

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF ROBINS HEARNE AND LITTLEWOOD DUCKS HILL ROAD NORTHWOOD

Development: 4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline planning application for access and layout with some matters reserved)

LBH Ref Nos: 41674/APP/2015/2100

Drawing Nos: Tree Protection Measure
Arboricultural Survey
Tree Protection Plan
DHR/FC/07 Rev. A
Location Plan (1:1250)
15.17.1
DHR/FC/04
DHR/FC/05
DHR/FC/06
Extended Phase 1 Habitat Survey Feb 2016

Date Plans Received:	08/06/2015	Date(s) of Amendment(s):	28/08/2015
Date Application Valid:	22/06/2015		26/02/2016
			08/06/2015

1. SUMMARY

This application seeks outline permission for the erection of 4 detached houses on this site. Means of access and layout only are to be determined at this stage and the plans showing the siting and floor plans of the houses are only indicative. Appearance, landscaping and scale are reserved for subsequent approval.

The extension of Fringewood Close forms part of application 41674/APP/2009/2651 and 41674/APP/2009/2643. The current application has combined the two applications together. The only difference is the conservatory from Plot 4 has been removed from the scheme and the applicant has addressed tree issues from the previously refused schemes in 2013.

It is considered that the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites and adequately protects the ecological value of the site. Education contributions are no longer required, which overcomes the second refusal reason.

In addition the principle of the development has been reassessed having had full regard to a review of current policy and officers remain of the view that the proposed development is acceptable in principle.

The application is recommended accordingly.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES1 Outline Time Limit

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 RES2 Outline Reserved Matters

Details of the appearance, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins.

The development shall be carried out in accordance with the approved details.

REASON

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

3 RES4 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 and documents as follows:

Tree Protection Measure
Arboricultural Survey
Tree Protection Plan
DHR/FC/07 Rev.A
15.17.1
DHR/FC/04
DHR/FC/05
DHR/FC/06
Extended Phase 1 Habitat Survey Feb 2016

and shall thereafter be retained/maintained for as long as the development remains in existence.

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).

4 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.

5 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

6 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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 of the 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. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts for 8 cars
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

10 NONSC Non Standard Condition

Prior to the commencement of development detailed bat, reptile and mammal habitat and species surveys should be submitted to and approved in writing by the Local Planning Authority. The surveys shall be accompanied by a detailed protection and enhancement plan that shows the retention of the main ecological features or enhanced opportunities for flora and fauna. The enhancement plan shall include a water feature not smaller than the pond identified in the ecological report. The development must be carried out and completed in accordance with the approved plans.

Reason

To ensure the development protects and enhances ecological value in accordance with Policy EM8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Non Standard Condition

The residential units within the development hereby approved shall be in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

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 APPROVE 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 APPROVE 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.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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 Protection of the character and amenities of surrounding properties

OE1	and the local area
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 I10 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

7 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.

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 120 Land Drainage

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

10 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

11 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

12 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

13 13 Building Regulations - Demolition and Building Works

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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

14 I33 **Tree(s) Protected by a Tree Preservation Order**

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

15 I45 **Discharge of Conditions**

Your attention is drawn to conditions 2, 3, 5, 6, 7, 8, 11 and 15 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

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

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

17 I6 **Property Rights/Rights of Light**

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

18 I9 **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition 17, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an irregular-shaped area of land forming part of and located at the end of the rear gardens of two detached residential properties fronting the south-east side of Ducks Hill Road, known as 'Robins Hearne' and 'Littlewood'. The site is located to

the north of the turning head at the northern end of Fringewood Close, located to the front of No.17. Fringewood Close only has detached houses on its south eastern side, the north west the road is adjoined by the rear gardens of properties fronting Ducks Hill Road. The garden areas are characterised by a significant number of trees, of which a number within and close to the application site are protected under Tree Preservation Order No. 281. The site forms part of the 'developed area' as identified by the Local Plan Policies and to the south east of the houses on Fringewood Close is the Copsewood Estate Area of Special Local Character.

3.2 Proposed Scheme

This application seeks outline permission for the erection of 4 detached houses on this site. Means of access and layout only is to be determined at this stage and the plans showing the siting and floor plans of the houses are only indicative. Appearance, landscaping and scale are reserved for subsequent approval.

Access to the site would be by means of a southerly extension to Fringewood Close which would abut the south western boundary of the application site. The extension of Fringewood Close forms part of application 41674/APP/2009/2651 and 41674/APP/2009/2643. The current application has combined the two applications together. The only difference is the conservatory from Plot 4 has been removed from the scheme and the applicant has addressed tree issues from the previously refused schemes in 2013.

3.3 Relevant Planning History

- 41674/APP/2002/385 Rear Of Robins Hearne Fringewood Close Northwood
EXTENSION OF FRINGEWOOD CLOSE AND ERECTION OF TWO DETACHED HOUSES
(OUTLINE APPLICATION)(RENEWAL OF PLANNING PERMISSION REF.41674/98/1199 DAT
24/09/1999)
- Decision:** 25-04-2002 Approved
- 41674/APP/2005/150 Rear Of Robins Hearne Fringewood Close Northwood
EXTENSION OF FRINGEWOOD CLOSE AND ERECTION OF 2 DETACHED HOUSES (OUTL
APPLICATION)(RENEWAL OF PLANNING PERMISSION REF.41674/98/1199 DATED
24/09/1999)
- Decision:** 08-03-2005 Approved
- 41674/APP/2005/396 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
ERECTION OF TWO DETACHED HOUSES (OUTLINE APPLICATION)
- Decision:** 31-03-2005 Approved
- 41674/APP/2009/2643 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and erection of 2 four bedroom detached houses
- Decision:** 02-03-2010 Approved

41674/APP/2009/2651 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Erection of 2 four bedroom detached houses (Outline application)

Decision: 02-03-2010 Approved

41674/APP/2013/543 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline
planning application for access and layout with other matters reserved)

Decision: 02-05-2013 Refused

41674/APP/2013/546 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline
planning application for access and layout with other matters reserved)

Decision: 02-05-2013 Refused

41674/B/90/0673 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
Erection of 4 five-bedroom detached houses with double garages

Decision: 04-04-1991 Refused

41674/C/90/0674 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
Erection of two 5-bedroom detached houses with garages

Decision: 04-04-1991 Approved

41674/E/98/1199 Rear Of Robins Hearne Fringewood Close Northwood
Extension of Fringewood Close and erection of two detached houses (outline application)

Decision: 24-09-1999 Approved

Comment on Relevant Planning History

The situation with regard to the planning history on this site and it's materiality to the decision making in respect of this application is somewhat unusual. Accordingly, it is necessary to bear in mind some key legal principles in considering this. These are set out below:

(i) Decisions on planning applications must be in accordance with the development plan, unless material considerations indicate otherwise, per s.38(6) of the Planning and Compulsory Purchase Act 2004.

(ii) Regard must be had to all material considerations (per s.70(2) of the Town and Country Planning Act 1990).

(iii) A previous decision is capable of being a material consideration, but the weight to afford

to any such material consideration is a matter for the decision maker: R (Trashorfield Limited) v. Bristol City Council [2014] EWHC 757 (Admin) at [13(ii)].

(iv) As far as consistency in decision making is concerned, "like cases should be decided in a like manner", which "presupposes that the earlier case is alike and is not distinguishable in some relevant respect": North Wiltshire District Council v. Secretary of State for the Environment (1993) 65 P&CR 137 at [144-5].

There were two planning applications submitted and determined by the Local Planning Authority within 2013, these being 41674/APP/2013/543 and 41674/APP/2013/546. Each of these applications was individually different and distinguishable from the current application, but the combined applications in effect sought for a very similar development. The main difference being the provision of additional arboricultural information and amendments to address this matter.

Having regard to the fourth principle set out above, unless there is some distinction between this application and the earlier case, for example by reason of changes to the scheme or by way of a substantive change to planning policy any decisions relating to the principle or the impact on the character or appearance should be consistent with the earlier decisions. In this respect, while there have been changes to the National Planning Practice Guidance and the London Plan since these earlier decisions, these have not changed the thrust or overall intention of the policies.

Notwithstanding this, principals (i) and (ii) above require the Council as the decision maker to determine the application in accordance with the development plan and have regard to all material policies and considerations. In this case there is a substantive issue in that there was a material change in policy with respect to the classification and consideration of developments on garden land between the consideration of the outline applications approved by the Council in 2009 and those refused by the Council in 2013. The change had taken place at national, regional and local levels of planning policy, however, it does not appear these changes were fully considered in reaching the 2013 decisions. This is apparent from the officers reports at the time which acknowledge the 2012 policy under the 'Additional Policy Details' and subsequently under the 'Impact on Street Scene' section indicated that 'There has been no change in circumstance on site, or material alteration of planning and/or design guidance to suggest that the houses are no longer appropriate.'

Policies requiring consideration of the material planning implications of the loss of garden land remain a fundamental part of adopted policy at this time and in order to accord with principle (i) and (ii) it is necessary for the Council to consider these in reaching a decision on this application.

Consistency in decision making is clearly an important matter, as is the need for applications to be determined in accordance with the development plan. Both matters need to be given due and proper consideration. In this case officers have undertaken a full assessment of the application against currently adopted policy, and remain of the view that the principle of the development is acceptable having regard to these policy changes. In this case the proposed recommendation would be consistent and have full and proper regard to the development plan. It is however, for the Members of this Committee as the decision makes to determine what weight they feel should be placed on the previous decisions.

Schedule of Previous Decisions:

41674/APP/2013/543 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2013/546 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2009/2651 - Erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2009/2643 - Extension of Fringewood Close and erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2005/396 - Erection of two detached houses (Outline Application) - Approved 31 March 2005.

41674/APP/2005/150 - Extension of Fringewood Close and erection of two detached houses (Outline Application) (Renewal of planning permission ref. 41674/APP/2002/385, dated 25/04/2002) - Approved 8th March 2005.

41674/APP/2002/385 - Extension of Fringewood Close and erection of two detached houses (Outline application) (Renewal of planning permission ref. 41674/98/1199, dated 24th September 1999) - Approved 25th April 2002.

41674/98/1199 - Extension of Fringewood Close and erection of two detached houses (Outline application - Approved 24th September 1999.

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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 5.3 (2015) Sustainable design and construction

LPP 7.4 (2015) Local character

LPP 7.6 (2015) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

EXTERNAL

18 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 23rd June 2015 and a site notice was erected adjacent the site on 5th July 2015.

By the close of the consultation period 8 neighbouring residents had objected to the proposed development and a petition with 26 signatures was received.

The objections can be summarised as the following:

- i) The house on Plot 1 is too close to our boundary, it is much closer than No 17 Fringewood Close and we feel this would impact on the privacy of our garden.
- ii) We have mature trees and shrubs on our property that would be damaged by the proximity of the proposed development.
- iii) Loss of privacy.
- iv) Overshadowing.
- v) Sewage issues.
- vi) No plans showing parking spaces.
- vii) Overdevelopment of the site.
- viii) Impact on character and appearance of the area.

Officer response:

Sewage issues would be adequately dealt with under other legislation. The other issues are addressed in the main body of the report.

Internal Consultees

TREE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 281.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are several large, mature protected trees on and adjacent to this site. Some basic tree information has been provided, but further information is required. It appears that several of these high value trees could be detrimentally affected.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS5837:2012):

A tree survey to categorize the trees on and off site;

An Arboricultural Impact Assessment to show how the proposal fits within the context of the trees on and off site;

Existing and proposed levels (any proposed changes in levels must be clearly defined and shown in colour on the plans)

ALL existing and proposed drainage must be shown

A tree protection plan to show how the trees (to be retained) will be protected during development;

An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.

Details of how the tree protection measures will be assessed before demolition/construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Conclusion (in terms of Saved Policy BE38): Please re-consult on receipt of the requested information; if the information is not forthcoming, then the scheme will be considered unacceptable because it does not make adequate provision for the protection and long-term retention of valuable trees.

Officer comment: Revised information was received and the tree officer's comments on this are set out below:

Further to my previous comments, I have now had a chance to visit the site and can advise as follows:

A tree survey/report/protection plan has been provided and is fit for purpose.

The Western Red Cedar to be removed for the entrance is a low value tree and replaceable elsewhere on the site.

The Hornbeam (G1) that is due to be removed is affecting the growth/appearance of the much better Oak (T18) which will become the central/focal point of the development. A replacement tree can be planted elsewhere on the site.

We still need further information on the 'no-dig' construction beneath Oak (T18), which is a valuable tree; details of on-site supervision (for works around the several valuable Oaks); and also re-planting proposals, but all of these matters can be dealt with by condition.

The only amendment I would request is that the conservatory for plot 4 is moved to the other end of the proposed building; this will help improve the relationship between the building and the Oak (T8).

Subject to the requested amendments and conditions RES8, RES9 and RES10, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

Officer comment: Plans were revised removing the conservatory for plot 4.

SUSTAINABILITY OFFICER

I broadly agree with the findings of the ecological reports although further studies are necessary. Given the time lapsed in processing the application and the previous history on the site it is necessary to secure these surveys through planning conditions. It is considered that the value of the site is not sufficient to warrant refusal and that further surveys, accompanied by a protection and enhancement plan would be satisfactory to offset the likely harm of the development. It is considered that a future application for any necessary species or habitat licences would be successful.

Consequently the following condition is required:

Prior to the commencement of development detailed bat, reptile and mammal habitat and species surveys should be submitted to and approved in writing by the Local Planning Authority. The surveys shall be accompanied by a detailed protection and enhancement plan that shows the retention of the main ecological features or enhanced opportunities for flora and fauna. The enhancement plan shall include a water feature not smaller than the pond identified in the ecological report. The development must proceed in accordance with the approved plans.

Reason

To ensure the development protects and enhances ecological value in accordance with Policy EM8.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account the history of the application site, any extant planning permissions and currently adopted planning policy and to a lesser extent, emerging policy.

As mentioned in the 'Comment on Relevant Planning History' section of this report, the site has a long history of outline planning permissions being granted across a long period of time. The most recently refused applications appear to have placed a significant amount of weight on the 2009 decision as a material planning consideration, and did not appear to have fully addressed changes in policy with respect to development of garden land which have occurred since. For example significant changes to such policy occurred in April 2010 with the adoption of The London Plan Interim Housing Supplementary Planning Guidance, but these changes were not fully acknowledged in the officers report at the time.

The current policy context includes significant policies relating to consideration of garden development which do not appear to have been fully assessed under these previous applications. In order to ensure the development is considered in accordance with the development plan in force it is necessary to consider these policies. It is therefore necessary to re-consider the principle of residential development on this backland site in the light of currently adopted and emerging policy.

The London Plan (March 2015) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, March 2016 now provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The various issues are discussed in more detail within the relevant sections of the report.

The NPPF (March 2012) has also been adopted since the last application was considered and at paragraph 53, this advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Council has also adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Proposed Submission Version, September 2014), paragraph 4.16 advises that the Council, in general will not accept proposals for development on back garden land. Policy DMH6: Garden and Backland Development states:-

'There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties;
- Features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided.'

There is in general no objection to the principle of an intensification of use on existing residential sites and consideration of backland it is important to consider the surrounding context. The application site is somewhat unusual being located in an area of Ducks Hill Road where there has been extensive backland development over the short to medium terms. It is considered that it is now the case that the backland nature of many of the developments is now the predominant character in the area. Indeed, the 2 large back gardens of the application site are effectively the only 2 remaining large gardens with others having been filled in residential roads and cul de sacs including Fringewood Close, Hurst Place, Glynswood Place, Drakes Drive, Kingfisher Close, and Manor House Drive.

In this particular instance it is not considered that the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two -

Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary Planning Guidance (March 2016) and the NPPF (March 2012).

7.02 Density of the proposed development

The proposed density of development has previously been approved for this site. However, since this approval, the London Plan has been revised. The London Plan (February 2008) states that residential densities should maximise the potential of the site, but they also have to have regard to their local context and the public transport capacity. This site has a low PTAL of 1a. New housing is generally expected in such locations to be within the range of 30-55 units/hectare.

The proposed new houses, represent a density of approximately 13.09 units/hectare, which is well below this guidance. However, given the low density of development in the surrounding area and the need to safeguard existing trees on site, it is considered that a more comprehensive re-development would not be appropriate. The proposal would provide a satisfactory layout, having regard to the local context and would not detract from its surroundings nor result in any adverse impact and as such is considered to accord with the London Plan (February 2008).

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Although the four houses would be sited on the opposite side of an extended Fringewood Close as compared to the existing houses, this would not appear as such an incongruous arrangement, at the end of the cul de sac, with its informal setting, including various twists and turns in the road, and the wooded nature of the site, which would afford strong screening to the development.

The impact of the development on the context of the wider area has been assessed within the principle of the development section of this report, however it is considered that the nature of the backland development would fit comfortably within the surrounding context, where backland development has become an intrinsic part of the urban grain.

The proposal is considered to accord with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts.

7.08 Impact on neighbours

Although this application is for outline permission, with only the means of access to be determined at this stage, the site would be capable of accommodating two houses without adversely affecting the amenities of surrounding properties. Notwithstanding the screening afforded by existing trees, the indicative siting shown on the plan shows that the nearest house would be sufficiently remote from adjoining properties and a minimum 25m distance would be maintained from the rear elevations of the new properties to the rear elevations of the adjoining properties on Ducks Hill Road, affording an appropriate separation distance so as the development would not appear unduly dominant or result in a loss of sunlight or privacy. As such, the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's

HDAS Residential Layouts.

7.09 Living conditions for future occupiers

Private amenity space

The rear amenity spaces provided would comply with the Council's minimum standards. The Design and Access Statement suggests that the house on Plot 1 would have an area of approximately 225m², with Plot 2 having an area of 525m², Plot 3 would have an area of approximately 300m², with Plot 4 having an area of 267m².

Amenities created for future occupiers

This outline application does not specify the proposed number of bedrooms, although the indicative floor plans do suggest that 4 bedrooms would be provided. These are large detached properties that would easily satisfy the National space standards in order to achieve satisfactory living conditions for future occupiers.

Siting and scale

N/A to this outline application, where these details have been reserved for subsequent approval. However, the Design and Access Statement suggests that each house would have two floors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No objections were raised to the previously approved outline applications. Subject to the proposed houses satisfying the Council's off-street car parking standards, which would be controlled at the reserved matters stage, and the details of the road extension being approved as part of this application, no objections are raised to this application.

This is not for consideration at this stage and details of the access road have been conditioned, whilst the layout of the plots shows that the houses would be capable of providing adequate off-street car parking to satisfy standards.

7.11 Urban design, access and security

Access and security matters are now largely covered by Building Regulations.

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Council's Tree Officer advises that the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites. Sufficient space is provided to provide additional planting and a landscaped scheme. The Tree Officer advises that the impact of the development would be acceptable, subject to the imposition of appropriate conditions. The conservatory for plot 4 is moved to the other end of the proposed building; this will help improve the relationship between the building and the Oak (T8).

7.15 Sustainable waste management

Not applicable to this outline application, where these details have been reserved for subsequent approval.

7.16 Renewable energy / Sustainability

A condition is recommended to be attached to this consent requiring the implementation of

measures to reduce the use of potable water. As such the proposed development is considered to be in accordance with policies 5.4 and 5.14 of the London Plan (March 2015).

Ecology

A Phase 1 Habitat survey was submitted with the application. The Council's Sustainability Officer reviewed the report and has raised no objection subject to a condition requiring detailed bat, reptile and mammal habitat and species surveys to be submitted and approved prior to the commencement of development. No objection is therefore raised in this regard.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

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

There are no enforcement issues raised by 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

Not applicable to this application.

10. CONCLUSION

The refusal reasons from the previously refused schemes in 2013 have now been addressed. It is considered the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites. Education contributions are no longer required, which overcomes the second refusal reason.

In addition the principle of the development has been reassessed having had full regard to a review of current policy and officers remain of the view that the proposed development is acceptable in principle.

The application is recommended accordingly.

11. Reference Documents

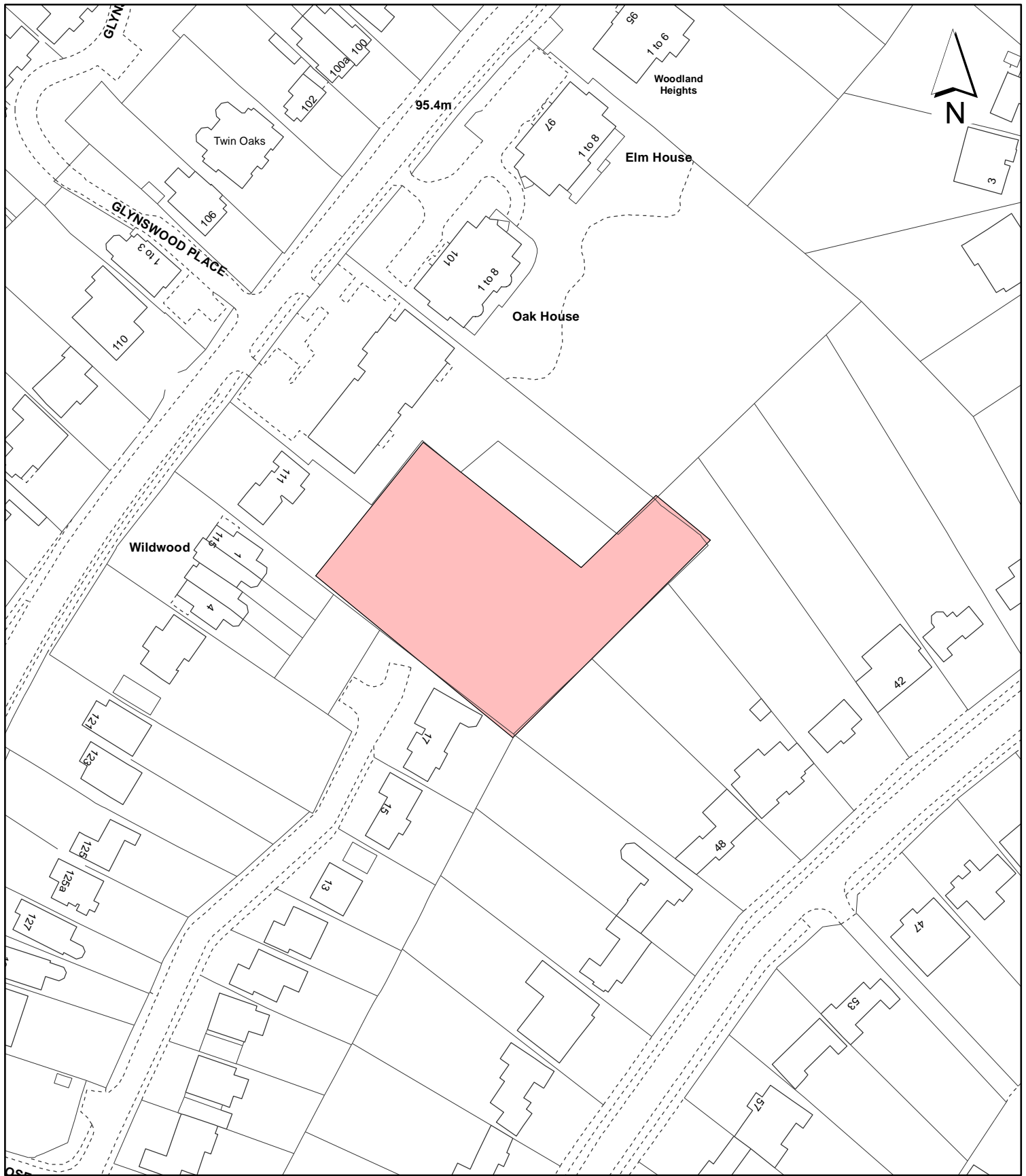
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (2015)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Matt Kolaszewski

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Notes:

 Site boundary

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Site Address:

**Land to the rear of
 Robins Hearn &
 Littlewood Ducks Hill Road**

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

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

Planning Application Ref:

41674/APP/2015/2100

Scale:

1:1,250

Planning Committee:

North

Date:

June 2016



HILLINGDON
 LONDON