary Shopping Areas permission for service uses will only be granted where the remaining retail facilities are adequate and will not result in a separation of Class A1 uses or concentration of non retail uses. The shops within this part of the shopping area are comprised of a variety of uses, including 7 retail outlets, a bank, an estate agent, a hairdressers and 3 food and drinks premises. It is not considered that the replacement of an A2 office at ground floor level with a new B1 office use would have any adverse impact on the vitality or viability of the town centre.

There is a presumption in favour of re-development on brownfield land subject to other material planning considerations as detailed within the report. Therefore the principle of development of the site for a mix of commercial and residential 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

The Conservation Officer has advised that in principle the proposal is unacceptable. The building is modest in size, it stands as a small reminder of the character of Eastcote and Field End Road prior to Metroland development. It also maintains a significant gap view between the Locally Listed Building and 1920s terraced shopping parade on the corner of Field End Road and Elm Avenue.

The proposed 4 storey building would be visible from within the Conservation Area. The overall bulk of the building, its roof form and footprint are all considered inappropriate for this site. As designed the proposed building would have a detrimental impact on the character and appearance of the adjacent Conservation Area.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area. Furthermore Policy BE4 requires new development within or on the fringe of Conservation Areas to preserve or enhance those features which contribute to their special architectural or visual qualities. The NPPF also 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 proposed building is of a similar height and proportion as the adjacent property, measuring 4 storeys in height with a small slope to the front and two dormer windows but a flat roof detail to the rear. The Conservation Officer has raised concerns over the design and siting of the proposal advising that although the proposal emulates the extended and altered adjacent property, these buildings have always remained independent of one another and the surrounding built form. Therefore it is important they retain such a principle.

Taking into account that No.188 has been significantly altered in the past, it should not be assumed as a set precedent. Therefore any proposal for No.186 would need to remain to a degree independent in its design.

The roof form as proposed, with a part mansard roof to the front and a flat roof form to the rear is unacceptable. Ideally the proposed roof would need to be of one concise form. The proposed windows and dormers are not in proportion or line with the adjacent property and would not be in keeping with the surrounding buildings and the rhythm set by existing buildings along the road. The building would act as bookend to the wide shopping parade, therefore its design should essentially reflect such a position and respond to the streetscene. Therefore, it is considered that the proposed building is unacceptable and would cause harm to the character and appearance of the streetscene and the adjacent Conservation Area. As such the proposal fail to comply with Part 1 Policy BE1 and Part 2 Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012) and

guidance in HDAS: Residential Layouts.

7.08 Impact on neighbours

The Council's HDAS 'Residential Layouts' advises at paragraph 4.9 that buildings should avoid being over dominant from neighbouring properties and normally a minimum 15m separation distance should be maintained between habitable room windows and elevations of two or more storeys (taken from a 45 degree splay from the centre of habitable room windows). Paragraph 4.12 of the guidance also advises that where habitable room windows face each other, a minimum 21m distance is required to safeguard privacy.

Policy OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also the proposed development should not breach the 45 degree guideline when taken from the rear elevation of the neighbouring dwelling, ensuring no significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

The proposed building sits on the boundary and extends 3m beyond the rear elevation of the adjacent property no. 188. Although not shown on the submitted plans, it would appear from observations at the site visit and the close proximity of the development to the windows of the neighbouring property, that the proposal would compromise a 45 degree line of sight from the neighbouring windows. To the other side the adjacent single storey property (184a) is currently used as a taxi office. There are side windows of no. 184 facing the flank walls of the proposed building, but from a previous planning application for these premises they appear to be non habitable rooms or secondary windows to habitable rooms. To the rear the proposal would face the end of the garden areas for properties running along Elm Avenue situated approximately 11m away. However given the presence of the existing residential units adjacent it is not considered there would be an increase of overlooking of this area to already existing.

In view of the potential impact on the adjacent property the proposal is considered unacceptable and fails to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012) and guidance in HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed flats have a floor area of approximately 73sqm against a requirement of 70sqm plus 2sqm of built in storage, based on a 2 bedroom 3 person property, which meets the minimum requirement.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) requires developments to comply with the Council's Car Parking Standards, although this policy predates the National Planning Policy Framework. This requires the establishment of criteria to be considered when setting local parking standards including the accessibility of the development and the availability of and opportunities for public transport. The site has a PTAL rating of 3, with good access to bus routes, with bus stops outside the front of the property and Eastcote Underground Station a couple of minutes walk to the south. It is also located within a town centre location with easy access to a range of services and facilities.

A proposal for the development of land at 216 Field End Road, some 75m to the south of this site, for a retail unit at ground floor with 11 one and two bedroom flats above was refused by the Council with one of the reasons being the lack of on-site parking. In allowing the appeal, the Inspector commented as follows on the highway and parking issues:

"Although there would be no off-street car parking, the site is located within Eastcote town centre, almost opposite Eastcote tube station, in a highly accessible location. Visitors to the shop could park within the town centre where there is controlled parking available. Car numbers associated with the flats would be very small and could, therefore, be accommodated within the town centre parking or along nearby streets without causing undue parking pressure. Services and deliveries would be catered for with a new loading bay proposed at the front of the site.

6. There would be no dedicated space for disabled drivers; nevertheless, as part of the proposal, the nearby lay-by would be remodelled to accommodate disabled driver parking spaces and the controlled parking within the area would also be available for disabled drivers. The accessible location would ensure that people with disabilities could travel to the site by other modes of transport....

8. The Council's parking standards and supplementary planning guidance suggest parking needs should be met on-site. However, the standards/guidance is flexible and due to the accessible location, town centre parking and scope for disabled parking within the area, there would be no harm to users of the highway or inconvenience to disabled occupiers/visitors. The proposal would comply with the National Planning Policy Framework (the Framework) paragraph 35 relating to access for all, the London Borough of Hillingdon Unitary Development Plan (UDP) policies AM13 relating to access and AM14 (annex 1) which allows for flexibility of parking standards where appropriate, whilst ensuring that there would be no harm to highway safety. Flexibility of approach is carried forward in the Supplementary Planning Guidance for residential layouts (SPG) and Accessible Hillingdon SPG also referred to by the Council."

Given the conclusions of the Inspector, a refusal reason on parking grounds is unlikely to be supported at appeal.

The accompanying plans indicate an area for cycle storage within the building serving the residential units. In line with the Highways Officer comments the provision of storage for 2 cycle parking spaces to serve the office use could be conditioned if all other aspects of the proposal were acceptable.

7.11 Urban design, access and security

The Council's HDAS guidelines require a minimum of 25sq.m for a two bedroom flat. This would give an overall requirement of 75sqm. It further advises that the guidelines are

intended as a minimum and exceptions will only be given in special circumstances such as the provision of small non-family housing predominantly made up of 1 bedroom units in town centres or the provision of small non-family units in town centres. The proposal does not include any amenity space for the proposed residential units. However given the small scale of the development and the town centre location in the context of the mixed commercial and residential terrace, it is considered the proposal would meet the exception criteria.

The design, materials and appearance of shopfronts are key to establishing the character of an area. The proposed shopfront is fairly standard, reflecting the character and appearance of the existing shop front and that of the adjacent properties and is considered in keeping with the character of the street scene and the area as a whole. As such it is considered that the proposal is in compliance with Policies BE26 and BE28 of the Hillingdon Unitary Development Plan (Saved Policies, November 2012) and the adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Shopfronts (July 2006).

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 applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

A bin store area for the office development is shown to the rear however there is not provision demonstrated for the residential units above.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The highways are shown at risk of flooding on the Environment Agency maps, therefore development will need to contribute to manage surface water run off. A condition should be added to require submission of details for sustainable urban drainage.

7.18 Noise or Air Quality Issues

The Environmental Protection Unit have not raised any concerns over the proposal.

7.19 Comments on Public Consultations

The comments raised have been addressed in the report.

7.20 Planning Obligations

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 225sq metres and 107.35sq metres respectively of additional floorspace are as follows:

Hillingdon CIL = £21,375 + £3,757.25 = £25,132.25

Mayoral CIL = £3,757.25

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in

particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

Whilst the principle of redevelopment of the site is acceptable, the proposal is considered unacceptable by virtue of the design, scale and bulk of the proposal as well as the impact on the amenity of the adjacent property.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

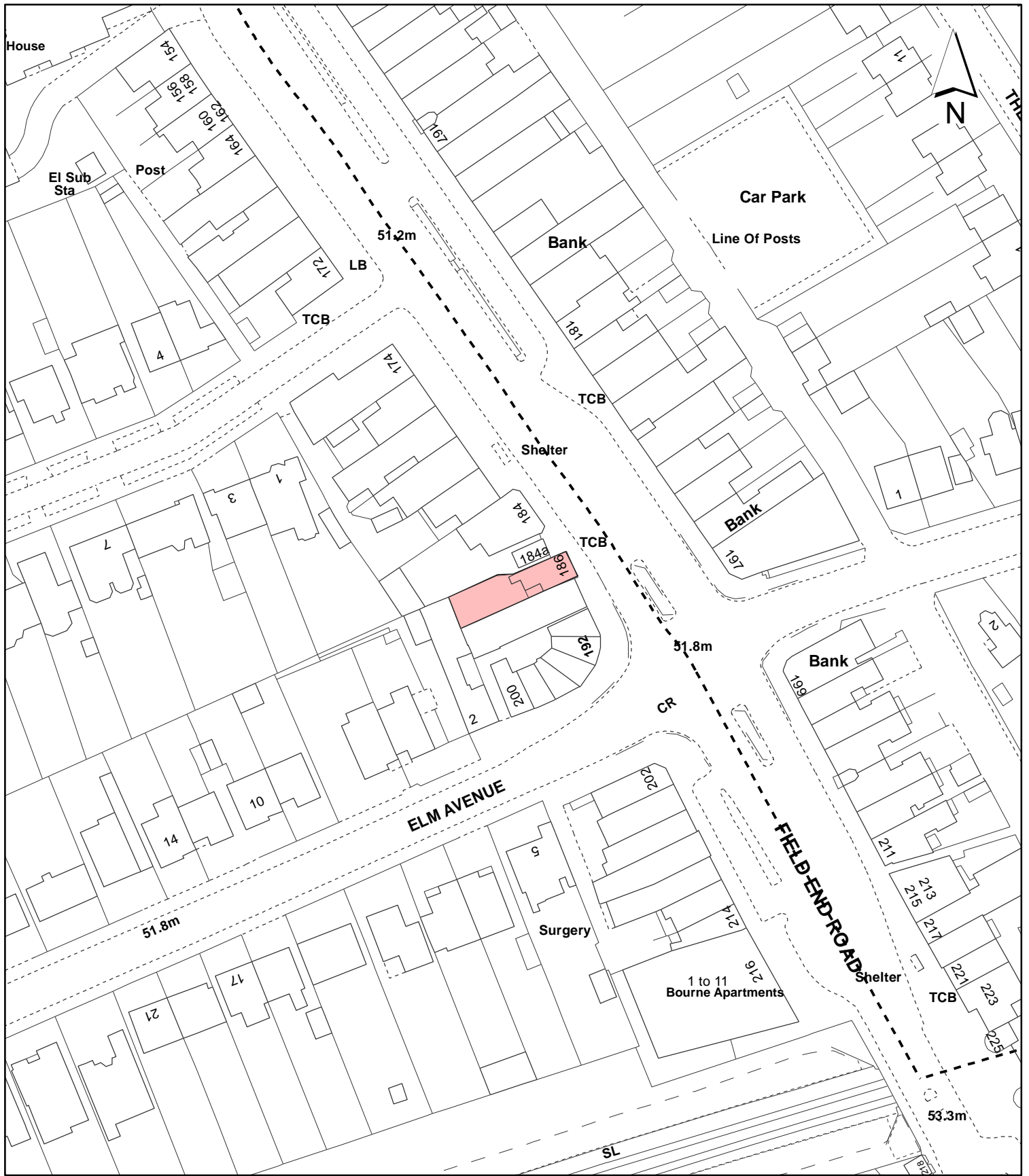
The London Plan (2015).

Supplementary Planning Document HDAS: Accessible Hillingdon.

National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

186 Field End Road

Planning Application Ref:

2294/APP/2016/410

Planning Committee:

North

Scale:

1:1,000

Date:

May 2016

LONDON BOROUGH OF HILLINGDON

**Residents Services
Planning Section**

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



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