



Mr Michael Oakes
10 Parkfield Avenue
Hillingdon
UB10 0DF

Application Ref: 57039/APP/2018/664

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:

Part two storey, part single storey side/rear extension.

Location of development: 38 Hazeldene Gardens, Hillingdon Middlesex,

Date of application: 05 March 2018

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: 27 April 2018

- 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: 57039/APP/2018/664

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 50_B and 51_B.

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 (2016).

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

REASON

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

- 4 · The windows facing 40 Hazeldene Gardens shall be glazed with permanently obscured glass to at least level 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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

- 5 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 36 or 42 Hazeldene Gardens.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 6 . The ground floor of the extension hereby approved shall only be used for the purposes stated on the application form and approved drawings and the development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, and to consider the need for additional parking and amenity space and issues relating to impact on the existing and adjoining dwellings in accordance with Policies AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 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 (2016). 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 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) 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

SCHEDULE OF CONDITIONS

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 Sundays, Bank and Public Holidays.

SCHEDULE OF CONDITIONS

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.: 57039/APP/2018/664

SCHEDULE OF PLANS

0165 PLA-49_A - received 05 Mar 2018
0165 PLA-50_B - received 05 Mar 2018
0165 PLA-51_B - received 05 Mar 2018
0165 PLA-52_B - received 05 Mar 2018
0165 PLA-01_A - received 20 Feb 2018
0165 PLA-02_A - received 20 Feb 2018
0165 PLA-03_A - received 20 Feb 2018
0165 PLA-04_A - received 20 Feb 2018
0165 PLA-05_A - received 20 Feb 2018

**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.
- 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 38 HAZELDENE GARDENS HILLINGDON MIDDLESEX

Development: Part two storey, part single storey side/rear extension.

LBH Ref Nos: **57039/APP/2018/664**

Drawing Nos: 0165 PLA-49_A
 0165 PLA-50_B
 0165 PLA-51_B
 0165 PLA-52_B
 0165 PLA-01_A
 0165 PLA-02_A
 0165 PLA-03_A
 0165 PLA-04_A
 0165 PLA-05_A

Date Plans Received: 20/02/2018

Date(s) of Amendment(s): 20/02/2018

Date Application Valid: 05/03/2018

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, semi-detached dwelling house located to the South West of Hazeldene Gardens. The brick and tile dwelling is set back from the road by approximately 4.8 metres by an area of hardstanding which provides space to park at least two cars within the curtilage of the dwelling house. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The application property is attached to No.36 Hazeldene Gardens to the North West. To the South East runs a public footpath with No.40 Hazeldene Gardens located beyond. To the rear lies open space.

The application site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a part two storey, part single storey side/rear extension involving the demolition of the existing garage/store. The extension would create two additional bedrooms and a bathroom at first floor and living accommodation for disabled use at ground floor.

The extension would have a width of 4.7 metres. At ground floor it would be built flush with the existing forward projecting bay window element and would span for a depth of 7.3 metres before stepping in to a width of 4.5 metres for a depth of 3.5 metres. The first floor extension would be set back from the front elevation by 1 metre and would span for a depth of 5.7 metres before also stepping in for a width of 4.5 metres. The extension would project to the rear of the original dwelling house by 3.5 metres. The side element would be characterised by a gable end roof with a maximum height of 7.5 metres and the rear element would be characterised by rear facing gable end roof with a maximum height of 7 metres.

1.3 Relevant Planning History

57039/APP/2012/2707 38 Hazeldene Gardens Hillingdon Middlesex

Part two storey, part single storey side extension involving demolition of existing detached garage/ store to side

Decision Date: 02-01-2013 Refused

57039/APP/2017/1490 38 Hazeldene Gardens Hillingdon Middlesex

Demolition of existing structures and erection of two storey side/rear extension

Decision Date: 30-06-2017 Refused

Comment on Planning History

A previous application for a two storey side extension was refused under application 57039/APP/2017/1490 dated 30/06/2017. This application was subsequently dismissed at appeal (Ref: APP/R5510/D/17/3184989 dated 16/11/2017).

It was considered under the original application that the extension, by reason of its siting, size scale, bulk, width, design along with the lack of set back, lack of set down from the original house would fail to appear subordinate; the lack of set in from the side boundary would result in the closing of the visually open gap giving rise to a cramped form of development; the proposal failed to demonstrate the provision of sufficient off street parking; and by virtue of its layout, internal facilities and existing of an independent access would be tantamount to the creation of a self contained separate dwelling.

The Inspector, agreed with the consideration that the proposal failed to comply with Policies BE1 of the Hillingdon Local Plan: Part One (November 2012) and Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). However, the Inspector considered the existing forecourt area provides parking space and although it is of limited depth, larger vehicles can park at an angle. It was also considered that the proposal would be unlikely to have any significant effect on the ability to park two cars and therefore would not result in an increase of on-street parking. The Inspector also considered that the nature of the proposed accommodation was clearly for the use of a disabled relative and they considered that would be no harm in providing a separate entrance if the accommodation could be adequately controlled by reason of a condition.

This new application is resubmission of the refused application. The width and height of the extension has been reduced in size following comments within the original application and Inspectors report.

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 Residents Association were notified of the proposal on 06/03/2018. A site notice was also displayed which expired on 28/03/2018.

No responses were received.

4. UDP / LDF Designation and London Plan

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the street scene, the impact on the amenity of the adjoining occupiers, the provision of acceptable residential amenity space for the application site and the availability of parking.

Section 5 of the Hillingdon Design and Accessibility Statement (HDAS) states that the width of a side extension should be between half and two-thirds the width of the main house. The height of the two storey side extension for semi-detached houses should be lowered by at least 0.5 metres at roof level. The design of the roof should follow that of the existing roof and flat roofed extensions will not generally be accepted. On semi-detached houses, two storey side extensions should be set back 1 metre. In situations where the property adjoins an open space there may be some scope for flexibility on the set in. Section 6 states that two storey rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. For a semi-detached property on a plot wider than 5 metres the depth of a first floor extension should not exceed 3.6 metres.

The proposal would project to the rear of the original property by 3.6 metres and at the rear it would have a roof with a maximum height of 7 metres which is set down from the original roof by 0.8 metres. The proposal would project to the side of the property by 4.7 metres which is 65% of the existing dwelling house. The roof would be set down by only 0.35 metres, however, the height is required to allow for a gradient to match the existing roof. Although the side extension would not be set back from the front at ground floor, it would be built to match the existing garage. In addition, the first floor would be set back by 1 metre which would allow the extension to appear subordinate. Subsequently, it is

considered that the proposal would appear subordinate and in keeping with the existing dwelling house. The extension would be set in from the side boundary by 1.164 metres over both floors. As such, it is considered that this gap, along with the existing footpath allows for the visually open gap between properties to be retained.

The proposal would involve the creation of an additional door to the front elevation. The proposal would create a bed-sit/annex at ground floor level which would consist of a bedroom, sitting room and bathroom separate to the original dwelling house. The plans do not demonstrate any cooking amenities but it would benefit from an independent access. The submitted information shows the bed-sit is intended for occupation by a disabled relative and it would be linked by a hallway to the rest of the house. Following a condition imposed on any approval which restricts the use of the bed-sit to an ancillary use, it is considered that the proposed use of the extension would be acceptable.

In conclusion, it is considered that the proposal would appear in keeping with the existing dwelling house, street scene and surrounding area in compliance with Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The extension would be located 7 metres from the shared boundary line with No.36 Hazeldene Gardens and a minimum of 6.2 metres from the property at No.40 Hazeldene Gardens. The proposal would not intersect the 45 degree horizontal line to either property. In addition, the distance between the extension and the neighbouring properties would not have a negative impact on the feeling of dominance. Two additional side windows would be installed facing No.40 and both would serve bathrooms. As such, following any approval a condition can be added to ensure that these are obscurely glazed to at least level 4 on the Pilkington scale and be non-opening below 1.8 metres above the finished floor levels. Therefore, it is considered that the proposed extension would have an acceptable level of impact on the neighbouring properties at Nos.36 and 40 Hazeldene Gardens in terms of loss of light, loss of outlook, sense of dominance and loss of privacy. Therefore, the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposal habitable rooms and those altered by the development would still maintain an adequate outlook and source of natural light. Therefore, it complies with Policies BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and 3.5 of the London Plan (2012).

Paragraph 5.13 of HDAS states that for a 4+bedroomed dwelling at least 100 square metres of private amenity space should be retained. Following development, over 100 square metres of usable amenity space would be retained. Therefore, the application would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal involves the loss of a garage, however the internal width of this garage is 2.5 metres and as such is of an insufficient size for modern cars and therefore cannot be classed as an existing parking space. The existing property has a large hardstanding area and a crossover extending across much of the side. Although there is a limited depth (approximately 4.8 metres) there is sufficient space to park at least two cars on the hardstanding as larger cars can be parked at an angle. Subsequently, it is considered that sufficient off-street parking would be retained for the occupiers of the dwelling in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is recommended for conditional 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 50_B and 51_B.

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 (2016).

3 HO4 Materials

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

REASON

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

4 HO6 Obscure Glazing

The windows facing 40 Hazeldene Gardens shall be glazed with permanently obscured glass to at least level 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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 36 or 42 Hazeldene Gardens.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

The ground floor of the extension hereby approved shall only be used for the purposes stated on the application form and approved drawings and the development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, and to consider the need for additional parking and amenity space and issues relating to impact on the existing and adjoining dwellings in accordance with Policies AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 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 (2016). 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 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) 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 - 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: Charlotte Spencer

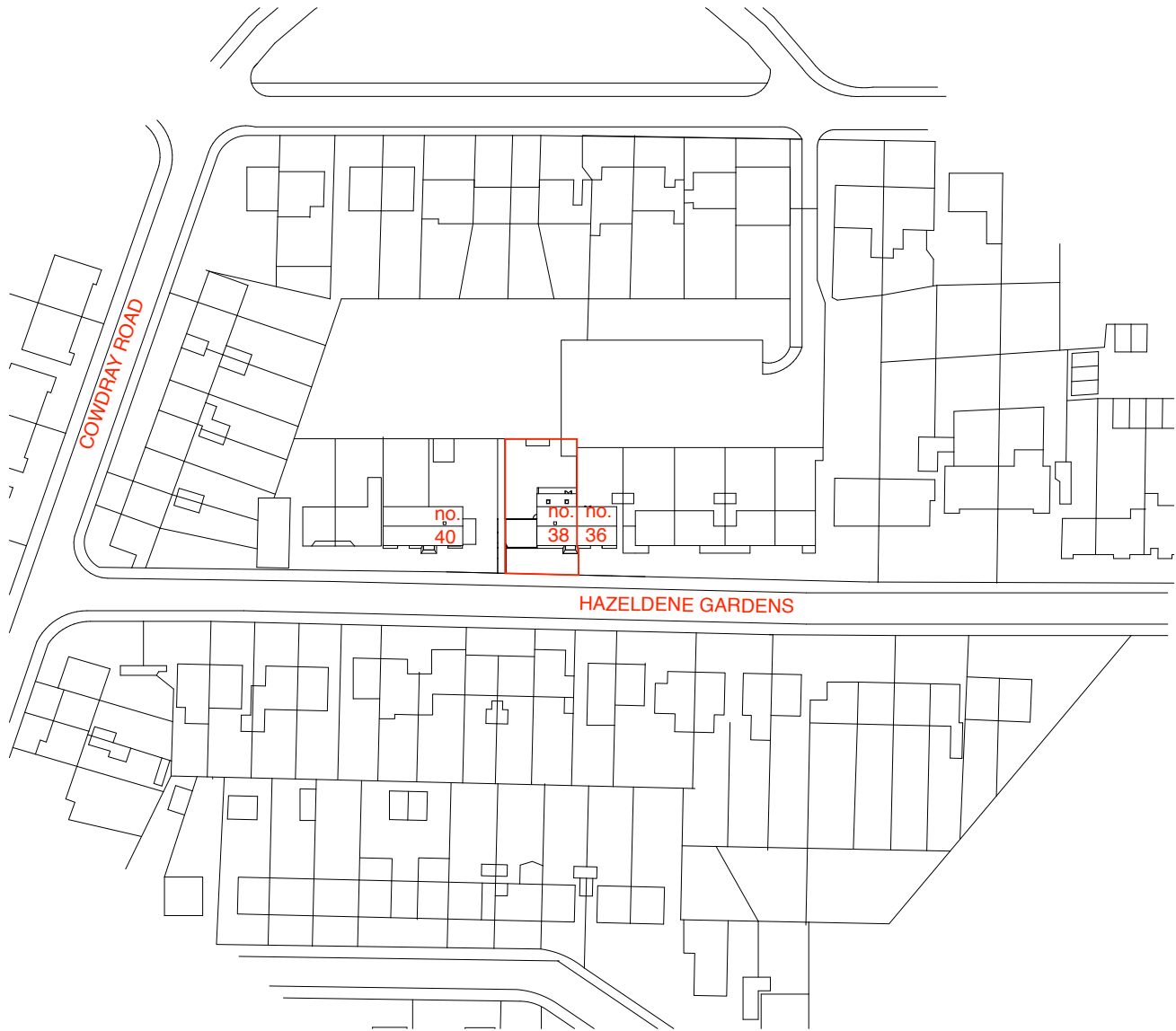
Telephone No: 01895 250230

MICHAEL OAKES

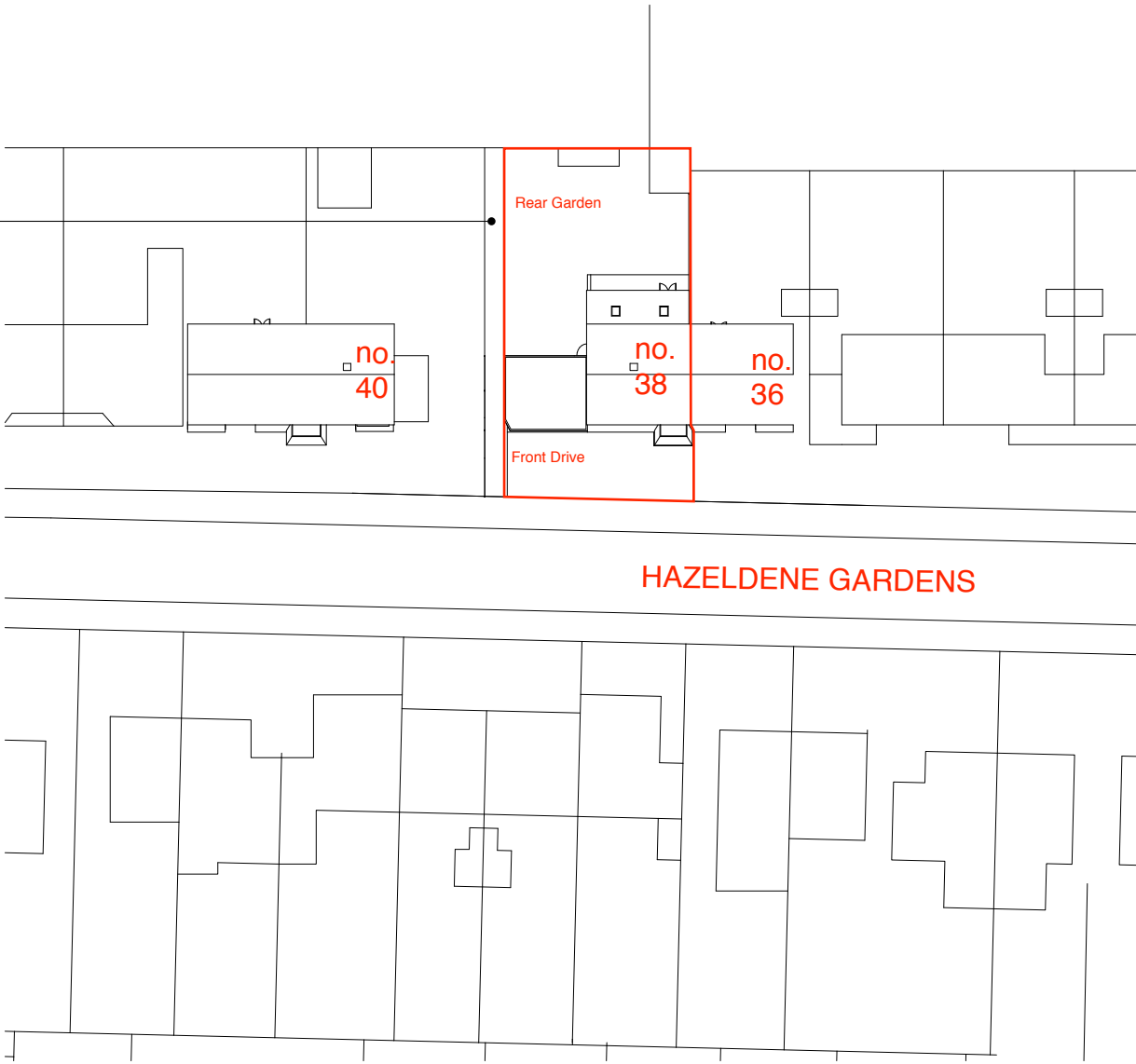
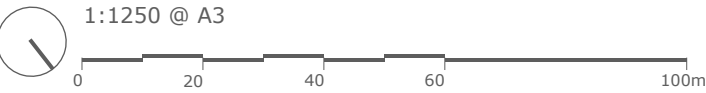
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REGISTERED ARCHITECT
DESIGNER and ILLUSTRATOR

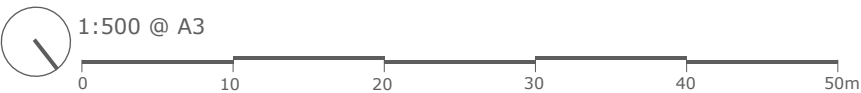
Email: michaeloakesarchitect@googlemail.com
Phone: 01895 235089



Site Location Plan



Block Plan



Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

Email: michaeloakesarchitect@googlemail.com Phone: 01895 235089
M.Oakes. Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Drawing Title
Location + Block Plan

Planning application for a 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
0165 PLA-	01_A
Revision notes:	Drawn by: IR
A - First Issue	

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View from Hazeldene Gardens towards no 38 property



View from Hazeldene Gardens
towards no 40 neighbours's property



View from Hazeldene Gardens
towards no 40 neighbours's property



View from rear garden towards no 40
neighbours's property

Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

Email: michaeloakesarchitect@googlemail.com Phone: 01895 235089
M.Oakes. Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Drawing Title
Site Photos Photos Taken on 12.12.17

Planning application for a 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
0165 PLA-	02_A
Revision notes:	Drawn by: IR
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No. 36 No. 38



View from rear garden towards properties no. 38 and 36



View from rear garden towards the garage



Entrance of the garage
accessed from rear garden



Perspective view of the rear garden



View of the side of the property

Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

Email: michaeloakesarchitect@googlemail.com Phone: 01895 235089
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Drawing Title
Site Photos Photos Taken on 12.12.17

Planning application for a 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
0165 PLA-	03_A
Revision notes:	Drawn by: IR
A - First Issue	

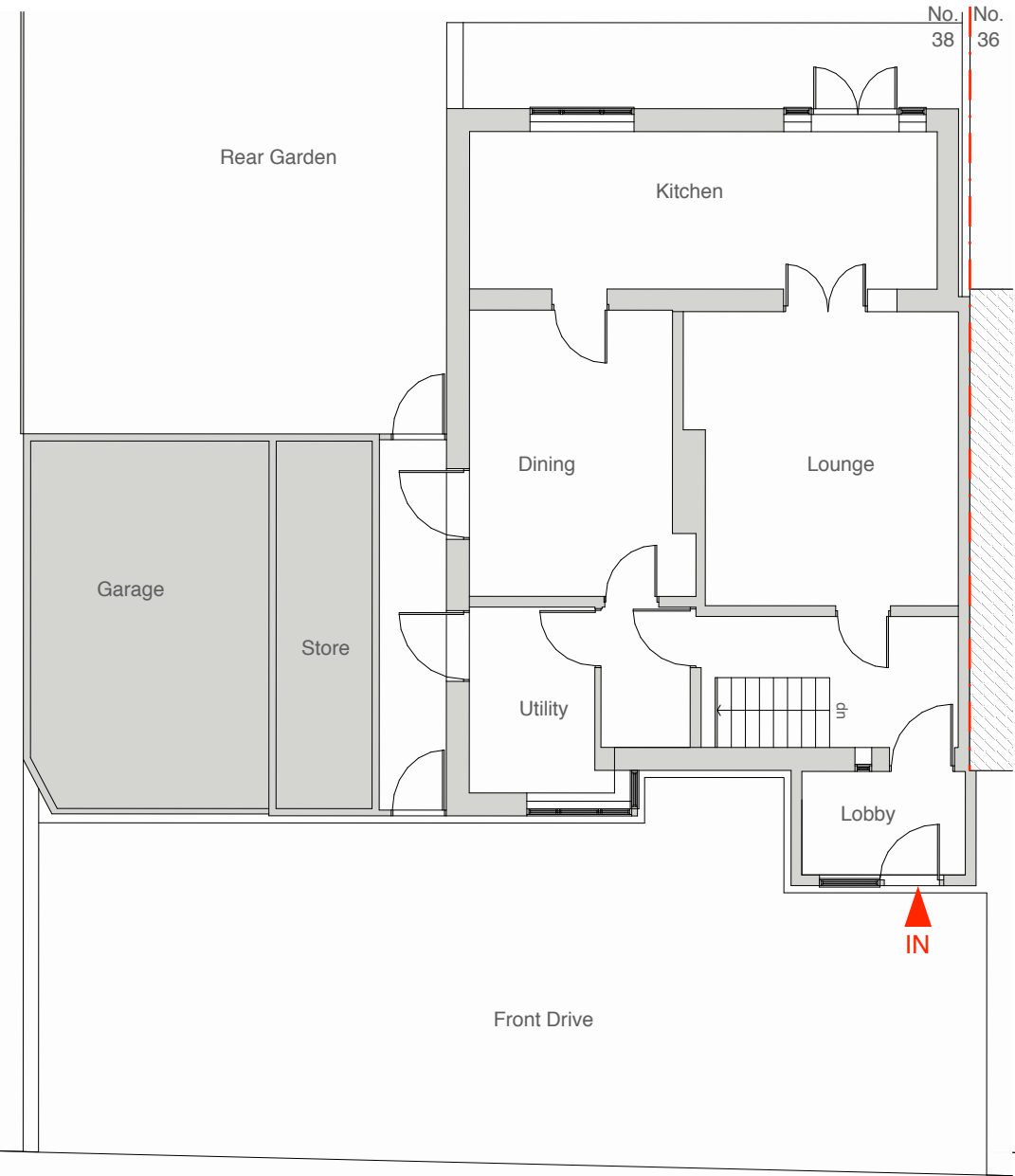
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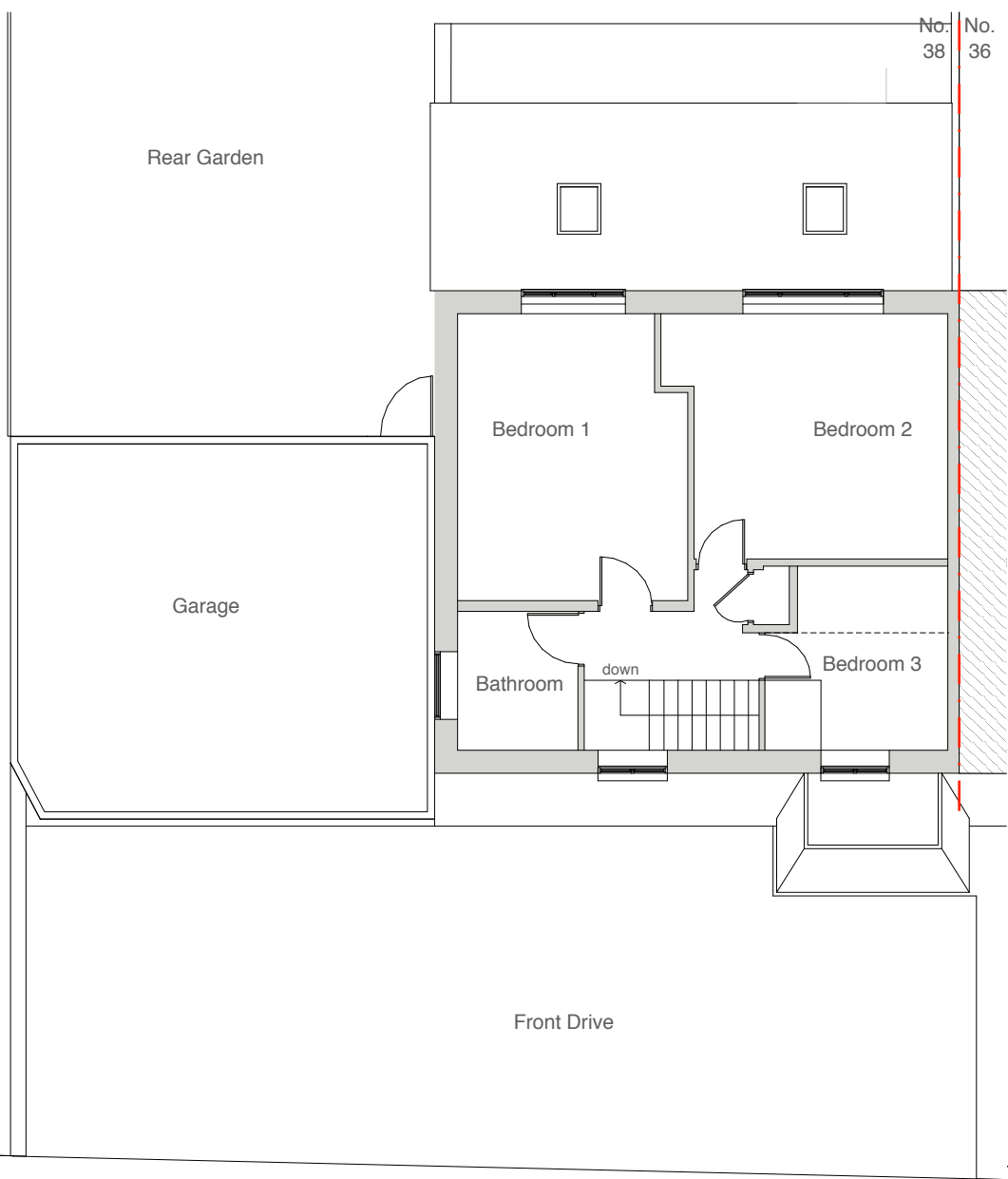
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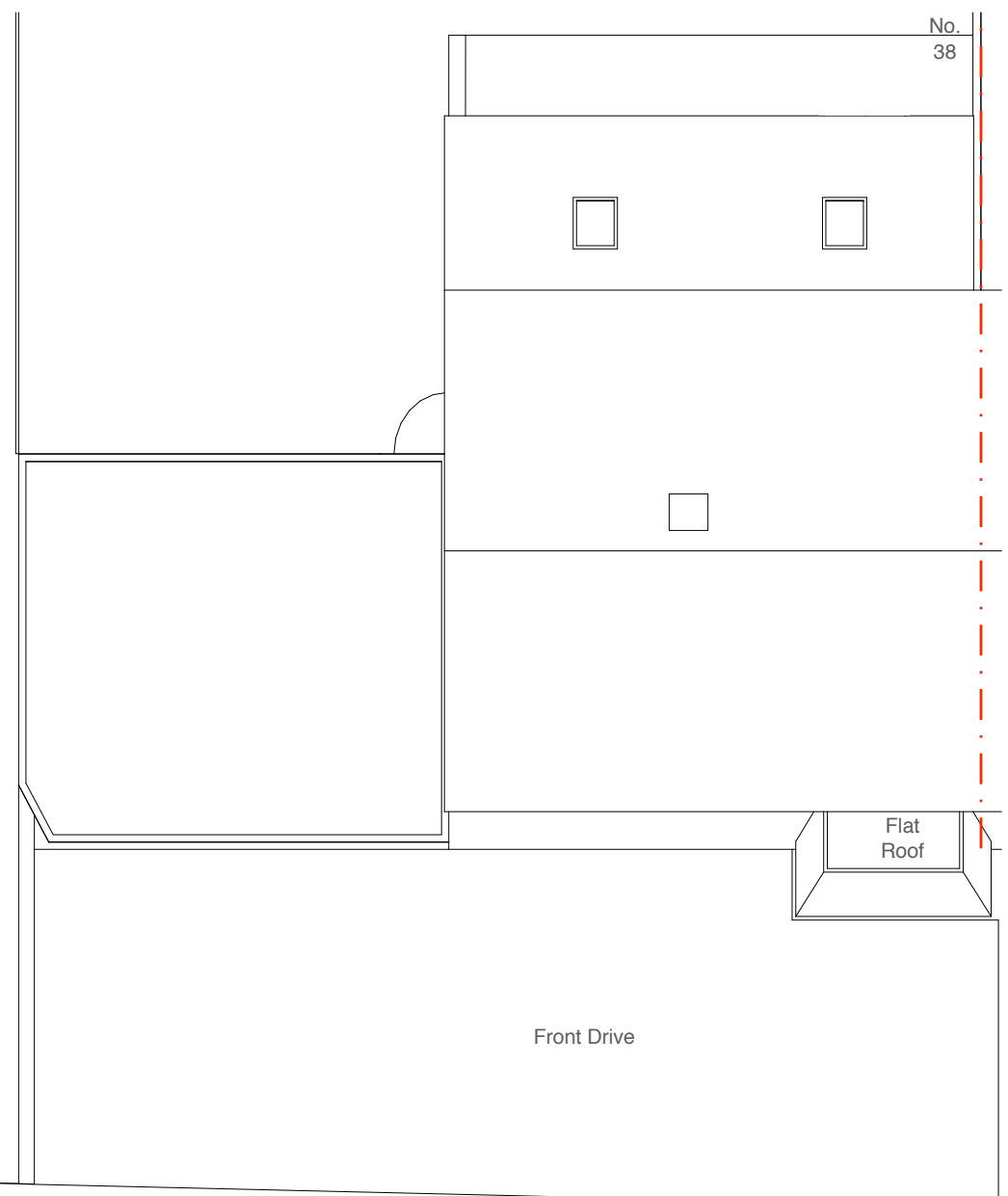
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Existing Ground Floor Plan



Existing First Floor Plan



Existing Roof Plan

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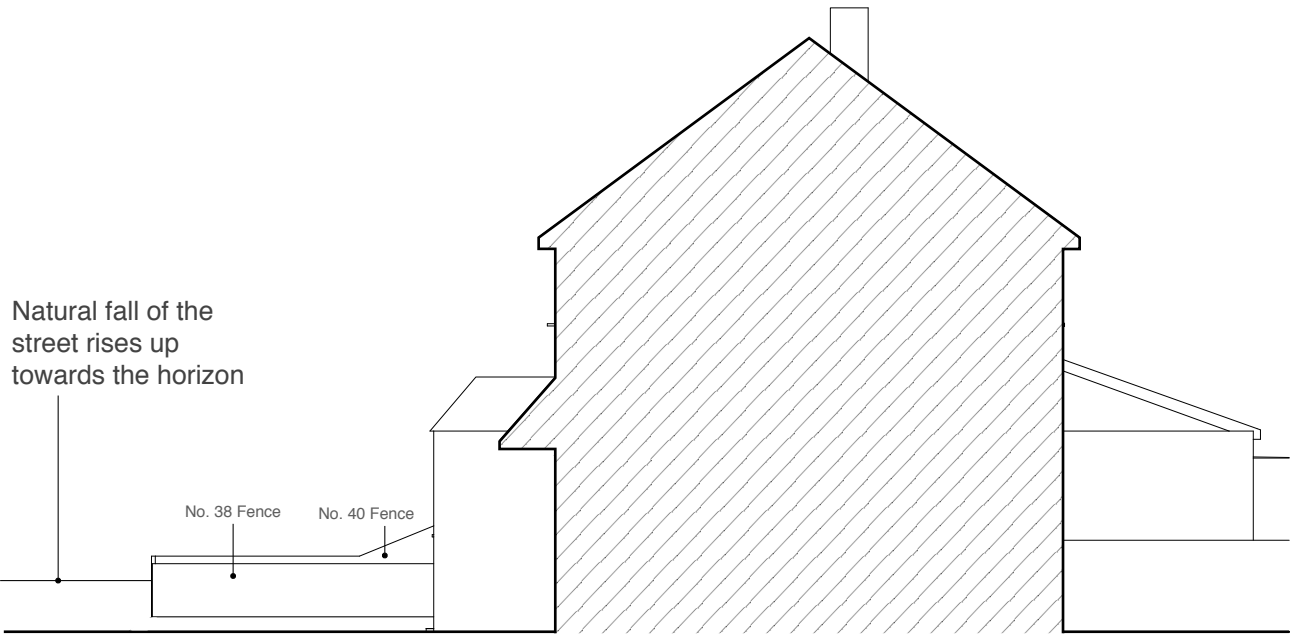
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Phone: 01895 235089



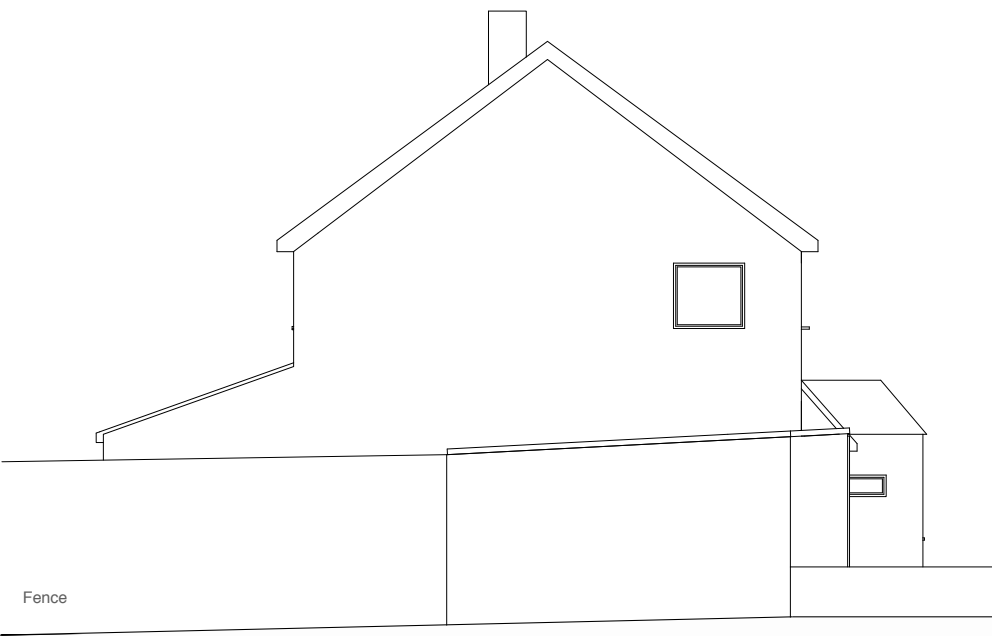
Existing Rear Elevation



Existing Front Elevation



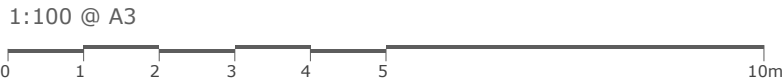
Section through neighbours property no. 36 towards no. 38



Existing Side Elevation

Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

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Drawing Title
Existing Elevations

Planning application for a 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
0165 PLA-	05_A
Revision notes:	Drawn by: IR
A - First Issue	

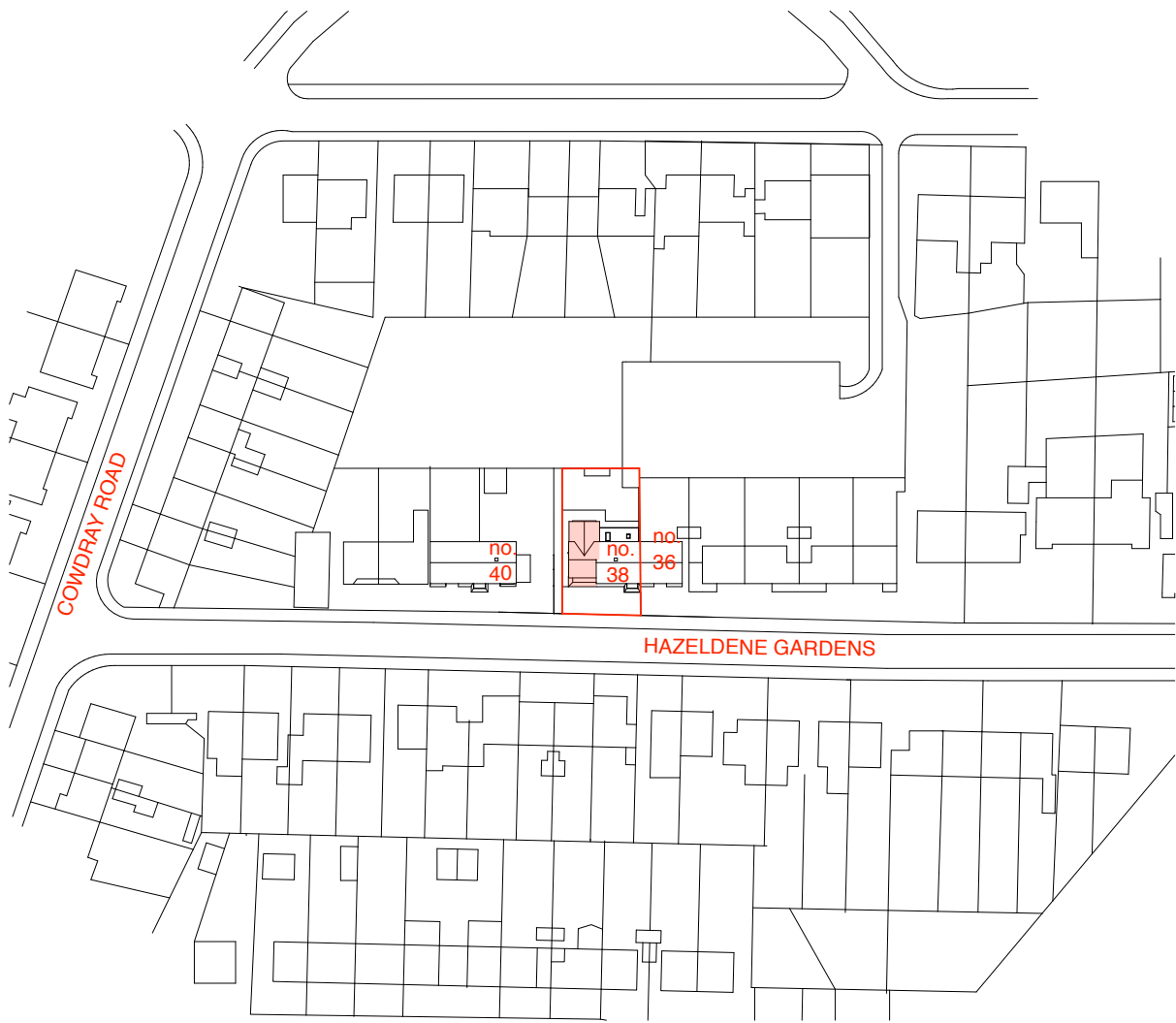
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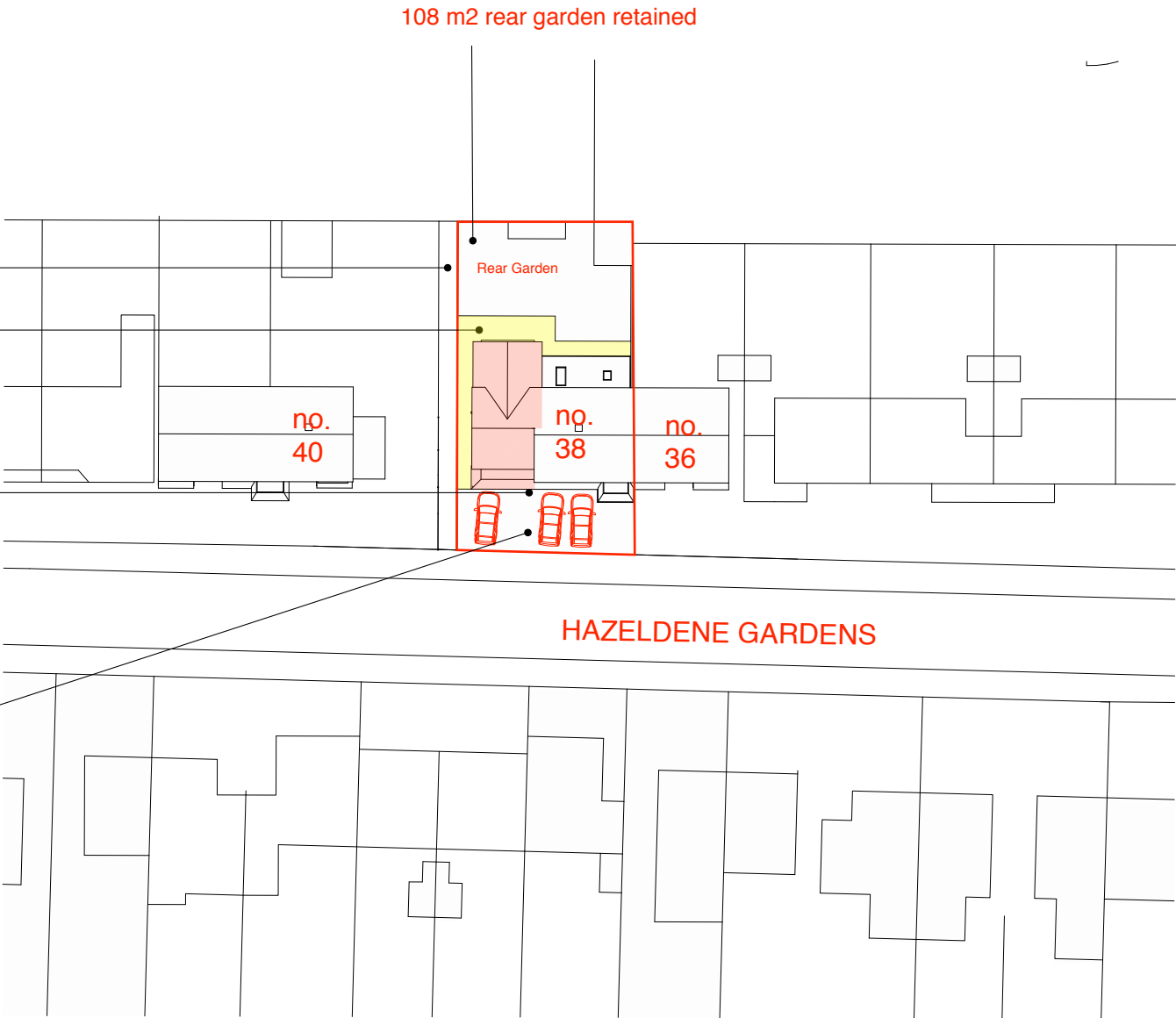
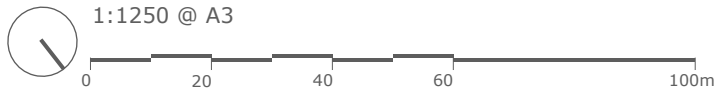
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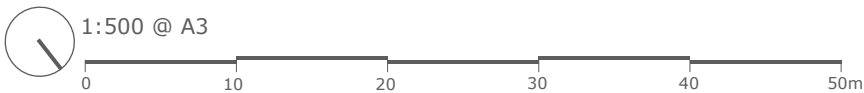
Email: michaeloakesarchitect@googlemail.com
Phone: 01895 235089



Site Location Plan



Block Plan



Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

Email: michaeloakesarchitect@googlemail.com Phone: 01895 235089
M.Oakes. Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Drawing Title
Location + Block Plan

Planning application for 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
0165 PLA-	49_A
Revision notes:	Drawn by: IR
A - First Issue	

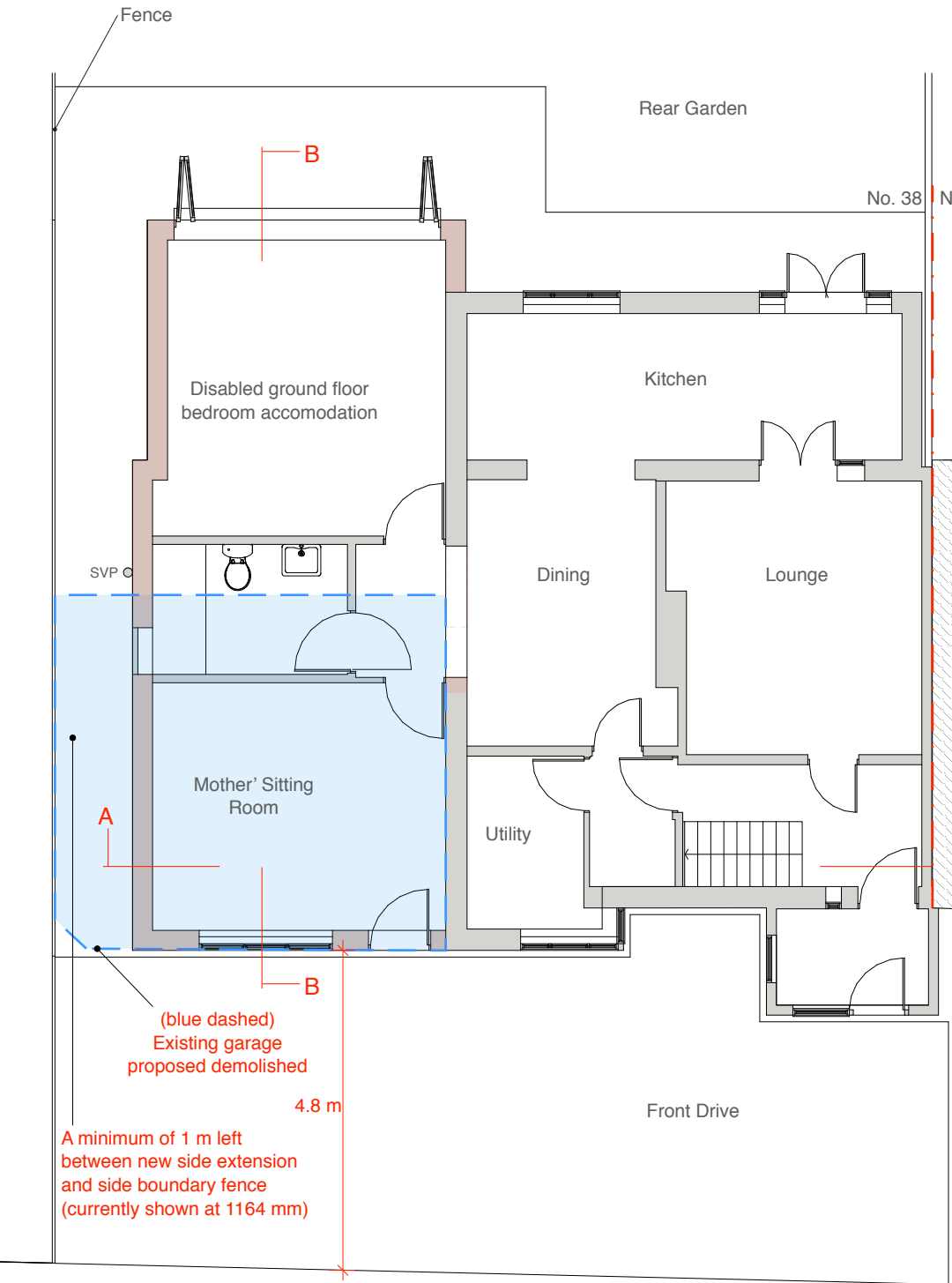
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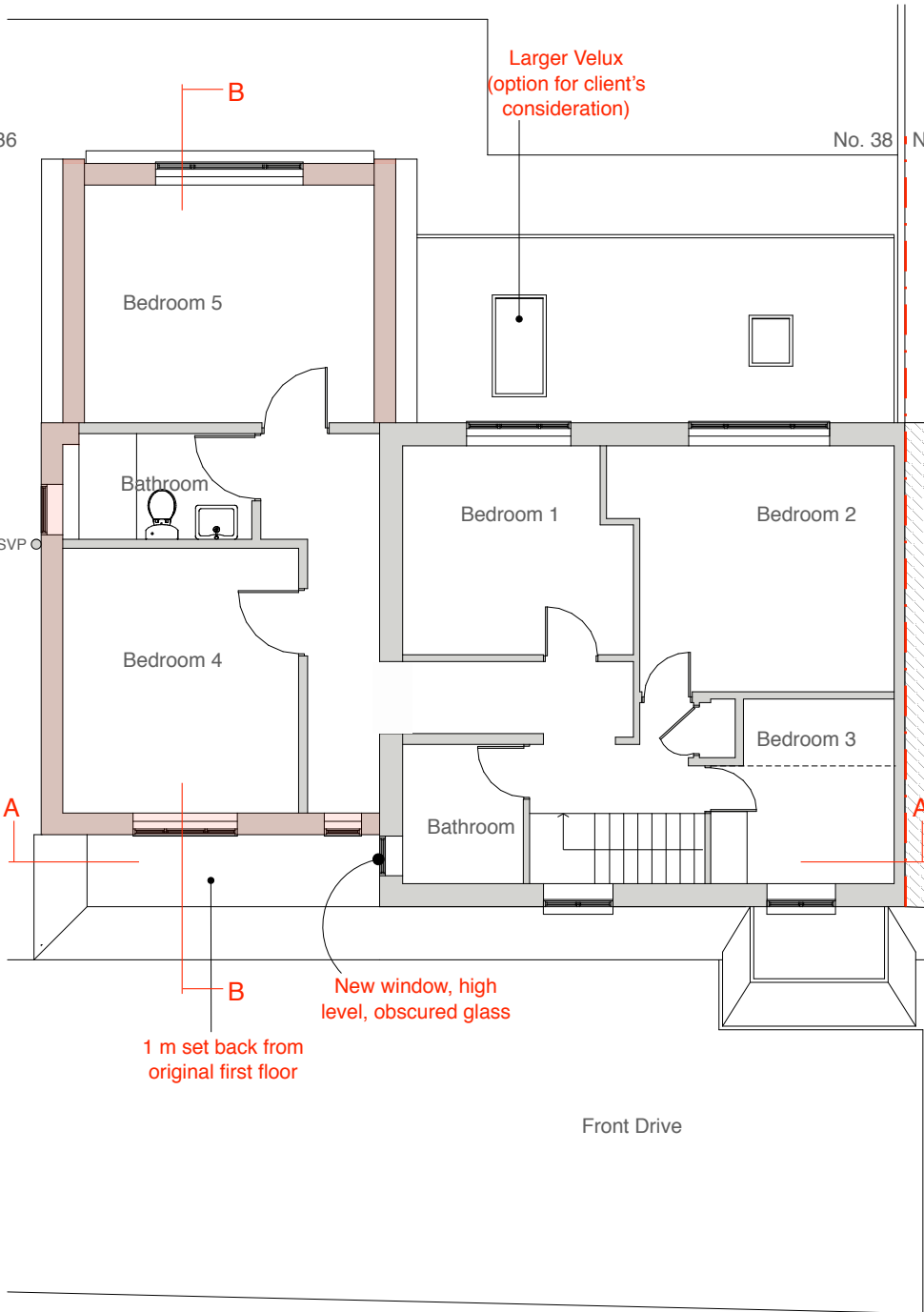
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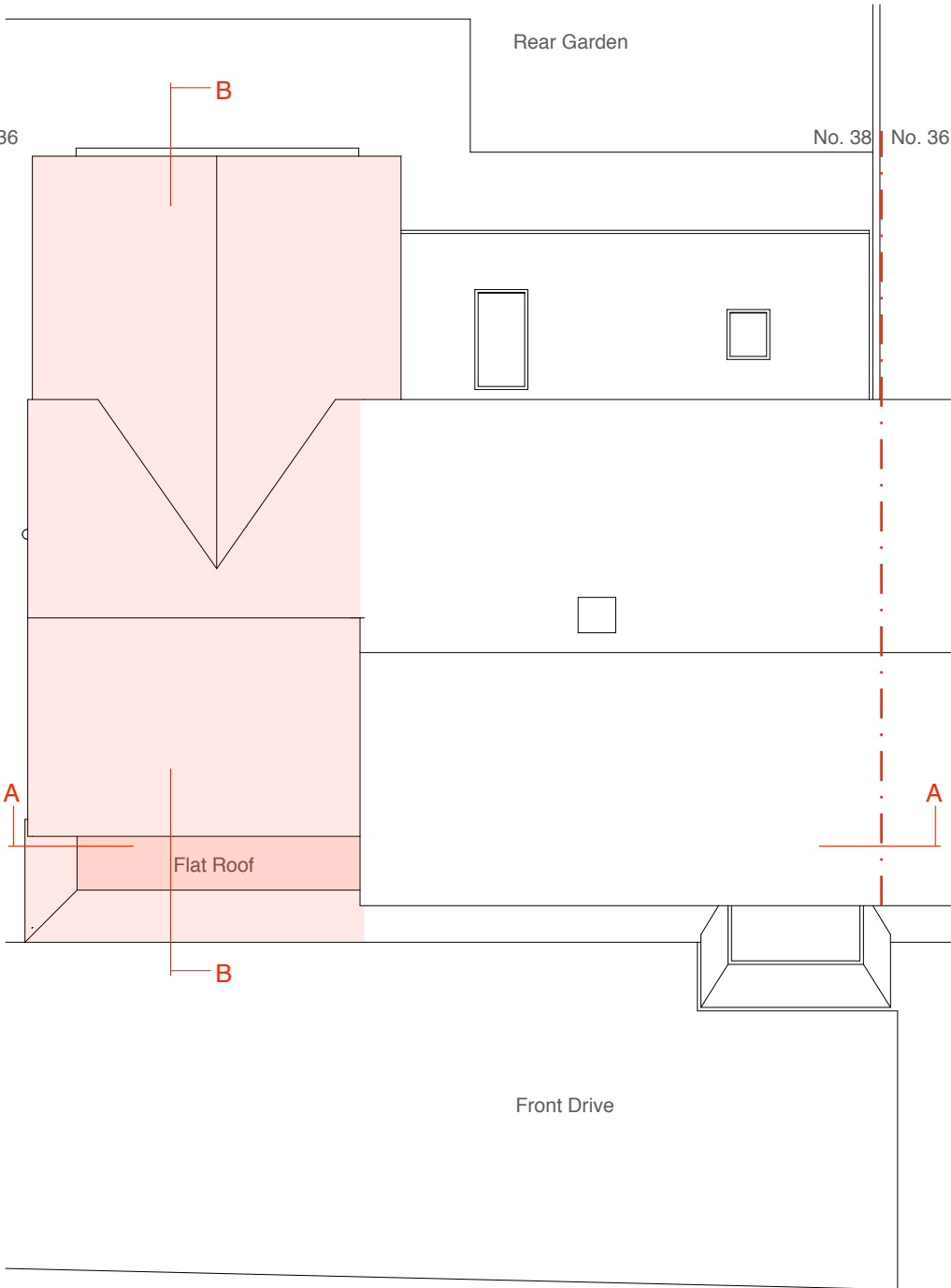
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Phone: 01895 235089



Proposed Ground Floor Plan



Proposed First Floor Plan



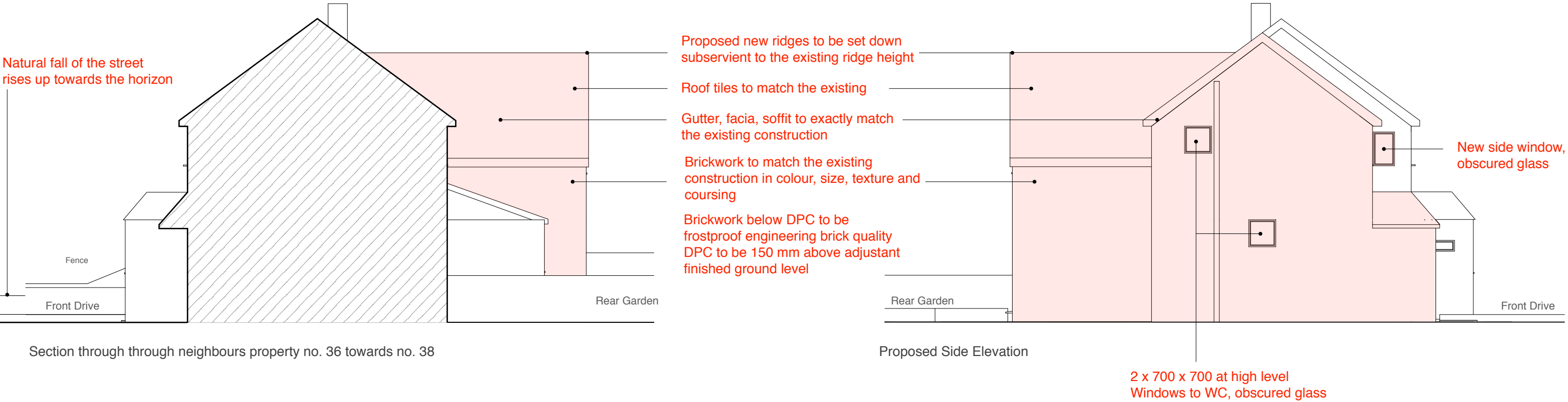
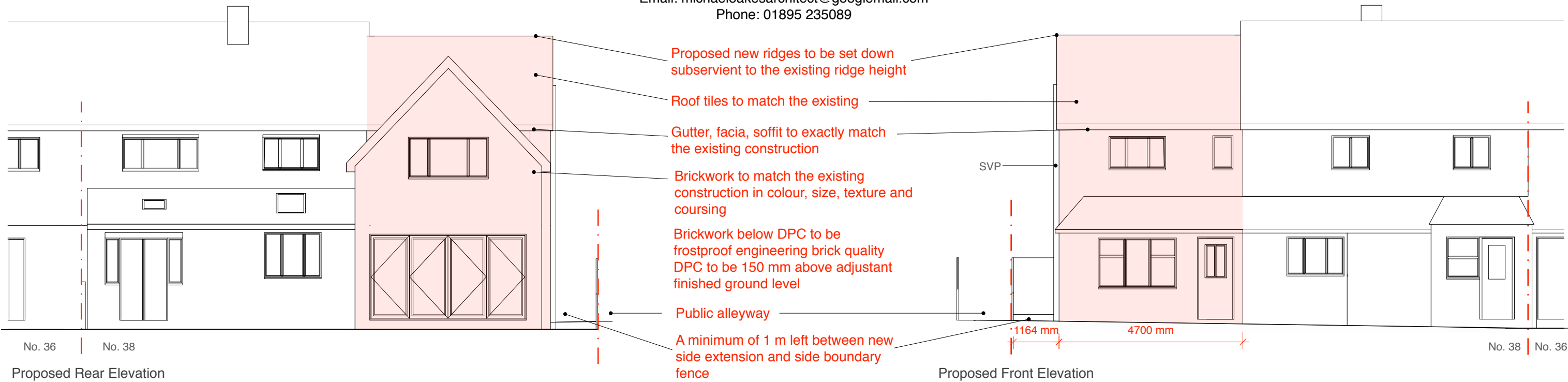
Proposed Roof Plan

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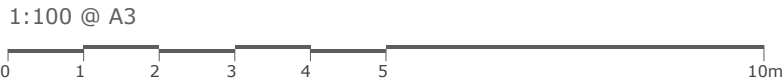
Address
38 Hazeldene Gardens,
North Hillingdon,
UB10 9PJ

Client
Denise Thompson

Date
January
2018

Email: michaeloakesarchitect@googlemail.com
M.Oakes. Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Phone: 01895 235089



Drawing Title
**Proposed
Elevations**

Planning application for 2 storey side extension

Project no. / Stage / Drawing no. / Revision
0165 PLA- 51_B

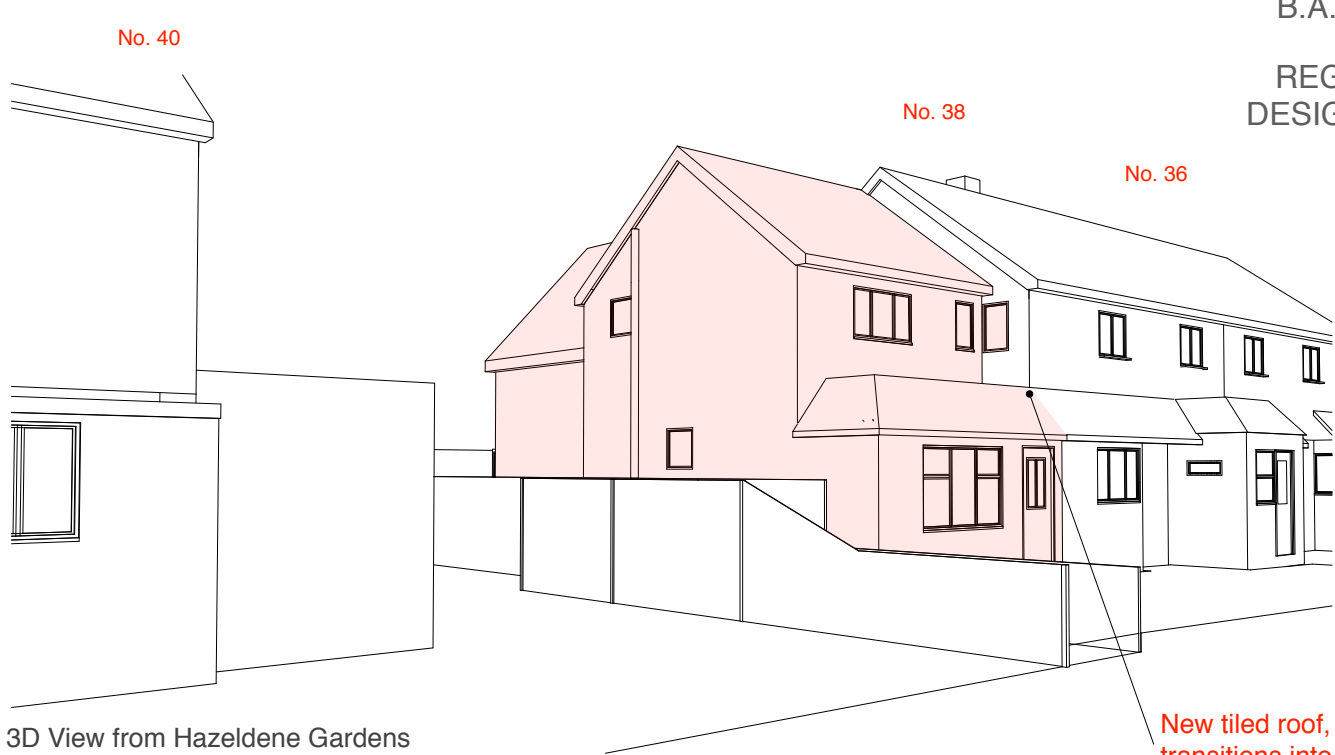
Revision notes:
A - First Issue
B - Windows twicked

Drawn by: IR

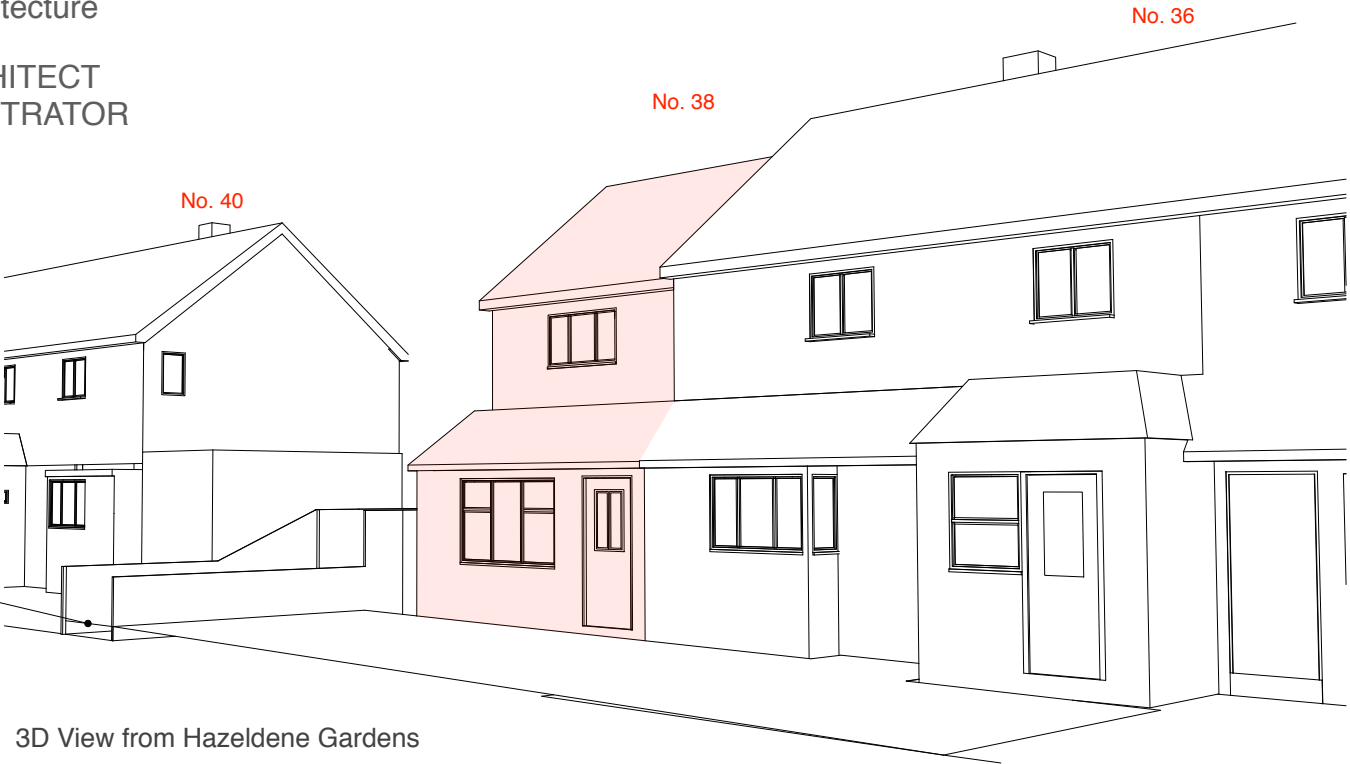
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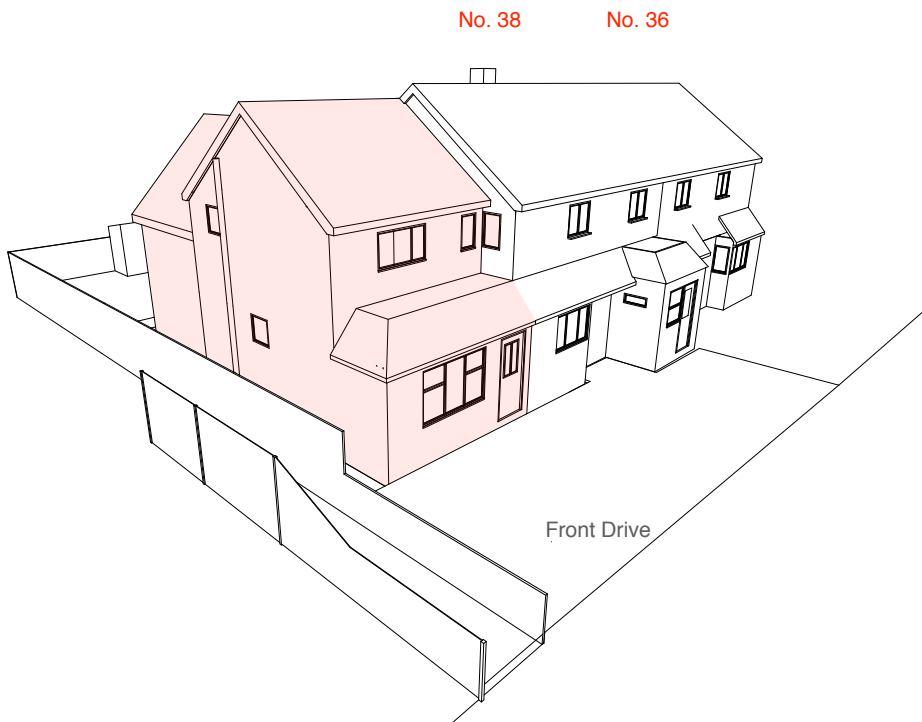
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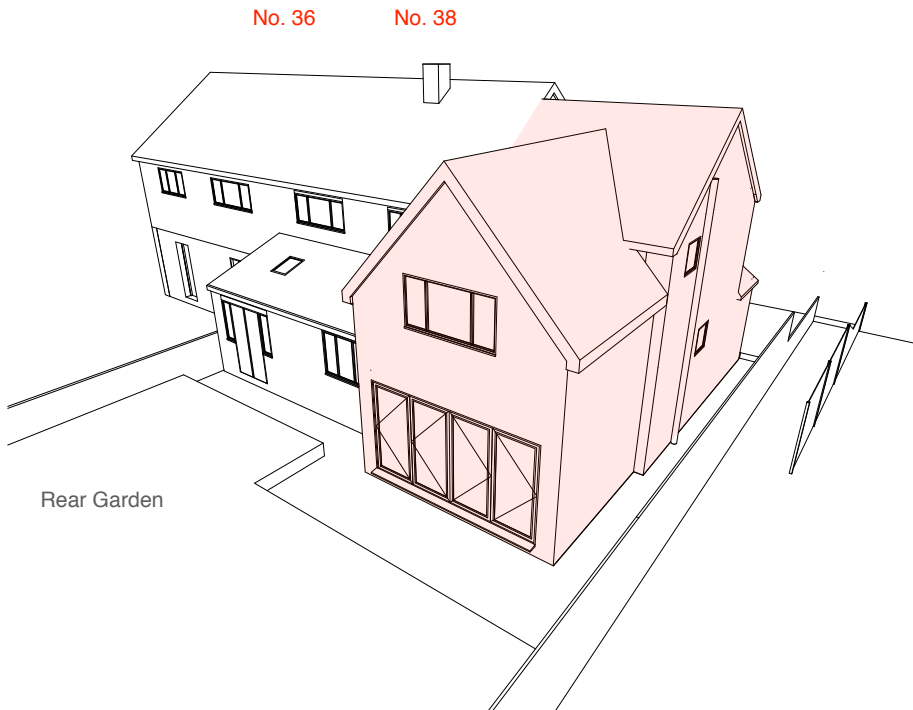
3D View from Hazeldene Gardens



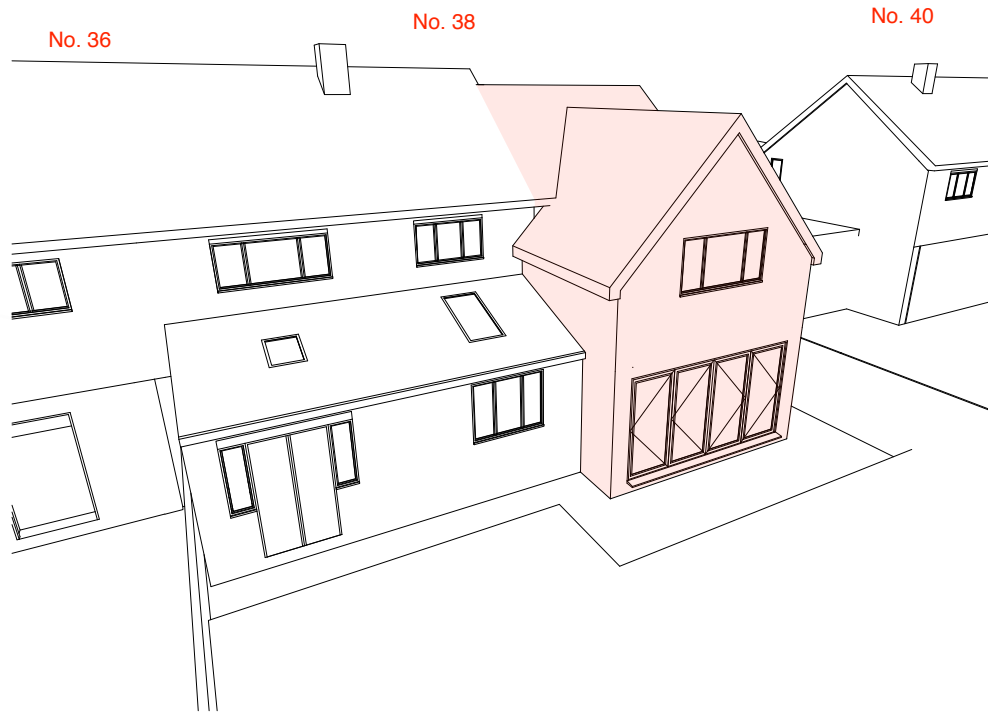
3D View from Hazeldene Gardens



3D View of the proposed side extension



Bird's Eye View of the proposed side extension



Proposed 3D View from rear garden

Address	Client	Date
38 Hazeldene Gardens, North Hillingdon, UB10 9PJ	Denise Thompson	January 2018

Email: michaeloakesarchitect@googlemail.com Phone: 01895 235089
M.Oakes. Registered Architect. 10 Parkfield Avenue, Hillingdon, Middlesex, UB10 0DF, Great Britain

Drawing Title
Proposed 3D Views

Planning application for 2 storey side extension

Project no. / Stage /	Drawing no. / Revision
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Revision notes:	Drawn by: IR
A - First Issue B - Notes added	

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