



**APPEAL STATEMENT**

**SECTION 78 OF THE TOWN AND COUNTRY  
PLANNING ACT 1990 (AS AMENDED)**

**APPEAL AGAINST THE REFUSAL OF PLANNING  
PERMISSION BY THE LONDON BOROUGH OF  
HILLINGDON**

**APPEAL SITE:** 95 POLE HILL ROAD, HILLINGDON, UB10 0QD

**APPELLANT:** MR ARSHAD MALIK

**APPLICATION REFERENCE:** 282/APP/2025/1939

**PREPARED BY:** LRJ PLANNING LTD

**DATE:** SEPTEMBER 2025



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## **1 AUTHOR'S BACKGROUND**

- 1.1 My name is Lloyd Jones. I am a Chartered Town Planner and I hold a degree in City and Regional Planning from Cardiff University. I am a member of the Royal Town Planning Institute and prior to establishing LRJ Planning I worked in Local Government for 15 years dealing with a range of applications from householder schemes to major residential development.



## 2 INTRODUCTION

- 2.1 This Appeal Statement has been prepared by LRJ Planning on behalf of the appellant in support of an appeal against the decision of the London Borough of Hillingdon to refuse planning permission (planning reference: 282/APP/2025/1939) for the following development at 95 Pole Hill Road Hillingdon, UB10 0QD:

*“Single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4x side dormers, 2 x rooflights and 2 new gable end windows.”*

- 2.2 The application dated 20<sup>th</sup> July 2025 was determined under delegated powers where it was refused on 12<sup>th</sup> September 2025 for the following reason:

*“The proposed development fails to provide an adequate level of outlook for the future occupiers of the rear first floor bedroom due to its reliance solely on side facing windows, which are fixed shut below 1.8m above FFL and obscure glazed. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021)”*

- 2.3 A copy of the officer delegated report and decision notice and is attached at **Appendix A**.
- 2.4 This statement supports an appeal against the refusal of planning permission. It will be argued that the reasons for refusal are unsound, and that the proposal is consistent not only with the overarching objectives of



the development plan, but also with the National Planning Policy Framework (NPPF).



### **3 SITE DESCRIPTION, BACKGROUND AND PROPOSAL**

#### **Site Description**

- 3.1 The appeal site comprises a detached dormer style property, sited on the western side of Pole Hill Road. The building is not statutory listed and does not fall within a Conservation Area.
- 3.2 The surrounding area is characterised by its residential nature, comprising a mix of detached bungalows and two-storey dwellings. A number of the bungalows have been extended and adapted, with roof alterations to create additional living space. These modifications include the incorporation of side-facing, flat-roofed dormer windows.
- 3.3 The aerial photograph exhibited at **Appendix B** illustrates the position of the appeal property, in relation to neighbouring properties.

#### **Background**

- 3.4 The site benefits from a clear history of development proposals which demonstrate the principle of extending and adapting the property has already been accepted. In 2024, planning permission was granted for a single storey rear extension (ref: 282/APP/2024/254) extending 6 metres in depth. Full details are attached at **Appendix C**.
- 3.5 In the same year, a Lawful Development Certificate (ref: 282/APP/2024/144) confirmed the acceptability of converting the existing roof space to provide first floor accommodation, including the installation of four dormer windows (two to each side elevation). The details of this are provided at **Appendix D**.
- 3.6 While a subsequent application (ref: 282/APP/2024/3323) for further extensions and alterations was refused, the reasons for refusal were specific to issues of scale and amenity, rather than the principle of



development. Importantly, the Council has already accepted that roof extensions and dormer windows are appropriate for the dwelling, and that a substantial rear extension is acceptable in this location. This establishes a strong and positive context for the appeal proposal, which has been carefully refined to address the previous concerns raised. Full details are marked at **Appendix E**.

### **Proposal**

- 3.7 This appeal proposal seeks planning permission for the provision of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4 side dormers, 2 rooflights and 2 new gable end windows.
- 3.8 A copy of the appeal proposal plans is attached at **Appendix F**.



#### **4. PLANNING POLICY CONTEXT**

- 4.1 In December 2024, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF took immediate effect. It sets out the Government's planning policies for England and sets out how they are expected to be applied. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.
- 4.2 Paragraphs 2 and 47 of the NPPF states that *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise"*. This plan-led approach to development is enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.
- 4.3 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.
- 4.4 Paragraphs 10 and 11 identify the presumption in favour of sustainable development, with Paragraph 11 reaffirming that *"applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise"*, and that development proposals which accord with the development plan should be approved without delay.
- 4.5 Paragraph 39 of the NPPF relates to decision making and confirms that *"Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission*



*in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

### **The Development Plan**

- 4.6 The Development Plan for the London Borough of Hillingdon consists of the Local Plan: Part 1 - Strategic Policies (2012), The Local Plan: Part 2 - Development Management Policies (2020), and The London Plan (2021). The following is a summary of the relevant planning policies.

#### **Hillingdon Local Plan: Part Two - Development Management Policies**

- 4.7 Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.
- 4.8 Policy DMHD1 states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers.

#### **London Plan (2021)**

- 4.9 Policy D6 seeks the provision of high quality ho



## **5. MAIN PLANNING CONSIDERATIONS**

5.1 I am of the opinion that the principal consideration relating to this appeal is:

- Whether the proposal results in a high standard of amenity for future occupants.

5.2 The reason for refusal is considered in depth below. The concerns raised by the Local Planning Authority are not accepted by the appellant.

5.3 Section 6 of this appeal statement will address the above consideration and set out the appellant's case and full grounds of appeal.



## **6. STATEMENT OF CASE**

### **CASE AGAINST REFUSAL OF PLANNING PERMISSION**

#### **i. Whether the proposal results in a high standard of amenity for future occupants.**

6.1 The Council's refusal asserts that the proposed development would result in substandard accommodation for future occupiers of the rear first-floor bedroom, owing to reliance on side-facing windows that are obscure-glazed and fixed shut below 1.8m above floor level. It is alleged that this would fail to provide an adequate level of outlook and light, contrary to Policies DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two, and Policies D3 and D6 of the London Plan (2021). This reason for refusal is not accepted for reasons that will be elaborated below.

6.2 The design has been carefully considered to ensure that the bedroom benefits from sufficient levels of natural light and outlook. The proposed dormer windows, while incorporating obscure glazing at lower levels for privacy, are not wholly obstructed. The upper portions of the windows remain clear-glazed and capable of admitting adequate daylight and a reasonable degree of outlook, consistent with the expectations of Policies D3 and D6 of the London Plan, which seek to secure both privacy and amenity. The room will continue to be light, spacious and airy.

6.3 It is critical to note that the approach of using obscure-glazed, fixed windows below 1.8m is a well established and widely accepted method to safeguard neighbouring privacy. The Council itself has acknowledged the potential for overlooking from this elevation and required obscure glazing as a condition of extant permissions. To now suggest that such a design solution is inherently inadequate for outlook is one that is now



unacceptable. Such a position is inconsistent and fails to acknowledge the balance between the privacy of adjoining occupiers and the amenity of future residents.

- 6.4 The property benefits from a Lawful Development Certificate (ref: 282/APP/2024/144), which allows the conversion of the roof space, including four dormer windows (two to each side elevation). Under that scheme, the first-floor accommodation would be served by side-facing windows. The Council has therefore already accepted, in principle, that side facing dormer windows provide an appropriate solution for safeguarding amenity. The current proposal does not depart materially from this established fallback position and should be afforded significant weight in the appeal.
- 6.5 Policy D6 of the London Plan requires that homes achieve adequate levels of daylight, sunlight, privacy, and outlook. It does not stipulate that rear-facing windows must always be provided, nor does it preclude the use of side facing windows, provided they deliver a functional standard of accommodation.
- 6.6 The design achieves compliance with this policy by ensuring sufficient light penetration while addressing privacy constraints. Furthermore, Policy DMHD1 of the Hillingdon Local Plan relates principally to protecting neighbouring amenity, which is safeguarded in this case through the use of obscure glazing.
- 6.7 The proposal, taken as a whole, secures a high quality standard of residential accommodation. The bedroom in question will be of a good size, well ventilated, and adequately lit. Its amenity cannot reasonably be



described as substandard, especially when judged against the lawful fallback position.

- 6.8 Overall, it is contended that the Council's concerns regarding the quality of the outlook for the rear first floor bedroom are not accepted and fail to take account of both the established fallback position and the balance between privacy and amenity.
- 6.9 The proposal complies with the objectives of Policy DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021). Accordingly, for the above reasons, the appeal should be allowed.



## **7 CONCLUSION**

- 7.1 This appeal has been brought forward by the appellant following the decision by the Council to refuse planning permission for the provision of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4 side dormers, 2 rooflights and 2 new gable end windows.
- 7.2 It is clear that the proposal achieves an appropriate balance between safeguarding neighbouring privacy and ensuring a high standard of residential amenity for future occupiers.
- 7.3 The use of side facing dormer windows, with obscure glazing to the lower sections, is a well established and previously accepted solution that delivers sufficient levels of daylight and outlook while protecting the privacy of adjoining occupiers.
- 7.4 When assessed against both the lawful fallback position and the relevant development plan policies, the accommodation provided is of a high standard. that the scheme would result in substandard living conditions is therefore not accepted.
- 7.5 Accordingly, it is respectfully submitted that the appeal should be allowed,



## APPENDIX A

Mr Ahmad Chaudhry  
Articlus Ltd  
Articlus Ltd  
Suite 58, Churchill House  
137 Brent Street  
London  
NW4 4DJ

Application Ref: 282/APP/2025/1939

**Date of Decision:** 12th September 2025

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### REFUSAL 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 **REFUSES**: permission for the following:-

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**Application number:** 282/APP/2025/1939

**Date your planning application was submitted:** 21st July 2025

**Site location:** 95 Pole Hill Road Hillingdon

**Description:**

Single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4x side dormers, 2 x rooflights and 2 new gable end windows.

**Application submitted by:** Mr Ahmad Chaudhry

**Plans that this decision was based on:** See attached Schedule of Plans

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**Permission is refused for the reason(s) listed below:-**

1. The proposed development fails to provide an adequate level of outlook for the future occupiers of the rear first floor bedroom due to its reliance solely on side facing windows, which are fixed shut below 1.8m above FFL and obscure glazed. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021)

## INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

## STANDARD INFORMATIVES

1. The decision to **REFUSE** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

### Part 1. Policies

PT1.BE1 (2012) Built Environment

### Part 2 Policies

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

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

LPP D6 (2021) Housing quality and standards

2. The decision to **REFUSE** 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).

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**Date of Decision:** 12th September 2025

R Johnson

Roz Johnson  
**Head of Development Management and Building Control**

**END OF SCHEDULE**

**Address:**  
**Development Management**  
**Directorate of Place**  
**Hillingdon Council**  
**3 North, Civic Centre, High Street, Uxbridge UB8 1UW**  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**REFUSAL OF PLANNING PERMISSION**

**Application Ref: 282/APP/2025/1939**

**SCHEDULE OF PLANS**

|             |          |            |
|-------------|----------|------------|
| AR-PL-3000. | Received | 20-07-0025 |
| AR-PL-3001. | Received | 20-07-0025 |
| AR-PL-4001. | Received | 20-07-0025 |
| AR-PL-4002. | Received | 20-07-0025 |
| AR-PL-3002. | Received | 30-07-2025 |

## WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

### **Amending your planning application**

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services  
London Borough of Hillingdon  
3 North, Civic Centre,  
High Street, Uxbridge UB8 1UW

Email: [planning@hillington.gov.uk](mailto:planning@hillington.gov.uk)

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

### **Appealing to the Planning Inspectorate**

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

## 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 | <input type="checkbox"/> |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. | There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. | There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. | The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

**REFUSAL RECOMMENDED: GENERAL**

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

**RESIDENTIAL DEVELOPMENT**

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

**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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

**CERTIFICATE OF LAWFULNESS**

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

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

|                               |                                                                                                                                                                                    |                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Item No.</b>               | <b>Report of the Head of Development Management and Building Control</b>                                                                                                           |                                  |
| <b>Address:</b>               | 95 POLE HILL ROAD HILLINGDON                                                                                                                                                       |                                  |
| <b>Development:</b>           | Single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4x side dormers, 2 x rooflights and 2 new gable end windows. |                                  |
| <b>LBH Ref Nos:</b>           | 282/APP/2025/1939                                                                                                                                                                  |                                  |
| <b>Drawing Nos:</b>           | AR-PL-3000<br>AR-PL-3001<br>AR-PL-4001<br>AR-PL-4002<br>AR-PL-3002                                                                                                                 |                                  |
| <b>Date Plans received:</b>   | 21-07-25                                                                                                                                                                           | <b>Date(s) of Amendments(s):</b> |
| <b>Date Application valid</b> | 21-07-25                                                                                                                                                                           |                                  |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

95 Pole Hill Road is a detached single storey bungalow located on the western side of Pole Hill Road.

Nos.93 and 97 are the neighbouring properties located to the South and North of the application site respectively. These properties are also single storey bungalows.

The surrounding area is residential in character and appearance and is predominantly defined by a mixture of detached bungalows and two-storey dwellings. Several bungalows have been extended, and/or have been subject to alterations to the roof to convert the roof space to provide additional accommodation, which includes side facing flat roofed dormer windows.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character, is not Listed and does not have any TPOs.

### 1.2 Proposed Scheme

The application seeks planning permission for the Single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4x side dormers, 2 x rooflights and 2 new gable end windows.

### 1.3 Relevant Planning History

282/APP/2024/3323

95 POLE HILL ROAD HILLINGDON

Erection of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 2 x side dormers with new gable end window.(Amended description)

**Decision:** 26-03-2025

Refused

282/APP/2024/254

95 POLE HILL ROAD HILLINGDON

Erection of a single storey rear extension, following the demolition of existing conservatory

**Decision:** 02-04-2024

Approved

282/APP/2024/144

95 POLE HILL ROAD HILLINGDON

Conversion of roof space to habitable use to include 4x side dormers, 2 new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 09-02-2024

Approved

282/APP/2024/146

95 POLE HILL ROAD HILLINGDON

INVALID SAP - 6m deep Single Storey Crown Roof Rear Extension

**Decision:** 24-01-2024

No Further Action(P)

#### Comment on Planning History

officers note that applicatoin reference 282/APP/2024/3323 for the erection of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 2 x side dormers with new gable end window was refused for the following reasons:

1. The cumulative scale of the extensions considered in conjunction with the approved single storey extension would be excessive and insufficiently subordinate to the host dwelling and fails to relate appropriately to the design of the existing property and the character and appearance of the surrounding street scene. The development therefore fails to comply with Policies DMHD 1; DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012); Policy D4 of the London Plan 2021; and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

2. The extensions by reason of their scale, depth, siting and the position of the proposed first floor windows would fail to preserve appropriate privacy, standards of amenity and living conditions for adjoining residential occupiers as a result of a loss of light, outlook and increased overlooking and would be contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

A lawful development certificate was granted to convert the existing roof space to provide first floor living accommodation under application 282/APP/2024/144 - this development which included the provision of a total of x4 dormer windows, 2 on each side elevation of the dwelling.

Planning permission was granted in 2024 for a single storey rear extension (282/APP/2024/254) measuring a total of 6 metres in depth.

The works listed above have not been implemented to date.

## 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

4 neighbouring properties were consulted by letter dated 4.8.25. The consultation period expired on 26.8.25.

There was no local response.

## 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

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

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

LPP D6 (2021) Housing quality and standards

## 5. MAIN PLANNING ISSUES

The main considerations are the proposal's design and impact on the character of the existing property, the impact on the streetscene and locality, the impact upon the amenities of neighbouring properties and car parking provision.

Character and Appearance:

Paragraph 135 of the NPPF (2024) states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) 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<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Policies D3 and D4 of the London Plan (2021) require development proposals to be high quality and enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the streetscene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as

extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions, Policy DMHD1 requires:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

Four flat roofed dormers were included within the proposals consented under lawful development certificate application 282/APP/2024/144 which related to the conversion of roof space within the property to a habitable use. Given that the application was for a lawful development certificate the four dormers were not assessed in terms of the appropriateness of their design and degree to which the dormers would relate appropriately to the host dwelling, however the addition of these dormers substantially increases the bulk of the first floor of the bungalow. The lawful development certificate is a material planning consideration.

Officers note that the previously refused scheme sought permission for a further 3m extension to the rear and the insertion of a dormer in each side roofslope which was considered unacceptable in visual terms. The current proposal seeks to address this concern by reduction to the first floor rear extension. The First Floor rear extension is to have its ridge at a lower level than the original house, with walls to the sides stepped back from the ground floor walls by 1.3m, in order to keep the extension subservient to the original house. The dormers have also been replaced by a high level rooflight in each side roofslope.

The character of the area is defined by detached bungalows, many of which have had substantial extensions to their roofs, largely by way of permitted development. The current proposal seeks permission to add additional first floor roofspace to accommodate a staircase to the rear. Officers acknowledge that the additional extension would add additional massing to the extended property. However, the extension has been reduced in bulk since the previous refusal and would appear subordinate in scale to the main roof. Officers consider that the level of harm resulting from the cumulative bulk and massing of extensions to this property, given the permitted development fallback, would not be sufficient to justify a refusal of planning permission. As such, on balance, the proposal complies with the overarching aims of Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity and Quality of Accommodation:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

The property adjoins two dwellings No.93 Pole Hill Road to the south and No.97 Pole Hill Road to the north. The extension would project the same distance at ground floor as approved under 282/APP/2024/144 and would extend approximately 2 metres beyond the rear elevation of No.93 Pole Hill Road and 4 metres beyond the rear elevation of No.97 Pole Hill Road. There are habitable windows located to the rear of both properties and the extension is unlikely to breach the Council's 45 degree rule in respect of both dwellings. The first floor extension is unlikely to result in a significant loss of light or overshadowing to either adjoining property.

Officers acknowledge the permitted fallback position in terms of the roof extensions (without the first floor extension). All side facing windows would be obscure glazed and non opening below 1.8m above FFL or would be high level rooflights. As such, there would be no increased loss of privacy over that which benefits from extant consents.

Significant concerns are however raised in terms of the quality of the accommodation provided to the future occupants of the property and in particular to the rear first floor bedroom. Under the approved certificate, the occupants of this property would have enjoyed a rear outlook. However the proposed first floor extension to accommodate the staircase proposed would remove this source of light and outlook. The occupants of this bedroom would be served by side facing windows within the dormer which would be obscure glazed and fixed shut. As such, the proposed development fails to provide an adequate level of outlook for the future occupiers of the rear first floor bedroom due to its reliance solely on side facing windows, which are fixed shut below 1.8m above FFL and obscure glazed. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021).

#### Outdoor Amenity Space

A sufficient amount of private amenity space (approximately 360sqm) will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### Parking and Highway Safety:

The property has hardstanding at the front of the property, and could accommodate at least two cars. This would be acceptable and would be acceptable where considered against the maximum parking requirements set out under Policy T6 of the London Plan notwithstanding the provision of the additional bedroom provided within the proposals.

#### Summary

For the reasons outlined above the application is recommended for refusal.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1. NON2 Non Standard reason for refusal

The proposed development fails to provide an adequate level of outlook for the future occupiers of the rear first floor bedroom due to its reliance solely on side facing windows, which are fixed shut below 1.8m above FFL and obscure glazed. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 and DMHD1 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021)

## INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

### Standard Informatives

1. The decision to REFUSE 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. The decision to REFUSE 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

#### Part 1 Policies

PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

|        |                                                                 |
|--------|-----------------------------------------------------------------|
| DMT 2  | Highways Impacts                                                |
| DMT 6  | Vehicle Parking                                                 |
| LPP D4 | (2021) Delivering good design                                   |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D6 | (2021) Housing quality and standards                            |

|                         |               |                      |              |
|-------------------------|---------------|----------------------|--------------|
| <b>Contact Officer:</b> | Nicola Taplin | <b>Telephone No:</b> | 01895 250230 |
|-------------------------|---------------|----------------------|--------------|



## Appendix B

Aerial photograph showing location of site

View of appeal site





## APPENDIX C

ARTICLUS

Churchill House, Suite 58, 137 Brent Street,  
London NW4 4DJ  
info@articlus.co.uk  
www.articlus.co.uk  
020 8090 4802

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

Planning

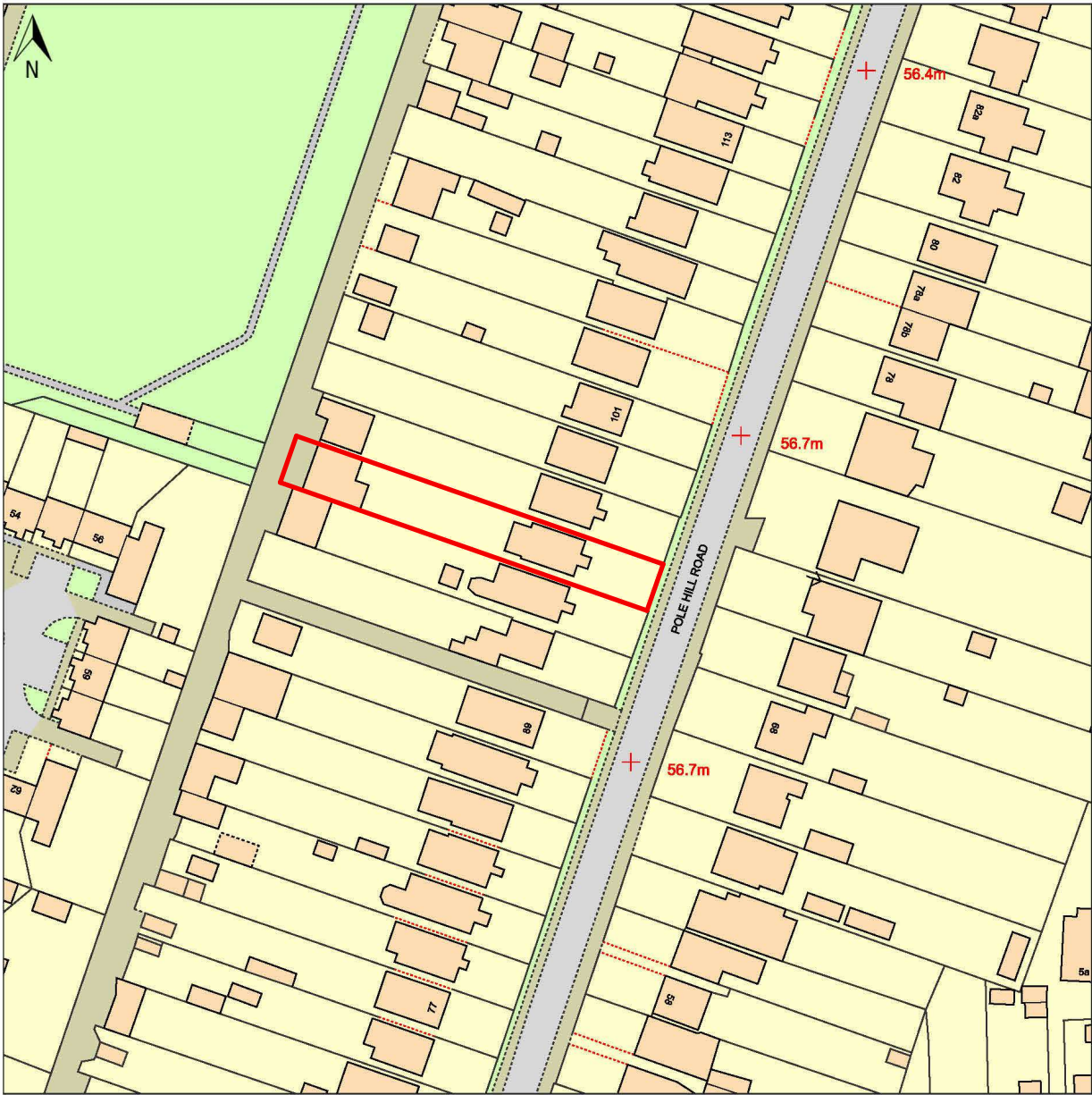
Drawing Title

Existing Site Location  
and Block Plans

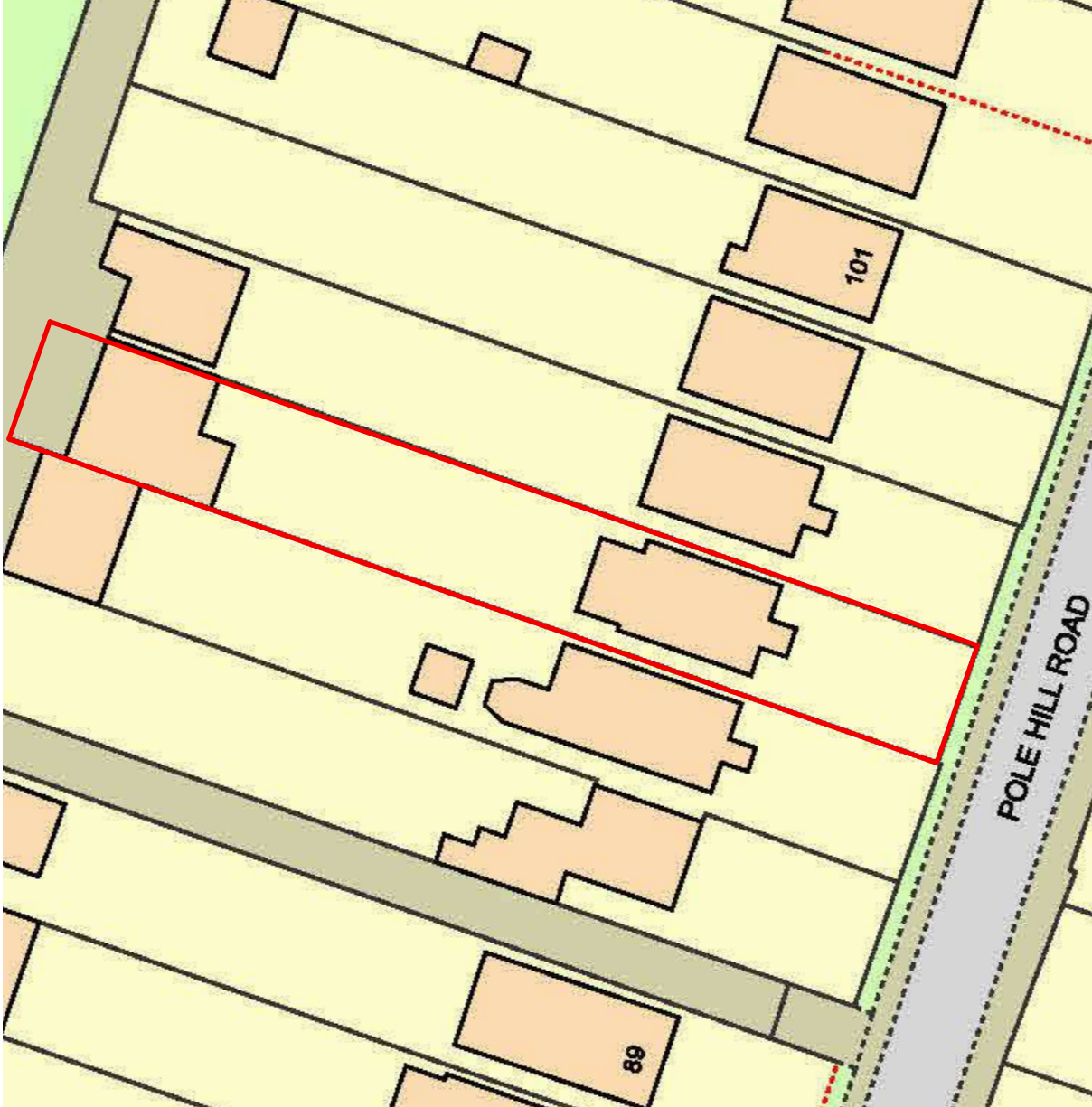
Drawing Status

For Planning Approval

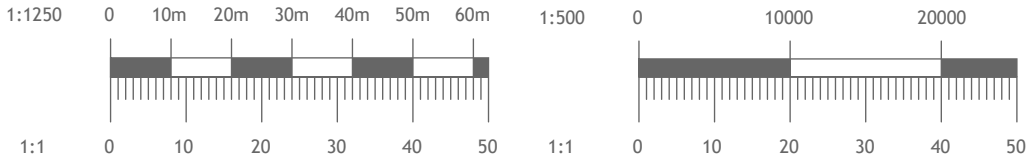
Revisions and Notes



1 Site Location Plan  
1 : 1250



2 Existing Block Plan  
1 : 500



|             |              |          |    |
|-------------|--------------|----------|----|
| Project No. | AR0712       |          |    |
| Dwg No.     | AR-PL-1000   |          |    |
| Revision    | -            |          |    |
| Scale at A3 | As indicated |          |    |
| Date        | 18-01-'24    |          |    |
| Designed    | SS           | Checked  | AC |
| Drawn       | SS           | Approved | AC |



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Arshad Malik

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Uxbridge UB10 0QD

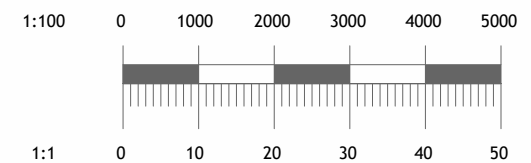
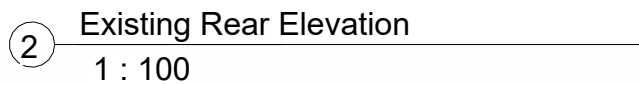
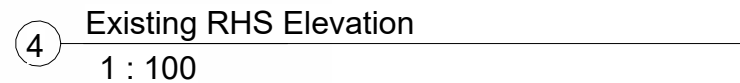
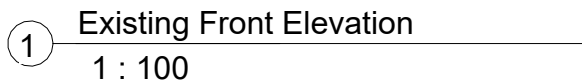
## Rear Extension

## Planning

## Existing Elevations

For Planning Approval

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| Dwg No.     | AR-PL-1002 |          |    |
| Revision    | 0          |          |    |
| Scale at A3 | 1 : 100    |          |    |
| Date        | 18-01-'24  |          |    |
| Designed    | SS         | Checked  | AC |
| Drawn       | SS         | Approved | AC |





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020 8090 4802

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

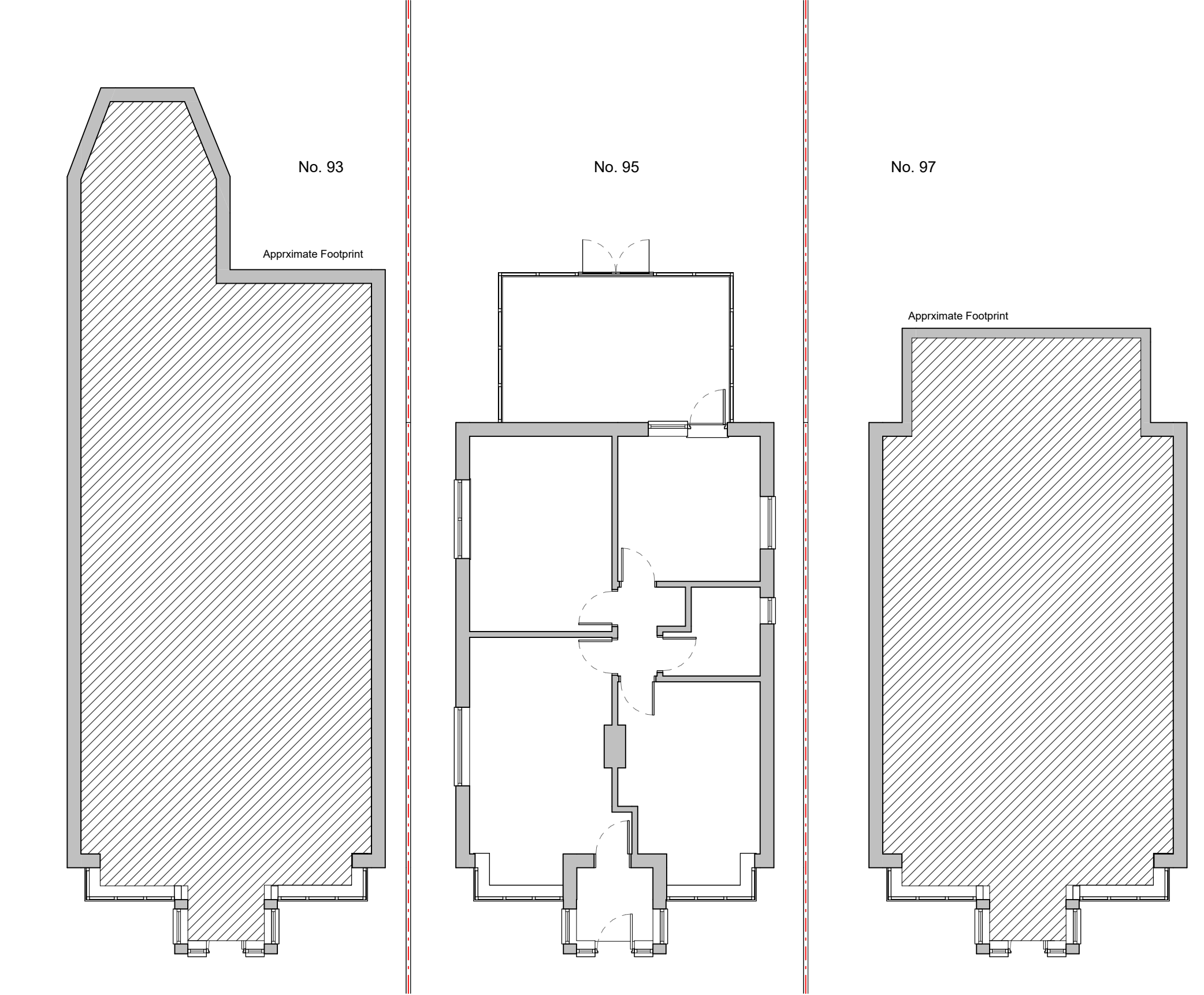
Planning

Drawing Title

Existing Ground Floor  
Plan with Context

Drawing Status

For Planning Approval



1 0 - Existing Ground Floor With Context  
1 : 100

|             |            |             |
|-------------|------------|-------------|
| Project No. | AR0712     |             |
| Dwg No.     | AR-PL-1006 |             |
| Revision    | -          |             |
| Scale at A3 | 1 : 100    |             |
| Date        | 22-03-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

Planning

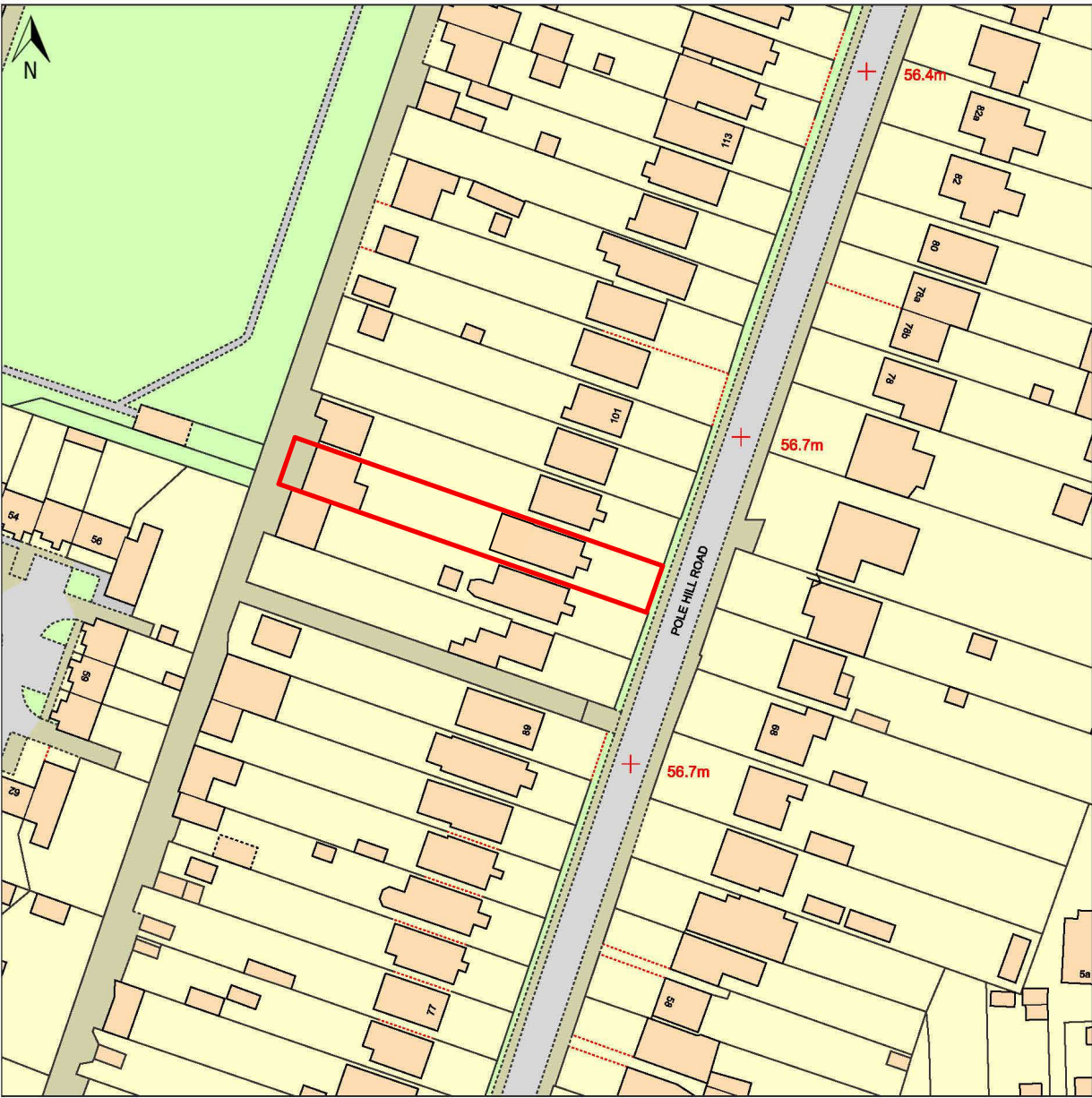
Drawing Title

Proposed Site Location  
and Block Plans

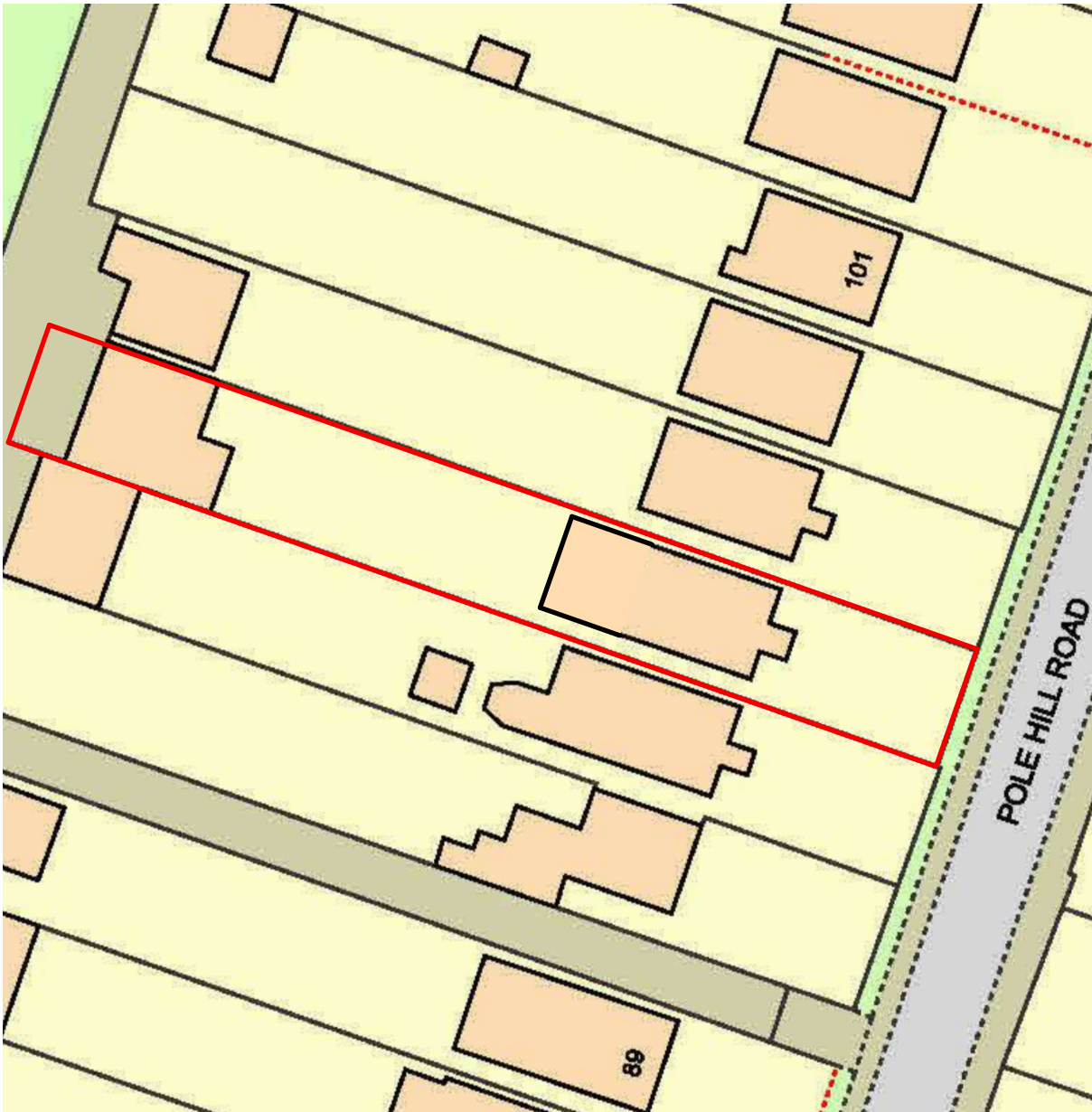
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For Planning Approval

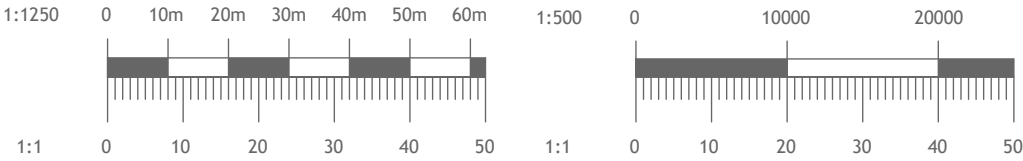
Revisions and Notes



2 Proposed Site Location Plan  
1 : 1250



1 Proposed Block Plan  
1 : 500



|             |              |             |
|-------------|--------------|-------------|
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| Dwg No.     | AR-PL-3000   |             |
| Revision    | -            |             |
| Scale at A3 | As indicated |             |
| Date        | 18-01-'24    |             |
| Designed    | SS           | Checked AC  |
| Drawn       | SS           | Approved AC |



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Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

Planning

Drawing Title

Proposed Plans

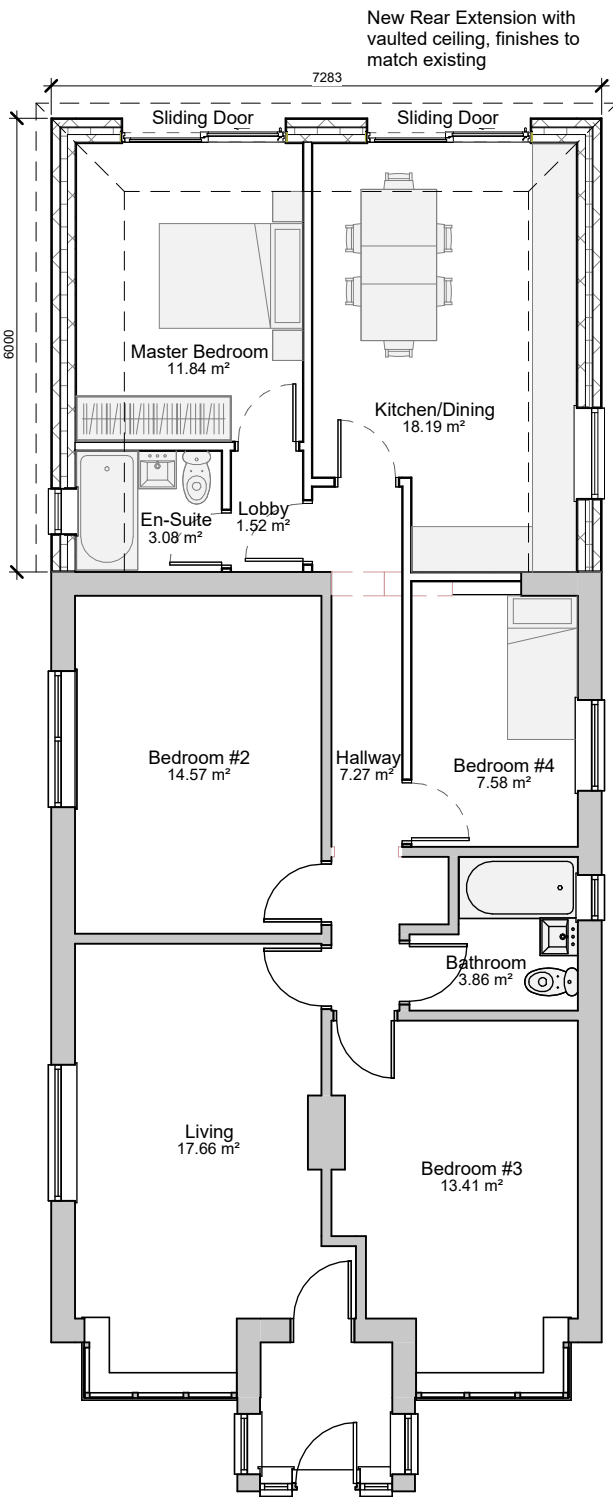
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For Planning Approval

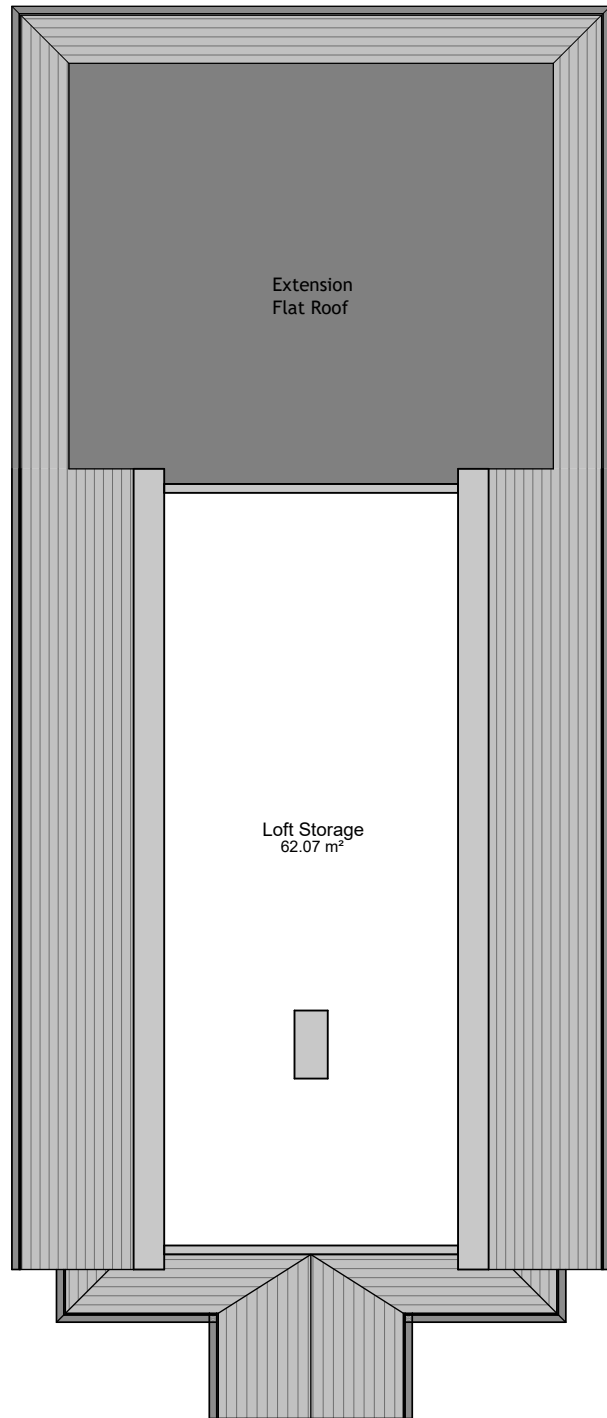
Revisions and Notes

A - 01/04/24 - Amendments

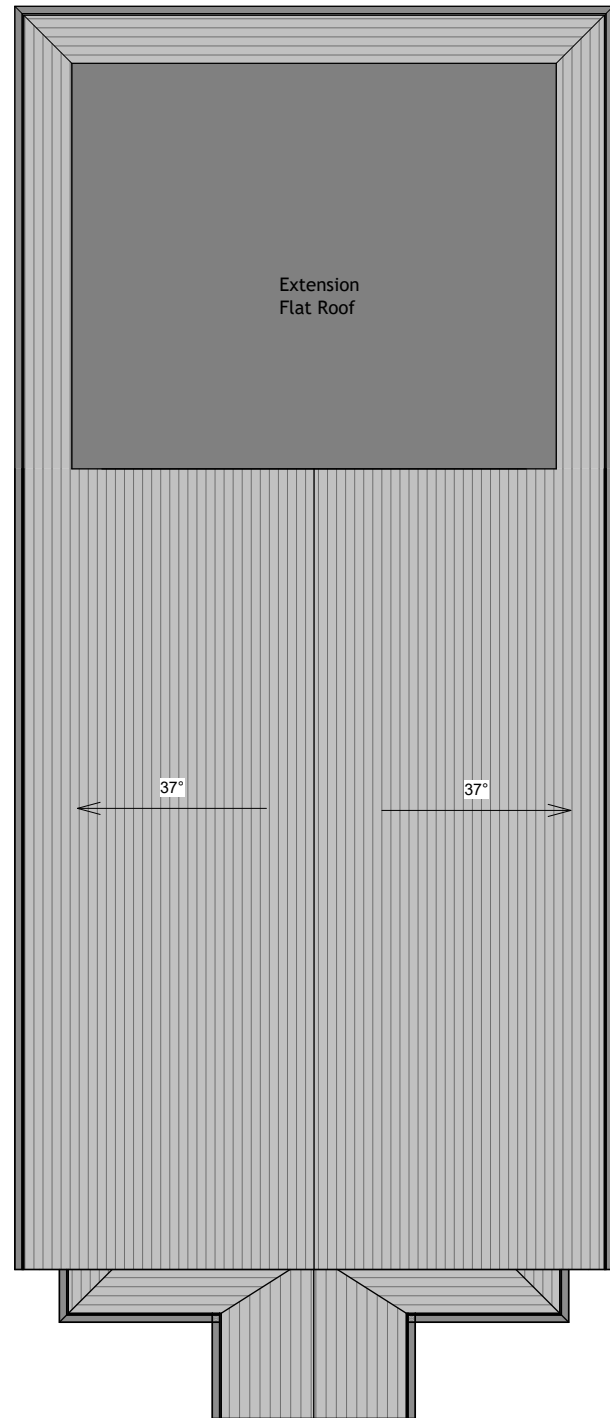
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| Date        | 18-01-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |



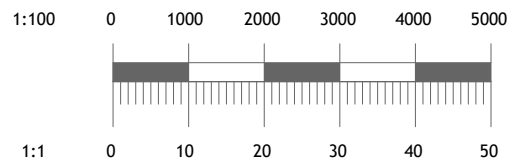
0 - Proposed Ground Floor Plan  
1 : 100



1 - Proposed Loft Plan  
1 : 100



3 - Proposed Roof Plan  
1 : 100



|      |    |          |    |
|------|----|----------|----|
| rawn | SS | Approved | AC |
|------|----|----------|----|

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

Planning

Drawing Title

Proposed Elevations

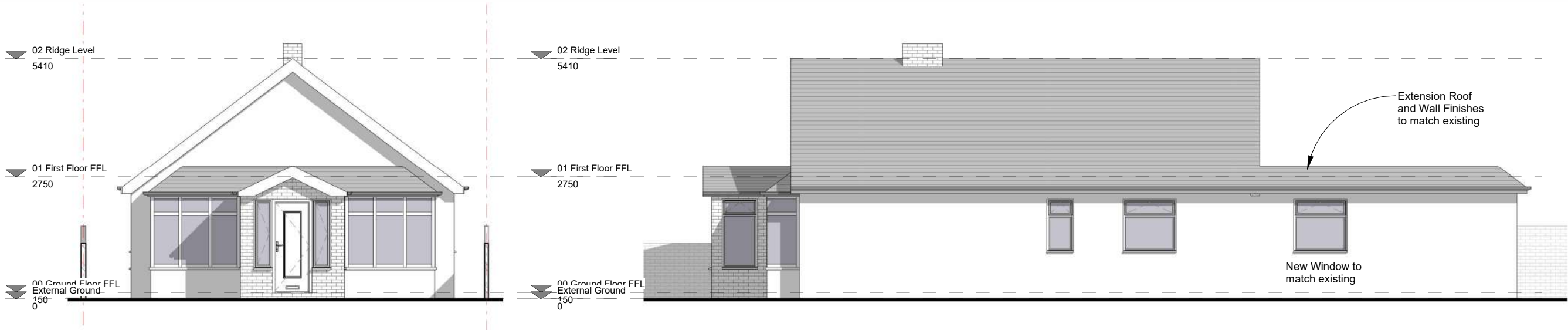
Drawing Status

For Planning Approval

Revisions and Notes

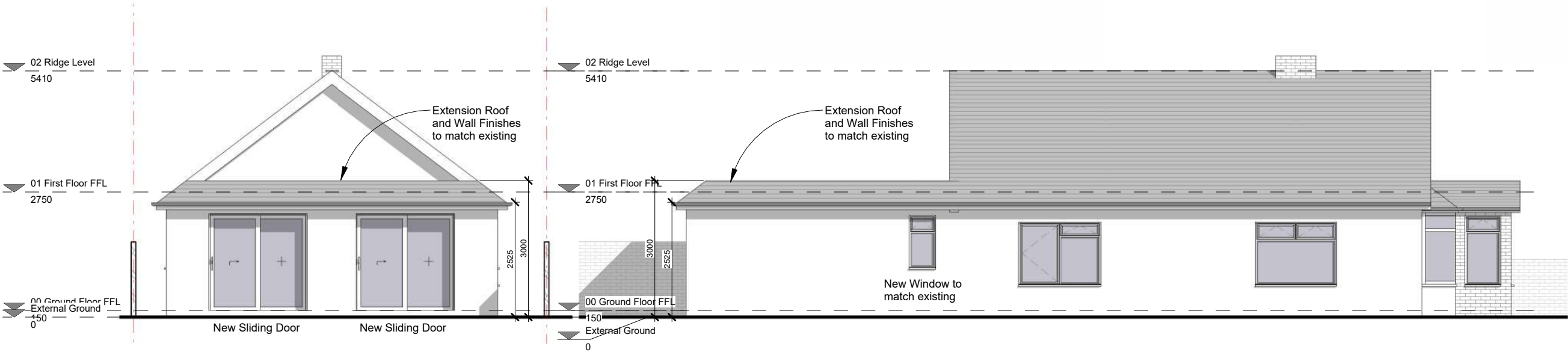
A - 01/04/24 - Amendments

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| Date        | 18-01-24   |             |
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| Drawn       | SS         | Approved AC |



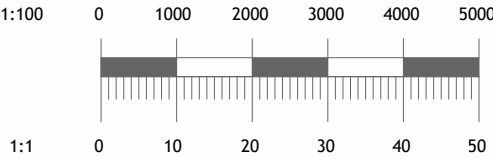
1 Proposed Front Elevation  
1 : 100

4 Proposed RHS Elevation  
1 : 100



2 Proposed Rear Elevation  
1 : 100

3 Proposed LHS Elevation  
1 : 100



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Arshad Malik

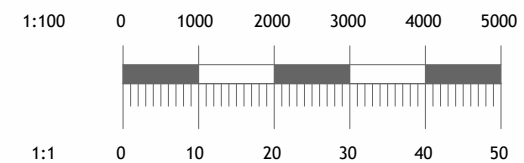
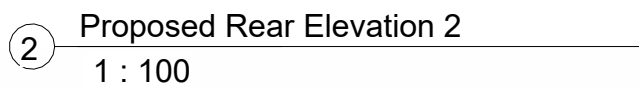
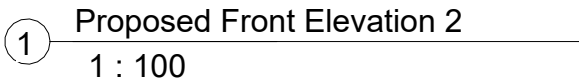
95 Pole Hill Road,  
Uxbridge UB10 0QD

## Rear Extension

## Planning

### Proposed Elevations

For Planning Approval



|             |            |          |    |
|-------------|------------|----------|----|
| Project No. | AR0712     |          |    |
| Dwg No.     | AR-PL-3002 |          |    |
| Revision    | 0          |          |    |
| Scale at A3 | 1 : 100    |          |    |
| Date        | 18-01-'24  |          |    |
| Designed    | SS         | Checked  | AC |
| Drawn       | SS         | Approved | AC |

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Arshad Malik

95 Pole Hill Road,  
Uxbridge UB10 0QD

## Rear Extension

## Planning

### Proposed Ground Floor Plan with Context

For Planning Approval

|       |    |          |    |
|-------|----|----------|----|
| Drawn | SS | Approved | AC |
|-------|----|----------|----|

## 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 | <input type="checkbox"/> |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. | There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. | There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. | The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

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

### RESIDENTIAL DEVELOPMENT

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

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

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

|                               |                                                                                                                                                                                                         |                                  |          |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------|
| <b>Item No.</b>               | <b>Report of the Head of Development Management and Building Control</b>                                                                                                                                |                                  |          |
| <b>Address:</b>               | 95 POLE HILL ROAD HILLINGDON                                                                                                                                                                            |                                  |          |
| <b>Development:</b>           | Erection of a single storey rear extension, following the demolition of existing conservatory                                                                                                           |                                  |          |
| <b>LBH Ref Nos:</b>           | 282/APP/2024/254                                                                                                                                                                                        |                                  |          |
| <b>Drawing Nos:</b>           | AR-PL-1006 - Existing Ground Floor With Context<br>AR-PL-3006 - Proposed Ground Floor Plan with Context<br>AR-PL-1000<br>AR-PL-3000<br>AR-PL-1001<br>AR-PL-1002<br>AR-PL-3001 Rev A<br>AR-PL-3002 Rev A |                                  |          |
| <b>Date Plans received:</b>   | 31-01-24                                                                                                                                                                                                | <b>Date(s) of Amendments(s):</b> | 27-03-24 |
| <b>Date Application valid</b> | 31-01-24                                                                                                                                                                                                |                                  | 27-03-24 |
|                               |                                                                                                                                                                                                         |                                  | 02-04-24 |
|                               |                                                                                                                                                                                                         |                                  | 02-04-24 |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located to the North side of Pole Hill Road, Hillingdon, and comprises a detached bungalow which benefits from a conservatory and large rear garden.

Nos. 93 and 97 form the neighbouring properties located to the South and North of the application site respectively.

The surrounding area is residential in character and appearance and is predominantly defined by a mixture of detached bungalows and two-storey dwellings. The application site is not designated within a Conservation Area, nor an Area of Special Local Character, is not Listed and does not have any TPOs.

### 1.2 Proposed Scheme

The application proposes the erection of a single storey rear extension, following the demolition of the existing conservatory. The extension would have a height of 3m a width of 7.2m and a maximum depth of 6m. The new extension would serve as an en-suite bedroom and kitchen/

dinning area.

### 1.3 Relevant Planning History

282/APP/2024/144

95 POLE HILL ROAD HILLINGDON

Conversion of roof space to habitable use to include 4x side dormers, 2 new gable end window  
(Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 09-02-2024

Approved

#### Comment on Planning History

See Above.

## 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

Two neighbouring properties were consulted by letter dated 07-02-24. By the end of the consultation period no neighbour representations were received.

## 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

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

LPP D6 (2021) Housing quality and standards

## 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 locality, the impact upon the amenities of adjoining occupiers and the reduction in size of the rear garden.

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public

realm and respect local character.

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. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions Policy DMHD 1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

The application proposes the erection of a single storey rear extension, following the demolition of the existing conservatory. The extension would have a height of 3m a width of 7.2m and a maximum depth of 6m. The new extension would serve as an en-suite bedroom and kitchen/ dining area.

The principle of DMHD 1 is to ensure that development to residential dwellings appears to be subordinate and proportional to the original dwelling in order to protect both the character and appearance of the street scene and also the architectural composition of the host dwelling. Although the depth of the extension would exceed the prescribed measurements set out in Policy DMHD 1 regarding rear extensions, there are numerous properties within the immediate context which benefit from similar sized rear extensions. For example No. 110 Pole Hill road was granted planning permission for a 6m deep rear extension (11998/APP/2020/2420). Additionally, the extension would not be visible from the principle elevation therefore not effecting the local street scene.

In terms of the impact upon the architectural composition of the host dwelling, the property is set within a reasonably large plot, benefiting from a modest front garden but large rear garden. The floor plans indicate that the proposed rear extension would not extend beyond the floor space of the existing ground floor area therefore would appear ancillary to the function of the main dwelling. The height of the proposed extension has been reduced so that it is more proportionate.

Based on the above, the size, scale and height of the proposed rear extension would be appropriate and subordinate to the existing dwellinghouse and would not cause harm to the character and appearance of the immediate street scene and the surrounding area or the architectural composition of the existing dwelling, thus complying with the principles of DMHD 1. The proposal complies with 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).

### Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Nos. 93 and 97 are the neighbouring properties and are located to the South and North of the application site respectively. They are both detached bungalows similar to the application site.

With regards to No.93 this property features a stepped rear elevation with the proposed extension, extending approximately 2.5 m beyond the rear wall of the closest section of the rear elevation. The property also benefits from a modest conservatory set further away from the shared boundary which extends beyond the proposed new rear building line of the application property. The proposed extension would also be set 0.7 m off the shared boundary thus reducing the potential visual impact. Given this separation distance and the relationship with the neighbouring rear elevation, the proposal would not give rise to undue harm upon the residential amenities of this neighbouring property.

Turning to No.97 the proposed extension would extend approximately 3.6 m beyond the main rear elevation of this neighbouring property. The extension would be set 0.7 m away from the shared boundary and approximately 3 m from the side elevation of the neighbouring property. Given the depth would not extend beyond that prescribed in DMHD 1 and the separation distance between the two properties, coupled with the reduction in roof height to 3 m, the proposal would not give rise to undue harm upon the residential amenities of this neighbouring property.

The proposed extension would not extend beyond either neighbouring rear elevation excessively and given the extension would be set away from the boundary this would limit the potential impacts deriving from the additional depth. Furthermore the proposed height of the extension has been reduced to a modest 3 metres. It is therefore considered that the proposed extension would not have a negative impact on both neighbours in terms of loss of light, outlook and overshadowing. The proposal thereby complies with Policies DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

### Living Conditions:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose.

It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

### Private amenity space:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space. It is considered that there

will be an adequate amount of garden space retained, therefore the proposal is in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The application is recommended for approval.

## **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 Drawing Numbers:

- AR-PL-3000
- AR-PL-3001 Rev A
- AR-PL-3006
- AR-PL-3002 Rev A

#### **REASON**

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

### **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 Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

### **4. RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (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 99 Mulberry Crescent.

## REASON

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

### 5. HO7 No roof gardens

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).

## INFORMATIVES

1. 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 (2016). 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.
2. The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.
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 (2016). 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.
4. 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.

5. 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](http://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.

6. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## 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 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. 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

## Part 1 Polices

PT1.BE1 (2012) Built Environment

## Part 2 Polices:

|         |                                                     |
|---------|-----------------------------------------------------|
| 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 |
| LPP D6  | (2021) Housing quality and standards                |

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 will 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 that is considered to cause harm to local amenity.
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 - 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.

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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.
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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that 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).

**Contact Officer:**

Agatha Dutton

**Telephone No:**

01895 250230

Mr Ahmad Chaudhry  
Articlus Ltd  
Articlus Ltd  
Suite 58, Churchill House  
137 Brent Street  
London  
NW4 4DJ

Application Ref: 282/APP/2024/254

**Date of Decision:** 2nd April 2024

## 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:-

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**Application number:** 282/APP/2024/254

**Date your planning application was submitted:** 31st January 2024

**Site location:** 95 Pole Hill Road Hillingdon

**Description:**  
Erection of a single storey rear extension, following the demolition of existing conservatory

**Application submitted by:** Mr Ahmad Chaudhry

**Plans that this decision was based on:** See attached Schedule of Plans

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**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 Drawing Numbers:

- AR-PL-3000
- AR-PL-3001 Rev A
- AR-PL-3006
- AR-PL-3002 Rev A

#### REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2016).

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 Policies DMHB 11 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (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 99 Mulberry Crescent.

#### REASON

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

5. 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).

### INFORMATIVES

1. 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 (2016). 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.
2. The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area,

otherwise it would need an additional permission. A water butt should be incorporated.

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 (2016). 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.
4. 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.

5. 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](http://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.

6. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the

applicant has been given every opportunity to submit an application which is likely to be considered favourably.

## 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 Design of New Development  
11

DMHB Streets and Public Realm  
12

DMHB Private Outdoor Amenity Space  
18

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D6 (2021) Housing quality and standards

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](http://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.

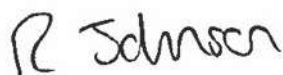
Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction 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:** 2nd April 2024



**Roz Johnson**  
**Head of Development Management and Building Control**

**END OF SCHEDULE**

**Address:**  
**Development Management**  
**Directorate of Place**  
**Hillingdon Council**  
**3 North, Civic Centre, High Street, Uxbridge UB8 1UW**  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

**Application Ref: 282/APP/2024/254**

**SCHEDULE OF PLANS**

|                                                       |          |            |
|-------------------------------------------------------|----------|------------|
| AR-PL-3001 Rev A.                                     | Received | 02-04-2024 |
| AR-PL-3002 Rev A.                                     | Received | 02-04-2024 |
| AR-PL-1006 - Existing Ground Floor With Context.      | Received | 27-03-2024 |
| AR-PL-3006 - Proposed Ground Floor Plan with Context. | Received | 27-03-2024 |
| AR-PL-1000.                                           | Received | 31-01-2024 |
| AR-PL-1001.                                           | Received | 31-01-2024 |
| AR-PL-1002.                                           | Received | 31-01-2024 |
| AR-PL-3000.                                           | Received | 31-01-2024 |



## APPENDIX D



Churchill House, Suite 58, 137 Brent Street,  
London NW4 4DJ  
info@articlus.co.uk  
www.articlus.co.uk  
020 8090 4802

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Loft Conversion

Stage

Planning

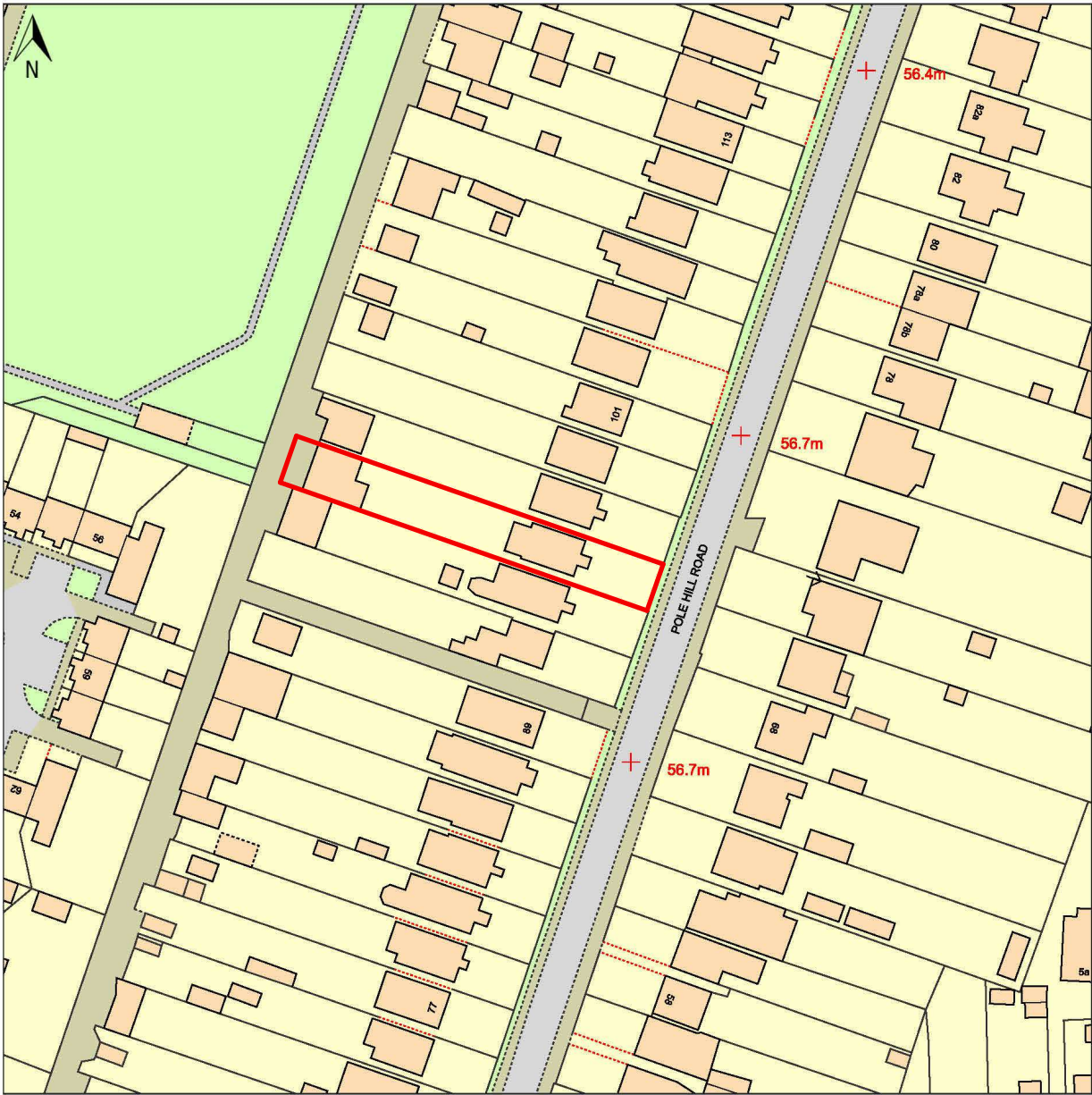
Drawing Title

Site Location and Block  
Plans

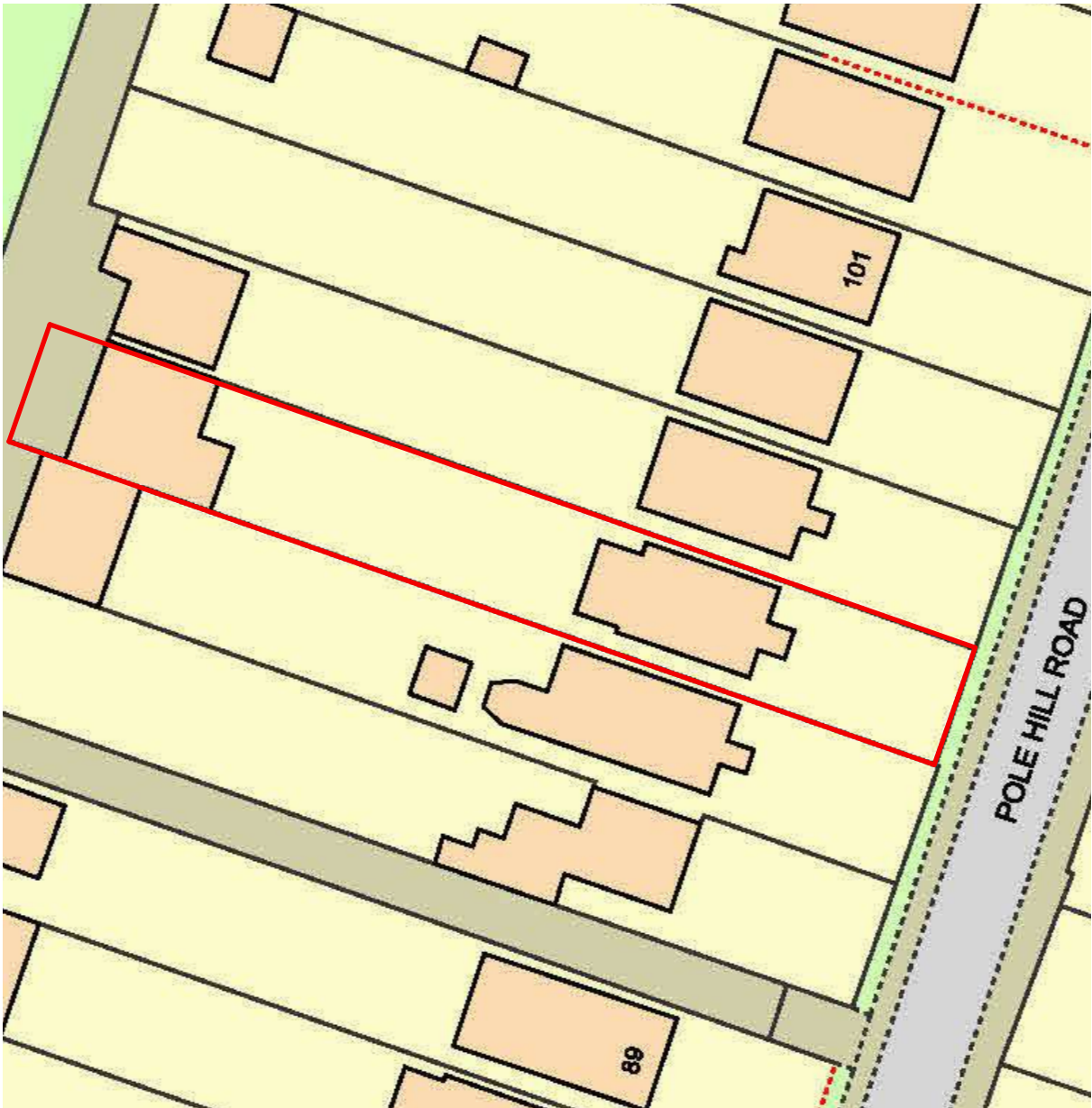
Drawing Status

For Planning Approval

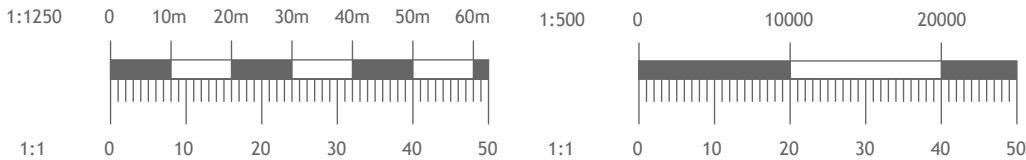
Revisions and Notes



1 Site Location Plan  
1 : 1250



2 Existing Block Plan  
1 : 500



|             |              |             |
|-------------|--------------|-------------|
| Project No. | AR0712       |             |
| Dwg No.     | AR-PL-1000   |             |
| Revision    | -            |             |
| Scale at A3 | As indicated |             |
| Date        | 18-01-'24    |             |
| Designed    | SS           | Checked AC  |
| Drawn       | SS           | Approved AC |

Churchill House, Suite 58, 137 Brent Street  
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Arshad Malik

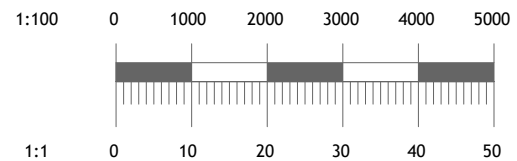
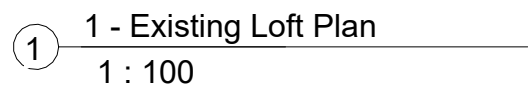
95 Pole Hill Road,  
Uxbridge UB10 0QD

## Loft Conversion

## Planning

## Existing Plans

For Planning Approval



Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Loft Conversion

Stage

Planning

Drawing Title

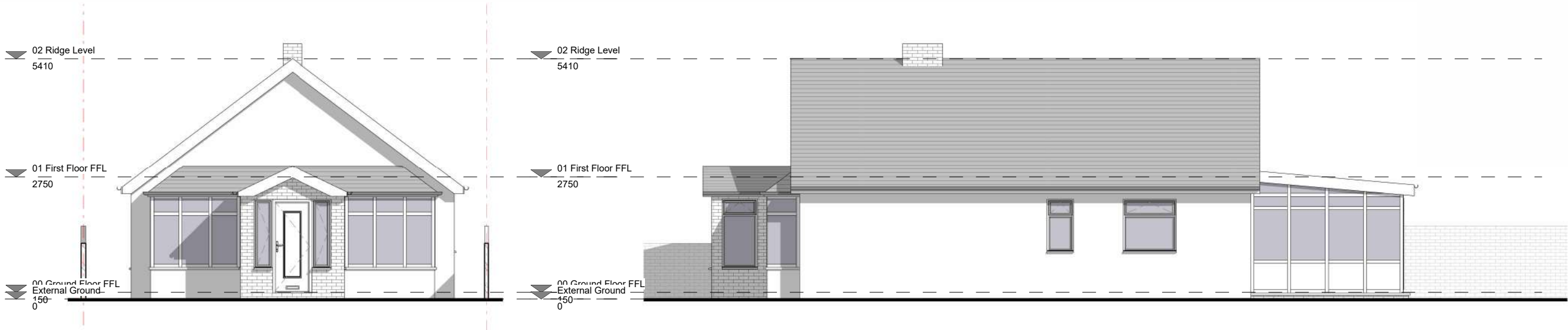
Existing Elevations

Drawing Status

For Planning Approval

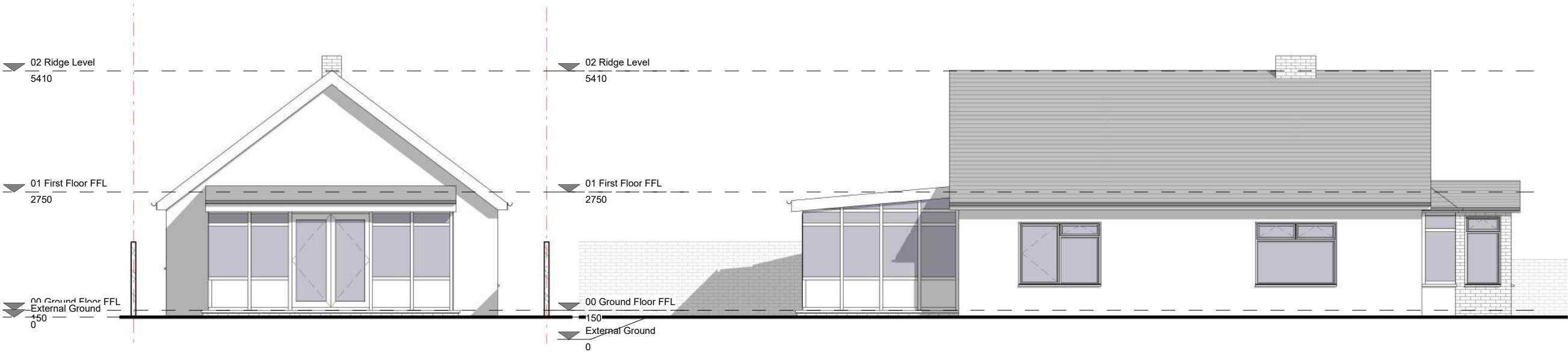
Revisions and Notes

|             |            |          |    |
|-------------|------------|----------|----|
| Project No. | AR0712     |          |    |
| Dwg No.     | AR-PL-1002 |          |    |
| Revision    | 0          |          |    |
| Scale at A3 | 1 : 100    |          |    |
| Date        | 18-01-'24  |          |    |
| Designed    | SS         | Checked  | AC |
| Drawn       | SS         | Approved | AC |



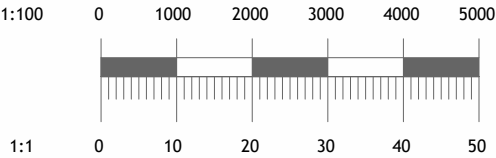
1 Existing Front Elevation  
1 : 100

4 Existing RHS Elevation  
1 : 100



2 Existing Rear Elevation  
1 : 100

3 Existing LHS Elevation  
1 : 100



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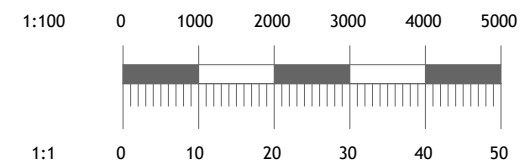
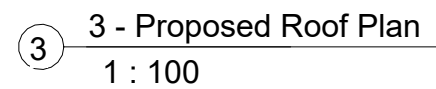
95 Pole Hill Road,  
Uxbridge UB10 0QD

## Loft Conversion

## Planning

## Proposed Plans

For Planning Approval



Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Loft Conversion

Stage

Planning

Drawing Title

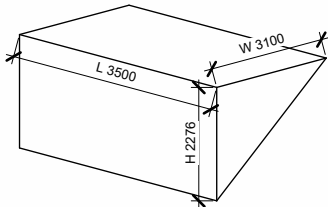
Proposed Elevations

Drawing Status

For Planning Approval

Revisions and Notes

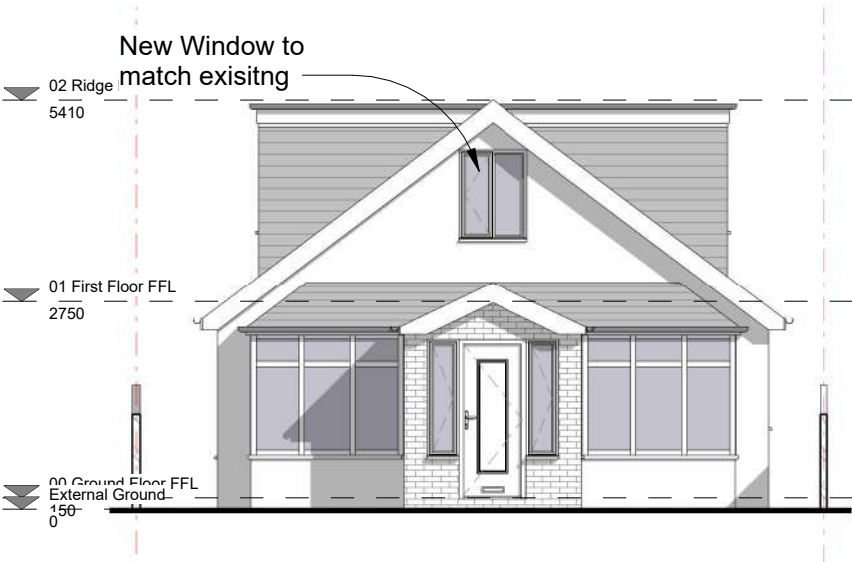
|             |            |             |
|-------------|------------|-------------|
| Project No. | AR0712     |             |
| Dwg No.     | AR-PL-2002 |             |
| Revision    | 0          |             |
| Scale at A3 | 1 : 100    |             |
| Date        | 18-01-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |



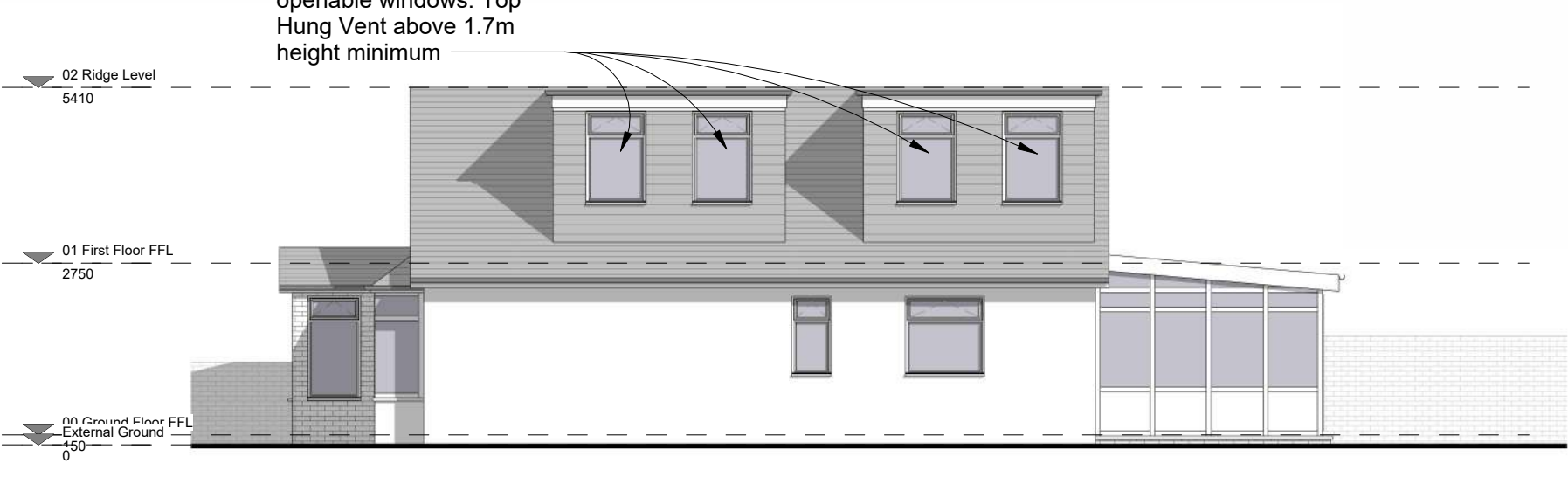
Single Dormer Dimensions

$V = (3.5\text{m} \times 3.1\text{m} \times 2.276\text{m}) / 2$   
 $V = 12.35\text{m}^3$   
 $V_{\text{total}} = 4 \times 12.35\text{m}^3 = 49.4\text{m}^3$   
Total volume of added roof space less than 50m³,  
and hence within Permitted Development Limitations

Obscure Glazed, non-  
openable windows. Top  
Hung Vent above 1.7m  
height minimum



1 Proposed Front Elevation  
1 : 100

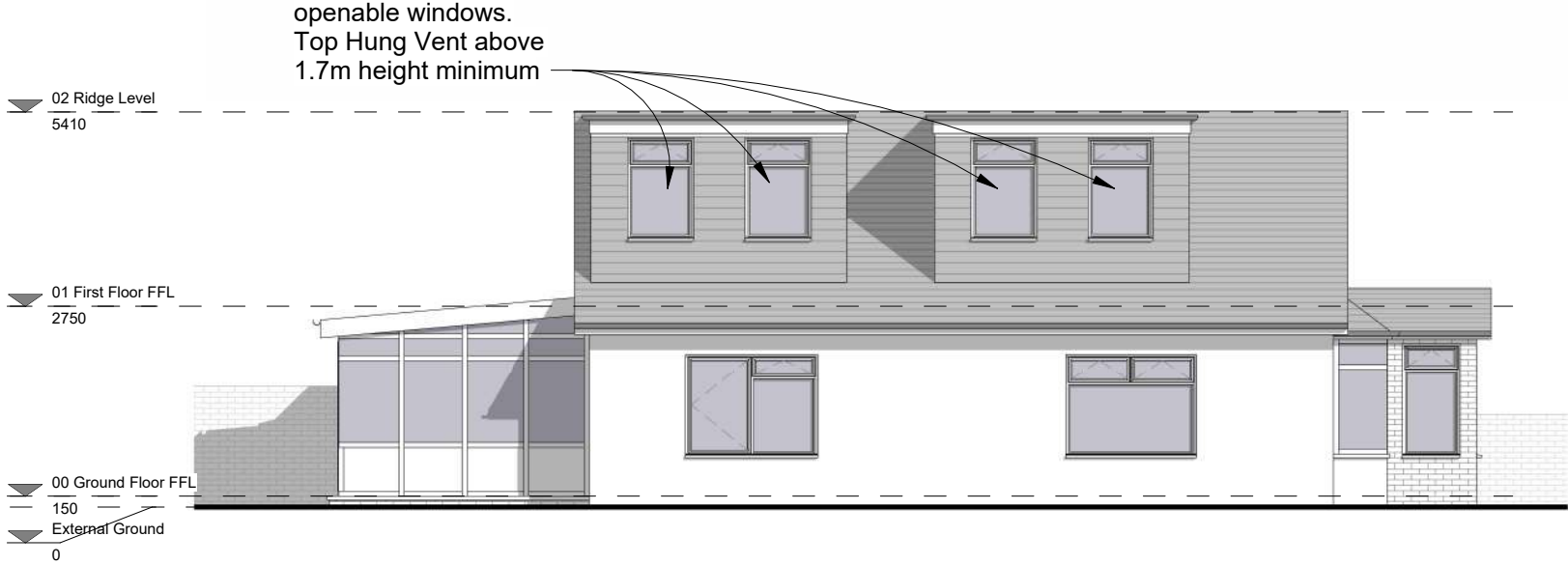


4 Proposed RHS Elevation  
1 : 100

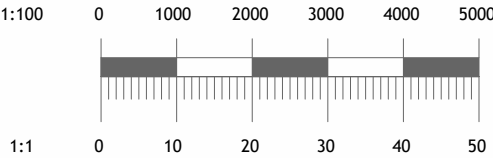
Obscure Glazed, non-  
openable windows.  
Top Hung Vent above  
1.7m height minimum



2 Proposed Rear Elevation  
1 : 100



3 Proposed LHS Elevation  
1 : 100



## 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 an Option

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

## REFUSAL RECOMMENDED: GENERAL

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

## RESIDENTIAL DEVELOPMENT

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

## 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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

## CERTIFICATE OF LAWFULNESS

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

## CERTIFICATE OF LAWFULNESS

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

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

## Report of the Head of Development Management and Building Control

**Address:** 95 POLE HILL ROAD HILLINGDON

**Development:** Conversion of roof space to habitable use to include 4x side dormers, 2 new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

**LBH Ref Nos:** 282/APP/2024/144

**Drawing Nos:** AR-PL-1000  
AR-PL-2001  
AR-PL-2002 Rev 0  
AR-PL-1002 Rev 0  
AR-PL-1001

**Date Plans received:** 18-01-24      **Date(s) of Amendments(s):**

**Date Application valid** 19-01-24

### 1. RECOMMENDATIONS

#### 1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B, Class C and Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This determination is based on your submitted plans. All measurements are taken from existing ground level.

### 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. 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](http://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.

## 2.0 Planning Considerations

The application seeks a certificate of lawful development for the Expansion of existing habitable roof space to include a 4x side dormers, 2 x new gable end windows.

The proposals clearly involve development as defined in the Planning Acts. The site is not situated within a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights have not been revoked by a planning condition, and neither is there an Article 4 Direction restricting this particular proposal.

The submitted drawings confirm that the proposed roof extension would:-

- (i) Not exceed the permitted development allowance of 50 cubic metres (detached property);
- (ii) Not exceed the height of the highest part of the roof;
- (iii) Not extend beyond the plane of any existing roof slope which forms part of a principal elevation of the dwelling house and fronts a highway;
- (iv) The rear dormer would be set in from the eaves margin by 200 mm;

- (v) All materials would be of a similar appearance to those of the existing dwelling.
- (vi) Rooflights are less than 150 mm above the roof plane and lower than the highest part of the original roof.
- (vii) Permitted development rights have not been removed; and
- (viii) The site does not lie within a conservation area;

The proposed roof extension therefore complies with the conditions stated under Article 3, Schedule 2, Part 1, Class B, and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

### 3.0 Relevant Planning History

282/APP/2024/254                      95 POLE HILL ROAD HILLINGDON

Erection of a single storey rear extension, following the demolition of existing conservatory

**Decision Date:**

**Comment on Planning History**

### 4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

#### **CLASS B - Proposed Roof Alterations**

Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)?

NO

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?

NO

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?

NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed?

NO

Is the dwellinghouse on article 2(3) land?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Has the dwellinghouse been built under Part 20 of this Schedule (construction of new dwellinghouses)?

NO

Has the existing dwellinghouse been enlarged in reliance on permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?

YES (AR-PL-2002 Rev 0)

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?

YES (AR-PL-2002 Rev 0)

Are any side facing windows obscurely glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed)?

YES (AR-PL-2002 Rev 0)

### **CLASS C - Any Other Alt. to the Roof of a Dwellinghouse**

Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)?

NO

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?

NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof?

NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?

NO

Has the dwellinghouse been built under Part 20 of this Schedule (construction of new dwellinghouses)?

NO

## **5.0 Other including Measurements**

**Additional roof volume calculation:**

**Side Dormer 1:  $3.5 \times 3.1 \times 2.276 / 2 = 12.35\text{m}^3$**

**Side Dormer 2:  $3.5 \times 3.1 \times 2.276 / 2 = 12.35\text{m}^3$**

**Side Dormer 3:  $3.5 \times 3.1 \times 2.276 / 2 = 12.35\text{m}^3$**

**Side Dormer 4:  $3.5 \times 3.1 \times 2.276 / 2 = 12.35\text{m}^3$**

**Total:  $4 \times 12.35\text{m}^3 = 49.4\text{m}^3$**

**Less than 50m<sup>3</sup>**

**Contact Officer:**

**Sadmir Kabashi**

**Telephone No:**

**01895 250230**



**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015  
ARTICLE 39**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Mr Ahmad Chaudhry  
Articlus Ltd  
Articlus Ltd  
Suite 58, Churchill House  
137 Brent Street  
London  
NW4 4DJ

Application Ref: **282/APP/2024/144**

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby certifies that the proposed development referred to below would be lawful within the meaning of Section 192 of the above Act.

Description of development: Conversion of roof space to habitable use to include 4x side dormers, 2 new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 95 Pole Hill Road Hillingdon

Date of application: 19th January 2024

Plan Numbers: See attached Schedule of plans

**The grounds for the Council's decision are listed on the attached schedule:-**

*R Schen*

**Head of Development Management and Building Control**

**Date: 9th February 2024**

**NOTES:** Your attention is drawn to the attached sheet which sets out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015  
ARTICLE 39**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Application Ref: 282/APP/2024/144

**SCHEDULE**

**The grounds for the Council's decision are as follows:-**

- 1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B, Class C and Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This determination is based on your submitted plans. All measurements are taken from existing ground level.

**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 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](http://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.

## **END OF SCHEDULE**

### **Address:**

Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015  
ARTICLE 39**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Application Ref: 282/APP/2024/144

**Schedule of Plans**

AR-PL-1000 - received 18 Jan 2024

AR-PL-2001 - received 18 Jan 2024

AR-PL-2002 Rev 0 - received 18 Jan 2024

AR-PL-1002 Rev 0 - received 24 Jan 2024

AR-PL-1001 - received 24 Jan 2024

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION  
OF LOCAL PLANNING AUTHORITY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application for Certificate of Lawfulness**

**Notes**

If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under Section 195 of the Act (as amended).

Notice of appeal must be given in writing to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel; - 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence, must be supplied to the Inspectorate.

You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

**Address:**

Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



## APPENDIX E

ARTICLUS

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London NW4 4DJ  
info@articlus.co.uk  
www.articlus.co.uk  
020 8090 4802

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extensions

Stage

Planning

Drawing Title

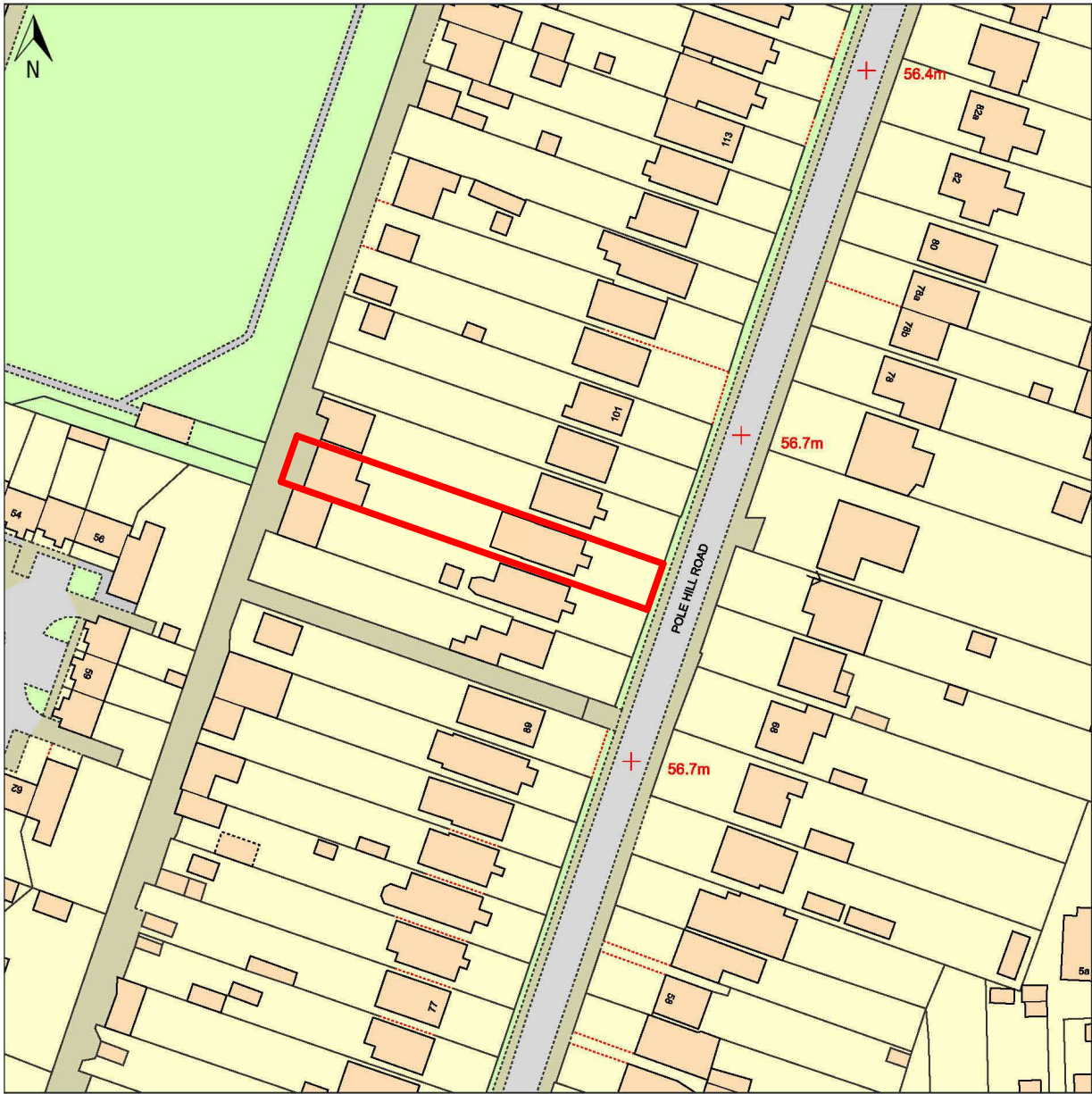
Existing Site Location  
and Block Plans

Drawing Status

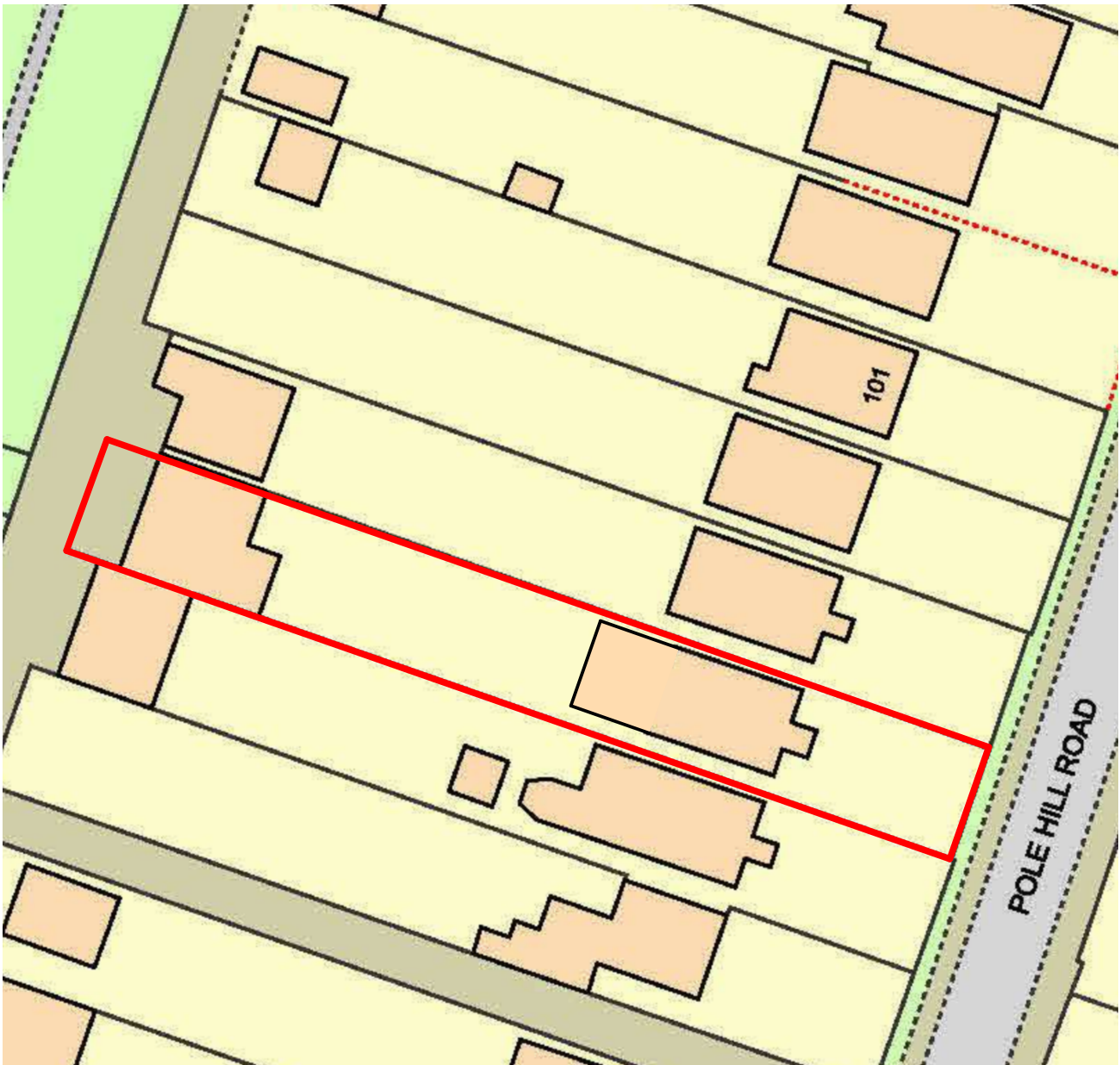
For Approval

Revisions and Notes

|             |              |          |    |
|-------------|--------------|----------|----|
| Project No. | AR0712       |          |    |
| Dwg No.     | AR-PL-3000   |          |    |
| Revision    | -            |          |    |
| Scale at A3 | As indicated |          |    |
| Date        | 18-12-24     |          |    |
| Designed    | SS           | Checked  | AC |
| Drawn       | SS           | Approved | AC |



1 4 - Existing Site Location Plan  
1 : 1250



2 5 - Existing Block Plan  
1 : 500



Churchill House, Suite 58, 137 Brent Street,  
London NW4 4DJ  
info@articlus.co.uk  
www.articlus.co.uk  
020 8090 4802

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extensions

Stage

Planning

Drawing Title

Existing Plans

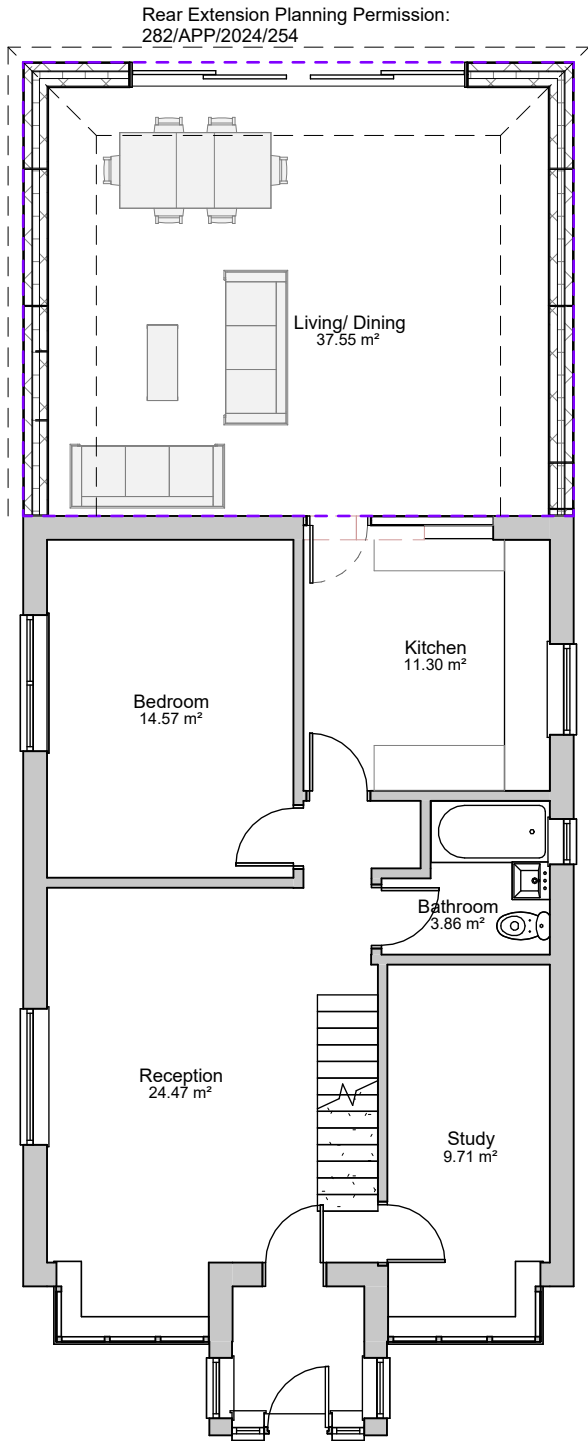
Drawing Status

For Approval

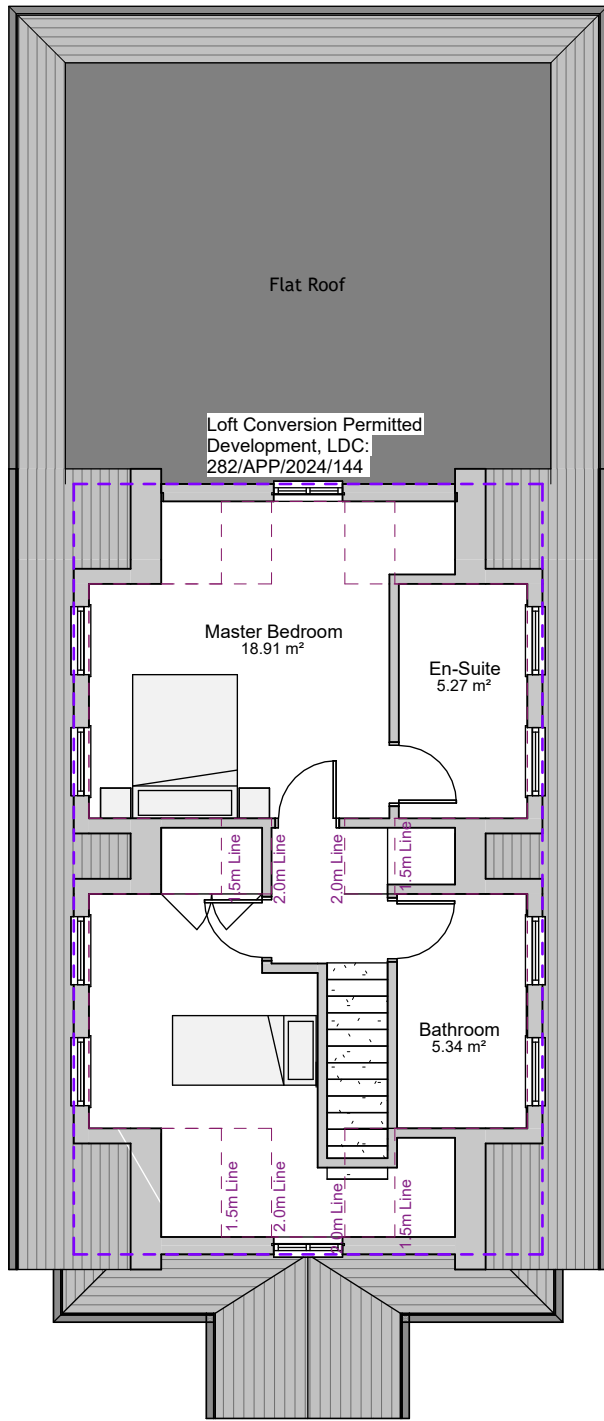
Revisions and Notes

A-07/11/24-Amendments

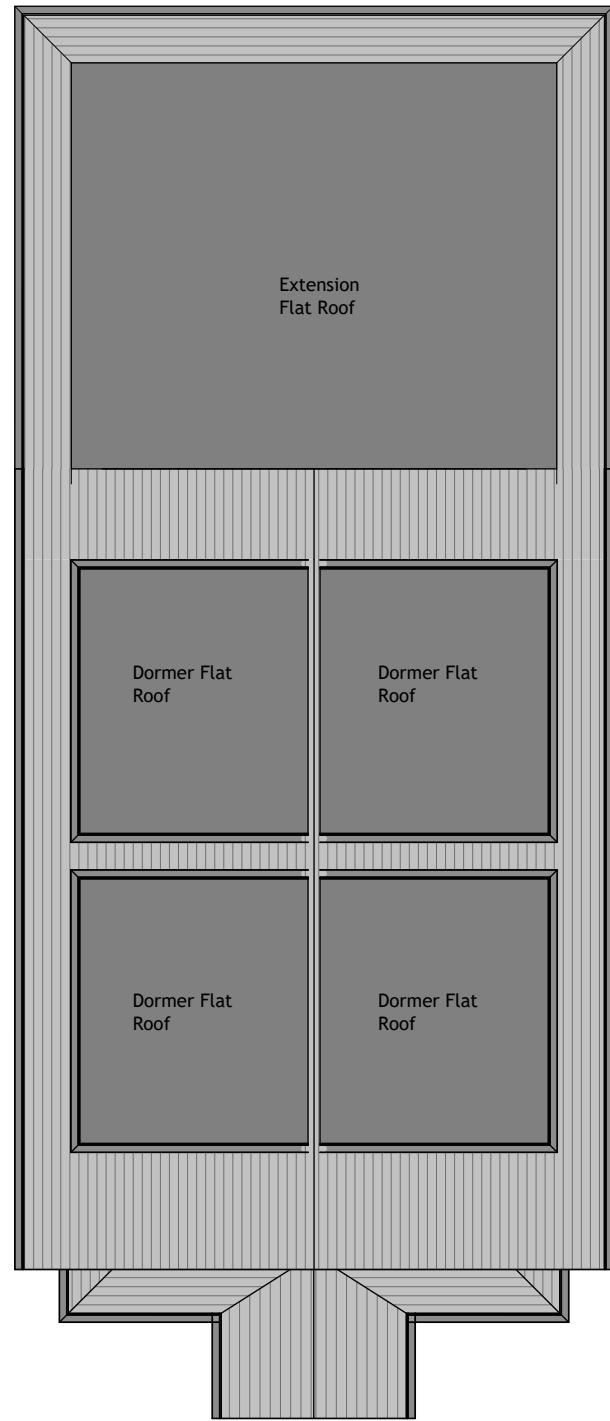
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|-------------|------------|-------------|
| Project No. | AR0712     |             |
| Dwg No.     | AR-PL-3001 |             |
| Revision    | -          |             |
| Scale at A3 | 1 : 100    |             |
| Date        | 18-12-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |



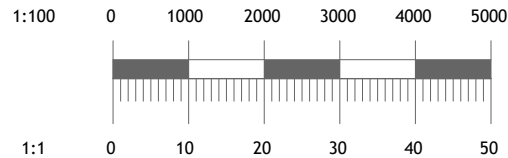
0 Existing Ground Floor Plan  
1 : 100



1 Existing First Floor Plan  
1 : 100



3 Existing Second Floor Plan  
1 : 100



Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extensions

Stage

Planning

Drawing Title

Existing Elevations

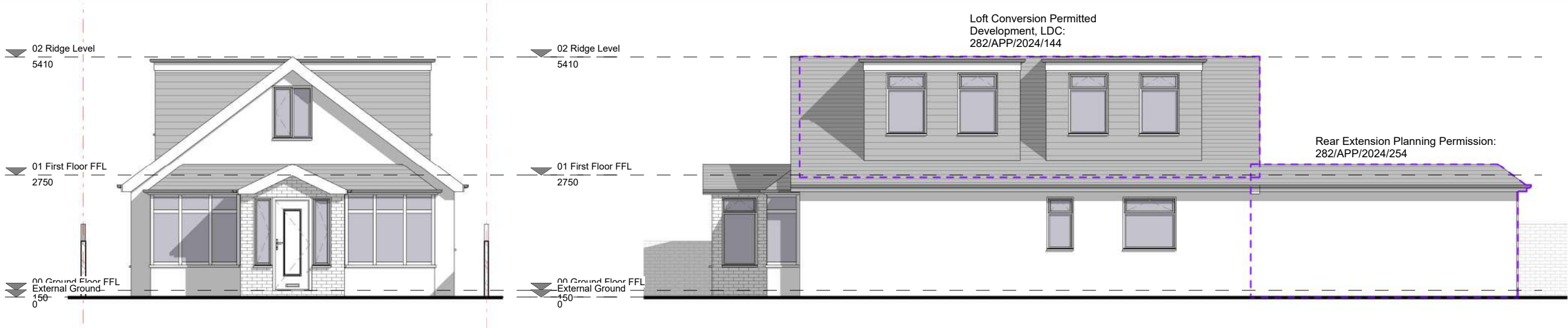
Drawing Status

For Approval

Revisions and Notes

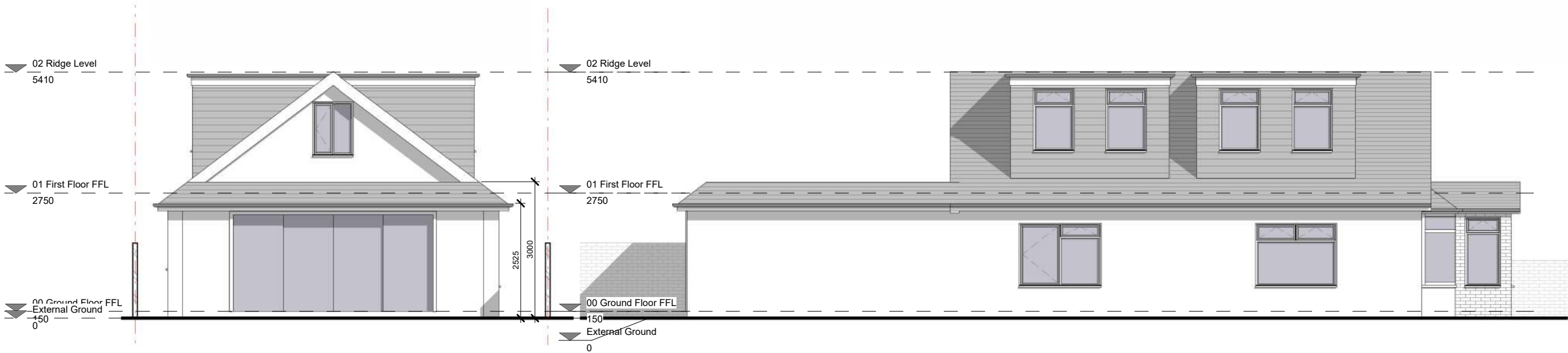
A-07/11/24-Amendments

|             |            |             |
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| Revision    | -          |             |
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| Date        | 18-12-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |



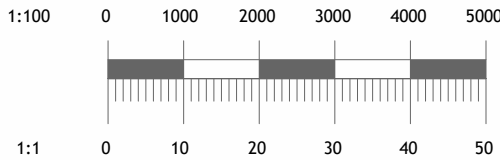
1 Existing Front Elevation  
1 : 100

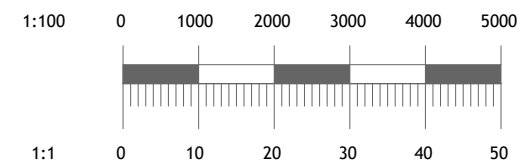
4 Existing RHS Elevation  
1 : 100



2 Existing Rear Elevation  
1 : 100

3 Existing LHS Elevation  
1 : 100





Arshad Malik

95 Pole Hill Road,  
Uxbridge UB10 0QD

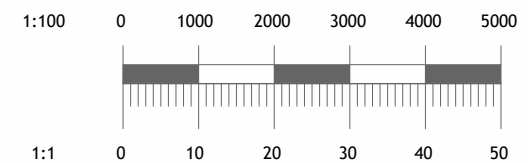
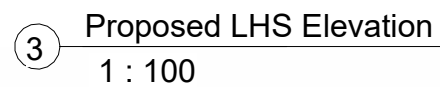
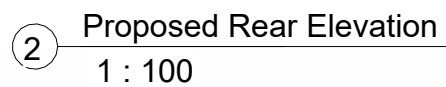
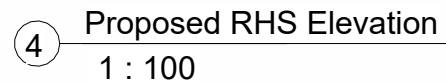
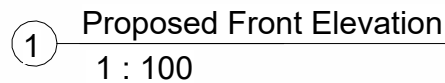
## Rear Extensions

## Planning

### Proposed Elevations

For Approval

|             |            |          |    |
|-------------|------------|----------|----|
| Project No. | AR0712     |          |    |
| Dwg No.     | AR-PL-4002 |          |    |
| Revision    | -          |          |    |
| Scale at A3 | 1 : 100    |          |    |
| Date        | 18-12-'24  |          |    |
| Designed    | SS         | Checked  | AC |
| Drawn       | SS         | Approved | AC |



## 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 | <input type="checkbox"/> |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds                | <input type="checkbox"/> |
| 3. | There is no Committee resolution for the enforcement action                                                   | <input type="checkbox"/> |
| 4. | There is no effect on listed buildings or their settings                                                      | <input type="checkbox"/> |
| 5. | The site is not in the Green Belt (but see 11 below)                                                          | <input type="checkbox"/> |

### REFUSAL RECOMMENDED: GENERAL

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

### RESIDENTIAL DEVELOPMENT

|     |                                                                                  |                          |
|-----|----------------------------------------------------------------------------------|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | <input type="checkbox"/> |
| 11. | Householder application in the Green Belt                                        | <input type="checkbox"/> |

### 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 | <input type="checkbox"/> |
| 13. | Refusal of change of use from retail class A1 to any other use                                                                    | <input type="checkbox"/> |
| 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.   | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

|     |                                                             |                          |
|-----|-------------------------------------------------------------|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | <input type="checkbox"/> |
| 16. | Certificate of Lawfulness (for existing use or Development) | <input type="checkbox"/> |
| 17. | Certificate of Appropriate Alternative Development          | <input type="checkbox"/> |

### CERTIFICATE OF LAWFULNESS

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

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

|                               |                                                                                                                                                                                                      |                                  |
|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>Item No.</b>               | <b>Report of the Head of Development Management and Building Control</b>                                                                                                                             |                                  |
| <b>Address:</b>               | 95 POLE HILL ROAD HILLINGDON                                                                                                                                                                         |                                  |
| <b>Development:</b>           | Erection of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 2 x side dormers with new gable end window.(Amended description) |                                  |
| <b>LBH Ref Nos:</b>           | 282/APP/2024/3323                                                                                                                                                                                    |                                  |
| <b>Drawing Nos:</b>           | AR-PL-3000<br>AR-PL-4000<br>AR-PL-4001<br>AR-PL-4002<br>AR-PL-3001<br>AR-PL-3002                                                                                                                     |                                  |
| <b>Date Plans received:</b>   | 20-12-24                                                                                                                                                                                             | <b>Date(s) of Amendments(s):</b> |
| <b>Date Application valid</b> | 20-12-24                                                                                                                                                                                             |                                  |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

95 Pole Hill Road is a detached single storey bungalow located on the western side of Pole Hill Road.

Nos.93 and 97 are the neighbouring properties located to the South and North of the application site respectively. These properties are also single storey bungalows.

The surrounding area is residential in character and appearance and is predominantly defined by a mixture of detached bungalows and two-storey dwellings. Several bungalows have been extended, and/or have been subject to alterations to the roof to convert the roof space to provide additional accommodation, which includes side facing flat roofed dormer windows.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character, is not Listed and does not have any TPOs.

### 1.2 Proposed Scheme

Planning permission is sought the erection of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 2 x side dormers with new gable end window.

### 1.3 Relevant Planning History

282/APP/2024/254

95 POLE HILL ROAD HILLINGDON

Erection of a single storey rear extension, following the demolition of existing conservatory

**Decision:** 02-04-2024

Approved

282/APP/2024/144

95 POLE HILL ROAD HILLINGDON

Conversion of roof space to habitable use to include 4x side dormers, 2 new gable end window  
(Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 09-02-2024

Approved

#### Comment on Planning History

A lawful development certificate was granted to convert the existing roof space to provide first floor living accommodation under application 282/APP/2024/144 - this development which included the provision of a total of x4 dormer windows, 2 on each side elevation of the dwelling.

Planning permission was granted in 2024 for a single storey rear extension (282/APP/2024/254) measuring a total of 6 metres in depth.

### 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

Two neighbouring properties were consulted on the application by letter dated 02-01-25 and by the end of the consultation period (23-01-25) one neighbouring objection was received which raised concerns regarding the impact of the extensions on light, privacy and noise.

Officer response:

These matters are addressed below in the section relating to residential amenity.

### 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

Part 2 Policies:

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

LPP D4 (2021) Delivering good design

|            |                                                          |
|------------|----------------------------------------------------------|
| LPP D6     | (2021) Housing quality and standards                     |
| NPPF12 -23 | NPPF12 23 - Achieving well-designed and beautiful places |
| DMHB 18    | Private Outdoor Amenity Space                            |
| DMHD 1     | Alterations and Extensions to Residential Dwellings      |
| DMHB 12    | Streets and Public Realm                                 |

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and surrounding area and the impact upon the amenities of adjoining occupiers.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. New developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension 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. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property

and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions, Policy DMHD1 requires:

i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof.

They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;

ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;

iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and

v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The application property benefits from planning permission for an extension measuring 6 metres in depth, which is substantial considering the relatively modest scale of the existing property. The depth of the consented extension exceeds the guideline maximum depth allowed for under Policy DMHD 1 of the Hillingdon Local Plan: Part Two, however this was deemed acceptable on balance given that the extension would still read as generally subordinate to the host dwelling. A further 2 metre long extension is proposed which adds further depth resulting in an extension that now appears disproportionate and insufficiently subordinate to the host dwelling.

In addition to this a 3 metre deep first floor rear extension is proposed, which includes the addition of a flat roofed dormer on each elevation. Four flat roofed dormers were included within the proposals consented under lawful development certificate application 282/APP/2024/144 which related to the conversion of roof space within the property to a habitable use. Given that the application was for a lawful development certificate the four dormers were not assessed in terms of the appropriateness of their design and degree to which the dormers would relate appropriately to the host dwelling, however the addition of these dormers substantially increases the bulk of the first floor of the bungalow. This would be exacerbated through the addition of the further three metre extension proposed at first floor level with a further two dormer windows. This would increase the depth of the bulky, top heavy first floor and would fail to relate appropriately to the appearance of the host dwelling. The cumulative scale of the extensions at ground and first floor level amount to disproportionate and insubordinate extensions that would fail to relate appropriately to the design and modest scale of the original dwelling and would appear incongruous within the context of the street scene and surrounding built form.

The development therefore fails to comply with Policies DMHD 1; DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012); Policy D4 of the London Plan 2021; and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

## Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The property adjoins two dwellings No.93 Pole Hill Road to the south and No.97 Pole Hill Road to the north. The extension would project an additional 2 metres beyond the extension approved under planning application 282/APP/2024/144 and would extend approximately 4 metres beyond the rear elevation of No.93 Pole Hill Road and 6 metres beyond the rear elevation of No.97 Pole Hill Road. There are habitable windows located to the rear of both properties and the extension is likely to breach the Council's 45 degree rule in respect of both dwellings. The depth of the extension would have a greater impact on No.97 Pole Hill Road and is likely to result in a significant loss of light and overshadowing to habitable living spaces within this property and to the rear garden. The depth of projection in relation to this property is likely to have an enclosing and overbearing impact on this dwelling.

The first floor extension in isolation is unlikely to result in a significant loss of light or overshadowing to either adjoining property, however read in combination with the depth of the ground floor extension would further add to the enclosing and overbearing impact on No.97 Pole Hill Road.

Both dormer windows are proposed to be fitted with obscured glazing to prevent direct overlooking into the adjoining properties. Notwithstanding this, the position of the windows in relation to the boundary of the adjoining properties would be obtrusive and would face the private amenity space of both adjoining properties at a close distance. There would still be a perceived degree of overlooking, which would be visually intrusive and would result in a loss of privacy to both adjoining occupiers even were the windows to be fitted with obscured glazing.

The proposals are therefore considered to fail to preserve appropriate privacy, standards of amenity and living conditions for existing occupiers and would be contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

## External Amenity Space Provision:

### Outdoor Amenity Space

A sufficient amount of private amenity space (approximately 360sqm) will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

## Parking and Highway Safety:

The property has hardstanding at the front of the property, and could accommodate at least two cars. This would be acceptable and would be acceptable where considered against the maximum

parking requirements set out under Policy T6 of the London Plan notwithstanding the provision of the additional bedroom provided within the proposals.

## Summary

For the reasons outlined above the application is recommended for refusal.

## 6. RECOMMENDATION

**REFUSAL** for the following reasons:

### 1. NON2 Non Standard reason for refusal

The cumulative scale of the extensions considered in conjunction with the approved single storey extension would be excessive and insufficiently subordinate to the host dwelling and fails to relate appropriately to the design of the existing property and the character and appearance of the surrounding street scene. The development therefore fails to comply with Policies DMHD 1; DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012); Policy D4 of the London Plan 2021; and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

### 2. NON2 Non Standard reason for refusal

The extensions by reason of their scale, depth, siting and the position of the proposed first floor windows would fail to preserve appropriate privacy, standards of amenity and living conditions for adjoining residential occupiers as a result of a loss of light, outlook and increased overlooking and would be contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

## INFORMATIVES

1. The decision to REFUSE 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. The decision to REFUSE 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB Design of New Development  
11

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 NPPF12 23 - Achieving well-designed and beautiful places  
-23

DMHB Private Outdoor Amenity Space  
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB Streets and Public Realm  
12

## Standard Informatives

1. The decision to REFUSE 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. The decision to REFUSE 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance..

### Part 1 Policies

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 12 Streets and Public Realm

**Contact Officer:**

Agatha Dutton

**Telephone No:**

01895 250230

Mr Ahmad Chaudhry  
Articlus Ltd  
Articlus Ltd  
Suite 58, Churchill House  
137 Brent Street  
London  
NW4 4DJ

Application Ref: 282/APP/2024/3323

**Date of Decision:** 26th March 2025

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **REFUSAL 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 **REFUSES**: permission for the following:-

---

**Application number:** 282/APP/2024/3323

**Date your planning application was submitted:** 20th December 2024

**Site location:** 95 Pole Hill Road Hillingdon

**Description:**

Erection of a single storey extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 2 x side dormers with new gable end window.(Amended description)

**Application submitted by:** Mr Ahmad Chaudhry

**Plans that this decision was based on:** See attached Schedule of Plans

---

**Permission is refused for the reason(s) listed below:-**

1. The cumulative scale of the extensions considered in conjunction with the approved single storey extension would be excessive and insufficiently subordinate to the host dwelling and fails to relate appropriately to the design of the existing property and the character and appearance of the surrounding street scene. The development therefore fails to comply with Policies DMHD 1; DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012); Policy D4 of the London Plan 2021; and the provisions of the NPPF 2024, in particular paragraphs 135 and

139.

2. The extensions by reason of their scale, depth, siting and the position of the proposed first floor windows would fail to preserve appropriate privacy, standards of amenity and living conditions for adjoining residential occupiers as a result of a loss of light, outlook and increased overlooking and would be contrary to Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020); and the provisions of the NPPF 2024, in particular paragraphs 135 and 139.

## INFORMATIVES

1. The decision to REFUSE 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

## STANDARD INFORMATIVES

1. The decision to **REFUSE** 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

### Part 1. Policies

PT1.BE1 (2012) Built Environment

### Part 2 Policies

DMHB 11 Design of New Development

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 - NPPF12 23 - Achieving well-designed and beautiful places  
23

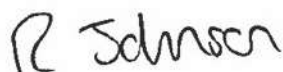
DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 12 Streets and Public Realm

2. The decision to **REFUSE** 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).
- 

**Date of Decision:** 26th March 2025



Roz Johnson  
**Head of Development Management and Building Control**

**END OF SCHEDULE**

**Address:**  
**Development Management**  
**Directorate of Place**  
**Hillingdon Council**  
**3 North, Civic Centre, High Street, Uxbridge UB8 1UW**  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**REFUSAL OF PLANNING PERMISSION**

**Application Ref: 282/APP/2024/3323**

**SCHEDULE OF PLANS**

|             |          |            |
|-------------|----------|------------|
| AR-PL-3000. | Received | 20-12-0024 |
| AR-PL-4000. | Received | 20-12-0024 |
| AR-PL-4001. | Received | 20-12-0024 |
| AR-PL-4002. | Received | 20-12-0024 |
| AR-PL-3001. | Received | 24-12-2024 |
| AR-PL-3002. | Received | 24-12-2024 |

## WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

### **Amending your planning application**

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services  
London Borough of Hillingdon  
3 North, Civic Centre,  
High Street, Uxbridge UB8 1UW

Email: [planning@hillington.gov.uk](mailto:planning@hillington.gov.uk)

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

### **Appealing to the Planning Inspectorate**

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).













## APPENDIX F

Churchill House, Suite 58, 137 Brent Street  
London NW4 4DJ  
info@articlus.co.uk  
www.articlus.co.uk  
020 8090 4802

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

## Section

## Rear Extensions

tage

## Planning

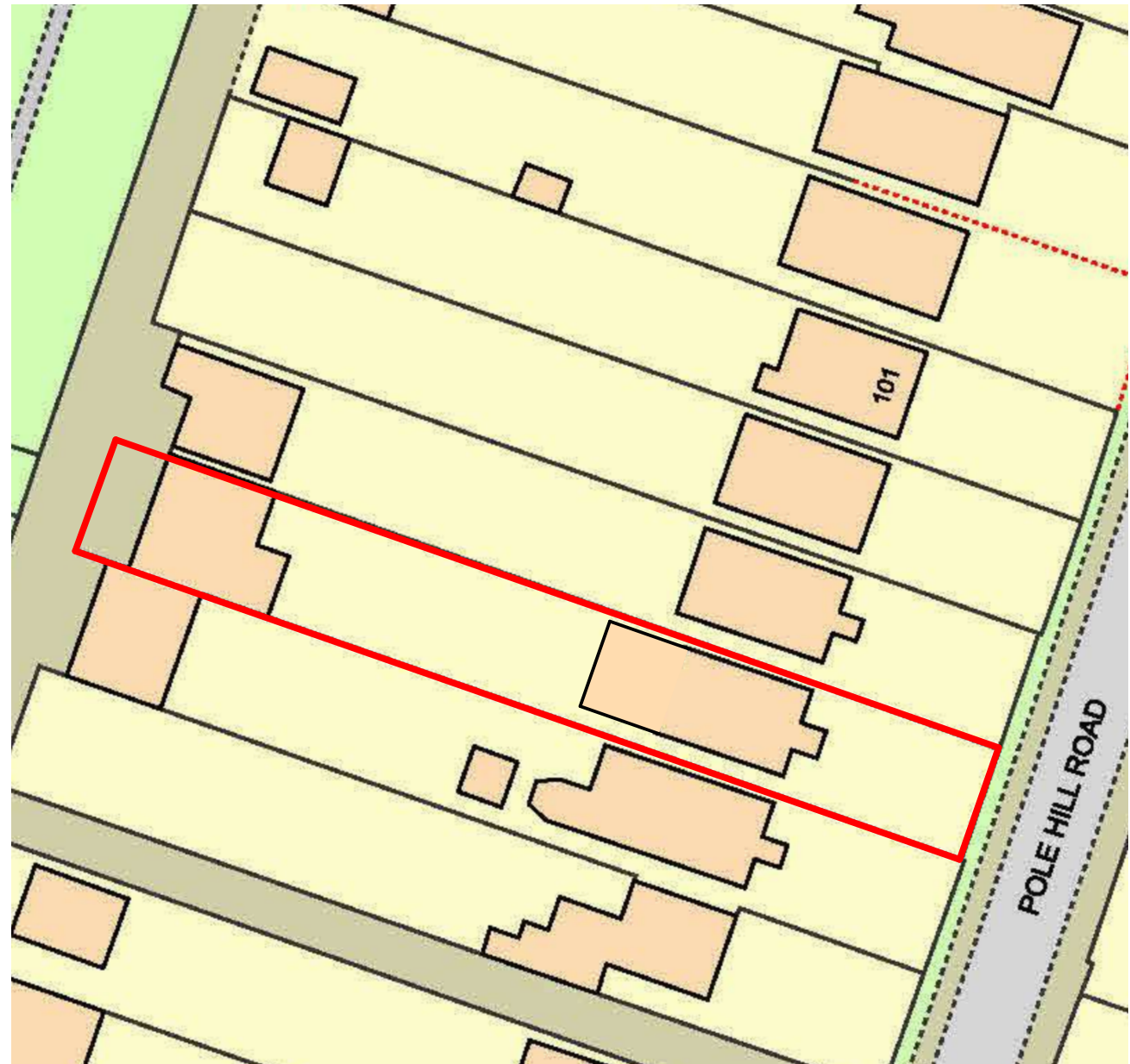
Drawing Title

## Existing Site Location and Block Plans

Drawing Status

For Approval

## Revisions and Notes



② 5 - Existing Block Plan  
1 : 500

|             |              |          |    |
|-------------|--------------|----------|----|
| Project No. | AR0712       |          |    |
| Dwg No.     | AR-PL-3000   |          |    |
| Revision    | -            |          |    |
| Scale at A3 | As indicated |          |    |
| Date        | 18-12-'24    |          |    |
| Designed    | SS           | Checked  | AC |
| Drawn       | SS           | Approved | AC |

Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extensions

Stage

Planning

Drawing Title

Existing Elevations

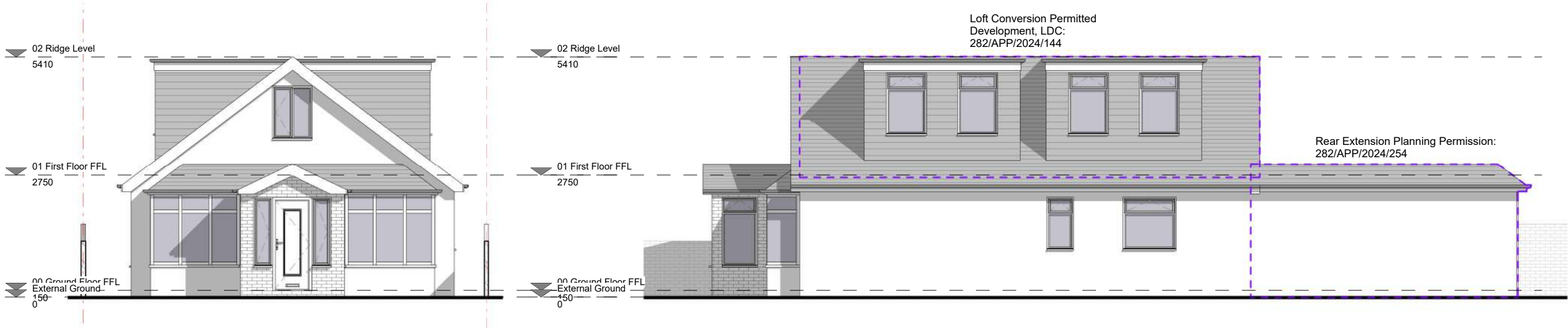
Drawing Status

For Approval

Revisions and Notes

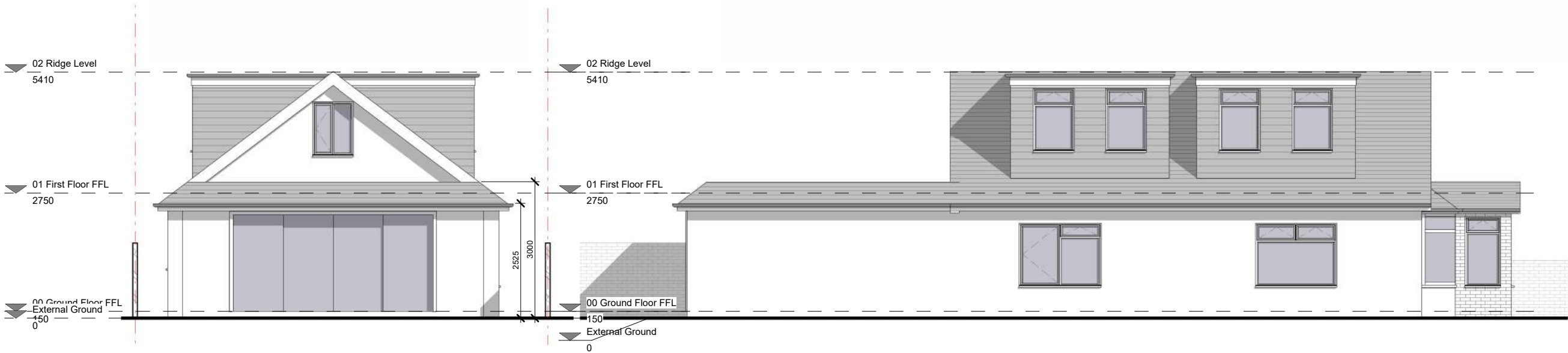
A-07/11/24-Amendments

|             |            |          |    |
|-------------|------------|----------|----|
| Project No. | AR0712     |          |    |
| Dwg No.     | AR-PL-3002 |          |    |
| Revision    | -          |          |    |
| Scale at A3 | 1 : 100    |          |    |
| Date        | 18-12-24   |          |    |
| Designed    | SS         | Checked  | AC |
| Drawn       | SS         | Approved | AC |



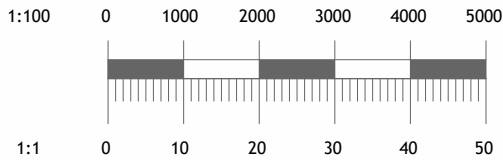
1 Existing Front Elevation  
1 : 100

4 Existing RHS Elevation  
1 : 100

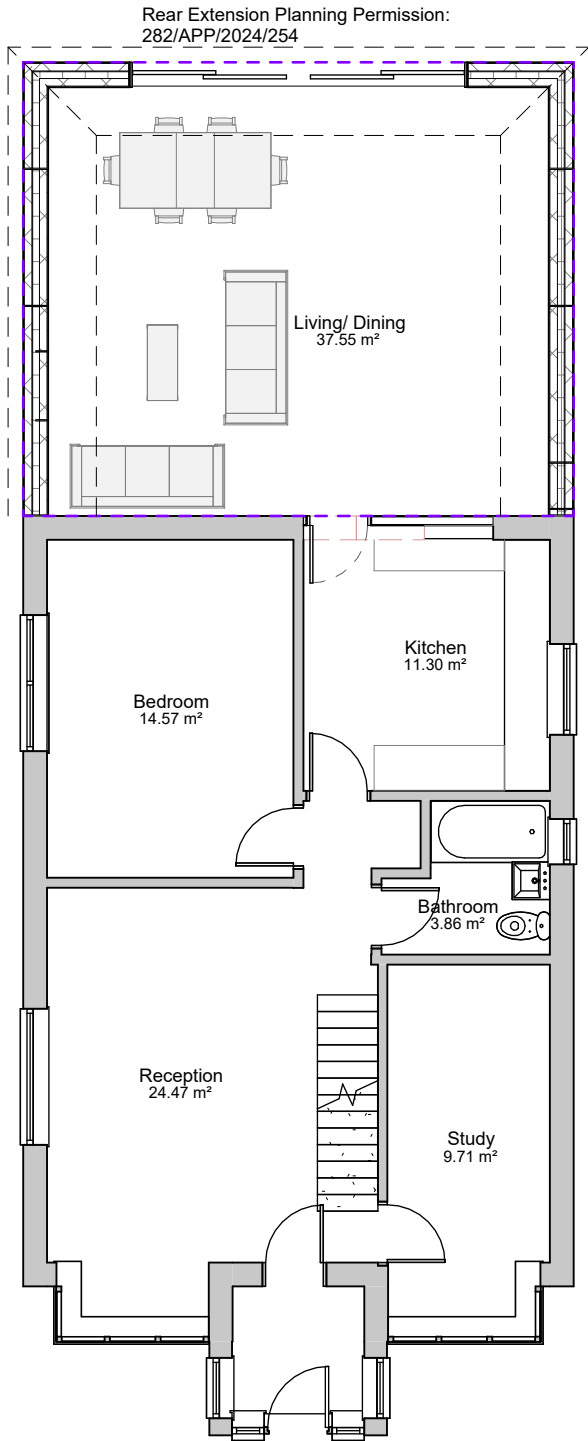


2 Existing Rear Elevation  
1 : 100

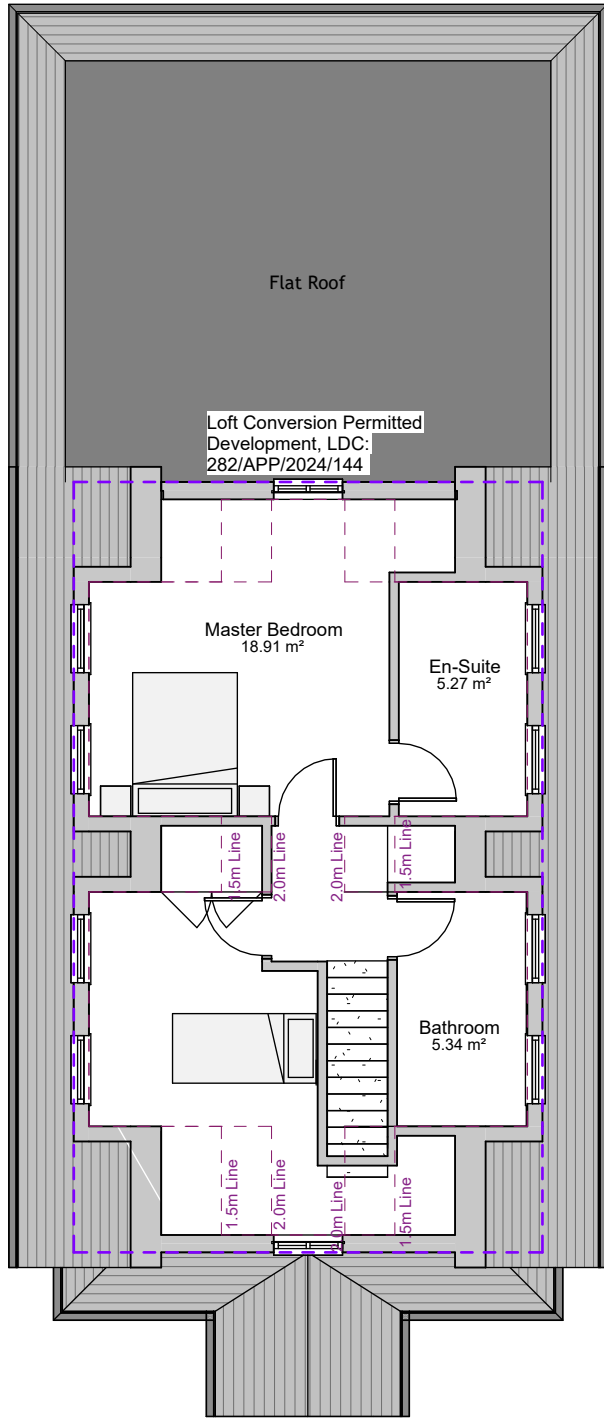
3 Existing LHS Elevation  
1 : 100



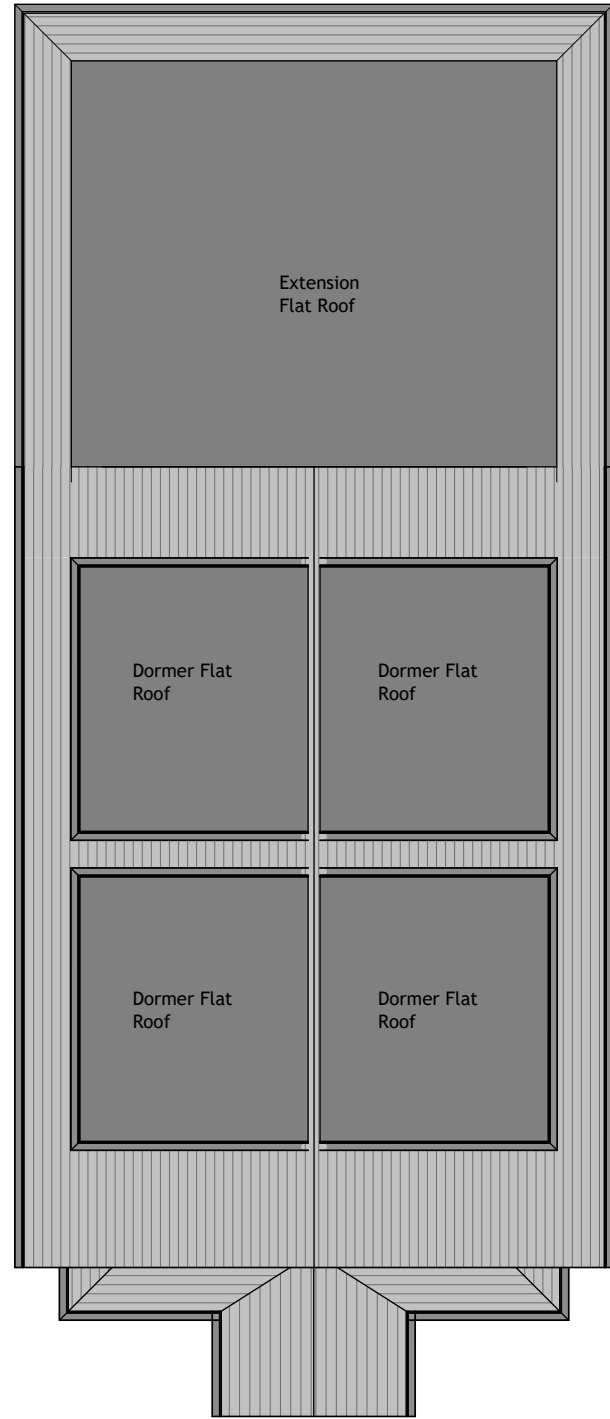
|             |            |             |
|-------------|------------|-------------|
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| Dwg No.     | AR-PL-3001 |             |
| Revision    | -          |             |
| Scale at A3 | 1 : 100    |             |
| Date        | 18-12-24   |             |
| Designed    | SS         | Checked AC  |
| Drawn       | SS         | Approved AC |



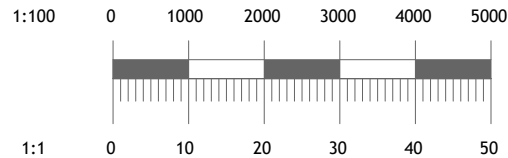
0 Existing Ground Floor Plan  
1 : 100



1 Existing First Floor Plan  
1 : 100



3 Existing Second Floor Plan  
1 : 100



Client Name

Arshad Malik

Project Address

95 Pole Hill Road,  
Uxbridge UB10 0QD

Section

Rear Extension

Stage

Planning

Drawing Title

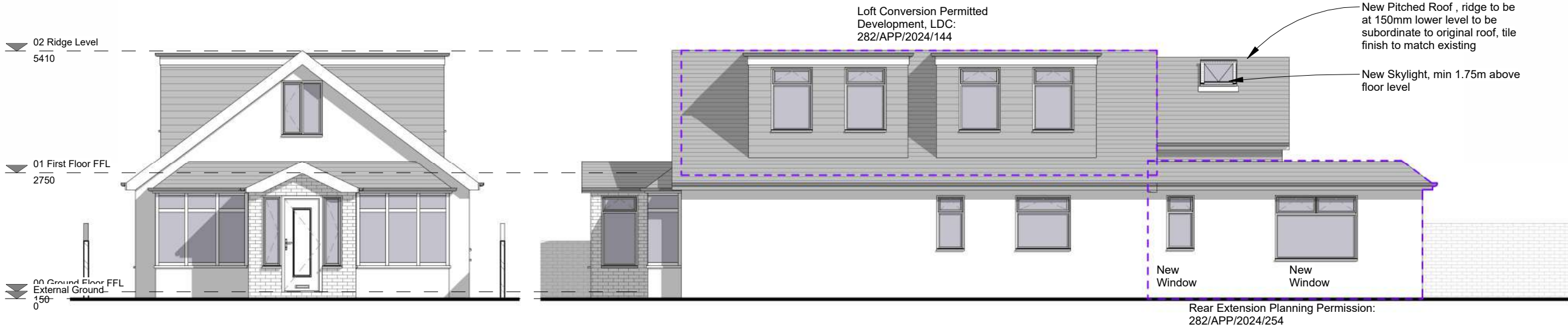
Proposed Elevations

Drawing Status

For Approval

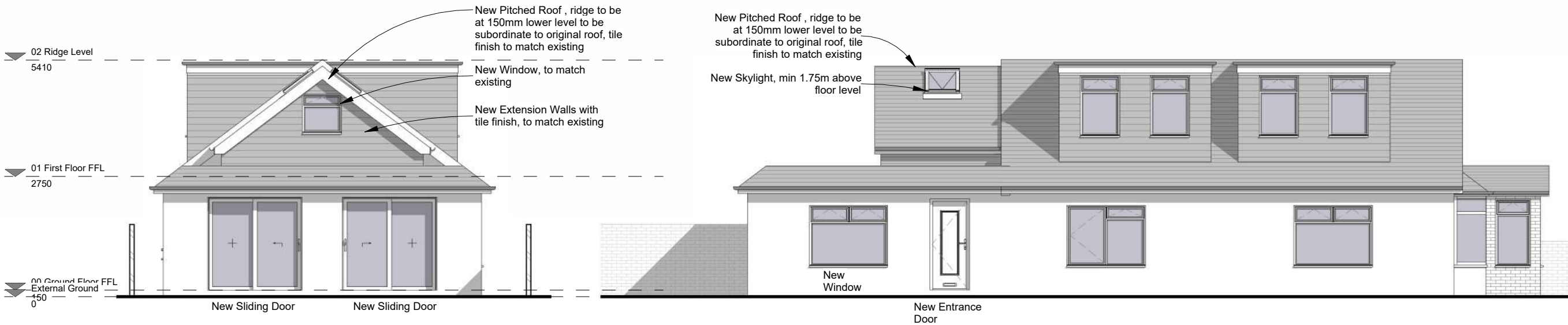
Revisions and Notes

A-09/07/25-Amendments



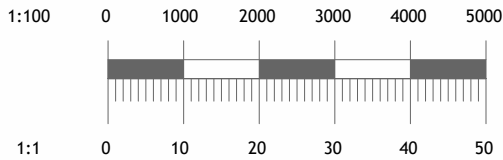
1 Proposed Front Elevation  
1 : 100

4 Proposed RHS Elevation  
1 : 100



2 Proposed Rear Elevation  
1 : 100

3 Proposed LHS Elevation  
1 : 100





# Planning Statement

For the First Floor Rear Extension

at

**95 Pole Hill Road, Uxbridge, UB10 0QD**

for

Arshad Malik

by

Articlus Ltd

July 2025



**Site:**

95 Pole Hill Road, Uxbridge, UB10 0QD

**Proposal:**

3m Deep First Floor Rear Extension

**Local Planning Authority:**

London Borough of Hillingdon

## Planning Statement

1. The existing property is a detached single-storey three-bedroom dwelling house at 95 Pole Hill Road.
2. The house has ample front and rear garden space.
3. A Ground Floor 6m deep rear extension is being constructed under Planning Permission: 282/APP/2024/254.
4. The proposal is to construct a single storey rear extension, to allow for the addition of a new staircase to the loft, being converted to habitable space under LDC: 282/APP/2024/144, and adjacent storage area.
5. The First Floor rear extension is to have its ridge at a lower level than the original house, with walls to the sides stepped back from the ground floor walls by 1.3m, in order to keep the extension subservient to the original house.
6. All finish materials are to match the existing materials.
7. Biodiversity at the site will not be affected by the development, as the proposed changes are at the First Floor level only.
8. The site is not within a flood zone.
9. We trust that the above is to your satisfaction and will lead to a positive outcome of our application.