

## Report of the Head of Planning & Enforcement Services

**Address** 111 WEST END ROAD RUISLIP MIDDX

**Development:** Installation of vehicular crossover to front.

**LBH Ref Nos:** 63665/APP/2010/1034

**Drawing Nos:** Location Plan to Scale 1:1250  
VCDK137822 Received 23rd June 2010

**Date Plans Received:** 06/05/2010                      **Date(s) of Amendment(s):** 23/06/2010

**Date Application Valid:** 20/05/2010

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the east side of West End Road and comprises a semi-detached bungalow. There is a footway and small grass verge in front of the property and a leylandii conifer in close proximity to the site, but situated within the boundaries of the adjoining property. The street scene is residential in character and appearance comprising and the application site lies within developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application, as amended, seeks planning permission for the installation of a crossover to the front of the dwelling. The crossover has been amended and moved to a more central position at the site to ensure satisfactory visibility is provided.

#### 1.3 Relevant Planning History

63665/APP/2008/984                      111 West End Road Ruislip Middx

CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING CONSTRUCTION OF SIDE AND REAR DORMERS (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

**Decision Date:** 14-05-2008                      Refused                      **Appeal:**

#### Comment on Planning History

None

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

#### EXTERNAL:

10 adjoining owner/occupiers and the Ruislip Residents' Association consulted, one letter received objecting to the proposal on the following grounds:

- i) The proposal will reduce the on-street parking available to resident of Ruislip Court, on West End Road, where currently permit parking is not available;
- ii) Notification of the application was not received and a site notice was not properly displayed;
- iii) Work is continuing on the site prior to the expiry of the consultation period;
- iv) Approval of the application could be perceived as an unfair advantage to a councillor when existing residents have lived longer in the area and would not be able to park close to their own residence.

Officer Comments: Point (i) this is covered in the main report; Point (ii) Adjoining occupiers were consulted by letter and there is no legal requirement to display a site notice; Point (iii) Work in connection with the proposal under consideration does not appear to have commenced; and Point (iv) The application has been considered on its own merits and against the Council's policies and standards. The identity of the applicant is irrelevant.

#### INTERNAL:

Highways Officer:

The proposals are acceptable subject to the following conditions and informatives being applied:

#### Conditions

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. The use of the land for vehicle parking shall not be commenced until the means of vehicular access has been constructed in accordance with the approved plans.
3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

#### Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
2. The applicant is advised to contact the Council's Highways Team in respect of the

construction of the vehicle crossover.

Trees and Landscape Officer: No objection.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

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.
HDAS	Residential Extensions - Section 11.0

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration are impact on street scene and highway safety.

Highway safety

The proposed crossover, in terms of its width and position is considered to be acceptable and would allow sufficient visibility to comply with Council standards. There would be access to one parking space which in terms of its size and layout complies with Council standards.

The proposed crossover would result in the loss of one on-street parking space. However, at present the applicant parks on-street. The loss of one on-street space would be compensated by the gain in an off-street space, thus there would be no net loss of parking and the precedent of vehicle crossovers on this stretch of West End Road is well established. Furthermore, there are no parking restrictions in the vicinity of the site and sufficient on-street space would still be available.

The Council's highways officer does not object to the application and considers the proposal to be acceptable.

Street scene

Policies BE13 and BE19 of the UDP saved policies September 2007 refer to the importance of development not being detrimental to the character of the area and the Council's Supplementary Planning Document (SPD) HDAS: Residential Extensions, section 11 provides further guidance on front gardens and parking. At Paragraph 11.2 the SPD states that in altering the parking layout at least 25% of the front garden should be maintained for planting and soft landscaping. The proposal would retain approximately 70% of the frontage area for planting/soft landscaping. The proposal is considered to comply with policies BE13 and BE19 of the UDP saved policies September 2007.

## 6. RECOMMENDATION

### APPROVAL subject to the following:

**1** HH-T8 Time Limit - full planning application 3 years

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** HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3** NONSC Non Standard Condition

The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter.

REASON

To ensure that the vehicular access and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** NONSC Non Standard Condition

The use of the land for vehicle parking shall not be commenced until the means of vehicular access has been constructed in accordance with the approved plans.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** NONSC Non Standard Condition

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

- 1 It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.
- 2 The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

### Standard Informatives

- 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 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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
 

**Policy No.**

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.
HDAS	Residential Extensions - Section 11.0
- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 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 - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with

British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.


- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** James Stone

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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London Borough of Hillingdon  
100019283 2009

Site Address	
<b>111 West End Road Ickenham</b>	
Planning Application Ref:	Scale
<b>63665/APP/2010/1034</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b>	<b>July 2010</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



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