

Report of the Head of Planning, Transportation and Regeneration

Address GATEHURST GATE END NORTHWOOD

Development: Details pursuant to condition 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side)

LBH Ref Nos: 5761/APP/2018/886

Drawing Nos: Landscape Design Report

Date of receipt: 12/03/2018

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

The application seeks approval of details pursuant to discharge condition No. 7 (Landscape Scheme) of planning permission 5761/APP/2015/4374 dated 20/01/2016 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 (Variation of conditions 2 (Approved Plans) and 5 (Obscured Windows) of planning permission ref: 5761/APP/2012/1254 dated 05/07/2012 to revise the design of the proposal and allow the ground floor windows to be non-obscured (Part two storey, part single storey side extension, part two storey, part single storey rear extension to include 2 rooflights to rear, single storey side extension, conversion of roof space to habitable use to include 2 front rooflights and 3 side rooflights involving demolition of existing detached garage and car port to side).

A petition of objection has been received signed by 22 signatories raising the following concerns:

The Gateshill Residents Association Committee has agreed an approach which is to object to those applications which breach any of the London Borough of Hillingdon's guidelines or policies, or which do not accurately reflect ownership of the verges and crossovers for properties which adjoin the private road section of the estate. We wish to preserve and enhance the look of the estate, which is designated by LBH as an Area of Special Local Character, for the benefit of all our residents.

As you are aware, this application has been submitted as part of enforcement action taken by the council as the applicant paved over the frontage of his property in breach of condition 7 of both of his planning permissions. He also paved over land which he does not own, namely the verges and crossovers in front of his

property.

The Residents' Association has met with the applicant several times and is pleased that he has withdrawn his previous landscaping application and has submitted a much-improved landscaping design with an attractive proposed planting scheme. He has also taken action to remove some of the paving bricks and put back part of the verge.

We have one area of concern outstanding and that is the health of the TPO oak tree T22 on TPO 169. The applicant's arboriculturalist states that this tree has a remaining lifespan of over 40 years. This beautiful tree is situated in the front garden near the boundary with the neighbouring house, Ellesselle. It can be seen from neighbouring roads and makes a significant visible contribution to the character of the estate and the street scene.

Regrettably, most of its root system has been covered over with non-permeable bricks thus significantly reducing its access to water. This action is contrary to the applicant's stated intentions when planning permission was granted. This may lead to the tree dying and causing land heave which would damage the property."

Condition 7 (Landscaping).

The condition reads:

Prior to any hard or soft landscaping of the front garden area, a landscape scheme shall be 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

3. Schedule for Implementation

4.a Existing and proposed functional services above and below ground

4.b Proposed finishing levels or contours

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 BE13, BE38 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The Council's Landscape Officer has confirmed that the landscape masterplan and planting plan, supported by a plant schedule, is acceptable and as such no objection is raised to the details

The Landscape Officer is satisfied that the landscaping plan is acceptable and the

TPO tree can be protected.

It should be stressed that the Council is approving the submitted landscape plan and not the observations of what has occurred on site. If the plans are not complied with then the Council can consider the expediency of enforcement action.

The condition can therefore be discharged and the application is recommended for approval.

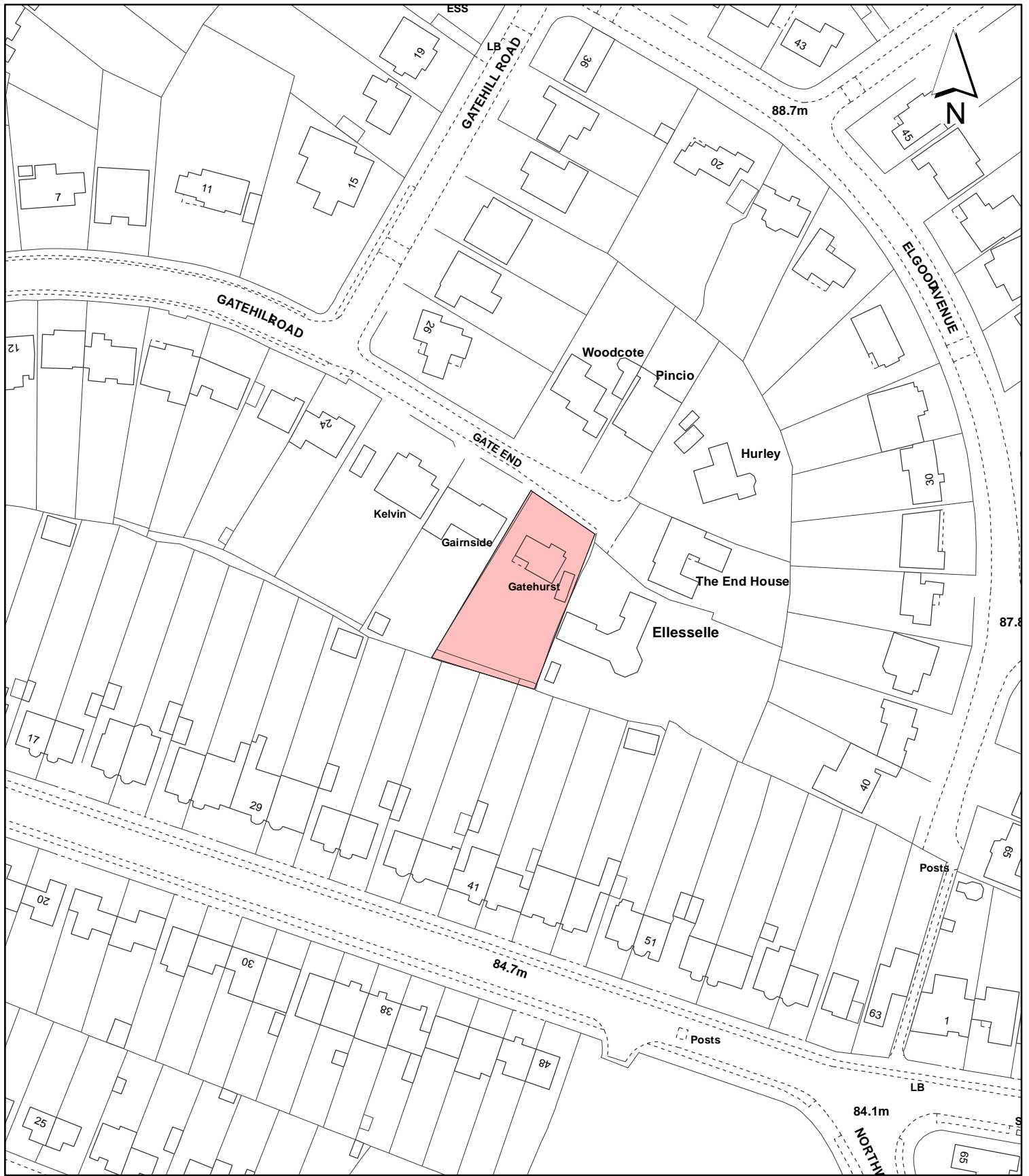
2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Gatehurst

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
5761/APP/2018/886

Scale:
1:1,250

Planning Committee:
North

Date:
July 2018

