



Appeal Statement

**24 Sweetcroft Lane
Hillingdon
UB10 9LD**

LPA REF: 13272/APP/2025/1976

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1. Introduction

- 1.1 The Statement has been produced to support an appeal against the refusal of the application for planning permission for the *'Erection of front porch, erection of single storey extension to the front (Part retrospective application)'*
- 1.2 The application was submitted to the Local Planning Authority on the 21st of July 2025. On the 22nd of October 2025 the appellant was advised by the Local Planning Authority that planning permission had been refused, due to the Local Planning Authority's concerns regarding the design of the as built/proposed, entrance porch and canopy feature, and its impact on the character of the area; a copy of the decision notice is provided at Appendix A.
- 1.3 The officer's report is provided at Appendix B. The reasoning of the Local Planning Authority (LPA) is refusing the application, is as follows:
- 'The projecting front canopy is excessively bulky and appears overly dominant on the front elevation. Due to its projection and roof form the extension would read as very prominent and the design approach in terms of its architectural approach and form fails to relate appropriately with the existing property. The cumulative impact of the full width single storey front extension and projecting canopy feature detracts from the character of the original property and causes harm to the character of the street scene.'***
- 1.4 The planning officer has confirmed within his report that the proposal will not cause harm to any neighbouring property.
- 1.5 The officer has also stated within his report that: ***'The development extends across the entire original frontage of the dwelling and materially alters its appearance.'***
- 1.5.1 It should be noted that the proposal incorporates a pre-existing front projection to the property as shown on the application drawing <<>> and as extracted at Figure <<>>.
- 1.5 This statement considers the reasons for refusal in relation to the development plan/local development framework. It should be read alongside all the documents that were submitted as part of the planning application and in support of this Appeal.
- 1.6 The appellant would submit that the proposals are in general accordance with the development plan / local development framework; the selected design solution pays appropriate respect to the conventions of the site and its surroundings and; there are no adverse implications arising from the development in relation to scale or design and impact on the character and appearance of the street scene or the wider Hillingdon Court Park Area Of Special Local and Character.
- 1.7 The statement concludes that the proposed development is properly conceived to reflect its design and planning circumstances and should therefore have been approved.
- 1.8 The Inspector is respectfully asked to uphold this appeal.



2. The Appeal Scheme, Site and Surroundings

2.1 The application site is located at 24 Sweetcroft Lane, Hillingdon, UB10 9LD . An extract of the site location plan with the application site outlined in red is provided at Figure 1.

FIGURE 1
Site Location Plan (nts)





2. The Appeal Scheme, Site and Surroundings

- 2.2 The majority of properties along Sweetcroft Lane are two/three storey detached houses located on generous plots with large/deep driveways.
- 2.3 24 Sweetcroft Lane is typical of the houses located along Sweetcroft Lane.
- 2.4 It can be seen from Figure 1 above and also the photographs provided at Figure 2, that both neighbouring properties located at numbers 22 and 26 Sweetcroft Lane are set forward of number 24.
- 2.5 The design of the projection to number 24 has sought to maintain the pre-existing roof of the pre-existing projection at ground floor, as shown at Figure 5.
- 2.6 A number of properties along Sweetcroft Lane comprise single storey projections, with a number incorporating gable end features, shown at Figure 3.
- 2.7 Existing Front projections to numbers 36, 28 and 22 have inspired the design of the 'as built' front projection to number 24 for which permission is sought.
- 2.8 Photographs showing the front elevation of numbers 28 and 36 are shown at Figure 4
- 2.9 The officer's report has acknowledged the following in determining the application:
- 'When looking at the surrounding context along Sweetcroft Lane, it is noted that other properties benefit from front extensions and canopy details, however a site visit along this road confirms that these appear more modest in size and style in comparison to the development within this application.'*
- 2.10 It is shown at Figures at Figure 3 that the 'as built' front projection is comparable in size and appearance to neighbouring properties.
- 2.11 A photograph is provided at Figure 4 which shows the depth of the front projection to the neighbouring property and number 28 Sweetcroft Road, when viewed from the application property, number 24.
- 2.12 It can be seen that the projections to numbers 28, and number 36 (that has been approved and constructed recently), is comparable in design to the projection to number 24 for which permission is sought.
- 2.13 A comparison between the planning approved plans and elevations of number 36 and proposed plans and elevations for number 24 are provided at Figure 6.



24 Sweetcroft Lane, Hillingdon

2. The Appeal Scheme, Site and Surroundings

FIGURE 2
Photographs Showing The Existing / As Built Front Elevation Of Number 24 And Neighbouring Properties at Number 22 and 26 Viewed From Sweetcroft Lane





2. The Appeal Scheme, Site and Surroundings

FIGURE 3
Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections



2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)
Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections



2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 3 (cont.)

Photographs Showing Neighbouring Properties Along Sweetcroft Lane With Front Projections





2. The Appeal Scheme, Site and Surroundings

FIGURE 4 (cont.)

Photographs Showing The Front Elevations Of Numbers 28 and 36 Sweetcroft Lane





2. The Appeal Scheme, Site and Surroundings

FIGURE 4

Photographs Showing The Front Elevations Of Numbers 28 and 36 Sweetcroft Lane

**Photograph Showing The Front Projection Of Number 28
Viewed From Number 24**



**Photograph Showing The Front Elevation Of Number 28
Viewed From Sweetcroft Lane**

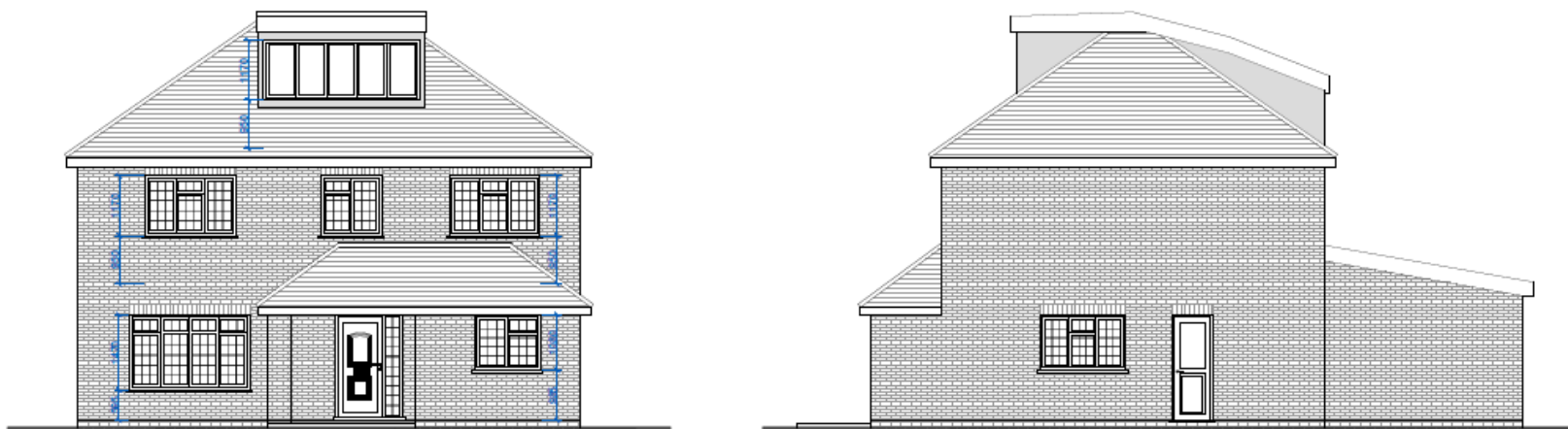




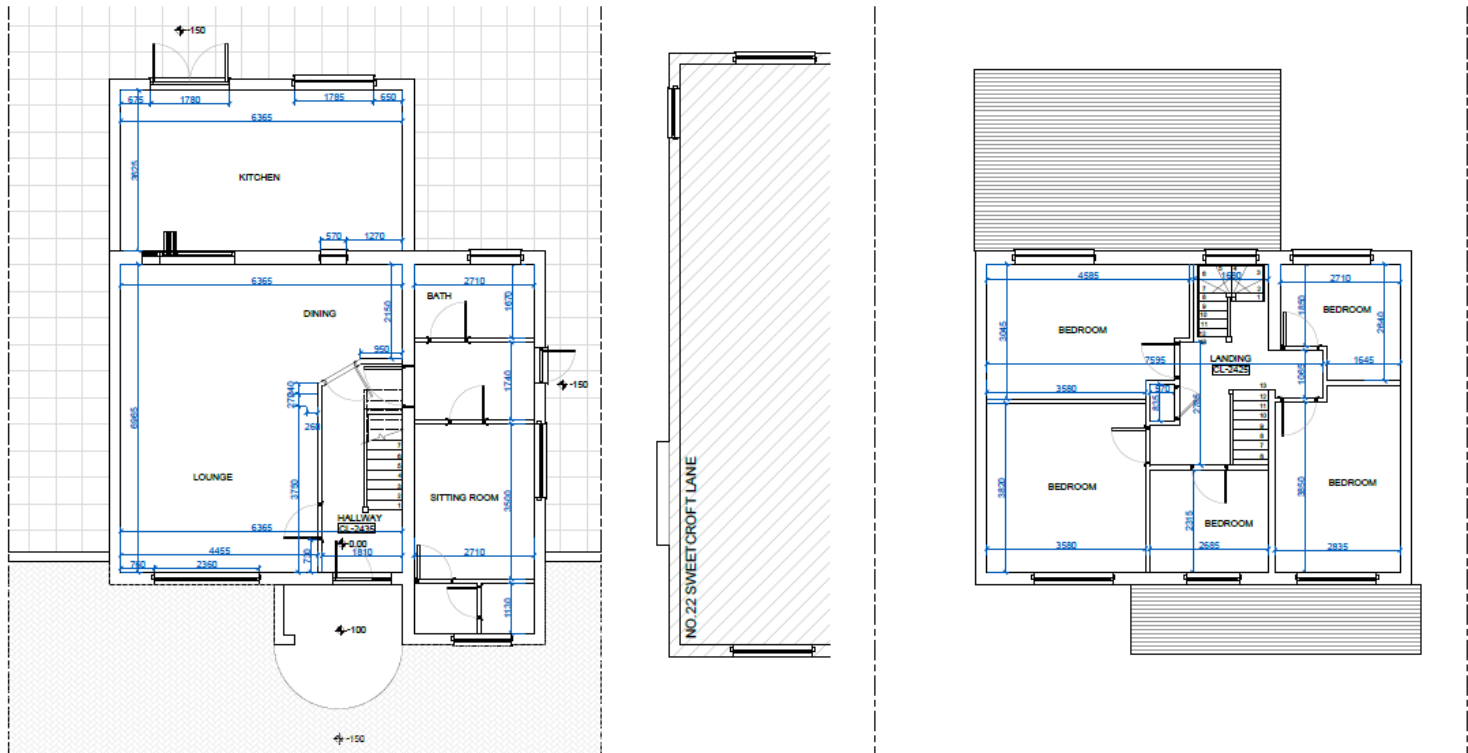
2. The Appeal Scheme, Site and Surroundings

FIGURE 5
Extracts From Application Drawing 3900.PPL1 (Not To Scale)
Pre-Existing Plans, Front and Side Elevations

Pre-Existing Front Elevation And Side Elevation



Pre-Existing Ground Floor and First Floor Plans

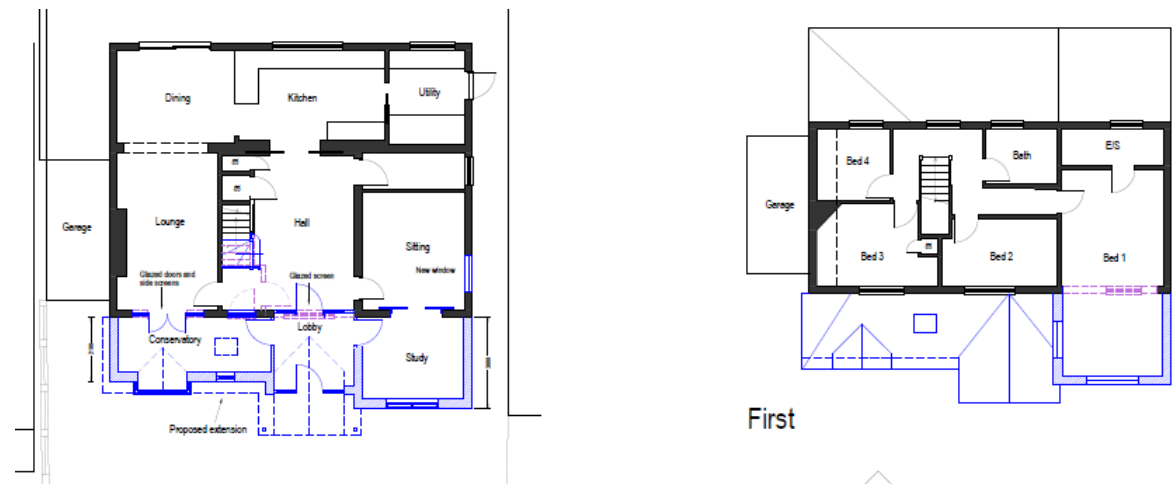




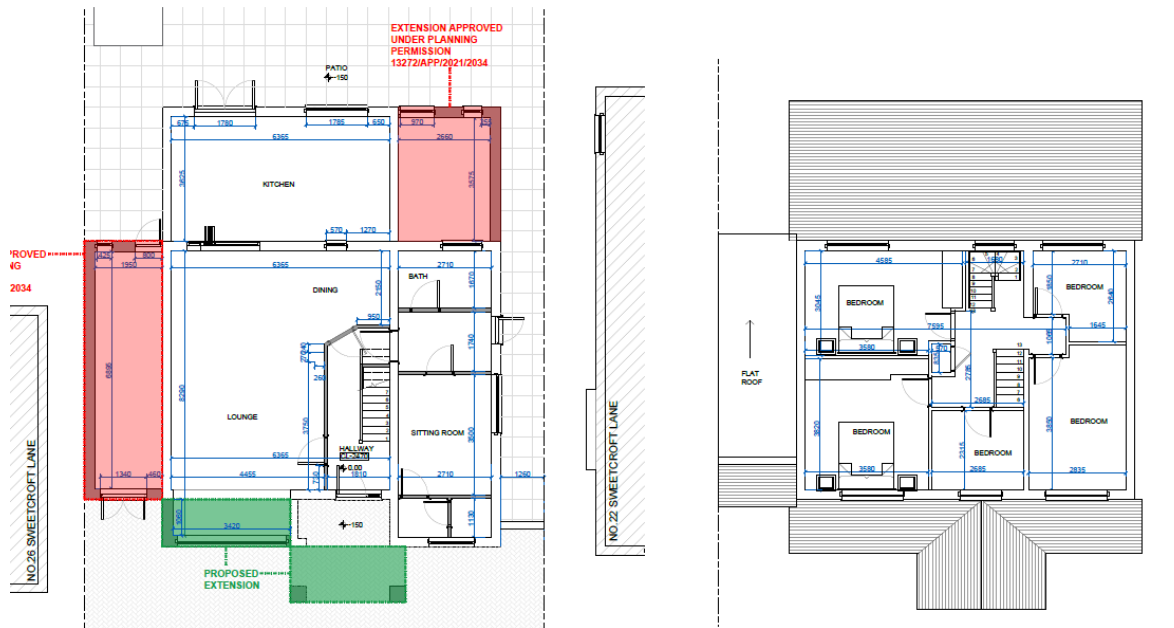
2. The Appeal Scheme, Site and Surroundings

FIGURE 6
Extracts Of Comparison Between The Planning Approved Plans And Elevations Of Number 36 And Proposed Plans And Elevations For Number 24 Sweetcroft Lane
(Not To Scale)

Extract Of The Planning Approved Ground Floor and First Floor Plans To 36 Sweetcroft Lane



Extract Of The Proposed Ground Floor and First Floor Plans To 24 Sweetcroft Lane For Which Permission Is Sought





2. The Appeal Scheme, Site and Surroundings

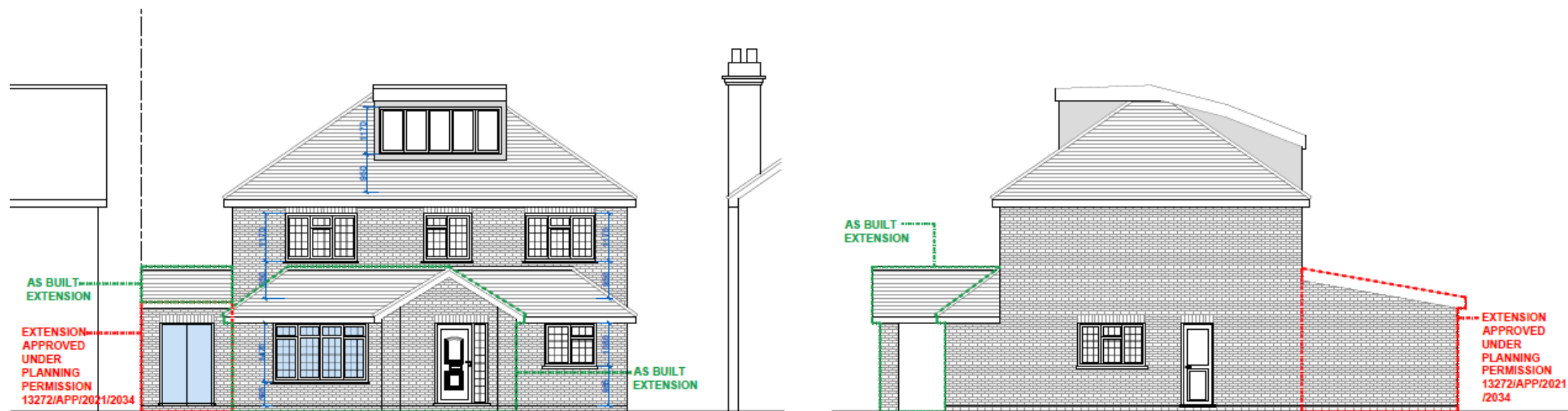
FIGURE 6 (cont.)

Extracts Of Comparison Between The Planning Approved Plans And Elevations Of Number 36 And Proposed Plans And Elevations For Number 24 Sweetcroft Lane
(Not To Scale)

Extract Of The Planning Approved Front Elevation and Side Elevation To 36 Sweetcroft Lane



Extract Of The Proposed Front Elevation and Side Elevation To 24 Sweetcroft Lane





3. Planning History

3.1 The recent planning history of number 24 Sweetcroft Lane which is considered relevant to this appeal is as follows:

Application Ref: 13272/APP/2020/1327

Description: Conversion of roof space to habitable use to include two rear dormers, 3 front roof lights and conversion of both sides of roof from hip to gable end and single storey detached outbuilding to rear of property for use as gym/storage (Application for a Certificate of Lawful Development for a Proposed development).

Decision / Date: Approved / 29.06.2020.

Application Ref: 13272/APP/2021/609

Description: Single storey front/side extension and single storey rear extension

Decision / Date: Refused / 09.04.21

Application Ref: 13272/APP/2021/2034

Description: Single storey side and single storey rear extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision / Date: Approved / 14.07.21

3.2 The planning application details for the recently constructed extensions to number 36 Sweetcroft are as follows, with the officer's report supporting this application provided at Appendix C:

Application Ref: 34623/APP/2021/608

Description: Part two storey, part single storey front extension

Decision / Date: Approved / 12.04.21



4. Grounds Of Appeal

- 4.1 It has been shown at 2.7 that the LPA's reason for refusing the application is based on the view that the proposed 'as built' front projection is not comparable with front projections that exist to neighbouring properties and therefore causes harm to the street scene and the character of the area.
- 4.2 Figures 3 and 4 show the front projections that exist to neighbouring properties. It can be seen that a number are comparable to the projection constructed to number 24.
- 4.3 A comparison between the recently approved and built extension/s to number 36 and the as built extension to number 24 are provided at Figure 6.
- 4.4 The design of the projection to number 24 has sought to maintain the pre-existing roof of the pre-existing projection at ground floor as shown at Figure 5, with the as built arrangement appearing subservient to the main house.
- 4.5 In approving the recent planning application to number 36, it is stated within the planning officer's report (see Appendix C) that:

'The proposed extensions would extend across the entire front elevation of the original property.....There have been quite significant extensions to properties along Sweetcroft Lane.... with particular reference to the front extensions at Nos.22, 34 and 38 Sweetcroft Lane.... it is considered, on balance, that the extension would not result in an incongruous addition to the streetscene and would not be unduly detrimental to the overall appearance of the dwellinghouse.'

- 4.6 It is considered that the officer's reasoning in approving the extensions to number 36 can be used in justifying planning permission for the proposal to number 24.
- 4.7 The officer has also stated within his report justifying the refusal of the proposed extension to number 24 that: *'The development extends across the entire original frontage of the dwelling and materially alters its appearance.'*
- 4.7.1 It has been shown that the proposal incorporates a pre-existing front projection to the property as shown on the application drawing PPL1 and as extracted at Figure 5.
- 4.7.2 The proposal does not seek an additional footprint to the full width of the property, as the pre-existing projection to the sitting room is to be retained.



4. Grounds Of Appeal

- 4.8 The photograph showing extent to which number 28 projects past neighbouring properties (when viewed from number 24) is provided at Figure 4 and also provided below for reference:
- 4.9 A letter signed by number of neighbouring residents is provided at Figure 7 support of the proposal to number 24.
- 4.10 It has been shown that the reasons for refusal considered by the officer in his report refusing the proposed extension to number 24 are not consistent with the reasons for approving provided by a different planning officer in approving the planning recent application to number 36.
- 4.11 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
- (i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;*
 - ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and*
 - iii) notwithstanding the above, at least 25% of the front garden must be retained.*
- 4.12 It is considered that the proposal complies with Policy DMHD 1; in similar fashion as the approved extension/s to number 36 complies with this policy.
- 4.13 It has been shown that the proposed/'as built' projection to number 24 is comparable to the extensions built to neighbouring properties, appearing subservient to the main house, consistent with the existing street scene with no harm therefore caused to character of the area.
- 4.14 The Inspector is respectfully asked to uphold this appeal.



4. Grounds Of Appeal

FIGURE 7
Letter Of Support Signed By Neighbouring Residents Including The Immediate Neighbour At Number 26

To Whom It May Concern

Dear Sir / Madam

RE **EXTENSION BUILT TO NUMBER 24 SWEETCROFT LANE, UXBRIDGE**

We write in support of the proposed extension that has been built to 24 Sweetcroft Lane, Uxbridge UB10 9LD.

As neighbour of number 24 we cannot see any harm that has been caused by the extension that has been built to the front of the property, as it appears to be very similar to extensions built to other properties along 24 Sweetcroft Lane.

We ask that you please allow the extension to number 24 to be retained as we feel it makes a positive contribution to our street.

Yours sincerely

Name	Address	Signature
Mr. Acker TERRAL	19 SWEETCROFT LANE	
Mr Shmyaudelin Mohamed.	38 Sweetcroft lane.	
Mrs Paula Coulter	12, Sweetcroft Lane	
MR. ASHOK THAKKER	21, Sweetcroft Lane	
Beulah John	26 Sweetcroft Lane	

ILSHI PATEL	20 SWEETCROFT LANE,	
J Baveja	28 Sweetcroft Lane	



APPENDICIES

24 Sweetcroft Lane, Hillingdon



APPENDIX A

LPA'S Decision / Refusal Notice

Mr A Gili-Ross
Architects Corporation Ltd
1 Thornhill House
14 Upton Road
Watford
WD18 0JP

Application Ref: 13272/APP/2025/1976

Date of Decision: 22nd October 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: 13272/APP/2025/1976

Date your planning application was submitted: 27th August 2025

Site location: 24 Sweetcroft Lane Hillingdon

Description:
Erection of front porch, erection of single storey extension to the front (Part retrospective application)

Application submitted by: Mr A Gili-Ross

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

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

1. The part retrospective front extension and canopy feature by reason of its size, scale, bulk and design, would fail to appear as a subordinate addition and would read as a visually intrusive and unsympathetic form of development that fails to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020); Policy D4 of the London Plan 2021; and the NPPF (2024).

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.

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 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF12 - NPPF12 2024 - Achieving well-designed places
24

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: 22nd October 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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 13272/APP/2025/1976

SCHEDULE OF PLANS

3900 PPL1.	Received	04-09-2025
3900 PPL3.	Received	04-09-2025
Location Plan reference PP-14192528v1.	Received	22-07-2025

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

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 B

Planning Officer's Report

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | | |
|-----|--|--------------------------|
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. | Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | | |
|-----|---|--------------------------|
| 12. | Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses | ☐ |
| 13. | Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. | Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | | |
|-----|---|--------------------------|
| 15. | Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. | Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. | Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

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

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

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 24 SWEETCROFT LANE HILLINGDON

Development: Erection of front porch, erection of single storey extension to the front (Part retrospective application)

LBH Ref Nos: 13272/APP/2025/1976

Drawing Nos: Location Plan reference PP-14192528v1
 3900 PPL1
 3900 PPL3

Date Plans received: 22-07-25 **Date(s) of Amendments(s):**

Date Application valid 27-08-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey detached property situated on the northern side of Sweetcroft Lane. The property has a brick finish and is set beneath a hipped roof. The property features single storey front extensions and canopy detail (subject of this application) a single storey side and rear extension and a dormer window to the front and rear. To the front of the site is an area of hardstanding with a brick boundary wall and gates. To the rear is an enclosed garden which acts as private amenity space.

The street scene is residential in character and appearance comprising detached properties set within good sized plots. The site is covered by TPO 115 and lies within a Critical Drainage Area.

1.2 Proposed Scheme

Planning permission is sought for the erection of front porch, erection of single storey extension to the front (Part retrospective application).

1.3 Relevant Planning History

13272/APP/2021/2034 24 SWEETCROFT LANE HILLINGDON

Single storey side and single storey rear extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 14-07-2021 Approved

13272/APP/2021/609 24 SWEETCROFT LANE HILLINGDON

Single storey front/side extension and single storey rear extension

Decision: 09-04-2021	Refused
13272/APP/2020/1327	24 SWEETCROFT LANE HILLINGDON
Conversion of roof space to habitable use to include two rear dormers, 3 front roof lights and conversion of both sides of roof from hip to gable end and single storey detached outbuilding to rear of property for use as gym/storage (Application for a Certificate of Lawful Development for a Proposed Development)	
Decision: 29-06-2020	Approved
13272/APP/2020/1337	24 SWEETCROFT LANE HILLINGDON
Part two storey, part single storey side/front extension, first floor front extension and part two storey, part first floor rear extension	
Decision: 25-08-2020	Refused
13272/TRE/2020/38	24 SWEETCROFT LANE HILLINGDON
to fell one Weeping Beech (T12 on TPO 115) . Replacement tree to be agreed with Council.	
Decision: 16-04-2020	Approved
13272/B/96/0958	24 SWEETCROFT LANE HILLINGDON
Erection of a single storey rear extension	
Decision: 08-08-1996	Approved
13272/A/93/0657	24 SWEETCROFT LANE HILLINGDON
Tree surgery to one Weeping Beech (T12) on TPO 115, including the lopping of branches away from upstairs window, the cutting of a single branch growing upwards from the crown of the tree, and the lopping of branches around the canopy of the tree	
Decision: 09-12-1993	Refused

Comment on Planning History

The planning history for the site is listed 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

EXTERNAL CONSULTEES:

Five neighbouring properties were consulted on the application by letter dated 10-09-25. The consultation period expired 01-10-25. One representation was received and is summarised as:

- The retrospective application is not in accordance with local and national policies
- The porch and canopy extends way beyond the front wall of the property and should be inline with the front of the property

OFFICER COMMENT:

- An assessment of the development against local and national planning policy has been made in

the main body of the report

INTERNAL CONSULTEES:

The Councils enforcement officer was consulted on the application, however no response was 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 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

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) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact

on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

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

- (i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The development involves a part retrospective single storey front extension with porch and canopy feature. The front extension measures approx. 1.3m in depth, 3.7m in width and approx. 3.6m in height with an eaves height of 2.5m. The front extension would match the depth of an existing front projection, matches the height and would include one new front facing window of a similar style of existing windows on the property. The development also involves the erection of a new dummy pitched roof over the approved side extension. Along with this, the development includes a central front porch/canopy feature with two brickwork columns. This projects approx. 1.5m further than the pre-existing front elevation measures approx. 3.4m in width and features a dual pitched canopy feature matching the height of the front extension.

It is noted that a single storey front/side extension and single storey rear extension was refused at the site under reference 13272/APP/2021/609 dated 09-04-21. One of the refusal reasons stated: "The proposed front extension, by reason of its size, scale, bulk and design, would fail to appear as a subordinate addition and would thus represent a visually unsympathetic form of development that fails to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020)."

The part retrospective works differ from this previous refusal as the front extension is limited to the original front elevation rather than extending across the side extension at the property. The canopy feature features a different roof form and a projecting canopy feature is built. The development extends across the entire original frontage of the dwelling and materially alters its appearance.

When looking at the surrounding context along Sweetcroft Lane, it is noted that other properties benefit from front extensions and canopy details, however a site visit along this road confirms that these appear more modest in size and style in comparison to the development within this application. The projecting front canopy is excessively bulky and appears overly dominant on the front elevation. Due to its projection and roof form the extension would read as very prominent and the design approach in terms of its architectural approach and form fails to relate appropriately with the existing property. The cumulative impact of the full width single storey front extension and projecting canopy feature detracts from the character of the original property and causes harm to the character of the street scene.

As such, the part retrospective development is contrary to Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) as well as Policy D4 of the London Plan 2021.

It has also been noted by officers that the fenestration within the approved side and rear extension

under the certificate of lawfulness application reference 13272/APP/2021/609 have been amended to include a front door on the side extension and two rear windows within the rear extension. Whilst these do not strictly comply to the approved permission these would still be considered permitted development and as such no further comment has been made.

Neighbouring 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, amongst other matters, 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 spaces.

The front extension would not extend beyond the front building line of the neighbouring properties No's 22 and 26 Sweetcroft Lane and would not include any side facing windows. The projecting canopy feature would extend beyond the front building line of these neighbours, however given its central position and open nature it would not cause harm to these neighbours in terms of loss of light, overshadowing, loss of outlook nor would it be overbearing.

Furthermore, it is considered that all of the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

The external amenity space would remain unchanged from the part retrospective development and would not increase the number of bedrooms at the property and as such would comply with Policy DMHB 18.

Parking and Highway Safety:

The development would not impact the parking provision at site as off street parking is still available on the front hardstanding. in accordance with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Trees:

The application site lies within an area covered by a TPO, however a site visit has confirmed there are no trees in close proximity to the front extensions and as such no further information is required.

Critical Drainage:

The application site lies within a critical drainage area. Should the development have been recommended for approval, an informative note would have been added ensuring water run off is minimised.

Conclusion:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The part retrospective front extension and canopy feature by reason of its size, scale, bulk and design, would fail to appear as a subordinate addition and would read as a visually intrusive and unsympathetic form of development that fails to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020); Policy D4 of the London Plan 2021; and the NPPF (2024).

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.

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 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

Contact Officer:

Rhian Thomas

Telephone No:



24 Sweetcroft Lane, Hillingdon

APPENDIX C

Planning Officer's Report in approving application ref: 34623/APP/2021/608 to number 36

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 Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 36 SWEETCROFT LANE HILLINGDON

Development: Part two storey, part single storey front extension

LBH Ref Nos: 34623/APP/2021/608

Drawing Nos: 20023/2

20023/1

20023/4

Date Plans Received: 16/02/2021

Date(s) of Amendment(s):

Date Application Valid: 16/02/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a large two storey detached dwelling situated on the northern side of Sweetcroft Lane, Hillingdon. The property is finished in a peach render and characterised by a hipped roof and is set well back from the adjacent carriageway to accommodate a large front garden consisting of gravel and is enclosed by a large dense hedgerow along the site boundary.

The surrounding area is residential in character and comprises of a row of large detached dwellings situated within the immediate and wider proximity with the Area of Special Local Character covering a large area on the opposite side of the carriageway.

1.2 Proposed Scheme

The application seeks planning permission for a part two storey and part single storey front extension.

1.3 Relevant Planning History

34623/84/0703 36 Sweetcroft Lane Hillingdon

Erection of extensions to side and rear and roof.

Decision Date: 07-11-1984 Approved

34623/APP/2016/1940 36 Sweetcroft Lane Hillingdon

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 06-07-2016 Refused

34623/APP/2016/2775 36 Sweetcroft Lane Hillingdon

Single storey rear infill extension

Decision Date: 12-09-2016 Approved

34623/APP/2020/3534 36 Sweetcroft Lane Hillingdon

Part two storey, part single storey front extension

Decision Date: 18-12-2020 Refused

34623/D/88/2424

36 Sweetcroft Lane Hillingdon

Erection of a single-storey rear extension

Decision Date: 19-12-1988

Approved

34623/G/95/0601

36 Sweetcroft Lane Hillingdon

Erection of a two storey side extension (involving the demolition of existing single storey side extension)

Decision Date: 21-08-1995

Approved

Comment on Planning History

34623/APP/2020/3534 - Part two storey, part single storey front extension was recently refused for the following reasons:

The proposed part two storey, part single storey front extension, by virtue of its excessive size, scale, bulk, width and design, would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Officer note: The applicants have provided examples of large extensions to the front and side of properties within the immediate vicinity to support the case. In addition the extension to the front has been reduced in width so that it does not extend beyond the side wall of the original dwelling.

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

5 neighbouring properties were consultee by letter dated 19.2.21. No comments were received during the public consultation period.

Landscape Officer -

This site is occupied by a two-storey detached house, located on the north side of Sweetcroft Lane. The house is set back from the road, with much of the front garden hard surfaced to provide off-street parking. The front boundary is softened with a mixed hedge / shrubbery and there is a small raised bed with a magnolia tree / bush immediately in front of the house. The magnolia is protected by TPO109 (T16 on the schedule).

Comment

This submission follows application ref. 2020/3534. No tree survey has been submitted, however, the layout plan shows the protected magnolia tree retained at a reduced distance from the proposed front extension.

Recommendation

No objection subject to pre-commencement condition RES8. As previously noted, if the tree is too close to the building a replacement could be considered (due to its poor form and condition). This would require condition RES9 (parts 1,2 and 5)

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 5 Areas of Special Local Character

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) 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 locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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 front extensions Policy DMHD 1 requires:

i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;

ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
iii) notwithstanding the above, at least 25% of the front garden must be retained.

The proposed extensions would extend across the entire front elevation of the original property, but the design of the proposed extension has been amended to reduce the width

of the proposed extension. There have been quite significant extensions to properties along Sweetcroft Lane and the applicant has provided examples of these developments with particular reference to the front extensions at Nos.22, 34 and 38 Sweetcroft Lane. In addition to this local context, it is noted that the front building line of the existing dwellinghouse at No.36 is set back from the front building lines of Nos. 34 and 38 Sweetcroft Lane. Accordingly the proposed development would not be extending forward of the established building line along Sweetcroft Lane.

Given that the proposed front extension has been reduced in width from that which was previously considered unacceptable, it is considered, on balance, that the extension would not result in an incongruous addition to the streetscene and would not be unduly detrimental to the overall appearance of the dwellinghouse.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Despite the significant increase in bulk to the property, the 45 degree line would not be breached and the proposal would not represent an unneighbourly form of development.

Policy DMHB 14: Trees and Landscaping requires:

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey

identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The submitted plans confirm the protected magnolia tree retained at a reduced distance from the proposed front extension. It is considered appropriate to impose landscaping conditions to protect the Magnolia tree.

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

In terms of the garden area the development would fulfil the emerging policies Part 2 Policy DMHD 1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

The parking provision would remain unaffected by the proposal.

The application is recommended, on balance, 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 No. 20023/4.

REASON

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

3 HO4 Materials

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

REASON

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

4 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of the magnolia tree to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

INFORMATIVES

- 1 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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

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).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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 5 Areas of Special Local Character
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

- 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 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 - 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 Planning Services Reception Desk, 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: -
- of
- 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 (CO2) 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: Nicola Taplin

Telephone No: 01895 250230