

Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

Development: Single storey extension, involving removal of decking.

LBH Ref Nos: 10615/APP/2017/2377

Drawing Nos: 1-A
2-A
Location Plan
Proposed Block Plan

Date Plans Received: 29/06/2017

Date(s) of Amendment(s):

Date Application Valid: 11/07/2017

1. SUMMARY

The application seeks permission for a single storey extension to the existing Public House which would be situated along the Northern flank wall of the building. The proposal also includes the removal of the decking.

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

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Proposed Block Plan, 1-A, 2-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).

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
R7	Provision of facilities which support arts, cultural and entertainment activities
R17	Use of planning obligations to supplement the provision of recreation

LPP 5.3	leisure and community facilities (2016) Sustainable design and construction
LPP 7.16	(2016) Green Belt
LPP 7.4	(2016) Local character

4 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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 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 a two storey detached public house situated on the crossroads where Breakspear Road and Breakspear Road South intersect. The public house is situated on a large plot of land (3.6 ha) with a car park and childrens play area to the North and seating areas in front of the entrance to the West. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly North and South of the site are open fields. To the South

West, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex. The area is on the edge of the open countryside with a large residential area situated 80 m West of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the erection of a single storey extension to be situated along the Northern flank of the property facing onto the car park. The extension would be located adjacent to the existing single storey extensions. The conservatory would measure 5.88 m deep x 13.53 m wide. It would have a flat roof with a maximum height of 3.4 m to match the height of the existing conservatory. There would be a roof lantern above. The materials used in the finish would be a mixture of composite slate and brick work to match the existing.

3.3 Relevant Planning History

10615/APP/2012/488 The Breakspear Arms Breakspear Road North Harefield
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property

Decision: 07-06-2012 Withdrawn

10615/APP/2013/47 Breakspear Arms Breakspear Road South Harefield
Conservatory to side and provision of outdoor seating areas to exterior of property

Decision: 08-05-2013 Approved

10615/APP/2015/3318 Breakspear Arms Breakspear Road South Harefield
Resurfacing of car park

Decision: 18-11-2015 Approved

10615/APP/2016/1398 The Breakspear Arms P.H. Breakspear Road North Harefield
Replacement of decking.

Decision: 03-08-2016 Approved

Comment on Relevant Planning History

10615/APP/2012/488 - Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of property. The application was withdrawn.

10615/APP/2013/47 - Conservatory to side and provision of outdoor seating areas to exterior of property. Approved.

10615/APP/2015/3318 - Resurfacing of car park. Approved.

10615/APP/2016/1398 - Replacement of decking. Approved.

4. Planning Policies and Standards

The proposed development would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2015, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- R7 Provision of facilities which support arts, cultural and entertainment activities
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- LPP 5.3 (2016) Sustainable design and construction
- LPP 7.16 (2016) Green Belt
- LPP 7.4 (2016) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties and the Ruislip Residents Association were notified of the proposed

development on 12th July 2017 and a site notice was erected adjacent the site on 21st July 2017.

No comments received.

Internal Consultees

HIGHWAY COMMENTS:

This application is for the replacement of existing decking at the Breakspear Arms Breakspear Road Harefield with a 69 sq.m extension. There is no additional car parking provided as a result of the proposals but Council's standard for this use is 1 space per 50 sq.m which would mean a maximum of another 2 car parking spaces. The proposed area is relatively small and would allow additional function space to be created within the pub. On the basis of the size of new space I am not unduly concerned in highways terms about the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

There has been an existing Public House on this site for a considerable period of time. This provides a community facility within the countryside for many surrounding neighbours, in particular those situated along Breakspear Road. It contributes to the vitality and viability of the local economy, whilst also contributing to the social and community infrastructure. Policy OL4 states that extensions to existing buildings may be permitted subject to size, scale and visual impact. The extension of the building would therefore be acceptable in principle subject to complying with Policy OL4 and OL5 of the Hillingdon Local Plan.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

There has been a pub on this site for a considerable period of time and the current building was constructed in the 1970's when permission was granted for the demolition of the previous building and the erection of a new pub (Ref: 10615/B/73/1952). The existing building has been extended previously in 1992 (Ref: 10615/M/92/1720) by 36 sq.metres (Approximately 9% of the original floor area of 383 sq.m). The conservatory extension granted in 2013 increased the size of the building area by a further 53s q.m in floor space (14% additional). The proposed extension would be 79 sq.m resulting in an additional 20%. This would accumulate to 115 sq.metres resulting in an additional 43% of floor space above the original building. Given this scale of development, the single storey nature of the extension, its siting some 16 m from the boundary of the site with the highway and the

existence of a number of trees on and around the site, which would restrict views of the extension it is considered that the proposal would not result in a disproportionate change to the bulk and character of the building or would not significantly increase the built up appearance of the site. It would therefore have an acceptable impact upon the visual amenity of the locality and the Green Belt. As such, it would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE19 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

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

The proposal, by reason of its depth, height and position would not impact unduly on the character and appearance of the existing building. The site is situated on a prominent junction. The proposed extension would be set some 16 m from the highway, would be 3.4 m high and the extension when viewed from the West would appear subordinate to the main public house.

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

7.08 Impact on neighbours

Given the position of the site along the junction with open fields to the North and South, it would not cause an adverse impact on the neighbours' amenity. The nearest residential unit is on the opposite side of Breakspear Road South. While the large residential development on the main Breakspear Road is some 80 m away. As such, there would be no loss of outlook, no loss of privacy or light, nor any overshadowing or visual intrusion. Taking into consideration the existing outdoor areas, the proposal would not result in an unacceptable level of noise to justify the refusal of permission.

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

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal involves improvements to the existing Public House and is considered not to be of such a scale that it would result in a significant increase in traffic. There is already a sizeable car park on site that is capable of accommodating a large number of vehicles. The proposed extension would not affect any parking and/or access to the site and therefore is considered to comply with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Discussed in Section 7.01.

7.12 Disabled access

Level access is provided. The extension does not include any features which require detailed consideration regarding accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There would be no trees or other landscape features of merit affected by the development. Therefore, the application is considered to comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The proposal is for an extension and it would not lead to a significant alteration to the waste management of the business. As such, the existing waste management arrangements would not be altered.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The proposal is not within a flood risk zone and there would not be any flooding or drainage concerns.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. In this instance given the location of the site in the Green Belt, the proposed extension due to the distance from the neighbours would not result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues.

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

10. CONCLUSION

The proposed extension due to its overall size, scale and positioning would integrate with the existing public house and the surrounding area. It would therefore not detract from the openness, character and appearance of the Green Belt and would be in compliance with

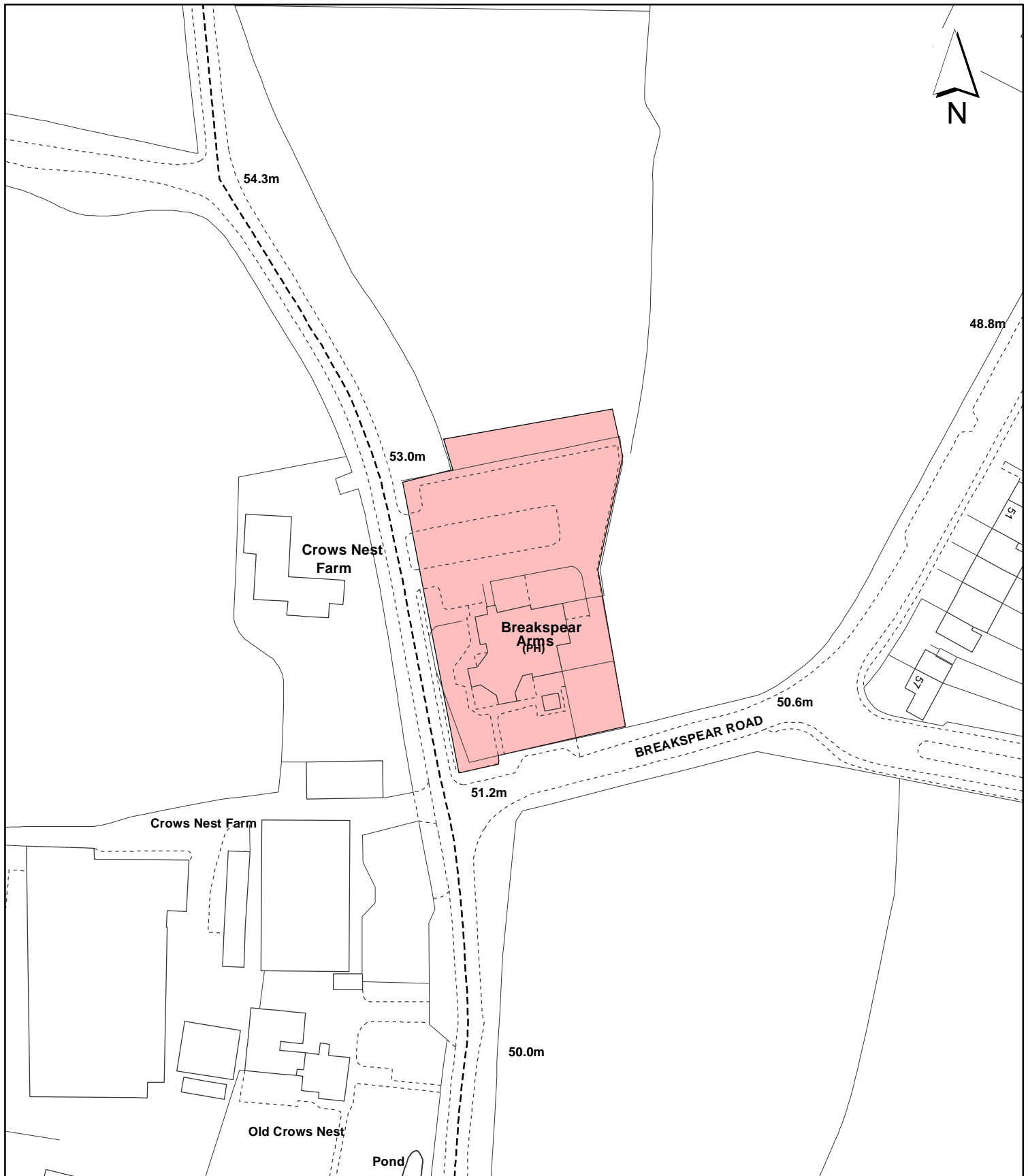
the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and London Plan Policies.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Breakspear Arms

Planning Application Ref:

10615/APP/2017/2377

Planning Committee:

North

Scale:

1:1,250

Date:

October 2017

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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



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