

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 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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 62 Parkfield Road for the full depth of the development hereby approved, 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 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing 62 Parkfield Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 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.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected. 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).

8 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

9 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 Policy 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.

10 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

11 RPD1 No Additional Windows or Doors

No additional windows, doors or other openings shall be constructed in the walls or roof slopes of the rear elevation of the extension hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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.

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

OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt
PPG2	Green Belts
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

3 11 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 12 Encroachment

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 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the

extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 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.

7 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.

8 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9 115 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 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

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

11

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located at the north-western end of Oak Avenue and is occupied by Ickenham Cricket Club. The site contains an existing pavilion, which abuts 62 Parkfield Avenue. The land to the rear and side of the pavilion is densely vegetated. The balance of the site is maintained as a sports fields. The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for a single storey rear extension to the existing pavilion. The extension would be 3.25m deep x 32.7m long, involving a 0.75m projection on the east facing elevation. The extension would be finished with a flat roof at a height of 3m.

The extension will partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. This includes Part M compliant toilets and ramps/floor level changes.

The extension would allow for the internal re-configuration and allow additional space for toilets, store rooms and changing rooms ancillary to the existing use. No windows would be proposed in the rear elevation.

3.3 Relevant Planning History

2556/APP/2004/1392 Ickenham Cricket Club Oak Avenue Ickenham
ERECTION OF A SINGLE STOREY REAR EXTENSION TO PAVILION

Decision: 14-10-2004 Approved

2556/D/80/0635 Ickenham Cricket Club Oak Avenue Ickenham
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 17-07-1980 ALT

2556/E/80/1337 Ickenham Cricket Club Oak Avenue Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 01-09-1980 Approved

2556/F/82/0447 Ickenham Cricket Club Oak Avenue Ickenham
Extension/Alterations to Leisure premises (P) of 150 sq.m.

Decision: 21-12-1982 Approved

Comment on Relevant Planning History

Planning permission was granted in October 2004 (2556/APP/2004/1932) for a single storey rear extension with a width of 18.9m.

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:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
R6	Ancillary recreational facilities
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3A.15	London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.
LPP3D.9	Green Belt

PPG2	Green Belts
R16	Accessibility for elderly people, people with disabilities, women and children
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbours and interested parties consulted, 1 response received, which makes the following comments:

1. The area to which the application relates, bounds our residential boundary, and therefore the intention to develop their club house causes great concern. Our summer evenings are sometimes disturbed by loud music when they stage events;
2. We have had to phone the Authority on several occasions to speak to the noise abatement officer;
3. We do not agree that the improved facilities will not increase level of usage at the club. We are happy living next to a cricket club, but not a function suite for night time parties with loud music;
4. The plans show the development encroaching onto our land, we will not sell our land to them;
5. We object to the extension being built right up to the boundary and not leaving the usual 1m of space around a detached building.

Internal Consultees

TREES AND LANDSCAPE OFFICER: This site is not covered by a TPO, nor within a Conservation Area. There are two Oaks close to the proposed extension. One to the rear (on site and due to be removed) and one to the side (off site and due to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crown and is a low value tree. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak due to the high density of trees within the land to the rear of the site. Therefore, subject to conditions TL2 and TL3 (amended to remove sentence asking for detailed drawings of protective fencing), this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

ENVIRONMENTAL PROTECTION UNIT: EPU has received a noise complaint regarding licensed musical entertainment in September 2009 however this was not substantiated. The proposed extension being located to the south of the existing building will not address any noise breakout issues due to the source of complaint being located to the north-east of the premises. The southern elevation is subject to the proposed new layout and I note the existing windows will not be retained being replaced by shower blocks and storage areas. As such this development will reduce noise breakout to the rear of the premises. I do not wish to object to the proposal or recommend any conditions.

Contamination comments: The historical Ordnance Survey map indicates a former pond under the foot print of the existing building. We have no information on the ground conditions at the site. Based on this it is assumed the ground conditions were suitable for engineering purposes. As a precaution the following contamination informative is recommended on any permission that is given.

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

Should planning permission be granted, please ensure the Construction Site Informative is added in respect of the construction phases.

ACCESS OFFICER: It would appear that the opportunity to improve accessibility would be maximised, should the development proposal receive planning approval. I therefore have no observations to make, other than reference to the informative detailed below:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Conclusion: I have no objection to the proposed development.

HIGHWAYS ENGINEER: The proposals are for improvements to the Ickenham Cricket Club, therefore are not considered to have a significant increase (if any) to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site. There are no objections on the highways aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R6 of the UPD (Saved Policies September 2007) states that the Local Planning Authority will encourage the provision of ancillary recreational facilities such as changing rooms, car parking and facilities to improve public transport access, provided they are accessible to all of the community and consistent with other policies in the plan.

The proposal is considered to comply with this policy as the development relates to the improvement of the existing changing rooms and facilities to support the cricket club, the existing building will be upgraded to make it accessible to all and the Cricket Club is a local facility providing opportunities for cricket to people of all levels and abilities.

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Policy OL1 defines the types of developments that are considered acceptable within the Green Belt. The proposal at this site relates to an open air recreational activity and

therefore conforms to one of the accepted uses. This policy goes on to say the number and scale of buildings will be kept to a minimum in order to protect the visual amenity of the Green Belt.

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The proposal involves an increase in the size of the building from 372m² to 481m², resulting in an increase of approximately 29%. This scale of increase, within the Green Belt, is considered to be acceptable in this situation given the position, siting and existing boundary screening, which means that only limited views of it would be available. It is not considered, therefore, that the proposal would result in a disproportionate change to the built development at this site and would not result in visual harm to the same.

The materials and design are considered to be in-keeping with the site and to the type of building to which it would relate. Furthermore, due to the existing authorised planning use of the site, it is not considered that the proposal will result in a material increase in activities on the site.

Furthermore, the extension will partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. This includes Part M compliant toilets and ramps/floor level changes. It is therefore considered that the proposal relates to a clear sport and recreation related improvement to existing facilities.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

The proposal relates to the erection of a single storey rear extension and it is considered due to the design and position of the development it is such that it would not result in any adverse impact on visual amenity. The dimensions and design of the extension is compatible with the existing pavilion building. As such the proposal is not considered to have any significant affect upon the visual amenity of the locality. Therefore the proposal would comply with Policy BE13 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, it is considered the main property that could be affected would be No. 62 Parkfield Road. However, this extension would be adjacent to the rearmost section of their garden boundary and when combined with the existing fencing and vegetation on this boundary and the proposed height, the extension would be largely screened from this neighbouring property. Therefore, the proposal is considered to accord with Policies BE20 and BE21 of the UDP

(Saved Policies September 2007).

With regard to any loss of privacy that would result, there are no windows shown in the proposed rear elevation and with regard to the windows in the south east facing elevation, it is noted these would be to serve either toilet or store room accommodation and therefore are conditioned to be obscure glazed and non-opening to avoid any future overlooking concerns. Therefore, it is not considered the proposal would result in a material loss of privacy to surrounding properties and as such, would comply with Policy BE24 of the adopted UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal is for improvements to the cricket club pavilion and is not considered to be of such a scale that it would result in a significant increase to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site and therefore the proposal is considered to comply 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, that the resulting building will all be on one level, disabled toilet facilities will be provided and ramps will be provided to access the building and therefore the opportunity to improve accessibility would be maximised. The proposal is thus considered to comply with Policy 3A.4 of the London Plan (2008) and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

There are two Oak trees close to the proposed extension, one to the rear (on site and shown to be removed) and one to the side (off site and shown to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crow and is a low value tree. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak due to the high density of trees within the land to the rear of the site. Therefore, subject to conditions the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

Policy 4A.22 of the London Plan requires that new developments make adequate provision for the storage of waste and recycling on site. The design and access statement comments that currently the bin store is adjacent to the main entrance and this will not be altered by the proposal. As such, the proposal is considered to comply with Policy 4A.22 of the London Plan.

7.16 Renewable energy / Sustainability

It has been considered that all habitable areas of the building would have a source of natural light and therefore would comply with the intentions of Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Policy OE1 of the UDP (Saved Policies September 2007) 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 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The existing building currently comprises a cricket club pavilion. The Environmental Protection Unit consider that the proposal will result in a new internal layout, together with a number of the existing windows being lost. As such, due to these revisions and the internal reconfiguration, it is considered that the development will reduce noise break out to the rear of the premises. Therefore the proposal is not considered to result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

With regard to point 4 revised/amended plans have been received which now show the development within the boundary of the cricket club site and in relation to point 5, the 1m set-in requirement (Policy BE22) relates to two or more storey developments. Points 1, 2 and 3 are covered in the main 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

None

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

It is not considered that the proposal would result in result in a disproportionate change in the bulk and character of the original building on the site or to an intensification of activities.

With regard to noise and disturbance, due to the internal reconfiguration and the alterations to the fenestration details, it is expected that this development will reduce noise break-out to surrounding properties thereby resulting in an improvement. As such, the application is not considered to have a detrimental impact on the amenities of neighbouring properties.

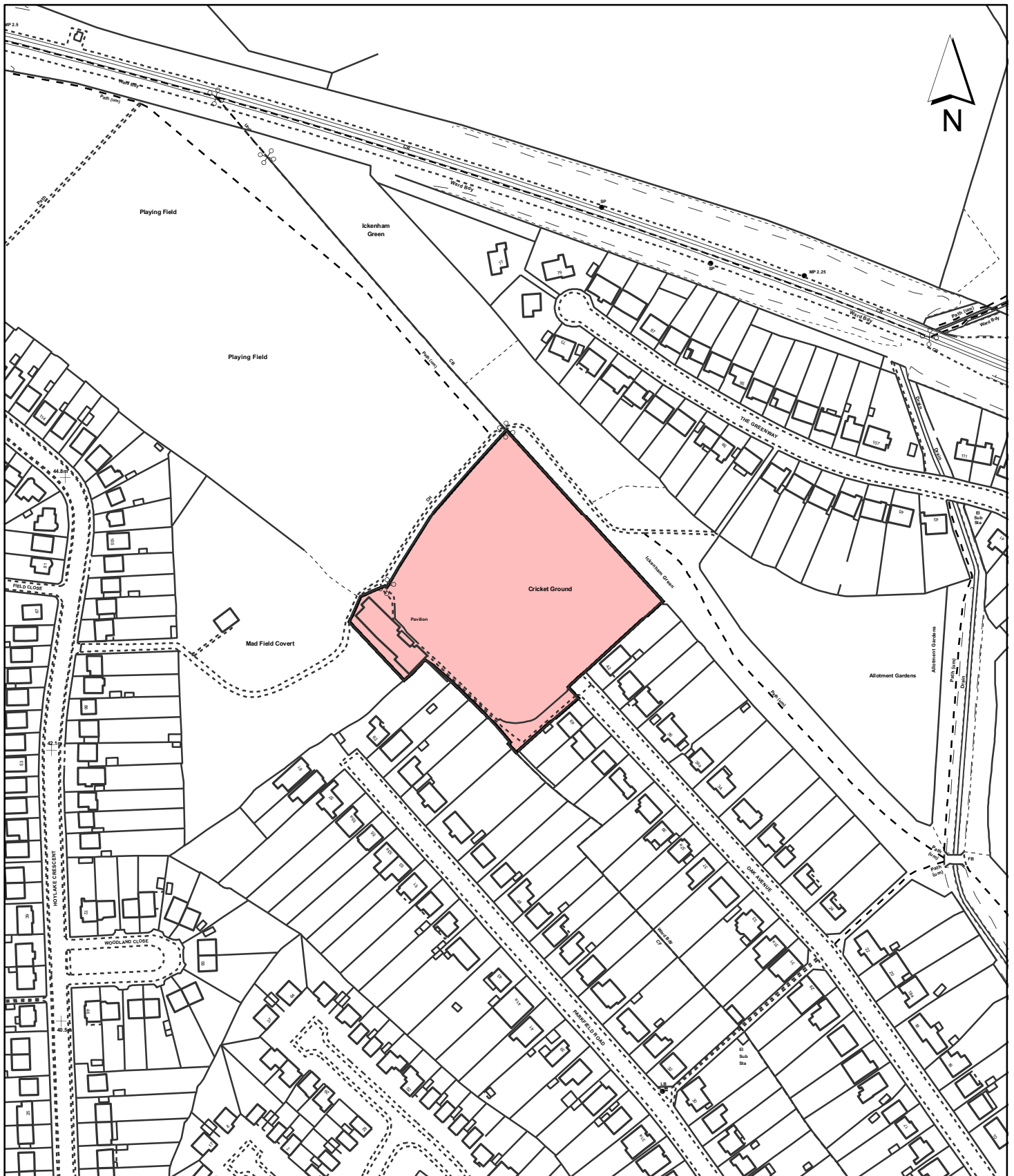
Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ickenham Cricket Club
Oak Avenue
Ickenham**

Planning Application Ref:

2556/APP/2010/2421

Planning Committee

North

Scale

1:2,500

Date

**December
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW
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