

DOCUMENT 8

EXTRACTS FROM FILE REFERENCES

42601/APP/2015/4287 and

42601/APP/2020/2321 GRANTING

PLANNING PERMISISON AT 8 ROWAN PLACE

FOR NEW DWELLING(S).



P M Norvill
7 Fairfield Lane
Farnham Royal
Buckinghamshire SL2 3BX

Application Ref: 42601/APP/2015/4287

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 extension, single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and 2 rear rooflights

Location of development: 8 Rowan Place, Hayes

Date of application: 07 December 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: 27 January 2016

- 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

- 6 · 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 ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES:

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

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

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

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 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the 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

GRANT OF PLANNING PERMISSION

Application Ref.No.: 42601/APP/2015/4287

SCHEDULE OF PLANS

01 - received 07 Dec 2015

02/B - received 07 Dec 2015

03/A - received 07 Dec 2015

04/B - received 07 Dec 2015

Design and Access Statement - received 23 Nov 2015

Location Plan (1:1250) - received 23 Nov 2015

Supporting Photographs - received 23 Nov 2015

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

1.3 Relevant Planning History

42601/88/2258 8 Rowan Place Hayes

Erection of single-storey rear extension to lounge & kitchen & single storey side extension to

Decision Date: 06-12-1988 Approved

42601/APP/2000/1864 8 Rowan Place Hayes

ERECTION OF A DETACHED GARAGE

Decision Date: 30-11-2000 Approved

42601/APP/2015/138 8 Rowan Place Hayes

Part two storey, part single storey side/rear extension, single storey front extension to existing porch and conversion of roofspace to habitable use to include a rear dormer with 2 front and 2 rear rooflights

Decision Date: 05-03-2015 Refused

42601/C/92/1472 8 Rowan Place Hayes

Erection of a porch and a detached garage

Decision Date: 10-12-1992 Refused

Comment on Planning History

42601/APP/2015/138 - erection of a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include a rear dormer with 2 front and 2 rear rooflights was refused for the following reason:

The proposed part two storey, part single storey side/rear extension and the single storey front extension, by virtue of their excessive size, scale and bulk, would result in incongruous additions which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

An appeal was subsequently dismissed. The Inspector concluded that works proposed would be extensive and disproportionate to the existing dwelling and subsume the original structure and its architecture in an ungainly fashion. With large two storey side and rear elements the extensions would appear as uncharacteristic over-development by reason of their combined massing and bulk and through the creation of a property which would be markedly out of sync with its semi-detached character.

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

The Townfield Tenants Residents Association and 7 neighbouring properties were consulted by letter dated 9.12.15 and a site notice was displayed to the front of the site which expired on 8.1.16. No responses have been received.

4. UDP / LDF Designation and London Plan

comfortably within the rear roofslope, with a set down from the ridge by .03m and set in from the sides of the roof by 0.5m. The revised proposal is fully compliant with this advice. The Inspector was previously concerned about the cumulative mass and bulk of the proposed extensions appearing as an over-development of this site. The reduction in width and omission of the first floor rear extension is considered to have overcome this concern. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed single storey rear extension would have a flat roof measuring 2.75m in height alongside the boundary with adjoining number 7 Rowan Place which would comply with the advice set out in section 3 of the HDAS Guidance. The two storey rear extension would be set 4.71m off the boundary with number 7. It is considered that the proposed rear extensions would not result in an unacceptable loss of light or outlook to the occupants of this property. Number 6 Rowan Place is orientated through 90 degrees from the application property. In view of the separation between the two properties, including the public footpath, the proposed side/rear extensions are not considered to detract from the residential amenities of the occupants of this property. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

In terms of the garden area at least 100m² of rear private garden should be retained to provide adequate amenity space for a 6 bedroom dwelling. The resultant amenity space would be over 100sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The proposal includes two off street parking spaces and as such would comply with the requirements of policy AM7 and AM14 of the Hillingdon Local Plan Saved UDP Policies (November 2012).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02/B, 03A and 04B

- 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).

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

building.

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

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission

does

not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

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

of

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

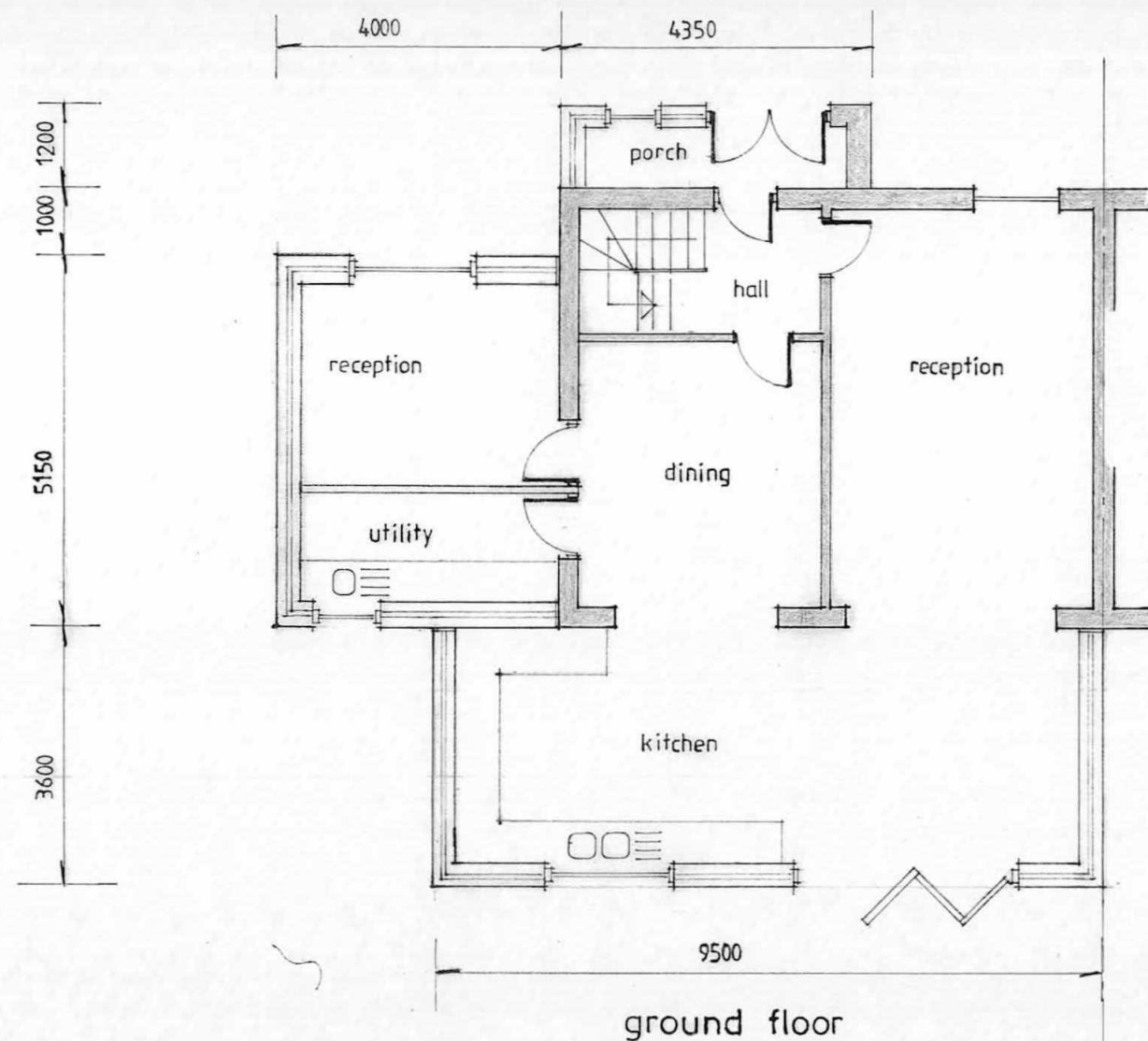
C) The elimination of the release of dust or odours that could create a public health nuisance.

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

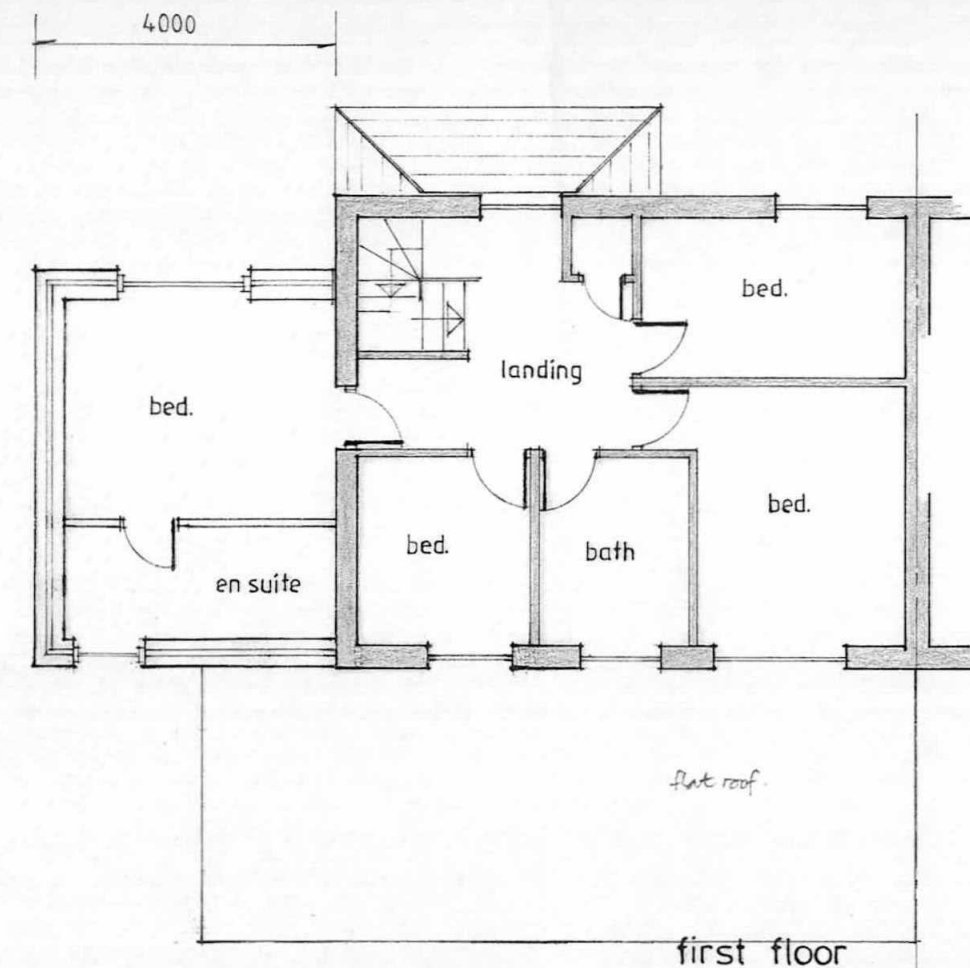
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior

approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

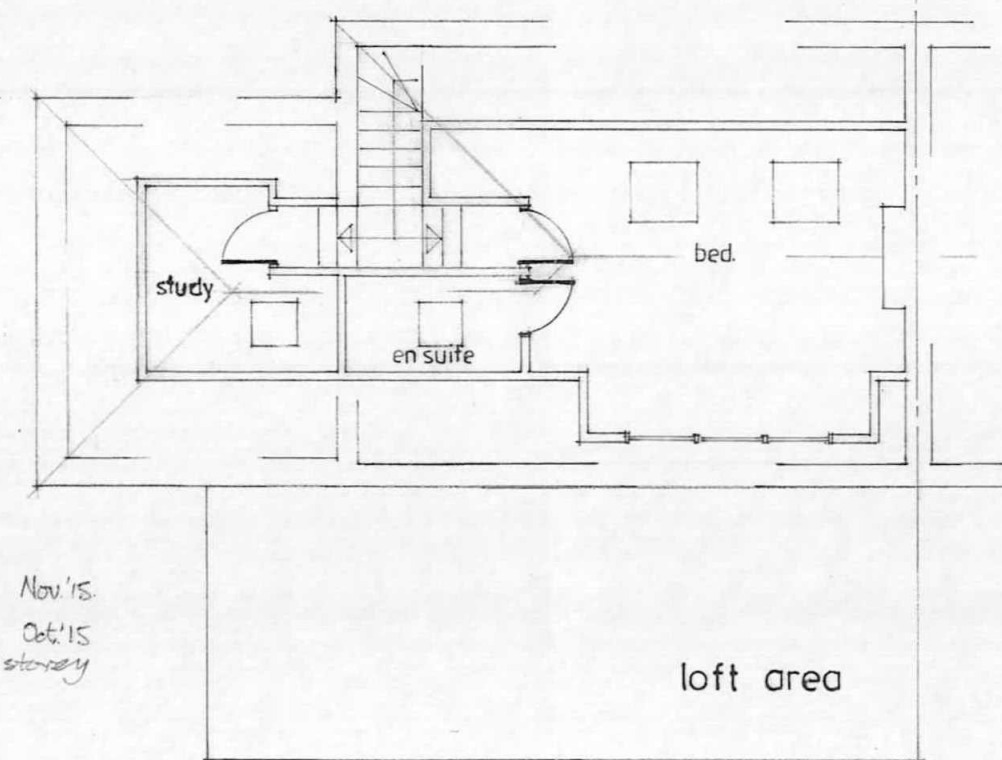
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,



5150



first floor



loft area

notes

1. Copyright reserved to the designer. This drawing may not be reproduced without written consent.
2. No dimensions to be scaled, except for planning purposes.
3. Any discrepancies to be reported to the designer before commencing any work or making shop drawings.
4. This drawing to be read in conjunction with dwg. nos. 21446/01, 03/A, 04/A + D&A statement.

B Width dimension adjusted. Nov.'15.
extension removed. Oct.'15
A Side extension reduced. Rear 2 storey
amendments

8 Rowan Place Hayes UB3 2EZ
proposed layout plans

job no. 21446

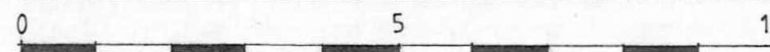
dwg.no.02/B scale 1:100

a A3

october 2014

Mr Lal Singh

PHILIP M NORVILL
Chartered Builder and Chartered Surveyor
7 Fairfield Lane Farnham Royal
Buckinghamshire SL2 3BX
07801 665905
philipnorvill@hotmail.co.uk

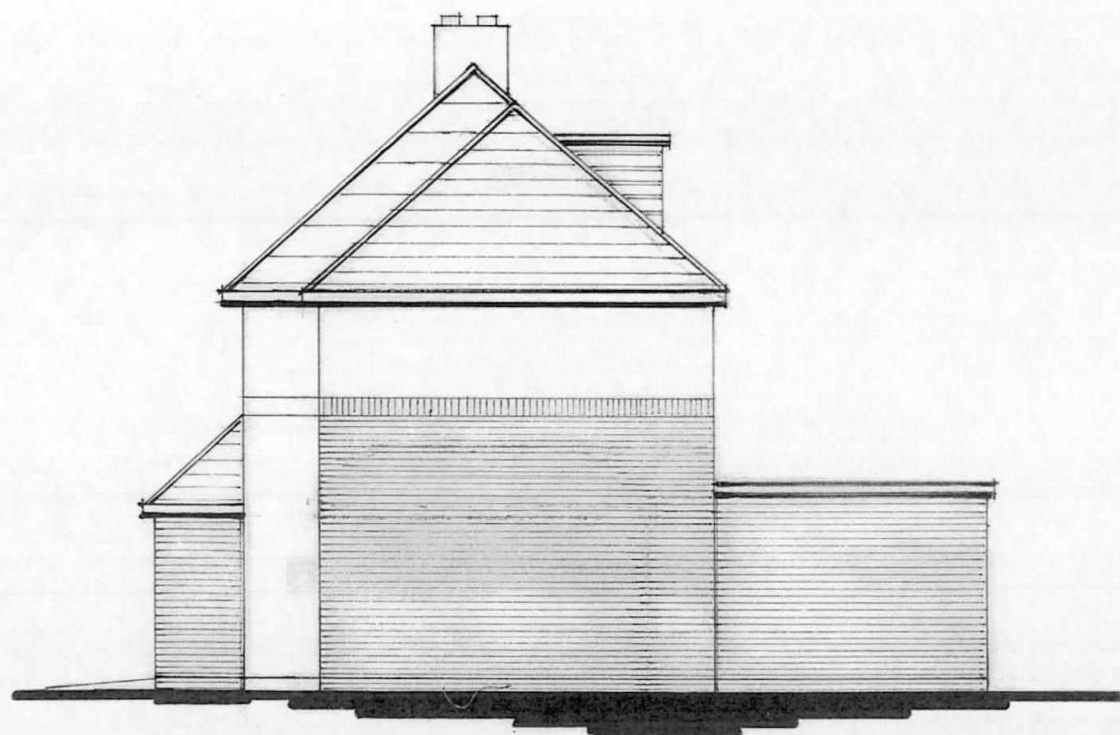




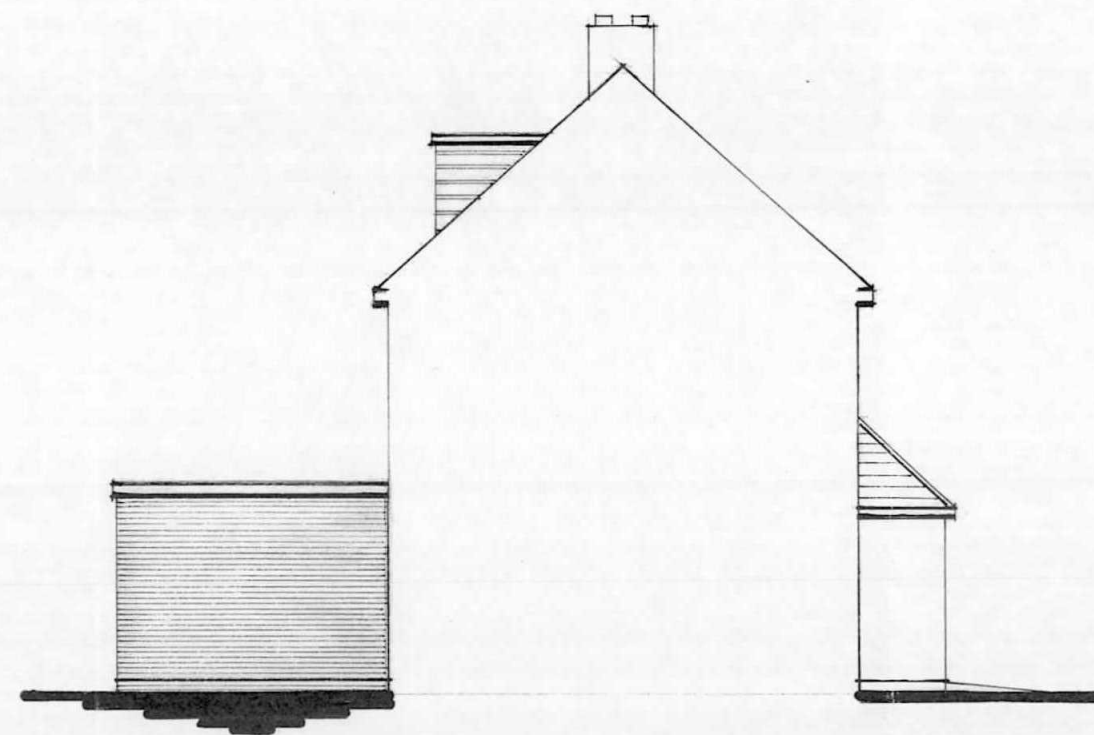
front



rear



south side



north side

October 2015
A Side extension reduced. Rear 2 storey extension removed.
amendments

notes

1. Copyright reserved to the designer. This drawing may not be reproduced without written consent.
2. No dimensions to be scaled, except for planning purposes.
3. Any discrepancies to be reported to the designer, before commencing any work or making shop drawings.
4. This drawing to be read in conjunction with dwg. nos. 21446/01, 02/A, 04/A + BAA statement.
5. External elevations to be yellow stock brickwork to match existing, plain concrete roof tiles as existing. Flat roof weathered in mineral felt.

8 Rowan Place Hayes UB3 2EZ

proposed elevations

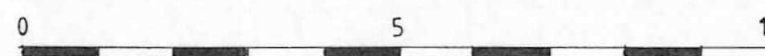
Mr Lal Singh

job no. 21446

dwg.no.03/A scale 1:100

october 2014

a A3



PHILIP M NORVILL
Chartered Builder and Chartered Surveyor
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07801 665905
philipnorvill@hotmail.co.uk



Mr Gurdev Benipal
56 Glanmor Road
Slough
SL2 5LQ

Application Ref:
42601/APP/2020/2321

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:

Conversion of single dwelling to 1 x 2 bed (3p) and 1 x 1 bed (2p) self contained units with associated parking and amenity space

Location of development: 8 Rowan Place Hayes

Date of application: 06 August 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: 29 September 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).

SCHEDULE OF CONDITIONS

4. 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 (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
 - 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 surfing/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 DMHB 11, DMHB 12, DMHB 14, DME1 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

5. No internal partitions shall be inserted to increase the number of habitable rooms within the two properties hereby approved

REASON

To ensure the development provides a satisfactory level of residential amenity to the future occupants of the properties and complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

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).

SCHEDULE OF CONDITIONS

Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

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

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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, 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 (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at www.Planning-inspectorate.gov.uk

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 an 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 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.

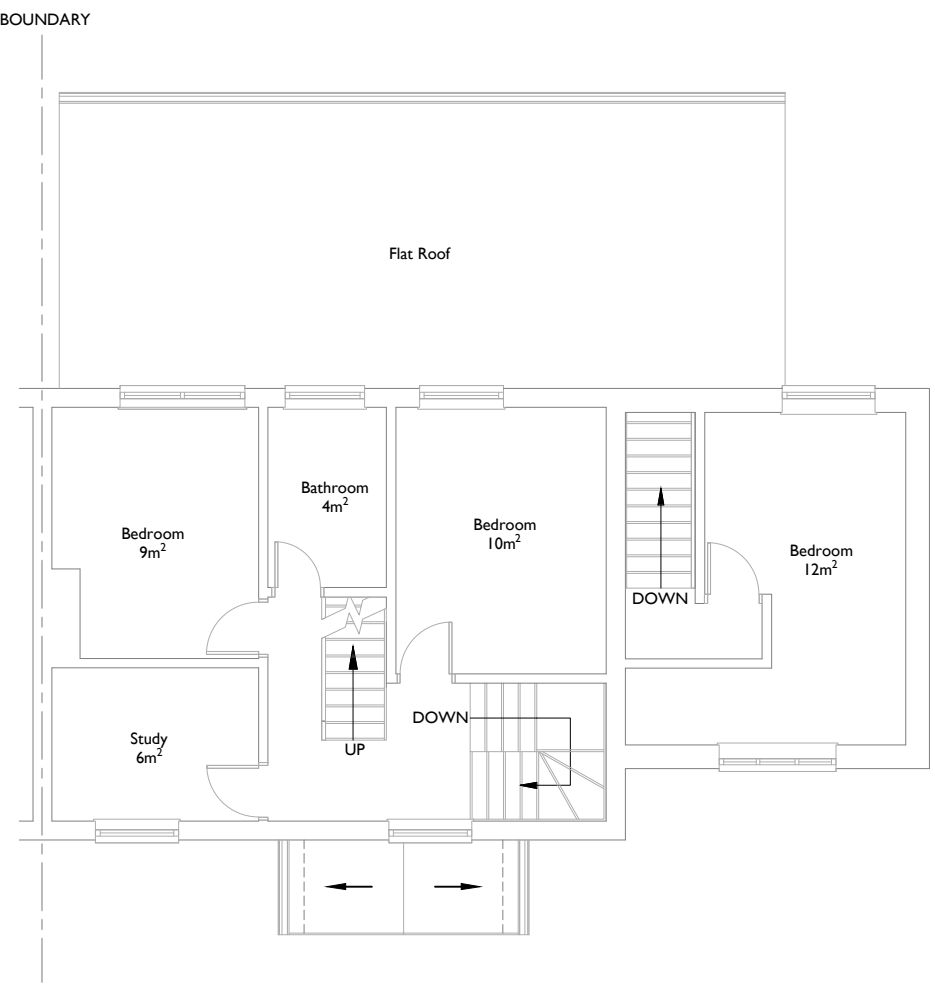
Purchase Notices.

If either the local planning authority or the officer 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 by carrying out of any development which has been or would be permitted.

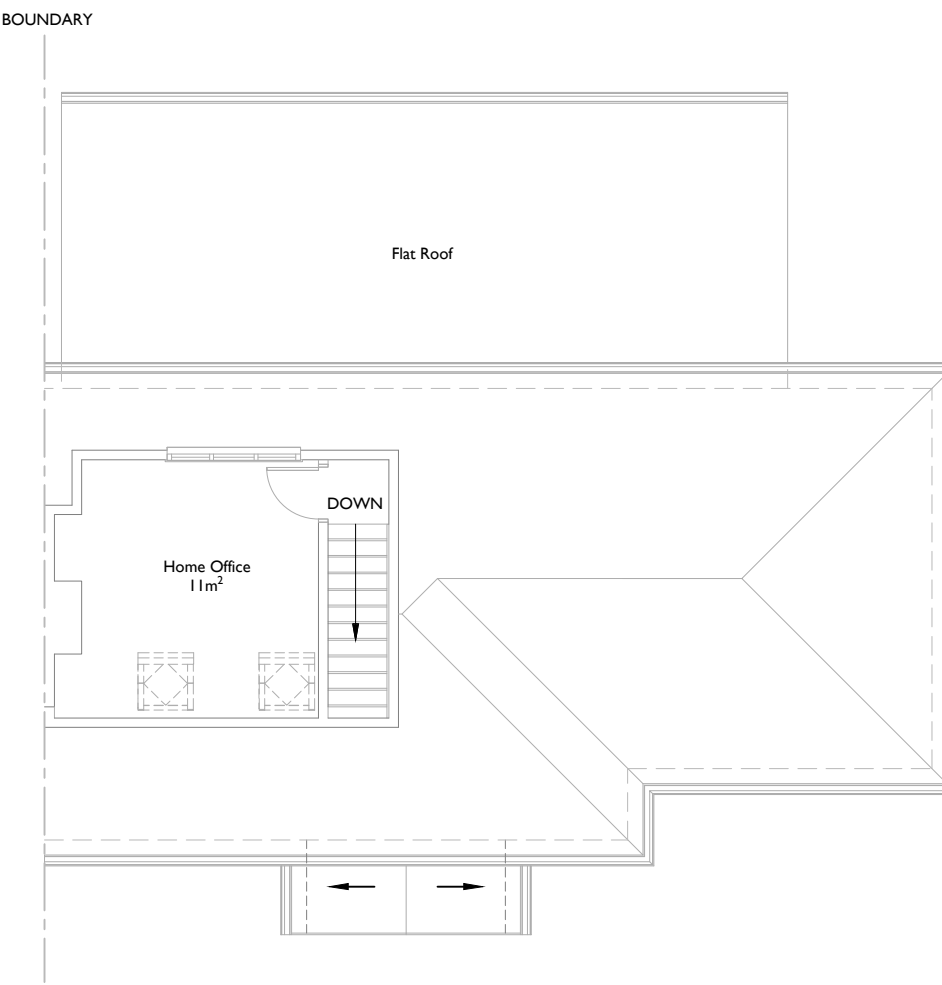
In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



EXISTING GROUND FLOOR
SCALE 1:100



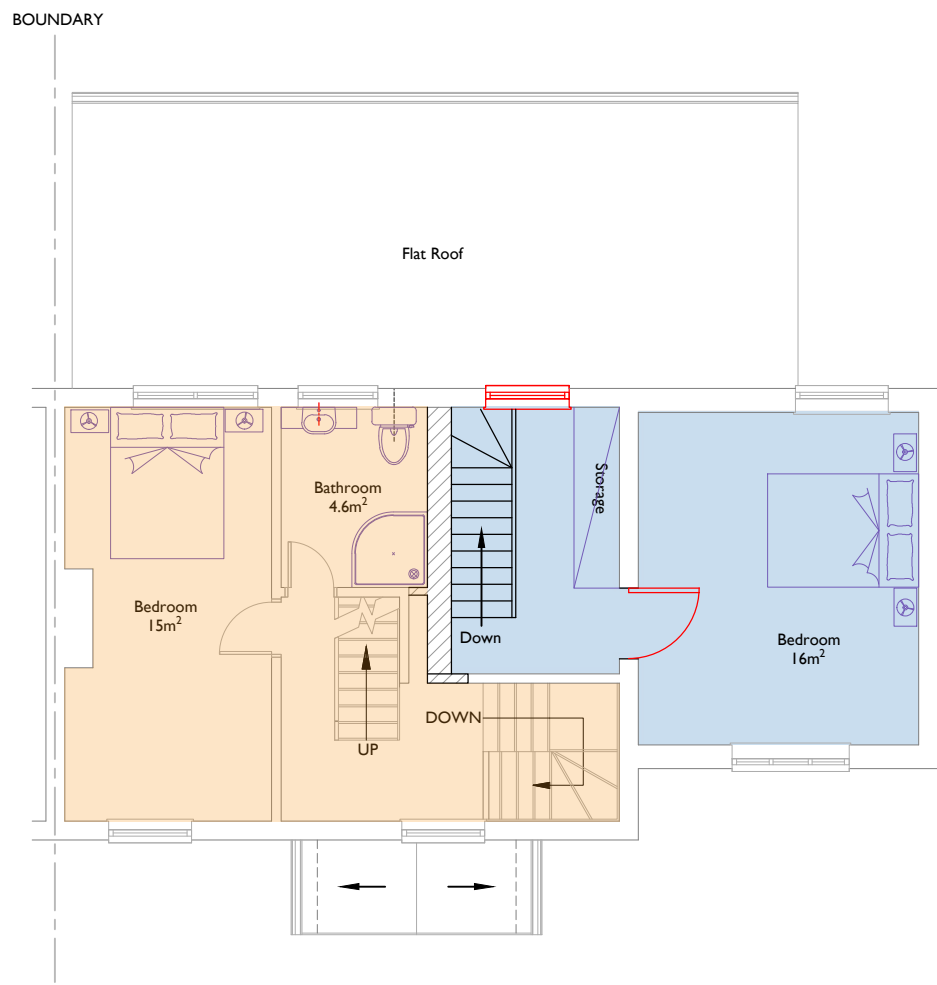
EXISTING FIRST FLOOR
SCALE 1:100



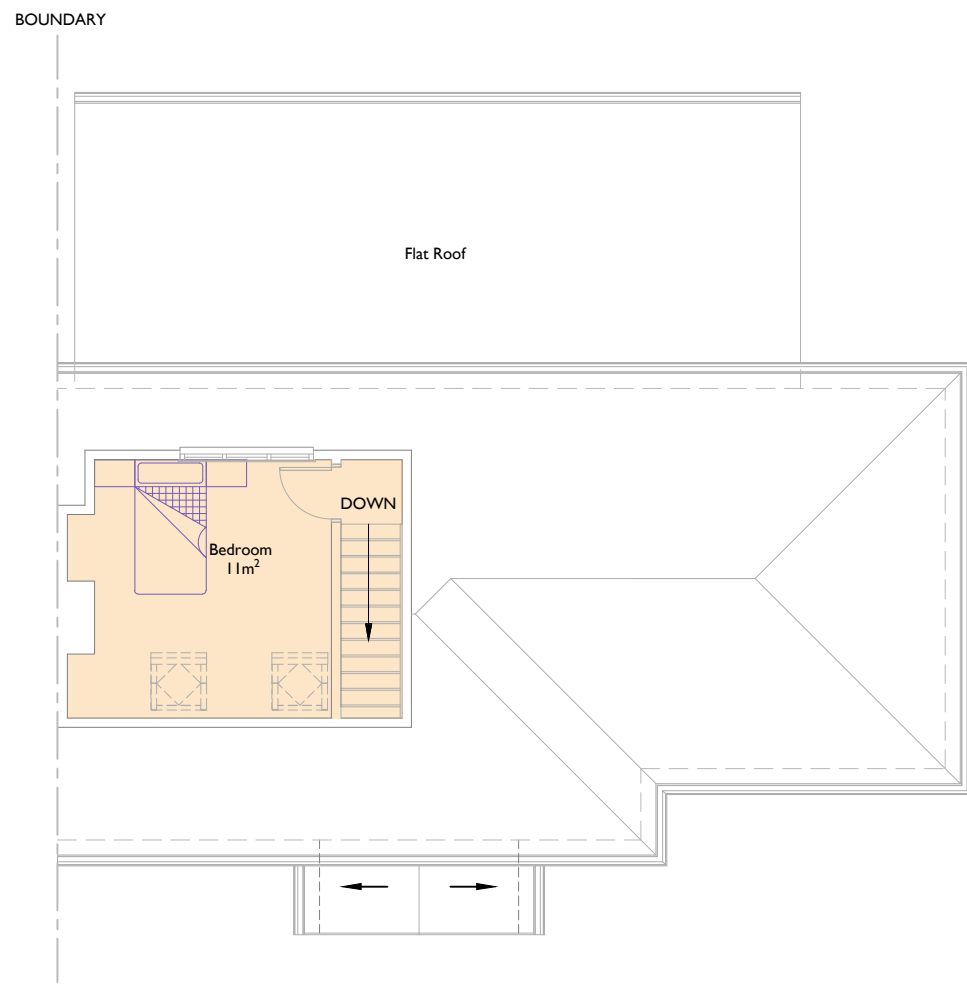
EXISTING SECOND FLOOR
SCALE 1:100



PROPOSED GROUND FLOOR
SCALE 1:100

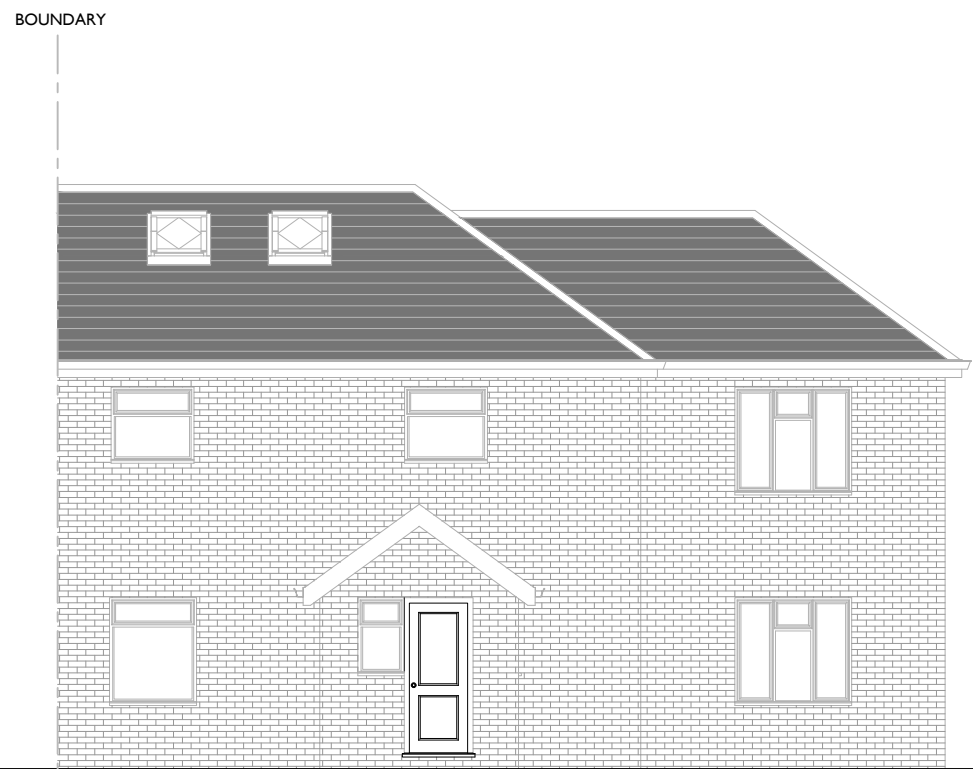


PROPOSED FIRST FLOOR
SCALE 1:100

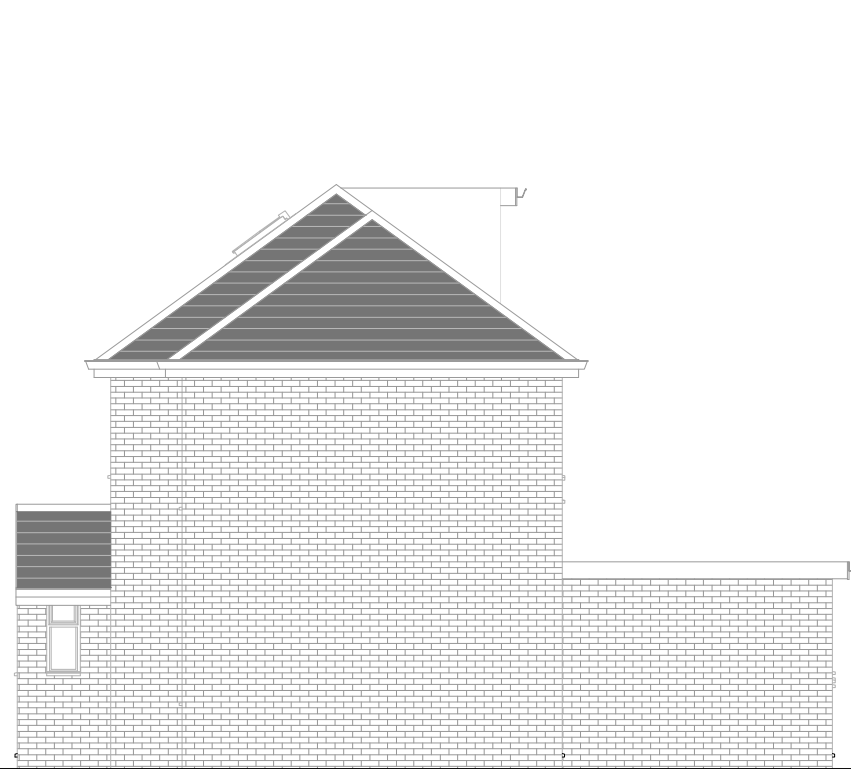


PROPOSED SECOND FLOOR
SCALE 1:100

Unit	Area (m ²)	Local Plan Requirement (m ²)
Original House	162.53	120
Unit A (2B3P)	99.93	70
Unit B (1B2P)	62.6	58



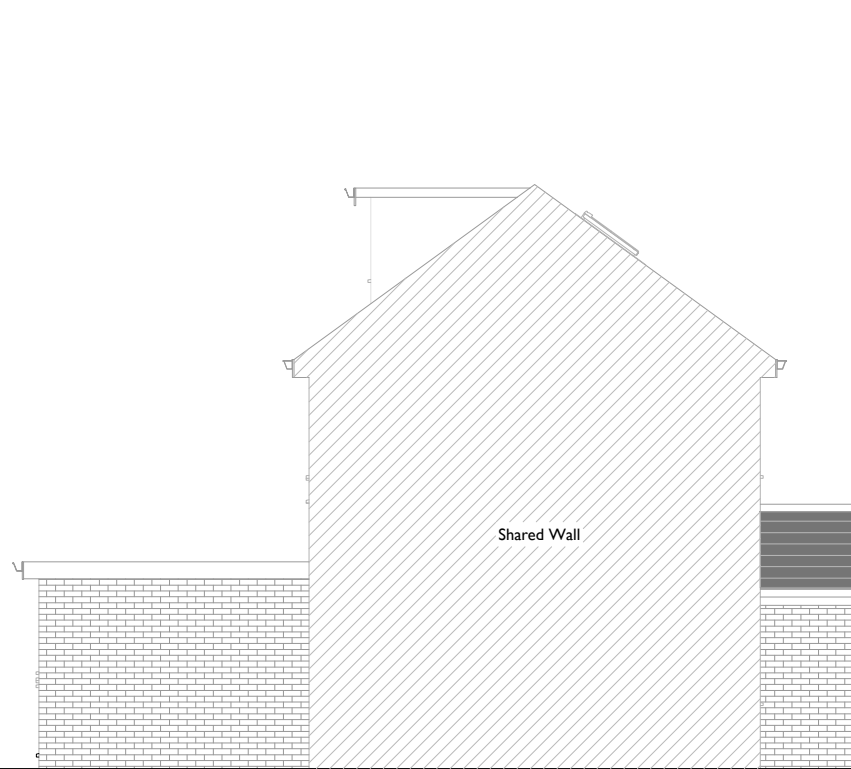
EXISTING FRONT ELEVATION
SCALE 1:100



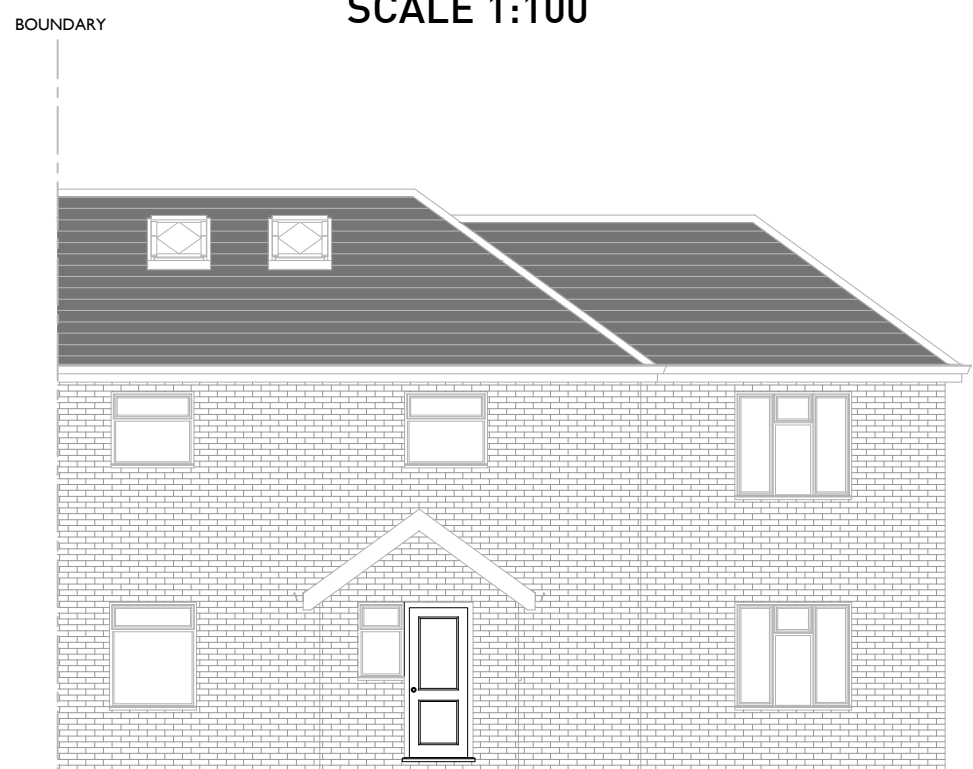
EXISTING SIDE ELEVATION
SCALE 1:100



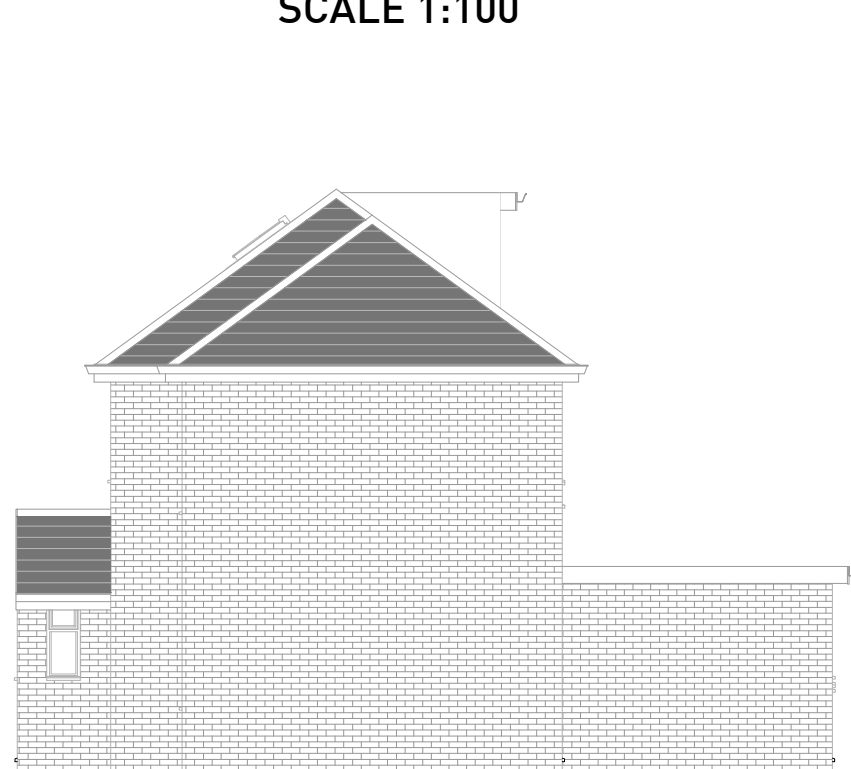
EXISTING REAR ELEVATION
SCALE 1:100



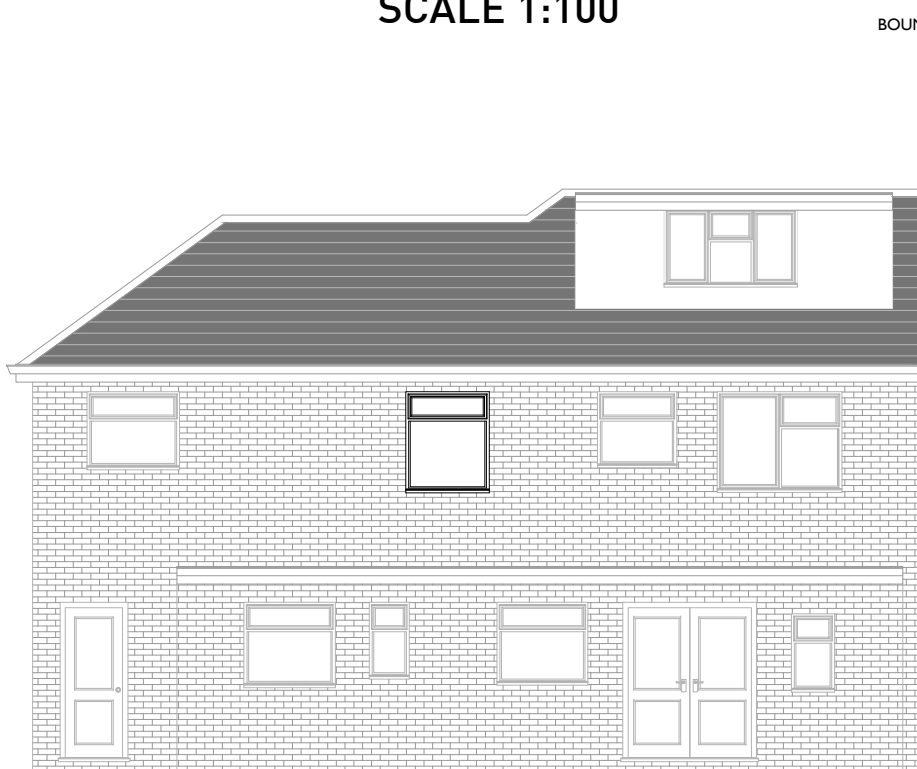
EXISTING SIDE ELEVATION
SCALE 1:100



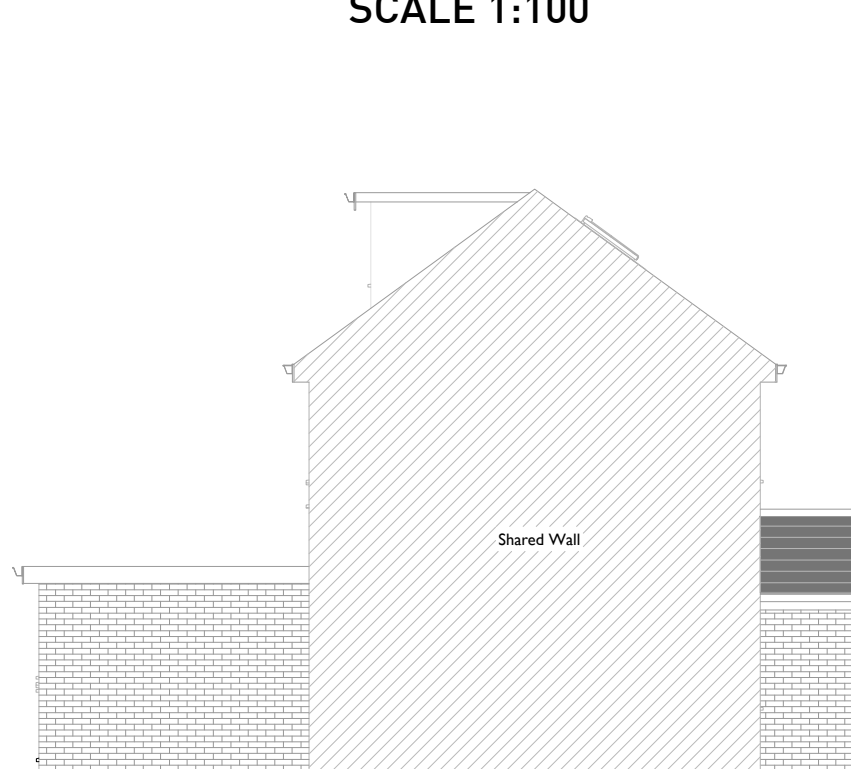
PROPOSED FRONT ELEVATION
SCALE 1:100 (NO CHANGE)



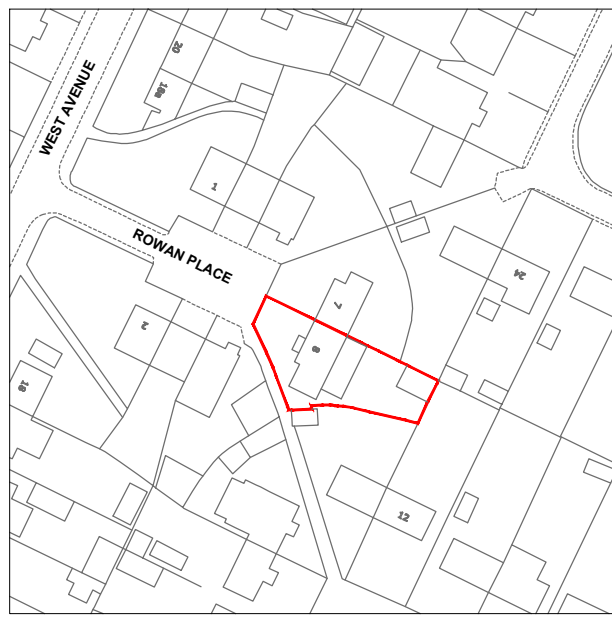
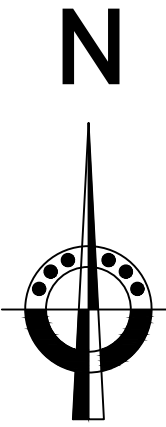
PROPOSED SIDE ELEVATION
SCALE 1:100 (NO CHANGE)



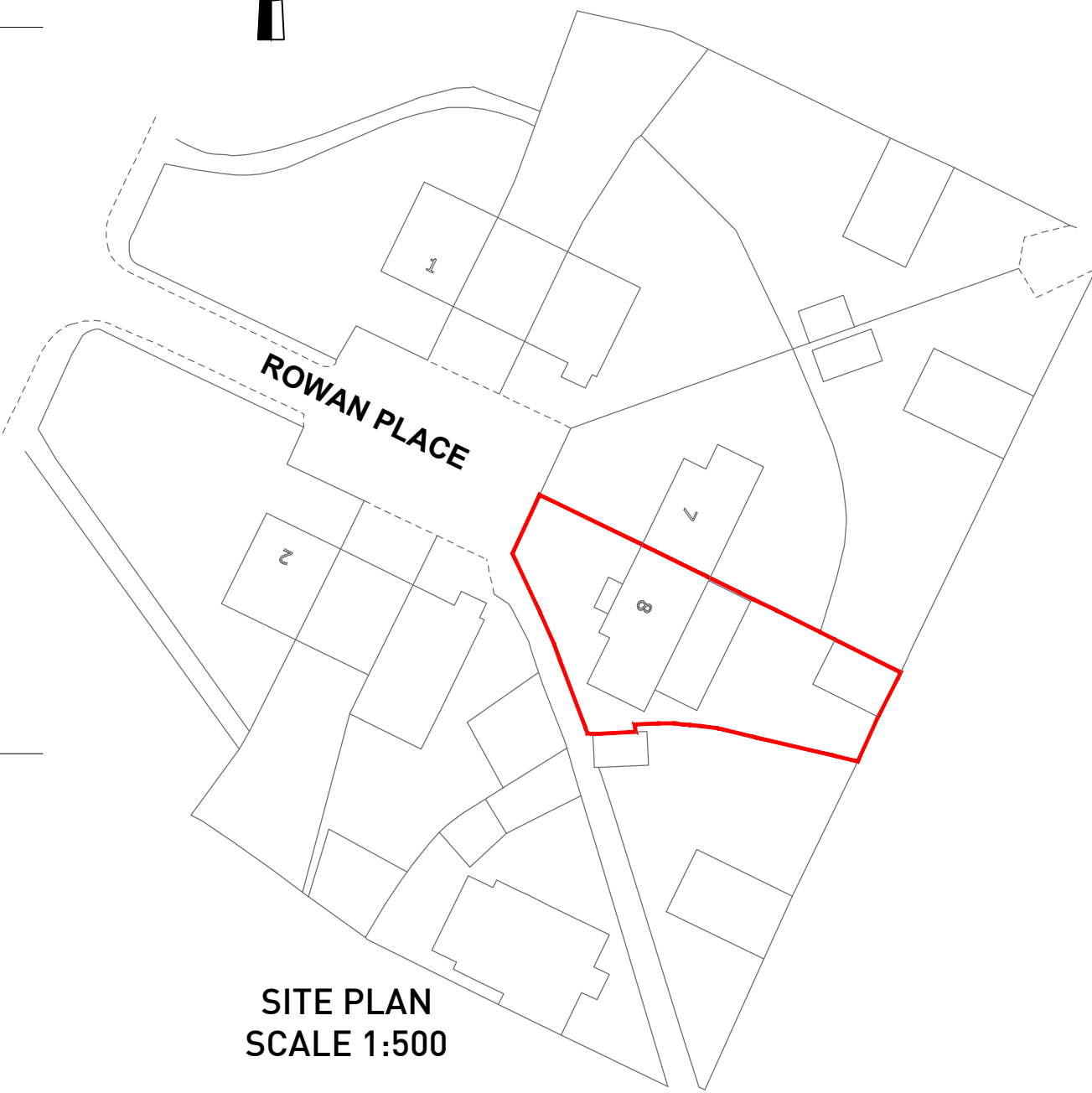
PROPOSED REAR ELEVATION
SCALE 1:100



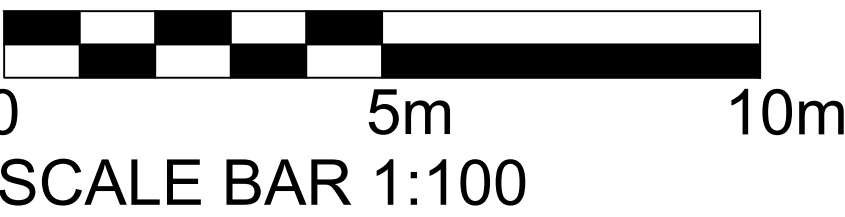
PROPOSED SIDE ELEVATION
SCALE 1:100 (NO CHANGE)



LOCATION PLAN
SCALE 1:1250



SITE PLAN
SCALE 1:500



SCALE BAR 1:100

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Temporary works to be in place before work has begun.

Project:
8 Rowan Place,
Hayes,
UB3 2EZ

Client: Lal Singh

Drawing Title:
Conversion of existing dwelling into
two separate units.

Drawing no: 20083A

Drawn by: GSB

Scale: As stated @ A1

Rev:0

Checked by: SSB

Date: 05/07/2020

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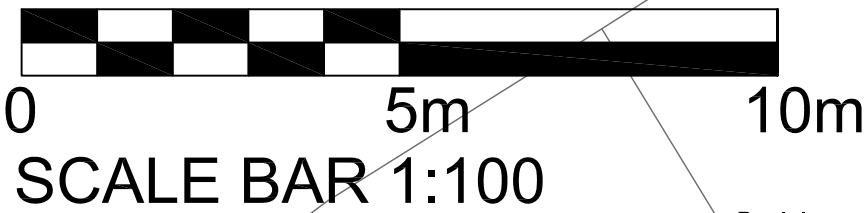
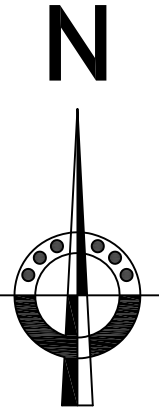
REFUSE TABLE	
BIN TYPE	SIZE
REFUSE	240 LITRES
MIX RECYCLING	240 LITRES
PAPER BOX	55 LITRES
FOOD CADDY	23 LITRES

IMAGE	DRAWING	SPECIFICATION	SIZE
		Permeable Block paving	-
		Grass - Rolawn medallion turf	94m²
		Bin Storage	-
		Timber Fence	1.5m Height
		Shingle	-
		Hawthorne Hedging	Height 650mm
		Acer Palmatum	Height : 4.5 m Spread: 1.2-8 m
		Antirrhinum Majus 'La Bella Red'	Height : 0.1 - 0.5m Spread: 0.1 - 0.5m
		Electrical Charging Point	-
		Wooden Garden Door	2110x810mm
		Vertical Secured Cycle Locker	680 x 1150mm
		ALYSSUM (MIX PINK)	Height : 0.1 m Spread: 0.25 m

Existing outbuilding to be retained

EXISTING FENCE TO BE RETAINED

SITE PLAN
SCALE 1:50



SCALE BAR 1:100

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Project:
8 Rowan Place,
Hayes,
UB3 2EZ

Client: Lal Singh

Drawing Title:
Landscaping scheme

Drawing no: 20083B

Drawn by: GSB

Scale: As stated @ A1

Rev:0

Checked by: SSB

Date: 05/07/2020

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Maintenance Specification Maintenance The following specification items are to be addressed within long term landscape maintenance responsibilities of the land owner of areas falling within the public realm of the site. Included are performance specifications, quality standards and some detailed operational descriptions. The landscape maintenance contractor will be required to apply his or her expertise in relating these to the objectives above in producing annual programmes of work. Maintenance to accord with requirements of BS 7370:1991 -Duration: Carry out the operations in the following clauses from completion of planting. Frequency of maintenance visits: monthly during growing season. Amenity Grassed Areas: - Cuts: Grass will be cut annually a minimum of 12 times, with 2 cut May to September. - Generally: - Maintenance of grass in a manner appropriate to the intended use - Maintenance of grass between 50-100mm - Insurance that grass does not become compacted or waterlogged - Maintenance of grass in a healthy vigorous condition, free from disease, fungal growth, discoloration, scotch and wilt - Repair of grassed areas damaged by trampling, abrasion or scalping during mowing - Regular removal of litter and fallen leaves to maintain a neat appearance - Remedial Works: - Top dress and make good of gully erosion, slip and depressions - Re-seeding of the above areas - Grass Cutting: - Remove litter, rubbish and debris from grass before mowing - Cut to a neat even finish without rutting or compaction, particularly when ground conditions are soft - Trim grass edges around the base of columns and furniture - Sweep adjacent hard surfaces clear of cuttings and arising Trees, hedges and shrubs - Watering - All planting to receive watering for at least the first 2 growing seasons - Ensure sufficient water is applied to maintain healthy growth, taking into account published meteorological data on rainfall for any given period, in particular in periods of Spring drought (April, May and June) - Quantity: Feathered trees (Wet soil to full rooting depth) and shrubs (Wet soil to full rooting depth) - Weed Control - All planting areas shall be kept clear of weed growth for the first 3 growing seasons; after 3 years, a herb layer can be allowed to return. Achieved by a combination of herbicide applications and hand-weeding/hoeing. Ensure that the Methods used will cause a minimum of damage to adjacent planted areas. - Tree and plant stems: Do not allow nylon filament rotary cutters or other mechanical tools closer than 200mm to the stem of any tree or plant. Include for strim guards around the base of each tree, height 225mm or maintain a grass and weed-free area around the base of each tree, min diameter 1000mm. - Hand weeding: Hoe and loosen soil throughout the planting areas, taking care to avoid disturbance of roots of planted material. Remove weeds entirely, including roots. Remove the minimum of soil and minimize disturbance to plants, bulbs and mulched surfaces. On completion, rake areas to a neat condition. - Tree Stakes/Ties - Inspect all trees twice a year. Adjust fixing to suit stem growth and provide correct and uniform tension. If growth is sufficient for tree to be self supporting, remove fixing and fill holes with lightly compacted soil. - Check stakes for looseness, breaks and decay and replace as necessary. Remove stakes and ties after 3 years establishment. - Pruning generally - Pruning to be carried out in accordance with good horticultural and arboricultural practice. - Standard: BS 7370.4, clauses 3.6.3 to 3.6.5 - Agreement: Before starting work agree which trees, shrubs and hedges are to be pruned or removed - Do not use growth retardants, fungicides or sealant unless instructed - Dispose of arising, compost on site within specified areas in the open space - Thinning and pruning of young trees and whips up to 3m high - After 3 years full growing seasons ; selectively thin, re-space and crown raise feathered trees - Prune between leaf fall and mid winter - Reinstatement - Remove dead plants and shrubs as soon as possible and replace in the next scheduled round of replacement planting Maintaining a safe, clean and secure environment - Litter/dog waste - Collect litter as necessary to maintain a clean, litter-free environment - Include clear signage against dog fouling and litter at entrances - Report fly tipping - Fences and gates - Undertake regular conditlons surveys. Report any problems. - Problems creating health and safety concerns to be resolved immediately and reported. *Plant and Soil Selection * Plants have been selected suitable for the soil type * Imported topsoil will be in accordance with BS 3882:2007 specification for Top Soil * Topsoil will be stocked in piles no higher than 1m and positioned away from existing trees and previously identified root protection zones Preparation of the planting areas * Any debris and weed will be cleared from the planting areas prior to the soil preparation * New areas to be planted outside of tree protection zones will be prepared using machinery * to a depth of at least 0.5m. A rotovator will then be used to turn over existing soil and mix in new top soil. * A layer of bark chip mulch, 50mm in depth will be applied following planting in accordance with the landscape design to reduce the colonisation of weeds and assist with moisture retention. Nursery stock protection * All plants will be purchased from a reputable supplier and be clearly labelled * Plants will be free from pests and diseases and show no signs of damage. All plans will be inspected on delivery to the site. * Exposure to adverse weather conditions will be avoided. Plants will not be allowed to dry out and will be stored away from strong winds. * Bare rooted plans will have protective wrapping removed and will be firmly heeled into a prepared trench and covered with topsoil. * All plants will be appropriately maintained until used and be kept away from possible sources of contamination * or damage. The drying out of all plants will be avoided by watering of the roots if necessary. SCHEDULE OF ANNUAL MAINTENANCE <table><tr><th>MONTH</th><th>FERTILISER</th><th>MOWING</th></tr><tr><td>January</td><td></td><td></td></tr><tr><td>February</td><td></td><td></td></tr><tr><td>March</td><td>1 visit</td><td>2 visits</td></tr><tr><td>April</td><td></td><td>2 visits</td></tr><tr><td>May</td><td></td><td>4 visits</td></tr><tr><td>June</td><td></td><td>4 visits</td></tr><tr><td>July</td><td></td><td>4 visits</td></tr><tr><td>August</td><td></td><td>4 visits</td></tr><tr><td>September</td><td></td><td>4 visits</td></tr><tr><td>October</td><td></td><td>2 visits</td></tr><tr><td>November</td><td></td><td>1 visit</td></tr><tr><td>December</td><td></td><td>1 visit</td></tr></table>			MONTH	FERTILISER	MOWING	January			February			March	1 visit	2 visits	April		2 visits	May		4 visits	June		4 visits	July		4 visits	August		4 visits	September		4 visits	October		2 visits	November		1 visit	December		1 visit	Revision Description Date
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Drawing Title: Landscaping schedule																																										
Drawing no: 20083C Rev:0 Drawn by: GSB Checked by: SSB Scale: As stated @ A1 Date: 05/07/2020 IE architecture www.iearchitecture.com																																										

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Project:
8 Rowan Place,
Hayes,
UB3 2EZ

Client: Lal Singh

Drawing Title:

Landscaping schedule

Drawing no: 20083C

Drawn by: GSB

Scale: As stated @ A1

Rev:0

Checked by: SSB

Date: 05/07/2020

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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

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 (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
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 surfing/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 DMHB 11, DMHB 12, DMHB 14, DME1 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy 5.17 (refuse storage) of the London Plan (2016).

5 NONSC Non Standard Condition

No internal partitions shall be inserted to increase the number of habitable rooms within the two properties hereby approved

REASON

To ensure the development provides a satisfactory level of residential amenity to the future occupants of the properties and complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2016).

INFORMATIVES

1 I52 Compulsory Informative (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 I53 Compulsory Informative (2)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey semi-detached dwelling at 8 Rowan Place and the land to the side associated with 8 Rowan Place, West Drayton. The dwelling is located at the end of a cul-de-sac, with its frontage to its east side. In addition to the land to the side of the dwelling, there is a rear garden and a front hard paved driveway. The land to the side forms a wedge shape, with the site narrowing at the frontage and rear and widening towards its middle. The dwelling has been previously extended by way of a two storey side extension, single storey rear extension, porch to front and conversion of roofspace to habitable use to include a rear dormer, 2 front rooflights and 2 rear rooflights. A detached outbuilding is sited to the rear.

The adjoining neighbouring dwelling 7 Rowan Place is to the north and is un-extended. To the south west is a pedestrian alley, further beyond which is the non-adjoining neighbouring property 6 Rowan Place.

Rowan Place is characterised by two storey dwellings, with the application dwelling being part of a semi-detached pair and there being an additional two blocks of terraced houses, of three houses each.

The site has a PTAL rating of 2.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of single dwelling to 1 x 2 bed (3p) and 1 x 1 bed (2p) contained units with associated parking and amenity space.

3.3 Relevant Planning History

42601/88/2258 8 Rowan Place Hayes

Erection of single-storey rear extension to lounge & kitchen & single storey side extension to

Decision: 06-12-1988 Approved

42601/APP/2000/1864 8 Rowan Place Hayes

ERECTION OF A DETACHED GARAGE

Decision: 30-11-2000 Approved

42601/APP/2015/138 8 Rowan Place Hayes

Part two storey, part single storey side/rear extension, single storey front extension to existing porch and conversion of roofspace to habitable use to include a rear dormer with 2 front and 2 rear rooflights

Decision: 05-03-2015 Refused

Appeal: 13-08-2015 Dismissed

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice

In addition:

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The proposal does not involve any extensions. The physical alterations involve the re-siting of a rear facing window which would serve a bathroom and would not introduce any amenity concerns.

As such the proposal is not considered to give rise to an unneighbourly form of development.

7.2 Impact on Street Scene

The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Policy 7.1 of the London Plan states that "design of new buildings and the spaces they create should help reinforce or enhance the character, legibility, permeability and accessibility of the neighbourhood".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that All development, including extensions, alterations and new

The submitted plans indicate two parking spaces would be provided for the larger unit and a single space for the 1 bed unit which would meet the Council's parking standards. Both units would be provided with secure cycle storage. As such the proposal is considered acceptable in highway terms.

7.4 Carparking & Layout

See above.

7.5 Urban Design, Access and Security Considerations

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

meet or exceed the most up to date internal space standards, as set out in Table 5.1. Both units meet the minimum standards. It is noted that the first floor of the larger unit would provide one large bedroom which could be subdivided in future. It is considered that it would therefore be reasonable to impose a condition to ensure that no internal room partitions are erected in the future to ensure that there is no intensification of the use of this site which would result in poor standards of residential amenity to future occupants.

Policy DMHB 18: Private Outdoor Amenity Space states:

All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.2

Both units would be served by an acceptable private garden area.

Landscaping

Policy DMHB 14: Trees and Landscaping requires:

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

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

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

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

Where the tree survey

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

There are no TPO's or Conservation Area designations affecting the site. No trees will be affected by the proposal. The proposed layout plan provides parking with re-introduced soft landscape where space permits. The rear garden has been divided to provide private gardens for the two flats. Indicative planting has been shown on plan. However, the Landscape Officer has confirmed that the landscaping should be amended to ensure that the planting is suitable and manageable. The communal areas of planting (front garden) will need to be maintained by the landlord or their agent. A landscaping condition is therefore recommended.