

Report of the Head of Planning & Enforcement Services

Address RUISLIP NURSING HOME, 173 WEST END ROAD RUISLIP

Development: Single storey side extension and part single storey, part two storey rear extension, involving demolition of existing conservatory to rear and staff room to side.

LBH Ref Nos: 19817/APP/2010/1703

Drawing Nos: Block Plan to Scale 1:500
Photographs x 3
CS/HC/04
CS/HC/05 Rev. A
CS/HC/12
CS/HC/11 Rev. A
CS/HC/07
Un-numbered Proposed Ground Floor Plan
Un-numbered Proposed First Floor Plan
Un-numbered Second Floor Storage Area
Un-numbered Proposed Front and Rear Elevations
Un-numbered Proposed Side Elevations
Un-numbered Existing/Proposed Parking Layout
Un-numbered Proposed Roof Plan
Design and Access Statement
Planning Statement
Transport Assessment and Travel Plan
Location Plan to Scale 1:500

Date Plans Received: 26/07/2010

Date(s) of Amendment(s):

Date Application Valid: 02/08/2010

1. SUMMARY

This application relates to an existing residential care home situated within a residential area. The application seeks permission for a part 2 storey part single storey rear extension, together with a single storey side extension, to provide additional accommodation for 7 patients.

It is considered that the design of the proposal is acceptable and that any loss of residential amenity has been satisfactorily addressed and would not be materially different from the existing site circumstances such as to warrant the refusal of planning permission on these grounds alone. As such the proposal is considered to comply with all relevant policies contained in the UDP (Saved Policies September 2007) and therefore the proposal is recommended for Approval

2. RECOMMENDATION

APPROVAL subject to the following:

1 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 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on both sides and the rear boundary of the site, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage facilities have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of 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 3C of the London Plan. (February 2008).

6 NONSC Deliveries and collections

Deliveries and collections (including private waste collection) shall be restricted to 0800 to 1800 on Monday to Friday and 0800 to 1600 on Saturday. No collections or deliveries shall be allowed on Sundays, Bank or Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7 NONSC Air extraction systems

No air extraction system or any other plant or machinery shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

8 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

9 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development

Plan Saved Policies (September 2007).

10 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, No site clearance works or development shall be commenced until the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall

include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in

accordance with Policies AM13/R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3 I1 **Building to Approved Drawing**

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 I3 **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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 15 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 Property Rights/Rights of Light

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.

7

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two-storey nursing home, centrally located on the site with a detached storage building to the southeast side of the principal building. Two access points provide an in and out access arrangement for vehicles to and from West End Road. 16 car parking spaces are presently provided within the site. Landscaping in the form of shrubs and hedges is provided along each boundary and there is a lawn to the rear. To the northwest are two storey semi-detached dwellings fronting West End Road and Northdown Close. To the east is the access strip and the rear gardens of two storey terrace properties fronting Cornwall Road. To the southeast are the rear gardens and two-storey terraced houses fronting Torrington Road. The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September

2007).

3.2 Proposed Scheme

Planning permission is sought for extensions and alterations to the existing building, resulting in a part two storey part single storey rear extension (involving the demolition of the conservatory to the rear and staff room to the side).

The existing building comprises two main buildings finished with hipped roof structures, which are linked together with a two-storey flat roof element. The existing building has single storey elements to the side and rear.

The proposal would result in a fully integrated two storey rear extension, finished with a pitched and hipped roof running back from the main front roof. The conservatory to the rear would be removed and replaced with a single storey extension that would match the existing single storey side (north west) extension and this would be wrapped round the building south east side.

The two storey element of the existing building would be increased by an additional 4m to the rear, although the whole rear element would be re-roofed to provide a fully integrated addition. To the rear a further single storey addition would be added increasing the footprint to 33.9m deep (it is currently 30.4m deep). The single storey rear extension would be wrapped round the south east elevation and would add an additional 4.4m, however it should be noted this side addition would be set back from the front elevation by 9m and would result in an outbuilding (albeit with a smaller footprint) in this location being removed.

3.3 Relevant Planning History

19817/AA/93/0288 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a detached store (amendment to planning permission ref:19817Y92/724 dated 24.7.92) (retrospective application)

Decision: 07-07-1993 Approved

19817/AB/94/0793 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a rear conservatory

Decision: 01-03-1995 Approved

19817/AC/95/1743 Ruislip Nursing Home, 173 West End Road Ruislip
Erection of a Victorian style glazed main entrance canopy

Decision: 13-02-1996 Approved

19817/APP/2004/1668 173 West End Road Ruislip
ERECTION OF 16 TWO-BEDROOM RESIDENTIAL FLATS IN TWO BLOCKS WITH ASSOCIATED ACCESS AND CAR PARKING (INVOLVING DEMOLITION OF EXISTING NURSING HOME) (OUTLINE APPLICATION)

Decision: 26-08-2004 Refused

19817/APP/2008/1975 173 West End Road Ruislip

PROVISION OF ADDITIONAL (SECOND) FLOOR INVOLVING CONSTRUCTION OF NEW MANSARD ROOF INCORPORATING SIX DORMER WINDOWS ON SOUTH-WEST ELEVATION AND THREE DORMERS ON NORTH-WEST ELEVATION, INSTALLATION OF LIFT SHAFT TO MAIN BUILDING AND SINGLE STOREY EXTENSION TO STAFF/STORE BUILDING AND ERECTION AN EXTERNAL STAIRCASE

Decision: 22-12-2008 Refused **Appeal:** 06-10-2009 Part Allowed

19817/F/85/0049 173 West End Road Ruislip

Change of use from residential dwelling house to nursing home.

Decision: 19-03-1985 Approved

19817/G/85/1614 173 West End Road Ruislip

Erection of a two storey rear extension.

Decision: 15-11-1985 Approved

19817/H/86/0087 173 West End Road Ruislip

Single storey extension.

Decision: 13-02-1986 Approved

19817/M/86/0841 173 West End Road Ruislip

Demolition of a single storey rear extension and erection of new single storey extension.

Decision: 18-06-1986 Approved

19817/Q/87/0144 173 West End Road Ruislip

Erection of ground and first floor rear extensions to nursing and res. home, reten. of vehicle access

Decision: 03-07-1987 Approved

19817/W/87/2288 173 West End Road Ruislip

Modification to approved extn;i.e additional first floor extn & pitched roof to ground floor extn.

Decision: 12-02-1988 Approved

19817/X/88/2361 173 West End Road Ruislip

Retention of a side entrance porch

Decision: 25-01-1989 Approved

19817/Y/92/0724 173 West End Road Ruislip
Erection of a detached store

Decision: 24-07-1992 Approved

Comment on Relevant Planning History

The site gained permission to be used as a nursing home in 1985 (19817/F/85/0049) and since that time, a number of applications involving side and rear extensions and refurbishment works have been approved.

An outline application (19817/APP/2004/1668) was refused in 2004 for the erection of 16 2-bedroom residential flats, comprising 2 blocks (involving the demolition of the existing nursing home).

A full planning application (19817/APP/2008/1975) was refused in 2008 for the construction of an additional floor on the building comprising a mansard roof with 9 dormer windows and lift shaft to the main building and a single storey extension to the staff/storage building. This decision was subject to an appeal, where the inspector part allowed (in respect of the single storey extension to the outbuilding) and part dismissed (in relation to the proposed works to the main building) the appeal.

In his considerations, the inspector found that, insofar as it related to the main building, the design of the proposal would be harmful to the character and appearance of that building and the wider area. Also that, the development would be harmful to the living conditions of the occupiers of Nos. 39-43 Northdown Close in terms of privacy and 175 West End Road and 39-43 Northdown Close in terms of outlook.

The current scheme has been redesigned to try and overcome these issues and has been subject to pre-application discussions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| 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. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |

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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

36 neighbours and interested parties were consulted and 5 responses have been received, which made the following comments:

1. This would be an overdevelopment of the site, that already dominates our views from our back garden and rear windows;
2. The proposal will further spoil our views and add to the eye sore;
3. This building is creeping closer and closer to our and our neighbours back gardens;
4. This building has been increased from a beautiful nursing home into a building of gigantic proportion;
5. I have opposed various applications on this site, but when substantial applications get rejected it appears a number of smaller applications get approved until the final result of a huge extension is finally achieved;
6. Please clarify if the home is being used as a nursing home and that it won't be changed into flats in the future. I often hear children running around and I am unsure of the current use;
7. We are concerned with the increase of residents at the home, due to the associated delivery vehicles, occasional shouting of residents, staff smoking near our boundaries and the disturbance this causes, there is a generator run during the night which is clearly audible from our house;
8. We are concerned that with more residents, services will increase and the current issues will be exacerbated.

Thames Water: There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Internal Consultees

Trees and Landscape Officer:

The site is not covered by a TPO, nor inside a Conservation Area. The front of the site consists of a large area of hard standing for car parking with mature shrubs along the borders. The rear of the site has small grassed area with conifer hedging and ornamental plants.

There is little scope for improving the landscaping in the front of the site, although the few gaps in the shrub border could be planted with new shrubs. However the rear garden is likely to be damaged during the construction of the proposed extensions and, therefore, provision should be made for improvements to the rear garden after construction. To this end, a landscape scheme should be submitted and should include paths, areas of shrub planting and also a small/medium tree in the northern corner to help mitigate the visual impact of the extension (in this case, I would recommend a Silver Birch). Furthermore, the conifer trees on the rear, northern boundary of the site provide an effective screen and should be protected during development. Additionally, there is an early mature Oak tree in the rear garden of 1 Cornwall Road that overhangs the site slightly, however the applicant has a common law right to cut back the branches/roots to the boundary line and this will have little impact on the tree's health or visual amenity.

Therefore, taking into account the above comments and subject to conditions TL1 (species, position, location/type of fencing), TL2, TL3 (amended to remove section asking for detailed drawings), TL5 (details of new tree) and TL6, this scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Conservation and Urban Design Officer:

This is a substantially altered, late 19th Century farmhouse. It is a two storey gold brick building with red brick dressings and gauged brick surrounds to windows and arched door entrance. The building is included in the Local List of buildings of architectural or historic importance. The building has been extended in the past in an ad hoc basis. The extensions do not sit together and do not appear sub-ordinate to the main building. The current scheme proposes a roof extension to the existing flat roof section of the extension and a single storey extension to the side and rear, replacing the existing outbuilding and conservatory. Whilst not ideal, this would consolidate the existing extensions and would give a more coherent appearance to the building. It is therefore acceptable. The single storey extension is proposed to be finished with a dummy pitch roof. Whilst not ideal, this would be acceptable in this instance, as the site already has a flat roof extension. It is felt, however, that the proposed roof lanterns to the rear are very large. These should be replaced by more suitable roof lights and should be lower in height. If required, a ridge tile detail to the rear section of the roof would hide the slight projection of the roof lights.

CONCLUSION: Acceptable, roof lights to be revised as above. All materials to match existing and should be conditioned.

Officer comments: Revised plans have been received which has removed the roof lanterns from the proposal.

Access Officer: In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS8300; 2009.

The following observations are provided:

1. Accessible parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009.
2. It is unclear whether the proposed new bedrooms would be ensuite and whether those facilities

would be designed in accordance with BS 8300:2009.

3. Should it be the case that are not proposed, it is considered that an insufficient number of bathrooms, particularly at ground floor level, have been provided. As a general guide, 1 assisted bath (or assisted shower provided this meets residents needs) to 8 service users should be provided. Details of the internal layout and specification should be submitted, including the legislation or guidance that has informed the design of all bathroom types. Reference to BS8300:2009.

4. Floor gully drainage should be provided in all bathrooms where showers are to be provided.

5. A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

6. Given that the proposal seems to indicate that a larger lift will be incorporated into the scheme as part of the proposed works, the opportunity should be taken to upgrade the lift so that it may be used during a fire evacuation.

7. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

8. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employers duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion: On the basis that the above detail can be clarified and shown on plan and within a revised Design & Access Statement, as relevant, I would have no objection to the proposal. The relevant details should be requested, prior to any grant of planning permission.

Officer Comments: These comments were forwarded to the applicants agent and additional information has been received which is considered to address these issues.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for community and Health Services as acceptable in principle provided they comply with other policies in the plan. The proposal would not conflict with other policies within the UDP (Saved Policies September 2007) and therefore is acceptable in principle.

7.02 Density of the proposed development

Not applicable to this application

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

This is a, substantially altered, late 19th Century farmhouse. It is a two storey gold brick building with red brick dressings and gauged brick surrounds to windows and arched door entrance. The building is included in the Local List of buildings of architectural or historic importance. As such the Conservation Officer comments that the building has been

extended in the past in an ad hoc basis and these extensions do not sit together and do not appear sub-ordinate to the main building. The current scheme proposes a first floor extension to the existing flat roof section of the extension and a single storey extension to the side and rear, replacing the existing outbuilding and conservatory. Whilst not ideal, this would consolidate the existing extensions and would give a more coherent appearance to the building. It is therefore considered acceptable. The single storey extension is proposed to be finished with a dummy pitch roof, and again whilst not ideal, this would be acceptable in this instance, as the site already has a flat roof extension.

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

With regard to the design and appearance of the side extension, Policy BE22 states that this type of extension should be set away a minimum of 1 metre from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties and the proposal would comply with this advice.

The character of the surrounding area is predominantly of houses (semis and terraced) with pitched roofs. The existing building is an attractive building and whilst detached and with a greater setback from the road than adjoining properties, has a similar roof design to those of the neighbouring properties. Its shallow pitched roof not only makes its large bulk less intrusive in the street scene but also less dominant on adjoining properties.

The previously refused scheme showed the introduction of a mansard roof which was considered incongruous by reason of its overall size, height, length of projection and by the fact it was introducing a mansard that was out of character and proportion with the existing roof form and that of any of its neighbours. In visual terms the current scheme is considered altogether more sympathetic by avoiding the introduction of the mansard roof, achieved by retaining, and simply continuing to the rear, the existing two storey hipped form found on the back element of the existing building.

In contrast to the previously refused scheme the avoidance of dormers in the side elevations aids a reduction in the scheme's visual intrusion and overdominance to neighbours. The lack of any additional windows on the proposed first floor extension does not present any design issues nor does the formation of 1 additional window and the relocation of another window on the first floor rear elevation to create 3 symmetrically set windows, appear out of character with that of the original building or the character of the wider neighbourhood.

The proposed 6 metre deep single storey rear element (partly occupying the location of an existing conservatory) with a set of 4 French doors to the rear elevation is considered acceptable in design terms. The proposed single storey extensions on the north west elevation and south east elevations replicate in form the existing extension found on the north west side of the building and are considered acceptable in terms of intergating with the existing building, its existing scale, proportions and roof height. In summary the set of proposed extensions comply with Policies BE13, BE19, BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Hillingdon Design and Accessibility Statement (HDAS): Residential Extensions provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space and that a 15m setback should be maintained to the rear of surrounding properties.

The properties fronting Cornwall Road and Torrington Road would exceed these minimum distances and therefore the proposal would not have an adverse effect on their residential amenities. The existing two-storey building is sited 12.5m from the rear of Nos. 41, 41a, 43 and 43a Northdown Close. These properties have rear habitable room windows facing the existing two-storey structure of the application property. Therefore, the existing residential care home is already within the minimum 15m distance from these properties and the proposal would not result in development any closer to them. With regard to the amenities of Nos. 39 and 39a Northdown Close, the two storey extension would result in a projection covering half the width of their rear elevation, however, this additional projection would be in front of a bathroom and kitchen window and whilst it would not meet the recommended 15m distance requirement, it would be 14.5m, it is not considered that this shortfall (0.5m) would warrant the refusal of planning permission on these grounds alone or result in a material loss of residential amenity. It should also be noted that there is also a partial landscape screen on the boundary. As such, the proposal is considered to comply with Policy BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 deals with development which has the potential to cause noise annoyance. The site comprises an established residential care home and it is not considered the existing site situation would materially worsened should this proposal receive consent. Therefore, the proposal is considered to accord with policy OE1 and OE3 of the UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

The SPD: Residential Layouts: Section 4.9 states, each habitable room should have an outlook and source of natural light and the proposal would comply with this advice and with Policy 4A.3 of the London Plan (2008).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site has 11 standard parking spaces and 2 disabled bays currently provided on the site and this would not be altered by the proposal. Cycle storage facilities would be provided to the side of the building.

The current application would result in an increase of 7 residents (although these would not drive or own vehicles). The additional residents would require 2 additional staff (one for each shift), and it is estimated that this could result in 2 additional visitors at any one time.

The previous application sought to increase the number of residents by 9, the highways impact of this was considered at appeal and the inspector concluded that given the small scale potential increase in parking demand as a result of the proposal the existing parking at the site would be sufficient to serve the additional accommodation created by the

extensions. Furthermore the scale of the increase in patient provision would be small and would be unlikely to cause a significant increase in traffic generation from the site that it would result in congestion on West End Road. The inspector concluded that the submitted transport assessment together with the car parking layout plan was sufficient to access likely transport/parking demand.

The current scheme seeks a reduced amount of accommodation (7 bedrooms rather than the previous 9) and therefore in view of the above, the proposal is considered acceptable in accordance with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

As above

7.12 Disabled access

The design and access statement submitted with the application states, access to the building would remain as existing from the front entrance. External doors are proposed to the side and rear to provide additional access and fire escape routes. The extensions would be fully DDA and Part M compliant. Therefore the proposal is considered to accord with the Policy 3A.4 of the London Plan (2008).

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer considers that there is little scope for improving the landscaping in the front of the site, although the few gaps in the shrub border could be planted with new shrubs. However the rear garden is likely to be damaged during the construction of the proposed extensions and, therefore, provision should be made for improvements to the rear garden after construction. To this end, a landscape scheme should be submitted and should include paths, areas of shrub planting and also a small/medium tree in the northern corner to help mitigate the visual impact of the extension (in this case, I would recommend a Silver Birch). Furthermore, the conifer trees on the rear, northern boundary of the site provide an effective screen and should be protected during development. Additionally, there is an early mature Oak tree in the rear garden of 1 Cornwall Road that overhangs the site slightly, however the applicant has a common law right to cut back the branches/roots to the boundary line and this will have little impact on the tree's health or visual amenity. To this end a number of conditions have been recommended and subject to these the application is considered to comply with Policy BE38 of the UDP Saved Policies (September 2007).

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

with regard to point 6 the building and site is being used as a care home, however if an application were to be submitted for the change of use to flats this would be judged on its own planning merits. In relation to point 7 these matters were discussed with the authorities Environmental Protection Unit and it was considered that should permission be issued, conditions should be applied regarding delivery times and noise from any new plant and machinery that would be installed. The remainder of the points are addressed in

the full report.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Not applicable to this application

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

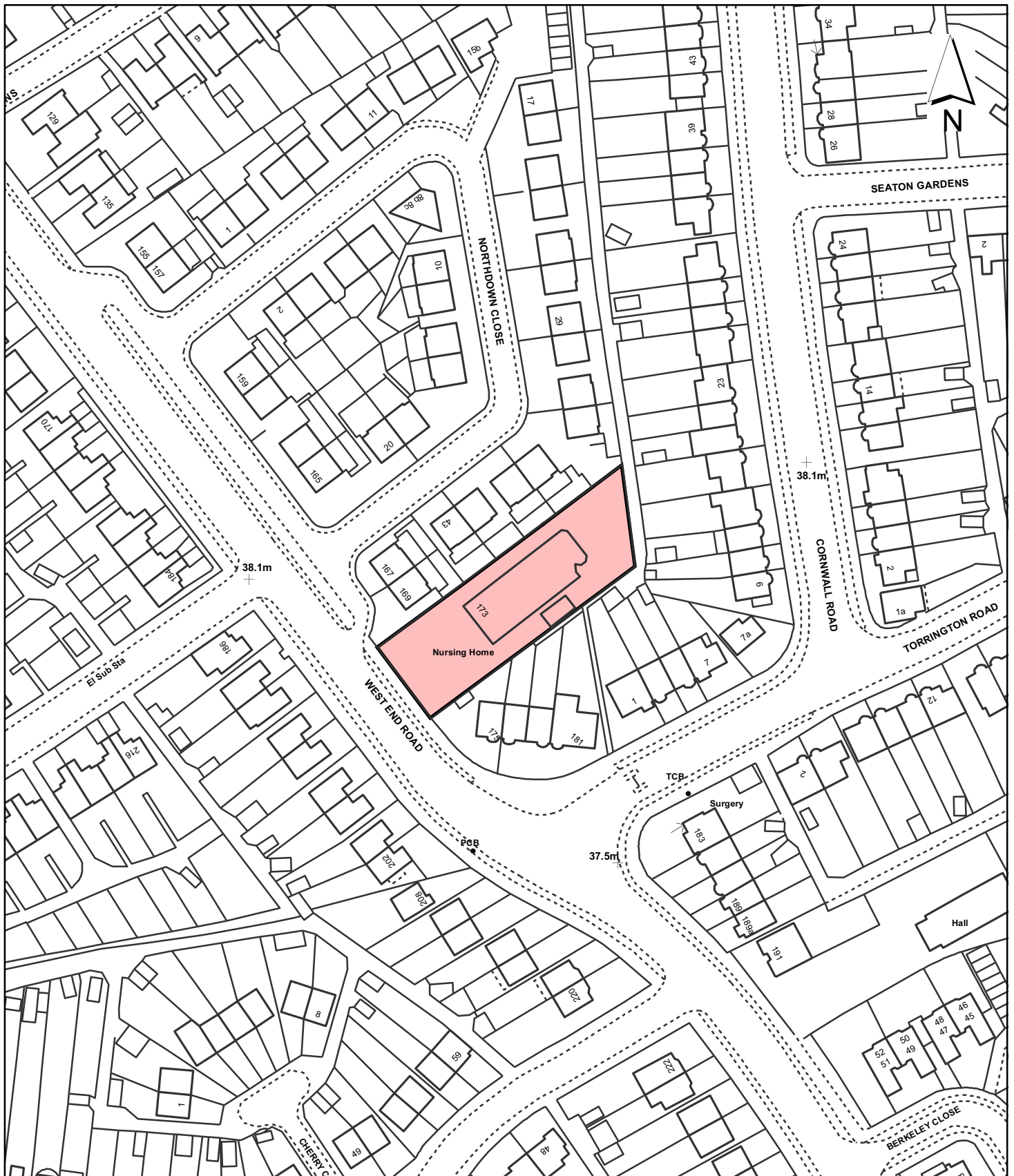
The design of the proposal is considered acceptable and the proposal would not result in any adverse impact on the amenity of adjoining occupiers such as to warrant refusal. As such the proposal is considered to comply with relevant policies contained in the UDP (Saved Policies September 2007) and therefore recommended for approval.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)
HDAS: Residential Extensions
HDAS: Residential Layouts

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Notes

 Site boundary

For identification purposes only.

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Site Address	
173 West End Road Ruislip	
Planning Application Ref:	Scale
19817/APP/2010/1703	1:1,250
Planning Committee	Date
North	September 2010

**LONDON BOROUGH
OF HILLINGDON**

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