



HILLINGDON

LONDON

Meeting:	Borough Planning Committee	
Date:	Thursday 10th March 2022	Time: 6:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item:	Page:	Location: Gidar House
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
The report states that “ <i>the new window on the rear elevation is to be set low down on the building to serve the staircase, but still above ground floor level</i> ”. The new window does not serve the staircase, it will serve a WC and meter room.		This is a point of clarification which does not change the recommendation or assessment. The condition to permanently fix and obscure this window remains reasonable and necessary in all respects.
		Location: Neyland Court
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
The report states in section 6 that comments were received from the Eastcote Residents’ Association. This has been noted in error and the objections have been received from the <u>Ruislip</u> Residents’ Association.		

<p>Since the drafting of the Committee Report five additional representations have been received and their comments are summarised as follows:</p> <ul style="list-style-type: none"> -The proposed office management building would cause harm to living conditions of neighbouring occupiers, in terms of loss of light, outlook, privacy, noise and air pollution -The proposed new boundary treatment would cause harm to the residential amenity of the occupiers at Neyland Court -The proposed office management building would detract from the setting of the adjoining Area of Special Local Character -The drawings and supporting documents are factually incorrect, in respect to the parking spaces and refuse store -The new location of the refuse store would be difficult to access for the occupiers at Neyland Court 	<p>The concerns raised by neighbouring residents have been noted and have been addressed throughout the committee report.</p>
<p>Additional comments from Ruislip Residents' Association have been received. These comments are as follows:</p> <p>Re 76364/APP/2021/4604 NEYLAND COURT. Amended Proposed Site Layout P.11</p> <p>I write on behalf of Ruislip Residents Association (RRA) to follow up upon my letter dated 1st February (in my email dated 2nd February) to add further comments regarding the amended Proposed Site Layout P.11 submitted last week.</p> <p><i>Existing Situation:</i></p> <p>The photos below show the existing garage block that is built along the boundary to No. 19 (not 21) Pembroke Road, the walled rectangular shaped bin store, "existing wall with brick piers and retro concrete blocks to be removed", existing trees and landscaping, and the three allocated parking spaces for residents of Neyland Court as shown on their leases.</p> <p>The photo below shows that the area where the proposed building is to be located is very close to the rear of bungalows at 6 and 6A Brickwall Lane. There is currently an unofficial carport across this part of the site that is subject to enforcement investigation ENV/84/22. Access to the last two garages nearest to Brickwall Lane are currently inaccessible for vehicles.</p> <p><i>Amended Proposed Layout:</i></p>	<p>There are no additional matters raised in these further comments that have not already been addressed within the Committee Report.</p> <p>However, for clarity, section 7.08 of the Committee Report discusses the impact on neighbouring residential amenity and concludes that the proposed development would cause harm to the living conditions of neighbouring occupiers and their associated external amenity space; and section 7.14 of the Committee Report recommends a condition requiring the details of tree protection measures to be submitted to the Council.</p> <p>The electric charging points would have been secured by condition, if this application had been recommended for approval.</p> <p>The proposed office building is not "accessible or inclusive" for any</p>

The 'Proposed Site Layout amended' P.11 as shown below is incorrect, and so the amenity space measurements shown cannot be taken seriously.

Problems with P.11:

1. The existing garage block is at an angle to the boundary with 19 Pembroke Road, not 21 Pembroke Road as shown on P.11.
2. The bin stores are rectangular in shape as shown in the photo above. So the green shaded area to represent "22.4 sqm amenity gained" is overexaggerated as it includes existing amenity space south of the bin store wall where there is a tree at the boundary with no 19 some landscaping and grass. (See photo above).
3. P.11 does not indicate the existing tree highlighted in pink on the plan above and in two photos above. The proposals suggest it will have to be removed to build the "proposed new low level wall".
4. P.11 does not indicate where the residents will have to walk across the reduced depth amenity space behind Neyland Court to access the "New Access Gate" to get to the new refuse store.
5. No details of the new landscaping or location of a replacement tree!
6. The Three parking spaces for residents of Neyland Court are not identified

Conclusion:

The RRA supports local residents in opposing these amended proposals for the following reasons:

1. Policy DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (the DM) requires, amongst other matters, that new development incorporates the principles of good design and takes into account the effect on neighbouring open spaces and environment and "should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space".

The proposed new low wall with railings will provide less privacy or protection from noise and pollution from vehicles (mostly not owned by residents of Neyland Court) in the carpark, and the design is not characteristic of the original design of Neyland Court. Therefore, the proposed new layout with low wall would harm the living

employees or clients who have mobility issues as it can only be accessed by a central staircase to the first floor. Given these circumstances and noting the associated planning history, it would not be appropriate to require the provision of disabled car parking spaces.

conditions of the occupiers of residents at Neyland Court, contrary to Policy DMHB 11 of the DM.

2. Loss of Amenity Space

The proposed reduction in depth of the amenity space and removal of existing mature tree and shrubs would be detrimental to the amenities of the occupiers at Neyland Court contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

3. Access to Waste and Recycling Provision

The proposed external means of access for existing and future occupiers of Neyland Court by reason of proximity to the rear ground floor windows would result in an unacceptable loss of privacy and increase in noise and disturbance. The proposals would be contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan Saves polices September 2007.

4. No Accessibility Provision or Parking Plan Layout.

There is still no car park layout plan to indicate the location of the three allocated spaces for Neyland Court residents, disabled spaces or electric charging points. Given that the garage block is incorrectly located on the plan it is impossible to assess if all parking spaces shown on the plans can be practically accessed by a vehicle.