

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

**Address** 40 STATION ROAD COWLEY  
**Development:** Alteration to and part retention of existing outbuilding  
**LBH Ref Nos:** 58093/APP/2016/1583  
**Drawing Nos:** 2016-30-01 Rev. A  
2016-30-02 Rev. A  
2016-30-03 Rev. A  
2016-30-04 Rev. A

**Date Plans Received:** 25/04/2016 **Date(s) of Amendment(s):**  
**Date Application Valid:** 25/04/2016

### 2. **RECOMMENDATION**

#### **APPROVAL subject to the following:**

##### **1 RES3 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 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 2016-30-01 Rev. A, 2016-30-02 Rev. A and 2016-30-03 Rev. A 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).

##### **3 NONSC Non Standard Condition**

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

#### REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **INFORMATIVES**

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies

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

## **2            147            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).

### **3.        CONSIDERATIONS**

#### **3.3      Relevant Planning History**

58093/APP/2003/280        40 Station Road Cowley

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR CONSERVATORY

**Decision:** 17-03-2003    Refused

58093/APP/2003/735        40 Station Road Cowley

ERECTION OF A SINGLE STOREY SIDE EXTENSION

**Decision:** 20-05-2003    Approved

58093/APP/2005/654        40 Station Road Cowley

ERECTION OF FIRST-FLOOR SIDE EXTENSION

**Decision:** 22-04-2005    Refused                    **Appeal:** 06-09-2005    Dismissed

58093/APP/2006/2156        40 Station Road Cowley

ERECTION OF A FIRST-FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE

**Decision:** 31-10-2006    Approved

58093/APP/2012/1097        40 Station Road Cowley

Single storey detached outbuilding to rear for use a gym room/garden tool store and part single storey, part two storey side extension and single storey rear extension involving the demolition of existing side garage and rear conservatory

**Decision:** 06-07-2012 Refused

58093/APP/2013/1436 40 Station Road Cowley

First floor side extension, single storey rear extension and porch to front, involving demolition of conservatory to rear

**Decision:** 06-08-2013 Approved

58093/APP/2013/1879 40 Station Road Cowley

Single storey detached outbuilding to rear for use as a store (Application for a Certificate of Law Development for a Proposed Development)

**Decision:** 23-09-2013 Refused

58093/APP/2015/1484 40 Station Road Cowley

Retention of garden shed

**Decision:** 05-06-2015 NFA

58093/APP/2015/2860 40 Station Road Cowley

Single storey detached outbuilding to rear for use as a games room/gym with attached shed to side and canopy to front (Retrospective)

**Decision:** 14-10-2015 Refused

## **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:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

- BE21 Siting, bulk and proximity of new buildings/extensions.  
BE23 Requires the provision of adequate amenity space.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

**5. Advertisement and Site Notice**

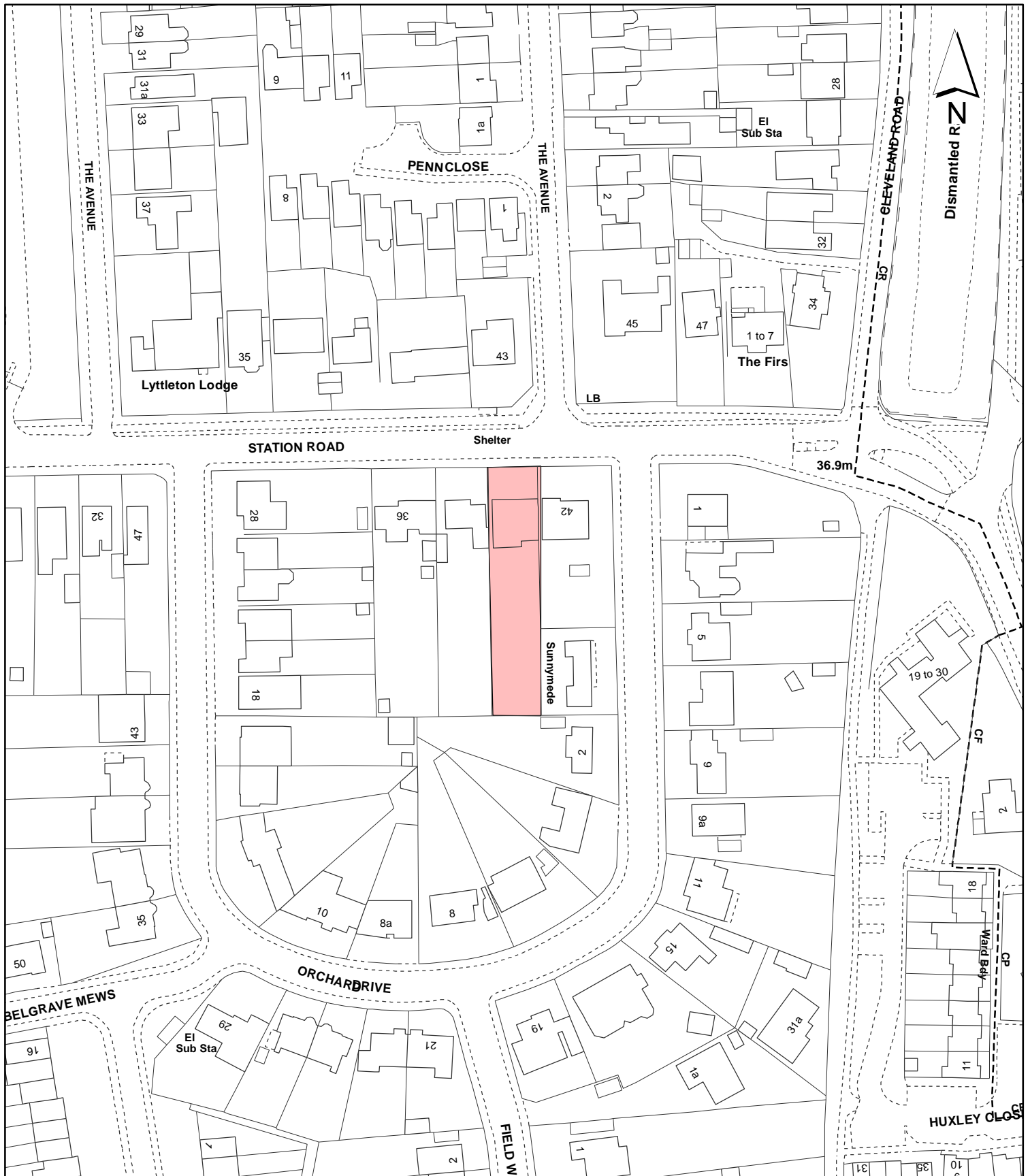
- 5.1 Advertisement Expiry Date:- Not applicable  
5.2 Site Notice Expiry Date:- Not applicable

**6. Consultations**

**7. MAIN PLANNING ISSUES**

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**40 Station Road  
 Cowley**

Planning Application Ref:

**58093/APP/2016/1583**

Planning Committee:

**Central & South**

Scale:

**1:1,250**

Date:

**June 2016**

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

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



**HILLINGDON**  
 LONDON