

Report of the Corporate Director of Planning and Community Services

- Address:** 42B THE DRIVE, NORTHWOOD
- Development :** CONSTRUCTION OF NEW FIRST FLOOR WITH PITCHED ROOF TO PROVIDE RESIDENTIAL ACCOMMODATION WITH SEPARATE ACCESS AND CONVERSION OF PROPERTY TO PROVIDE TWO, 3-BEDROOM FLATS TOGETHER WITH FRONTAGE PARKING SPACES
- LBH Ref Nos:** 55192/APP/2006/896
- Drawing Nos:** 201.422-1, 201.422-2, 201.422-10, 201.422-11 received 7th January 2008

VARIATION REPORT

- 1.0 S106 Agreement - The S106 Agreement was completed on 9th April 2009. However, clause 4 of the committee resolution requires that the application, at the discretion of the Director and Community Services, be reported back to the Planning Committee in the event that the S106 Agreement has not been completed within 6 months.
- 2.0 The current planning application was lodged on the 26th April 2006, and was reported to the North Planning Committee on 17th July 2008. The report is attached as Appendix A.
- 3.0 The Committee determined to approve the application, subject to the applicant and Council entering into a Section 106 Agreement to secure the following:
- The existing granny annexe and garage shall be used for ancillary residential purposes and solely in connection with and not independent of the ground floor flat of the approved scheme. The planning permission pertaining to the development of the granny annex (Ref. 55192/APP/200/1095) in connection with 42B The Drive, Northwood shall remain in force, in perpetuity, with the approved ground floor flat.
- 4.0 The Section 106 Agreement was completed on the 9 April 2009. However, as the agreement was not finalised within the 6 month period stipulated by the previous Committee resolution, it is considered that Committee approval should be sought prior to issuing a decision on the application.
- 5.0 Accordingly, approval is recommended, subject to the conditions and informatives contained within the report presented to the North Planning Committee on 17th July 2008.

Contact Officer: RICHARD PHILLIPS **Telephone No:** 01895 250230

**Report of the Corporate Director of Planning and
Community Services**

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Development: CONSTRUCTION OF NEW FIRST FLOOR WITH PITCHED ROOF TO PROVIDE RESIDENTIAL ACCOMMODATION WITH SEPARATE ACCESS AND CONVERSION OF PROPERTY TO PROVIDE TWO, 3-BEDROOM FLATS TOGETHER WITH FRONTAGE PARKING SPACES

LBH Ref Nos: 55192/APP/2006/896

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Date of receipt: 26/04/2006 **Date(s) of Amendment(s):** 07/01/2008

CONSULTATIONS

External Consultees

London Fire and Emergency Planning Authority	The applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control who in some circumstances may be obliged to consult the Fire Authority.
Northwood Residents Association	No response.
Two rounds of neighbour notification were carried on the 3/5/06 and the 28/1/08. From the first round of notifications 9 individual objections were received plus a petition of objection with 50 signatories On the second round of notifications 12 individual letters of objection were	The issues raised are highlighted below: 1. The increase in height of the building will restrict the light and outlook of nearby residential properties and be an unpleasant slab not at all consistent with the nature of the district. 2. Overlooking of the windows and gardens of neighbouring properties would result. 3. The site has been subdivided in the past and the housing density is too high. Any further increase in number of dwellings would be an over-development of the site. 4. There is insufficient parking provision for the

received.

development and existing traffic and parking problems cause inconvenience and loss of amenity to residents.

5. The access road is too narrow and unsuitable for the number of vehicles that would enter and exit the site including emergency vehicles.
6. There is insufficient space for access and manoeuvring of emergency vehicles.
7. There are no flats or apartments in the street and the development would be out of character with the established family houses and bungalows.
8. The site is not large enough and the development would result in loss of protected trees and plants and an increase in parking space.
9. It is unlikely that the existing structure and footings could support the additional level proposed.
10. The value of properties in the area would be affected by the development.
11. The development would not improve the existing property or conditions but is merely for financial gain to the detriment of neighbouring residents.
12. There are existing water pressure, sewage and drainage problems and these would increase as a result of the development.
13. Granting of permission would set a precedent for further such developments in the area.
14. The area is prone to subsidence and the existing building has structural problems due to removal of trees.
15. The development would result in a mish mash of ill designed homes.
16. Do not object to the principle of another storey but do object to the creation of two flats.
17. Development would be a breach of the restrictive convenient applying to this site.

Councillor Scott
Seaman-Digby

I would like to lodge my formal opposition to plans for changes to the bungalow at 42B The Drive. The changes already taken place where an ancillary 'granny annexe' has been leased to individuals not connected to the family makes a mockery of the rules applied by the Council. Further changes planned effectively make the bungalow a small flatted block and will have detrimental impacts on neighbours, the streetscene and on traffic flows. The Drive is a predominantly low-density area and this development will bring a further decline in the area and undermine the protection envisaged for the area when it was originally developed.

There are also serious issues regarding the loss and failure to replace trees and planting by the owners, who I fear hold the planning authority in contempt and must be dealt with decisively if residents are to have any faith in our ability to manage and impose conditions on developments.

Internal Consultees

Highways Engineer

The proposed parking provision exceeds current Hillingdon Unitary Development Plan Saved Policies September 2007 maximum parking standards. A maximum of 3 parking spaces for 2 flats may be permitted. The proposed parking layout would also block the entrance to the garage within the granny annex. However, the above issues can be resolved provided a condition is attached to the planning consent.

No objections subject to following condition:

The development hereby approved shall not be commenced until details of parking provision and parking arrangements have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies September 2007

Access Officer

Access comments are as follows:

1. The existing stepped access to the ground floor dwelling could be improved by the addition of handrails either side of the steps.
2. Similarly, the proposed stepped access to the first floor extension should have handrails either side of the steps.
3. A new staircase is proposed to access the first floor extension. This should be built to ambulant disability standards in terms of the height of the risers and depth of the tread (the applicant should refer to Part M of the Building Regs).

KEY PLANNING ISSUES

Site Description

1. The subject site is located on the northern side of The Drive in Northwood, on a backland site adjoining the Northwood Golf Course to the rear, which is identified 'Green Belt' in the Hillingdon Unitary Development Plan Saved Policies September 2007. It contains a single storey, detached dwelling with a detached bedsit/garage building to the front of the site. The immediate area is predominantly residential in nature and consists of detached and semi-detached single storey and two storey dwellinghouses. The site is designated 'Developed Area' in the Hillingdon Unitary Development Plan Saved Policies September 2007.

Planning History

2. The planning history concerning the site includes:
 - Planning approval (ref: 55192/APP/2000/1095) in August 2000 to convert a garage into a granny annex with attached garage and carport. A condition attached to that consent restricted the use of the granny annexe to be used only in connection with the main house and not to be used as a separate unit.
 - Recent Enforcement history regarding the unauthorised use of the granny annexe as a separate unit. On the 14 February 2008 it was confirmed that the unauthorised use had ceased and the enforcement investigation has been closed.

Planning Application

3. The application is for the erection of a new first floor with pitched roof over to the existing single storey building to provide residential accommodation with separate access, and the conversion of the property to provide two 3-bedroom flats. The footprint of the building will remain the same as the

existing building. The extension will have a pitched roof, similar in appearance to the existing roof, with a ridge height of 7.5m and 5.5m at eaves level. The conservatory and a section of the building where it adjoins the garage of 42C The Drive will remain single storey.

The application was originally submitted as 2, four-bedroom flats, but following negotiations where concerns were raised in respect of overlooking and loss of privacy to the adjoining property, the scheme was revised to 2, 3 bedroom units with alterations to the flank elevations.

Main Planning Issues

4. The main planning issues for consideration relate to:
 - (i) Principle of the development;
 - (ii) Impact of the development on existing amenity;
 - (iii) Impact on the character and appearance of the area;
 - (iv) Standard of living conditions for future occupants;
 - (v) Traffic and parking implications; and
 - (vi) Access for people with disabilities

- (i) Principle of the development:

5. The site is located within a predominantly residential area and the proposed work would convert an existing residential dwelling into two 3-bedroom flats. The proposed residential use in this location is considered appropriate and the proposal would increase the Borough's housing stock, in line with the housing policies of the Hillingdon Unitary Development Plan Saved Policies September 2007 and National Government guidance particularly through Planning Policy Statement 3. The principle of the development is therefore considered acceptable.
 - (ii) Impact of the development on existing amenity:

6. The properties potentially most affected by the development would be the adjoining residential dwellings.

7. With regard to the ground floor, the external changes proposed would involve the creation of separate accesses to each proposed units and an extension over the existing access to create a staircase to access the proposed upper floor. All other openings, windows and doors, will remain as existing.

8. The proposed upper level replicates the ground level in footprint, except for the staircase access on the southwestern side boundary with 42C The Drive. The extension will be located 8 metres away from the side of the dwelling at 42C. The scheme has been amended since the original submission to create 3 bedrooms for each unit and rearrange the first floor southwest facing windows. As such, with the loss of Bedroom 4 and the new Bedroom 3 being serviced by a rooflight, there would be no overlooking of the adjoining dwelling at 42C.

9. No windows are proposed to the first floor habitable rooms on the north-eastern elevation facing 40A The Drive. However, there will be two kitchen windows on this elevation, which will have a cill level of 1.7 metres above the finished floor level. This height level will prevent any overlooking of that property. The extension will be located 4.8 metres from the side boundary with 40A The Drive and 6 metres from the side of the two storey dwelling on this site. Furthermore, the extension will be located 23 metres from the two storey dwelling at 40B The Drive, which is located to the north eastern side of 40A.
10. The extension will be located 15 metres from the rear boundary of 42A The Drive and 33 metres away from the rear of the two-storey dwelling at this address. There would be 2 windows on the front elevation at first floor, replicating the size and design of the ground floor front windows, facing 42A. However, this would not result in an overlooking issue since the adjoining dwelling at 42A is 33 metres away, and in addition there is a mature tree on this boundary that provides significant screening. This distance also complies with section 4.12 of HDAS Residential Layouts, which states that the distance between facing habitable rooms should not be less than 21m.
11. The ground level slopes downwards in a Northeast/Southwest direction resulting in the application property being slightly higher than No. 42C and, notwithstanding it being single storey, at a significantly lower level than 40A. The addition of the extension would still result in the proposal being lower than No.40A. The proposed extension would increase the height of the application property materially over that of No. 42A. No. 42C appears to be a mirror image of No. 42B, and as such, bedroom windows would face 42B. The impact on light received by those windows has been assessed using the Building Research Establishment (BRE) 'Site layout planning for Daylight and Sunlight' 1991 guidance. A line taken at a 25-degree angle from a point 2m above ground floor level, which would approximate to the centre point of the potentially affected windows, would not be breached by the proposed extension. As such, that property would not be materially affected by the proposal in terms of loss of light. In this respect, the scheme would comply with policies BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007.
12. Having regard to the above, the proposal would similarly not have a materially overdominant impact on No. 42C. The building does not breach BRE standards as set out above, and the eaves height is well within the 25-degree line, due to the hip design of the roof.
13. It is considered that the adjoining residential properties would not be materially affected by way of loss of light, outlook or privacy, or an increased sense of enclosure and overdomination. The proposal is considered consistent with policies BE20, BE21, BE22, BE24 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

(iii) Impact on the character and appearance of the area:

14. The scale and massing of the development would be consistent with that within the area. The increase in the roof height is not considered to be detrimental to the visual amenities of the locality, which has a diverse mix of building designs and height levels. It is considered that the layout and appearance is in keeping with policy BE13 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007. Given that the extension is built on the existing footprint of the existing property, there is no impact on the visually open gaps between the proposal and its neighbours. The proposal therefore, complies with the requirements of policy BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.
15. The proposed building would respect the existing front building line of the neighbouring property at 42C to the southwest and its size and scale, at two storeys, is also in keeping with nearby properties. Large gaps would exist on both sides and therefore the open character of the immediate area would be maintained and the building would not appear cramped within the site. The roof design would consist of a gable on both sides, which generally matches prevailing development in the area. The overall exterior design of the proposed building is considered to be of a high quality. It is considered that the building itself would be in keeping with the general pattern of development in the area and would not be harmful to the character and appearance of the area.
16. In terms of design and appearance and the impact of the proposal on the character and appearance of the area, the development is considered to be consistent with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.
17. The Green Belt is located 21 metres away to the northwest from the rear of the proposed extension and is screened from the site by a belt of mature trees. The proposal matches previously approved development adjoining the green belt in the vicinity. It is considered that the proposal would not have a significant impact upon the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. The proposal would therefore comply with policy OL5 of the Hillingdon Unitary Development Plan Saved Policies September 2007. The application does not propose the removal of any trees on site.

(iv) Standard of living conditions for future occupants:
18. Supplementary Planning Document (SPD) HDAS – Residential Layouts, Section 4.0 provides design guidance for residential developments and suggests that a 3 bedroom flat should provide an internal floor space of at least 77m². The 3 bedroom flats proposed would have floor areas of 145m² and 148m², which far exceed the minimum required for a 3 bedroom flat by this SPD. As such, the proposal would be capable of providing dwellings of an adequate size and standard and would comply with policy H7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

19. In terms of outdoor amenity space, HDAS – Residential Layouts, Section 4.17, a communal garden space of 30m² per 3 bedroom flat should be provided, making the total requirement in this case of 60m². The application proposes an area of approximately 412m² of usable shared amenity space, which exceeds this requirement. The size of the amenity space proposed is considered more than adequate for the proposed scheme and complies with HDAS Supplementary Planning Document – Residential Layouts and policies H7 and BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007, which requires adequate amenity space for each flat in the proposed development.
20. The rear amenity space allows for sufficient space for both of the flats and can be conditioned so the amenity of the ground floor flat is protected. This condition requires details of screen planting and/or hedges in the rear garden to protect against direct views into the ground floor rear facing openings.
21. It is considered that the sizes of the proposed flats and the associated amenity areas would be acceptable and would provide a satisfactory standard of living for future occupiers. It is therefore considered that a satisfactory residential environment will be achieved in compliance with policy H7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

(v) Traffic and parking implications:

22. The existing access road from The Drive will provide access to 4 car parking spaces at the front of the site, which is in excess of the minimum 3 car parking spaces required by the current Unitary Development Plan Saved Policies September 2007 car parking standards. The proposal was referred to Council's Transport Planner who has not objected to the proposed development but in order to resolve certain issues, a condition must be in place. However, the Officer outlined that the proposed parking layout would block the entrance to the garage within the granny annex. It was stated that this issue can be resolved by providing a condition requiring the details of the parking provision to be submitted to and approved in writing by the Local Planning Authority prior to development commencing on site.
23. The proposal was referred to the London Fire and Emergency Planning Authority who have not objected to the access or highlighted any issues regarding the manoeuvring of emergency services vehicles.
24. It is considered that the proposed car parking and access arrangement complies with Council's car parking standards and would comply with policies AM14 and AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007.

(vi) Access for people with disabilities:

25. The Council's Access Officer has outlined concerns relating to the existing stepped access to the ground floor flat, which could be improved by the

addition of handrails to either side of the steps, while the proposed stepped access to the first floor extension should also have handrails either side of the steps. The Officer has advised that the proposed new staircase to the first floor extension should be built to ambulant disability standards in terms of the height of the risers and depth of the tread in accordance with Part M of the Building Regulations. A condition will require these issues be addressed, while another condition will require the flats be built to Lifetime Homes standards. It is considered that the proposal will accord with policy H9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

26. The existing granny annexe on the site was approved in connection with the existing bungalow. Should planning permission be granted and implemented, the condition that was attached to that original consent would no longer be valid. It is considered therefore that the granny annexe should be tied to the ground floor flat and used in connection with that flat and not as an independent unit. The applicant has agreed to an undertaking to that effect and has submitted a draft for consideration by our legal team. Subject to the signing of that agreement the proposal would comply with policy R17 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

CONCLUSION

For the reasons outlined in this report, it is considered that the proposal is consistent with the aims of the relevant policies of the Hillingdon Unitary Development Plan and the application is therefore recommended for Conditional approval subject to a Unilateral Undertaking.

OBSERVATIONS OF BOROUGH SOLICITOR

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

RECOMMENDATION:

- 1. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended), and all appropriate legislation to secure:**
 - i) The existing granny annexe and garage shall be used for ancillary residential purposes and solely in connection with and not independent of the ground floor flat of the approved scheme. The planning permission pertaining to the development of the granny annex (Ref: 55192/APP/200/1095) in connection with 42B The Drive, Northwood shall remain in force, in perpetuity, with the approved ground floor flat.**
- 2. That the applicant meets the Councils reasonable costs in the preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**
- 3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**
- 4. That the application be reported back to the Planning Committee at the discretion of the Director of Planning and Community Services in the event that the Section 106 Agreement has not been completed within an period of 6 months from the date of Committee consideration of the application**
- 5. That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers, subject to the completion of legal agreements under Section 106 of the Town and Country Planning Act 1990 (as amended) and other appropriate powers and subject to the following conditions:**

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| <p>1) (T8) Time Limit - Full Planning Application (three years)</p> <p>2) (OM1) Development in accordance with Approved Plans</p> <p>3) (M2) External surfaces to match</p> <p>4) (OM5) Provision of Storage Bin(s)</p> <p>5) (H8) Surfacing and marking out of parking areas</p> <p>6) The development hereby approved shall not commence until a scheme showing screen planting and/or hedges in the rear garden to protect against direct views into the ground floor rear facing openings is submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved screen has been planted.</p> <p>7) No trees or vegetation are to be removed on site without the prior consent of the Local Planning Authority.</p> <p>8) Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.</p> <p>9) The new staircase proposed to access the first floor extension shall be built to ambulant disability standards in terms of the height of the risers and depth of the tread</p> | <p>1) (T8) Standard</p> <p>2) (OM1) Standard – BE15</p> <p>3) (M2) Standard</p> <p>4) (OM5) Standard</p> <p>5) (H8) Standard</p> <p>6) In order to preserve and enhance the visual amenities of the locality and to safeguard the privacy and amenity of the future occupiers of the ground floor flat in accordance with Policies BE24 and BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.</p> <p>7) 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 of the Hillingdon Unitary Development Plan Saved Policies September 2007.</p> <p>8) To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.</p> <p>9) To ensure inclusive design in accordance with Policy H9 of the Hillingdon Unitary Development Plan</p> |
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| <p>10) The existing stepped access to the ground floor flat and the proposed stepped access to the first floor extension shall have handrails either side of the steps. Prior to works commencing on site, details of the handrails shall be submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until the approved railings have been installed.</p> | <p>Saved Policies
September 2007.
10) To ensure inclusive design in accordance with Policy H9 of the Hillingdon Unitary Development Plan
Saved Policies
September 2007</p> |
| <p>11) The development hereby approved shall not be commenced until details of parking provision and parking arrangements have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved arrangements have been implemented.</p> | <p>11) To ensure that adequate facilities are provided in accordance with Policies AM14, AM 15 and the parking standards as set out in the Hillingdon Unitary Development Plan
Saved Policies
September 2007.</p> |
| <p>12) (OM1) Development in accordance with Approved Plans</p> | <p>12) (OM1) Standard</p> |
| <p>13) (OM5) Provision of Bin Stores</p> | <p>13) (OM5) Standard</p> |
| <p>14) The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and in-tact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.</p> | <p>14) To establish and 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds in compliance with Policy OE1 of the Hillingdon Unitary Development Plan
Saved Policies
September 2007 and
Policy 4A.7 of the
London Plan.</p> |
| <p>15) (OM13) Demolition Protocols</p> | <p>15) (OM13) Standard</p> |

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| <p>16) No work shall commence on site until details of energy efficiency measures has been submitted to and approved by the Local Planning Authority, demonstrating that 20% of the development's electricity and/or heat needs will be derived from renewable technologies. Any strategy approved by the Local Planning Authority shall be implemented prior to occupation and shall thereafter be permanently retained.</p> | <p>16) To ensure that a proportion requirements is derived from renewable sources, in accordance with Policy 4A.3 of the London Plan.</p> |
| <p>17) The storage of the materials, plant and equipment to be utilised in the implementation of the development hereby approved shall be limited to the confines of the site for the duration of the construction period.</p> | <p>17) In order to safeguard amenities of the area and to avoid hazard or obstruction being caused to the users of the adjoining public highway in accordance with Policies OE1 and AM7 (ii) of the Hillingdon Unitary Development Plan Saved Policies September 2007</p> |

INFORMATIVES

- 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) The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan (Saved Policies, September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:**
 - H4 Mix of housing units**
 - H7 Conversion of residential properties into more units**
 - H9 Provision for people with disabilities in new residential developments**
 - BE13 Layout and appearance of new development**

- **BE15 Alterations and extensions to existing buildings**
 - **BE19 New development within residential areas – complementing and improving amenity and 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 External amenity space and new residential development**
 - **BE24 Design of new buildings – protection of privacy**
 - **BE38 Retention of topographical and landscape features**
 - **OE1 Protection of the character and amenities of surrounding properties and the local area**
 - **OE12 Energy conservation**
 - **OL5 Development adjacent to the Green Belt**
 - **AM7 Consideration of traffic generated by proposed developments**
 - **AM14 New development and car parking standards**
- **Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (2006)**
 - **London Plan (2008)**
- 3) **With regard to condition 10 the applicant should refer to Part M of the Building Regulations.**
 - 4) **The applicant is advised to ensure the plans conform to Part B of Approved Document of the Building Regulations and that the application is submitted to Building Control who in some circumstances may be obliged to consult the Fire Authority.**
 - 5) **(2) Encroachment**
 - 6) **(3) Building Regulations**
 - 7) **Compliance with Building Regulations – ‘Access to and use of buildings’ and Disability Discrimination Act 1995**
 - 8) **(5) Party Walls**
 - 9) **(6) Property rights/rights of light**
 - 10) **(15) Control of Environmental Nuisance from Construction Work**
 - 11) **(46) Renewable Resources**
 - 12) **(51) Notice of commencement of works**
 - 13) **You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.**
 - 14) **Building Control Informative: -**

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 and 8

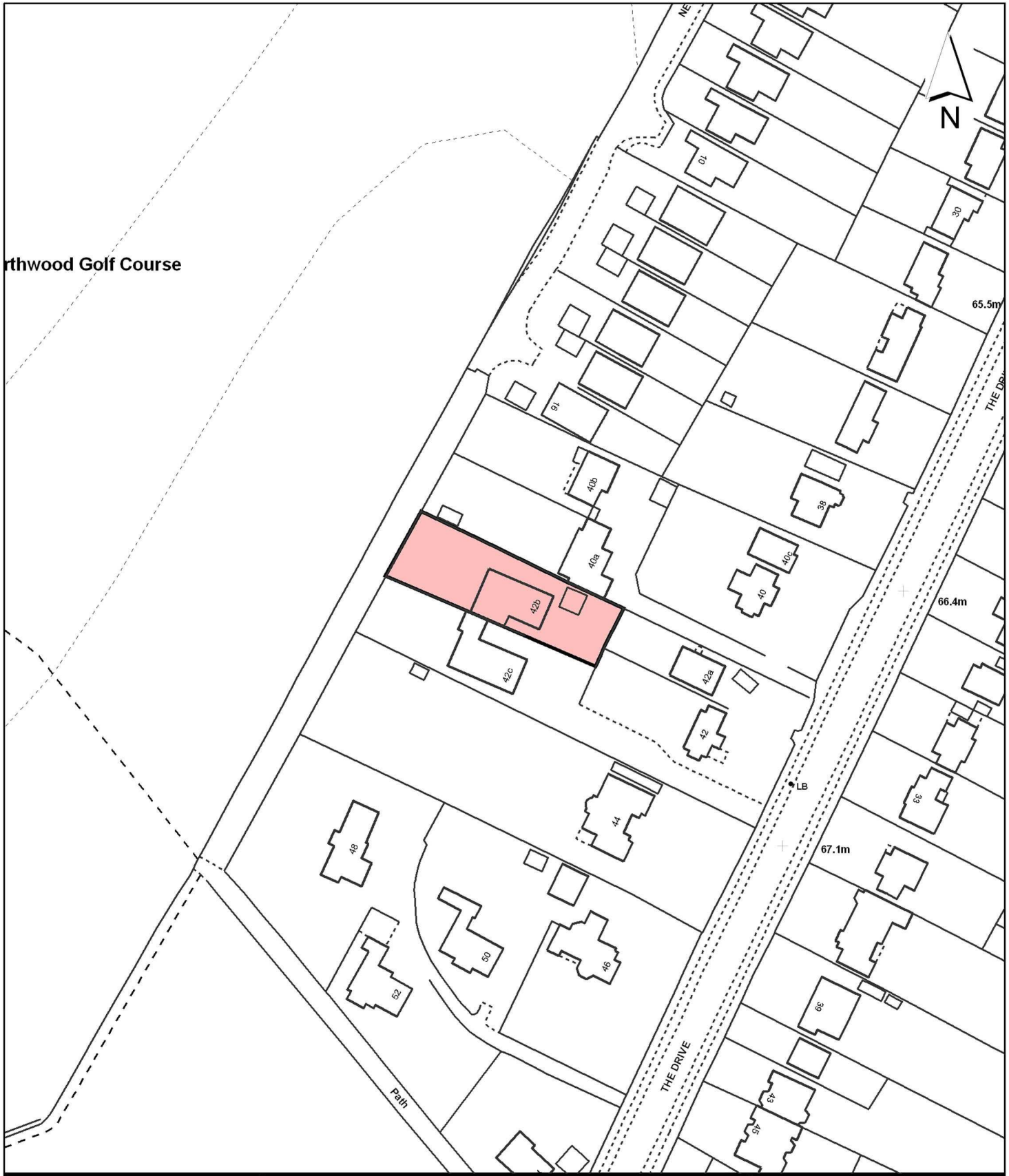
15) "Opportunities for Work Experience:

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.


Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com"

Contact Officer: MICHAEL JOHNSON Telephone No: 01895 250230

Northwood Golf Course



Notes

 Site boundary

For identification purposes only.

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Site Address	
42B The Drive Northwood	
Planning Application Ref:	Scale
55192/APP/2006/896	1:1,250
Planning Committee	Date
North	June 2008

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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

