



Mr Kalbir Bains
16 Blacklands Drive
Hayes
Middlesex UB4 8EU

Application Ref: 9067/APP/2015/2863

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:-

Description of development:

First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension

Location of development: 16 Blacklands Drive, Hayes

Date of application: 30 July 2015

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning and Enforcement

Date: 10 November 2015

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 9067/APP/2015/2863

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CD-BAI-2015-001 Rev. B, CD-BAI-2015-002 Rev. B, CD-BAI-2015-003 Rev. B, CD-BAI-2015-004 Rev. B and CD-BAI-2015-005 Rev. B, revised and received on 30th October 2015 and CD-BAI-2015-006.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 · The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon,

SCHEDULE OF CONDITIONS

Middlesex, UB3 3EU (Tel: 01895 277524).

- 3 . The applicant is hereby advised that legal changes under the Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary, which connect to a public sewer, are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, it is recommended you contact Thames Water to discuss your status in more detail and to determine if a building over/near to agreement is required.

With regard to surface water drainage, it is your responsibility to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. You can contact Thames Water on 0800 009 3921 or for more information, please visit their website at www.thameswater.co.uk.

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

SCHEDULE OF CONDITIONS

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - **Resident Services**, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 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;

SCHEDULE OF CONDITIONS

- 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, 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 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.

SCHEDULE OF CONDITIONS

- 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).

END OF SCHEDULE

Address:

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

GRANT OF PLANNING PERMISSION

Application Ref.No.: 9067/APP/2015/2863

SCHEDULE OF PLANS

CD-BAI-2015-002 Rev. B - received 30 Oct 2015

CD-BAI-2015-003 Rev. B - received 30 Oct 2015

CD-BAI-2015-001 Rev. B - received 30 Oct 2015

CD-BAI-2015-004 Rev. B - received 30 Oct 2015

CD-BAI-2015-005 Rev. B - received 30 Oct 2015

Location Plan (1:1250) - received 30 Jul 2015

CD-BAI-2015-006 - received 30 Jul 2015

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1

2

3

4

5

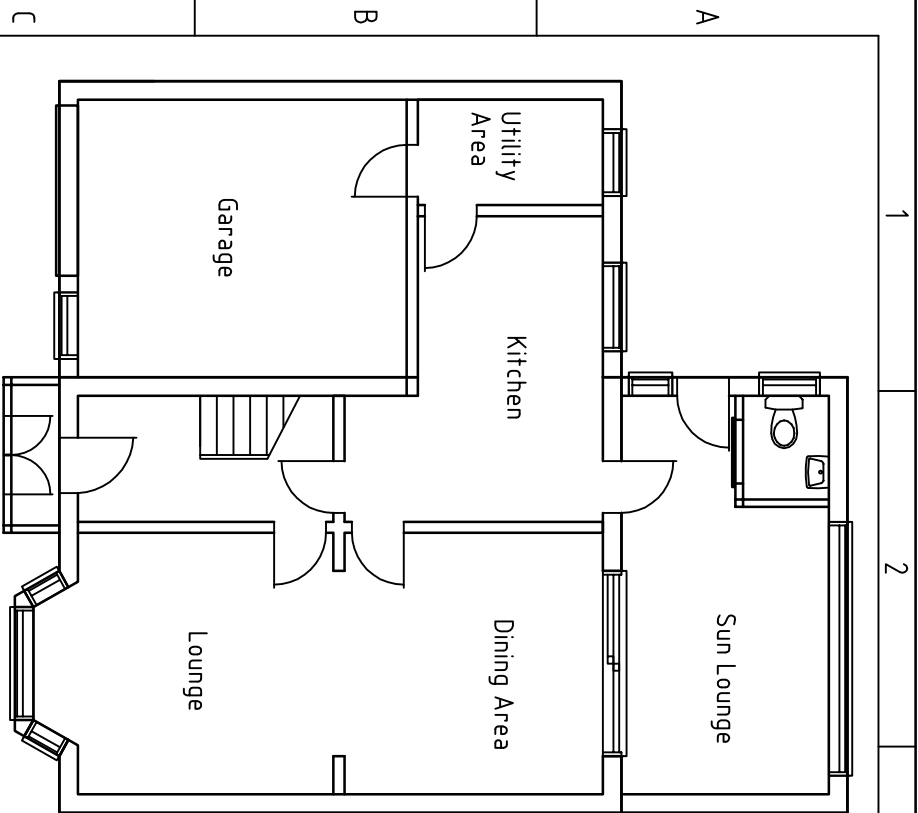
6

7

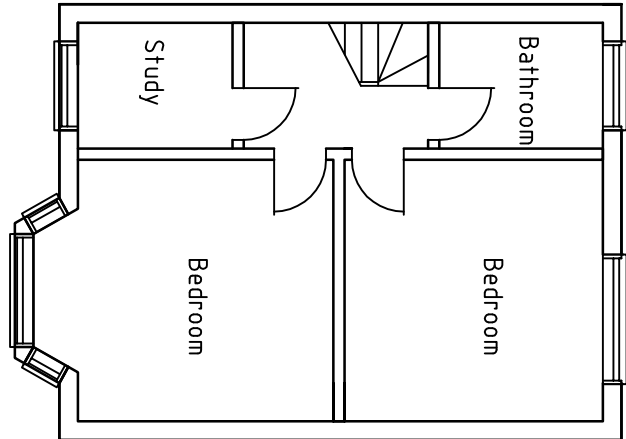
8



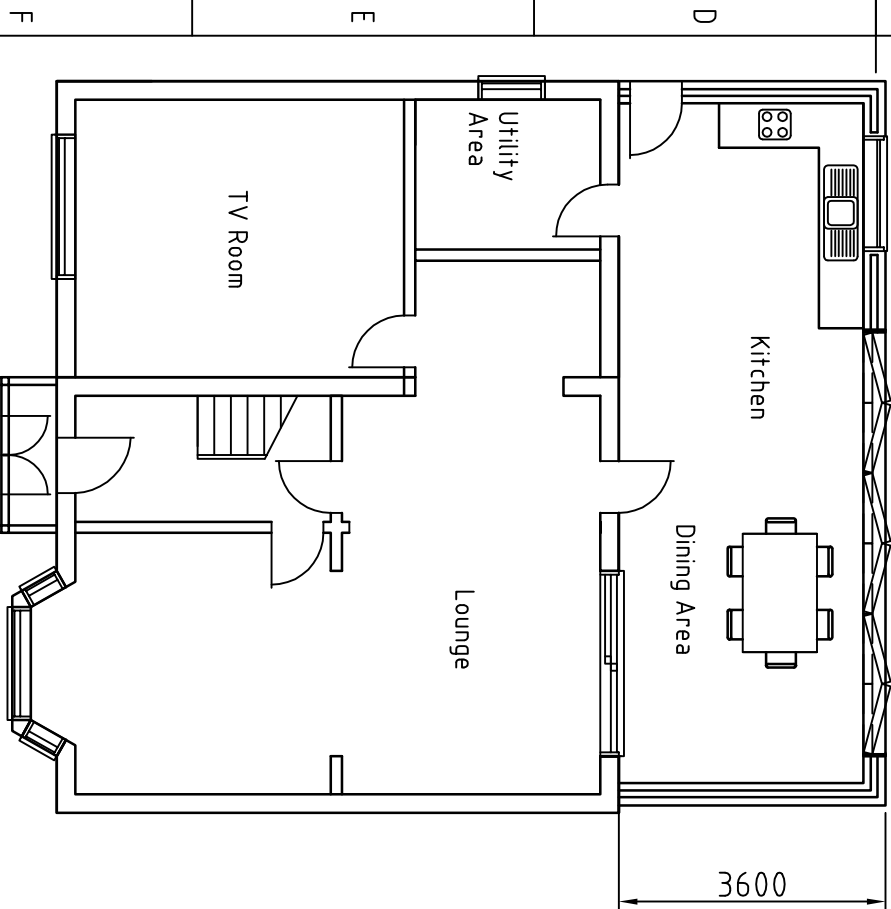
Scale



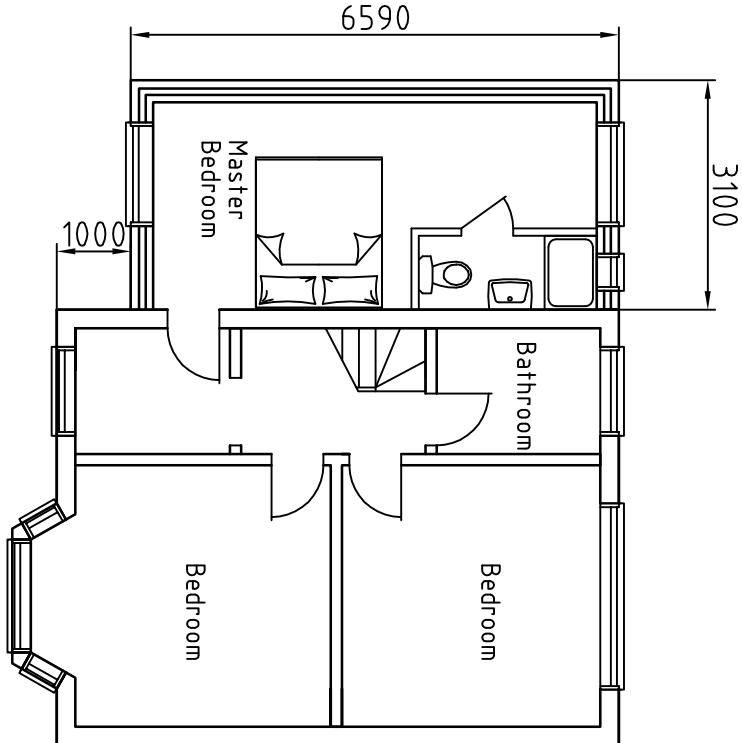
EXISTING GROUND FLOOR
Scale 1:100



EXISTING FIRST FLOOR
Scale 1:100



PROPOSED GROUND FLOOR
Scale 1:100



PROPOSED FIRST FLOOR
Scale 1:100

SINGLE STOREY SIDE/REAR EXTENSION
WITH PITCHED ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (Plans)

Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015 Scale: As specified Drg No. CD-BAI-2015-004(B)



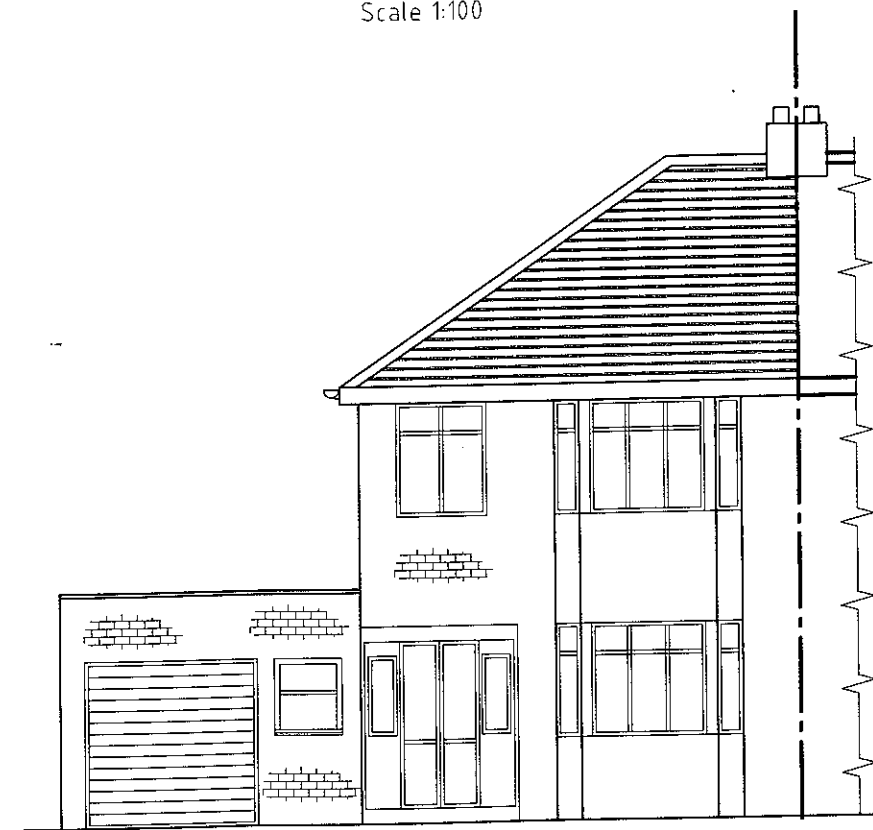
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



EXISTING REAR ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100

London Borough of Hillingdon
RECEIVED
30 OCT 2015
Planning
Residents Services

0 1000 2000 3000 4000 5000
mm mm mm mm mm

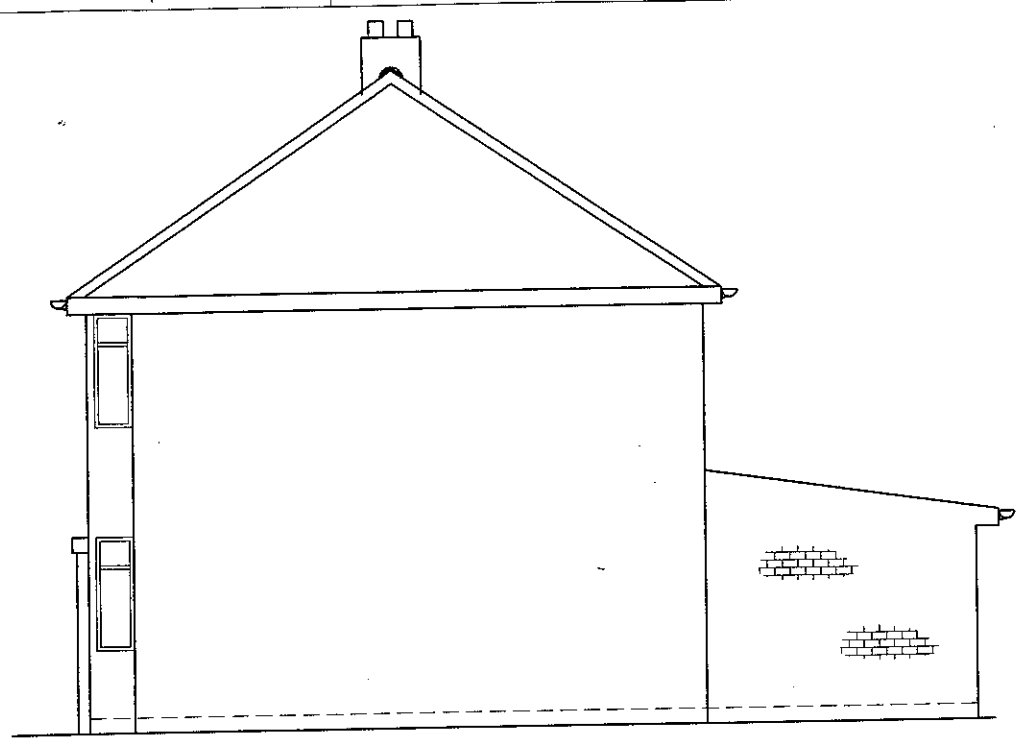
Scale

SINGLE STOREY SIDE/REAR EXTENSION
WITH PITCHED ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (Elevations)

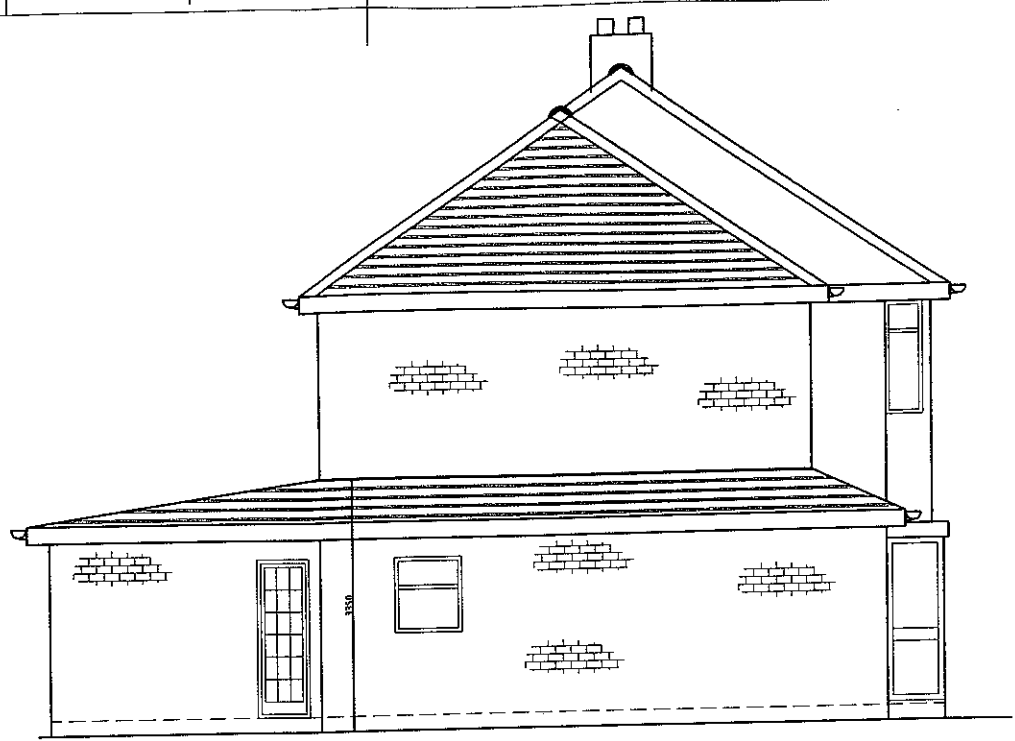
Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015	Scale: As specified	Drg No. CD-BAI-2015-002(B)
----------------------	---------------------	----------------------------

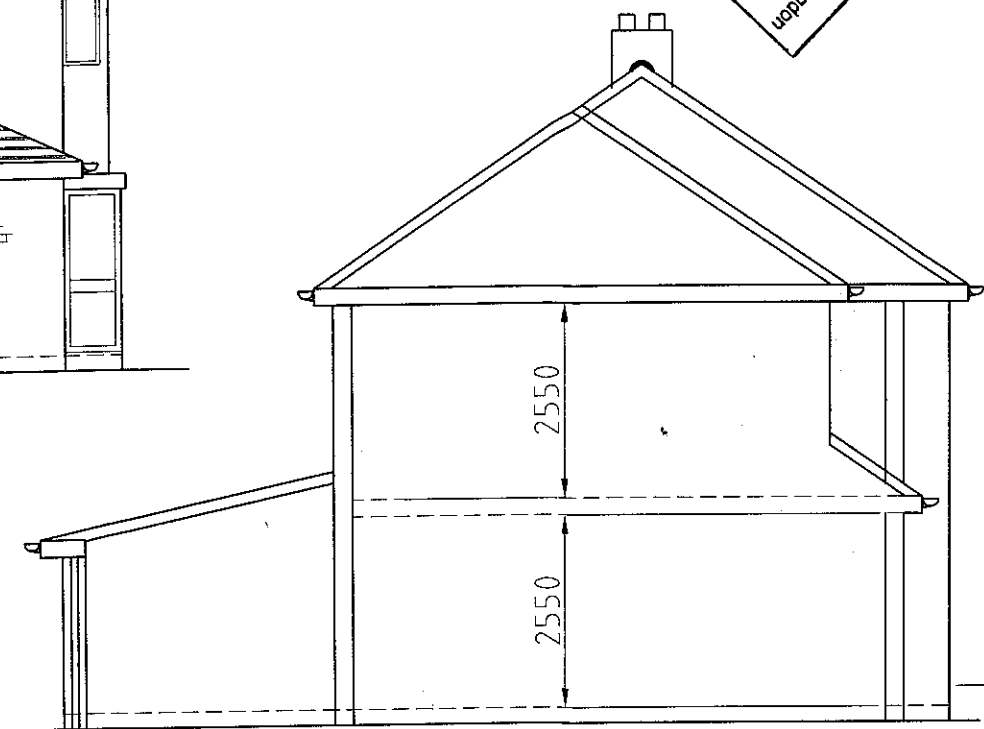
London Borough of Hillingdon
Received
30 OCT 2015
Planning
Residents Services



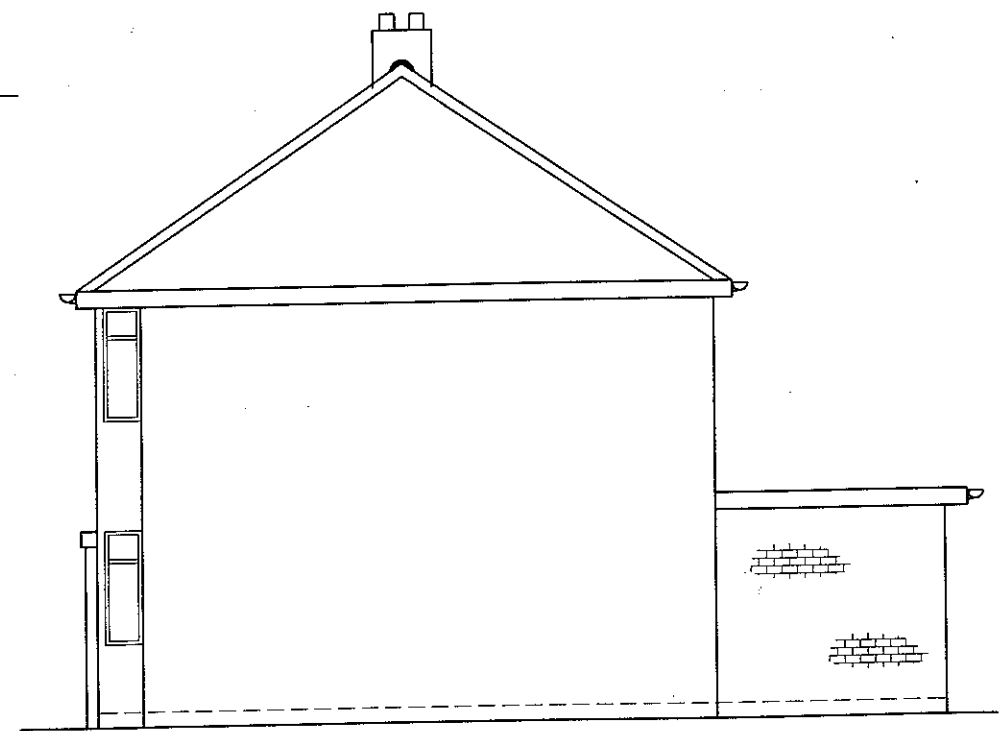
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



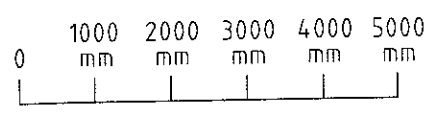
SECTION THRU' EXISTING/PROPOSED EXTENSION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



Scale

SINGLE STOREY SIDE/REAR EXTENSION
WITH PITCHED ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (Elevations)

Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015	Scale: As specified	Drg No. CD-BAI-2015-003(B)
----------------------	---------------------	----------------------------

GENERAL:

The whole of the works to be in full accordance with the current Building Regulations whether or not defined in this specification or accompanying drawings and to be to the satisfaction of the Building Inspector.

The contractor is to take all reasonable precautions for the safety, security and temporary protection of the existing buildings. Any disturbed surfaces to be made good.

FOUNDATIONS:

Trench fill foundations to 1.0m deep, to invert level of any drainage. Foundation generally 450mm wide. If any drain passes through the foundation, to be lintelled over using 100 x 150 mm RC lintel.

FLOOR:

See Detail

EXTERNAL WALLS:

Cavity walls to be constructed strictly in accordance with BS.5628 Part 3 1985, specific attention to Clause 21: Extrusion of moisture. All mortars in external walls to BS. 5628 Part 3.

112 matching brickwork outer skin (samples to be approved by client and LA prior to commencement of works). 90 cavity filled with 90 Rockwool insulation batts, inner skin to be 100 Celcon blocks (3.5 N/mm) mortar mix 1:1:6 and 16 gypsum plaster finish skin. New walls bonded to existing using firfix profiles installed in accordance with manufacturers instructions.

INTERNAL WALLS:

100 mm thermalite blocks, 12.7 mm aluminium foil backed plasterboard, plaster skin.

CAVITY CLOSURES:

All cavities to be seal with Drytherm 80mm closures to all reveals.

WALL TIES:

To be galvanised laid 900 horizontal and 450 vertical, 225 vertical at reveals.

FLAT ROOF:

200 x 50 joists at 400 centres furring pieces to give fall of 75 mm.
20 mm external grade plywood decking.
3 layers of felt to BS. 747 hot roll laid to CP 144
6 mm chippings embedded in bitumen
150 mm mineral wool insulation between joists
Maintain min 50 mm airgap between insulation and underside of roofing felt.
12.7 mm aluminium foil backed plasterboard plaster skin.
100 mm plaster coving.

VENTILATION TO FLAT ROOF:

Proprietary Glidervane ventilators providing min 10mm gap along full length to be provided where necessary to prevent blockage of ventilation path by insulation.

WALL PLATE:

To be 100 x 50 tanalised, secured by galvanised mild steel restraint straps 600 mm long and 2.5mm thick at max 1.8 metre crs screwed to internal block face and wall plate.

ROOF RESTRAINT:

Restrained by mild steel straps at 1.8m crs tied across ceiling joists.

TIMBER TREATMENT:

All roof timbers SC3, are to be tanalised in accordance with BS. 4072 1974. Any end cuts suitably treated on site.

GUTTERS AND DOWNPIPES:

Matching existing gutters and 76 diameter downpipes, clipped to walls. All in accordance with manufacturers instructions. Underground pipes 100 upvc, 1:60 bedded and surrounded in pea shingle.

WINDOWS:

Double glazed sealed units with 6 point locking system with 28mm double glazed units with 'Pilkington K' glass to confirm with Part L of the latest Building Regulations

Facia 25 primed softwood, all to match existing construction. Architrave, skirtings to be a matching style of that of the existing. Details of wall tiling and final decorations to be discussed and agreed with client.

CEILING:

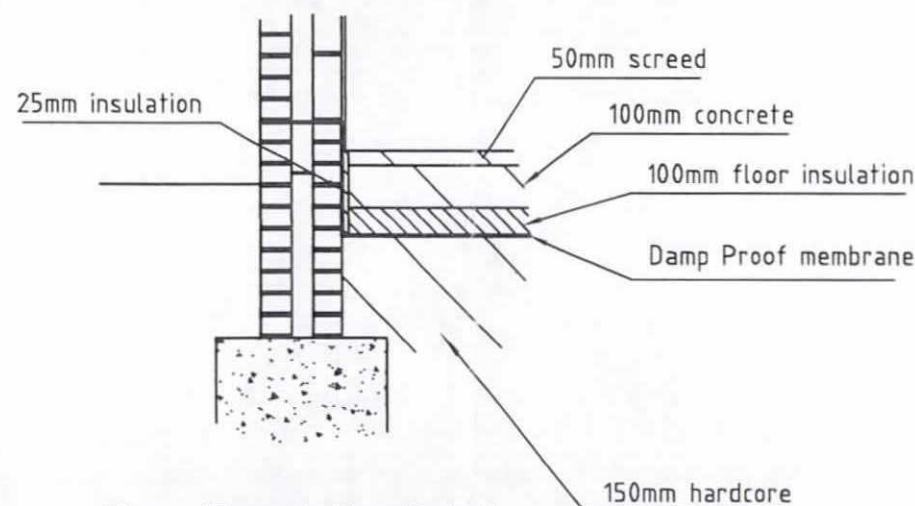
12.7 mm aluminium foil backed plasterboard and plaster skin.

ROOF:

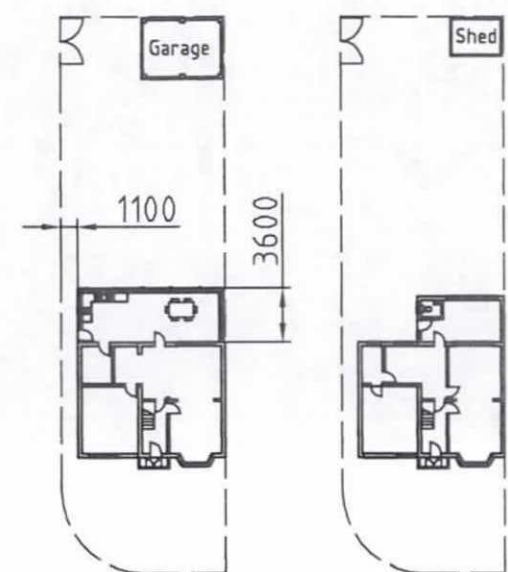
Felt with 40 x 20 Battens.
200mm rockwool insulation between joists.
100mm rockwool insulation cross laid above ceiling joists.

LINTELS:

1.6 galvanised insulated steel lintels to BS. 5977 part 2 1983 all with min 150 end bearing weepholes in brick course above lintel at max 900 spacing, using 75 high standard slimline weephole ducts.



Floor/Foundation Detail



BLOCK PLAN
PROPOSED
Scale 1:500

BLOCK PLAN
EXISTING
Scale 1:500



SINGLE STOREY SIDE/REAR EXTENSION
WITH FLAT ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (General Notes & Block Plan)

Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015

Scale: As specified

Drg No. CD-BAI-2015-001

1

2

3

4

5

6

7

8

A

B

C

D

E

F

A

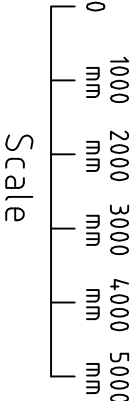
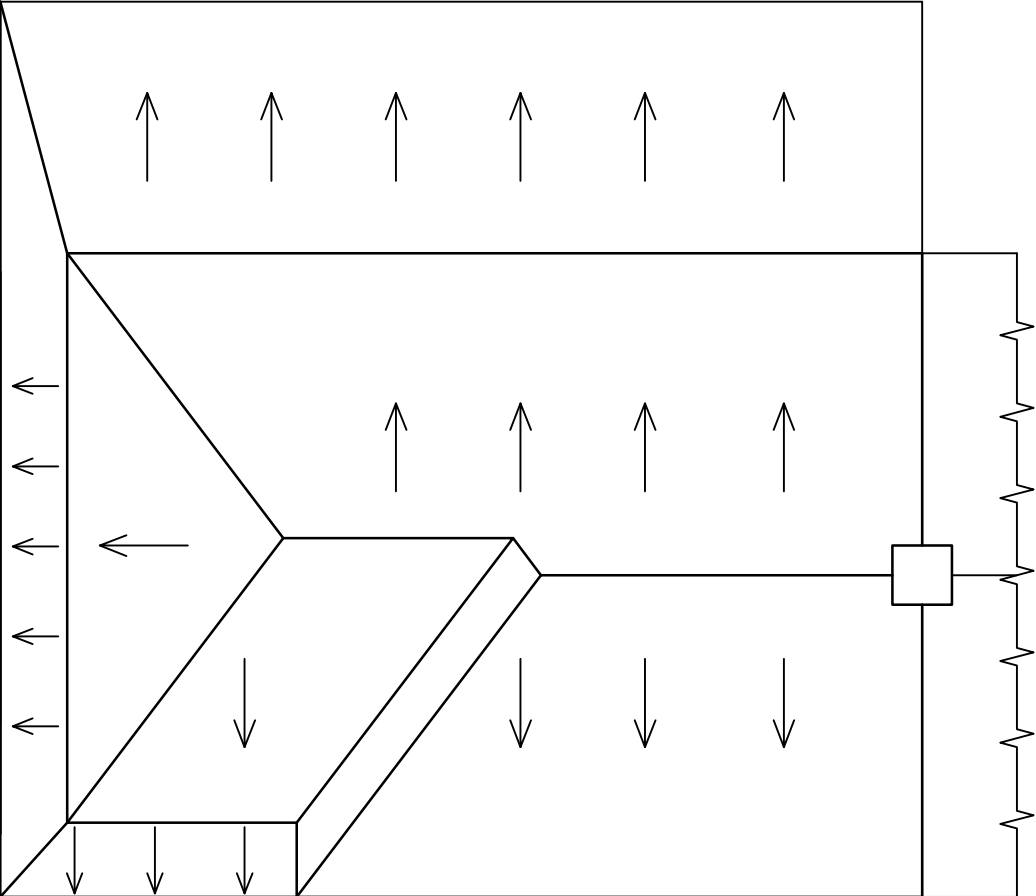
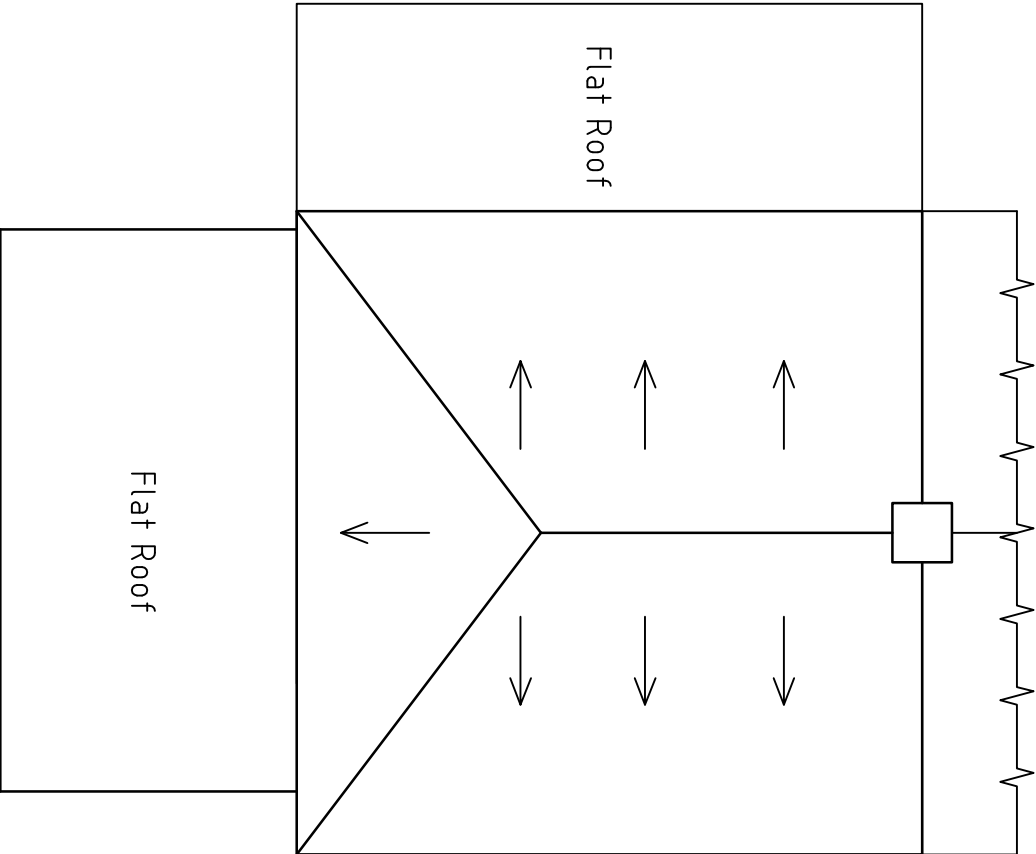
B

C

D

E

F



SINGLE STOREY SIDE/REAR EXTENSION
WITH PITCHED ROOF AND DOUBLE STOREY SIDE
WITH PITCHED ROOF. (Plans)

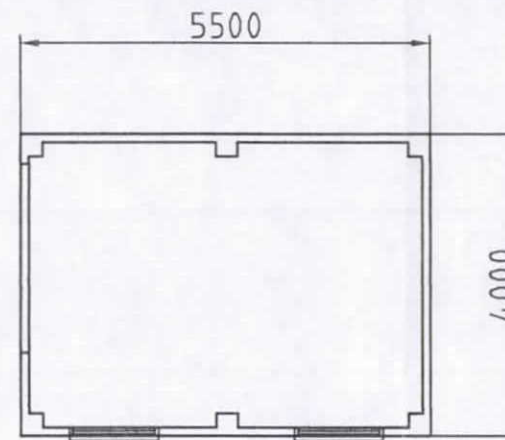
Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015

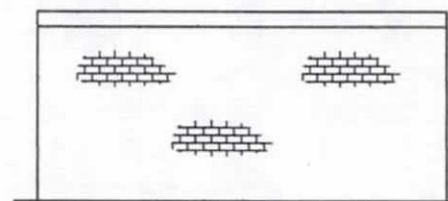
Scale: As specified

Drng No.

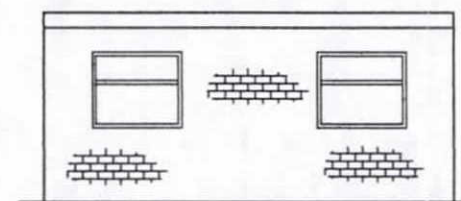
CD-BAI-2015-005(B)



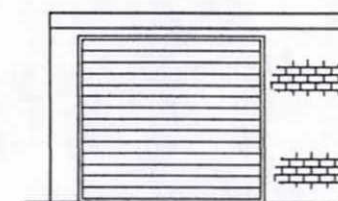
PROPOSED FLOOR PLAN
Scale 1:100



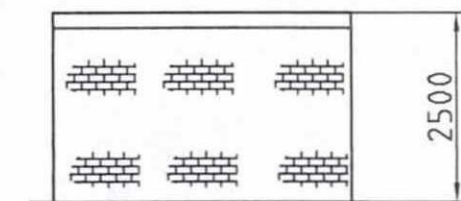
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

0 1000 2000 3000 4000 5000
mm mm mm mm mm

Scale

GARAGE WITH FLAT ROOF

Mr Bains, 16 Blacklands Drive, Hayes, UB4 8EU

Date: 28th July 2015

Scale: As specified

Drg No. CD-BAI-2015-006

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, Sport and Green Spaces		
Address	16 BLACKLANDS DRIVE HAYES		
Development:	First floor side extension, conversion of existing garage to habitable room with new pitch roof over and single storey rear extension involving demolition of existing single storey rear extension		
LBH Ref Nos:	9067/APP/2015/2863		
Drawing Nos:	CD-BAI-2015-002 Rev. B CD-BAI-2015-003 Rev. B CD-BAI-2015-001 Rev. B CD-BAI-2015-004 Rev. B CD-BAI-2015-005 Rev. B Location Plan (1:1250) CD-BAI-2015-006		
Date Plans Received:	30/07/2015	Date(s) of Amendment(s):	30/10/2015
Date Application Valid:	30/07/2015		

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi-detached dwelling (two bedroom) on the northern side of Blacklands Drive and on the eastern corner of its intersection with View Road.

The application dwelling has a main hipped roof, front bay features, front porch and a flat roof attached garage to its western side. The dwelling has a 3m deep flat roof single storey rear extension that lines up with a rear extension at the attached dwelling to the east, No. 14 Blacklands Drive. The front garden is partly hardsurfaced to form a driveway in front of the garage. The rear garden consists of a timber shed at the bottom and a mixture of shrubbery and non-protected small trees. There is a dropped kerb across the View Road highway boundary for vehicle access to the rear garden.

The streetscene is residential in character and appearance, and mainly comprises semi-detached dwellings with similar architectural compositions. The application site lies within a 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

This application seeks permission for a first floor side extension over the attached side garage. It is further proposed to convert the side garage to a habitable room with new pitch roof over it and a new single storey rear extension involving demolition of the existing single storey rear extension. Revised plans have been submitted.

1.3 Relevant Planning History

9067/C/81/0061 16 Blacklands Drive Hayes
Householder development - residential extension(P)

Decision Date: 16-02-1981 Approved

Comment on Planning History

9067/C/81/0061 - Householder development (residential extension) - Decision: Approved.
Decision Date: 16/02/1981.

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

Five neighbouring properties and the Home Farm Residents Association were consulted by letters dated 05/08/2015 and a site notice was displayed on 14/08/2015. No responses have been received.

Thames Water: No objection with regards to sewerage and water infrastructure capacity. Advises that the applicant should make contact in respect of surface water discharge from the site.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the

neighbouring dwellings, provision of acceptable residential amenity for the application property and adequate off-street parking provision following conversion of the existing garage.

The proposed first floor side extension would be set back from the side boundary with Meadowview Road by 2m, thereby complying with the guidance in paragraph 5.1 of the HDAS SPD: Residential Extensions (December 2008), which requires first floor side extensions to be set in a minimum of 1.5m from a side boundary, where there is an existing single storey side extension within 1m of the boundary. The corner plot location of the site is noted and even though the existing garage is built close to the side boundary, it maintains considerable upper level open space. The upper level open space is complemented by the trees and shrubbery along that boundary and provides some visual relief in what is a densely developed area. However, it is noted that several junction properties in the area have been built up close to their side boundaries including the adjacent dwelling on the opposite corner, No. 18 Blacklands Drive. Even though the proposed side extension would infill some of the side open space, the provision of a 2m set back from the boundary would ensure the retention of an acceptable visual gap, and help preserve the visual amenity of the Blacklands Drive and Meadowview Road streetscenes and the wider area. The set back of 2m from the boundary is considered adequate to ensure there would be no post-development pressures or impact on the trees along the boundary.

The proposed first floor side extension would be 6.6m deep, 3.1m wide and it would be set back from the front wall of the dwelling by 1m, which is compliant with the guidance in paragraph 5.6 of the HDAS SPD, requiring first floor side extensions to be set back 1m from the main front building line. The matching hipped roof of the first floor side extension would be lower than the existing main roof by 0.6m, thereby complying with paragraph 5.8 of the HDAS SPD, which specifies that the roof height of side extensions (at semi-detached dwellings) should be lowered by at least 0.5m from the main roof line. The original width of the dwelling is 6m, and the proposed 3.1m width of the side extension would comply with paragraph 5.10 of the HDAS SPD, which specifies that the width of a side extension should be between half and two thirds of the main house depending on the plot size and character of the area. The first floor side extension would not extend beyond the return front building line on View Road, given the retention of a 2m visual gap from the side boundary. There is no objection to the proposed conversion of the side garage to a habitable room, and the proposed pitch roof would have a height to 3.35m, which is compliant with paragraph 4.2 of the HDAS SPD, which require a maximum height of 3.4m for single storey side extensions with pitched roofs. As such, the first floor side extension and converted garage with new pitch roof would integrate well visually with the host dwelling, and not appear incongruous and dominating in relation to the neighbouring properties and the streetscene.

The proposed single storey rear extension would be 3.6m deep along the shared boundary with No.14, 9.8m wide and 3.35m high with a pitch roof. The depth and height of the proposed rear extension would comply with the related guidance in paragraphs 3.3 and 3.7 of the HDAS SPD.

Given the above considerations, the proposed first floor side extension, converted garage with pitch roof and single storey rear extension would be subordinate and sympathetic additions to the existing dwelling, and be in keeping with the character and appearance of the existing dwelling and the surrounding area, compliant with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the adopted HDAS SPD: Residential

Extensions (December 2008).

The proposed single storey rear extension would project 0.5m beyond the rear extension at attached No.14, but its depth would comply with the specified maximum depth required by the HDAS SPD. The proposed first floor side extension would be screened off from attached No.14 as it would not project beyond the original rear wall of the dwelling. There would be no upper level side-facing windows in the first floor side extension, which would otherwise look out to the View Road highway. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of the adjoining neighbours in terms of increased overshadowing, loss of sunlight, loss of outlook and visual intrusion. As such, the proposal is in compliance with Policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of the HDAS SPD requires sufficient garden space to be retained as a consequence of an extension. Even though the proposal would result in the creation of a three bedroom dwelling, an approximate area of 167 sq.m would be retained as adequate usable amenity space in the rear garden for the occupiers. This would ensure compliance with Policies BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Although the existing garage would be lost as a potential off-street parking facility, the loss would be offset by the existing front garden parking area, which is capable of accommodating at least two cars parked safely at right angle to the highway. Therefore there would be no conflict with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in respect of the provision of adequate off-street car parking.

The application is therefore 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 the submitted plans, numbers CD-BAI-2015-001 Rev. B, CD-BAI-2015-002 Rev. B, CD-BAI-2015-003 Rev. B, CD-BAI-2015-004 Rev. B and CD-BAI-2015-005 Rev. B, revised and received on 30th October 2015 and CD-BAI-2015-006.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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

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

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

- 3 The applicant is hereby advised that legal changes under the Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary, which connect to a public sewer, are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes, it is recommended you contact Thames Water to discuss your status in more detail and to determine if a building over/near to agreement is required.

With regard to surface water drainage, it is your responsibility to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that you should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where you propose to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. You can contact Thames Water on 0800 009 3921 or for more information, please visit their website at www.thameswater.co.uk.

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 (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 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. This planning permission is not valid for a development that results in any form of encroachment.
- 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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 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, Environment and Community 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: -
- 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.

prior 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

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: Victor Unuigbo

Telephone No: 01895 250230