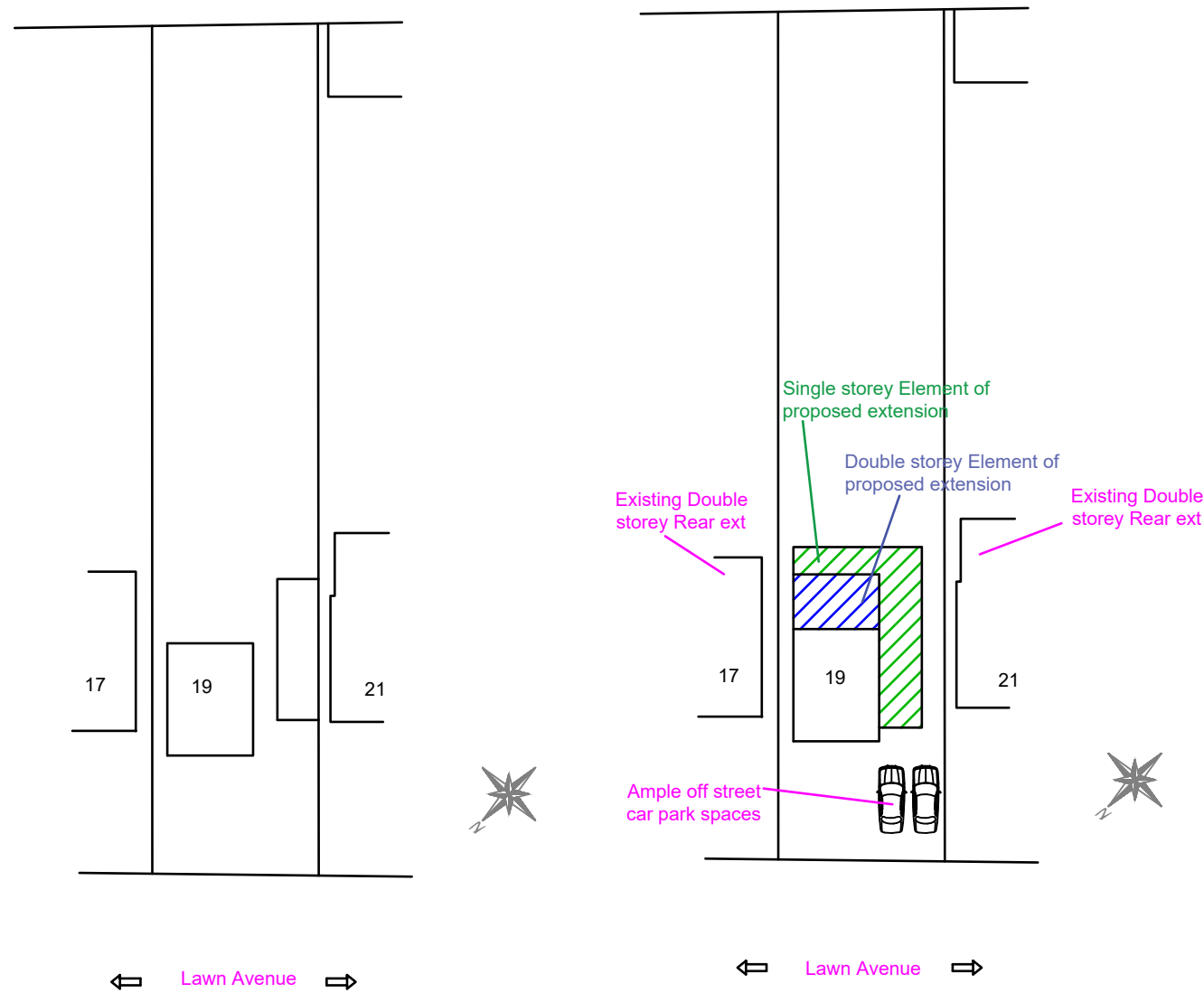


Note: Proposed Double storey extension will be behind the existing double storey extensions (already built) at 17 & 21 Lawn Avenue. So the double storey element doesn't interfere with 45 degree line of vision from either neighbouring properties.

Note: This Drawing is for planning purpose only and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Proposed Development:

Single storey Side Extension and Part single and Part Double storey Rear Extension

Site Address:

19 Lawn Avenue
West Drayton
UB7 7AQ

Revisions:

Rev	Date	Description
A	18/09/2020	

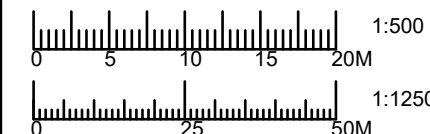
Drawing Description:

Site plan & Location Plan

Drawing No:

ART/2020/RESE19LA/SPLP

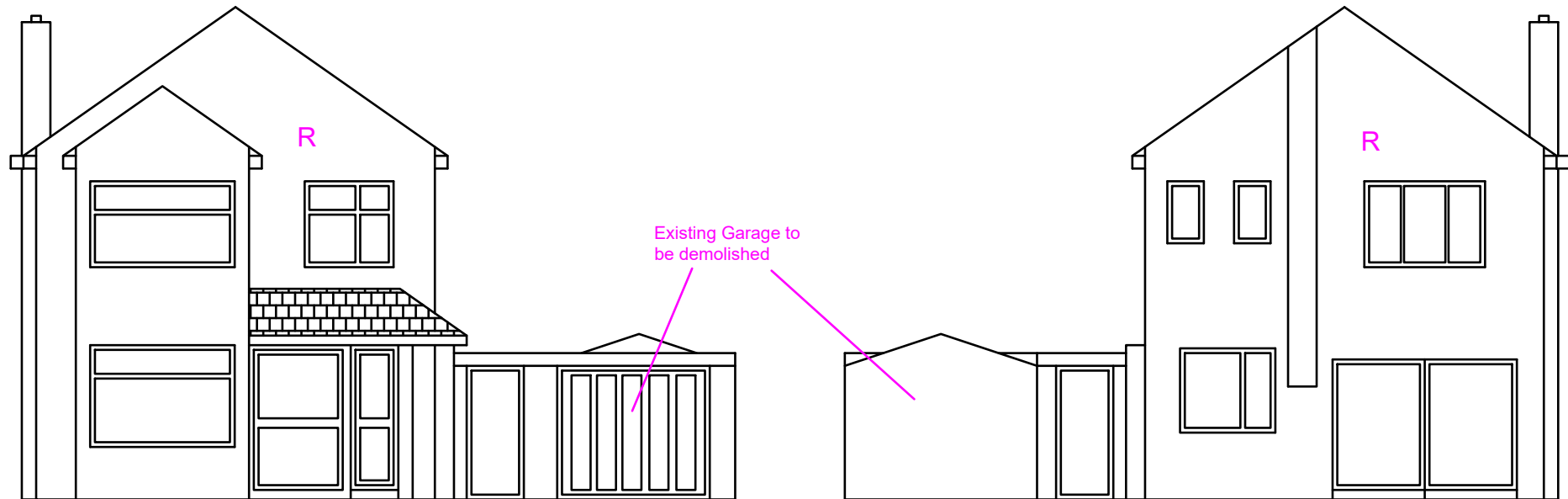
Scale: 1:500, 1:1250
Paper Size: A3
Sheet No: 5 of 5



ART CONSULTANTS (UK) LTD
113 LONG LANE
STANWELL
TW19 7AL
M:07960071377
E: ARTCONSULTANTSUK@GMAIL.COM

R: Painted Render

Note: The Drawings is for planning purpose only and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Existing Front Elevation

Existing Rear Elevation



Existing Front View



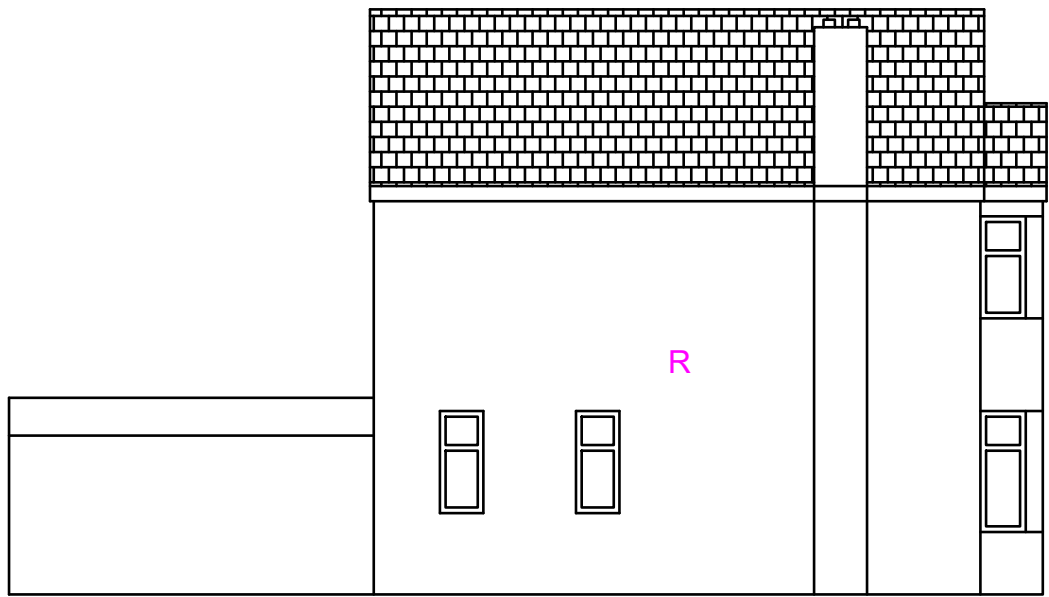
Existing Rear View



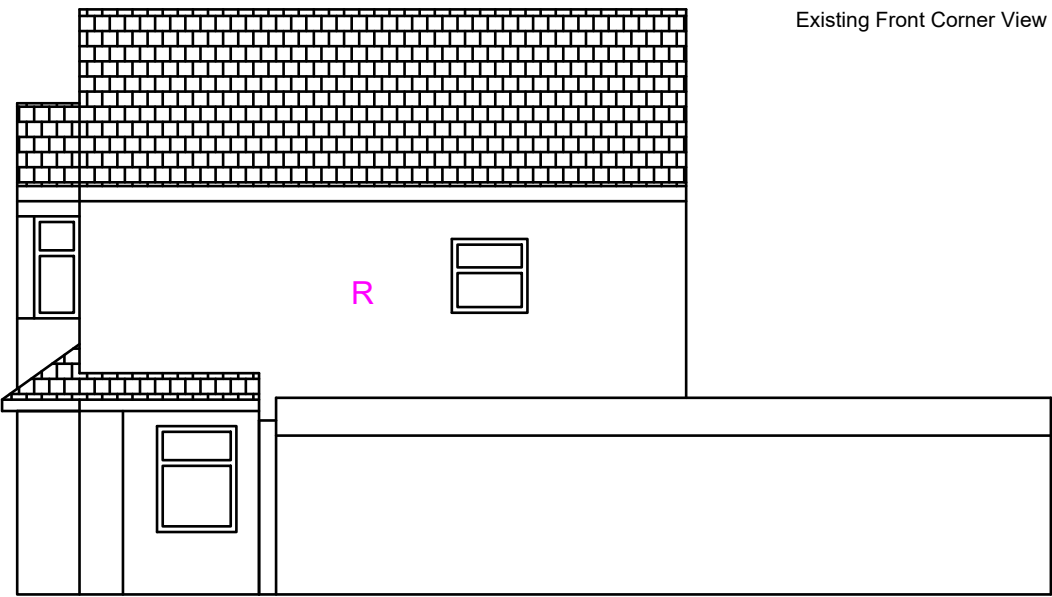
Existing Front Corner View



Existing Rear View of 19Lawn Av & 21 Lawn Av



Existing Side Elevation (LHS)



Existing Side Elevation (RHS)



Existing Rear View of 17Lawn Av & 15 Lawn Av

Proposed Development:

Single storey Side Extension and
Part single and Part Double storey
Rear Extension

Site Address:

19 Lawn Avenue
West Drayton
UB7 7AQ

Revisions:

Rev	Date	Description
A	18/09/2020	

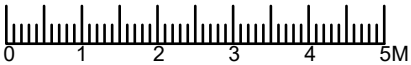
Drawing Description:

Existing Elevations

Drawing No:

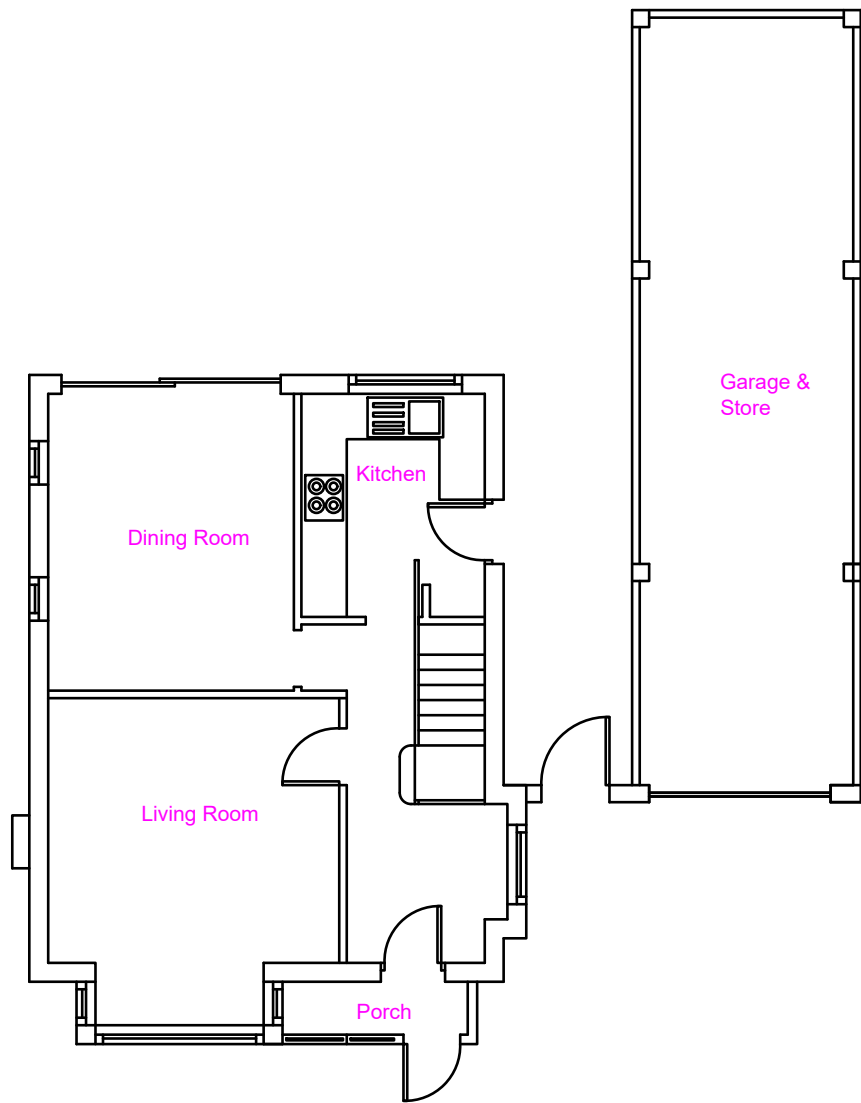
ART/2020/RESE19LA/EE

Scale: 1:100
Paper Size: A3
Sheet No: 3 of 5

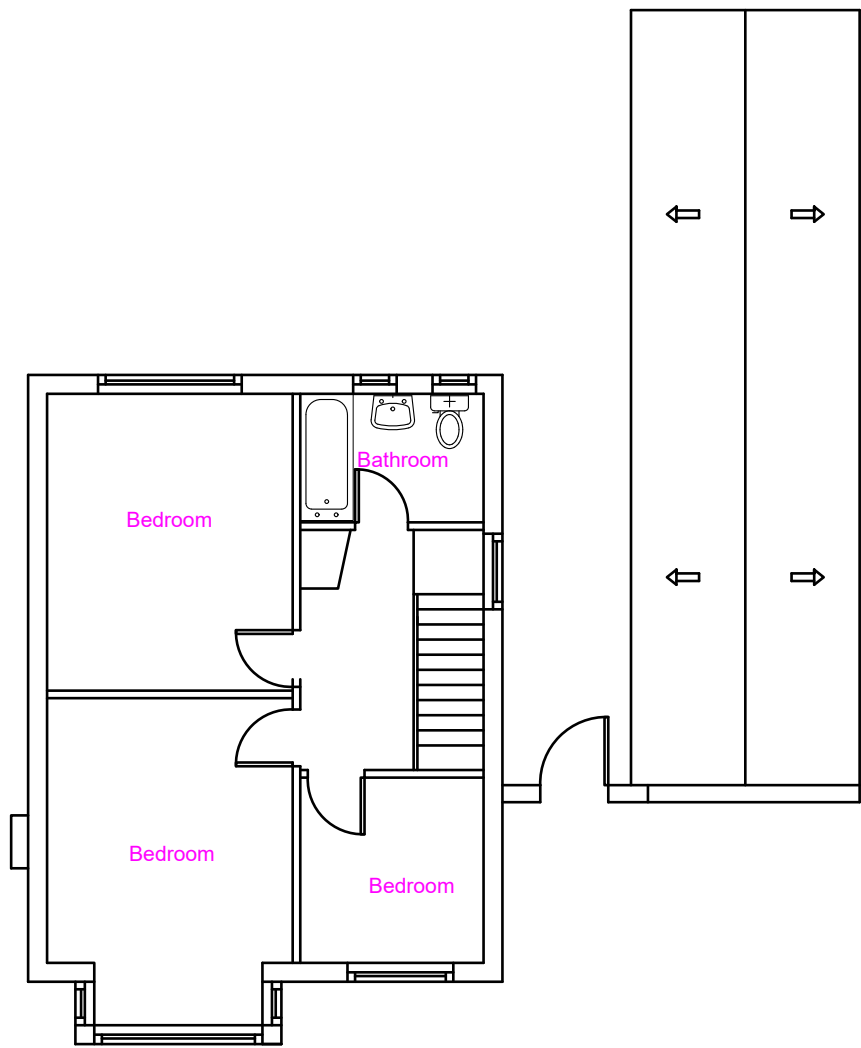


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Note: This Drawing is for planning purpose only and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Existing Ground Floor



Existing First Floor

Proposed Development:

Single storey Side Extension and
Part single and Part Double storey
Rear Extension

Site Address:

19 Lawn Avenue
West Drayton
UB7 7AQ

Revisions:

Rev	Date	Description
A	18/09/2020	

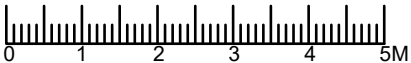
Drawing Description:

Existing Floor Layout

Drawing No:

ART/2020/RESE19LA/EL

Scale: 1:100
Paper Size: A3
Sheet No: 1 of 5

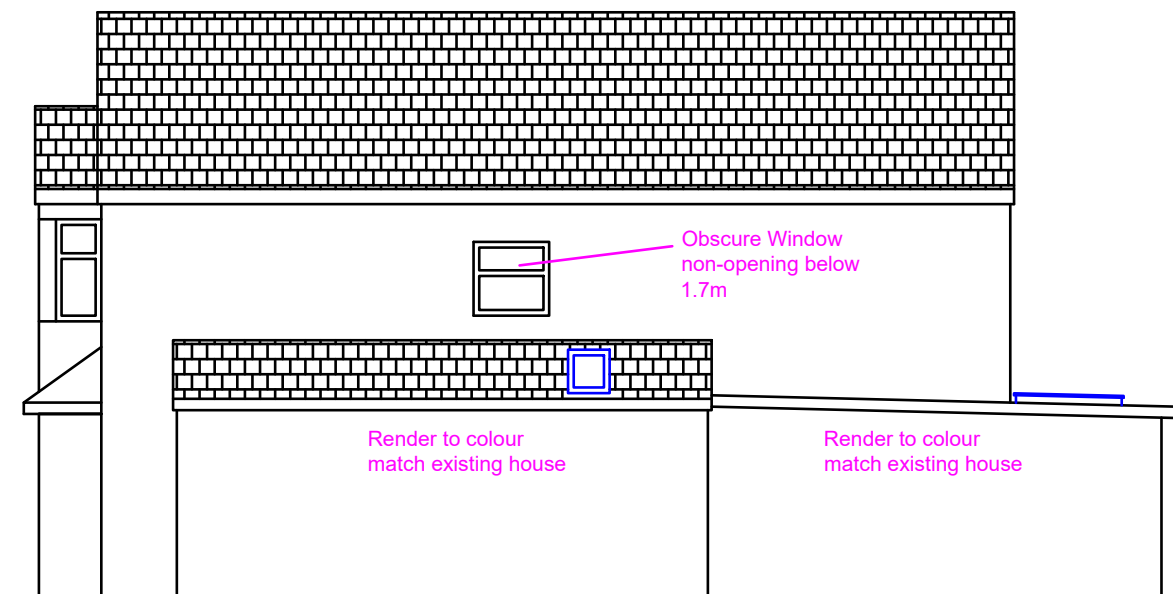
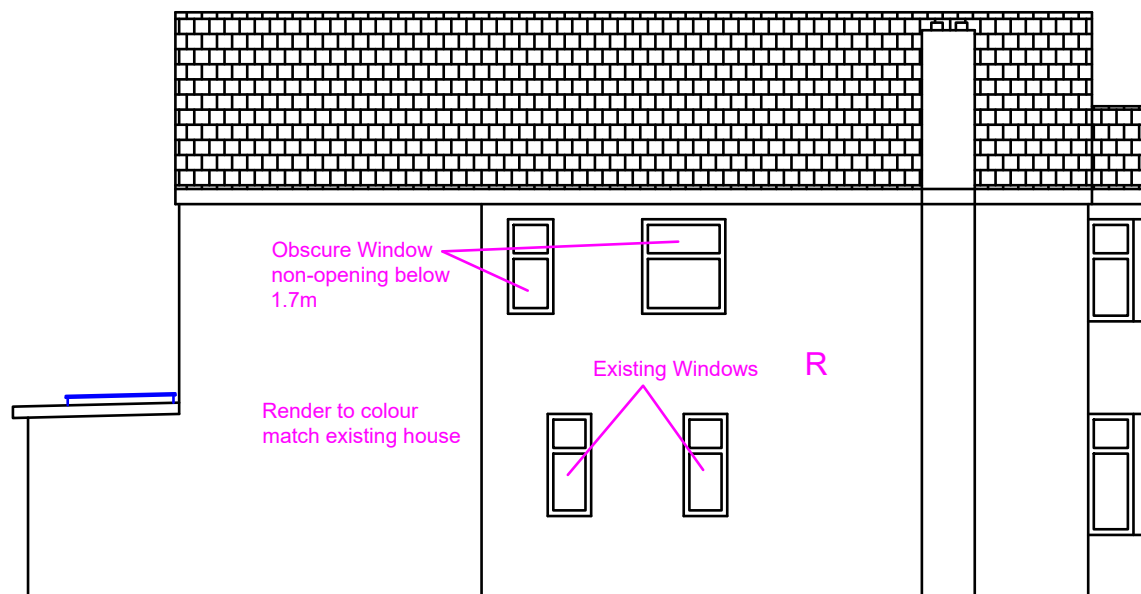
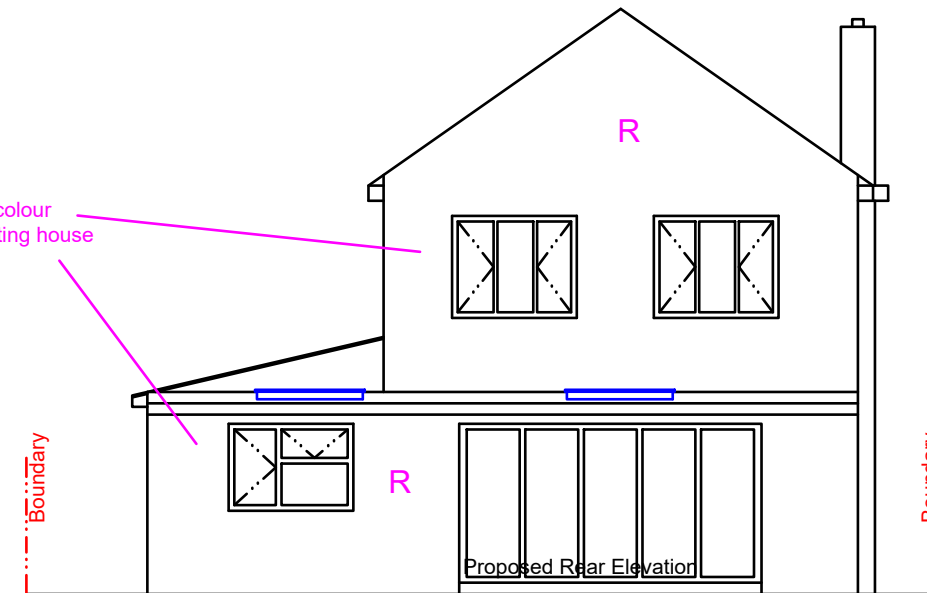
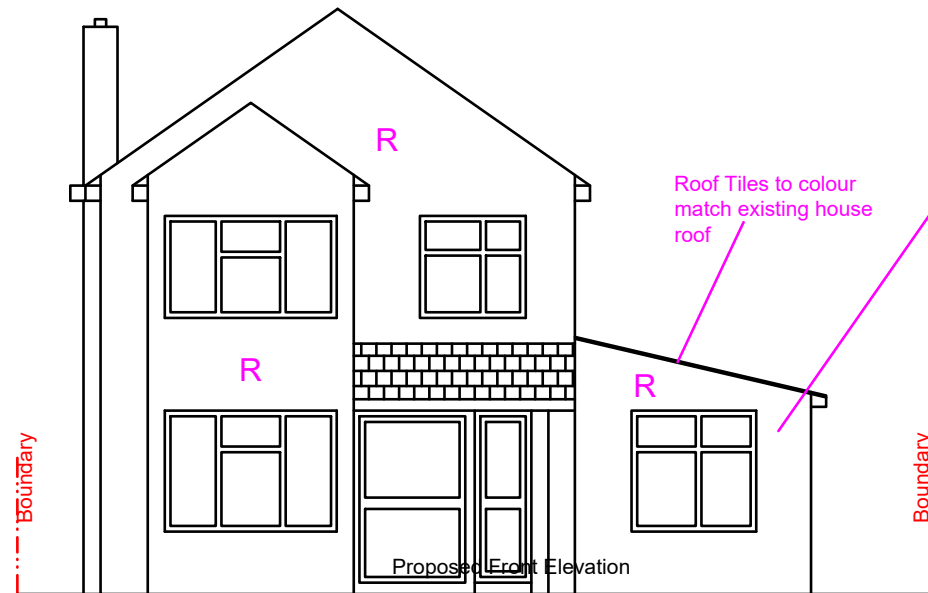


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Note: External finish of proposed extension to match existing house.

R: Painted Render

Note: The Drawings is for planning purpose only and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Proposed Side Elevation (LHS)

Proposed Side Elevation (RHS)

Proposed Development:

Single storey Side Extension and
Part single and Part Double storey
Rear Extension

Site Address:

19 Lawn Avenue
West Drayton
UB7 7AQ

Revisions:

Rev	Date	Description
A	18/09/2020	

Drawing Description:

Proposed Elevations

Drawing No:

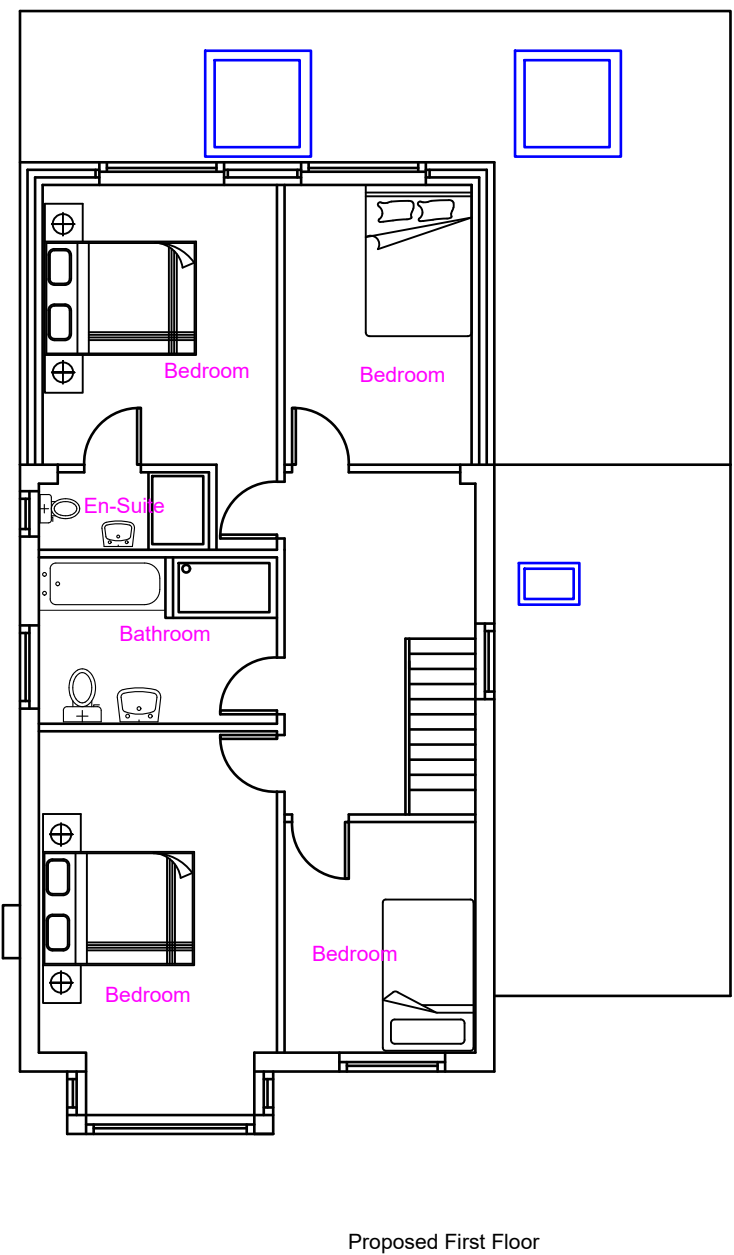
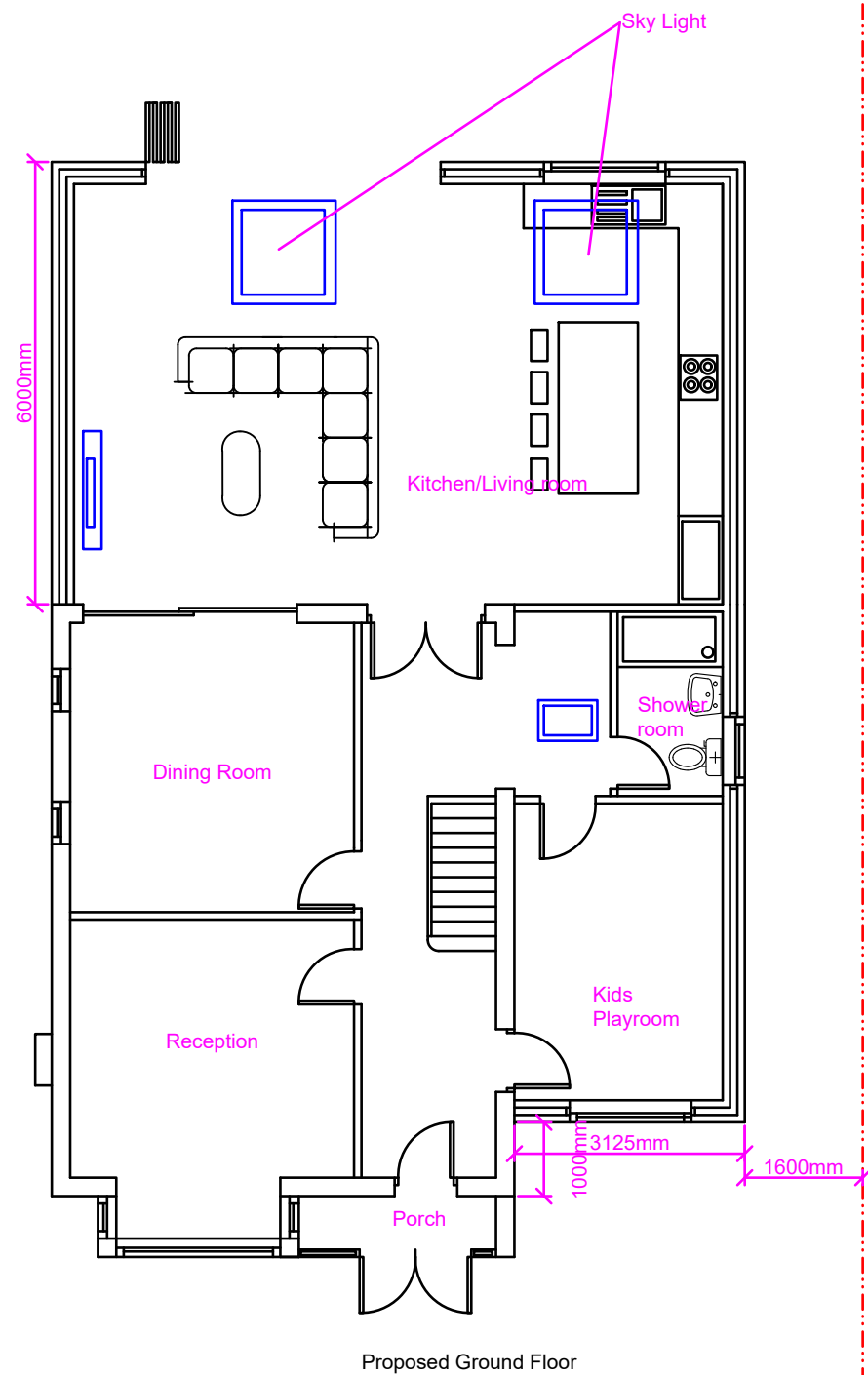
ART/2020/RESE19LA/PE

Scale: 1:100
Paper Size: A3
Sheet No: 4 of 5



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Note: This Drawing is for planning purpose only and should not be used for construction.
All dimensions should be confirmed on site and any deviation should be reported back to designer.



Proposed Development:

Single storey Side Extension and
Part single and Part Double storey
Rear Extension

Site Address:

19 Lawn Avenue
West Drayton
UB7 7AQ

Revisions:

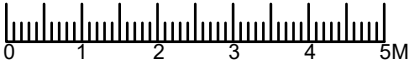
Rev	Date	Description
A	18/09/2020	

Drawing Description:

Proposed Floor Layout

Drawing No:
ART/2020/RESE19LA/PL

Scale: 1:100
Paper Size: A3
Sheet No: 2 of 5



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Mr R Dhingra
113, Long Lane
Long Lane
Stanwell TW19 7AL

Application Ref: 75358/APP/2020/3066

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:

Singe storey side extension and part single storey, part two storey rear extension

Location of development: 19 Lawn Avenue, West Drayton

Date of application: 28 September 2020

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 23 November 2020

- 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: 75358/APP/2020/3066

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 Drawing Nos. ART/2020/RESE19LA/PL, ART/2020/RESE19LA/PE and Flood Risk Assessment dated September 2020.

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 (2016).

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

REASON

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

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 17 & 21 Lawn Avenue.

REASON

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

- 5 · The proposed first floor window(s) facing Nos. 17 & 21 Lawn Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

SCHEDULE OF CONDITIONS

- 6 . The rooflights to be used in the construction of the development hereby permitted shall all be conservation roof lights, positioned completely flush along the roof line.

REASON

To protect the character and appearance of the Areas of Special Local Character in accordance with Policy DMHB 5 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES:

- 1 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.
- 2 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

SCHEDULE OF CONDITIONS

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 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
PT1.EM6	(2012) Flood Risk Management
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

- 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 planing 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.

SCHEDULE OF CONDITIONS

- 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 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, 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

SCHEDULE OF CONDITIONS

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).

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.: 75358/APP/2020/3066

SCHEDULE OF PLANS

RESE19LA/SPLP - received 28 Sep 0020

RESE19LA/EL - received 28 Sep 0020

RESE19LA/EE - received 28 Sep 0020

RESE19LA/PL - received 28 Sep 0020

RESE19LA/PE - received 28 Sep 0020

RESE19LA/SS - Planning Statement - received 28 Sep 2020

Flood Risk Assessment_v2_issued - received 28 Sep 2020

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/pcs.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- 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.

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 19 LAWN AVENUE WEST DRAYTON

Development: Singe storey side extension and part single storey, part two storey rear extension

LBH Ref Nos: **75358/APP/2020/3066**

Drawing Nos: RESE19LA/SPLP
RESE19LA/EL
RESE19LA/EE
RESE19LA/PL
RESE19LA/PE
RESE19LA/SS - Planning Statement
Flood Risk Assessment_v2_issued

Date Plans Received: 28/09/2020 **Date(s) of Amendment(s):**

Date Application Valid: 28/09/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site relates to a two storey detached dwellinghouse located on the south side of Lawn Avenue. The application property is setback from the adjacent highway with front garden laid in hardstanding with a vehicular access off Lawn Avenue. To the rear is an enclosed garden. The application site is bordered by residential properties. The immediate neighbouring properties at 17 & 21 are located east and south-west side respectively. The application site lies within the Garden City, West Drayton Area of Special Local Character.

The application site is not within conservation area and no listed buildings are within close proximity.

The street scene is residential in character and appearance comprising a mixture of traditional two storey semi-detached and detached dwellings.

1.2 Proposed Scheme

The application is seeking planning permission for single storey side/rear wraparound extension incorporating rooflights within the single storey side/rear extension and first floor rear extension.

The current application is a re-submission following a recent refusal to similar proposal

1.3 Relevant Planning History

75358/APP/2020/1923 19 Lawn Avenue West Drayton

Two storey side extension and part two storey, part single storey rear extension

Decision Date: 14-08-2020 Refused

75358/APP/2020/228 19 Lawn Avenue West Drayton

Two storey side extension and part two storey, part single storey rear extension

Decision Date: 09-04-2020 Refused

Comment on Planning History

75358/APP/2020/228: Two storey side extension and part two storey, part single storey rear extension Refusal

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

6 neighbouring properties were consulted via letters on 01-10-20 and expired on 22-10-20. One representation was received in support of the application.

Land Contaminated Officer: No objection

Conservation Officer:

As existing, No19 somewhat relates to the dwellings to the east of the site in terms of height however to the west the street scene is defined by low-rise bungalows. The existing gap provides some relief between the two-storey built form and low-rise nature of the bungalows.

The single storey side addition would maintain a 1.6m gap between the built form and side boundary. The side addition would remain subservient to the original property when viewed from the street scene. Therefore, it would be deemed admissible in this instance.

The proposed rear additions would significantly elongate the plan form of the property add a substantial built mass to the rear of the original house for its full width. Whilst normally this would be considered unacceptable from a conservation perspective, the roof form and general appearance of the dwelling would be retained. Therefore, a compromise could be made in this instance.

It is strongly recommended all rooflight are conservation roof lights, positioned completely flush along the roof line. There are significant concerns that cumulatively the proposed additions would fail to remain adequately subordinate to the original property, particularly in terms of its original footprint. In any instance an on-balance decision would need to be made in accordance with paragraph 197 of the National Planning Policy Framework (NPPF, 2019).

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM6 (2012) Flood Risk Management

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main consideration for this application are impact on the neighbouring property, impact on the appearance and character of the area and provision of acceptable residential amenity and parking spaces for the application property.

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 DMHD1 states that extensions of dwellings will be required to ensure that: i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

Section B states that i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

Section C states that (i) side extensions should not exceed half the width of the original property; iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary; and v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation

Policy DMHB 11 states that new development will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

Policy DMHB 5 states that , new development within Areas of Special Local Character should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

The proposed development would involve a single storey side/rear wrap extension with rooflights within the ground floor rear and side extension following the removal of the existing garage and first floor rear extension. The proposal sees the retention of the front facing gable with incorporation of a mono-pitched roof on the ground floor side extension. The scale of the proposed side extension has been reduced considerably following the most recent planning refusal and it is considered that the proposed single storey side extension is not unduly detrimental to the character and appearance of the local area.

The proposed development would only infill the gap between 19 and 21 Lawn Avenue at ground floor level and extend the bedrooms within the first floor level which is characteristic in the street scene. The proposed development has been designed to integrate with the existing character and appearance of the host dwelling and adjacent buildings, such that the roof form and general appearance of the dwelling would be retained. It is considered that the proposed rear extension would extend beyond the recommended dimensions set out in Policy DMHD 1, however it is noted that the existing layout of development is such that Nos.17 & 21 Lawn Avenue have a built form that extends outwards to the rear and it is considered that the proposed development at No.19 Lawn Avenue will not extend beyond the existing rear building line of the adjoining properties. Accordingly, having regard to local development, it is considered that the proposed development would respect the existing local built environment.

The proposed scheme would appear acceptable within the street scene, as it would harmonise well with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent properties. As such, the effect of the proposal on the significance of a non-designated heritage asset (Garden City, West Drayton Area of Special Local Character) will be considered intangible, as the harm caused by the development will not have a significant adverse impact on the character and appearance of the ASLC.

In addition, the proposed rooflights within the single storey side and rear extensions shall be conservation roof lights, positioned completely flush along the roof line as recommended by the conservation officer. This will be secured via condition.

Impact on residential amenity

Policy DMHD1 section B states that all new development must ensure satisfactory relationship with adjacent dwellings is achieved; v) there is no unacceptable loss of outlook to neighbouring occupiers;

The applicant has proposed to erect a single storey side infill wrap-around extension and first floor rear extension following the demolition of the existing garage. The application site is adjoined by two properties at No.17 and 21 Lawn Avenue with separated boundaries. The proposed extension would not extend beyond the two adjoining properties as both properties have benefited from two storey rear extensions.

Taking into account the location, size, scale and relationship of the proposal with neighbouring properties, it is considered that the proposed development would not have a

detrimental impact upon neighbouring residential amenity in terms of loss of natural light, overshadowing, overbearing.

Whilst there are proposed windows along the flank elevations of the two storey extensions facing adjoining properties, it is not considered to harm the amenity of the neighbouring properties in terms of overlooking or loss of privacy given that these windows are all obscure glaze and non-opening below 1.8m.

Overall, the proposal would have a satisfactory relationship with adjacent properties and accord the above policies.

Furthermore, 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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

The proposal by reason of the front garden space laid in hardstanding would provide up to two off-street parking spaces served by existing vehicular access. Therefore, the proposal would not have a negative impact on the highway and pedestrian safety, and comply with Policies DMT 2 and DMT6 of the Local Plan Part 2 - Development Management Policies: January 2020.

POLICY DMEI 9 states that development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change. B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.

The application site lies within Flood Zone 2. The Flood Risk Officer has not made any comment on the current application, however their previous comment on the similar application (75358/APP/2020/1923) is considered applicable in this instance. Flood Risk Officer was consulted on the previous application (75358/APP/2020/1923) and concluded that based on the submitted Flood Risk Assessment, the development would be resilient to all sources of flooding. As such, the submitted FRA Report demonstrates that the development would be resilient to all sources of flooding.

The proposal, therefore, is considered compliant to the above policies and advice within NPPF. Approval recommended subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. ART/2020/RESE19LA/PL, ART/2020/RESE19LA/PE and Flood Risk Assessment dated September 2020.

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 (2016).

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 17 & 21 Lawn Avenue.

REASON

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

5 HO6 Obscure Glazing

The proposed first floor window(s) facing Nos. 17 & 21 Lawn Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 NONSC Non Standard Condition

The rooflights to be used in the construction of the development hereby permitted shall all be conservation roof lights, positioned completely flush along the roof line.

REASON

To protect the character and appearance of the Areas of Special Local Character in accordance with Policy DMHB 5 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1** Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

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

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

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

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

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 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.

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
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LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 7.8	(2016) Heritage assets and archaeology
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

- 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: -
- 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: Batatunde Aregbesola

Telephone No: 01895 250230