

Report of the Head of Planning, Sport and Green Spaces

Address THE NORTHWOOD CLUB 20 CHESTNUT AVENUE NORTHWOOD

Development: Single storey extension to swimming pool, external alterations to facades to include new openings and windows to allow for internal reorganisation.

LBH Ref Nos: 3401/APP/2016/2226

Drawing Nos: 0980 Rev 1
0981 Rev 1
Location Plan

Date Plans Received: 07/06/2016 **Date(s) of Amendment(s):**

Date Application Valid: 07/06/2016

1. **SUMMARY**

The application seeks permission for a single storey extension to the swimming pool, external alterations to facades to include new openings and windows in order to allow for internal reorganisation.

The proposed extension would integrate with the architectural style of the main building and would not have a detrimental visual impact on the character and appearance of the existing building or the Green Belt setting. It is therefore recommended for approval.

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, 0981 Rev 1 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 (2016).

3 HO4 **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 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 (2016). 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 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).

3 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 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character

4 147 Damage to Verge

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

3.1 Site and Locality

The site is located on the west side of Chestnut Avenue, at its southern end. The site is occupied by an indoor sports club at the end of Chestnut Avenue, surrounded on three sides by car parking. The swimming pool building is an extension which is situated on the south side of the complex, with parking along the outer facade. The southern boundary has a good vegetation screen and is not overlooked. The application site lies within the Green Belt as identified in the Hillingdon Local Plan 2012.

3.2 Proposed Scheme

The proposal is for a single storey extension to the swimming pool to accommodate a hot tub, external alterations to facades to include new openings and windows to allow for internal reorganisation and relocating nursery from one side of building to the other.

3.3 Relevant Planning History

3401/AA/91/1478 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of single-storey building for use as a changing room

Decision: 10-01-1992 ADH

3401/AC/92/1003 Tennis Courts, Northwood Recreation Grd. Chestnut Avenue Northwood
Erection of 8 floodlights on four 8 metre high columns to perimeter of tennis courts

Decision: 18-09-1992 Approved

3401/ADV/2009/61 20 Chestnut Avenue Northwood
Installation of 1 internally illuminated fascia sign (Retrospective Application)
Decision: 20-11-2009 Approved

3401/AE/93/0086 Northwood Bowling Club,20 Chestnut Avenue Northwood
Erection of a single-storey detached changing block (involving demolition of existing toilet blocks)
Decision: 04-08-1993 Approved

3401/AG/95/0279 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a single storey bowls pavilion
Decision: 17-11-1995 ADH

3401/AH/95/0976 Northwood Football & Cricket Club Chestnut Avenue Northwood
Erection of single storey extension to clubhouse and new refreshment block, provision of portab
spectator stands and open terrace for 560 persons plus increased parking (66 spaces plus 30
reserve)
Decision: 18-10-1995 ALT

3401/AK/97/1779 Northwood Football & Cricket Club Chestnut Avenue Northwood
Erection of a single storey extension to existing clubhouse
Decision: 18-03-1998 Approved

3401/APP/2001/1944 Northwood F.C. Ground Chestnut Avenue Northwood
REBUILDING OF PART OF CLUBHOUSE DAMAGED BY FIRE
Decision: 14-02-2002 Approved

3401/APP/2001/2415 Northwood Football Club Chestnut Avenue Northwood
ERECTION OF A SINGLE STOREY FRONT EXTENSION TO CHANGING ROOM FACILITY
Decision: 10-12-2001 Approved

3401/J/79/0684 Northwood Recreation Ground Chestnut Avenue Northwood
Extension to Club House.
Decision: 18-06-1979 Approved

3401/K/79/2077 Northwood Recreation Ground Chestnut Avenue Northwood
Extension/Alterations to Leisure premises (P) of 21 sq.m.

Decision: 15-01-1980 ALT

3401/L/80/1765 Northwood Recreation Ground Chestnut Avenue Northwood
Application for radio masts, flagpoles etc (P)

Decision: 26-11-1980 Approved

3401/M/80/1906 Northwood Recreation Ground Chestnut Avenue Northwood
Alterations to elevation (P)

Decision: 20-01-1981 Approved

3401/N/83/1222 Northwood Recreation Ground Chestnut Avenue Northwood
Leisure development - 30sq.m. (Full)(P)

Decision: 29-09-1983 ADH

3401/P/84/0571 Northwood Recreation Ground Chestnut Avenue Northwood
Leisure development - 515sq.m. (Full)(P)

Decision: 02-10-1984 Approved

3401/S/89/0657 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a replacement grandstand, fencing and disabled access (retrospective application)

Decision: 03-04-1992 Approved

3401/W/89/1868 Northwood F.C. Ground, 20 Chestnut Avenue Northwood
Erection of a single storey side extension to form toilets

Decision: 23-02-1990 Approved

3401/Y/90/1924 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a single-storey detached building to provide changing rooms

Decision: 07-05-1991 Refused

3401/Z/90/1976 Northwood Recreation Ground Chestnut Avenue Northwood
Erection of a skateboard ramp and 3 other items of skateboard equipment

Decision: 06-03-1991 ADH

Comment on Relevant Planning History

There is no relevant planning history.

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.
- AM14 New development and car parking standards.
- 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.
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R7 Provision of facilities which support arts, cultural and entertainment activities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.16 (2015) Green Belt
- LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties were notified of the proposed development on 20th June 2016 and a site

notice was erected adjacent the site on 15th June 2016. No comments received.

Internal Consultees

Trees and Landscape:

No objection and, in this case, no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to a small extension to an existing building on an area of land which is currently surfaced in hard standing. This area is already in use as a Club and car park. The proposal would comprise a single storey extension to the existing pool room and internal alterations, but would not change the use.

Overall, it is considered that the proposal would not have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.02 Density of the proposed development

Not applicable to this site.

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

Not applicable to this site.

7.04 Airport safeguarding

Not applicable to this site.

7.05 Impact on the green belt

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that: "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt. Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate

change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposal would increase the size of the building area by 19sq.m. Given the limited scale of development; the single storey nature of the extension; its siting set in from the boundary of the site with the highway; and the existence of a number of trees on and around the site which would retract views of the extension, it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building nor would it significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Any proposal would need to accord with the design policies set out within the Built Environment section of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design standards contained within the Supplementary Planning Document (SPD) HDAS: Residential Layouts. In particular Policy BE13 requires that the layout and appearance of developments harmonise with the existing street scene and other features of the area.

The proposed extension, by reason of its height and size, and window design to match existing, would not impact on the character and appearance of the existing building. The site is situated at the end of a Chestnut Avenue and the building is surrounded by a car park. Therefore, the proposed extension would be set away from the highway, would match the height of the main building and would appear subordinate to the main Club.

Taking into consideration the positioning and the overall height and depth of the proposal, it would appear compatible with the existing building and the surrounding area. It would therefore not have a detrimental impact upon the visual amenity of the locality, in particular the Green Belt area. As such, it would be in compliance to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Given the position of the site at the end of the road, separated from residential properties by the Club car park, it would not cause an adverse impact on the neighbours' amenity. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. Taking into consideration the existing use, the proposal would not result in an unacceptable level of noise to justify the refusal of permission.

As such, the application proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this site.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The extension would be positioned on a hardstanding area adjacent to the existing building and the car parking area. Given the limited size of the extension any encroachment into the car parking area would be very small and therefore the existing parking arrangement would

not be materially affected by the proposal.

7.11 Urban design, access and security

The existing arrangements for access and security would remain in place.

7.12 Disabled access

The existing arrangements for access would remain in place.

7.13 Provision of affordable & special needs housing

Not applicable to this site.

7.14 Trees, Landscaping and Ecology

There are no TPO's or Conservation Area designations affecting the site, although it lies within the Green Belt. The extension will have little impact on the site and in summer, at least, will not be visible from outside the site. The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

Not applicable to this site.

7.16 Renewable energy / Sustainability

Not applicable to this site.

7.17 Flooding or Drainage Issues

The site is not located within a Flood Zone.

7.18 Noise or Air Quality Issues

Not applicable to this site.

7.19 Comments on Public Consultations

No neighbour responses were received.

7.20 Planning Obligations

Not applicable to this site.

7.21 Expediency of enforcement action

Not applicable to this site.

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.

10. CONCLUSION

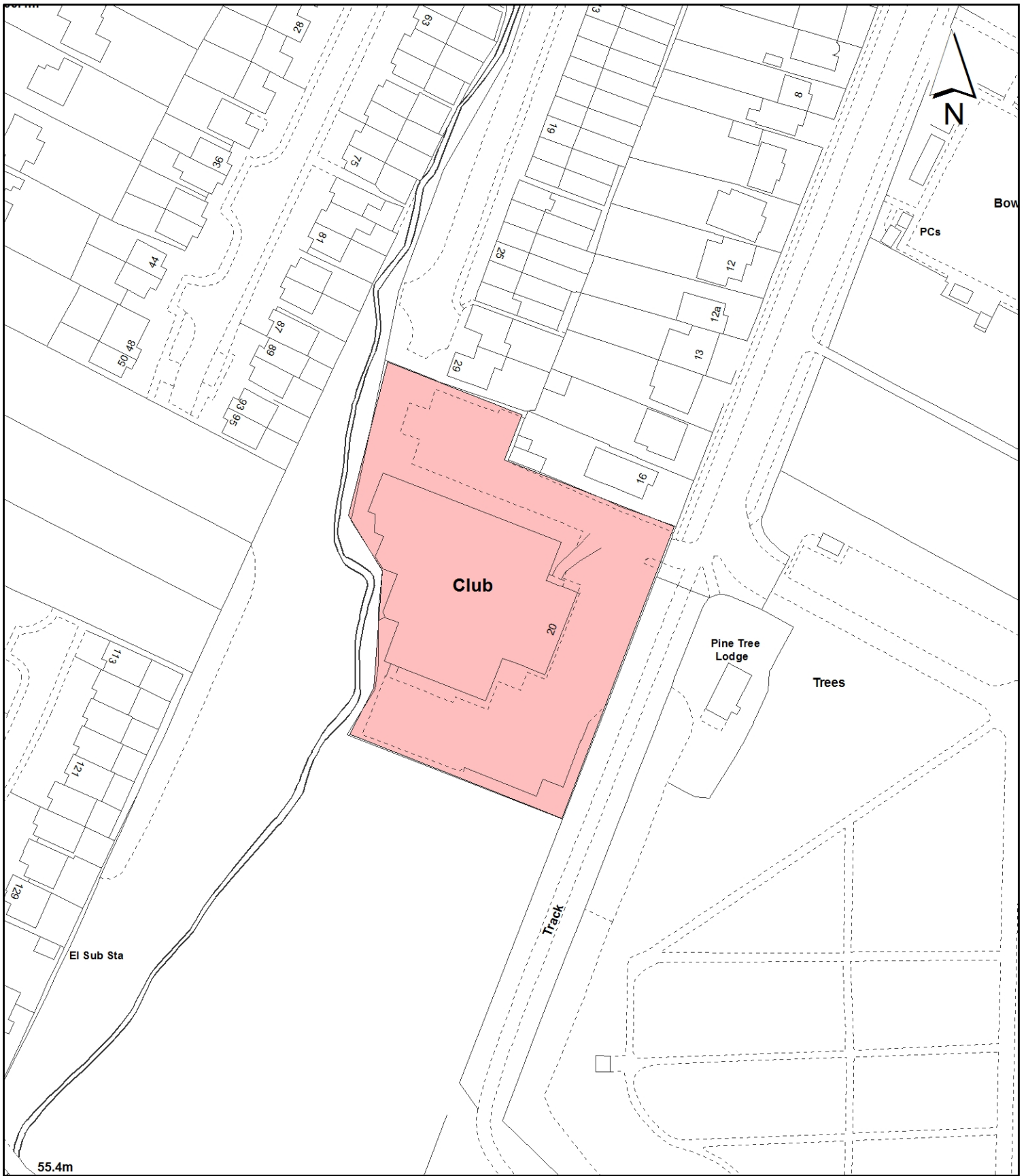
The proposed extension due to its overall size, scale and positioning would integrate with the existing Club house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

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 (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Northwood Club
 20 Chestnut Avenue
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

3401/APP/2016/2226

Scale:

1:1,250

Planning Committee:

North

Date:

August 2016



HILLINGDON
 LONDON