

Report of the Head of Planning, Transportation and Regeneration

Address UXBRIDGE SPORTS CLUB PARK ROAD UXBRIDGE

Development: Erection of a new extension incorporating a new platform lift, DDA WC and small reception desk with all associated external works, additional internal alteration to include new ramp, new openings to allow access for the lift on two floors and access to allow access to female changing rooms.

LBH Ref Nos: 73873/APP/2018/2092

Drawing Nos: Design and Access Statement
2018/D156/P/05 Rev A
2018/D156/P/04
2018/D156/P/02
2018/D156/P/03 Rev A
2018/D156/P/06 Rev A
Location Plan

Date Plans Received: 05/06/2018 **Date(s) of Amendment(s):** 05/06/2018

Date Application Valid: 19/06/2018

1. SUMMARY

The application seeks full planning consent for a new extension, incorporating a new platform lift, DDA WC and a small reception desk accompanied by associated external works. The application also includes internal alterations to include a new ramp and openings which will all access to the new lift on two floors and access to the female changing room.

The proposed works have been designed to ensure the sports ground retains its architectural composition, functionality and is DDA compliant.

It is considered that the proposal would not have any significant impact on the openness of the Green Belt within this Major Developed Site. As such the application is 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, 2018/D156/P/06 Rev A, 2018/D156/P/03 Rev A, 2018/D156/P/04, 2018/D156/P/05 Rev A.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
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
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 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 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.

4 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

6 115 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 of Uxbridge Sports Club, formally known as Uxbridge Cricket Club. The Sports Club is a 1960's sports pavilion located north of the Grade II listed Uxbridge Lido and the separately listed Grade II north and south fountains, Entrance building

and Grandstand. The building is constructed of timber framing with varying level differences and no ramp access to the main pavilion.

The site is well screened with from both the public highway and surrounding buildings, with high trees surrounding the edges of the site which also features a modestly size access road/car park of its own.

The sports club overlooks the cricket ground which is current occupied by Middlesex Country Cricket Club and can hold up to 6000 spectators.

3.2 Proposed Scheme

This application seeks full planning consent for the construction of an extension to the east side of the building, incorporating a new platform lift, DDA WC and small reception desk. The existing shop will be removed and a new ramp constructed along with an opening to create access to female changing rooms. The proposal also includes the removal of the small existing plant bed to the front of the building and replacement of the existing paving.

The proposed extension would measure 10.4 metres in depth, 3.5 metres in width and would be characterised by a flat roof design measuring approximately 4.2 metres in height. The development would utilise materials such as thermal vertical cladding, timber clad double glazing and a power assisted door.

The proposed works have been designed to ensure the sports ground retains its architectural composition, functionality and is DDA compliant.

3.3 Relevant Planning History

Comment on Relevant Planning History

None Relevant

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.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

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
LPP 7.16	(2016) Green Belt
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed between 03-07-18 and 31-07-18. No responses were received.

Internal Consultees

The council's Urban Design Officer and Access Officer were consulted as part of this application neither of whom raised an objection to the proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the Green Belt. Accordingly, the proposal for an extension to the existing building is subject to the provision of Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Whilst the application site falls within a reasonable distance to the listed elements of the former Uxbridge Lido the development of this size and scale is not considered to impact the setting of those listed elements. The Council's Urban Design and Conservation Officer has been consulted and raised no objection to the proposed development.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

The proposal is not considered to have a detrimental impact on the Green Belt or surrounding area as discussed within the 'Impact on the character & appearance of the area' section of this report.

7.07 Impact on the character & appearance of the area

The application site falls within the Green Belt, characterised by a vast amount of open green space, an athletics track and two leisure related buildings. The design and scale of the extension is considered to be sympathetic and subordinate to the existing building and

would be well screened from the public highway and both the Hillingdon Athletics Ground and Hillingdon Leisure Centre, which are also fall within the Green Belt. It is therefore considered that the proposed extension in this position would harmonise with the character and appearance of the area.

There is no policy objection to the proposal, which would accord with Policies OL1, OL4 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the proposal would not harm the overall character or appearance of the existing building and surrounding area. Accordingly, the proposal would accord with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The sports club pavilion building which is to be extended is not readily visible from outside of the sports ground itself apart from the minimal views which can be seen when travelling East along Gattings way. It is further noted that the building is significantly set back from the highway and is also a significant distance from the neighbouring buildings.

The closest residential property is in excess of 150 metres south of the existing building and therefore it is considered that by virtue of its siting the proposed extension, would not have a detrimental affect on the visual amenities of any neighbouring buildings/properties. As such the proposal is considered to comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the Local Plan states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties. The size, scale and design of the extension is not considered to impact the character or amenities of the surrounding properties and no objection has been raised concerning these matters.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development would serve as an ancillary function to the sports club pavilion and has been designed to ensure the clubs facilities are DDA complaint. Whilst the proposal does include an minor increase in floor space, the scale of the proposed development and its design clearly demonstrate it is not to increase the use of the site, thus traffic generation and parking would not be an issue.

In terms of access arrangements, vehicles will gain access via Gattings Way and the existing parking arrangement will remain unchanged. It is not considered that there would be any impact on the surrounding highway network as a result of this development.

7.11 Urban design, access and security

The issues relating to design are addressed in the sections above and in the disabled access section below.

7.12 Disabled access

The scheme has been designed to ensure the sports club are DDA complaint, therefore the Council's disabled access officer has been consulted and provided the following comments

ACCESS OFFICER COMMENTS:

The Access Officer was involved the design inception stage, and has continued to be

actively involved in working at the design.

An excellent standard of accessibility would be achieved into this 1970s facility which is currently woefully inaccessible.

No amendments are deemed necessary and no further observations are required.

Conclusion: acceptable

7.13 Provision of affordable & special needs housing

No accessibility issues raised.

7.14 Trees, landscaping and Ecology

No accessibility issues raised.

7.15 Sustainable waste management

No accessibility issues raised.

7.16 Renewable energy / Sustainability

No accessibility issues raised.

7.17 Flooding or Drainage Issues

No accessibility issues raised.

7.18 Noise or Air Quality Issues

No accessibility issues raised.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

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 to this application.

10. CONCLUSION

The application seeks full planning consent for a new extension, incorporating a new platform lift, DDA WC and a small reception desk accompanied by associated external works. The application also includes internal alterations to include a new ramp and openings which will all access to the new lift on two floors and access to the female changing room. It is considered that the proposal would not have any significant impact on the openness of the Green Belt.

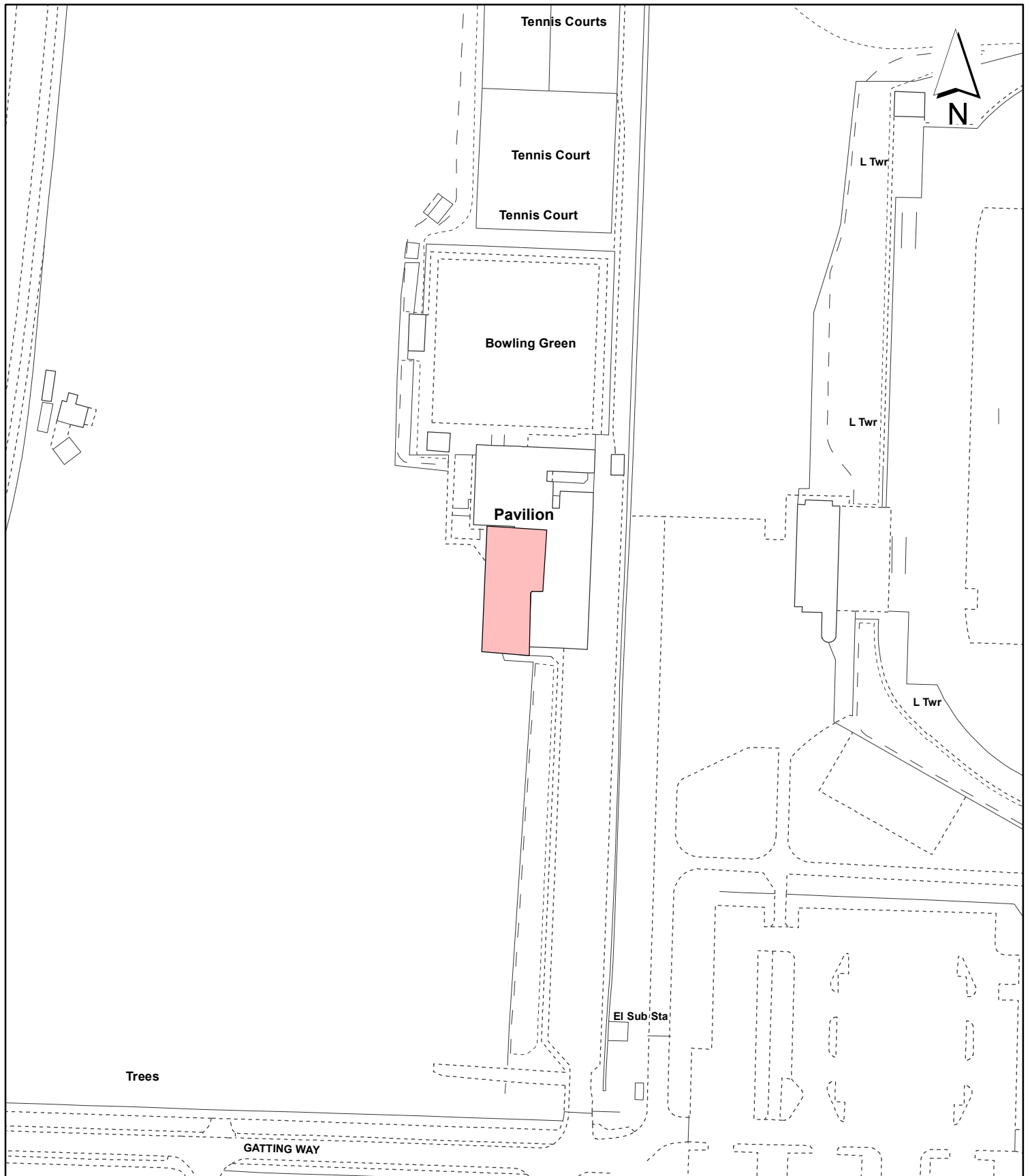
The proposed works have been designed to ensure the sports ground retains its architectural composition, functionality and is DDA compliant. The sports club has expressed a strong need to adapt its facilities to meet the requirements of its members, including those who require the use of a platform lift. The Council's Access Officer has raised no objection to the proposal nor has an objection been received following public consultation. As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Christopher Brady

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Uxbridge Sports Club
 Park Road
 Uxbridge**

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

Planning Application Ref:

73873/APP/2018/2092

Scale:

1:1,250

Planning Committee:

Major

Date:

July 2018



HILLINGDON
 LONDON