

HOUSEHOLDER APPEAL STATEMENT

49 FALLING LANE
YIEWSLEY
WEST DRAYTON
UB7 8AB

Prepared by:
Mr Ravi Chhaya
Resident of the above address.

Prepared on behalf of the appellant:
Mr Mukesh Chhaya
Owner and occupier of the above address.

February 2024

LPA Reference: 16917/APP/2024/2747

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1. Introduction

- 1.1. This statement is submitted in relation to an appeal against the decision of the London Borough of Hillingdon to refuse to grant planning permission for a single storey conservatory/glass room to the rear of no. 49 Falling Lane, Yiewsley, West Drayton, UB7 8AB.
- 1.2. The Local Planning Authority (LPA) application number: 16917/APP/2024/2747. The decision of refusal was made on 23/12/24.
- 1.3. The Local Planning Authority refused the application due to concerns over:
 - The impact on privacy for neighbouring properties (specifically No.51 Falling Lane).
 - The impact on privacy to its users (occupants of No.49 Falling Lane).
 - The cumulative depth and size of the extension being disproportionate to the original dwelling, and issues with visual integration and character.
- 1.4. The purpose of this statement is to put forward the case as to why planning permission should be granted. It will be argued within this statement that the proposals are an appropriate form of development within the area and would not be harmful to the privacy of neighbouring properties, privacy of the users, as well not being disproportionate or a visual anomaly. It will be argued that a sound basis exists for granting planning permission under the presumption in favour outlined by national planning policy in addition to suggested amendments and further clarifications that assist in compliance with the relevant policies.
- 1.5. This appeal statement has been assembled in accordance with the Planning Inspectorate's Procedural Guidance and comprises the following chapters followed by an Appendix;
 - Chapter 2 – The Site and Surrounding Area
 - Chapter 3 – The Proposed Development
 - Chapter 4 – Planning Policy Context
 - Chapter 5 – Grounds of Appeal
 - Chapter 6 – Conclusion

2. The Site and Surrounding Area

- 2.1. The site is located in Yiewsley, West Drayton which is situated in the western part of Greater London. Yiewsley is a vibrant and large suburban area in the London Borough of Hillingdon and sits 2 miles south of Uxbridge, the borough's commercial and administrative centre. The area has experienced an increase in development and is undergoing continual change bolstered with the opening of the Elizabeth line, which provides fast and convenient transport links to Central London and Heathrow Airport.
- 2.2. The appeal site is located to the west of Falling Lane, a predominantly residential street offering a somewhat peaceful setting while benefiting from good transport links. The surrounding area features a mix of local shops, schools, and parks, with Stockley Park located nearby—a blend of business hubs and green spaces ideal for recreation. The Grand Union Canal and Colne Valley Regional Park offer scenic walks and outdoor activities, while major roadways like the M4 and M25 ensure easy connectivity. With ongoing regeneration and a balance of suburban charm and urban convenience, this location appeals to commuters and families alike.
- 2.3. Falling Lane sits on the A408 road, which is a busy road with constant traffic throughout the day and night, with a significant number of HGV and TFL buses using the road. The road itself is not straight and meanders, this leads to properties further up and down the road to not sit inline but at slight angles and offset to one another. The appeal site however, does sit in line with its immediate neighbouring properties.
- 2.4. The site comprises of a two storey semi-detached dwelling situated within a predominantly residential setting. The area to the front is laid in hardstanding and accommodates car parking. The properties on the street have predominantly been constructed in the 1930-40s period. Many of the houses have been altered and extended over the years to suit the changing needs and circumstances of successive occupiers. The principal elevation of the properties have a similar appearance with variations in finishings (pebble dash, silicone render, brick, paint, etc) but they all have significant variances in rear elevation and dimensions. This characterises the street and surrounding area as one of variety and consistency in its non-uniformity in reference to rear elevation.
- 2.5. The appeal site has two neighbouring properties. To the left (located south of the site) is No. 47 Falling Lane, which benefits from a large garage on the boundary adjoined to the appeal site. No. 47, as mentioned in the Planning Officer's delegated report, has little to no adverse impact from the proposed planning. To the right of the appeal site is No. 51 Falling Lane, the adjoining neighbour. No. 51

comprises a two storey semi-detached dwelling and benefits from a rear extension that has a depth of 3m. It also benefits from a garage of approximate depth of 9.5m by width of 3m, located behind its rear extension. Further to this it boasts a large outbuilding at the rear of the garden which has approximate dimensions of 7m by 6m. The appeal site and No.51 share an existing boundary wall of height 1.6m at the proposed location of the conservatory development and fence of 1.8m across the rest of the garden.

- 2.6. Many of the immediate neighbouring properties have solid single story rear extensions with flat roofs. There are also some instances where properties have further single story rear conservatory extensions beyond their initial single story extensions (examples of precedents are provided in the Appendix). There are also precedents of double story rear extensions (precedent of No. 57 Falling Lane). Some properties also have significant garages and outbuilding whilst others do not. This again highlights that the properties in the area are characterised by variety rather than uniformity when it comes to extension design, dimensions and visual appearance of their gardens and rear.
- 2.7. The appeal site is not located within a conservation area and the existing dwelling is not of any historical or architectural merit.
- 2.8. The planning history of the appeal site is outlined within the Planning Officer's delegated report in respect of this application.

3. The Proposed Development

- 3.1. The application that is the subject of this appeal was submitted to the London Borough of Hillingdon on the 15th of October 2024 and given the application number 16917/APP/2024/2747. The application sought planning permission for the erection of a single storey conservatory to the rear. The relevant drawing numbers are quoted on the Council's decision notice.
- 3.2. The application was refused planning permission under delegated authority by decision notice dated 23rd December 2024. A copy of the Council's decision notice has been submitted with the appeal documentation.
- 3.3. The proposed development is standard in the context of conservatory construction. It would be a lightweight structure 3.0m deep and 2.9m high. The side walls would be made of partial brick and glass construction to match the existing house. The roof would be made of glass and the rear would have glass patio doors. All materials used will adhere to building and safety standards and be chosen to best match the visual appearance and finish of the existing building. The proposed development would be attached to the current rear extension and result in a cumulative depth of around 6.9m.
- 3.4. The appellant's reason for acquiring planning permission is to provide healthy living space and improved living accommodation for his family. The conservatory would be beneficial for the elderly parents of the appellant who permanently live at the property, they suffer from health and mobility issues. The conservatory would allow them to enjoy the natural light, fresh air and outdoors from a safer and more comfortable environment shielded from poor weather conditions. It would also provide much needed additional space for the many residents of the property to enjoy social interactions and find a peaceful environment to work and study.

4. Planning Policy Context

- 4.1. This section of the statement identifies the planning policies that are relevant to the appeal. These policies aim to ensure that new developments are well designed, sustainable, and considerate of the environment and community, promoting high standards in both private and public spaces.
- 4.2. Under Section 38 (6) of the Planning and Compulsory Purchase Act 2004 regard is to be given to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.3. The statutory Development Plan in this instance comprises the London Plan and the London Borough of Hillingdon Local Plan. Consideration must also be given to Government policy contained within the National Planning Policy Framework and associated guidance contained within the National Planning Practice Guidance.

National Planning Policy Framework

- 4.4. The core planning principles contained within the National Planning Policy Framework (NPPF) identify that planning should deliver homes, seek high quality design and a good standard of amenity, support the transition to a low carbon future, encourage effective use of land and encourage use of sustainable transport modes.
- 4.5. In relation to design, the NPPF notes that “good design is a key aspect of sustainable development” (paragraph 56) and that it is “proper to seek to reinforce local distinctiveness” (paragraph 60). The NPPF notes that whilst appearance and architecture are important, securing high quality and inclusive design goes beyond aesthetic considerations (paragraph 61).
- 4.6. The NPPF also states that development proposals should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience” (paragraph 135 (f)).

Regional Planning Policy

- 4.7. One reason for refusal was London Plan Policy D3 (D)(7) which states “Development proposals should deliver appropriate outlook, privacy and amenity”. This point is acknowledged and mitigated in chapter 5 of this report. The London Plan Policy states that development should “achieve safe, secure and inclusive environments” D3 (D)(5) and “provide conveniently located green

and open spaces for social interaction, play, relaxation and physical activity” D3 (D)(8). As well as, “achieving indoor and outdoor environments that are comfortable and inviting for people to use” D3 (D)(10).

Local Planning Policy

- 4.8. In addition to the London Plan, the London Borough of Hillingdon Local Plan provides the statutory Development Plan for the borough. The Council’s reason for refusal refers to Part 1. Policies PT1.BE1 (2012) Built Environment and Part 2 Policies, DMHB 11 Design of New Development, DMHB 12 Streets and Public Realm and DMHD 1 Alterations and Extensions to Residential Dwellings.
- 4.9. Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) - Built Environment, ensures that new developments contribute positively to the built environment, promoting high-quality, functional, and sustainable design that enhances the surroundings. Point 3 of this policy states, “Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives”.
- 4.10. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.
- 4.11. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) relates to Streets and Public Realm, focused on the spaces between buildings that are open to the public. It aims to ensure developments are well-connected, accessible, and enhance the local environment.
- 4.12. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

5. Grounds of Appeal

- 5.1. As mentioned previously in this report, the appeal site is not located within a Conservation Area and the existing dwelling is not of any historical or architectural merit. As such, the appeal proposals should be regarded as appropriate in principle subject to their detailed design being acceptable.
- 5.2. The Appellant wishes to extend the appeal property to provide healthy living space and improved living accommodation for his family and elderly parents. The Appellant is aware of national planning policy which encourages sustainable forms of development and the efficient use of land. Through the arguments presented in this statement it will be demonstrated that the appeal proposals are a sustainable form of development, which would have efficient use of the appeal site. In this context, the Appellant considers that the proposals should be viewed positively under the presumption in favour outlined in the National Planning Policy Framework (NPPF).
- 5.3. The LPA's decision notice outlined three reasons for refusal, as briefly mentioned in point 1.3 of this report. These points are expanded on in more detail in the delegate officer's report. These will be addressed in the following text and demonstrated as to why they should not be definitive reasons for rejection and that considerations should be taken otherwise. The reasons provided by the council for refusal are deemed unfair based on precedent of current extensions in the area and the subjectivity and restrictive nature of arguments provided.

Size and Character

- 5.4. The council claims that the proposed extension would create a "disproportionate and over dominant addition to the dwelling" and that "the resulting dwelling would also appear somewhat messy and over complicated due to the mixed designs of the extensions which would be attached to one another". This claim is subjective and in reality poses minimal harm for the following reasons:
- 5.5. The extension would be lightweight in nature and construction, predominantly being made of glass with partial brick side walls that would match the construction and finish of the existing house (pebble dash finish). The materials proposed would make the extension appear less bulky, cohesive and seamlessly integrated with the host dwelling with high quality materials used. As matching material would be used, the change in visual appearance to the current standing of the property would be minimal and arguable that the change is immaterial in nature. The continuation of design features also mitigates concerns of visual discordance. This is particularly the case with the rear elevation. The current rear elevation is made of large glass patio doors with pebble dash finish. And the proposed rear elevation will also be made of large glass patio doors with pebble

dash finish. This will remain unchanged and hence contradicts the council's opinion of messy appearance and mixed design, as this would largely be kept the same.

- 5.6. The extension would also appear subordinate in comparison to the original dwelling as it would have a lower roof height and lightweight construction (compared to a tiled or flat roof alternative) than the current rear extension and host dwelling. It is also single storey rather than double storey which reduces its footprint and relative size. Conservatories are also considered a lightweight structure which provide a safe interface and transition between the inside of the main dwelling and rear garden. These design features help ensure compliance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Point 3 of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and London Plan Policy D3 (D)(7), D3 (D)(8) and D3 (D)(10).
- 5.7. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), also states that building plot sizes should be taken into consideration. The current garden size of the appeal property is approximately 7.25m wide by 24.25m in depth. This is relatively large and the proposed development would only be 3.0m in depth, making its footprint small relative to the plot size - less than 10% of the available garden area (calculated as $\frac{3.0 \times 5.23}{(7.25 \times 24.25) - (5.46 \times 2.87)}$). This contradicts the council's claims of the proposed extension being disproportionate and over dominant. The extension should be evaluated in terms of its relationship to the overall size of the property and the site. If the site is a larger plot, then a modest extension, even with cumulative depth, may be perfectly in keeping with the scale of the building.
- 5.8. The council also claims that "6.9m deep rear extensions are not common within the immediate surrounding area" and that these would be "considered to be out of character with the immediate surrounding area and the depth of other extensions". This statement contradicts what currently exists in the immediate area surrounding the appeal site. There are many precedents of larger extensions within the immediate vicinity of the appeal site. These prove that larger rear extensions are not uncommon in the area. The residential area also features extensions of varying sizes, and the proposed extension may simply reflect a natural evolution in the pattern of development in the area. And indicates that the "urban grain" of the area is not characterised purely by the meterage of the rear extension as this is not a common factor among the properties. Infact, the "urban grain" should be characterised by uniqueness and variety of the properties. Examples of precedents include:
- No. 89 Otterfield Road, Yiewsley. This property is located a short 4 minute walk away from the appeal site. This dwelling has an original floor plan nearly identical to the original floor plan of the appeal site. No.89 has had

multiple successive rear extensions. It started with a 3.55m single storey rear extension with a flat roof. This was further extended in 2017 to have a conservatory extension attached to the existing rear extension. Bringing the cumulative depth to 7.85m (as stated in the officers decision report). No.89 Otterfield road has also had permission granted and works completed to replace the rear and conservatory extension with one large 7.85m flat roof extension. Drawings, satellite imagery (with approximate measurements) and the LPA's decision report can be found in Appendix A.

- No. 43 Falling Lane, Yiewsley. This property is located on the same road and only 2 houses south from the appeal site. This dwelling has a rear single storey flat roof extension and an adjoining conservatory extension to the rear, totaling an approximate cumulative depth of 7.2m. Please see Appendix B for satellite imagery (with approximate measurements) and a photograph of the extension.
- No. 81 Falling Lane, Yiewsley. This property is located on the same road as the appeal site and has a rear single storey flat roof extension and an adjoining conservatory extension to the rear, totaling an approximate cumulative depth of 8.0m. Please see Appendix C for satellite imagery (with approximate measurements).
- No. 56 Falling Lane, Yiewsley. This property is located on the same road as the appeal site. This property has a rear single storey flat roof extension and an adjoining conservatory extension to the rear, totaling an approximate cumulative depth of 7.3m. Please see Appendix D for satellite imagery (with approximate measurements).

All of the above properties on Falling Lane have very similar original floor plans despite the variation in current standings.

- 5.9. The above precedents directly contradict and invalidate the LPA's claim of dwelling size and loss of character as being a reason for refusal. It also highlights unfair treatment and outcome for the appellant in his initial planning application refusal, as other homeowners have not been prevented by the council from developing such extensions. Moreover, this also confirms that while the LPA's Article 4 Direction restricts permitted development to 4m, it does not preclude larger extensions via full applications.
- 5.10. Additionally, not all properties in a neighbourhood are of the same size or built to the same standard, so it is unreasonable to expect all extensions to conform to a specific "pattern" of size. For instance, properties with larger gardens or those set on larger plots can accommodate larger extensions without adversely affecting the character of the street. As evident from the precedents above. This also highlights that the LPA's concern that the development is "a visually harmful

addition to the host dwelling” is unfounded, as this is on the basis of being larger than surrounding developments, which it is clear from precedents that it is not.

- 5.11. Given the extension is located at the rear of the property and would have minimal or no impact on the public realm or streetscape, especially as it is unlikely to be visible from the street. This lessens any potential disruption to the character of the area in the way a front extension may do. Therefore, concerns about it being “disproportionate” or “detrimental to the area’s character” are less relevant in this case, as the extension does not alter the front or visible appearance of the property. Hence, there is minimal to no loss of character perceivable by the public.
- 5.12. Local Plan policies such as DMHB 11, DMHD 1, and DMHB 12 aim to preserve the character of neighbourhoods while allowing for appropriate development. The points outlined above demonstrate that the proposed development is designed sensitively and in accordance with the property’s existing features, would not disrupt the local pattern of development but rather reflect reasonable development expectations. In addition, be completely in line with existing developments in the local area.

Residential Amenity (Privacy)

- 5.13. The LPA has refused planning permission for the development due to potential harmful loss of privacy which may arise. They assert that “due to its design (which includes large side windows) and siting, the proposed extension would provide direct, short distance views into the rear windows and patio area of No.51 Falling Lane”. In addition, views from the rear garden and patio of No.51 Falling Lane into the proposed sunroom would harm the privacy of No.49’s occupants.
- 5.14. To prevent the above issues, mitigation measures can be implemented without altering the extension size, such as:
- Fitting fixed obscure non-opening glazing (BS 6206 compliant) on the side facing No. 51. This would eliminate direct views while retaining natural light.
 - The existing boundary wall between No. 49 and No. 51 is 1.6m high, which already limits visibility and the proposed 0.15m gap ensures minimal encroachment. Further to this the wall height of the conservatory can be increased to 1.8m or higher (as required by the inspectorate or planning officers) to provide further privacy.
 - The appellant is also willing to install internal blinds/curtains or external planting to limit external visibility into the glass room.
- 5.15. The above measures would ensure no harmful loss of privacy occurs. They would also help ensure that development is therefore compliant to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development

Management Policies (January 2020), as well as Policy D3 of the London Plan (2021) and paragraph 135 (f) of the NPPF 2024.

- 5.16. It is also important to note that due to the close proximity of the dwellings on all sides and presence of rear dormer loft conversions, the privacy of patio areas are already being adversely impacted and the proposed development's contributions to this are minimal in respect. This is as loss has already occurred and the proposed development has minimal additional contribution to what already exists.
- 5.17. The appellant is willing to put stipulations in place which require the aforementioned mitigation measures as means to enhance design quality and ensure planning permission is granted.

6. Conclusion

- 6.1. This statement has been prepared in relation to a householder appeal against the decision of the London Borough of Hillingdon to refuse planning permission for a single-storey conservatory at 49 Falling Lane. The application was initially refused on the grounds that the proposed development would result in a potential loss of residential amenity (privacy) for the residents of the appeal site and No. 51 Falling Lane. Additionally, concerns were raised regarding the cumulative depth and size of the extension, which was considered disproportionate to the original dwelling, as well as its potential impact on visual integration and character.
- 6.2. The Appellant's statement puts forward reasoned arguments to demonstrate that planning permission should be granted. The proposed conservatory has been carefully designed to respect the character and appearance of the original dwelling while also responding positively to the surrounding context. The design ensures that the development is proportionate to both the size of the existing property and the plot, in line with the scale of developments in the surrounding area, as evidenced by established precedents. It is also consistent with the varied design and scale of developments in the immediate vicinity. The proposed materials, design, and placement of the conservatory ensure that it integrates seamlessly with the host dwelling, maintaining visual coherence and minimizing any negative impact on the area.
- 6.3. Additionally, the proposed development will significantly improve the living conditions for the Appellant's family, particularly benefiting elderly parents with health and mobility issues. The development would create a space that is safe, inclusive, and accessible, promoting health and well-being while maintaining a high standard of amenity for both existing and future users.
- 6.4. Addressing concerns regarding residential amenity (privacy) at the neighbouring property, No. 51, the Appellant has proposed effective measures to mitigate any potential loss of privacy. These include the use of fixed obscure glazing, raising the brick height of the wall, and installing blinds/curtains. These measures will serve to protect the privacy of both the occupants of No. 49 and neighbouring properties, while enhancing the design and ensuring compliance with local planning and national policies.
- 6.5. Having regard to the arguments put forward within this appeal statement, it is the Appellant's view that the proposed extension is fully compliant with the provisions of Policies BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two

- Development Management Policies (2020), as well as Policy D3 of the London Plan (2021) and paragraph 135 (b), (c) and (d) of the NPPF 2024.

- 6.6. Therefore, the grounds for refusal presented by the Local Planning Authority should not be deemed conclusive. The appeal should be upheld, as the proposed extension is a reasonable and sustainable form of development that will enhance the residential amenity of the property without causing harm to the local environment or the character of the area. It is requested that planning permission be granted in accordance with the national presumption in favour of sustainable development, taking into account the mitigations offered.

Appendix A

This appendix relates to No. 89 Otterfield Road, Yiewsley. Below are the drawings, LPA's decision notice and satellite imagery (with approximate measurements).

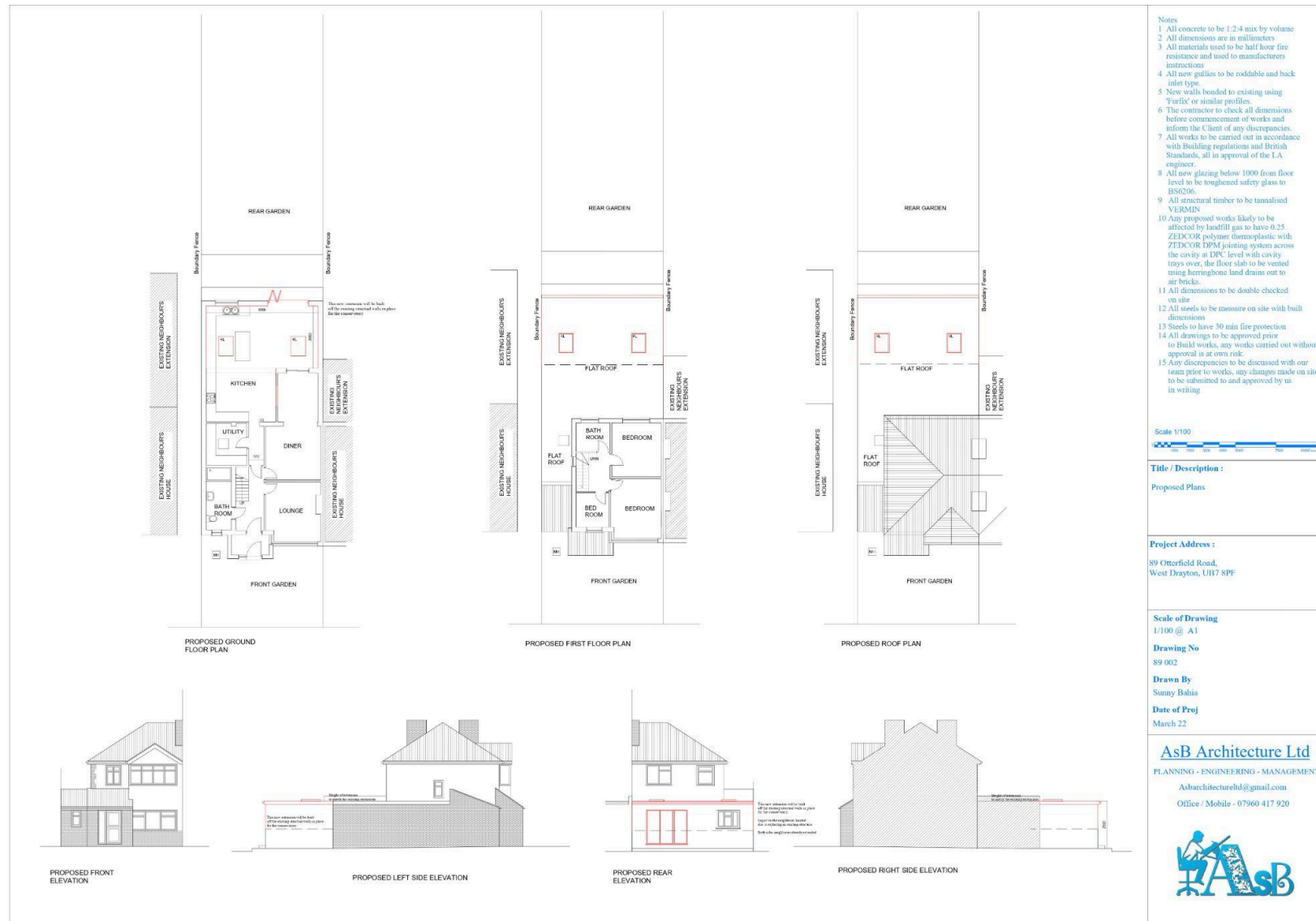
LPA reference: 38543/APP/2022/954

Imagery is provided for the latest available period (2024) and of the earliest available (2021).

Original Floor Plan:



Proposed Floor Plan:



Decision notice:



Mr Sunny Bahia
AsB Architecture Ltd
54 Keith Road
Hayes
UB3 4HP

Application Ref: 38543/APP/2022/954

Date of Decision: 17th May 2022

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:	38543/APP/2022/954
Date your planning application was submitted:	22nd March 2022
Site location:	89 Otterfield Road Yiewsley

Description:
Conversion of existing rear conservatory into single storey rear extension involving raising of walls and change to flat roof.

Application submitted by:	Mr Sunny Bahia
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 89 002.

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. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

5. 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 facing 87 or 91 Otterfield Road.

REASON

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

INFORMATIVES

1. 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.

2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including

Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

3. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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

Part 2 Policies

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 2 Highways Impacts

DMT 6 Vehicle Parking

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.

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.

Date of Decision: 17th May 2022

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

END OF SCHEDULE

Address:
Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

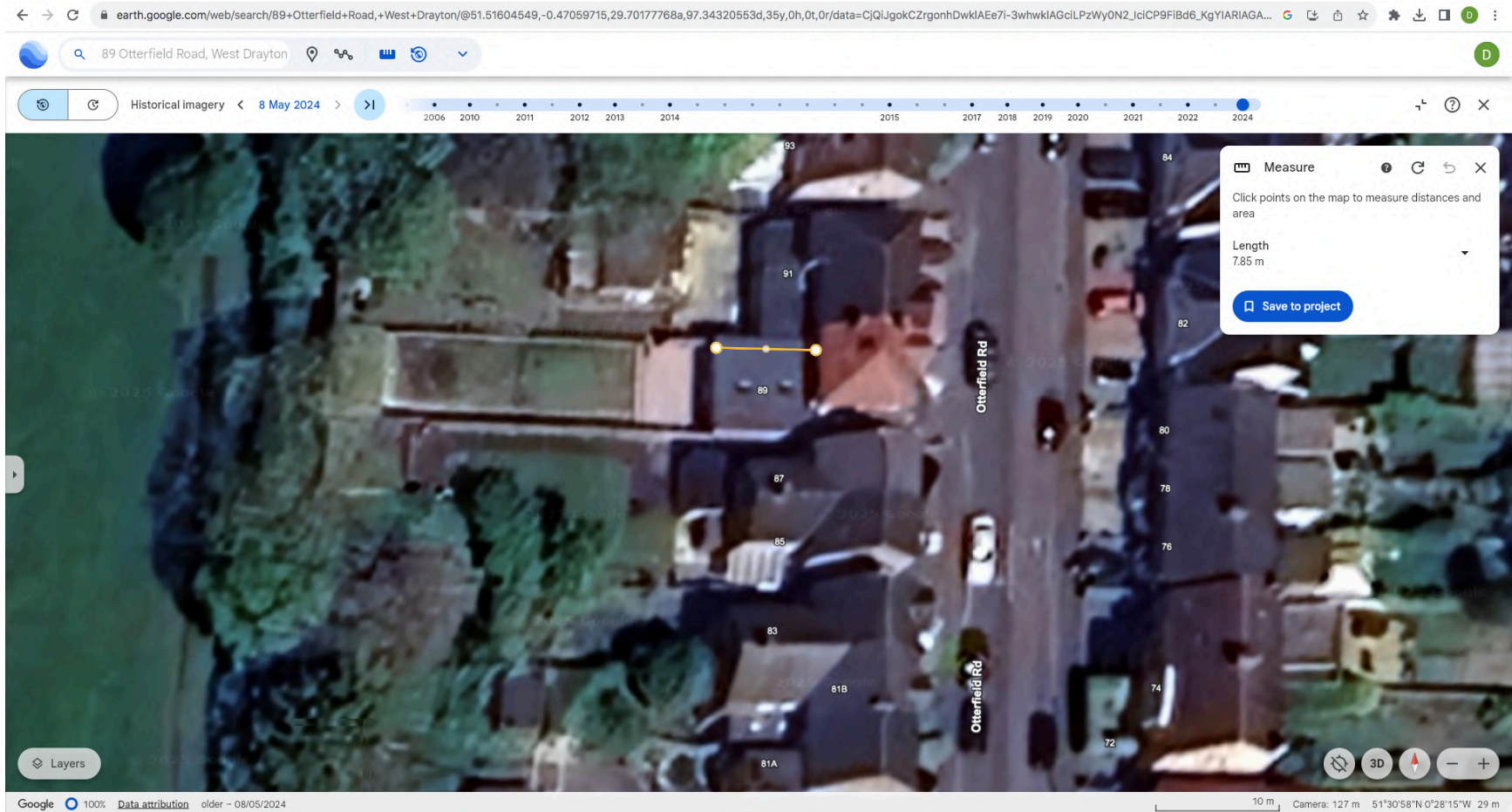
Application Ref: 38543/APP/2022/954

SCHEDULE OF PLANS

89 001.	Received	22-03-2022
89 002.	Received	22-03-2022
Location Plan.	Received	22-03-2022

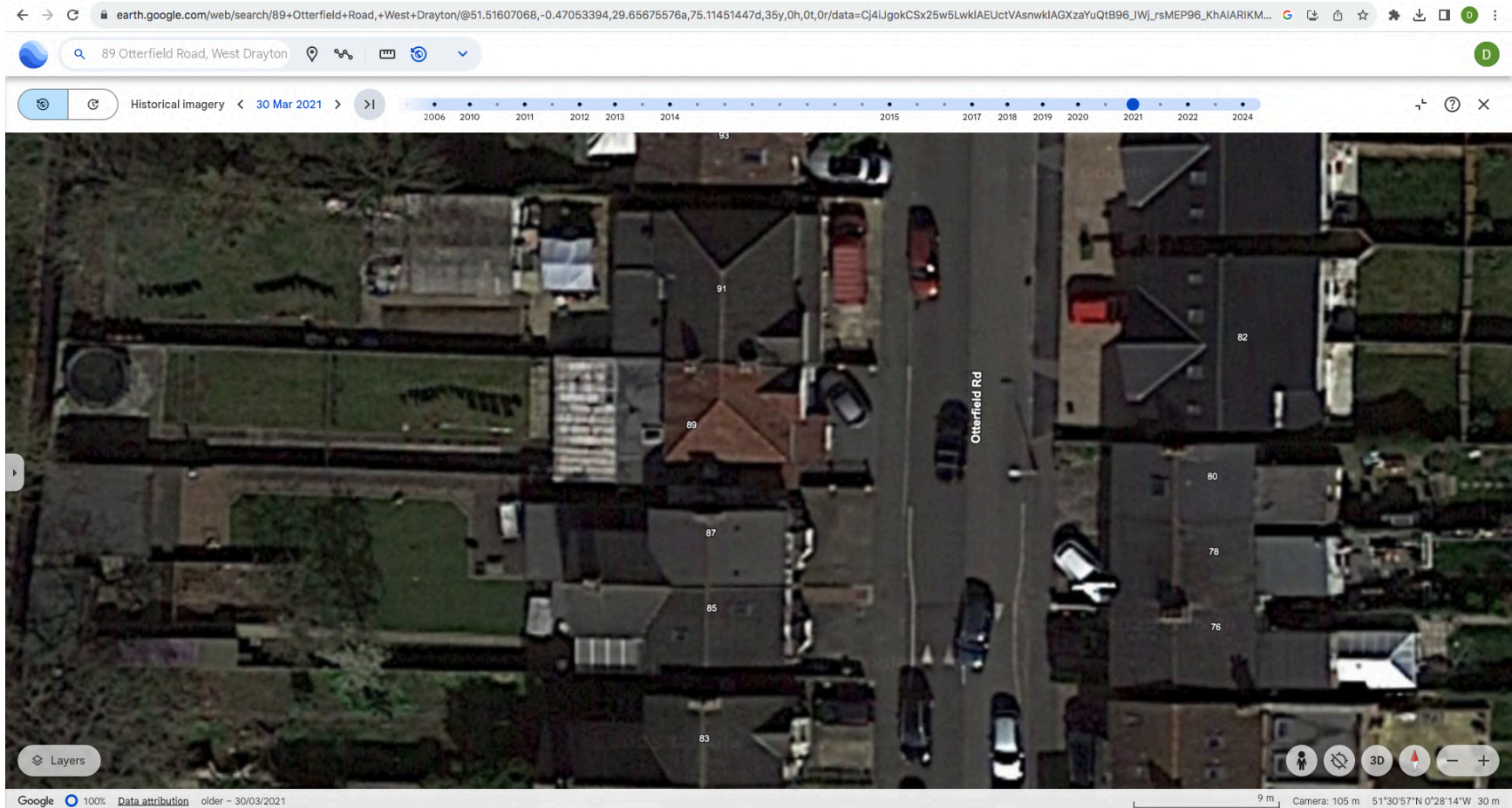
Satellite imagery (Google Earth, using inbuilt measurement tools) from 2024:

The following image is from Google Earth and shows the double rear extension at 89 Otterfield Road. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 7.85m.



Satellite imagery (Google Earth) from 2021 - showing conservatory attached to rear extension:

The following image is from Google Earth and shows the double rear extension at 89 Otterfield Road. The satellite image shows a flat roof rear extension which has an attached conservatory extension attached to the rear.



Appendix B

This appendix relates to No. 43 Falling Lane, Yiewsley. Below is satellite imagery (with approximate measurements).

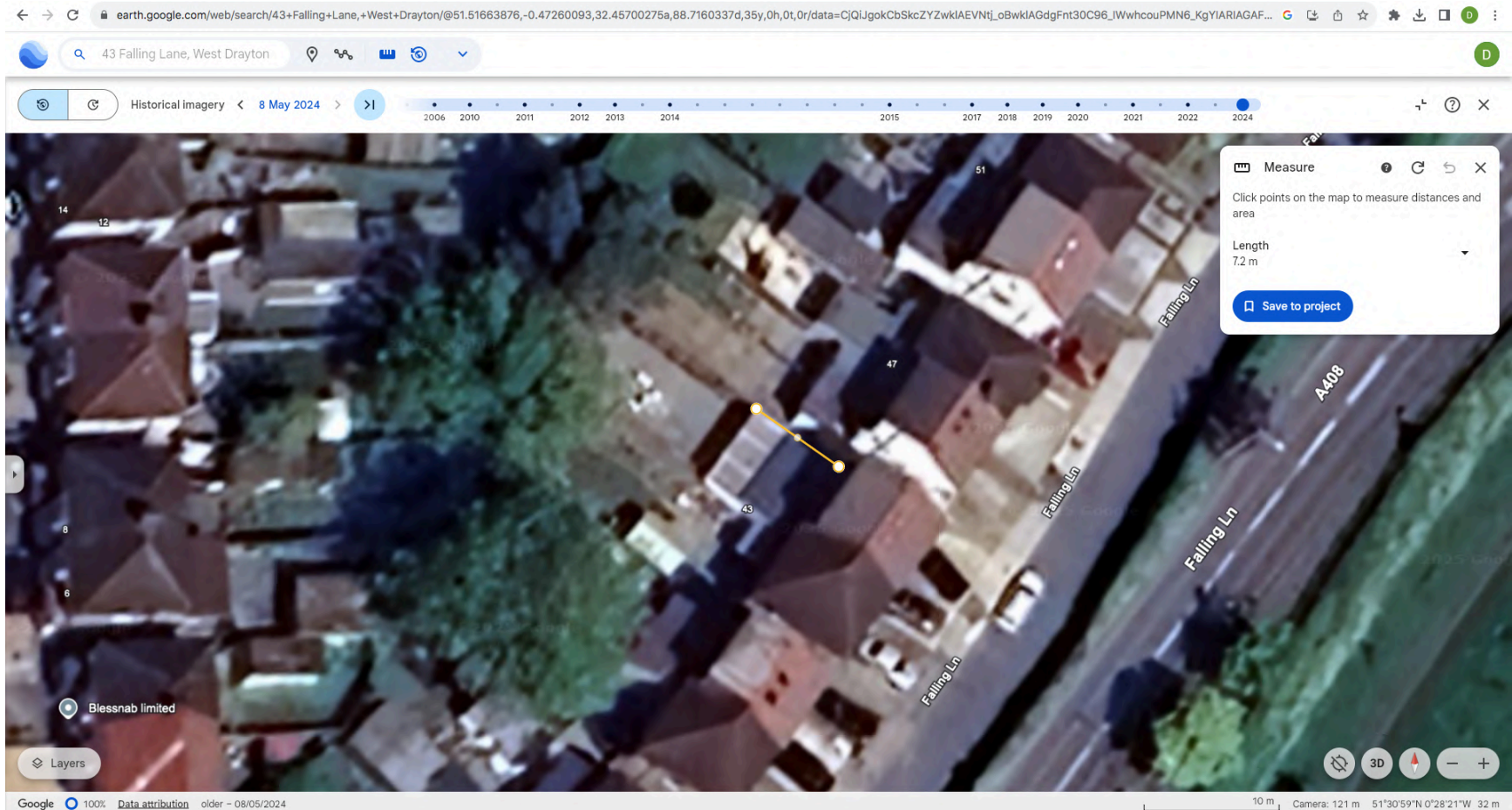
Imagery is provided for the latest available period (2024) and of the earliest available (2020).

Photograph of extensions:



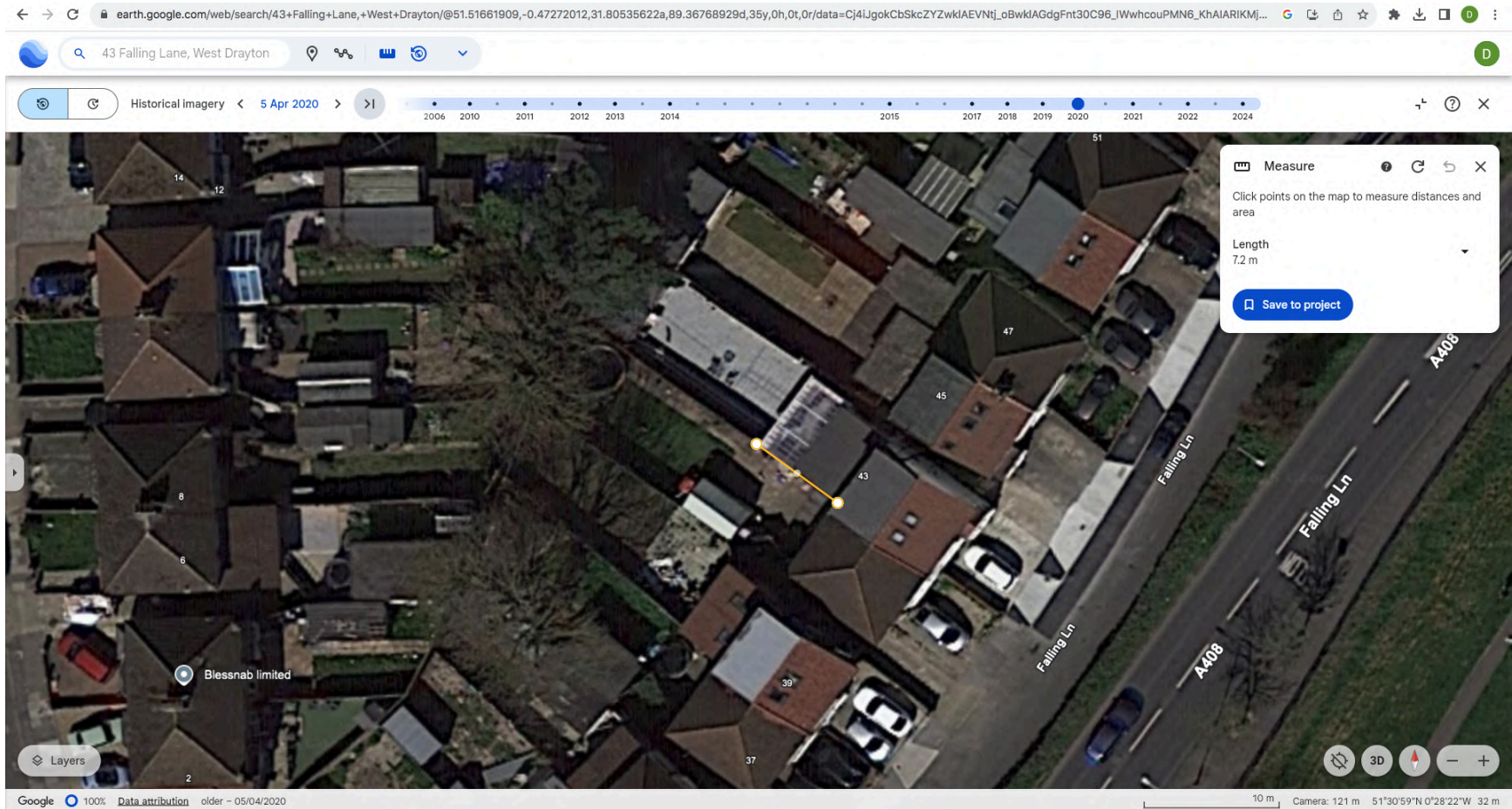
Satellite imagery (Google Earth, using inbuilt measurement tools) from 2024:

The following image is from Google Earth and shows the double rear extension at 43 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 7.2m. The satellite image is from 2024.



Satellite imagery (Google Earth, using inbuilt measurement tools) from 2020:

The following image is from Google Earth and shows the double rear extension at 43 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 7.2m. The satellite image is from 2020, showing a more clear satellite image of the same property as above.



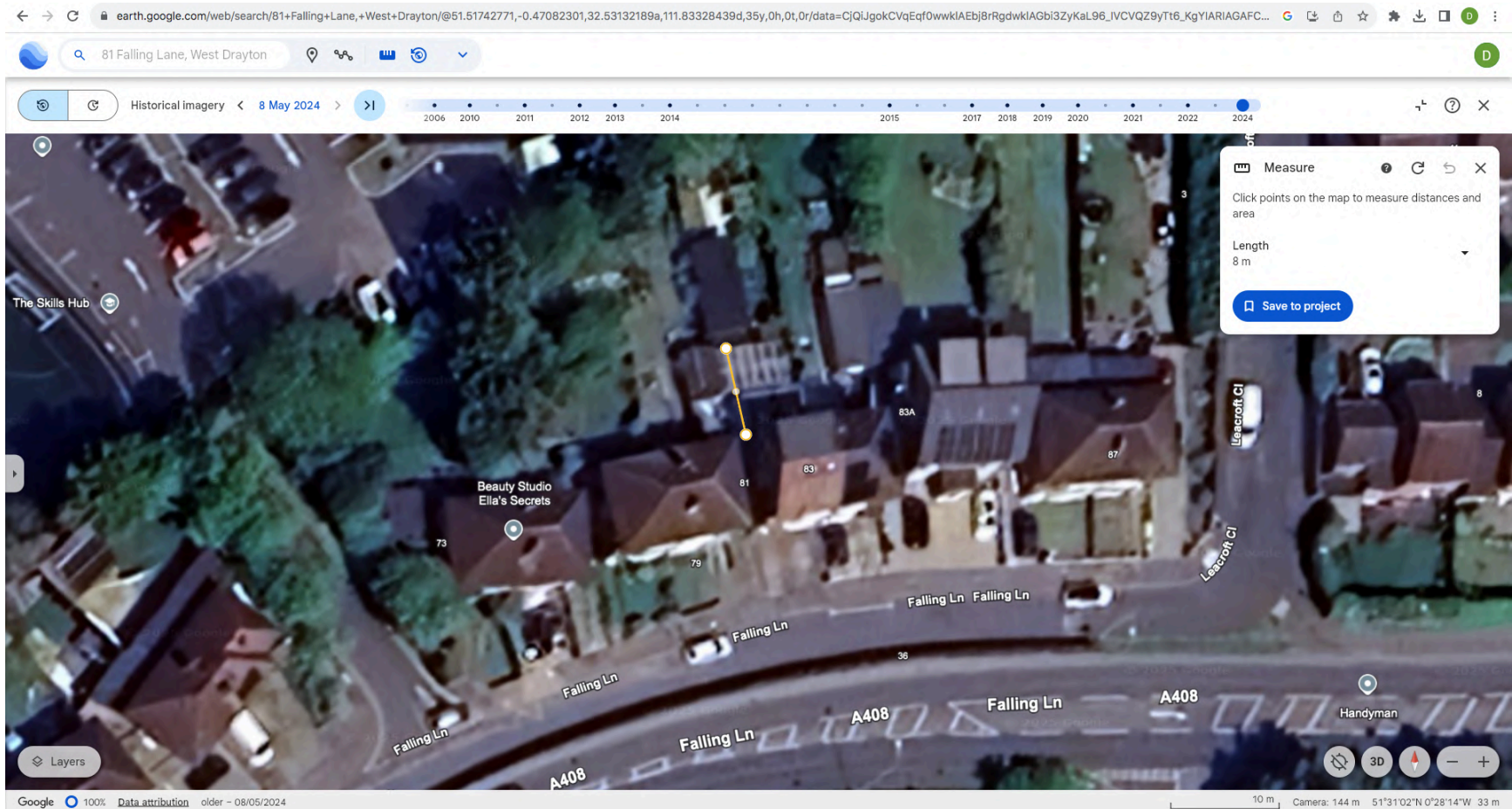
Appendix C

This appendix relates to No. 81 Falling Lane, Yiewsley.

Imagery is provided for the latest available period (2024) and of the earliest available (2021).

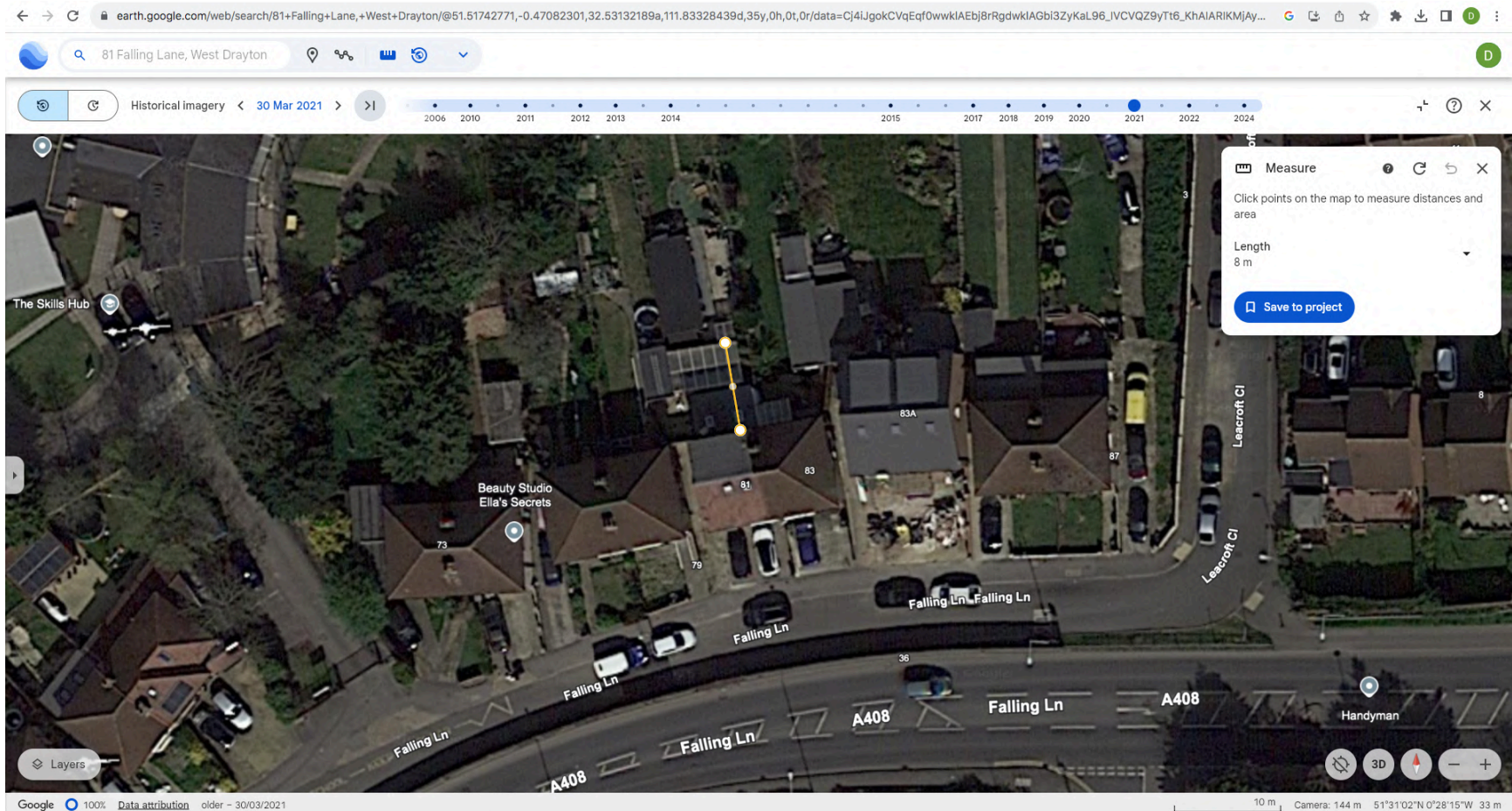
Satellite imagery (Google Earth, using inbuilt measurement tools) from 2024:

The following image is from Google Earth and shows the double rear extension at 81 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 8.0m. The satellite image is from 2024.



Satellite imagery (Google Earth, using inbuilt measurement tools) from 2021 - this provides a clearer image:

The following image is from Google Earth and shows the double rear extension at 81 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 8.0m. The satellite image is from 2021, showing a more clear satellite image of the same property as above.



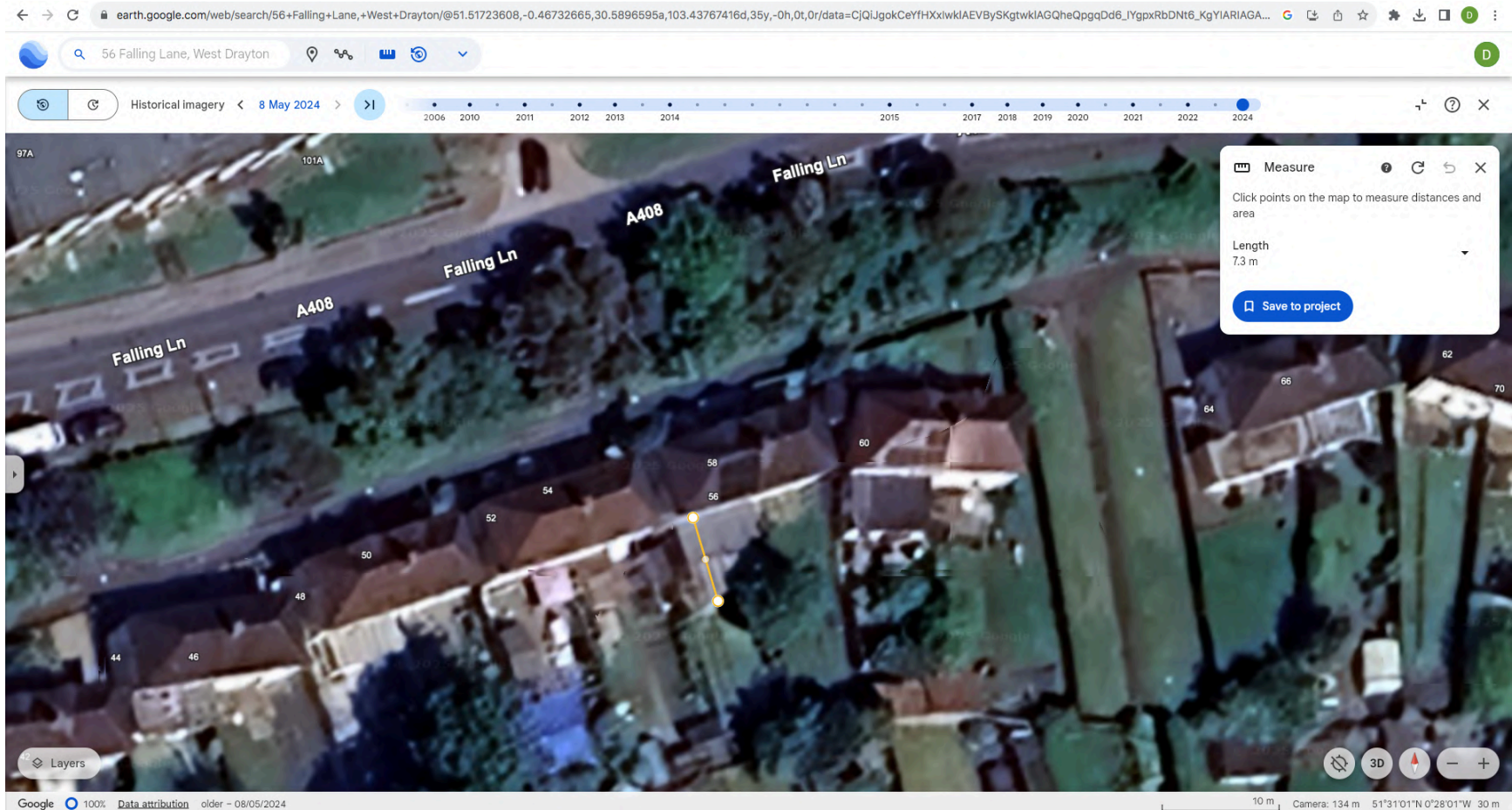
Appendix D

This appendix relates to No. 56 Falling Lane, Yiewsley. Below is satellite imagery (with approximate measurements).

Imagery is provided for the latest available period (2024) and of the earliest available (2018).

Satellite imagery (Google Earth, using inbuilt measurement tools) from 2024:

The following image is from Google Earth and shows the double rear extension at 56 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 7.3m. The satellite image is from 2024.



Satellite imagery (Google Earth, using inbuilt measurement tools) from 2018 - this provides a clearer image:

The following image is from Google Earth and shows the double rear extension at 56 Falling Lane. The inbuilt measurement tool on Google Earth shows that the depth of the rear extension is 7.3m. The satellite image is from 2018, showing a more clear satellite image of the same property as above.

