

DELEGATED DETAILS DECISION

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 DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 704-708 UXBRIDGE ROAD HAYES MIDDLESEX

Development: Details pursuant to condition 6 (Waste) of planning permission Ref: 68155/APP/2015/1560 dated 05/09/2014 (Single storey rear extension)

LBH Ref Nos: 68155/APP/2015/1560

Drawing Nos: 2509-01/KG
2509-02/KG Rev A
2509-03/KG Rev A
2509-04/KG
2509-05/KG
2509-06/KG
2509-07/KG

Date of receipt: 08/05/2015 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

An application has been submitted seeking the discharge of Condition 6 of application reference 68155/APP/2014/2365, which approved a single storey rear extension to the commercial units 704, 706 and 708 Uxbridge Road, Hayes. The three units have been merged and are occupied by a grocery store.

Condition 6 of the permission stated;

No development shall take place until details of facilities to be provided for the covered; appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2011).

Conclusion

The submitted proposed ground floor plan demonstrates the covered/secured storage for refuse integrated within the structure. Access to the storage area is also demonstrated.

Indicated on the rear elevation is proposed ventilation to ensure the refuse storage area is adequately ventilated. The refuse storage area is also locked and secured, with the proposed signage above the door stating 'Bin Storage'.

The submitted details are viewed as adequate to demonstrate that the proposed refuse storage area is adequately covered, appropriately sign posted and secured. Condition 6 of application 68155/APP/2014/2365 can therefore be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Karen Mckernan

Telephone No: 01895 250230