

## DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers  
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

**APPROVAL RECOMMENDED: GENERAL**

Select Option

1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received ☐
2. Application complies with all relevant planning policies and is acceptable on planning grounds ☐
3. There is no Committee resolution for the enforcement action ☐
4. There is no effect on listed buildings or their settings ☐
5. The site is not in the Green Belt (but see 11 below) ☐

**REFUSAL RECOMMENDED: GENERAL**

6. Application is contrary to relevant planning policies/standards ☐
7. No petition of 20 or more signatures has been received ☐
8. Application has not been supported independently by a person/s ☐
9. The site is not in Green Belt (but see 11 below) ☐

**RESIDENTIAL DEVELOPMENT**

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

**COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT**

12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses ☐
13. Refusal of change of use from retail class A1 to any other use ☐
14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. ☐

**CERTIFICATE OF LAWFULNESS**

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

**CERTIFICATE OF LAWFULNESS**

18. ADVERTISEMENT CONSENT (excluding Hoardings) ☐
19. PRIOR APPROVAL APPLICATION ☐
20. OUT-OF-BOROUGH OBSERVATIONS ☐
21. CIRCULAR 18/84 APPLICATION ☐
22. CORPSEWOOD COVENANT APPLICATION ☐
23. APPROVAL OF DETAILS ☐
24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval ☐
25. WORKS TO TREES ☐
26. OTHER (please specify) ☐

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

**Item No.**                      **Report of the Head of Planning, Building Control, Sport & Green Spaces**

**Address**                      71 SWAKELEYS ROAD ICKENHAM

**Development:**              Single storey rear extension to existing shop premises

**LBH Ref Nos:**              **36964/APP/2014/3774**

**Drawing Nos:**              Design and Access Statement  
Supporting Photos  
Location Plan  
2303  
Block Plan

**Date Plans received :**    05/11/2014                      **Date(s) of Amendment(s):**    23/10/2014

**Date Application Valid:** 05/11/2014

## 1. **SUMMARY**

The proposal is to erect a single storey rear extension to this grocery shop in the middle of the shopping parade to provide a store and stock room.

The potential impacts of the proposal both on the surrounding area, which forms part of the Ickenham Village Conservation Area and on the adjoining occupiers, including commercial and residential, has been assessed and it is considered to be acceptable.

There are no other issues raised by the proposal, which otherwise accords with the objectives of the relevant policies in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

## 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

### 1              COM3              Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

### 2              COM4              Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Drawing Number 2303 and Block Plan and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

### 3              NONSC              Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted (including stone coping) shall match those used in the existing building

and shall thereafter be retained as such.

#### REASON

To safeguard the visual amenities of the area in accordance with Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **4 NONSC Non Standard Condition**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing No. 73 Swakeleys Road.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

### 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 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).

|       |                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------|
| BE4   | New development within or on the fringes of conservation areas                                                            |
| 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. |
| AM14  | New development and car parking standards.                                                                                |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)                                   |

#### **3 I59 Councils Local Plan : Part 1 - Strategic Policies**

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

**4**            I1            Building to Approved Drawing

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

**5**            I2            Encroachment

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.

**6**            I3            Building Regulations - Demolition and Building Works

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.

**7**            I47            Damage to Verge - For Council Roads:

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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**8**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**3. CONSIDERATIONS**

### 3.1 Site and Locality

No. 71 Swakeleys Road is a retail general groceries shop and off licence premises (gross internal floorspace 91 sq.m.) occupying the ground floor of a single unit in a short parade of shops in Ickenham village centre.

It comprises of the customer sales shop floor and a small store room behind with a door opening on to a small service yard and surfaced parking area reserved for use in connection with the shop and for occupants of the first floor flat No. 71a, which is accessed by an external staircase.

A service road runs along the rear of the parade from Ivy House Road and also provides access to two detached residential properties (Nos. 6 and 6a Ivy House Road). The shop is adjoined in the parade by a cafe (No. 73) and a dance supplies shop (No. 69) which has been extended at the rear and there are mostly residential units at first floor.

The site falls within Ickenham Village Conservation Area and forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

### 3.2 Proposed Scheme

The proposal is for a single storey rear extension to provide a stock and store room and would measure 2.9 metres in width, 10.9m deep and 3m high with a flat roof. It would have a single door on the rear elevation closest to the rear service road and an off road area would be retained beyond the store room to provide parking space for one vehicle (5m x 2.9m wide).

The extension would be finished externally in facing brickwork with a standard bitumen and chipping flat roof.

### 3.3 Relevant Planning History

22826/APP/1999/2629 69 Swakeleys Road Ickenham

ERECTION OF A SINGLE STOREY REAR EXTENSION AND CHANGE OF USE IN PART TO A BALLET DANCE STUDIO IN ASSOCIATION WITH EXISTING RETAIL SHOP

**Decision:** 30-06-2000 Approved

#### **Comment on Planning History**

None relevant.

### 4. Advertisement and Site Notice

**4.1** Advertisement Expiry Date:- 10th December 2014

**4.2** Site Notice Expiry Date:- Not applicable

### 5. Comments on Public Consultation

5no. neighbouring occupiers were consulted (on 7.11.2014/19.11.204). The application was advertised in the local press on 19.11.2014 and copies of this and a site notice were displayed from 20.11.2014 and 14.11.2014 respectively. There have been no responses received.

Ickenham Residents Association - no comments.

Ickenham Conservation Area Panel - makes the following comments:

The Conservation Panel notes that this Co-Op branch is relatively cramped with narrow aisles, but remains popular largely for offering a wide range of stock over long trading hours. Although this application will not directly improve its limited internal circulation space, the additional stock room should help with stock replenishment operations and customer service efficiencies.

In planning terms we note that the proposed structure does not appear to interfere with the means of access to the flats above, that sufficient parking is retained on site and no extension of trading hours is involved.

However we regret the unsightly expanse of flat roof that will be created which may prove problematic for dispersing heavy rainfall. The Panel is also particularly concerned that it sets an undesirable precedent for extending the footprint of the building so far over most of the rear service yard.

Accordingly we recommend that the case officer investigates the detailed impact of this proposal on the rear of neighbouring properties. Subject to no objections from nearest neighbours, the Panel raises no sustainable objection given the restricted amenity at this rear locality.

Urban Design/Conservation Officer - considers acceptable with minor revisions. Makes the following comments:

The backyard site is part of a typical rear service access yard and in need of some improvement. The site is partially obscured by the commercial premises and enclosed, but there are views from neighbouring residential properties.

The scheme proposes a single storey storage facility which will be an extension to the existing premises. As such, there is no objection in principle to a structure in this location. It does not infill the whole of the rear yard and is in scale with the existing adjacent outbuildings and other such structures in the wider vicinity. It has been designed to match the existing building and will be detailed to match i.e. brick walls, flat roof and stone coping. Note that 4 air-conditioning units are proposed at high level - these should be located to the least visible position.

However, the rear boundary and side to the yard are left unenclosed. Part of the scheme should include a proper rear boundary and enclosure to the site which would help raise the standard of design more generally in the locality. I would therefore suggest that the boundary details are submitted as a revision and would encourage the applicant to consider this suggestion to preserve and enhance the Ickenham Village Conservation Area.

Condition brickwork and stone coping to match.

Officer Comment: The comments of the Conservation officer in respect of a boundary treatment are noted. However, the rear service yard would be enclosed on two sides by the proposed extension and the the existing extension to the neighbouring building. This would provide a good level of enclosure. Given the nature of the service road which provide car parking and service delivery space, the addition of boundary structures could impinge on the ease of using the area and on balance is not considered necessary.

The comments in respect of the air conditioning units are noted, but the units are existing and the proposal would reduce their visibility from the rear.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

|       |                                                                                                                           |
|-------|---------------------------------------------------------------------------------------------------------------------------|
| BE4   | New development within or on the fringes of conservation areas                                                            |
| 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. |
| AM14  | New development and car parking standards.                                                                                |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)                                   |

In addition: None.

## **7. MAIN PLANNING ISSUES**

### **7.1 Impact on the amenities of the occupiers of neighbouring residential properties**

The amenities of the nearest adjoining occupiers, of the first flats above the parade (Nos. 69a, 71a and 73a Swakeleys Road) would not be especially affected by the proposed extension in terms of their outlook nor light/privacy etc.

The extension would abut the partly fenced boundary and 10m rear garden of No. 73 (which may also be available to the occupiers of No. 73a) but any loss of sunlight from overshadowing to this area would be limited to the service road end of the garden and only in the mornings. The original rear garden of No. 69 has been infilled and there is an external staircase providing access to No. 69a via the roof.

The staircase to the first floor flat at No. 71a would be re-aligned at the applicant's cost on behalf of and with the full knowledge of the current occupier of the flat who has been duly notified under Certificate B. An alleyway of 3m in width would be retained between the store room and No. 69 and accordingly, there are no identified amenity or potential access issues for this occupier.

The proposal thus accords with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.2 Impact on Street Scene**

The rear service access yard is partially obscured by commercial premises and enclosed, but there are unflattering views from the opposite neighbouring residential properties towards the back of the shop premises.

Thus whilst the proposed stock and store room addition would be a prominent addition seen from within the conservation area to the rear, the Council's Urban

Design/Conservation Officer considers its design and scale to have an acceptable impact on the character and appearance of the immediate locality.

As such, the proposal complies with Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.3 Traffic Impact / Pedestrian Safety**

The loss of one existing space but retention of one should not lead to any increase in traffic or ad-hoc parking across or elsewhere along the service road that could block or inconvenience other vehicle movements, including those for refuse collection and emergencies.

The present parking arrangements in this access only road appear to be well ordered and there are no specific concerns with highway traffic or pedestrian safety as a result of the proposal. There are two residential properties and a garage opposite the site but access and turning to/from these should not be affected.

It is thus considered that the proposal complies with the aims of UDP Saved Policy AM14 in respect of vehicle parking standards and highway/pedestrian safety.

### **7.4 Carparking & Layout**

At present, the occupants of the commercial business at No. 71 Swakeleys Road have sufficient vehicle parking space off the service road for two vehicles. There is no Council parking standard however a requirement of one parking space per 75 sq.m. of Class A1 unit is set down in the London Plan.

One parking space is to be provided for staff use in connection with the ground floor retail premises and there would be sufficient space to the side for the occupants of the first floor flat (No. 71a) to park one off-road vehicle.

It is thus considered that the proposal complies with the aims of UDP Saved Policy AM14 in respect of vehicle parking standards.

### **7.5 Urban Design, Access and Security Considerations**

The proposal does not include any arrangements to secure or otherwise enclose the rear of the premises where access is shared by residents of the first floor.

The Urban Design/Conservation Officer's comments in respect of design are considered above in terms of the impact on the surrounding area. In this instance it is not considered appropriate to entirely enclose the rear of the site as this could be impracticable and restrict access for service vehicles unloading. Furthermore, if such enclosure(s) were too high it may even create an opportunity for crime with the back entrance to the premises hidden from general view.

Nonetheless, there is an absence of details regarding the boundary treatment which is generally inconsistent in this location. Since this proposal represents an opportunity for improving the design and appearance of the immediate area these could therefore be requested by means of a condition.

Access for the occupiers of the first floor flat would continue to be available from the rear service road and across the landing via the revised staircase.

### **7.6 Other Issues**

The Urban Design/Conservation Officer has referred to the installation of four air conditioning units which are already in place on the rear of the existing building at ground

floor roof level. Although these are not part of the proposed extension these units are indicated on the submitted drawings and their installation does require planning permission.

In the light of the comments received, an advisory Informative to this effect is necessary to encourage the applicant to re-position or disguise the units if possible and where appropriate.

## **8. Reference Documents**

Hillingdon Local Plan (November 2012);  
The London Plan (July 2011);  
National Planning Policy Framework.

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230