

Report of the Head of Planning, Sport and Green Spaces

Address UNIT NO 1, VENTURA HOUSE BULLSBROOK ROAD HAYES

Development: Erection of three storey extension to provide additional warehousing and office space

LBH Ref Nos: 71554/APP/2016/298

Drawing Nos: 2021-236 Design and Access Statemen
2021-236-01
2021-236-02
2021-236-03
2021-236-04
2021-236-05
2021-236-06
2021-236-07
2021-236-08
2021-236-09
2021-236-10
2021-236-sk1
2021-236-sk2
2021-236-sk3

Date Plans Received: 25/01/2016

Date(s) of Amendment(s):

Date Application Valid: 25/01/2016

1. SUMMARY

This application seeks consent for the erection of a three storey extension on the northern elevation of the building. The extension proposed will provide approximately 849 sq.m of ancillary office space and 1190 sq.m of warehouse space.

The proposed extension, by reason of its acceptable design, size, scale and siting, is not considered to have a detrimental impact on the character and appearance of the industrial area and would support the continued employment use of the site. Whilst parking spaces would be lost as a result of the proposed extension, the applicants have revised the parking layout of the site and provided parking to meet the Councils requirements.

As a result, the proposal is considered to comply with the Councils adopted policies and guidance and no objection is raised to the proposed scheme. Approval is therefore recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers [2021-236-04; 2021-236-05; 2021-236-06; 2021-236-07; 2021-236-08; 2021-236-09] and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM9 Cycle storage

The development shall not be occupied until details of the 28 cycle spaces to be provided for the site, are submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will provide adequate facilities in compliance with policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies.

5 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors and the existing employees of Unit 1, during the development process
- (iii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON

To safeguard the highway network and amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies.

6 COM14 No additional internal floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy LE1 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE25	Modernisation and improvement of industrial and business areas
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
NPPF	National Planning Policy Framework
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

Unit 2, Ventura House, is located on the southern side of Bullsbrook Road, within Springfield Road Industrial and Business Area (IBA). The site extends to 3809 sqm comprising warehouse unit with associated office space and external hardstanding and car parking area.

The immediate surrounding area consists of further industrial units, the majority of which are used for warehousing.

3.2 Proposed Scheme

This application seeks consent for the enlargement of the unit with a three storey extension on the northern elevation of the building. The extension would be approximately 20 metres in length, 13.5 metres in width and 13.4 metres in height.

The site is occupied by Only 4 You Ltd, Zak Ltd and Xpressions 4 U Ltd which are wholesalers and distributors of giftware for the High Street. In order for the applicant to remain competitive in this location and to meet market demand, the applicant requires increased warehouse space which suits the bulk deliver methods for which they receive goods from the Far East. The proposed extension would provide additional office and warehousing space for the site. As a result of the proposed development, 846 sq.m of office space will be provided on the first and second floors, and an additional 1190 sq.m of B8 (warehousing) space provided on ground and first floor.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant planning applications for this site.

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.E1 (2012) Managing the Supply of Employment Land

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE25 Modernisation and improvement of industrial and business areas
- LE1 Proposals for industry, warehousing and business development
- LE2 Development in designated Industrial and Business Areas
- NPPF National Planning Policy Framework
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th March 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

11 nearby occupants were consulted on the application and no comments were received from this consultation.

Internal Consultees

Environmental Protection Unit: No objection to the scheme. Recommend that an informative is added relating to the control of environmental nuisance from construction work.

Floodwater Management: The proposal is acceptable in principle and is for an extension to an existing industrial unit in flood zone 2. The surface water is also already managed within the site through a rainwater tank which will remain.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Industrial and Business Areas are designated as locations for new industrial and warehousing development. These locations are appropriate for accommodating employment generating uses and the Councils policies seek to ensure that these areas remain in such use.

This application seeks consent for an extension to an existing industrial unit. The applicant is proposing to provide an additional 1190 sqm of floor space dedicated to warehouse/storage and 849 sqm of associated office space. Given that the proposed unit will remain in a predominately B8 use (the office space proposed is ancillary to the operations of the main warehouse), and the works necessary to support the continued employment use of the site, no objection is raised to the principle of the extensions.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application as the site is not located within a Conservation Area, Area of Special Local Character, nor is it a listed building.

7.04 Airport safeguarding

There are no airport safeguarding concerns with this application.

7.05 Impact on the green belt

Not applicable as 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) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene.

This application seeks consent for the erection of a three storey extension. The extension is proposed to occupy an area to the north of the existing building that is currently used for car parking. The building will be constructed using similar masonry and cladding to that contained within the existing unit, including powder coated aluminium ribbon windows, which will help ensure that existing and proposed sections blend together.

In relation to the scale of the extension proposed, whilst it is noted that the extension would be taller in size than the existing, the height of this element is comparable to other nearby units, and the design and finish of the extension is such that this would not appear as a visually incongruous addition to the building.

Overall the proposal is considered acceptable in terms of its bulk, scale and design and is not considered to have a detrimental impact on the character and appearance of the industrial area.

7.08 Impact on neighbours

The site is located in the middle of the industrial area and no residents are affected by the proposed extension.

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The proposed extension to the unit is to accommodate additional B8 (Warehousing) and B1 (Office) space within the unit. The proposed extension will utilise the existing car parking

area for the site and given such, assessment needs to be made as to whether sufficient space is provided within the revised car parking layout for the proposed use. The unit has a result of the extensions will provide 849 sq.m of office floor space and 2715 sq.m of warehouse space. The Councils parking standards require 1 space per 100 sq.m of office floor space and 2 spaces plus 1 space for all floor space in excess of 235 sq.m for B8 (warehousing).

Applying these standards to the scheme, 9 spaces would be required for the B1 (office) element of the site and 27 spaces for the B8 (warehousing). 41 car parking spaces (including 4 disabled bays) are proposed to be retained on the site, which is in excess of the Councils requirements. No objection is therefore raised to the proposed parking provision which is considered to meet with the Councils standards. In addition to this, the application provides 28 cycle parking spaces for the unit, which accords with the adopted standards.

No alterations are proposed to the existing access points into the site, which are to remain as existing. Whilst the floorspace of the building is to enlarge and 10 more staff are to be employed, the overall level of car parking is to be reduce and cycle parking increased. On this basis it is not considered the development would result in a detrimental impact on the local highway network.

Overall, whilst the size of the unit has increased as a result of the proposed development, the parking requirements for the site have been achieved through revisions to the layout of the parking area. Given such, the proposed development is not considered to have an unacceptable impact on the surrounding highway network, and provides sufficient parking and access to the site.

Given that the proposed extension and works would occupy the existing employee car park for the site, a construction management condition is recommended on any consent to ensure that the works do not conflict with the continued operation of the site and surrounding highway network. The condition would require details to be submitted of where construction materials/machinery are to be installed on site, and temporary parking arrangements for the existing staff and contractors for the duration of the construction work.

7.11 Urban design, access and security

See section 7.0 of the report.

7.12 Disabled access

Not applicable.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

There are no trees or landscaping affected by the proposed development.

7.15 Sustainable waste management

Not applicable to this application as the it is proposed to erect an extension over existing hardstanding.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

The site is located within Flood Zone 2. The scheme has been reviewed by the Councils Floodwater Management Officer, who raises no objection to the proposed scheme.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues associated with this application.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should

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

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

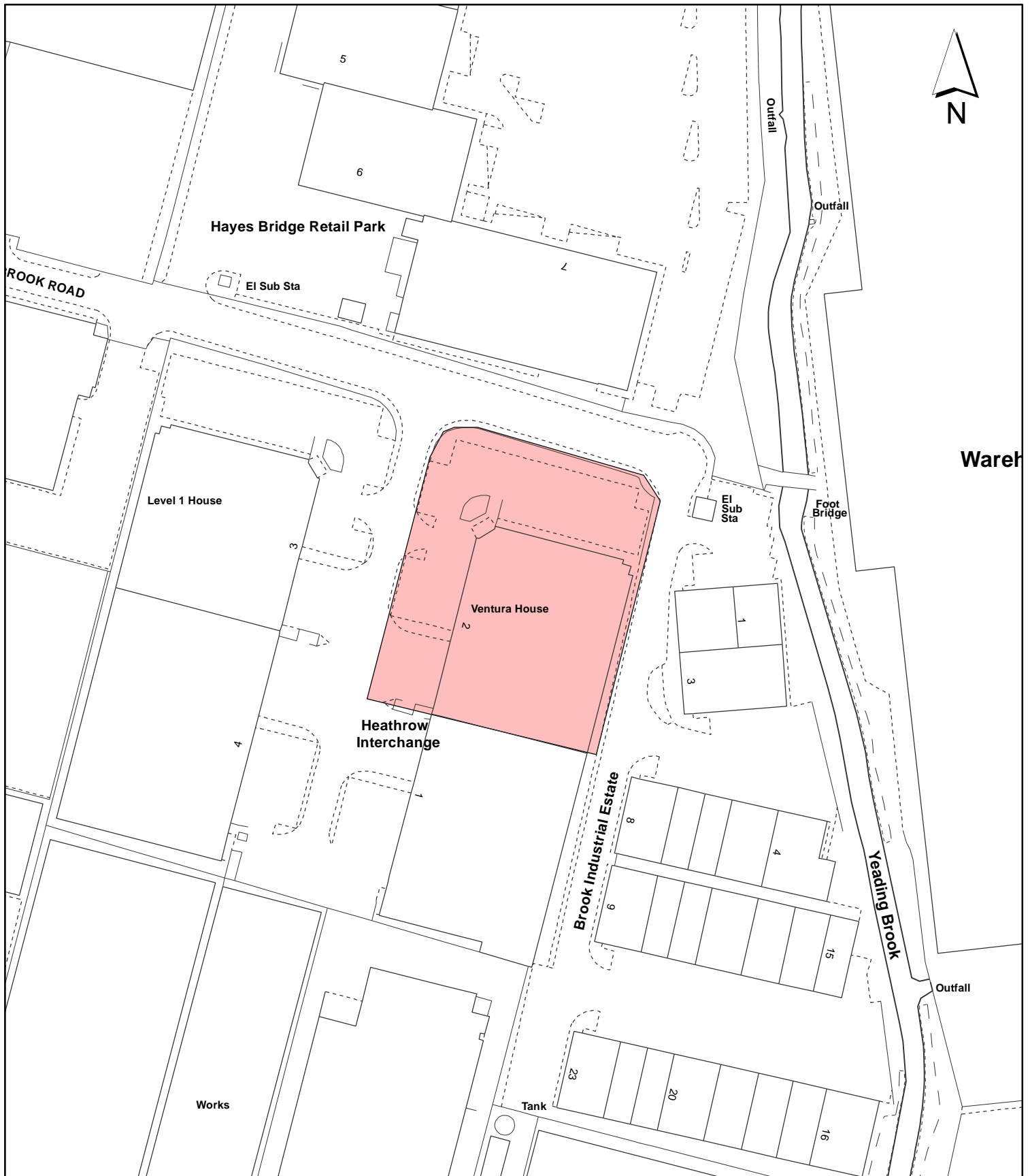
The proposed extension, by reason of its acceptable design, size, scale and siting, is not considered to have a detrimental impact on the character and appearance of the industrial area and would support the continued employment use of the site. Whilst parking spaces would be lost as a result of the proposed extension, the applicants have revised the parking layout of the site and provided parking to meet and exceed the Councils requirements. As a result, the proposal is considered to comply with the Councils adopted policies and guidance and no objection is raised to the proposed scheme. Approval is therefore recommended.


11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2015)
National Planning Policy Framework (2012)

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;">Unit 1 Ventura House</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">71554/APP/2016/298</p>	<p>Scale:</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee:</p> <p style="text-align: center;">Major</p>	<p>Date:</p> <p style="text-align: center;">May 2016</p>	
		