

Report of the Head of Planning, Sport and Green Spaces

Address FASSNIDGE BOWLS CLUB ROCKINGHAM PARADE UXBRIDGE

Development: Removal of the existing Bowls Pavilion and erection of a new single storey building with canopy, flag pole and associated external works.

LBH Ref Nos: 44771/APP/2016/3585

Drawing Nos: Design and Access Statement (ref: 2016/D/185/P
2016/D/185/P/002 (Existing Site Plan
2016/D/183/P/005 (Existing Bowls Pavilion Elevations
2016/D/185/P/001 (Site Location Plan
2016/D/185/P/004 Rev.A (Proposed Bowls Pavilion Plan
2016/D/185/P/003 Rev.A (Proposed Site Plan
2016/D/183/P/006 Rev.A (Proposed Bowls Pavilion Elevations

Date Plans Received: 28/09/2016 **Date(s) of Amendment(s):** 28/09/2016
Date Application Valid: 28/09/2016

1. **SUMMARY**

This application seeks full planning permission for the demolition and replacement of the existing clubhouse building at Fassnidge Bowls Club in Uxbridge. The existing building is in a poor state of repair and the new building would replace those facilities which would be lost through its removal.

No objections are raised to the principle of the development in this location and it is not considered that the development would have any significant adverse impact on visual or residential amenity.

The proposal is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 SP01 **Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance

with the details shown on the submitted plans, numbers 2016/D/185/P/001, 2016/D/185/P/003 Rev.A, 2016/D/185/P/004 Rev.A & 2016/D/183/P/006 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
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
AM7	Consideration of traffic generated by proposed developments.
LPP 3.19	(2016) Sports Facilities
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
LPP 7.8	(2016) Heritage assets and archaeology

3 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.

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In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

5 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

6 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.

7 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled

people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

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You are encouraged to use a dark stain for the proposed timber cladding.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.2 hectare irregularly shaped plot located at the western side of Fassnidge Park in Uxbridge. It accommodates a bowling green and its timber construction clubhouse/pavilion, an associated detached building comprising changing rooms and WCs, and ancillary facilities.

The north west, north east and south east site boundaries are defined by well maintained mature hedges. The site is bounded to the north east by tennis courts associated with Fassnidge park; immediately to the south east by vegetation and two small out of use WC blocks, beyond which is the main park; to the south west by a small kiosk/cafe facility and new housing; and to the north west by industrial units located within the Highbridge Industrial Estate.

The site falls within the Rockingham Bridge, Uxbridge Conservation Area and forms part of a Green Link as designated in the Hillingdon Local Plan. The land immediately to the west is designated as an Industrial and Business Area.

3.2 Proposed Scheme

This application seeks full planning permission for the removal and replacement of the existing clubhouse/pavilion building, which is located towards the southern end of the site.

The proposed new building would be located in the same position as the existing and with maximum dimensions of approximately 15.7m by 7.5m by 3.4m high (to the top of the ridge) it would provide 108m² of floorspace, representing a small increase of 45m².

The building would have a shallow pitched roof and would be finished in timber cladding with aluminium doors and windows, steel shutters and grey steel roof sheeting.

Externally, a canopy would be provided. New paving and hardstanding would be provided to replace existing areas of hardstanding and gravel. A replacement 5.5m high flag pole would also be provided.

3.3 Relevant Planning History

44771/APP/2001/36 Fasnidge Bowls Club, Fasnidge Park Rockingham Road Uxbridge
INSTALLATION OF TOILET FACILITIES

Decision: 10-05-2001 Approved

44771/APP/2002/382 Fasnidge Bowls Club, Fasnidge Park Rockingham Road Uxbridge
INSTALLATION OF 6 FLOODLIGHTS TO BOWLS CLUB

Decision: 28-05-2002 Approved

44771/APP/2003/422 Fasnidge Bowls Club, Fasnidge Park Rockingham Parade Uxbridge
ERECTION OF SINGLE STOREY PITCHED ROOF BUILDING FOR USE AS TOILET/CHANGI
ROOM BLOCK FOR BOWLS CLUB

Decision: 31-03-2003 Approved

44771/APP/2005/3102 Fasnidge Park Rockingham Parade Uxbridge
ERECTION OF SINGLE-STOREY DETACHED BUILDING COMPRISING CHANGING ROOMS
AND TOILET FACILITIES FOR USE OF BOWLERS AND NEW KIOSK COMPRISING
KITCHEN/DINING AND TOILET FACILITIES FOR PUBLIC USE

Decision: 03-01-2006 Approved

Comment on Relevant Planning History

The planning history is summarised above.

4. Planning Policies and Standards

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

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.CI2 (2012) Leisure and Recreation
- PT1.EM5 (2012) Sport and Leisure
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- 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
- AM7 Consideration of traffic generated by proposed developments.
- LPP 3.19 (2016) Sports Facilities
- LPP 7.2 (2016) An inclusive environment
- LPP 7.4 (2016) Local character
- LPP 7.8 (2016) Heritage assets and archaeology

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **9th November 2016**
- 5.2** Site Notice Expiry Date:- Not applicable

3rd November 2016

6. Consultations

External Consultees

Consultation letters were sent to six local owner/occupiers and The Mall Pavilions Shopping Centre. A site notice was also posted. No responses have been received.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS)

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, I conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

Although within an Archaeological Priority Area, the proposed development is too small-scale to be likely to cause significant harm in this location.

No further assessment or conditions are therefore necessary.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER

The existing building is located with the Rockingham Bridge, Uxbridge Conservation Area and is adjacent to Fassnidge Park. The site is situated within the Uxbridge Archaeological Priority Area (APA) and Colne Valley Archaeological Priority Zone (APZ). Therefore, GLAAS would need to be consulted.

The existing modest sized building is of simple construction with some notable features. As existing the building is characterised by a timber clad external finish and a gable tiled roof which overhangs creating a canopied area to the front of the building facing onto the bowling green. This is supported by painted green timber posts on brick plinths.

The proposal would involve demolition of the existing building. Whilst the loss of the original bowls pavilion would be considered regrettable it is considered admissible in this instance. There are no objections to the proposed building with timber clad external finish and tiled gable roof and canopy. The timber clad should ideally be dark stained.

No objections are raised.

TREES/LANDSCAPE OFFICER

It does not appear that any trees will be affected by these proposals.

Recommendations: None.

Conclusion (in terms of Saved Policy BE38): Acceptable.

HIGHWAY ENGINEER

This application is for the demolition of the existing timber bowls pavilion at Fassnidge Bowls Club off Rockingham Parade, Uxbridge and replacing it with a slightly bigger single storey building. There is no car parking on the site and no vehicular access to the pavilion apart from emergencies.

Club members park in a nearby parking area off Rockingham Parade shared with the users of the allotments. The site has a PTAL value of 3 (moderate) which is a result of bus and rail services but the nearest bus stop is approximately 400m away. This PTAL value suggests there will be a reliance on private cars for trip making.

The proposals involve replacing the existing pavilion with a new version which is 45 sq.m larger. It is unlikely that the proposed increased size of pavilion will result in more trips to and from the site compared with the existing and consequently no greater demand for local car parking.

The existing use of the 20 car parking spaces in a nearby car park is the same arrangement that currently exists and is proposed to continue. It is assumed that the new pavilion will not be used for major social or sporting functions that will generate large volumes of traffic. In the light of the above comments no significant concerns are raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The impact of the development on community/sports provision, the green link and Rockingham Road, Uxbridge Conservation Area are key considerations in assessing the principle of the development in this location.

Local Plan: Part 1 policies CI2 and EM5 seek to support the provision of new and/or enhanced community, leisure, recreation and sporting facilities across the borough. Furthermore, Local Plan: Part 2 policy R5 confirms that the Local Planning Authority will not grant planning permission for the loss of existing buildings in such uses unless adequate, accessible alternative facilities are provided. The proposed development is considered to support the retention and ongoing viability of the bowling club in this location in compliance with these policy objectives.

With regard to the site's location within an area forming a link in a green chain, Local Plan: Part 2 policy OL11 confirms that within such areas "the Local Planning Authority will:-

- i) encourage the provision and improvement of suitable recreational facilities;
- ii) maintain their positive contribution in providing a visual and physical break in the built-up area;
- iii) conserve and enhance the visual amenity and nature conservation value of the landscape;
- iv) seek to improve public access to and through the area; and
- v) promote an overall identity for green chains throughout the borough."

The proposal is to improve and enhance an established facility through the replacement of an existing building, which is coming towards the end of its useful life. The proposal supports the recreational use of the area and provides an important and valued community and sporting facility. Furthermore, the development would not significantly increase the built-up nature of the site or impact on the visual amenities of the surrounding landscape. Accordingly, it is generally considered to comply with these policy criteria.

Local Plan: part 2 policy BE4 seeks to preserve and enhance features of conservation areas which add to their visual amenity. It confirms that development should avoid the demolition of

loss of such features and that there will be a presumption in favour of retaining buildings which make a positive contribution towards the character and appearance of the conservation area.

The existing timber construction building is typical of that found in many recreational areas across the borough and, whilst not unattractive, it is relatively understated and unremarkable in design terms. Furthermore, only limited views of it are available from outside the application site. Accordingly, it does not contribute significantly to the visual amenities of the conservation area and, in this regard, no objections are therefore raised to its demolition. Matters relating to the visual amenity and design of the proposed replacement building will be discussed later in this report.

The proposed development is considered to comply with relevant Local Plan policies, which seek to support the enhancement of sports and leisure facilities and safeguard key features of green chains and conservation areas. Accordingly, no objections are raised to the principle of the development in this location subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site falls within an Archaeological Priority Area and also within the Rockingham Bridge, Uxbridge Conservation Area.

Local Plan: Part 2 policy BE1 seeks to safeguard the archaeological heritage of the borough. The Greater London Archaeological Advisory Service (GLAAS) have confirmed that due to the small-scale nature of the proposals their impact on archaeology is likely to be negligible. Accordingly, no objections have been raised in this respect.

Local Plan: Part 2 policy BE4 seeks to preserve and enhance features of conservation areas which add to their visual amenity. As discussed above, the existing building has no exceptional design merits which would warrant its retention and, therefore, no objections are raised to its demolition and replacement.

The proposed new building would be of a similar size, height and scale as the existing and it is considered to be acceptable in this respect. Furthermore, no objections are raised to the proposed use of timber cladding to assist in softening its visual impact.

Amended plans have been received which address initial concerns raised by the the Council's Urban Design and Conservation Officer regarding the proposed roof material and design of the canopy, such that no objections are raised to the overall design of the building. The

Whilst public views of the proposed building from outside the application site would be limited due to surrounding buildings and foliage, and so its visual impact would be limited, its design is nevertheless considered to appropriate for its location and to complement the visual amenities of this part of the conservation area.

The Council's Urban Design and Conservation Officer has notably raised no objections to the proposal in this instance and, accordingly, it is considered to comply with relevant policy criteria. An informative would be attached to encourage the applicant to use dark stained

timber cladding, as per the Urban Design and Conservation Officer's recommendation.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

The impact of the development on the visual amenities of the conservation area and its surrounds have been discussed in part 7.03 of this report. As mentioned above, public views of the application site are limited and, accordingly, it is not considered that the proposal would have any significant detrimental impact on the character or appearance of the surrounding area.

7.08 Impact on neighbours

Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The nearest residential properties immediately abut the site to the south. However, given the relatively minor nature of the proposals it is not considered that the scheme would lead to any significantly increased visual impact or intensification of the use, over and above the existing development on site, that it would have a significant detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

Car parking is currently provided via a car park, which is shared with allotment holders, located at the northern end of nearby Rockingham Road. No alterations to the existing car parking or access arrangements are proposed as part of this application.

The proposal is for the replacement of an existing building at an established facility. Given the minor nature of the proposal, which would not result in any significant increase in floorspace, it is not considered that it would result in such a significant increase in visitors to the site that it would have an adverse impact on the local highway network or give rise to any significant increase in parking demand. Notably, the Council's Highway Engineer has raised no objections on these grounds. Accordingly, the development is considered to comply with the above mentioned policies.

7.11 Urban design, access and security

Urban design

Issues relating to urban design have been discussed in parts 7.03 and 7.07 of the report.

Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

7.12 Disabled access

Level access would be provided to the building. The applicant's Design and Access Statement confirms that the development would fully comply with Parts B and M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

Local Plan: Part 2 policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

No trees of landscape features of merit would be affected by the proposed works and the Council's Trees/Landscape Officer has notably raised no objections to the proposal and confirmed that no landscaping conditions are necessary in this instance.

7.15 Sustainable waste management

As this is a relatively small addition to an existing bowling club, the existing waste management facilities will be used. Notably, the bowling club ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures beyond those required by Building Regulations.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified.

7.18 Noise or Air Quality Issues

It is not considered that the proposed development would give rise to any issues of noise or air quality over and above its existing use.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable.

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

No objections are raised to the principle of the development in this location. It is not

considered that the proposal would have any significant detrimental impact on the character or appearance of the conservation area or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any significant adverse impact on residential amenity.

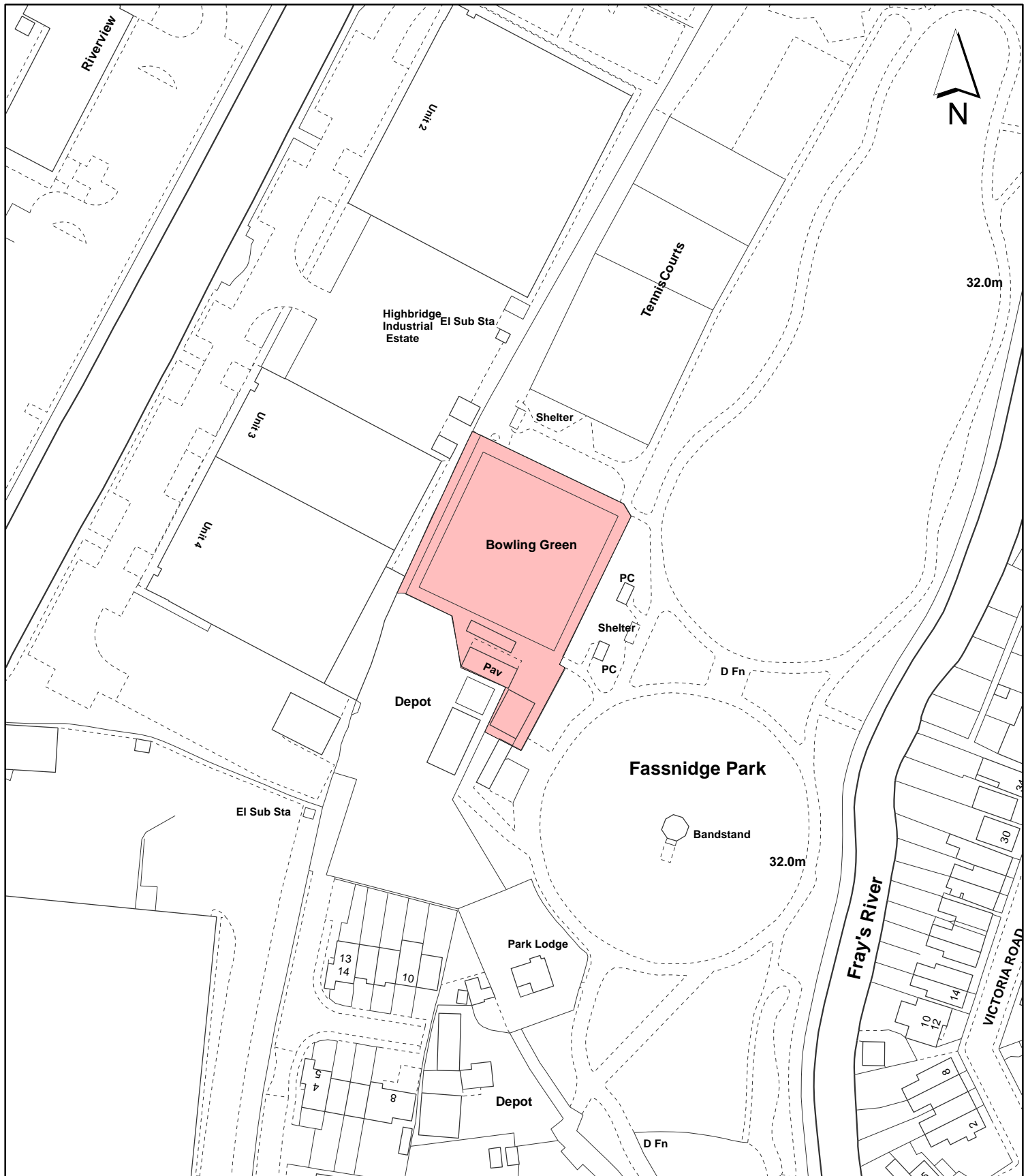
The proposal is considered to comply with relevant local, London Plan and NPPF planning policies and, accordingly, approval is recommended.

11. Reference Documents

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

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Fasnidge Bowls Club
 Rockingham Parade
 Uxbridge**

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

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

Planning Application Ref:

44771/APP/2016/3585

Scale:

1:1,250

Planning Committee:

Major

Date:

November 2016



HILLINGDON
 LONDON