

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 12 GROVE WAY UXBRIDGE

Development: Details pursuant to condition 5 (Landscaping) of planning permission Ref: 71844/APP/2017/329 dated 19/05/2017 (Two storey side extension, single storey rear extension, conversion of roof space to habitable use to include 3 rear rooflights and 1 side rooflight and porch to front)

LBH Ref Nos: 71844/APP/2018/56

Drawing Nos: E101
P212

Date of receipt: 04/01/2018

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

The applications seeks approval of details pursuant to discharge conditions 5 (Landscaping) of planning permission Ref: 71844/APP/2017/329 dated 19/05/2017 (Two storey side extension, single storey rear extension, conversion of roof space to habitable use to include 3 rear rooflights and 1 side rooflight and porch to front).

The matter is reported to committee at the request of the Ward Councillor.

It is noted that the submitted plans do not reflect the details on site. The entire frontage is laid to hardstanding. With regard to the submitted plans the landscape officer has confirmed:

"The submission is unacceptable as it fails to provide sufficient detailed information, as specified in the landscape condition. Furthermore the the width of the planting strip next to bay 01 is insufficient to support plants. Although the table shows that 25% of the front garden space will be soft landscape, it will be ineffective and the hard surfacing provides space for up to five cars. Hard landscape details are required to include:

1. Details of the permeable paving product/construction.
2. Boundary details - materials/heights (and whether existing/proposed).

Soft Landscape Details are required to include:

1. Planted strips need to be approximately 900mm wide (minimum) to support plant growth.
2. Existing planting should be specified, by name.
3. Boundaries should be softened/hedge planting is recommended. Planting to be specified by name/size of container/quantities or density.

It is noted that the existing non-protected trees within the site have been recently felled and given this it is considered that the proposed landscape scheme should provide some softening of the harsh, hard landscaping that has occurred. The hard landscaping to the front of the site does not comply with the Council's adopted

Supplementary Planning Document HDAS: Residential Extensions, which requires a minimum 25% soft landscaping.

The submitted details, in terms of the provision of soft landscaping, details relating to the permeability of the paving and boundary treatment are not therefore considered satisfactory and the proposed would be to the detriment of the visual amenity of the street scene and the wider area and contrary to policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and adopted Supplementary Planning Document HDAS: Residential Extensions. The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The submitted details are not considered satisfactory and the proposed scheme would be to the detriment of the visual amenity of the street scene and the wider area, contrary to policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

1 **I59** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 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. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Contact Officer: Nicola Taplin

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Notes:

 Site boundary

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Site Address:

12 Grove Way

Planning Application Ref:

71844/APP/2018/56

Planning Committee:

Central & South

Scale:

1:1,250

Date:

February 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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