

Report of the Head of Planning, Sport and Green Spaces

Address RUISLIP BOWLS CLUB, MANOR FARM BURY STREET RUISLIP

Development: Single-storey extension to eastern elevation of club pavilion. Removal of 2 No. existing sheds to the east of the pavilion and replacement with new shed adjacent to the west of the pavilion. Enlargement of existing upper terrace. Revisions to existing fenestrations and access arrangements.

LBH Ref Nos: 45220/APP/2017/3028

Drawing Nos:

- 2017/D/225/P/11
- 2017/D/225/P/03
- 2017/D/225/P/05
- 2017/D/225/P/07
- 2017/D/225/P/01
- Heritage Statement
- 2017/D/225/P/04 Rev A
- 2017/D/225/P/06 Rev A
- 2017/D/225/P/08 Rev A
- 2017/D/225/T/14 Rev A

Date Plans Received: 16/08/2017 **Date(s) of Amendment(s):** 16/08/2017
Date Application Valid: 31/08/2017 22/09/2017

1. **SUMMARY**

The application involves development on Council owned land and, for this reason, has been referred to the Planning Committee for determination.

The proposed extension would enhance the existing use of the existing community sporting facility, as encouraged by Local, Regional and National Planning Policies.

The extension would not compromise the setting of nearby Listed Buildings, the status of the nearby Scheduled Monument, and the character and appearance of the surrounding Conservation Area would be preserved.

Given the modest scale of the proposed extension, it is not considered that it would adversely impact upon residential amenities.

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 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:-

2017/D/225/P/02;
2017/D/225/P/03;
2017/D/225/P/04 Rev A;
2017/D/225/P/05;
2017/D/225/P/06 Rev A;
2017/D/225/P/07;
2017/D/225/P/08 Rev A;
2017/D/225/T/14 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).

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design & Access Statement;
Heritage Statement;

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM7 Materials (Submission)

No development shall take place until details and samples of all materials and external surfaces, to include external elevations/roof; clock design and design details of the windows, doors and shutters, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE 13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been

submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Hard Surfacing Materials
 - 2.b External Lighting
 - 2.c CCTV Equipment (including mounting posts)
 - 2.d Other structures (such as play equipment and furniture)
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the

approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE 13 and BE 38 of the Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 AR3 Sites of Archaeological Interest - scheme of investigation

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and

research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This

condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE1	Development within archaeological priority areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
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.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 6.13	(2016) Parking
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology
NPPF	National Planning Policy Framework
NPPF12	NPPF - Conserving & enhancing the historic environment

NPPF7	NPPF - Requiring good design
OE1	Protection of the character and amenities of surrounding properties and the local area
R3	Indoor sports, leisure and entertainment facilities
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

3

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.

4 115 **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.

5 132 **Trees in a Conservation Area**

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

6 147 **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).

3. CONSIDERATIONS

3.1 Site and Locality

The site is occupied by a single-storey detached pavilion which has stained waney edge timber cladding and a tiled, hipped roof. A single-storey extension with a low profile crown roof has been added to the rear and there is a collection of small timber sheds and storage containers positioned around the pavilion.

There is a pathway and terrace area to the immediate front of the building which faces on to a level bowling green which has been cut into sloping ground and is therefore at a lower ground level than the pavilion as well other surrounding land.

The site is enclosed by a mix of metal railing and timber fencing which is approximately 1.5 metres in height.

The site is within the Manor Farm Heritage Area which is Council owned land that incorporates the remaining earthworks of a Motte and Bailey castle and the buried remains of a Benedictine Priory, both of which are Scheduled Monuments and a number of Listed Buildings consisting of the former farmhouse as well as barns, one of which now houses Ruislip Library. These features all lie to the north of the site. To the rear is a pond which is surrounded by mature specimen trees.

The site falls within the wider Ruislip Village Conservation Area. The site is located within the core of the original village of Ruislip, an area that has retained the appearance of a semi-rural village owing to the clustered arrangement of historic buildings, including those accommodating public houses and shops, and the amount of mature landscaping which includes specimen trees, landscaped features such as ponds and large areas of green space.

3.2 Proposed Scheme

The proposal involves making a single-storey extension to the eastern (side) elevation of the existing bowls pavilion. The floor space offered by the proposed extension would measure approximately 11.6 metres in length by 6.4 metres in depth. The roof slope would continue to the front to provide a covered walkway beneath an overhang of approximately 1.65 metres in width, as is the case of the roof of the existing building. The ridge and eaves height would match those of the original building, as would the roof slope angles. The hipped end of the roof on the eastern elevation of the building would be replicated.

The paved terrace, which extends across the entire frontage of the existing building, would be extended to the full width of the extended building.

The enlarged floor area would provide an increase in storage space, allowing for the

removal of some of the existing storage sheds that surround the building, as well as provide additional space for bowls club members, including allowing the building to be used for indoor bowls.

Alterations in fenestrations include repositioning of the main entrance so that it remains in the centre of the building frontage, provision of tri-fold double glazed oak doors on the frontage in place of existing windows and the removal of an external door on the western elevation and removal of ground floor windows within the eastern elevation.

3.3 Relevant Planning History

45220/A/96/1267 Manor Farm Bowling Green Bury Street Ruislip
Erection of a single storey rear extension to existing pavilion

Decision: 30-10-1996 Approved

45220/APP/2016/3857 Ruislip Bowls Club, Manor Farm Bury Street Ruislip
Demolition of 2 no. sheds, single storey extension to existing pavilion, erection of detached building for storage/locker room use and associated external works.

Decision: 06-12-2016 Approved

45220/D/98/2012 Manor Farm Bowling Green Bury Street Ruislip
Erection of a single storey storeroom (involving removal of existing temporary wooden sheds)

Decision: 24-02-1999 Refused

Comment on Relevant Planning History

A smaller extension to the building was approved under 45220/APP/2016/3857. The extensions granted under this scheme measured circa 66sq.m. The proposed extensions under the current application measure circa 75sq.m.

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.CI2 (2012) Leisure and Recreation

PT1.EM5 (2012) Sport and Leisure

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE1 Development within archaeological priority areas

BE10 Proposals detrimental to the setting of a listed building

- BE13 New development must harmonise with the existing street scene.
- 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.
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE39 Protection of trees and woodland - tree preservation orders
- BE4 New development within or on the fringes of conservation areas
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.16 (2016) Protection and enhancement of social infrastructure
- LPP 3.19 (2016) Sports Facilities
- LPP 6.13 (2016) Parking
- LPP 7.4 (2016) Local character
- LPP 7.5 (2016) Public realm
- LPP 7.6 (2016) Architecture
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF National Planning Policy Framework
- NPPF12 NPPF - Conserving & enhancing the historic environment
- NPPF7 NPPF - Requiring good design
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R3 Indoor sports, leisure and entertainment facilities
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th October 2017**

5.2 Site Notice Expiry Date:- Not applicable

29th September 2017

6. Consultations

External Consultees

A site notice was displayed on a lamp post adjacent to the site on Bury Street and also on Eastcote Road, close to the entrance of the Manor Park Site.

Letters were also sent to neighbouring properties, notifying occupants of the proposal and inviting comments.

No comments received from members of the public.

GREATER LONDON ARCHAEOLOGICAL ADVISORY SERVICE (GLAAS):

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified for the Local Plan: Ruislip.

The proposed development lies adjacent to Ruislip motte castle scheduled monument and on the site of Manor Farm's brickyard. Archaeological remains of medieval and post-medieval date are therefore likely to survive under the bowls club but previous investigation indicates that minor works are unlikely to cause significant harm. However, groundworks for the proposed extension could reveal archaeological remains so they should be observed by an archaeologist to ensure that a record can be made of any discoveries.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates that the development is likely to cause some harm to archaeological interest but not sufficient to justify refusal of planning permission provided that a condition is applied to require an investigation to be undertaken to advance understanding.

Internal Consultees

CONSERVATION & URBAN DESIGN OFFICER:

The site lies within the Ruislip Village Conservation Area and within the Manor Farm Complex, which includes a number of listed buildings and a Scheduled Ancient Monument. The site is therefore extremely sensitive in terms of its archaeology and the setting of the surrounding heritage assets.

The existing single storey club house building is a relatively modern structure, which is simply detailed and clad in timber. The adjacent small outbuildings to be removed are modern and of no historic interest. The proposed extension to the building has been developed with input from the Conservation and Design Team, and no objections are raised in principle to the scheme in terms of its design or impact on the setting of the surrounding heritage assets.

If supported, conditions will need to be included re the agreement of samples of materials and finishes for the external elevations/roof; clock design; design details of the windows, doors and shutters. The design of the forecourt walls; details of hard and soft landscaping; lighting and other security measures; handrails and ramp. Plus conditions as required by GLAAS

We had not previously thought this structure to be considered as curtilage to the Manor Farm House, as it does not appear on maps published in the 1940s and was not used in conjunction with it. However, some doubt has been cast on this view, and given the 2017 update in the HE advice on this matter, it would be prudent to also ask for a LBC application. This does not change the view on

the application.

Officer Comment: A Listed Building Consent application has been submitted.

LANDSCAPES OFFICER:

The club house is on the south-east boundary which is defined by a mature hedge, to the south of which is a pond with a willow tree and other marginal vegetation. The site lies Ruislip Village Conservation Area - a designation which protects trees. It is also one of the Council's Green Flag sites.

A previous application, ref. 2016/3857, was approved, to remove some unwanted buildings adjacent to the club house. If this application is recommended for approval, conditions should ensure that the existing landscape features are safeguarded and the landscape character is enhanced and maintained - in accordance with saved policy BE38.

HIGHWAYS:

This application is for a number of minor changes to the existing bowls club at the Manor Farm site on Bury Street Ruislip.

From the plans and supporting material provided it is unlikely that the proposals will change the traffic generation and car parking demand at the site when compared with the existing arrangements.

On the basis of the scale of changes proposed I do not have significant highway concerns over the current proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The impact of the development on community/sports provision, the Ruislip Village Conservation Area and the setting of nearby Grade II Listed Buildings are key considerations in assessing the principle of the development in this location.

Local Plan: Part 1 policies CI 2 and EM 5 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 R 5 seeks to resist the loss of such facilities. 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.

Local Plan: Part 2 policy BE 4 seeks to preserve and enhance features of conservation areas which add to their visual amenity. It confirms that development should avoid the demolition or 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.

Local Plan: Part 2 policy BE 10 confirms that planning permission will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

7.02 Density of the proposed development

Not applicable to development of this nature.

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

The site is located within the historic core of Ruislip Village and is adjacent to a number of Listed Buildings as well as a Scheduled Monument.

The Greater London Archaeological Advisory Service (GLAAS) have been consulted and have not raised any objections to the proposed development as the proposed works are unlikely to cause any significant harm to archaeological remains. It would, however, be important that all ground works are observed by an archaeologist in order to ensure that any archaeological discoveries are recorded.

Provided the works are carried out in accordance with an agreed methodology, to be secured by way of planning condition, it is considered that the proposed development would be in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.8 of the London Plan (2016).

The proposed extension would increase the size of the building but not to the extent that it would appear overly dominant towards the nearby Listed barns which form part of the same street scene vista as that occupied by the pavilion. Given that the extension would be made to the eastern elevation of the building, this would prevent the built area of the site from advancing materially closer to the Scheduled Monument and Listed Buildings to the north.

The proposed extension would be externally clad in the same timber finish as the existing building. It is considered that this timber finish is considered to be sympathetic towards the surrounding Listed barns which are also timber clad.

It is therefore considered that the proposed extension would not compromise the setting of any of the surrounding Listed Buildings, in accordance with Local Plan Policy BE 10 and London Plan Policy 7.8.

With regards to impact upon the Conservation Area, the proposed extension would be largely screened from view within the street scene by the existing pavilion and, due to its modest height, by existing boundary treatment and landscaping. The landscaping and boundary treatment would also soften any views from the surrounding public space at the Manor Farm Heritage Site. The extension would not encroach upon the existing bowling green and, as such, the valuable green buffer between the pavilion and the library building would be maintained.

The extension would replicate the existing roof form and, as such, the overall building would appear visually cohesive. The extension, fairly large in proportion to the existing building, would not damage the general symmetry of the it, nor would it appear overly dominant as its design and finishing would replicate that of the existing building. It would therefore harmonise with the form, proportion and architectural composition of the building.

The proposed development would therefore preserve the character and appearance of the Conservation Area, in accordance with Local Plan Policies BE 4 and BE 13 and would be visually sympathetic towards the existing building, in accordance with Local Plan Policy BE 15.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

Not applicable to this development.

7.07 Impact on the character & appearance of the area

This is assessed in detail within section 7.03 of this report.

7.08 Impact on neighbours

The site is not immediately adjacent to any residential properties and, given this, and the modest scale of the proposed extension, it is not considered that it would not result in any unacceptable overshadowing or overlooking impact.

The use of the site is long established and the site is surrounded by other leisure uses including the Manor Farm site and surrounding public houses and restaurants. Whilst the floor area of the building would be increased, it is not considered that it would result in an over-intensive use of the site that would be incompatible with the surrounding environment. Furthermore, the enlarged building would allow for the removal of external storage sheds and, therefore, the site would be more secure and less attractive to any criminal activity.

The proposal would therefore comply with Local Plan Policies BE 20, BE 21, BE 24 and London Plan Policies 7.3 and 7.6.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Whilst the size of the pavilion would be increased, the size of the bowls playing area would be maintained and, as such, it is not considered that the proposal would result in any significant intensification in the use of the site. It is therefore not considered that the proposal would result in any material increase in traffic generation or car parking demand.

The proposal would therefore comply with Local Plan Policies AM 7 and AM 13.

7.11 Urban design, access and security

Full height roller shutter would be installed to cover doorways when the site is not in use and it is considered that this would deter any vandalism or break in attempts.

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

The proposed extension would have step free access from the St. Martins Approach public car park which is nearby to the east. The main entrance door has a 0.9 metre wide clear level access opening to allow for ease of access by wheelchair users.

The submitted Design & Access Statement confirms that the extension would be built to 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 development.

7.14 Trees, landscaping and Ecology

There are mature trees to the rear of the site which are located on land which is also within the control of the applicant. The proposed extension would not require the removal or cutting back. Raft construction would be used so as to prevent potential damage to roots. A condition would be attached to any approval requiring all nearby trees to be protected from damage during construction works.

The extension would be built over a grass area and would involve the loss of a section of hedging. This hedging is considered to be a decorative feature and does not possess any demonstrable ecological value. The bulk of the hedging, which extends around the site perimeter, would be retained. The general verdant nature of the site would not be altered as

the building works would not compromise the bowling green and the extended terrace would be bordered by new edged by new planting beds and dwarf walls which would provide a continuation of the existing landscaping to the front of the building.

The proposal would therefore comply with Local Plan Policy BE 38.

7.15 Sustainable waste management

The proposed extension would not result in the need to provide additional waste storage or collection arrangements and would not obstruct the movement of any servicing vehicles.

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 is not located within either Flood Zone 2 or 3, nor are there any concerns over surface water drainage within the surrounding area. It is therefore considered that the proposed development would not be vulnerable to flooding.

7.18 Noise or Air Quality Issues

The proposal would maintain the existing use and would not result in any material increase in noise. Given that the proposal would not generate any significant increase in traffic, it is not considered that there would not be any harmful impact upon air quality.

7.19 Comments on Public Consultations

No comments received from members of the public.

7.20 Planning obligations

The extension would have a floor area of less than 100 m² and, as such, would not be liable to a CIL charge. It would not result in the need for any additional works or actions that would need to be secured by a Section 106 agreement,

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

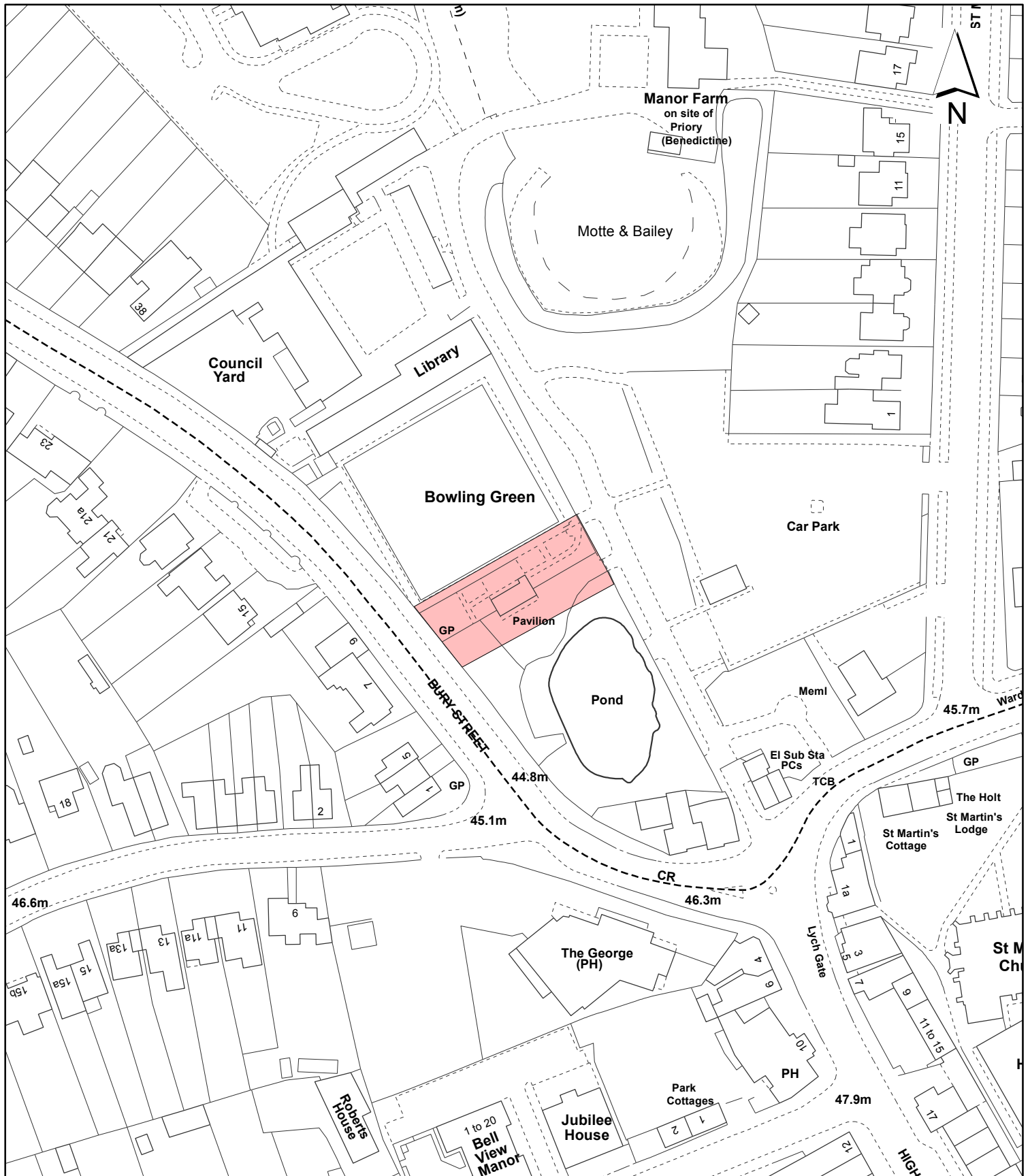
It is recommended that the application is approved, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (2016)
National Planning Policy Framework (NPPF)
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Ruislip Village Conservation Area Appraisal

Contact Officer: James McLean Smith

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Notes:

 Site boundary

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Site Address:

Ruislip Bowls Club

Planning Application Ref:

45220/APP/2017/3028

Planning Committee:

Major

Scale:

1:1,250

Date:

October 2017

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
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HILLINGDON
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