

Report of the Head of Planning & Enforcement Services

Address LAND TO REAR OF 94-96 GREEN LANE NORTHWOOD

Development: Three storey detached building comprising 6, two-bedroom flats with associated parking and amenity space and installation of 2 vehicular crossovers, involving demolition of existing detached garage and erection of a replacement garage.

LBH Ref Nos: 66134/APP/2011/294

Drawing Nos: 0701 101A
Design & Access Statement dated 24/01/2011
GBA 3510-01
Sustainable Energy Assessment, dated 24/01/2011
A4 photomontage
1:1250 Location Plan
0701 102
0701 103
Arboricultural Report, dated February 2011
E56 07

Date Plans Received: 11/02/2011 **Date(s) of Amendment(s):** 11/02/2011

Date Application Valid: 18/02/2011

1. SUMMARY

This application seeks permission for a three storey block comprising 6 two-bedroom flats and a replacement garage on rear garden land accessed from Ashurst Close.

The proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which is within the Old Northwood Area of Special Local Character. The proposed block would fail to sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage towards additional education facilities.

As such, had an appeal not been lodged against non-determination, the application would have been refused for the above reasons.

2. RECOMMENDATION

That had an appeal for non-determination not been lodged, the application would have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed three storey block, together with the provision of an extensive area of hardstanding adjacent to Ashurst Close, by reason of its siting, density, size, bulk and

design, would appear as a cramped development that would fail to harmonise with the architectural composition of adjoining buildings and the open and verdant character and appearance of the surrounding area, including the Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE10, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3A.3, 4B.1 and 4B.8 of the London Plan, guidance within The London Plan Interim Housing Supplementary Planning Guidance, April 2010 and Planning Policy Statement 3: Housing (as amended).

2 NON2 Non Standard reason for refusal

The application fails to make adequate provision for the long-term protection of several trees on and off-site and does not take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The proposal therefore does not comply with policy BE38 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NON2 Non Standard reason for refusal

The proposal fails to provide adequate off-street car parking in accordance with the Council's adopted Car Parking Standards. The proposal would therefore be likely to give rise to additional on-street parking, prejudicial to highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE14	Development of sites in isolation

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated to the east of Ashurst Close, between Green Lane to the north and Chester Road to the south and forms a 0.07 hectare 'L' shaped plot comprising part of the rear garden areas of 2 adjoining properties, Nos. 94 and 96 Green Lane, a previously open area of land at the rear of No. 34 Ashurst Close which has now been enclosed with fencing and part of the grassed verge of Ashurst Close.

The site contains a detached double garage serving No. 94 Green Lane and a number of mature trees and is covered by Tree Protection Order Nos. 56, 57 and 653. This is an established traditional residential area, with good quality housing dating from the late Victoria period with more modern infill development, including the purpose built 1960s flatted blocks of Ashurst Close, which are grouped around a central landscaped area. Adjoining the site to the north are detached two storey houses fronting Green Lane which appear to be Edwardian or possibly slightly later with detached and terraced two and three storey houses fronting Ashurst Close and Chester Road to the south, with properties on the northern side of Ashurst Close being three storey flatted blocks with basement parking. The site slopes from north to south and the southern part of the site is within the Old Northwood Area of Special Local Character as identified in the adopted Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks permission to erect a three storey block, comprising 6 two-bedroom flats with associated parking and amenity space, together with a replacement double garage for No. 94 Green Lane.

The block would be sited towards the north of the site. The building would be 19m wide, with an overall depth of 12m, 6.9m high to the main eaves, with a ridge height of 9.2m and a maximum height of 9.5m to the top of the side parapet walls. The block would be at a right angle to the road, with the side elevation set back some 1.3m from the back edge of the grassed verge. The building would be of a simple modern design, with projecting front and rear bays under a mono pitched roof that would project above the slope of the main gable roof. The roofs would have sloping side parapet walls and 4 half dormers in each of the front and rear elevations. The building would have facing brickwork and timber cladding, with concrete roof tiles.

The replacement double garage, accessed from Ashurst Close, would be sited in the south east corner of the site and have a 5.5m square footprint with a pyramidal roof, 2.4m high to the eaves, 4.4m high to the top of the roof apex.

Car parking for 6 cars would be provided in front of the block, immediately to the north of the replacement garage, accessed from Ashurst Close. A 140m² shared amenity space is shown at the rear of the block with two private amenity areas for the ground floor units at either side to the front of the block. Timber clad bin and cycle stores are also shown in front of the block.

A number of reports have been submitted in support of the application, namely:

Design & Access Statement

This provides the context for the application and describes the proposal.

Arboricultural Report

This assesses 21 existing trees on and close to the site and the statutory protection covering the application site. It advises that the trees, seen together with other trees on surrounding land, do collectively present an attractive feature, but this conceals the poor condition of most of the individual trees that make up the group. It recommends the removal of 5 fruit and 4 Ash trees, which are assessed as Category C trees of low or poor quality. The report goes on to assess shading and concludes by advising that there would be scope for new tree and shrub planting.

Sustainable Energy Assessment

This assesses various alternative technologies for the site. It concludes that air source heat pumps are best suited to the site which will provide at least 63% of the total site energy consumption from a renewable source and a 24% reduction in CO₂ emissions from the level that would meet Building Regulations.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application on the southern part of the site (59708/APP/2004/1750 refers) for the erection of a 3 storey block comprising 4 one-bedroom and one two-bedroom self-contained flats with integral garages at ground floor was refused on 19/08/2004 for the following reasons:

1. The proposed block of flats, by reason of its siting, overall size, bulk, proportions and design would result in an overdominant, cramped and incongruous form of development, out of keeping with the character and appearance of the surrounding area and detrimental

to the visual amenities of the street scene. The proposal is therefore contrary to Policies BE13 and BE19 from the Borough's adopted Unitary Development Plan.

2. The proposal, by reason of its excessive density and site coverage by building and hard surfacing results in the overdevelopment of the site, fails to harmonise with its surroundings and out of keeping with the character and appearance of the surrounding area. The proposal is therefore contrary to Policies BE13, BE19 and H6 from the Borough's adopted Unitary Development Plan.

3. The proposed development by reason of the siting of the building and the position of the windows would result in the direct overlooking of the adjoining properties No. 34 Ashurst Close and No. 9 Chester Road, causing an unacceptable loss of privacy. The proposal is therefore contrary to Policy BE24 from the Borough's adopted Unitary Development Plan and design principles 5.1 and 5.2 from the Council's Design Guide: 'Residential Layouts and House Design'.

4. The proposal by reason of its siting, bulk and proximity results in an overdominant form of development which would detract from the amenities of adjoining occupiers. The proposal is therefore contrary to Policy BE21 from the Borough's adopted Unitary Development Plan.

5. The proposal fails to provide sufficient amenity space as defined in this Council's Design Guide: 'Residential Layouts and House Design' resulting in a substandard form of accommodation for future occupiers. The proposal is therefore contrary to Policies BE23 and H6 from the Borough's adopted Unitary Development Plan.

6. The proposal by reason of its siting and internal layout makes inadequate provision for the long term retention of the Ash tree protected by the Tree Preservation Order 35 and fails to provide adequate space for soft landscaping to the front and rear of the site. The proposal is therefore contrary to Policy BE38 from the Borough's adopted Unitary Development Plan.

59708/APP/2005/164: Erection of a three-bedroom detached house with integral garage on the southern part of the site was refused on 10/03/2005. A subsequent appeal was dismissed, with the Inspector raising concerns regarding the small plot size with the house appearing 'shoehorned' into the site with little space at the front; at only 13m from No. 34, the house would appear overdominant to this property; inadequate pedestrian visibility splay; despite accessible location, close to town centre, with less than 2 car parking spaces, proposal would result in on-street parking at times and inadequate depth of parking space.

A duplicate application (66134/APP/2011/296) has also been submitted which has not been appealed and is also presented to this committee meeting.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning and the Historic Environment

Planning Policy Statement 22: Renewable Energy

London Plan (Consolidated with Alterations since 2004)

London Plan Interim Housing Supplementary Planning Guidance (April 2010)

Supplementary Planning Guidance - Community Safety by Design

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H4 Mix of housing units
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- BE14 Development of sites in isolation

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 11th April 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

38 neighbouring properties have been consulted. A petition with 31 signatories has been received, together with 17 individual responses.

The petition states:

'We the undersigned object to the development specified in the above planning application, the entrance to the development to which will be from Ashurst Close, upon the following grounds:

1. That the additional parking requirements (average 2 per unit of six 2 bedded units and visitors) and traffic generated by the development (if approved) would create unacceptable overuse, density, congestion and danger in Ashurst Close, a narrow cul de sac already overcrowded by overspill parking from Hallowell Road, parents from St Helen's School and the adjacent nursery school and which at peak periods is likely to back up into and cause congestion in Hallowell Road.
2. The congestion and difficulties of entrance to and egress from the two underground car parks and refuse bins therein serving flats 1-9 and 10-21 respectively, for residents, refuse and recycling collectors vehicles, due to their close proximity to the entrance to the proposed development.
3. The excessive density, back land development and site coverage by building and hard surfacing contrary to the policy of the recent designation on 13/03/2005 of Ashurst Close within the Old Northwood Area of Special Local Character and by reason of its siting overall size and proportion which would be overdominant, incongruous and detrimental to the visual amenities of the area,
4. The loss of significant trees which collectively offer attractive views and screening to the east for flats 10 to 21. Those shown in the plans are in poor condition and unable to screen the high gable end of the proposed development,
5. That the south facing windows of the development would directly overlook the properties and gardens to the north causing an unacceptable loss of privacy.'

The individual responses raise the following concerns:

- (i) The proposal, with an excessive density would be at odds with the character of the immediate buildings. The proposed building would appear shoehorned into a restricted space on this small, attractively landscaped and well maintained cul-de-sac, damaging the character of the area, which forms part of the Old Northwood Area of Special Local Character. No attempt has been made to blend the building in with the surrounding architecture. Proposed wood cladding is unsightly and out of keeping with the area and would need regular treatment to maintain its appearance;
- (ii) Proposed building will be intrusive and all too visible, marring views to the east from adjoining properties and gardens once trees are removed, detracting from residential amenity;
- (iii) Proposal would overlook the rear garden of No. 9 Chester Road;
- (iv) Siting of entrance, storage areas, parking and garage will increase noise levels to No. 9 Chester Road;
- (v) Loss of protected trees and possible damage to others, together with loss of grassed area, to be replaced by tarmac, would be detrimental to the character and wildlife of the area, including green and spotted woodpeckers, songbirds, squirrels and sparrow hawks and remove natural screening to surrounding properties;
- (vi) No information provided regarding impact of proposal on trees in No. 9 Chester Road's garden;
- (vii) This is backland development which is ill-conceived at a time when the original character of Northwood is under relentless attack. Backland development is contrary to design principles of Old

Northwood Area of Special Local Character;

(viii) This would fly in the face of the Coalition Government's intentions of putting an end to garden grabbing and stopping the growing trend of putting up flats and houses on back gardens;

(ix) Area is already highly populated and must be a limit to the number of people living in an area;

(x) Ashurst Close is already heavily parked and congested with overspill parking from Green Lane and local schools and churches, as is Hallowell Road which is already a notorious rat run. Ashurst Close is effectively single lane from Hallowell Road with cars parked both sides. Cars meeting head on have to reverse and manoeuvre which is dangerous for vehicles and pedestrians. Carriageway outside application site, opposite entrance to basement parking for the flats with 12 cars is just 5m wide and the road is yellow lined here. Refuse, emergency and trademen's vehicles all park outside the basement entrance. Proposal will exacerbate existing congestion and increase potential for accidents;

(xi) Small size of plot will have restricted amenity space for the residents;

(xii) Car parking provision, with 6 spaces serving a probable 12 residents in 6 two-bedroom flats is not adequate when parking on this part of Ashurst Close is restricted and parking for existing flats is private. There is no provision for visitor parking. 2 allocated spaces for disabled persons will cause difficulty if disabled person moves in after spaces have been allocated;

(xii) The new double garage for No. 94 Green Lane is shown on the plans but no elevations are provided and this part of the site is an Area of Special Local Character. This needs to fit with character of the area;

(xiii) More crossovers and siting of garage would be dangerous for pedestrians;

(xiv) Proposal may affect utility services;

(xv) Energy report is inconclusive. Unlikely alternative technologies could be used on this 'tight development';

(xvi) Proposal would prevent development of a much larger site, including land at the rear of Nos. 98, 100 and 102 Green Lane, where in the past all the owners, together with Nos. 94 and 96 had agreed to sell off part of their gardens. This proposal would effectively waste an opportunity for a more beneficial development;

(xvii) Development would create much dirt and mess during construction, disturbing elderly residents of Ashurst Close;

(xviii) Not all residents in Ashurst Close have been consulted on the proposal;

(xix) In Design and Access Statement, point 8.01 states site will be directly accessed from the adopted highway. Is Ashurst Close considered an adopted highway?

(xx) Would have also liked to comment upon a pre-application submission of 19/06/09 and attended any relevant meetings but were not notified;

(xxi) Deadline for responses should be extended beyond 28/03/11;

Ward Councillor: Requests that the scheme is presented to committee.

Directors of Ashurst Close (Flats) Ltd:

Not all residents in Ashurst Close have been consulted of this proposal and request that this be done, together with the townhouses to the south. We wish to object to proposal on the following grounds:

1. Most of the petitioners live in the Northwood High Street Area of Special Local Character a densely populated area which lacks a central park, but the residents benefit from tree-lined roadways and attractive treescapes in the gardens of larger houses such as those to the east of Ashurst Close.

2. Ashurst Close is a small, attractive and homogeneous development mainly occupied by elderly residents who employ a team of contract gardeners to ensure that limited open spaces, including the lawned area shown as the sole access to the proposed flats, are well maintained,

3. In response to increase in in-fill developments in north-west London, the Directors of Ashurst

Close (Flats) Ltd wrote to the Council in 2007 requesting assistance in protecting the treescape to the east of Ashurst Close. As a result, an additional Group TPO was served, reinforcing those already in existence. The proposal would nullify these TPOs and the development would be taller than many of the surrounding trees which collectively form an attractive treescape protecting views of Nos. 10 to 21 which would otherwise consist of a concrete car park and the rear walls of the flats opposite. An application for a smaller development was rejected on appeal approximately 2 years ago.

4. Proposal would result in driving hazard as entry road and new garage would be directly opposite electric gates leading to the garaging for 12 cars of the residents of Flats 1 to 9 Ashurst Close. This underground car park also houses 16 waste bins which together with 24 bins from Nos. 10 to 21 are emptied into refuse vehicles on collection days near the entrance to the basement parking.

5. There will be at least 6 extra vehicles using Ashurst Close, which is already heavily congested due to dropping off and picking up from local schools and nurseries and access difficult for emergency and service vehicles,

6. Petitioners oppose application as ad hoc developments of this kind, shoehorned into an already diminished treescape would further detract from the quality of life of residents and reputation of Northwood as a pleasant and attractive community.

Northwood Residents Association:

The development fails to harmonise with the distinctive Arts and Crafts buildings to its northern and southern boundaries. Although the development may seek to emulate the architectural styles to the West, the current practice would be refuse planning permission for buildings so out of character with the attractive and unique architecture in Chester Road and Green Lane.

This oversized and badly located development will spoil the amenity and privacy of adjoining dwellings, the kitchen and bedrooms overlook the amenity space of No. 9 Chester Road. The size bulk and proximity is 'garden grabbing' reducing a green and natural habitat and resulting in a significant loss of residential amenity for neighbours.

Ashurst Close is a narrow cul-de-sac and the increased traffic, congestion and use generated by six new dwellings will be excessive, having a detrimental effect on the amenity of the residents thereof.

The kitchens and bedrooms will be overlooked by the garden of number 9, Chester Road.

The Association therefore object to the proposal, as it is contrary to policies BE13, BE21, BE23, BE24 and OE(iii) of the UDP.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: The site is partly within the Old Northwood Area of Special Local Character (ASLC). This is an area of very traditional, good quality housing from the late Victorian period onwards. To the north, the houses fronting Green Lane are Edwardian or slightly later detached family dwelling with generous gardens.

To the west, there is an attractive group of 1960s purpose built blocks of flats, which form a 'set piece' within the ASLC with a central open space and well designed landscape setting.

The current proposal should be assessed in light of the Mayor of London's Interim Housing Supplementary Planning Guidance and the development's impact on the character and appearance

of the area.

COMMENTS:

Position and setting

The scheme proposes a large block of flats to the rear of 94 and 96 Green Lane, accessed from Ashurst Close. This would lead to the loss of the garden space for the dwellings and would be considered detrimental to the established layout of the area, characterised by large gardens.

The orientation of the block fails to address any street frontages, or the central open space of the adjacent flats, which again, would relate poorly to the established layout of the area. The main entrance to the block faces the bin store and cycle shed, creating a poor setting for the building.

The footprint of the block sits very close to the side boundaries of the existing plots, resulting in a cramped form of development with very limited amenity space and parking facilities. This would not relate to the spacious setting of the adjacent blocks to the west and would be detrimental to the overall townscape of the area.

The associated parking is proposed to be located on the existing grass area to the rear of 34 Ashurst Close. This would further reduce the open space around the site and would have a significant detrimental impact on the setting of the existing dwellings and the overall street scene of the area.

Scale

The scale of the proposed building, relative to its plot size, is very large, and would result in an overbearing form of development with no scope of additional landscaping to soften the bulk appearance. Whilst the topography helps to mitigate the visual impact of the height from Green lane, the building would be highly visible from the gap views, Ashurst Close and the rear gardens of neighbouring properties, and would be considered visually intrusive. In this respect, the scheme would not relate to the established scale and layout of the area and would be unacceptable.

Design

Whilst modern, the block appears mundane in design terms and fails to reflect the architectural quality of the group to the west and the neighbouring family dwellings. Given the bulk and mass of the block, the elevation appears horizontal and solid.

The shallow pitch of the roof does not appear proportional to the overall facade of the block, and adds to the visual mass of the block. The fenestration appears fussy and does not appear cohesive with varied window proportions.

CONCLUSION: Given the height and width of the building, together with the cramped layout, the scheme would relate poorly to the modest family dwellings to the north and east of the site, and the well landscaped block to the west. Overall, given its position and setting, the block would be considered as a substantial back land development that would not relate to the established character of the area, and as such would be unacceptable from a conservation and urban design point of view.

RECOMMENDATION: Unacceptable.

TREES/LANDSCAPE OFFICER:

TPO/Conservation Area: This site is covered by TPOs 56, 57 and 653. Part of the site is also just within the Old Northwood Area of Special Local Character.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are three protected Lime trees (T26, T27 & T28 on TPO 57) situated in the rear garden of 94 Green Lane, however these trees are far enough away from the proposed development to not be affected.

All of the trees within the rear garden of 96 and 98 Green Lane (and 9 and 11 Chester Road, and 1 and 2 Wychwood Way) are covered by TPO 653 (Area order). The trees are predominantly Ash, some of which form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a protected Ash (T35 on TPO 56) on the land to the south-west of 94 Green Lane, and there is also a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

Appraisal: The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

Scope for new planting: The plans show areas for proposed planting, however specific details (species, size, specification etc) have not been provided. This information can be obtained by condition.

Does scheme conform to HDAS?: The scheme proposes to provide 6 car parking spaces for the 6 flats, however HDAS recommends that 1.5 spaces per dwelling are required. Therefore, at least 3 extra parking spaces will need to be provided and consequently, the area of soft landscaping will need to be reduced.

Does scheme conform to SUDS?: The scheme proposes to use permeable surfaces, however no details have been provided. This information can be obtained by condition.

Conclusion (in terms of Saved Policy BE38): The application is not acceptable, because the scheme does not make provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista

and arboreal/wooded character of the area.

ACCESS OFFICER:

The SPD 'Accessible Hillingdon', adopted January 2010 is a material consideration in the determination of relevant planning applications. It is noted that, within the guidance, development containing five or more flats should incorporate a passenger lift designed in accordance with Part M to the Building Regulations 2000 (2004 edition). As the proposed development would provide one additional flat above the threshold, and is for a small block containing four flats above ground floor, it is suggested that the council invokes its discretion not to require a lift in this circumstance, as this would likely render the scheme unviable.

The internal layout of the flats appears to be in compliance with the Lifetime Home Standards.

Conclusion: Acceptable

ENVIRONMENTAL HEALTH OFFICER:

The applicant is proposing to install air source heat pumps so a condition to control the noise from these will be required.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

No contamination issues have been identified for the above site.

The application is introducing a number of sensitive receptors to the site, therefore if it is not too onerous it is advisable to include a standard contaminated land condition in any permission given.

As a minimum the imports/landscaping condition needs to be included to ensure the areas of soft landscaping have soils that are suitable for the proposed use.

EDUCATION SERVICES:

An education contribution of £15,788 will be required (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16).

Waste Services:

a) The estimated waste arising from the development would be 1,020 litres (6 x 170 litres from two-bedroom flats)

The above waste would therefore be accommodated in 1 X 1,100 litre bulk bin. Recycling collections could be provided either through a second bulk bin or use of the clear plastic sacks.

The dimension of a 1,100 litre bulk bin are 1,370mm (h) x 990mm (d) x 1,260mm

General Points

i) If the value of the construction project is in excess of £300,000, the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

ii) The client for the building work should ensure that the contractor complies with the Duty of Care

requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the development of garden land within an established residential area. Most recent guidance on the development of gardens and the interpretation of related policies includes the following:

- * Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010,
- * The London Plan Interim Housing Supplementary Planning Guidance April 2010, and
- * Planning Policy Statement (PPS) 3: Housing, adopted June 2010.

In relation to National Policy, the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
 - * safe, secure and sustainable environments;
 - * bio-diversity;
 - * trees;
 - * green corridors and networks;
 - * flood risk;
 - * climate change including the heat island effect, and
 - * enhancing the distinct character of suburban London,
- and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

On the 9th June 2010, Government implemented the commitment made in the Coalition Agreement to decentralise the planning system by giving Local Authorities the opportunity to prevent overdevelopment of neighbourhoods and 'garden grabbing' in the amended Planning Policy Statement 3: Housing (PPS3). The key changes are as follows:

- * Private residential gardens are now excluded from the definition of previously developed land in Annex B
- * The national indicative minimum density of 30 dwellings per hectare is deleted from paragraph 47

Together, these changes emphasize that it is for local authorities and communities to take the decisions that are best for them, and decide for themselves the best locations and types of development in their areas. The amended policy document sets out the Secretary of State's policy on previously developed land and housing density. Local Planning Authorities and the Planning Inspectorate are expected to have regard to this new policy position in preparing development plans and where relevant, to take it into account as a material consideration when determining planning applications.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' - ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria.

As regards the principal of developing this site, while there is no objection in principle to an intensification of use on certain sites which involve existing residential plots, it is considered that in this instance, the loss of part of the rear gardens would be detrimental to the character of the area, part of which is located within the Old Northwood Area of Special Local Character. On entering Ashurst Close from Hallowell Road, the orientation of the road permits in depth views to the east over the adjoining rear gardens of properties on Chester Road and Wychwood Way in the south and Green Lane in the north. The gardens contain many mature trees and shrubs which gives the eastern end of the road an open and verdant character. The new three storey block, together with the proposed hardstanding, which involve the loss of a number of these trees and threaten others and would remove part of the grassed verge of Ashurst Close. Overall, the proposal would add to the built-up appearance of Ashurst Close, restricting outward views, which would be detrimental to the open character of the eastern end of Ashurst Close. The scheme would therefore be detrimental to the contribution that the rear gardens and trees make in terms of the local context and character of the area. It is therefore considered that the scheme would be contrary to the latest policy guidance, namely PPS3 (Housing), June 2010 and the Mayor's London Plan Interim Housing Supplementary Planning Guidance, April 2010.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. At Table 3A.2, the London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the surrounding area, with typically low density housing, the site is considered to fall within a suburban area as defined in the London Plan (2008). The London Plan (2008) range for sites with a PTAL of 2-3 in a suburban area is 35-65 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 3.8 - 4.6 hr/unit. The proposed units would each have 3 habitable rooms and the scheme equates to a density of 80 u/ha and 240 hr/ha which exceeds the maximum unit density as recommended by the London Plan.

The Mayor makes clear that only exceptionally will higher or lower densities on individual developments be permitted, where these can be rigorously justified by individual circumstances. It is considered that given the relatively open and spacious character of this traditional residential area, there are no individual circumstances to justify density guidance being exceeded, particularly given the detrimental impacts of the scheme which

have been identified elsewhere in the report. The proposal is therefore contrary to Policy 3A.3 of the London Plan (February 2008).

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

The southern part of the site forms part of the Old Northwood Area of Special Local Character. The Council's Urban Design Officer considers that unlike the other flatted blocks and houses on Ashurst Close, the proposed block would fail to address the road frontage or the central landscaped area. It would be turned through 90° to the road, to overlook adjoining rear gardens and the proposed car parking space. The footprint of the block would fill much of the depth of the site so that it would be sited close to the road and adjoining garden boundaries, resulting in a cramped form of development with limited space for landscaping. The poor setting of the block would be emphasised by its position, standing alone in a prominent position on the outside of the right-angled bend in the Close. This would also be compounded by the overall scale of the block, relative to its plot size which would appear very large with little scope for landscaping to soften the bulk of its appearance. The Urban Design/Conservation Officer also considers the design of the block, whilst modern, is mundane and does not respect the surrounding architecture, with the elevation appearing horizontal and solid. The shallow pitch of the roof also does not appear to be in proportion with the block and the fenestration appears unduly complicated and not cohesive with varied window proportions.

It is considered that the proposal, due to the orientation, restricted plot size, overall bulk and design of the block, compounded by the loss of garden land, trees and part of the grassed verge would fail to harmonise with the pattern and spaciousness of surrounding residential development, detrimental to the character and appearance of the Old Northwood Area of Special Local Character. The scheme fails to comply with policies BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not situated within or near to Green Belt land. No Green Belt issues are therefore raised by this application.

7.06 Environmental Impact

With the exception of the impact upon trees, which is dealt with in Section 7.14, there are no other environmental impacts raised by this application.

7.07 Impact on the character & appearance of the area

This is dealt with in Sections 7.01 and 7.03 above.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires buildings of two or more storeys to maintain at least a 15m separation distance from adjoining properties to avoid appearing overdominant and a 21m distance is maintained between facing habitable room windows and private amenity space, considered to be a 3m deep 'patio' area adjoining the rear elevation of a property to safeguard privacy.

The proposed three storey block would be sited some 27m from the main rear elevations of Nos. 94 and 96 Green Lane, 21m from the nearest corner of the flatted block, Nos. 16 - 21 Ashurst Close, 17m from the side elevation of the flatted block, Nos. 1 - 9 Ashurst Close and 39m from the front elevation of the nearest property, No. 34 Ashurst Close to the south.

The only relationship that is not fully compliant with the SPD involves the block at Nos. 1 - 9

Ashurst Close. The main habitable room windows in the proposed and adjacent blocks of flats would be/are in their front and rear elevations and therefore would not result in any loss of privacy. However, the side elevation of Nos. 1 - 9 does contain three windows, one on each floor which would mainly overlook the front of the proposed block. The proposed block would contain secondary French doors and Juliette balconies on its side elevation at first and second floor level that would be sited within approximately 19m of the side windows at Nos. 1 to 9. However, given that these side windows/openings would look out onto the road and at a distance and angle sufficient to avoid a significant loss of privacy, a reason for refusal could not be justified on this ground.

The proposal is therefore considered to comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document HDAS: Residential Layouts states that a minimum 63m² of internal floor space should be provided for two-bedroom flats in order to achieve satisfactory living conditions. The two-bedroom flats would have floor areas of 70m². The proposal therefore meets the SPD requirements. Furthermore, all habitable room windows would have a satisfactory outlook and receive adequate daylight.

The SPD also advises that shared amenity space should be provided for two-bedroom flats at a minimum level of 25m² per unit and that space needs to be usable, attractively laid out and conveniently located. The proposal would provide a shared amenity area of approximately 140m² at the rear of the block, with two smaller 23m² and 48m² areas of private amenity space provided for the ground floor flats on each side of the building at the front of the block. Although the smaller private amenity area would be surrounded by communal circulation space and therefore would not be particularly private, the other area of private amenity space further into the site would, being largely adjoined by neighbouring rear gardens. As the occupants of the ground floor flat towards the front of the site would also have use of the shared amenity area at the rear, no objections are raised to the lack of privacy afforded to this area of amenity space. Furthermore, access to the rear amenity area would be provided through the main front entrance via a side footpath and a 0.7m to 2.0m wide landscaping strip at the rear would help to safeguard the privacy of the ground floor units from use of the shared amenity space. There are also no side windows overlooking the side footpath that could not be obscure glazed to maintain adequate privacy for the ground floor flat. It is therefore considered that the units would provide a satisfactory standard of residential amenity and no objections are raised to the quantity and quality of the external amenity space which satisfies the Council's standards. As such, the scheme complies with policies BE23 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application site has a PTAL score of 2 and is located just over 100m from the eastern boundary of the Green Lane, Northwood Town Centre boundary and within a 300m walking distance of the Northwood Underground Station. However, the route is not level and involves crossing two busy roads.

The Council's parking standards, where parking is not provided within individual curtilages require a maximum of 1.5 spaces per unit. With 6 spaces being provided for 6 two-bedroom units, the car parking provision satisfies maximum standards. 6 cycle parking spaces are also proposed within a covered and secure store at the front of the building and this satisfies Council standards.

However, on considering a previous appeal for a three bedroom house on part of this site,

the Inspector noted that with less than 2 car parking spaces, the scheme would be likely to give rise to parking on the street at times. Although this scheme is for two-bedroom units, 6 units are proposed in total. It is considered that there would be a greater likelihood of on-street parking that could prejudice highway and pedestrian safety.

A replacement double garage is proposed for No. 94 Green Lane. However, it would be somewhat remote from this property, sited on the southern side of the flatted block with no direct pedestrian link through the proposed development. Users of the garage would have a circuitous walk, along Ashurst Close, Hallowell Road and Green Lane to access the property at No.94. Although this would act as a disincentive for occupiers of No. 94 to use the garage, there is already adequate off-street parking at No. 94 with their front garden area so that an objection could not be sustained on the grounds that with the proposal, No. 94 would not have adequate replacement parking.

As such, it is considered that the scheme fails to comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to and access and security, had the application not been recommended for refusal, conditions would have been sufficient to ensure compliance with these requirements.

7.12 Disabled access

Policy 3A.5 of the London Plan (February 2008) requires all new residential development to satisfy Lifetime homes standards and detailed guidance is provided by the Council's SPD: Accessible Hillingdon.

The Council's Access Officer does not raise objection to the scheme and advises that the scheme is compliant with Lifetime homes standards. It is considered that the provision of a lift could not be justified on a scheme with less than 10 units. If the proposal had not been recommended for refusal, ensuring compliance with Lifetime Homes standards could have been dealt with by way of a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Saved UDP requires development proposals to retain and utilise landscape features of merit and provide new planting wherever appropriate.

The Council's Tree/Landscape Officer advises that the site is covered by 3 Tree Preservation Orders and that there are a number of trees, predominantly Ash, within the rear gardens of Nos. 96 and 98 Green Lane, 9 and 11 Chester Road, and 1 and 2 Wychwood Way which are protected. Some of these form a continuous line of trees along the site's southern and eastern boundaries, which surround a smaller group, and provide a buffer to the adjacent gardens. This mass of mostly young to middle-aged trees forms a small urban woodland, which significantly contributes to the arboreal/wooded character of the area and can be seen from the surrounding local roads. The small urban woodland has a high amenity value.

The Tree Officer also advises of significant trees/other vegetation, notably a protected Ash on the land to the south-west of No. 94 Green Lane, and a group of three conifer trees (not protected) close to the entrance of the proposed development. These trees also contribute to the arboreal/wooded character of the area and help to screen the properties in Ashurst Close from those in Green Lane.

The Officer concludes that the extensive rear gardens (and the mass of trees within them) contribute to the character of the area and provide a green vista which should be maintained.

The scheme proposes to remove much of the smaller, inner, group of trees (four Ash trees and several fruit trees), and the proposed building is situated close to the remaining (retained) boundary Ash trees. The retained boundary Ash trees are due south of the proposed building, and although the tree report suggests that Ash trees only produce dappled shade, they are ultimately a large species of tree, and it is likely that the proposed development will increase the pressure on the protected trees to be pruned or removed in the future to reduce their shade effect. Therefore, the proposed scheme is not sustainable in terms of the long-term retention of several of the protected Ash trees, and furthermore, the scheme will have an adverse impact on the green vista and arboreal/wooded character of the area.

Part of the proposed parking area and the bin store are shown within the root protection area (RPA) of the protected Ash (T35 on TPO 56). Furthermore, the proposed cycle store is shown within the root protection area of another protected Ash. The submitted tree report does not provide an Arboricultural Method Statement (AMS) to show how these parts of the scheme will be constructed without damaging the roots of the trees. Furthermore, other construction-related activity and storage of materials are likely to exacerbate the problem.

The plans do show areas for proposed planting, although specific details have not been provided. This information could have been required by condition had the application not been recommended for refusal.

It is therefore considered that the scheme does not make adequate provision for the long-term protection of several trees on and off-site, nor does it take into account the future growth/size of three protected Ash trees. Furthermore, the loss of the trees forming the large part of the tree mass will have a detrimental impact on the green vista and arboreal/wooded character of the area. The scheme is therefore unacceptable, contrary to policy BE38 of the adopted Hillingdon Unitary development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The Council's Waste Services advise that the storage provision made on site is adequate and capacity would be available to provide recycling facilities. As such, the scheme complies with Policy 4A.22 of the London Plan (February 2008).

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA), through the London Plan (February 2008) clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating to climate change at Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The Design and Access Statement does briefly consider renewable energy, stating that 20% renewables will be provided. The Council's Sustainability Officer advises that this requirement can be conditioned.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. The site is not within a flood zone. A sustainable urban drainage condition could have been attached had the application not been recommended for refusal.

7.18 Noise or Air Quality Issues

The Council's Environmental Health Officer advises that the only issue involves the proposed use of heat pumps. This could have been dealt with by condition had the application not been recommended for refusal.

7.19 Comments on Public Consultations

The points raised by the petitioners and points (i) to (xii) and (xiii) to (xvii) by individual respondents have been dealt with in the main report. As regards point (xii), the elevations of the proposed garage are shown on the submitted plans. As regards point (xviii), all the residents in Ashurst Close, including the townhouses have now been consulted on this application. In terms of point (xix) Council records show that Ashurst Close is an adopted highway. As regards point (xx), pre-application meetings are confidential as regards point (xxi) the consultation period was extended.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations where appropriate to offset the additional demands made by new development upon recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities in conjunction with other development proposals. This is supported by more specific supplementary planning guidance.

It is considered that the scale and nature of development proposed would generate a potential need for additional school facilities and Education Services and this scheme would need to make a total contribution to mitigate the impact of the development of £15,788 (£0 - Nursery, £8,334 - Primary, £5,026 - Secondary and £2,429 - Post-16). As the application is being recommended for refusal, no detailed negotiations have been entered into with the prospective developer in respect of this contribution. As no legal agreement to address this issue has been offered at this stage, the proposal fails to comply with Policy R17 of the UDP Saved Policies (September 2007) and it is recommended the application should be refused on this basis.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The only other relevant planning consideration raised by this application is the likely impact of the proposal upon the development potential of adjoining rear garden land. Although the proposal would restrict access to a possible larger site, given that the proposal involving the loss of garden land is not considered appropriate, development upon a larger area of garden land would also not be encouraged. As such, it is considered that the scheme would not be contrary to Policy BE14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 proposal would involve the loss of garden land, a number of trees and landscaping which contribute to the character and appearance of the surrounding area, part of which forms part of the Old Northwood Area of Special Local Character. The proposed block would also not sit comfortably on its plot, would have an excessive density and appear unduly cramped and bulky and its modern design would not harmonise with the architectural quality of the surrounding buildings. Furthermore, the proposal would not provide adequate off-street parking and no contributions have been offered at this stage for a contribution towards additional education facilities.

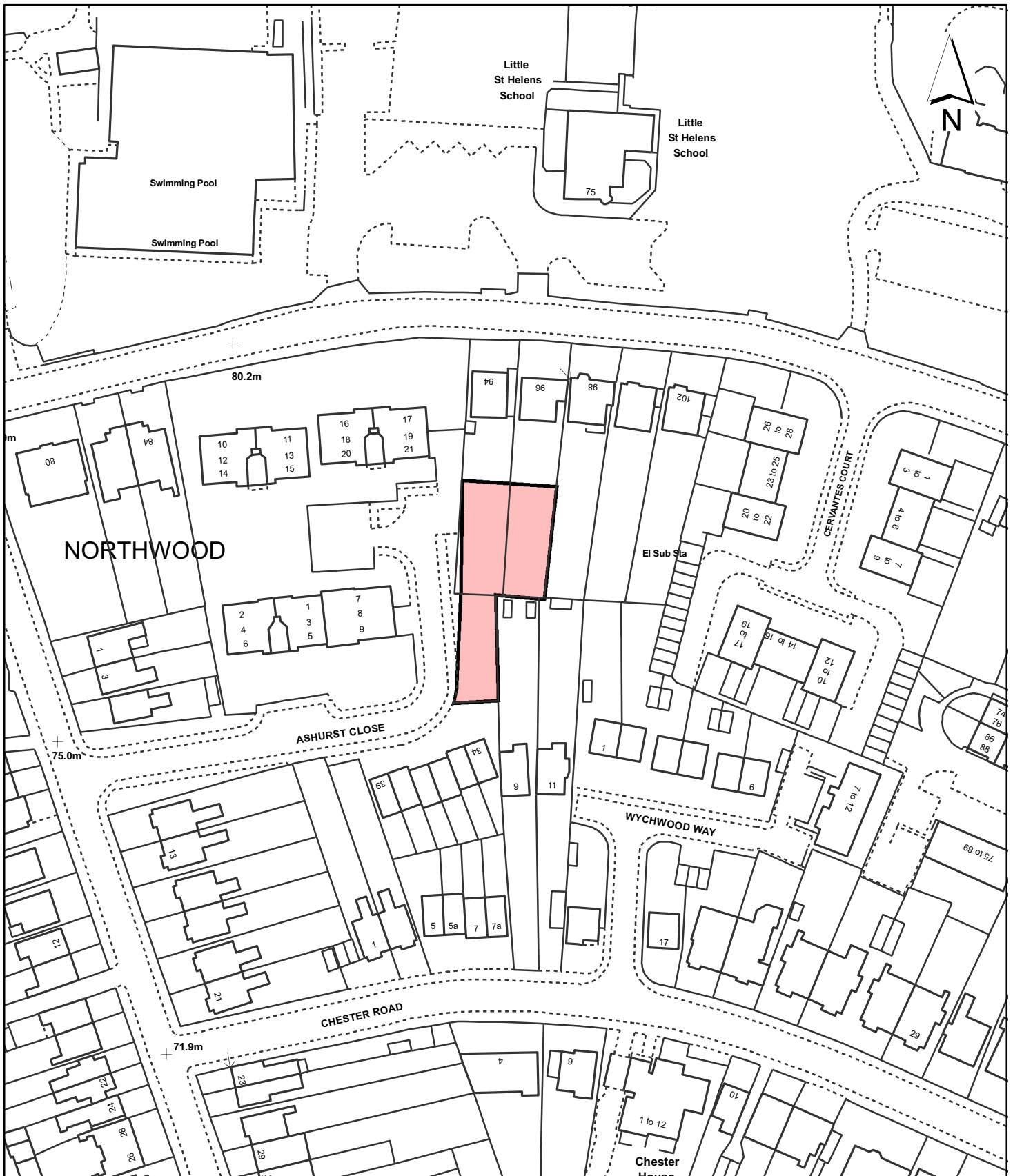
As such, had an appeal not of been lodged for non-determination, the application would have been recommended for refusal.

11. Reference Documents


Planning Policy Statements and Guidance
London Plan (February 2008)
London Plan Interim Housing Supplementary Planning Guidance, April 2010
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

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Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
Land to the rear of 94-96 Green Lane, Northwood	
Planning Application Ref:	Scale
66134/APP/2011/294	1:1,250
Planning Committee	Date
North	May 2011

**LONDON BOROUGH
OF HILLINGDON**

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