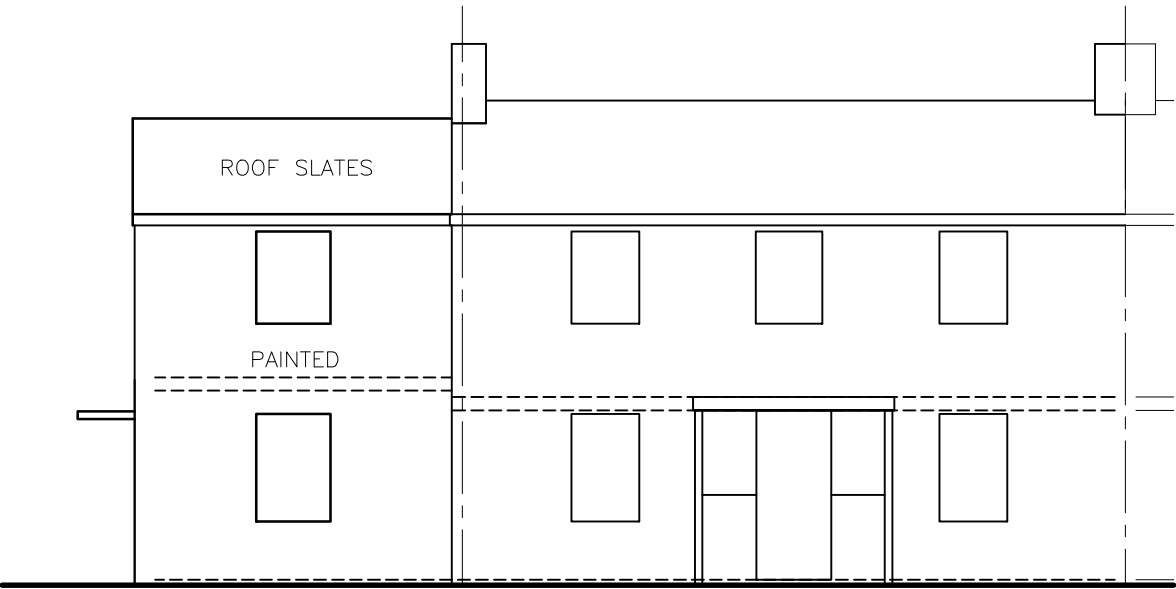


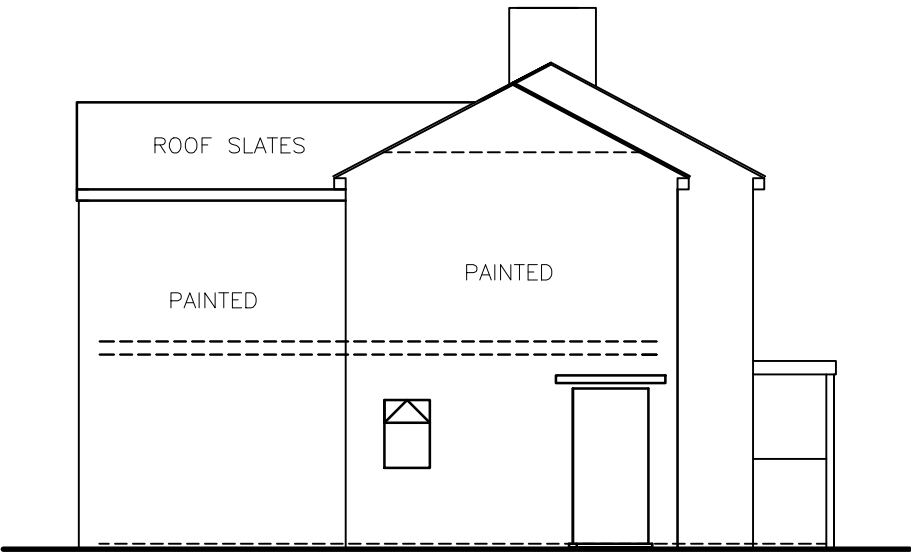
DOCUMENT 7

**EXTRACTS FROM FILE REFERENCE
35808/APP/2015/1014 GRANTING
PLANNING PERMISISON AT 5 DRENON
SQUARE FOR NEW DWELLING(S)**

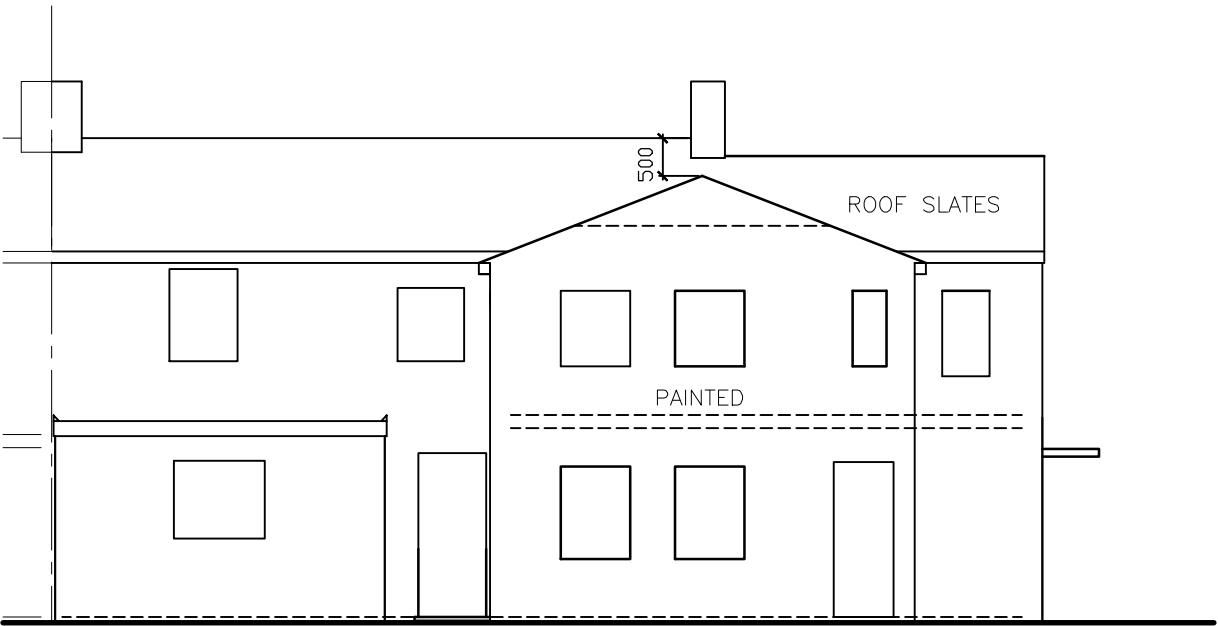
NOTES
All dimensions are in mm.
All materials to match existing.



PROP FRONT ELEVATION



PROP SIDE ELEVATION



PROP REAR ELEVATION

CLIENT	PROJECT	LOCATION	DRAWING	SCALE	DATE	DRAWING NUMBER	REVISION
G Gupta	Retention of exts & conversion to house.	5 Drenon Square, Hayes, Middx, UB3 2HQ	Elevations	1:100 UNO @ A3	Mar 15	1084-4	D

DELEGATED DECISION

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

APPROVAL RECOMMENDED: GENERAL Select 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

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

3 HO4 Materials

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

REASON

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

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (to include a 0.9m wide pedestrian route to each dwelling)
- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38

LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 I47 Damage to Verge - For Council Roads:

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).

5 I2 Encroachment

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.

6 I5 Party Walls

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

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side/rear extension and single storey rear extension to allow conversion of house into 1 x 2-bed and 1 x 1-bed dwelling houses with associated parking and amenity space (Part Retrospective).

The original dwelling and single storey rear extension would form a two bedroom dwelling and the two storey side and part two storey rear extension would create a one bedroom house.

The dwelling within the two storey extensions would be accessed via a door to the side of the side extension and the unit within the original house would be accessed from the frontage, via the original front door of the property.

The drawings show that the extensions to the property would be maintained as built, with a two storey side extension set back 1m from the front wall of the original dwelling, set down 0.5m from the main ridge. It has a width of 4.07m. The two storey rear portion has a depth and width of 3.6m and 5.6m respectively and its ridge is 0.5m lower than the original roof. The single storey rear extension has a depth to the rear of 3.6m and has a flat roof above with a 2.65m height.

Both units would have private amenity space, with the dwelling within the original property having some 73.8sq.m and the other having 59.4sq.m.

The frontage would have two off street parking spaces for each dwelling, accessed via the existing accesses from Drenon Square, located on hard standing, with 40% landscaped area for the unit within the original dwelling and 36% for the other.

3.3 Relevant Planning History

35808/85/0185 5 Drenon Square Hayes
Householder development - residential extension(P)

Decision: 04-10-1985 Approved

35808/APP/2006/2605 5 Drenon Square Hayes
ERECTION OF A PART SINGLE STOREY PART TWO STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSERVATORY) AND RETENTION OF CONVERSION OF DWELLINGHOUSE TO 2, TWO-BEDROOM SELF-CONTAINED FLATS (PART RETROSPECTIVE APPLICATION)

Decision: 30-11-2006 Refused

35808/APP/2007/3372 5 Drenon Square Hayes
ERECTION OF A TWO STOREY SIDE AND PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING SINGLE STOREY REAR EXTENSION AND CONSERVATORY) AND RETENTION OF HOUSE CONVERSION TO 2 TWO-BEDROOM SELF-CONTAINED FLATS (PART RETROSPECTIVE APPLICATION).

Decision: 20-11-2007 WD

In November 2006 planning permission (Ref:35808/APP/2006/2605) which was part retrospective was refused by the Council for the erection of a part single storey part two storey and rear extension (involving the demolition of the existing single storey rear extension and rear conservatory) and retention of the of conversion of the dwellinghouse into 2, two bedroom self contained flats.

In June 2007 planning permission (Ref: 35808/APP/2007/851) was refused for the erection of part single storey rear, part two storey side and rear extensions with roof accommodation and the retention of house conversion to 2, two bedroom self contained flats. The proposal would have involved the provision of two car parking spaces in the front garden and the provision of 55 sq m of garden area for the ground floor flat and 72 sq m for the first floor flat.

In April 2008 planning permission was granted (ref: 35808/APP/2008/353) for the conversion of the existing two bedroom dwelling house into 2, two bedroom self contained flats involving the erection of a two storey side extension and part two storey, part single storey rear extension, together with parking and amenity space involving the demolition of the existing rear conservatory and rear extension. The planning permission allowed a two storey 2.7m wide and 5.35m deep side extension with eaves and ridge height of 5.4m and 7.9m respectively to match the existing house. The two storey rear extension was to be located in the centre of the rear elevation being 3m deep and 6m wide and a hipped roof set 0.5 m below the main ridge roof height. The rear single storey extension was permitted with dimensions 3m deep and 3.7m wide. The corner adjacent the adjoining property 7 Drenon Square was chamfered. The permission provided for two generous sized two bedroom flats.

The extensions as built vary significantly from the original approval and are substantially larger.

Two enforcement notices were issued on the 4 April 2011 one for the unauthorised rear and side extensions along with an external side staircase and the other for the unauthorised change of use of these extensions into 2 x 2 bedroom self contained flats. The owner has appealed to the Secretary of State against the issue of the notices.

The breach of planning control as alleged in the notice is ENF/328/07/ 'The unauthorised erection of a two storey side and rear extension with an external side wooden covered staircase without the benefit of planning permission.' Appeal reference APP/R5510/C/11/2152554 was dismissed on 03/11/2011.

Application 35808/APP/2011/1758 for 'Two storey side extension and part two storey, part single storey rear extension and conversion of building to 4 studio flats, involving alterations to rear (Retrospective)' was refused on 29/01/20123 for the following reasons:

1. The proposal, by reason of its inadequate provision of internal floorspace for all of the flats would fail to provide an appropriate level of inclusive design or residential amenity for future occupiers. It is therefore contrary to Policies 3.5 and Table 3.3, 3.8, 7.1 and 7.2 of the London Plan, Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Accessible Hillingdon.

2. The proposal fails to provide sufficient off street parking provision which would meet the Council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking, to the detriment of

across the front garden and the location of bins in the front.

- The front garden should aim to have a reasonable area of soft landscape (25% is recommended in Hillingdon's design guidance).
- Bins should be discreetly stored away from the front boundary.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions RES9 (parts 1, 2, 4, 5 and 6)

6. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 7.5	(2011) Public realm
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area

7.4 Carparking & Layout

see above

7.5 Urban Design, Access and Security Considerations

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context.

The London Plan sets out the minimum internal floor spaces required for housing developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London plan recommends that a two bedroom 4 person house should have a minimum internal floor area of 83m². There is no requirement for a one bedroom house, but a one bedroom 2 person flat should provide 50m².

At an internal floor area of 63m² and 96m², the proposal complies with the London Plan standards and would provide an adequate level of residential amenity to future occupants.

In terms of amenity space provision, there would be two distinct areas, separated by a high timber fence, with the dwelling within the original property having some 73.8sq.m and the other having 59.4sq.m. The proposal would meet the requirements of paragraph 4.17 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The development would comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.6 Other Issues

The proposal would attract a CIL liability of £8,853.31.

8. Reference Documents

London Plan 2015

NPPF 2012

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Hillingdon Design & Accessibility Statement: Residential Extensions

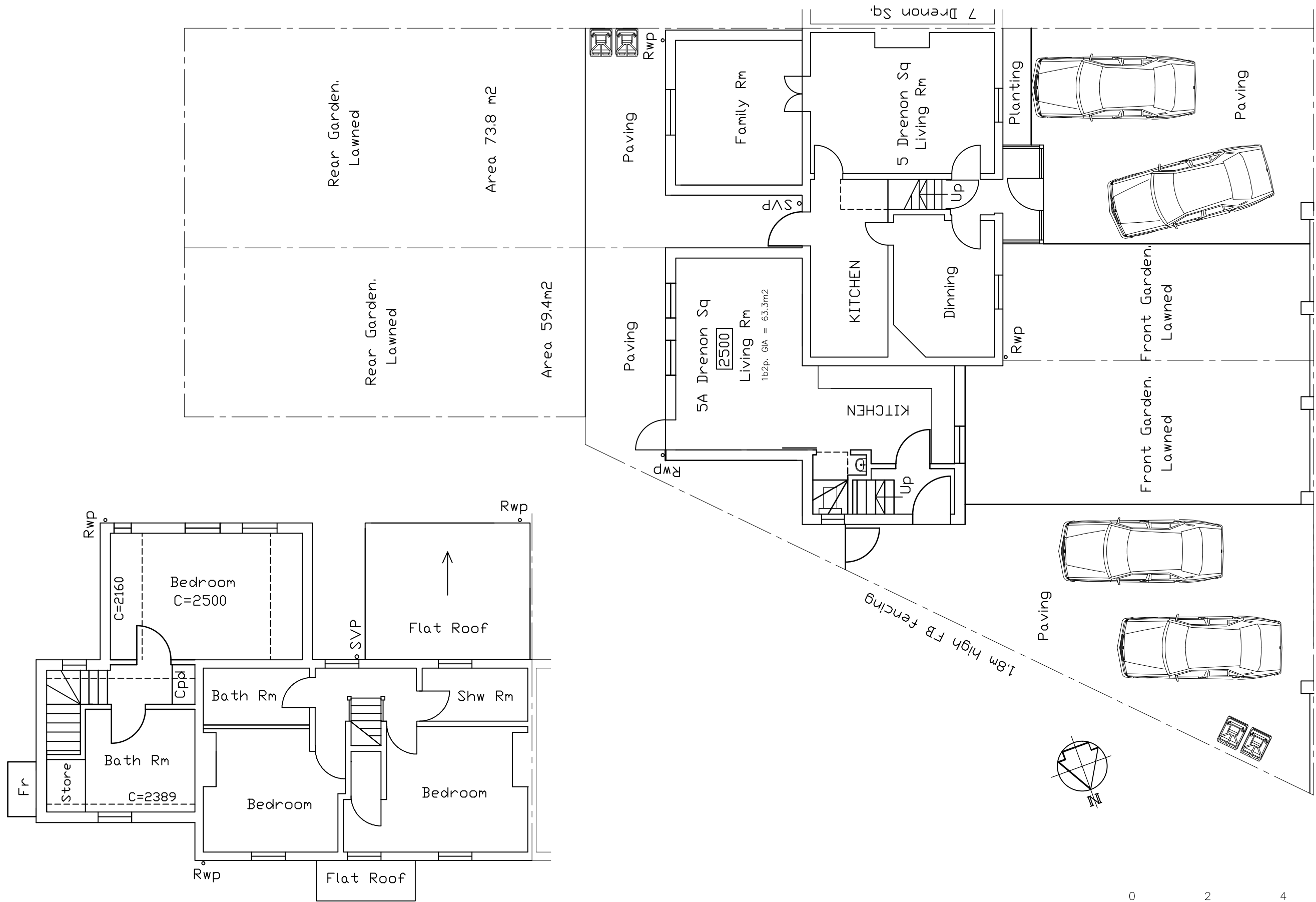
Hillingdon Design & Accessibility Statement: Residential Layouts

Accessible Hillingdon Supplementary Planning Document

Contact Officer: Nicola Taplin

Telephone No: 01895 250230

NOTES
All dimensions are in mm.
All materials to match existing.

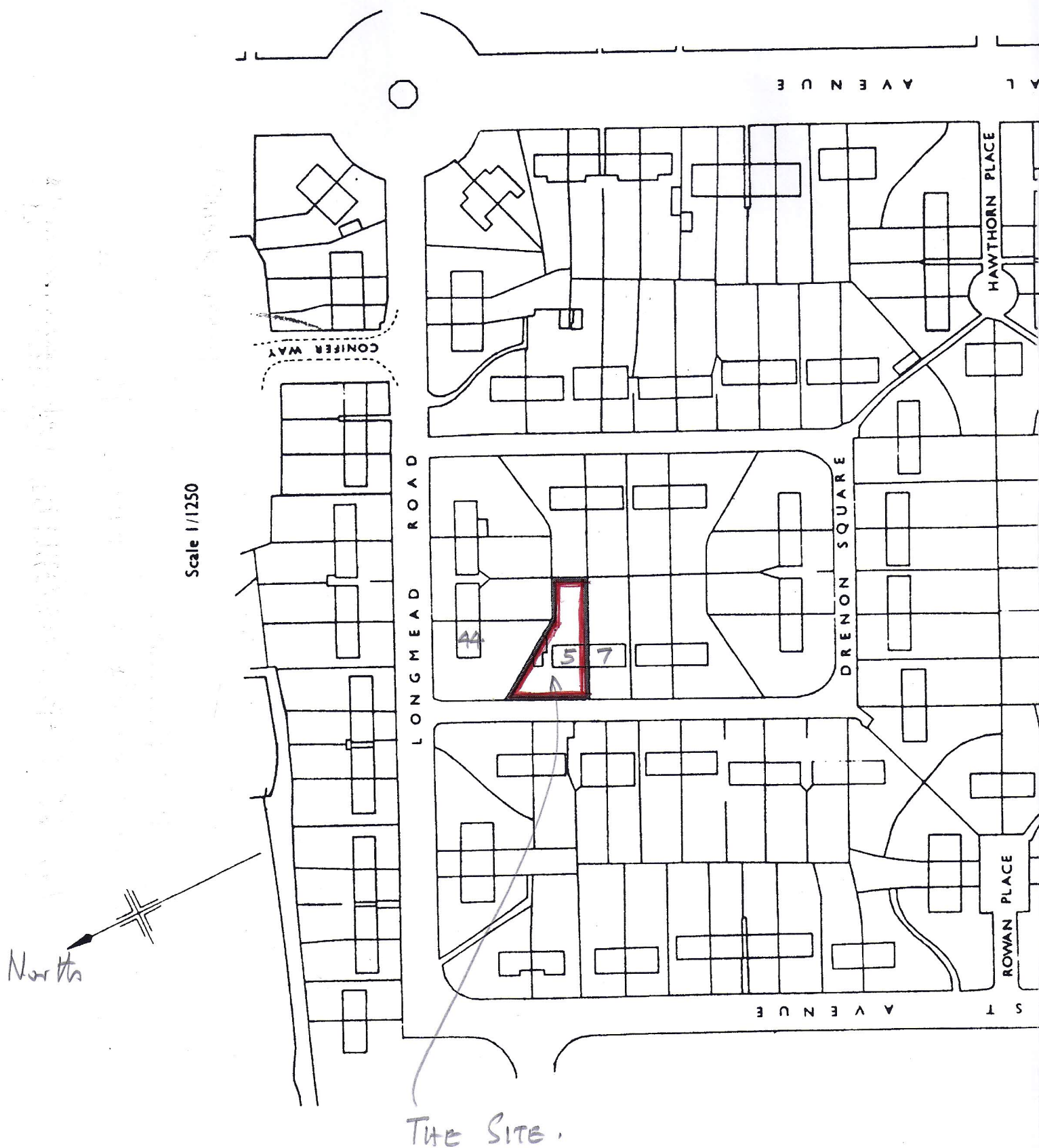


PROPOSED GROUND FLOOR PLAN

PROP FIRST FLOOR

CLIENT	PROJECT	LOCATION	DRAWING	SCALE	DATE	DRAWING NUMBER	REVISION
G Gupta	Retention of exts & conversion to house.	5 Drenon Square, Hayes, Middx, UB3 2HQ	Plans	1:100 UNO @ A3	Mar 15	1084-3	D

5 Drenon Square. Location Plan Scale 1:1250.





Mr Pradeep Gupta
30 Spencer Road
Isleworth
Middlesex
TW7 4BH

Application Ref:
35808/APP/2015/1014

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:

Two storey side/rear extension and single storey rear extension to allow conversion of house into 1 x 2-bed and 1 x 1-bed dwelling houses with associated parking and amenity space (Part Retrospective)

Location of development: 5 Drenon Square Hayes

Date of application: 30 March 2015

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 22 May 2015

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

SCHEDULE OF CONDITIONS

- 5 · No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (to include a 0.9m wide pedestrian route to each dwelling)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2015).

- 6 · The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

SCHEDULE OF CONDITIONS

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

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

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

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

- 5 . 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.

- 6 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 7 . 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.
- 8 . 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:-

GRANT OF PLANNING PERMISSION

Application Ref.No.: 35808/APP/2015/1014

SCHEDULE OF PLANS

1084-1 - received 18 Mar 2015

1084-2 - received 18 Mar 2015

1084-3 Rev. D - received 18 Mar 2015

1084-4 Rev. D - received 18 Mar 2015

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