

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

**Address** HILLINGDON ABBOTS RFC GAINSBOROUGH ROAD HAYES

**Development:** Extension to changing rooms

**LBH Ref Nos:** 72365/APP/2016/4158

**Drawing Nos:** Location Plan (1:1250)  
Proposed Site Layout  
Block Plan (1:500)  
Existing Front and Side Elevations  
Existing Floor Plan  
Proposed Front and Side Elevations  
Proposed Floor Plan

**Date Plans Received:** 15/11/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 24/11/2016

### 1. **SUMMARY**

Planning permission is sought for the erection of an extension to the changing rooms.

The proposed extension would be acceptable in regards to its size, height and design, and would not cause harm to the character and appearance of the existing building, or to the visual amenity of the surrounding Green Belt. The extension to the changing rooms would not impact on the street scene and would not impact on residential amenity.

The proposed scheme complies with Policies BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application 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, Proposed Site Layout, Proposed Floor Plan and Proposed Front and Side Elevations 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 (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 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.

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

##### **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.

##### **4 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).

## **5 115 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](http://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.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises Hillingdon Abbots Rugby Football Club and is located on the northern side of Gainsborough Road opposite the junction with Raeburn Road. Pole Hill Lodge is located south-west of the Club. The nearest residential properties are over 50m away, on the opposite side of Gainsborough Road. The application site lies within the Green Belt.

#### **3.2 Proposed Scheme**

Planning permission is sought for the erection of an extension to the changing rooms. The proposed extension would be 9.45m wide and extend 2.14m beyond the rear wall of the existing changing rooms. The extension would have a 2.43m high flat roof.

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

##### **Comment on 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

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

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.

BE21 Siting, bulk and proximity of new buildings/extensions.

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2016) Green Belt

NPPF9 NPPF - Protecting Green Belt land

#### **5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

Consultation letters were sent to 13 local owners/occupiers and two site notices were displayed. No responses were received.

##### **Internal Consultees**

Green Spaces: No objection relating to the proposed works.

#### **7. MAIN PLANNING ISSUES**

##### **7.01 The principle of the development**

There is no objection in principle to extending the existing changing rooms subject to compliance with the relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in regards to the impact on the Green Belt, the character and appearance of the street scene and surrounding area, residential amenity and highways.

##### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

##### **7.04 Airport safeguarding**

Not applicable to this application.

##### **7.05 Impact on the green belt**

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

specifies that any proposals for development in Green Belt will be assessed against National and London Plan policies, including the 'Very Special Circumstances' test.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) 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 specifies 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 of the Hillingdon Local Plan: Part Two specifies 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.

The 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 National Planning Policy Framework (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. A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

Given that the proposal is for the provision of appropriate facilities for outdoor sport very special circumstances do not need to be demonstrated. The main issue is, thus, whether the proposal would comply with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), which does not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by their siting, materials and design.

The proposed extension would be located to the side of the existing changing rooms building and in front of the Clubhouse. The proposed extension would be acceptable in terms of its size and would match the existing changing rooms in regards to its height, design and materials. The existing buildings would also provide screening of the proposed extension, reducing its visual impact.

It is therefore considered that the proposed extension would not cause harm to the visual amenity of the Green Belt, in accordance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) .

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The proposed extension to the changing rooms is considered to be acceptable in terms of its size and would match the materials and design of the existing building. The height of the proposed extension would be the same height as the changing room building. Given that the proposed extension is at the back of the existing changing room building, which is set back over 40m from the road, the proposed extension would not be visible from the street scene.

It is considered that the proposed extension would not be a visually intrusive addition to the existing building and would not cause harm to the character and appearance of the existing building or the existing street scene. The proposal therefore complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

Due to the orientation of the existing changing rooms, the proposed extension would not be visible to the neighbouring property to the south-west, Pole Hill Lodge. Given the existing vegetation and trees along the southern boundaries and large separation distance (over 50m) between Hillingdon Abbots Rugby Football Club and properties to the south, the proposed extension would not cause harm to residential amenity.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The proposed extension to the changing rooms would not impact on parking or traffic generation.

#### **7.11 Urban design, access and security**

Urban Design:  
See Section 7.03 of this report.

Access and Security:

The proposed extension would not impact on existing access and security arrangements on the site.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Not applicable to this application.

#### **7.15 Sustainable waste management**

Not applicable to this application.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

### **7.19 Comments on Public Consultations**

No responses were received.

### **7.20 Planning obligations**

Not applicable to this application.

### **7.21 Expediency of enforcement action**

Not applicable to 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 Probitry 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**

Planning permission is sought for the erection of an extension to the changing rooms.

The proposed extension would be acceptable in regards to its size, height and design, and would not cause harm to the character and appearance of the existing building, or to the visual amenity of the surrounding Green Belt. The extension to the changing rooms would not impact on the street scene and would not impact on residential amenity.

The proposed scheme complies with Policies BE13, BE15, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

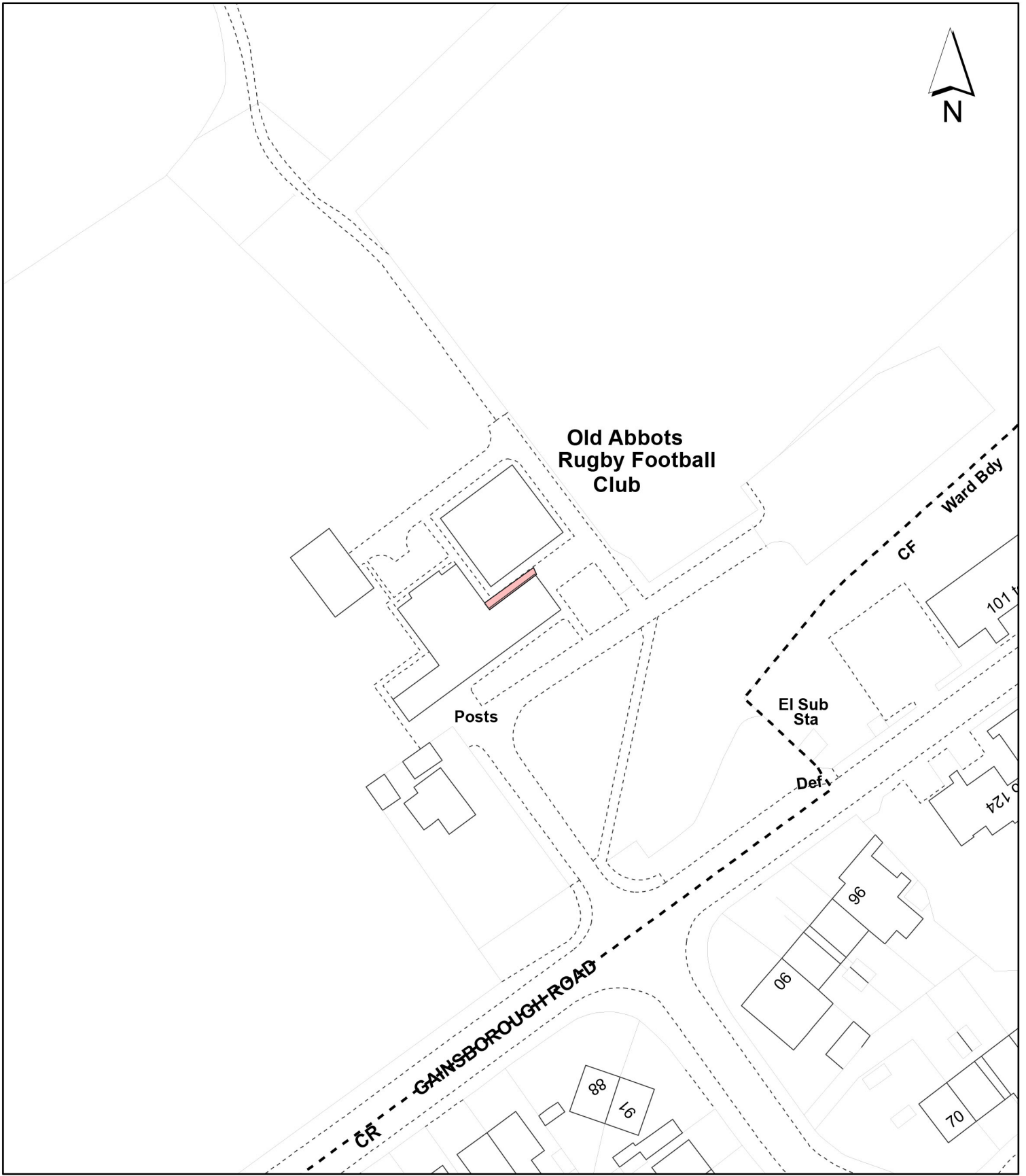
#### **11. Reference Documents**

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:** Katherine Mills

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Hillingdon Abbots RFC,  
Gainsborough Road**

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

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

Planning Application Ref:

**72365/APP/2016/4158**

Scale:

**1:850**

Planning Committee:

**Central & South**

Date:

**January 2017**



**HILLINGDON**  
LONDON