

Report of the Head of Planning, Transportation and Regeneration

Address 101 & 103 MANOR WAY RUISLIP

Development: Single storey rear extension, alterations to elevations and change of use from use class A1 to use class B1(a).

LBH Ref Nos: 53974/APP/2018/1380

Drawing Nos: 120 P3
110 P3
101 P2

Date Plans Received: 13/04/2018

Date(s) of Amendment(s):

Date Application Valid: 24/04/2018

1. SUMMARY

The proposal involves change of use from a retail unit to Class B1 Offices together with alterations to the shopfront and a single-storey rear extension with car parking. The site is not within an identified parade of shops and this is the last remaining retail unit, all others having been converted to other uses over time. The proposed change of use is considered to be acceptable. It will bring a closed shop into active use. The change to the shopfront is modest and the rear extension is considered to be proportionate and would not harm the residential amenities of occupiers above the unit. It is recommended for conditional approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 120 P3

REASON

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

3 NONSC Non Standard Condition

Prior to occupation a scheme shall be submitted to and approved in writing by the Local Planning Authority showing details of refuse storage for the proposed development. Such details once approved shall be implemented prior to first occupation and retained as such.

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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

4 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be occupied until details of covered and secure cycle storage for at least three cycles has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

5 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony or for storage of materials or installation of plant or machinery without the prior written agreement of the Local Planning Authority

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (November 2012).

6 COM25 Loading/unloading/deliveries

There shall be no loading or unloading of delivery vehicles outside the hours of 0700 and 2300, Monday to Saturday. There shall be no deliveries on Sundays or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the 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 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 I18 Storage and Collection of Refuse

Refuse storage - The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot -

Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

3 147 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).

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

Environmental Health - Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer. At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible. No waste materials should be burnt on site of the development hereby approved.

6 **170** **LBH worked applicant in a positive & proactive (Granting)**

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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is on the Northern side of Manor Way within a small parade of former shops. No other shop unit remains. It comprises a two storey mid-terrace property. It is formed of two units which have at some time been formed into a single shop. The unit's last known use was as Class A1 retail (Convenience store) at ground floor with residential above. It is currently closed.

The site situated the just outside of the Northern end of the Ruislip Manor Town Centre. The site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal involves change of use of the ground floor of the unit from retail to Class B1 Offices together with a single storey flat roofed rear extension with revised parking and access arrangements. The proposed extension would be 11.8m wide, 2.85 m high to the flat roof (with parapet walls up to a height of 3m) and between 5.4m and 8.6m deep.

The submitted drawings show revised parking and servicing arrangements to the rear of the premises. The upper floor flats do not have any existing parking spaces on the site. The proposed changes to the front elevation include the creation of separate dedicated entrances to the upper floor flats which currently have a shared access at the rear.

3.3 Relevant Planning History

1074/G/86/1628 101 Manor Way Ruislip

Change of use to Office use sq.m.(P)

Decision: 10-12-1986 Approved

1074/H/96/0285 101 Manor Way Ruislip

Erection of a single storey rear extension and alterations to shopfront

Decision: 02-04-1996 Approved

1074/L/97/0887 101 Manor Way Ruislip

Installation of a rear dormer window and erection of a detached garage at rear

Decision: 06-10-1997 Refused

1074/M/97/2139 101 Manor Way Ruislip

Installation of a rear dormer

Decision: 24-02-1998 Approved

1074/N/99/3111 101 Manor Way Ruislip

Erection of a 1 x 6-sheet double sided, free standing sign.

Decision: 28-09-1999 Refused

Comment on Relevant Planning History

No 101 received planning permission in 1986 for change of use to offices. (1074/G/86/1628). It does not appear that this was implemented as the last known use was retail.

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

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
BE28	Shop fronts - design and materials
BE5	New development within areas of special local character
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
LPP 6.13	(2016) Parking

LPP 6.3	(2016) Assessing effects of development on transport capacity
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 4	NPPF-4 2018 - Decision-making
NPPF- 6	NPPF-6 2018 - Building a strong, competitive economy
NPPF- 7	NPPF-7 2018 - Ensuring the vitality of town centres
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport
LPP 6.9	(2016) Cycling

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were notified on 27/04/2018 and a site notice was displayed on 01/05/2018.

By the end of the consultation period no objections or comments were received.

Internal Consultees

TREES & LANDSCAPE

No objections.

EPU

No objections but recommends an informative relating to hours and method of construction.

HIGHWAYS

Site Characteristics

The site is located just outside the perimeter of Ruislip Manor minor town centre in Ruislip. The public transport accessibility level (PTAL) is rated at a level of 2 and is considered below average.

Appraisal

There are no specific concerns with this CoU from A1 to B1(a) due to the small scale of the proposal and the existing retail/commercial mix of the adjacent minor town centre which is likely to contribute to comparable trips to the site given the established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts. An on-plot parking space is depicted at the rear of the premises which, although not ideally situated, is considered acceptable as under the Saved UDP policy standard there would be a requirement for a single on-plot space to be provided.

The only other parking requirement is related to providing 3 cycle spaces for the CoU in order to conform to the Council's adopted cycle parking standard which has not been demonstrated as part of the submission but can be secured via planning condition.

Conclusion

The application has been reviewed by the Highway Authority which is satisfied that the proposal

(subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development is to be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA. In this regard the site is located outside of the Ruislip Manor Town Centre boundary. It is not an identified local parade and it is the only unit that currently has an authorised Class A1 use, albeit that this ceased at some unknown time. It is not within an identified centre or parade to which policies S6 or S7 of the Local Plan Part 2 do not apply. On that basis, the change of use can be considered on its own merits.

7.02 Density of the proposed development

Not applicable

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

Not applicable

7.04 Airport safeguarding

Not applicable

7.05 Impact on the green belt

Not applicable

7.07 Impact on the character & appearance of the area

Within the Hillingdon Local Plan (November 2012), Policies BE13 and BE19 seeks to ensure that new development complements or improves the quality of the surrounding character area and street scene. Whilst the application property is located in a parade of similar properties, the proposed development would not materially alter the principle elevation of the property above ground floor. The shopfronts on this parade display a variety of designs and the overall appearance of the altered shopfront is not inconsistent with the overall appearance of the parade.

Furthermore, there are a variety of extensions and structures erected to the rear of the properties within this parade of shops and there is no coherent or consistent design.

As such, the rear of this parade of such shops is not considered to be of any particular visual merit. Whilst the proposed development seeks to extend to a depth of 8.0 m and 3.0 m high with a flat roof, this extension would not appear overly dominant given what is found on the surrounding properties and taking into account removal of outbuildings. The overall result will be a simplification and tidying of the rear of the property.

7.08 Impact on neighbours

A Class B1 office is a use that by definition can be carried out in any residential area without detriment to the amenity of that area; see Part B to the Schedule to the UCO 1987. The use of the ground floor premises as a Class B1 office would not therefore result in any harm to the residential amenities of occupiers of the residential units over the proposed use.

Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) seeks to ensure that the amenity of the occupiers of adjoining or neighbouring properties are not negatively affected by a development by reason of a material loss of outlook, loss of daylight, over-shadowing or over-dominance.

On the ground floor the proposed extension would adjoin the commercial property. Whilst there are residential properties located on the first floor of this parade of units, the proposed development would not confer any harmful impact upon the occupiers of these properties. It is however recommended that a condition be imposed restricting any access to the roof of the extension for purposes other than maintenance.

7.09 Living conditions for future occupiers

Not applicable

7.10 Traffic impact, car/cycle parking, pedestrian safety

Highways and Traffic comments -

Site Characteristics

The site is located just outside the perimeter of Ruislip Manor minor town centre in Ruislip. The public transport accessibility level (PTAL) is rated at a level of 2 and is considered below average.

Appraisal

There are no specific concerns with this CoU from A1 to B1(a) due to the small scale of the proposal and the existing retail/commercial mix of the adjacent minor town centre which is likely to contribute to comparable trips to the site given the established use attractions. This would inherently reduce the potential for any new vehicular activity generated by the proposal. Even if this were not to be the case, the small scale of the proposal limits the potential for measurable detrimental highway related impacts. An on-plot parking space is depicted at the rear of the premises which, although not ideally situated, is considered acceptable as under the Saved UDP policy standard there would be a requirement for a single on-plot space to be provided.

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Conclusion

The application has been reviewed by the Highway Authority which is satisfied that the proposal (subject to the recommended cycle provision and condition) would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

7.11 Urban design, access and security

The proposed external changes are modest. The rear extension is appropriate to the character of the area and the changes to the shopfront are not significant

7.12 Disabled access

The proposal incorporates level access to the front and rear elevations

7.13 Provision of affordable & special needs housing

Not applicable

7.14 Trees, Landscaping and Ecology

No issues are raised

7.15 Sustainable waste management

Not applicable

7.16 Renewable energy / Sustainability

Not applicable

7.17 Flooding or Drainage Issues

Not applicable

7.18 Noise or Air Quality Issues

For similar small scale office uses the Council has not sought to control hours of use, but has imposed delivery hour restrictions. HGV office supplies deliveries can be the principle course of noise disturbance for B1 office uses. A condition is imposed to control delivery hours to avoid anti-social hours given residential uses above.

7.19 Comments on Public Consultations

No objections or comments were received.

7.20 Planning Obligations

Not required

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

None

10. CONCLUSION

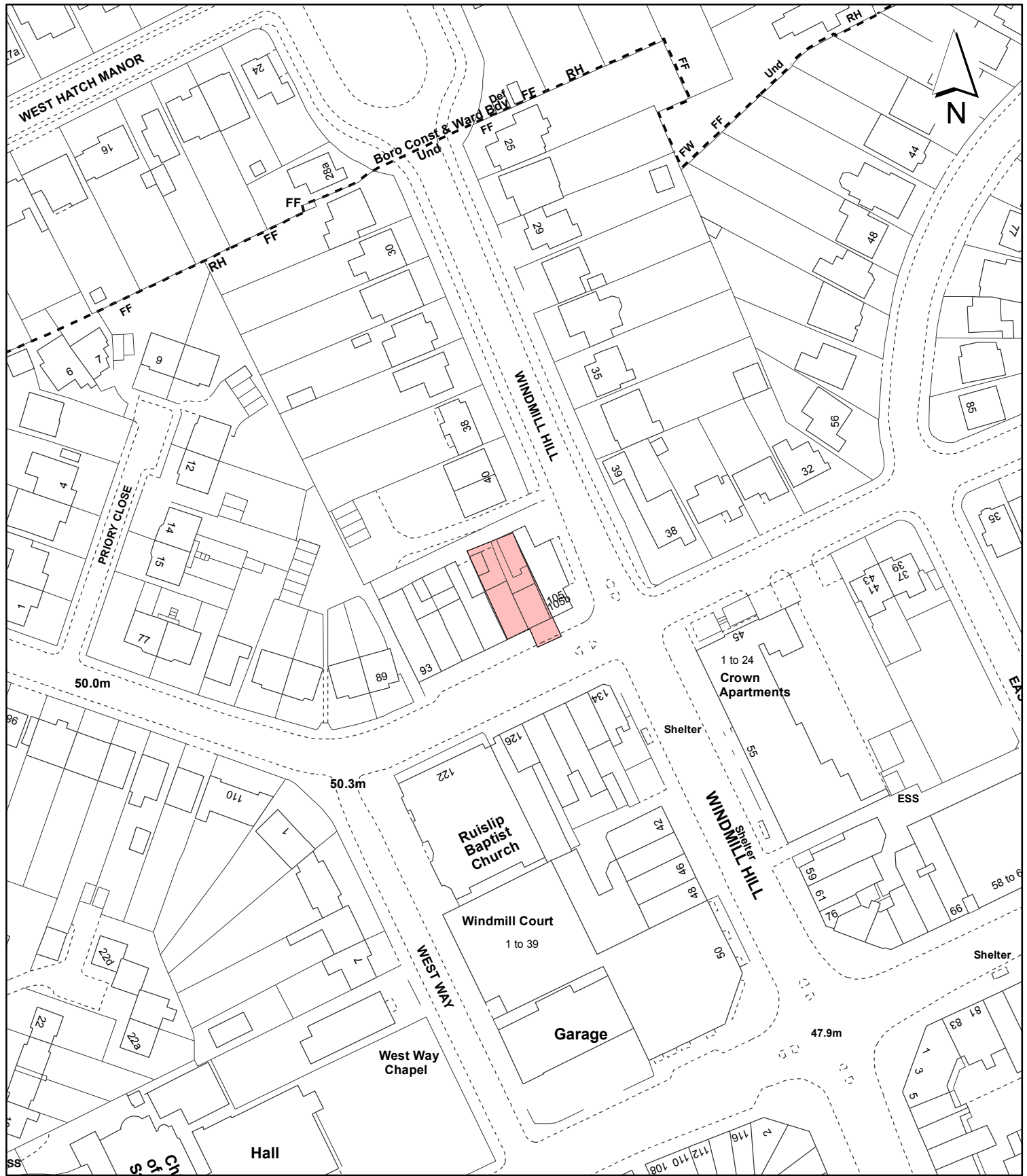
The proposal involves change of use from a retail unit to Class B1 Offices together with alterations to the shopfront and a single-storey rear extension with car parking. The site is not within an identified parade of shops and this is the last remaining retail unit, all others having been converted to other uses over time. The proposed change of use is considered to be acceptable. It will bring a closed shop into active use. The change to the shopfront is modest and the rear extension is considered to be proportionate and would not harm the residential amenities of occupiers above the unit. It is recommended for conditional 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)
Accessible Hillingdon SPD
HDAS Shopfronts July 2006

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**101 and 103 Manor Way
Ruislip**

Planning Application Ref:

53974/APP/2018/1380

Planning Committee:

North

Scale:

1:1,250

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
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