

Mr Jarnail Singh

Application Ref: 20352/APP/2023/1481

123 Central Avenue
Hayes
Hillingdon
UB3 2BS

Date of Decision: 10th October 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Application number:	20352/APP/2023/1481
Date your planning application was submitted:	26th May 2023
Site location:	123a Central Avenue Hayes UB3 2BS
Description:	Erection of a first floor side extension
Application submitted by:	Mr JARNAIL SINGH
Plans that this decision was based on:	See attached Schedule of Plans

Permission is subject to the condition(s) listed below:-

1. 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2023 -61-03 Rev A and 2023-61-04 Rev A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
2. 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

STANDARD INFORMATIVES

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).

Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP HC1 (2021) Heritage conservation and growth

LPP T4 (2021) Assessing and mitigating transport impacts

LPP T6 (2021) Car parking

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF- 16 NPPF 2018 - Conserving & enhancing the historic environment

NPPF- 12 NPPF 2018 - Achieving well-designed places

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).
3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with

the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4. 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
5. 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 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out

between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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Date of Decision: 10th October 2023

END OF SCHEDULE

R Johnson

Roz Johnson
Head of Development Management and Building Control

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 20352/APP/2023/1481

SCHEDULE OF PLANS

2023 -61-03 Rev A.	Received	19-05-2023
2023-61-04 Rev A.	Received	19-05-2023
.	Received	19-05-2023

DELEGATED HOUSEHOLDER 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 an 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 the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Development: Erection of a first floor side extension

Drawing Nos: 2023 -61-03 Rev A
2023-61-04 Rev A

Date Plans received: _____ **Date(s) of Amendments(s):** _____

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a recently erected two-storey end of terrace dwelling, positioned on a prominent corner plot at the junction of Central Avenue and Orchard Road in the Central Avenue, Hayes, Area of Special Local Character (ASLC).

The building is set back from the highway of Central Avenue, benefits from off road parking to the front driveway and the external walls of the building have been finished in facing white render. The property features a gabled roof.

The property has recently been extended by a single storey rear extension and a single storey side extension.

1.2 Proposed Scheme

Planning permission is sought for the erection of a first floor side extension.

1.3 Relevant Planning History

20352/APP/2023/1016 123 & 123a CENTRAL AVENUE HAYES

Erection of first floor rear extensions to both properties

Decision: 01-06-2023 Refused

20352/APP/2023/567 123A CENTRAL AVENUE HAYES

Proposed single storey side extension

Decision: 26-04-2023 Approved

20352/APP/2023/454 123A CENTRAL AVENUE HAYES

Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights
(Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 06-03-2023 Approved

20352/APP/2022/3690 123A CENTRAL AVENUE HAYES

Erection of single storey extension to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 12-01-2023 Approved

20352/APP/2022/3643 123A CENTRAL AVENUE HAYES

Erection of a rear dormer extension

Decision: 25-01-2023 Refused

20352/APP/2022/214 123 CENTRAL AVENUE HAYES

Details pursuant to the discharge of Conditions 4 (Landscape), 5 (Glazing), 7 (Cycle stores) and 8 (Refuse stores) of planning permission ref. 20352/APP/2021/1451, appeal reference APP/R5510/W/21/3278335, dated 19/11/2021 (Demolition of existing attached garage and creation of new two bedroom attached dwelling with associated bin storage, cycle parking and private amenity space)

Decision: 21-04-2022 Approved

20352/PRC/2021/207 123 CENTRAL AVENUE HAYES

Retention of existing single storey rear extension, proposed part first floor rear extension and conversion of garage to habitable use with extension to rear

Decision: 04-04-2023 No Further Action(P)

20352/APP/2021/1451 123 CENTRAL AVENUE HAYES

Erection of a 2-bed dwelling with bin storage, bicycle parking and private amenity space involving demolition of existing attached garage

Decision: 17-06-2021 Refused

Comment on Planning History

20352/APP/2021/1451 - Erection of a 2-bed dwelling with bin storage, bicycle parking and private amenity space involving demolition of existing attached garage. Refused 21-06-2021. Allowed at Appeal 19-11-2021

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

Seven neighbouring properties were consulted on 01-06-23.

One comment of objection was received from the Hayes Conservation Area Advisory Panel and can be summarised below:

- We are opposed to this application as it is the latest of a string of piecemeal extensions which

cumulatively amount to overdevelopment of the site. A first floor extension would close the visual gap between this and the adjoining house, a pleasant feature of the Area of Special Local Character; and

- The location, on a prominent corner site, would have a strongly negative impact on the street scene; the proposed first floor extension would also have a overbearing and oppressive effect on the adjacent property (59 Orchard Road).

Officer Comments: The above comments are duly noted and will be discussed in further detail below.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

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LPP T6 (2021) Car parking

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

NPPF- 12 NPPF-12 2018 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and the Area of Special Local Character and the impact upon the amenities of adjoining occupiers.

The proposed side extension is technically compliant with guidance set out in Policy DMHD 1 in that it would be set back from front elevation by 2.05 and would be set well beneath the main roof ridge, ensuring the side extension would read as a subservient addition to the property with minimal impacts on the character and appearance of the original dwelling. Given the siting and positioning

of the application dwelling a sense of openness would be retained between the site and the neighbouring dwelling (No. 59 Orchard Road). Overall, it is not considered that the proposed extension would result in a bulky or dominant form of development within the street scene and would integrate well with the host dwelling and surrounding Area of Special Local Character.

Given the siting of the proposed impact, No. 59 Orchard Road is the principal neighbour to consider when assessing impact on residential amenity.

In the Appeal Decision, the Inspector stated that "to prevent overlooking of adjacent properties a condition requiring the rear first floor and side elevation windows to be fitted with obscure glazing is included. A further condition is imposed preventing the introduction of new openings at first floor level in the new dwelling" (Appeal reference: APP/R5510/W/21/3270975). It is clear therefore, and established by the Planning Appeal decision that any additional windows on the first floor or above would likely result in overlooking and loss of privacy to the nearby properties, or at least requires consideration within a new application.

The proposal seeks to include one window at front elevation serving the proposed bedroom. The proposed window would not look onto the rear garden or habitable rooms at No. 59 Orchard Road, as such, there is no concern regarding overlooking or loss of privacy for the adjacent neighbour. The outlook to 122 Central Avenue is not too dissimilar to the existing outlook from the first floor level and would not be atypical within a residential setting. Furthermore, the distance between the proposed extension and the adjacent neighbour is considered sufficient in offsetting any oppressive or overbearing effects, nor would it result in any significant loss of light.

There would be no impact upon external amenity space or upon parking and highway safety.

Conclusion:

For the above reasons, the application is recommended for approval, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 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. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2023 -61-03 Rev A and 2023-61-04 Rev A.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 or roof slopes of the development hereby approved.

REASON

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INFORMATIVES

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3. 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).

Part 1 Policies

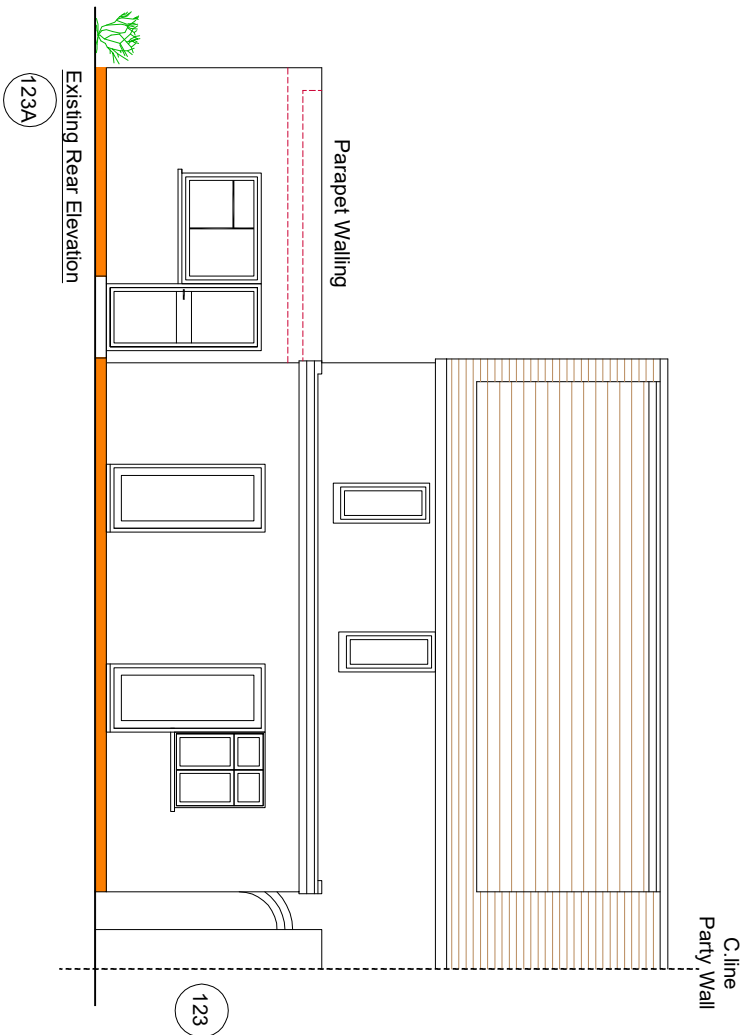
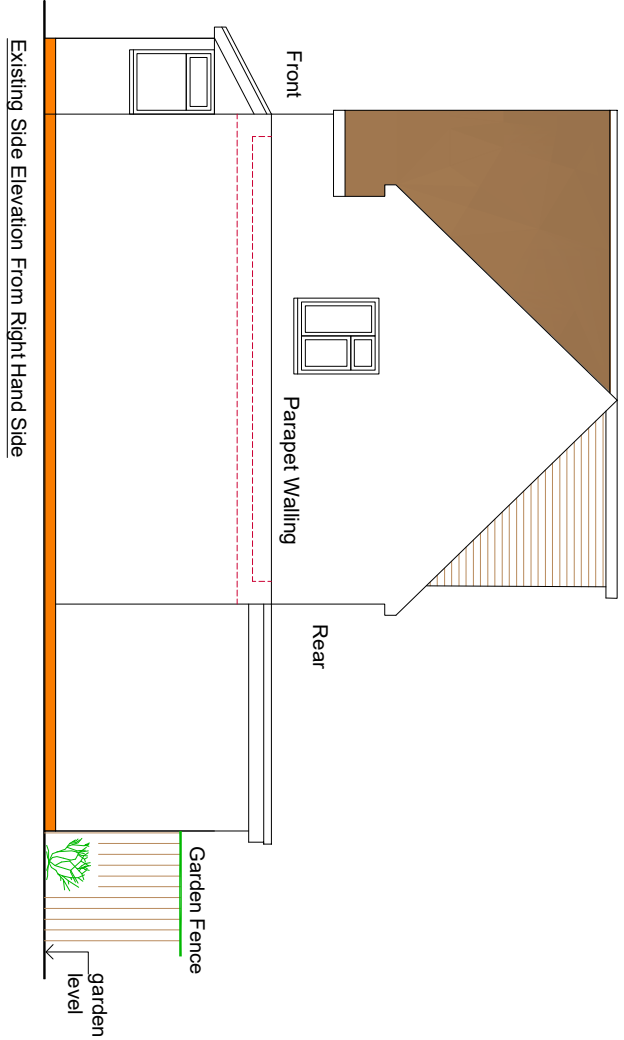
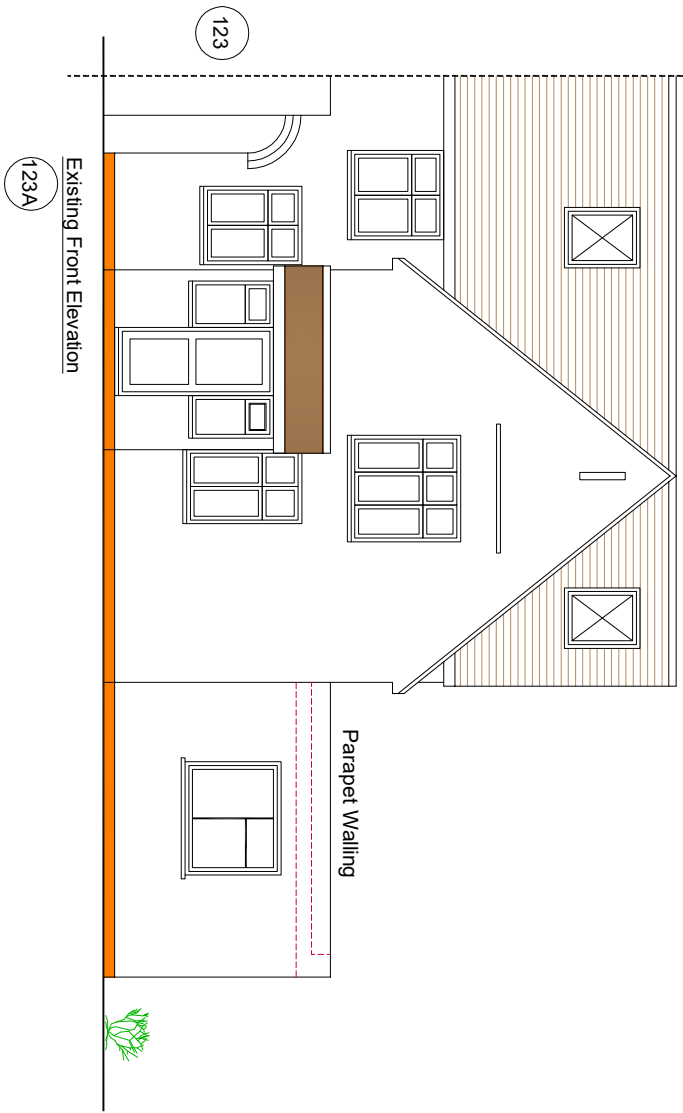
PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
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NPPF- 12	NPPF-12 2018 - Achieving well-designed places

Contact Officer: Rebekah McCullough **Telephone No:** 01895 250230

C.lline
Party Wall



NOTES
CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE
COMMENCING ANY WORK ON SHOP DRAWINGS
DO NOT SCALE FROM THIS DRAWING
RS ATPA COPYRIGHT

Notes:

1. All dimensions to be verified on site and any discrepancy reported to the client
2. This drawing to be read in conjunction with all relevant drawings

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

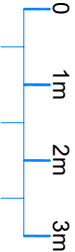
client/builder to obtain all planning permission approvals from the relevant authority, prior to the planning & building control approvals is to client/builders own risk

roof lights:
final size and position of roof lights to clients requirements

all rainwater guttering, down pipes locations to be confirmed by architect & not to encroach neighbors property

client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and obtain approval from the local authority prior to commencement of any works

REV	AMENDMENT	DATE	CHKD
A	Planning Issue	20.05.23	RS



Scale Bar

Proposed Part Double Storey
Side Extension

CLIENT
Jannali Singh

PROJECT
123A Central Avenue
Hayes - Middlesex
UB3 2BS

DRAWING TITLE
Proposed Part Double Storey Side Extension
Existing Elevations
Sheet 2

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1	RS	RS	20.05.23

DRAWING NUMBER	REVISION
2023 - 61 - 02	A

DRAWING STATUS
Planning Issue

NOTES

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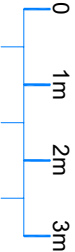
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REV	AMENDMENT	DATE
A	Planning Issue	20.05.23
		RS
		CHMD



Scale Bar

Proposed Part Double Storey Side Extension

Side Extension

CLIENT
Jameal Singh

PROJECT
123A Central Avenue
Hayes - Middlesex
UB3 2BS

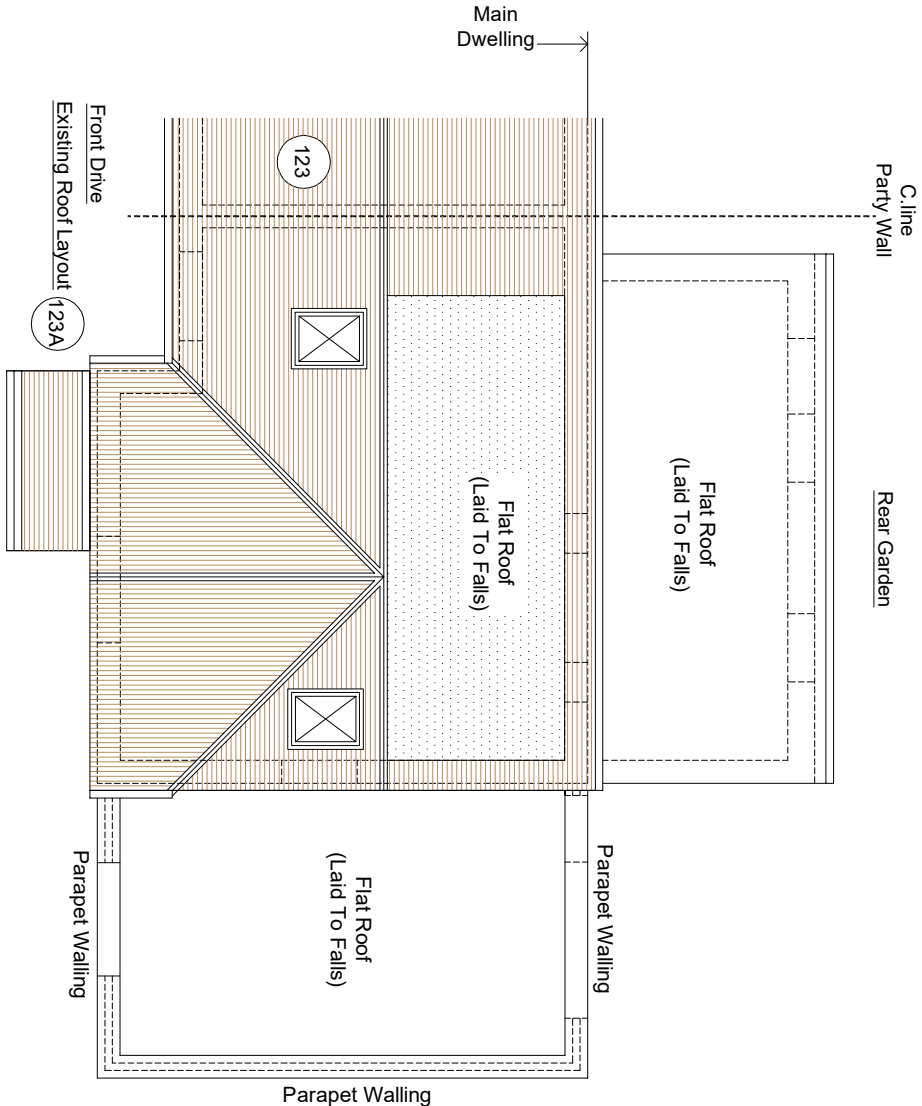
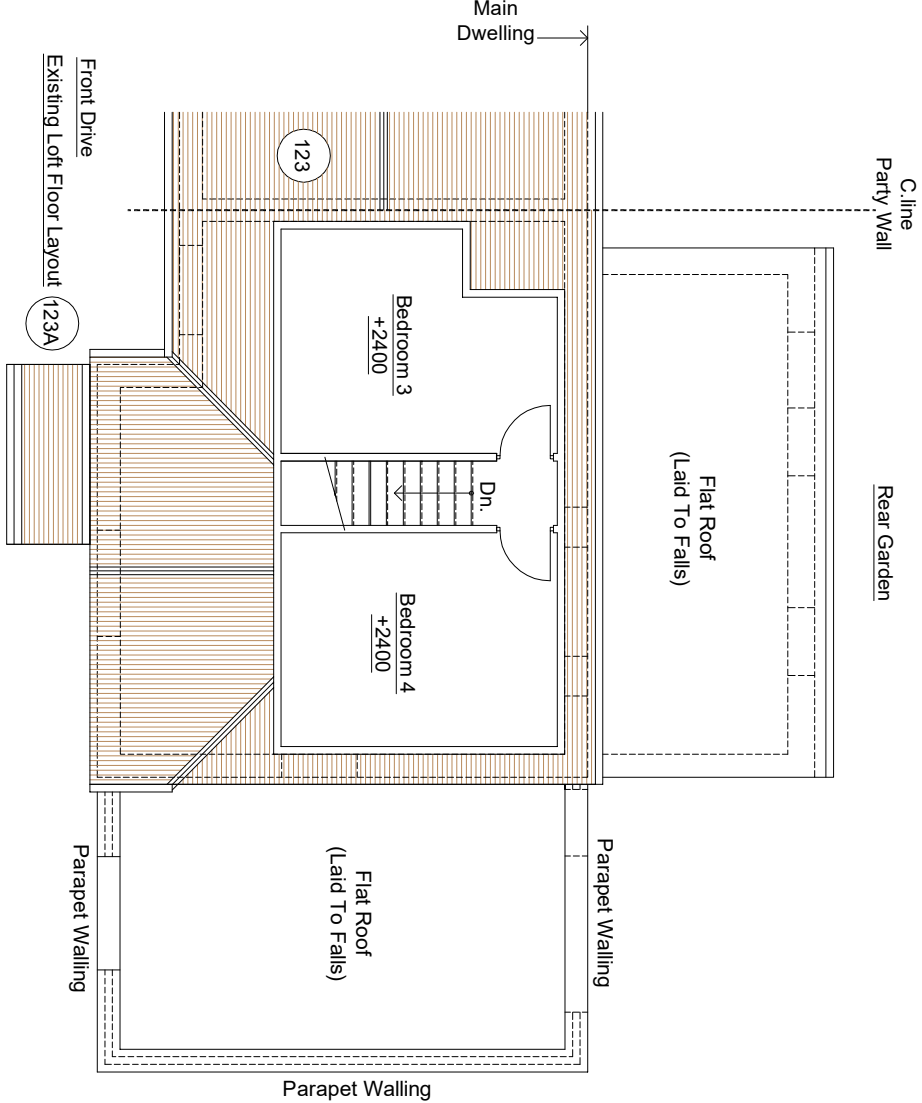
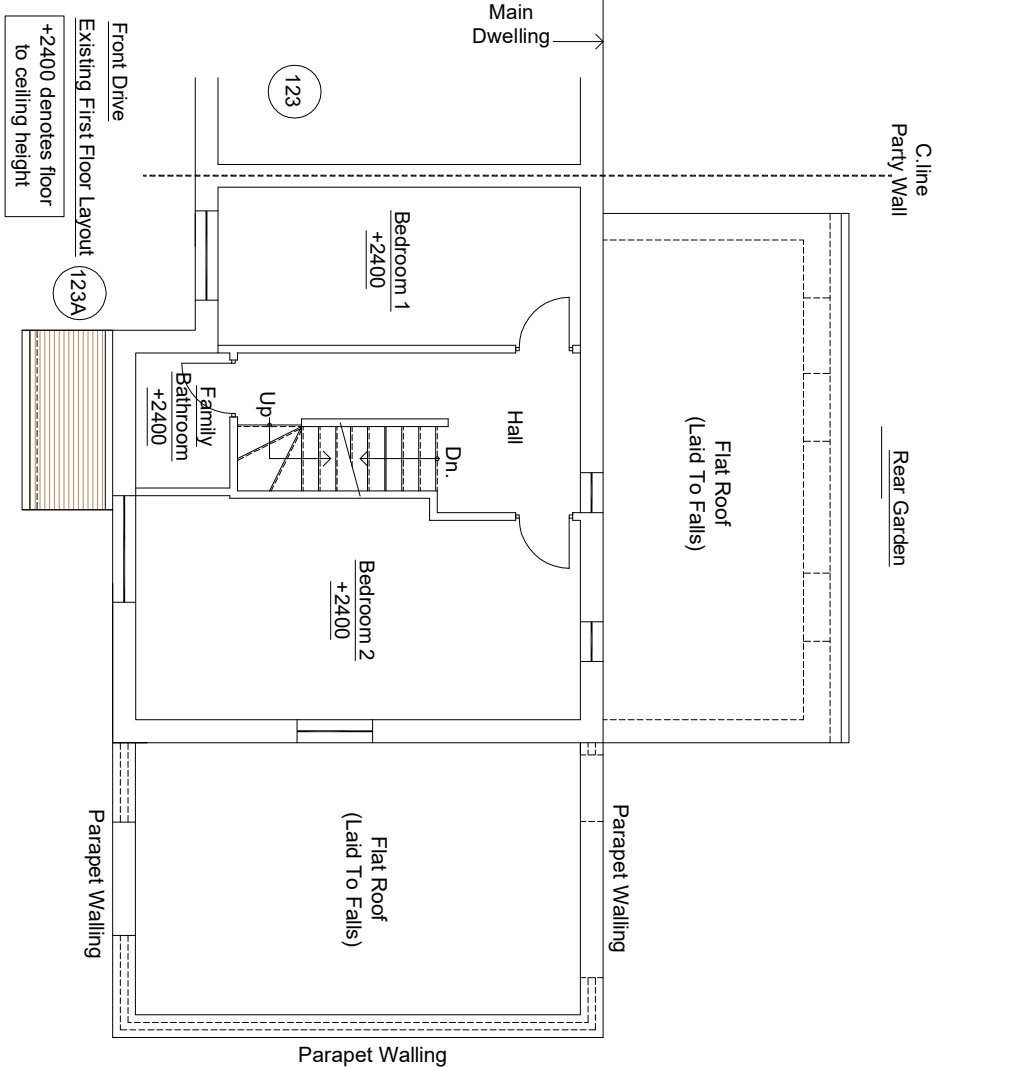
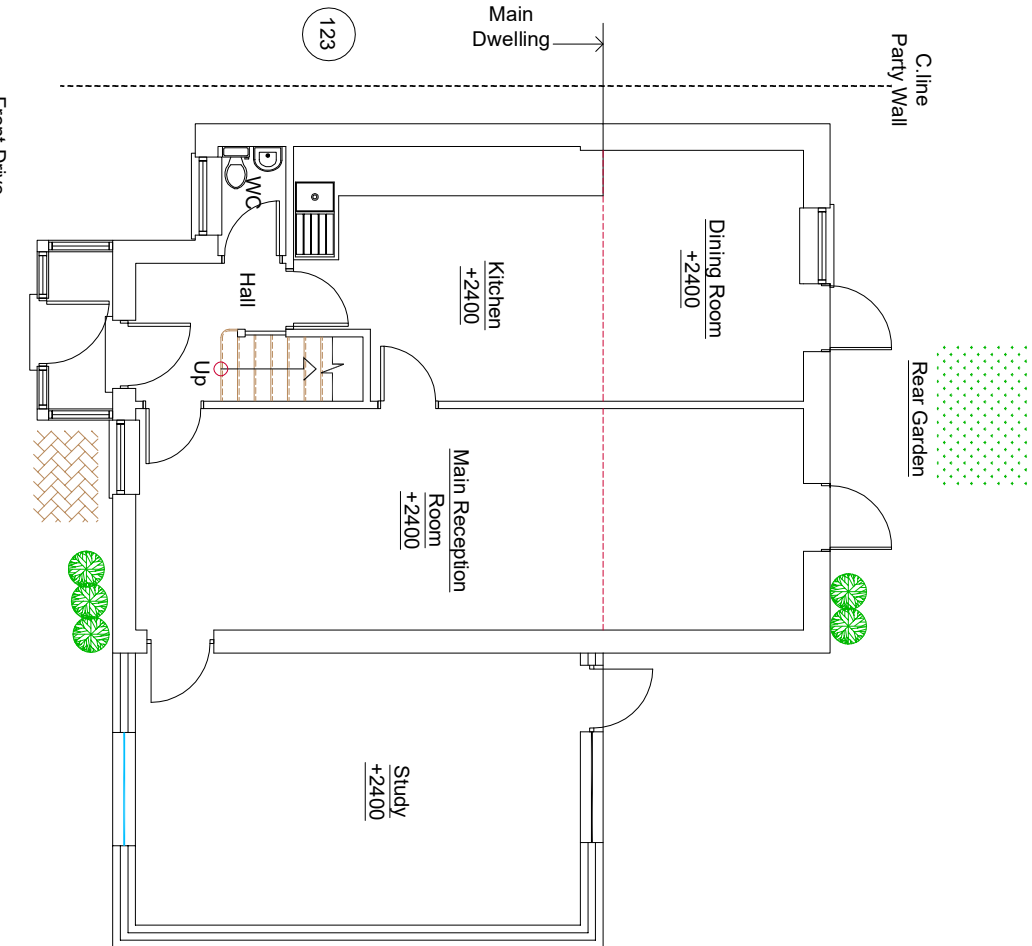
DRAWING TITLE
Proposed Part Double Storey Side Extension
Existing Floor Layouts
Sheet 1

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1	RS	RS	20.05.23
1:100 @ A3			

DRAWING NUMBER
2023 - 61 - 01

DRAWING STATUS
Planning Issue

REVISION
A



NOTES

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS

DO NOT SCALE FROM THIS DRAWING

RS ATPA COPYRIGHT

Notes:

1. All dimensions to be verified on site and any discrepancy reported to the client
2. This drawing to be read in conjunction with all relevant drawings

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

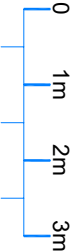
client/builder to obtain all planning permission approvals from the relevant authority, prior to the planning & building control approvals is to client/builders own risk

roof lights:
final size and position of roof lights to clients requirements

all rainwater guttering, down pipes locations to be confirmed by architect & not to encroach neighbors property

client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and obtain approval from the local authority prior to commencement of any works

REV	A	Planning Issue	20.05.23 RS
AMENDMENT			CHKD



Scale Bar

Proposed Part Double Storey Side Extension

CLIENT
Jannali Singh

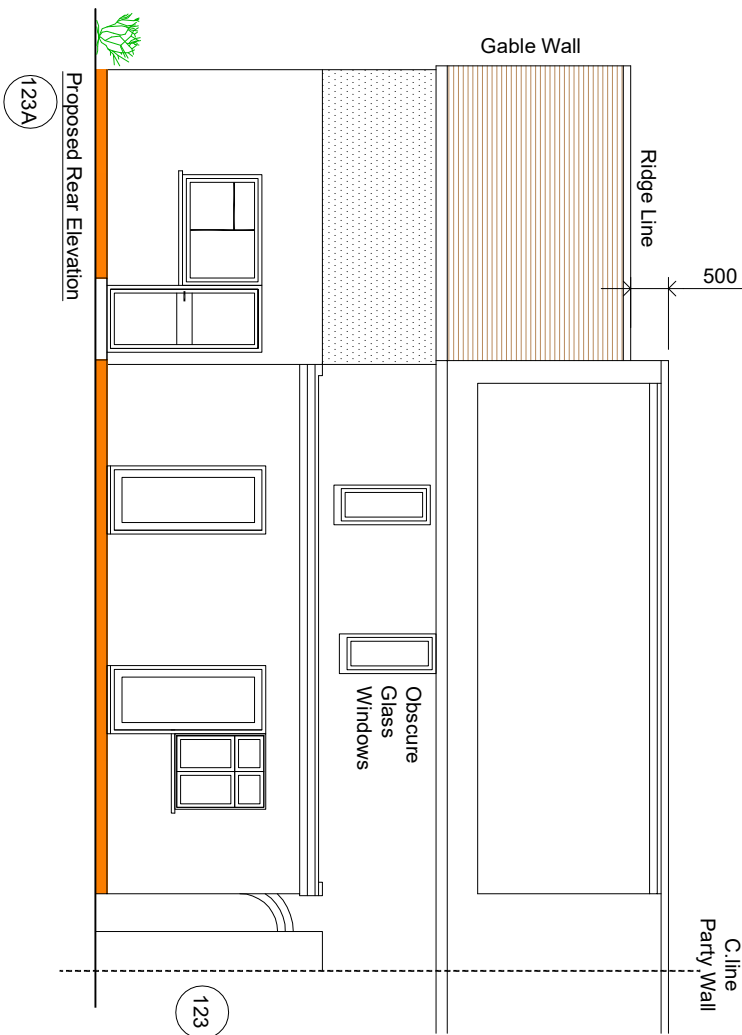
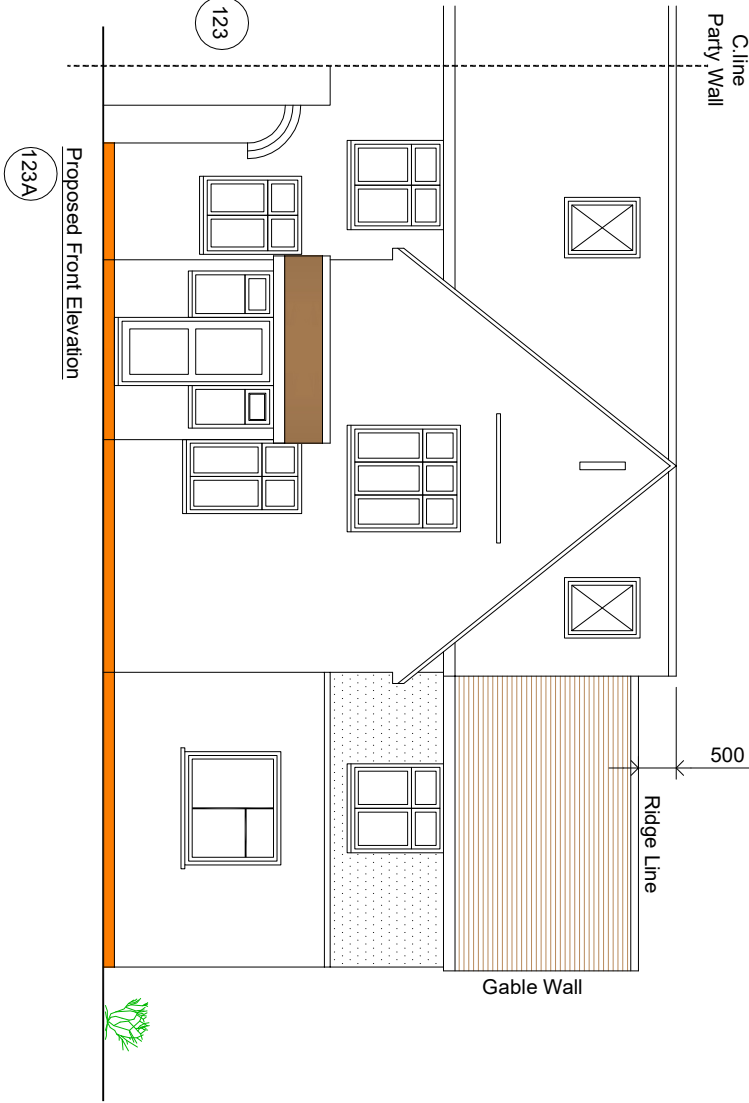
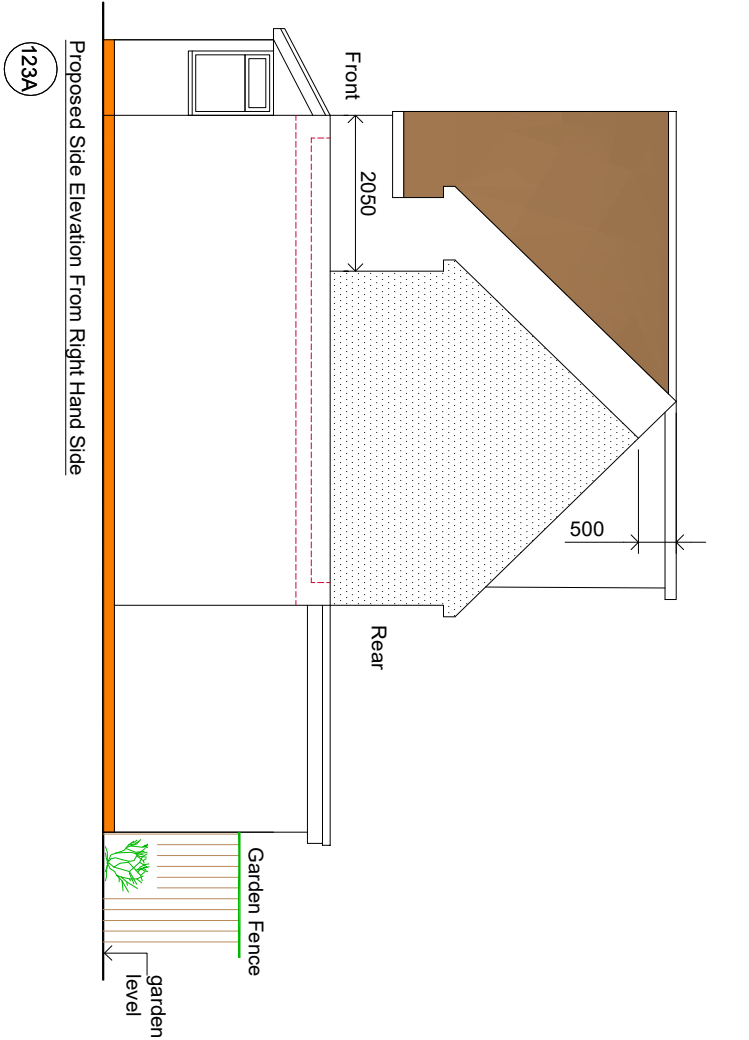
PROJECT
123A Central Avenue
Hayes - Middlesex
UB3 2BS

DRAWING TITLE
Proposed Part Double Storey Side Extension
Proposed Elevations
Sheet 4

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1	RS	RS	20.05.23
1:100 @ A3			

DRAWING NUMBER	REVISION
2023 - 61 - 04	A

DRAWING STATUS
Planning Issue



NOTES

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SHOP DRAWINGS

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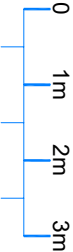
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A	Planning Issue	20.05.23 RS
REV	AMENDMENT	DATE CHNO



Scale Bar

Proposed Part Double Storey Side Extension

Side Extension

CLIENT
Jameal Singh

PROJECT
123A Central Avenue
Hayes - Middlesex
UB3 2BS

DRAWING TITLE
Proposed Part Double Storey Side Extension
Proposed Floor Layouts
Sheet 3

SCALE	DRAWN BY	CHECKED	DATE
1:50 @ A1	RS	RS	20.05.23
1:100 @ A3			

DRAWING NUMBER
2023 - 61 - 03

DRAWING STATUS
Planning Issue

✱ Denotes FD30 Fire Doors
(All To BCOs Approval)

SD Denotes Mains Operated,
Self-Contained Smoke Alarms
With Battery Back Up
All To Be Interlinked

HD Denotes Heat Detector
To Proposed Kitchen

Rain Water Guttering Not
To Encroach Neighbours
Property

