

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN,
LONDON,
WC2H 9JQ



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT
2004)
SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF
OF THE APPELLANT**

APPELLANT : MR R SHARMA
APPEAL SITE : 13 SKIPTON DRIVE HAYES UB3 1PL
OUR REF : B1069/2022
LPA REF : 76874/APP/2021/4261
DATE : 21ST FEBRUARY 2022

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1.0 INTRODUCTION

- 1.1 The London Borough of Hillingdon refused planning permission at 13 Skipton Drive, Hayes, UB3 1PL, for the erection of a single storey rear extension, on the 13.01.22, planning reference 76874/APP/2021/4261 for the following reason(s):

“The proposed single storey rear extension, by reason of its siting, size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 15 Skipton Drive, by reason of overdominance, visual intrusion, overbearing impact and loss of outlook. As such, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposed single storey rear extension, by reason of its siting, size, scale, bulk, width, depth and proximity would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area. The proposed single storey rear extension is therefore not compliant with all the criteria set out Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), it is considered that the proposal would cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore does not accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)“.

2.0 THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal site is a two-storey semi-detached property located on the eastern side of Skipton Drive, Hayes. The property has a single storey side addition and rear conservatory.
- 2.2 The surrounding area is mainly residential characterised by semi-detached houses with elongated plots and relatively large gardens.
- 2.3 There are no designations and the site does not form part of a conservation area, nor is the building or any heritage value.

3.0 THE APPEAL PROPOSAL

- 3.1 The appellant seeks planning permission for the erection of a single storey extension.
- 3.2 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The floor plans, elevations and location plan drawings are also enclosed.
- 3.3 Planning History
 - 76874/APP/2021/4261-Conversion of roofspace to habitable use to include a hip to gable extension, rear dormer, Juliette balcony and 3 x front facing rooflights (Application for a Certificate of Lawful Development for a Proposed Development) – approved 18.11.22

4.0 POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires **that applications for planning permission be determined in accordance with the development plan**, unless material

considerations indicate otherwise. **The revised National Planning Policy Framework which came into force in 2021 must be taken into account in preparing the development plan, and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

- 4.3 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible.**
- 4.4 Advice in Paragraph 56 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable development could be made acceptable through the use of conditions or planning obligations**. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 4.5 Advice in Paragraph 119 highlights that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield'.
- 4.6 Advice in Paragraph 120 requires that Planning policies and decisions should:

a) **encourage multiple benefits from both urban and rural land**, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) **give substantial weight to the value of using suitable brownfield land within settlements** for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to **use the airspace above existing residential and commercial premises for new homes**. In particular, they should **allow upward extensions** where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

4.7 Advice in paragraph 122 states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no

reasonable prospect of an application coming forward for the use allocated in a plan:

a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area

4.8 Advice in paragraph 124 states that **Planning policies and decisions should support development that makes efficient use of land, taking into account:**

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

b) local market conditions and viability;

c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

e) the importance of securing well-designed, attractive and healthy places.

4.9 Advice in paragraph 125 states Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions **avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.** In these circumstances:

a) plans should contain policies to optimise the use of land in their area and **meet as much of the identified need for housing as possible**. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;

b) **the use of minimum density standards should also be considered for other parts of the plan area**. It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and

c) **local planning authorities should refuse applications which they consider fail to make efficient use of land**, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

4.10 Underlining these principles is advice in paragraph 126 of the revised NPPF 2021 which underscores that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect of sustainable development**, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process".

4.11 Advice in paragraph 130 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.

4.12 Advice in paragraph 130 of NPPF states Permission should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

4.14 **The London Plan**

4.15 **The Hillingdon Local Plan**

- DMHB 11 Design of New Development
- DMHD 1 Alterations and Extensions to Residential Dwellings
- LPP D4 (2021) Delivering good design

5.0 THE PLANNING CONSIDERATIONS

5.1 This section considers the planning issues relating to this planning application and demonstrates –with reference to relevant Development Plan policies and other material considerations - that permission should be granted.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.

- The relevant policies quoted in the decision notice in relation to the Local Plan Document provide only general guidance, each case is to be judged on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

5.2 In refusing planning permission, the LPA raised the following issues which will be discussed point by point:

1. The appearance of the property
2. The impact on the neighbours

5.3 **Refusal Reason 1: The proposed single storey rear extension, by reason of its siting, size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 15 Skipton Drive, by reason of overdominance, visual intrusion, overbearing impact and loss of outlook**

Optimising land

5.4 The National Planning Policy Framework (NPPF 2021) applies a presumption in favour of sustainable development. As such, a balanced approach should be applied in the assessment of the proposed development and whether the potential harm the development might cause 'significantly and

demonstrably' outweighs the potential positive outcomes of the development as a whole.

- 5.5 Paragraph 119 of the NPPF states: "*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land*". The site is currently developed and comprises a brownfield site.
- 5.6 Policy DMHB.2 states "*Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space*".
- 5.7 As noted within the Officer's Report "The proposed extension would fall in line with no. 11 Skipton Drive given the staggered rear building line. Given this relationship, the extension would not have an overbearing dominance over the rear outlook of this neighbour. As the proposal does not include side windows, this will have not create any visual intrusion or loss of privacy to no.11". It is clear that the appeal proposal would not have an impact on No11 by virtue to the stagger and resultant aligning rear building line.
- 5.8 The appeal scheme would result in the removal of the existing conservatory and side addition and would provide a single storey rear extension. It is considered that the extension would not unduly impact on the amenities of no.15 and planning permission should not have been refused. The pitched roof profile lessens the impact and there are no windows on the site elevations. Furthermore, there are a significant number of single storey rear extensions extending 6 metres on the boundary with adjoining occupiers and this has been accepted in principle by the Local Planning Authority. It should also be observed that the design of the scheme has been carefully

planned to protect the privacy of occupiers the adjoining occupiers by virtue of the fenestration siting.

- 5.9 The bulk of the proposed extension would be lessened by way of its pitched roof profile which would slope away from the main house and adjoining occupiers. It is considered these measures would minimise any potential detriment.
- 5.10 Furthermore, it is integral to take into account the pattern of development in the vicinity, which the proposed development respects.
- 5.11 The minimal height of the extension coupled with the adequate set-in from the side boundary, existing rear projections of the neighbouring properties and lack of fenestration on the proposed side elevations would ensure that the amenities of the neighbours are not unduly affected by the appeal scheme.
- 5.12 In summary the proposed development would not cause any undue or significant loss of amenity to adjoining occupiers.
- 5.13 **Refusal reason 2: The proposed single storey rear extension, by reason of its siting, size, scale, bulk, width, depth and proximity would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area.**
- 5.14 The Council consider that 'the extension would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area'.
- 5.15 National and local policies seek to secure good quality design which respects general townscape and the setting of heritage assets and is a key aspect of sustainable development.

- 5.16 Policy DMHB 11 states: *"development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design"*. Of relevance, the following are stipulated: *"scale of development, considering the height, mass and bulk of adjacent structures; • building plot sizes and widths, plot coverage and established street patterns; • building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; • architectural composition and quality of detailing; • local topography, views both from and to the site; and • impact on neighbouring open spaces and their environment"*.
- 5.17 Policy DMHD 1 states that *"Planning applications relating to alterations and extensions of dwellings will be required to ensure that:...B) Rear Extensions*
i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more; ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth; iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level; iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet; v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted".
- 5.18 The proposed fenestration is simple and utilitarian and reflects the design of the surrounding properties. The materials, in so far as possible, match that of the surrounding area to appear congruent within the context of the site. Thus is it considered that the proposed development provides a high standard of design and seeks to seamlessly blend in with the character, form and urban grain prevalent in the immediate locality in accordance with the objectives of the Local Plan.

- 5.19 It should be acknowledged that given the urban grain and residential nature of the immediate locality, the relationship between the appeal proposal and the adjoining occupiers and wider area is acceptable.

6.0 APPEAL PRECEDENTS

- 6.1 Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.
- 6.2 The following are examples of similar extensions that have been granted planning permission in the immediate and surrounding area:

Example 1

Planning reference: 76538/APP/2021/2507

Address: 107 Park Lane, Hayes

Proposal: Single storey rear extension extending 6m, approved.

Date: 18.08.21

Example 2

Planning reference: 14754/APP/2021/1493

Address: 101 Park Lane, Hayes

Proposal: Single storey rear extension extending 6 metres. Approved.

Date granted: 10.06.21

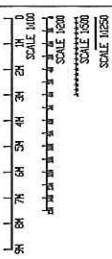
7.0 CONCLUSIONS

- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance.
- 7.2 The development would be well designed and assimilate with the grounds and surrounding area. Furthermore, the development would not result in any undue overlooking, loss of daylight/sunlight or outlook to adjoining

residents. Overall the development would provide much needed residential accommodation on previously developed land.

- 7.3 This appeal argues that the proposal is sustainable development and no identified harm would 'significantly and demonstrably' outweigh the potential positive outcomes of the development as a whole.
- 7.4 In these circumstances, the Inspector is respectfully requested to uphold the appeal and allow for the grant of planning permission for the existing development.

Appendix A



- NOTES:**
1. THIS DRAWING IS NOT APPROVED FOR CONSTRUCTION.
 2. PRIOR TO COMMENCEMENT OF WORK, DRAWINGS TO BE CHECKED BY BUILDING CONTROL INSPECTOR.
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH AUTOMATICALLY GENERATED TO CONSTRUCTION.
 4. ALL MEASUREMENTS TO BE CHECKED ON SITE AND NOT BE SCALED FROM THIS DRAWING.
 5. ALL WORKS TO MEET LOCAL AUTHORITY'S SET STANDARDS.

Comments:

The General Contractor is responsible for the verification of all dimensions on site and shall inform the contract administrator of any discrepancies.

Do not scale from this drawing. Use figure dimensions only.

All fixtures shown in drawings to be installed per manufacturer's instructions.

Existing foundations, walls and roof to be repaired / replaced by Building Control for assessment and approval if found inadequate.

Plan Provisions:

All doors marked with 'FD30' to be in accordance with BS 476: Part 4.

At least one door to be fitted with '30' fire door to be fitted to the main entrance.

Submit the revised drawings, with appropriate CE and BE EV stamps on each page, to the local authority.

Set out marked on site. Specified finished ground levels (FGL) and first floor level to be provided in all drawings.

Structures:

Foundation of floor & base for the proposed extension, to be confirmed on site prior to construction by structural engineer to meet any issues with subsidence etc.

PRELIMINARY DESIGN

PLEASE PRINT, SIGN AND DATE TO APPROVE

DRAWINGS FOR CLIENTS:

SIGNATURE: _____

PRINT NAME: _____

DATE: _____

REVISIONS:	
DATE	DESCRIPTION
08-11-21	ADDITION OF SITE PLANS & LOCATION PLAN

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Autodesk, Inc.
Autodesk, Inc.
Autodesk, Inc.
Autodesk, Inc.
Autodesk, Inc.

PROJECT DESCRIPTION:

PROPOSAL FOR SINGLE STOREY REAR EXTENSION & INTERNAL ALTERATIONS

PROJECT DETAILS:

MR. R. SHARMA

13 SKIPTON DRIVE

HAYES

US 1PL

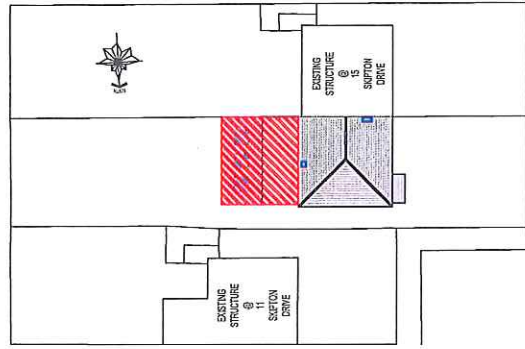
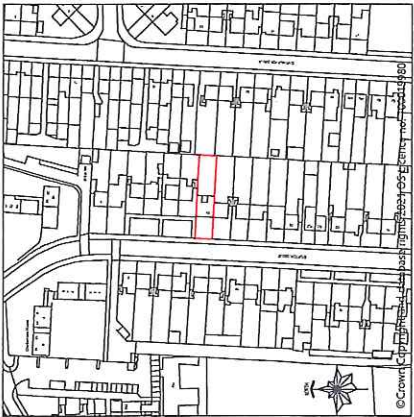
DRAWING NO.: 1359-SB022-1002-REG-4

DATE: 15 OCTOBER 2021

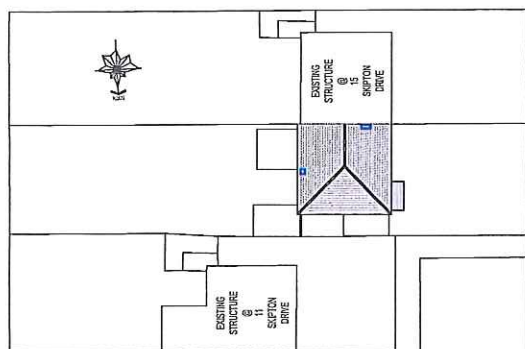
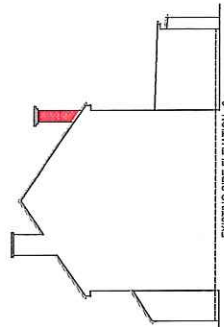
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DRAWN BY: JS

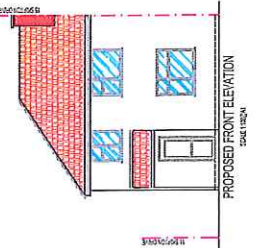
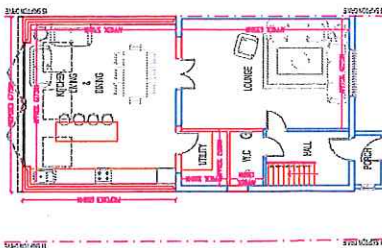
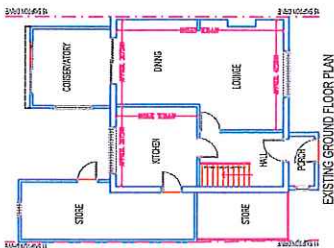
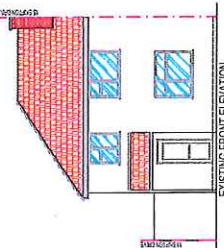
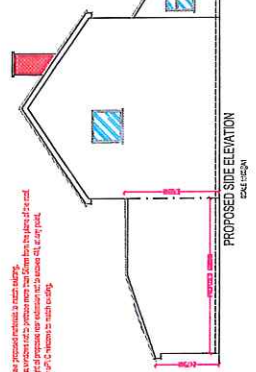
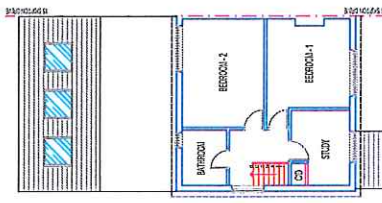
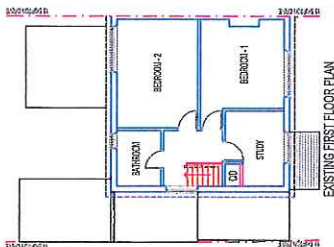
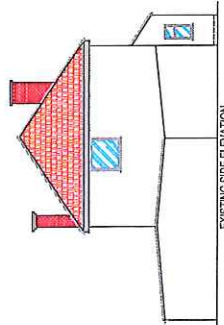
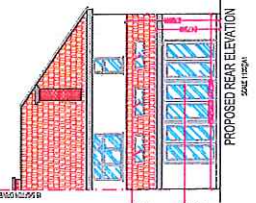
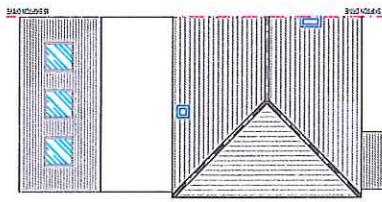
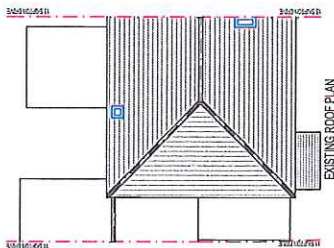
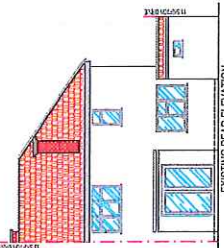
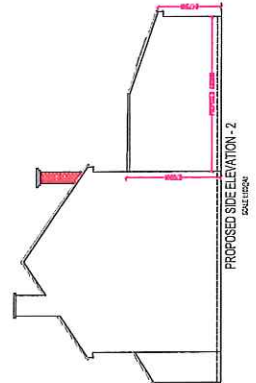
CHECKED BY:



SKIPTON DRIVE
PROPOSED SITE PLAN
SCALE 1:200



SKIPTON DRIVE
EXISTING SIDE PLAN
SCALE 1:1250



NOTE:

All new proposed extensions to be built to the same standard as the existing building.

Height of proposed new extension to be in accordance with the existing building.

New ground level to be in accordance with the existing building.

Appendix B



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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	13
Suffix	
Property name	
Address line 1	Skipton Drive
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB3 1PL
Description of site location must be completed if postcode is not known:	
Easting (x)	508197
Northing (y)	179219
Description	

2. Applicant Details

Title	MR
First name	R
Surname	SHARMA
Company name	
Address line 1	13, Skipton Drive
Address line 2	
Address line 3	
Town/city	Hayes
Country	

2. Applicant Details

Postcode	UB3 1PL	
Are you an agent acting on behalf of the applicant?	☒ Yes	☐ No
Primary number		
Secondary number		
Fax number		
Email address		

3. Agent Details

Title	Mr
First name	prabhjyot
Surname	singh
Company name	S9DESIGNS
Address line 1	Albion House
Address line 2	Albion Close
Address line 3	
Town/city	Slough
Country	
Postcode	SL2 5DT
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent? ☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	13
--------------	---------------------------------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

35.19

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

February

Year

2022

When are the building works expected to be complete?

Month

June

Year

2022

8. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

rendered finish

Description of proposed materials and finishes:

to match existing

Roof

Description of existing materials and finishes (optional):

roof tiles

Description of proposed materials and finishes:

to match existing

Windows

Description of existing materials and finishes (optional):

UPVC & Double Glazed

Description of proposed materials and finishes:

to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

13SD-SSRE/25102021/REV-A &
13 SKIPTON DRIVE-PLANNING STATEMENT

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes ☒ No

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

MR

First name

PRABH

Surname

SINGH

Declaration date
(DD/MM/YYYY)

15/11/2021

15. Ownership Certificates and Agricultural Land Declaration

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

15/11/2021



Appendix C

PLANNING STATEMENT

17 November 2021

PLANNING APPLICATION FOR THE PROPOSAL OF SINGLE STOREY REAR EXTENSION TO A DWELLING HOUSE

PLANNING SOUGHT FOR:

13 SKIPTON DRIVE,
HAYES
UB3 1PL



INTRODUCTION:

This Planning Statement has been prepared by S9Designs on behalf of Mr. R Sharma, the applicant / owner of the property at 13 Skipton Drive, Hayes, UB3 1PL.

SITE AND LOCALITY:

The application relates to a two storey, semi-detached dwelling under a hipped roof, located at Skipton Drive, Hayes, UB3 1PL with the principle elevation facing east. The property benefits from a large rear garden which provides the private amenity space for the occupiers of the property and the front garden provides off street parking spaces.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached properties.

The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

PROPOSED SCHEME:

The application seeks planning permission for the erection of single storey rear extension to 13 Skipton Drive, Hayes, UB3 1PL

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:

- DMHB11 Design of New Development
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D6 (2021) Housing quality and standards

Main planning issues

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass, and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Page 3 of 4

Policy DMHD 1 of the Development Management Policies (2020) States that:

- i) alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.
- ii) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more.
- iii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth.

iv) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

The single storey rear extension would extend into the rear garden by 6m with a pitched roof with a maximum height of 3.700m with 2.475m eaves. It is noted that proposed extension would not be policy compliant. However, there are mitigating circumstances in this instance. Accordingly it is considered that the proposed extension would not impact upon the visual amenity of the street scene and therefore a reason for refusal would be difficult to justify on design grounds alone.

Taking into consideration the boundary treatment and the adjoining neighbour's rear extensions, the proposed extensions would not be overbearing and would not result in a loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHB 18 of the Development Management Policies (2020) expects a minimum 60sq.m of private amenity space to be retained for a 2- and 3-bedroom property. The proposal would exceed this requirement, in compliance with the policy requirements. The parking provision would remain unaffected by the proposal.

CONCLUSION:

Decision to grant planning permission should be given 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).

Appendix D



Mr Prabhjyot Singh
S9DESIGNS
Albion House
Albion Close
Slough
SL2 5DT

Application Ref: 76874/APP/2021/4261

Date of Decision: 13th January 2022

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL 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 **REFUSES:** permission for the following:-

Application number:	76874/APP/2021/4261
Date your planning application was submitted:	18th November 2021
Site location:	13 Skipton Drive Hayes UB3 1PL
Description:	Erection of a single storey rear extension
Application submitted by:	Mr prabhjyot singh
Plans that this decision was based on:	See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposed single storey rear extension, by reason of its siting, size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 15 Skipton Drive, by reason of overdominance, visual intrusion, overbearing impact and loss of outlook. As such, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
2. The proposed single storey rear extension, by reason of its siting, size, scale, bulk, width, depth and proximity would be detrimental to the form, proportion and appearance of the dwelling, relationship with the attached pair and overall character and appearance of the area. The proposed single storey rear

extension is therefore not compliant with all the criteria set out Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), it is considered that the proposal would cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal therefore does not accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

STANDARD INFORMATIVES

1. The decision to **REFUSE** planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

Part 2 Policies

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

2. The decision to **REFUSE** 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).

Date of Decision: 13th January 2022

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 76874/APP/2021/4261

SCHEDULE OF PLANS

Planning Statement.	Received	18-11-2021
13SD-SSRE/25102021/REV-A.	Received	18-11-2021
Location Plan.	Received	18-11-2021

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

Appendix E



Rear elevation



Boundary with adjoining occupier 15 Skipton Drive



Boundary with adjoining neighbour no. 11 Skipton Drive



Side elevation of no. 11 Skipton Drive from appeal site patio area









Appendix F

APPEAL PRECEDENT

Example 1

Prof. Plans
Professional Plans
Professional Plans
Suite 312
5 Spur Road, Busch Corner
Isleworth
TW7 5BD

Application Ref: 76538/APP/2021/2507

Date of Decision: 18th August 2021

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:-

Application number:	76538/APP/2021/2507
Date your planning application was submitted:	23rd June 2021
Site location:	107 Park Lane Hayes UB4 8AF
Description:	Single storey rear extension
Application submitted by:	Prof. Plans
Plans that this decision was based on:	See attached Schedule of Plans

Permission is subject to the condition(s) listed below:-

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 03/12.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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

REASON

To safeguard the character and appearance of the conservation area, in accordance to Policy HE1 of Hillingdon's Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB 1 and DMHB 4 of the Hillingdon's Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.8 of the London Plan (March 2016), Policy HC1 of the Publication London Plan (December 2020) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls of the development hereby approved facing 105 Park Lane.

REASON

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

5. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

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

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

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

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

2. 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.

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).

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

2. 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).
3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
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 Residents Services Reception Desk, Level 3, 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
 - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise)

Tel. 01895 250155) 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 1980.
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. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

Date of Decision: 18th August 2021

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

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

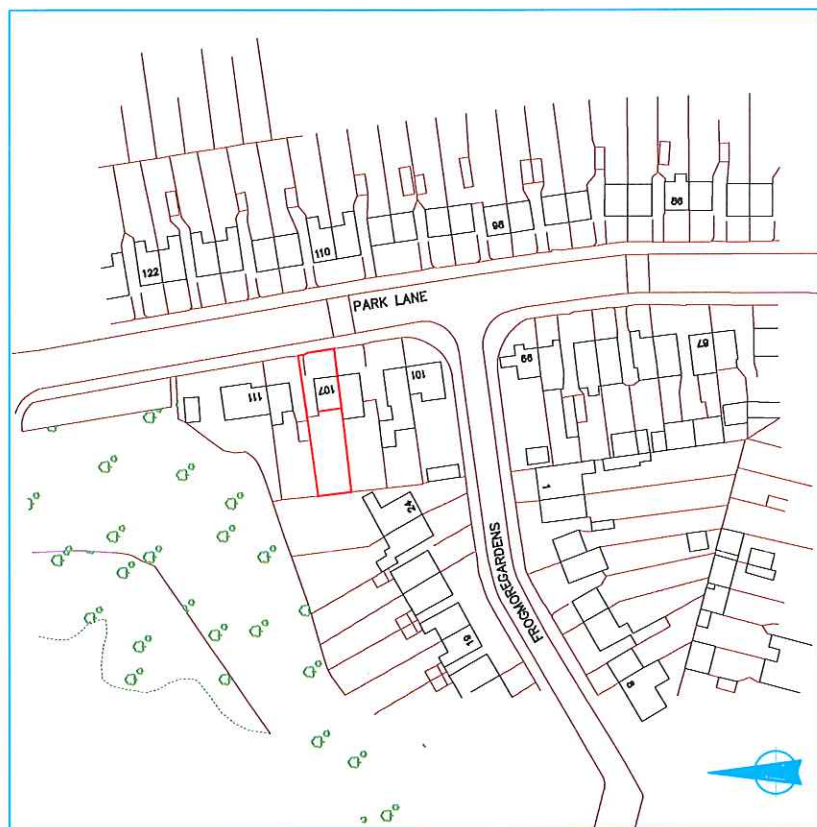
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

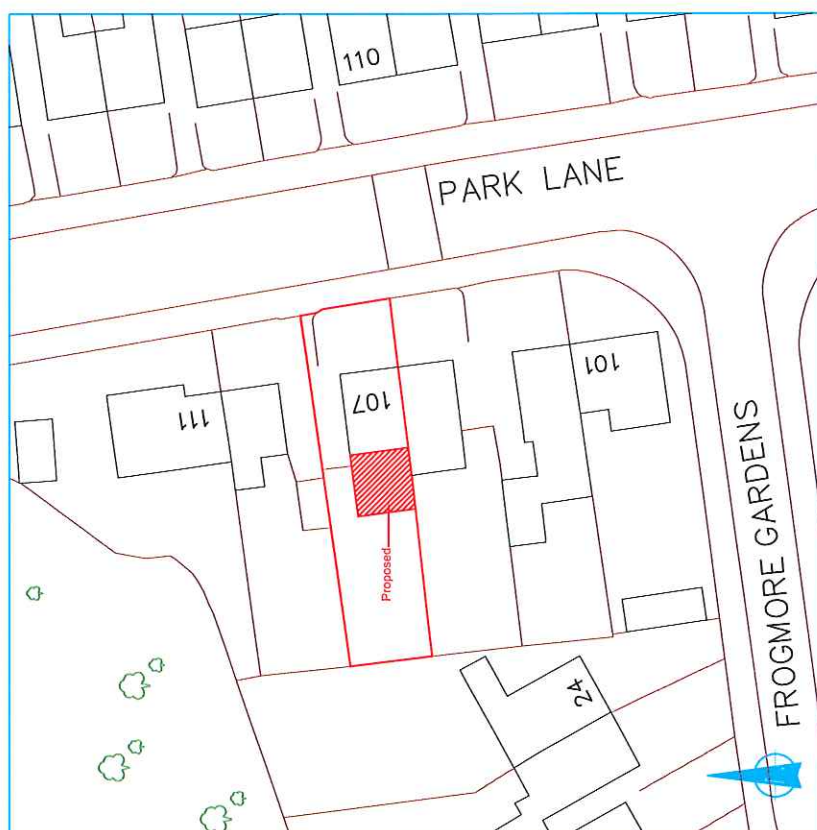
Application Ref: 76538/APP/2021/2507

SCHEDULE OF PLANS

01/12.	Received	23-06-2021
03/12.	Received	23-06-2021
Planning Statement.	Received	23-06-2021
02/12.	Received	23-06-2021



Location Plan 1:1250



Block Plan 1:500

rev:	These drawings should be approved by local Authority
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architects.	

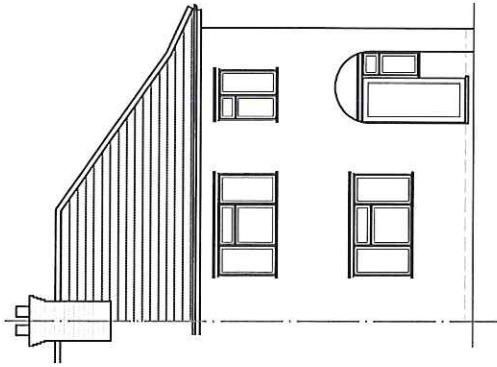
Mr. Avtar Singh Bal

project: 107 Park Lane
Hayes
UB4 8AF

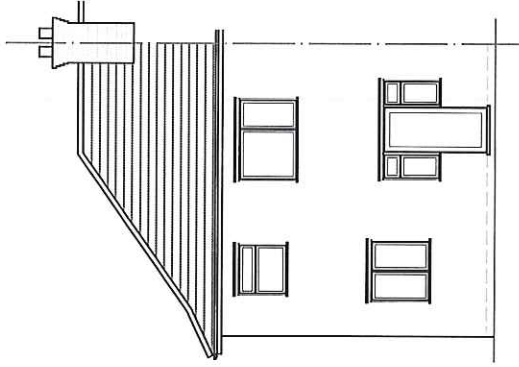
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Location & Block Plans

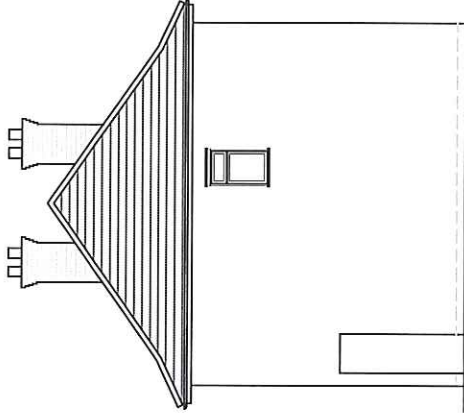
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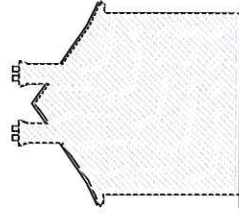
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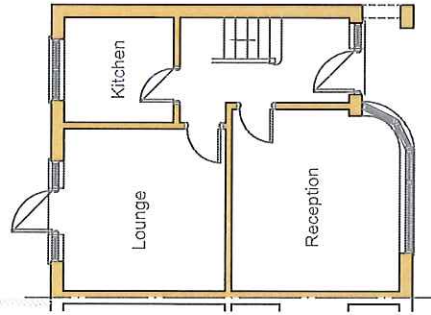
Rear Elevation



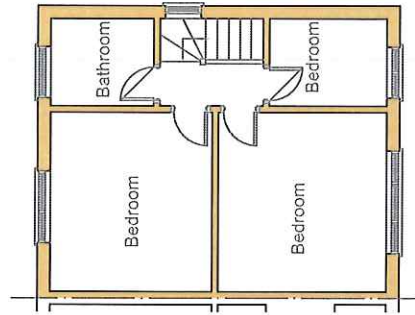
Side Elevation (RHS)



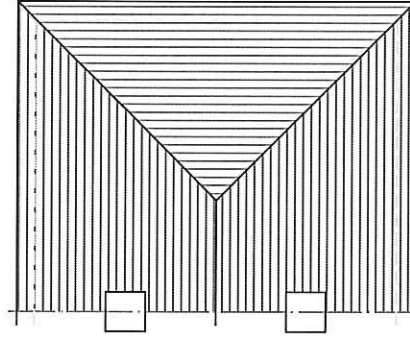
Side Elevation (LHS)
scale 1:200



Ground Floor Plan



First Floor Plan



Roof Plan



Scale 1 to 100

These drawings should be approved by local Authority
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architect.
client: Mr. Avtar Singh Bal
project: 107 Park Lane
Hayes
UB4 8AF

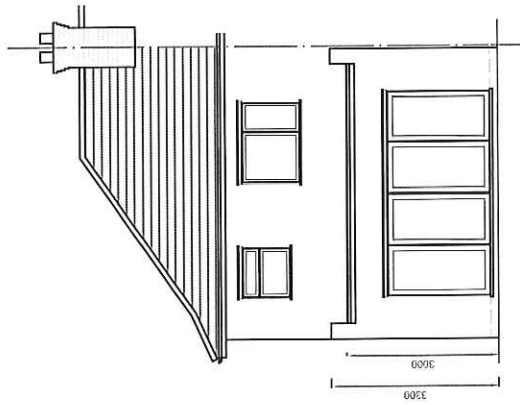
drawing:

Existing Elevations
Floor & Roof Plans

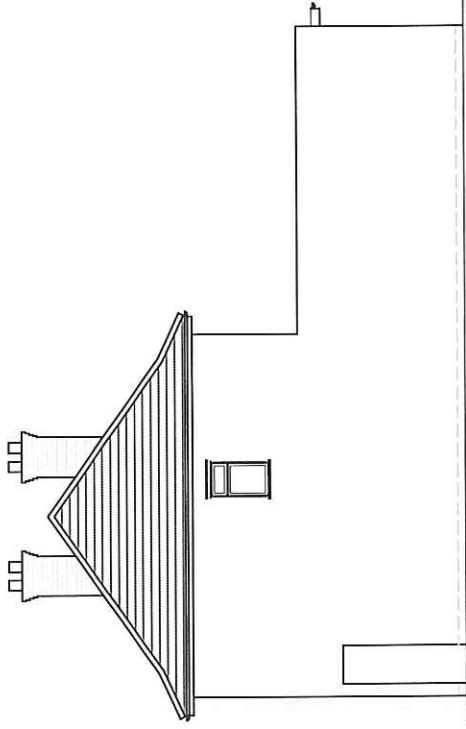
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02 / 12

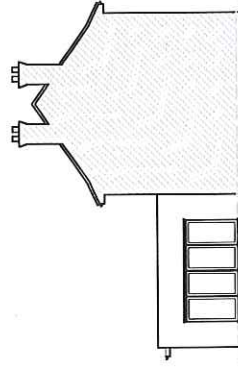
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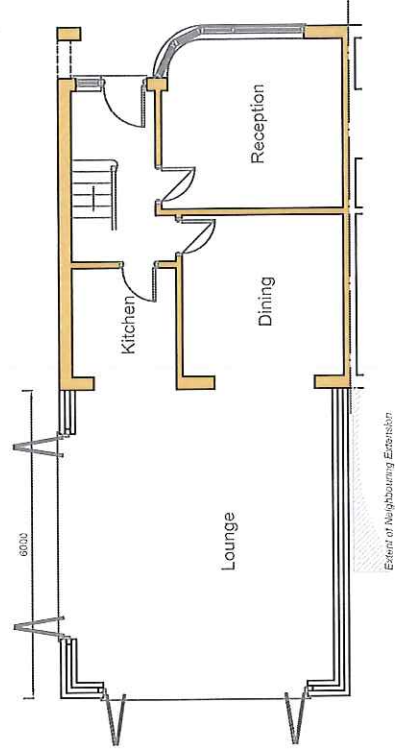
Rear Elevation



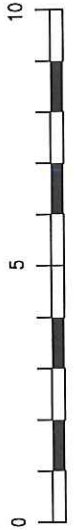
Side Elevation (RHS)



Side Elevation (LHS)
scale 1:200



Ground Floor Plan



These drawings should be approved by local Authority
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architect.
Client: Mr. Avtar Singh Bal
Project: 107 Park Lane
Hayes
UB4 8AF
drawing:
scale: 1:100 date: Jun 2021
03 / 12

Proposed Elevations & Ground Floor Plan

APPEAL PRECEDENT

Example 2



Mr J Singh
PLANS 4 U LTD
Plans 4 U Ltd.
15 North Parade
North Road
Southall
UB1 2LF

Application Ref: 14754/APP/2021/1493

Date of Decision: 4th June 2021

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:-

Application number:	14754/APP/2021/1493
Date your planning application was submitted:	15th April 2021
Site location:	101 Park Lane Hayes
Description:	Single storey rear extension
Application submitted by:	MR J SINGH
Plans that this decision was based on:	See attached Schedule of Plans

Permission is subject to the condition(s) listed below:-

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

REASON

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

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing No's 104 rev A2 and 103 rev B1

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

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

REASON

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

4. Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

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).

Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMEI 12 Development of Land Affected by Contamination

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

2. 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).
3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
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 Residents Services Reception Desk, Level 3, 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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 1980.
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. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

Date of Decision: 4th June 2021

END OF SCHEDULE

Address:
Residents Services
London Borough of Hillingdon

Yours Faithfully,

A handwritten signature in black ink that reads "James Rodger". The signature is written in a cursive style with a large, stylized 'J'.

James Rodger
Head of Planning, Transportation and Regeneration

3 North, Civic Centre,
High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 14754/APP/2021/1493

SCHEDULE OF PLANS

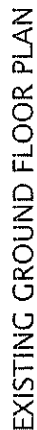
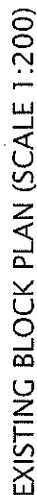
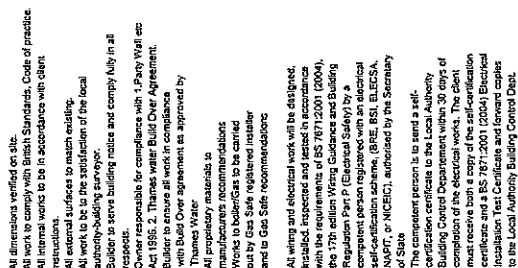
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Location Plan.	Received	15-04-2021
101 Rev B.	Received	20-05-2021
104 rev A2.	Received	20-05-2021
102.	Received	15-04-2021

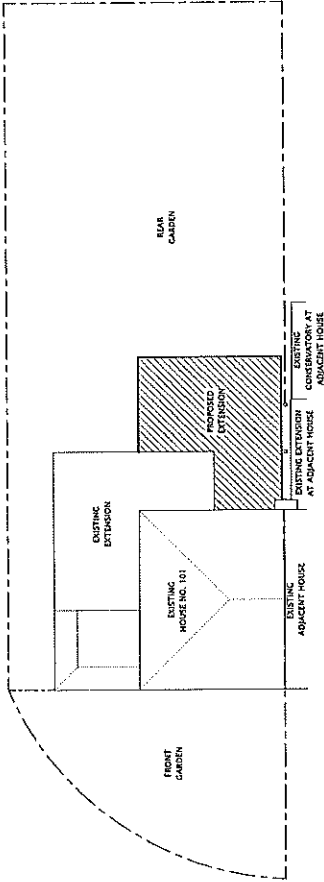
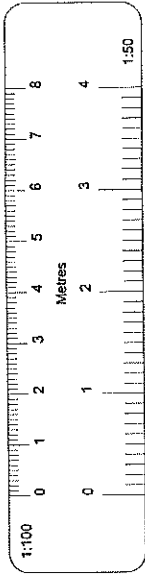
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250

CENTRE COORDINATES: 509274, 182278

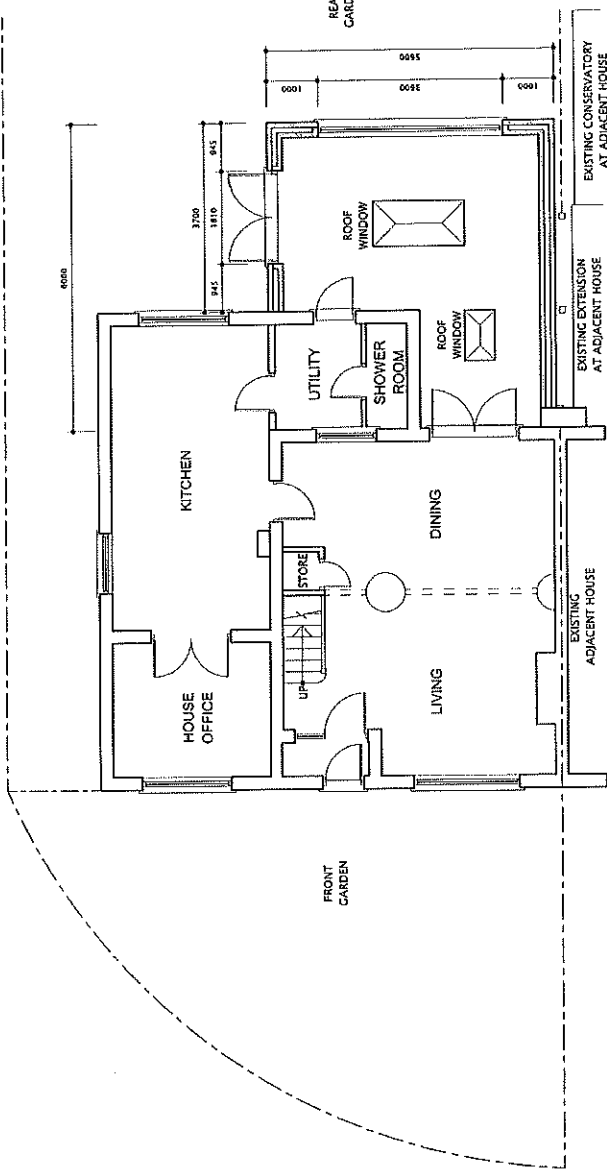


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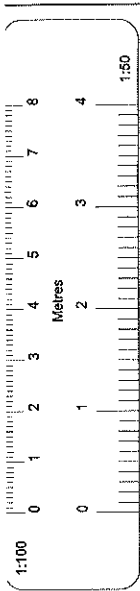
PROPOSED BLOCK PLAN (SCALE 1:200)



PROPOSED GROUND FLOOR PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal work to be in accordance with client instructions.
All external surfaces to match existing.
All work to be in accordance with the local planning authority.
Builder to save building notice and comply fully in all respects.
Owner responsible for compliance with 1 Party Wall etc Act 1996. 2. Thence water Build Over Agreement.
Builder to ensure all work in compliance with Building Regulations.
Thence water Build Over Agreement.
All materials to be approved by the manufacturer.
Works to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671:2001 (IET's 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRI, BSI, ELECSA, NAPIT, or NICEIC), authorized by the Secretary of State.
The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of this self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION
COPYRIGHT:	
JOB TITLE:	
101 PARK LANE HAVES	
DRAWING TITLE:	
PROPOSED GROUND FLOOR PLAN AND BLOCK PLAN	
SCALE: 1:100	
DATE: 16-04-2021	
DRAWN BY:	
DRG. NO.	REV.
2021/10/PLH/103	A1



All dimensions verified on site.

All work to comply with British Standards, Code of Practice, instructions.

All internal works to be in accordance with client instructions.

All external surfaces to match existing.

Approved for construction of the final building.

Builder to serve building notice and comply fully in all respects.

Owner responsible for compliance with T. Party Wall etc Act 1996, 2. Thomas Water Build Over Agreement.

Builder to ensure all work in compliance with Build Over agreement as approved by Planning Department.

All regulatory materials to manufacturers recommendations

Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations

All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671:2001 (IET BS 5493) and the 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (SPCE, BS, ELECSEA, NICEIC, or NICEIC), authorised by the Secretary of State.

The competent person to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (IET BS 5493) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

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JOB TITLE:
101 PARK LANE HAYES

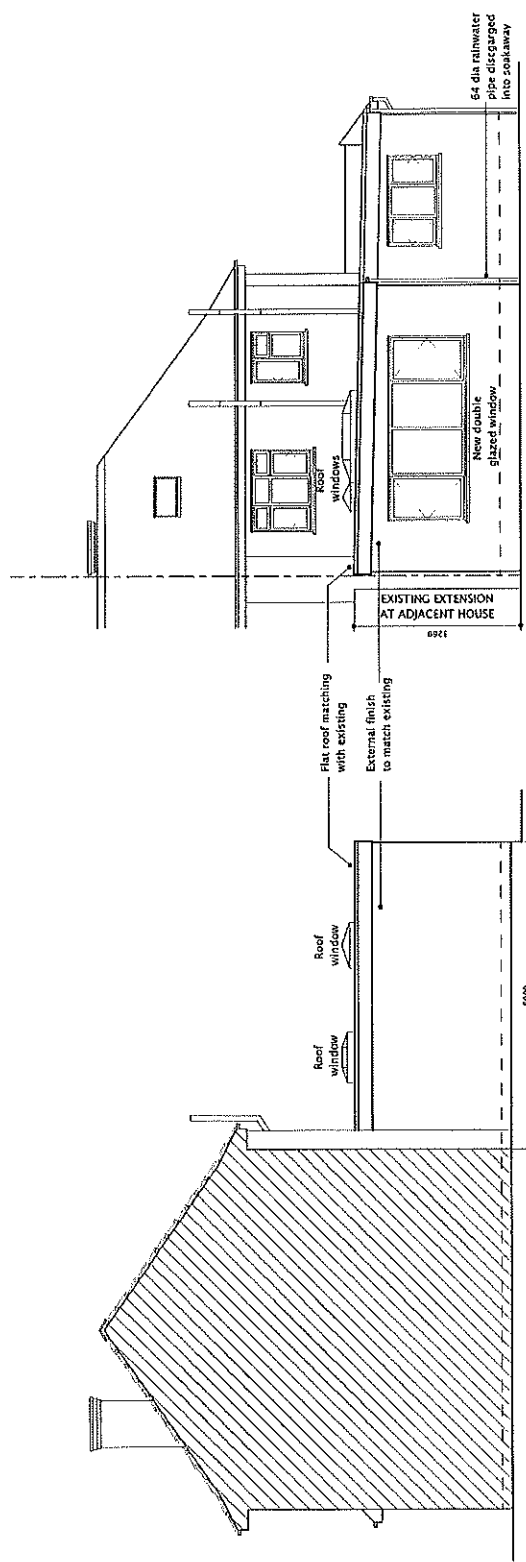
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PROPOSED ELEVATIONS

SCALE: 1:100

DATE: 15-04-2021

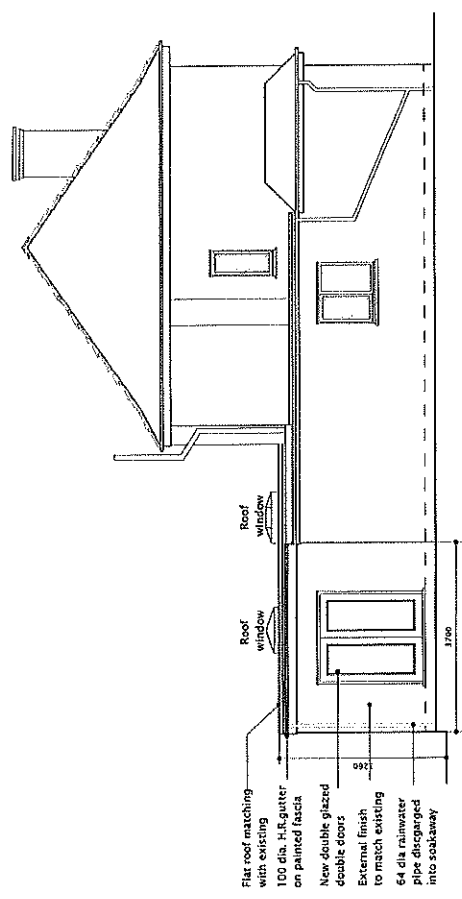
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DRG. NO.	REV.
2021/101/P/L/H/101	A2

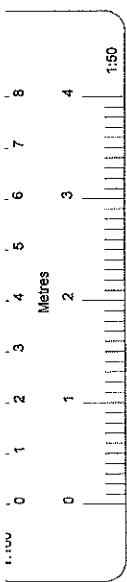


PROPOSED RIGHT SIDE ELEVATION

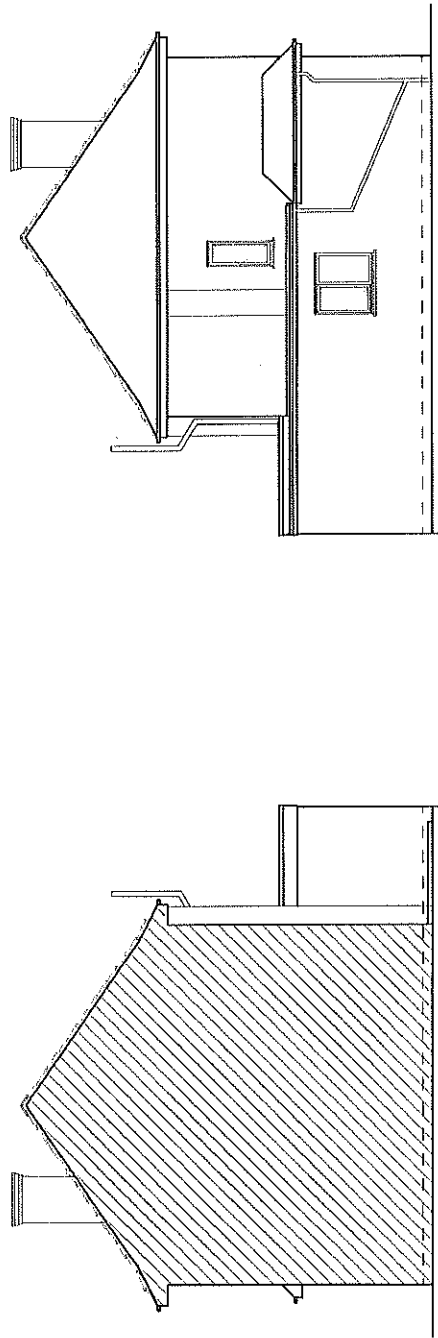
PROPOSED REAR ELEVATION



PROPOSED LEFT SIDE ELEVATION



All dimensions verified on site.
All work to comply with British Standards. Code of Practice.
All internal works to be in accordance with client instructions.
All external works to match existing.
All work to be to the satisfaction of the local authority/building supervisor.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with T.Ferry Wat etc Act 1955. 2. Thames Water Build Over Agreement.
Builder to ensure all work in compliance with the Build Over Agreement as approved by Thames Water.
All proprietary materials to manufacturers recommendations
Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (IET's 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety)) by a competent person registered with an electrical self-certification scheme. (BRC, BSI, ELECSA, NICEIC, or NICEIC), authorised by the Secretary of State.
The competent person is to send a self-certification certificate to the Local Authority building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (IET's 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety)) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

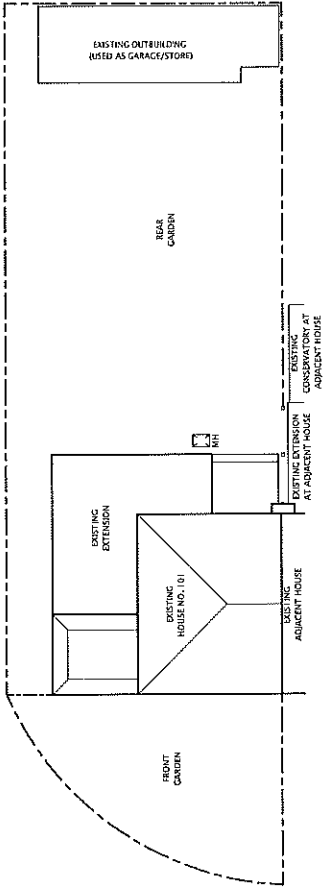
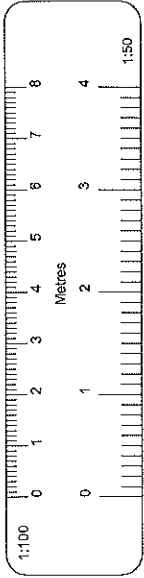


EXISTING REAR ELEVATION

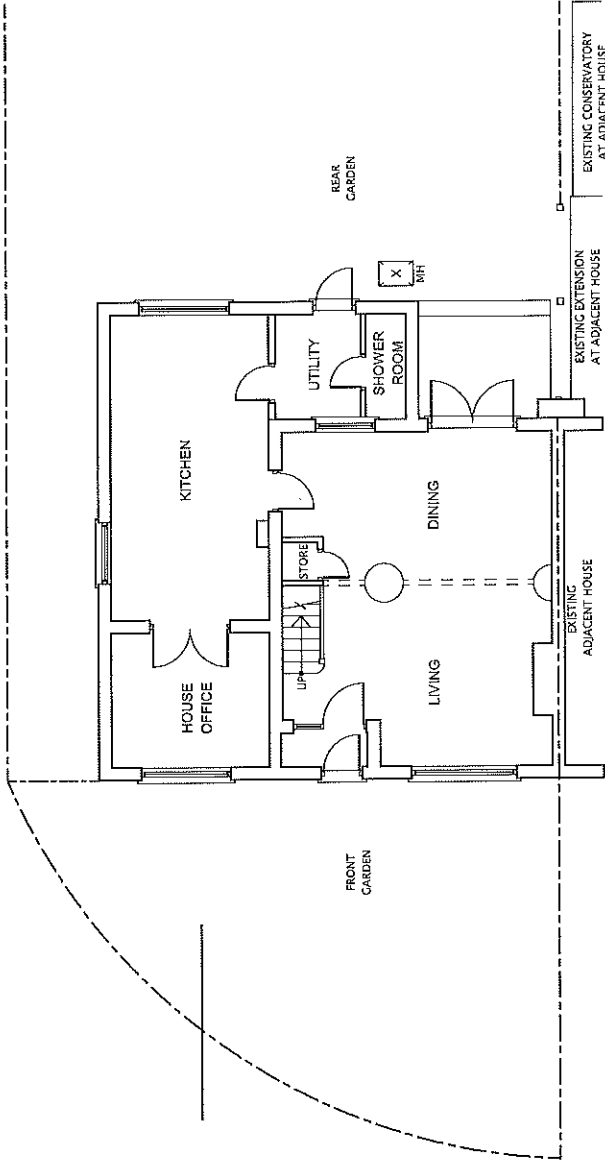
EXISTING RIGHT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION

DATE	REVISION
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JOB TITLE	
101 PARK LANE HAVES	
DRAWING TITLE	
EXISTING ELEVATIONS	
SCALE: 1:100	
DATE: 15-04-2021	
DRAWN BY:	
DRG. NO.	REV.
2021/01/PLH102	



EXISTING BLOCK PLAN (SCALE 1:200)



EXISTING GROUND FLOOR PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice, and instructions.
All external surfaces to be in accordance with client instructions.
All work to be to the satisfaction of the local authority-building department.
The client agrees to provide access to the site and to ensure that the site is safe for the duration of the works.
Owner responsible for compliance with T. Party Wall etc Act 1996, 2. Thence water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
In accordance with the provisions of the Building Regulations, the following works to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
All wiring and electrical work will be designed, checked, inspected and tested in accordance with the provisions of BS 7671:2001 (2004), the 17th edition Wiring Guidelines and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BS, ELECSA, NABIT, or NICEIC), authorised by the Secretary of State.
The proposed works are to be carried out in accordance with the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

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JOB TITLE:
101 PARK LANE HAVES

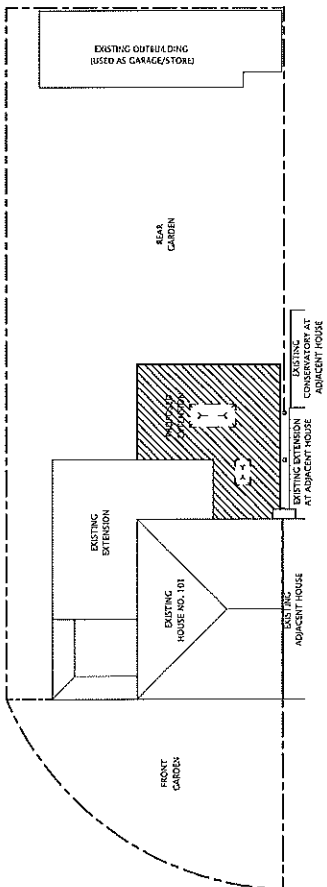
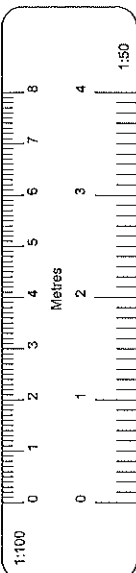
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EXISTING GROUND FLOOR PLAN
AND BLOCK PLAN

SCALE: 1:100

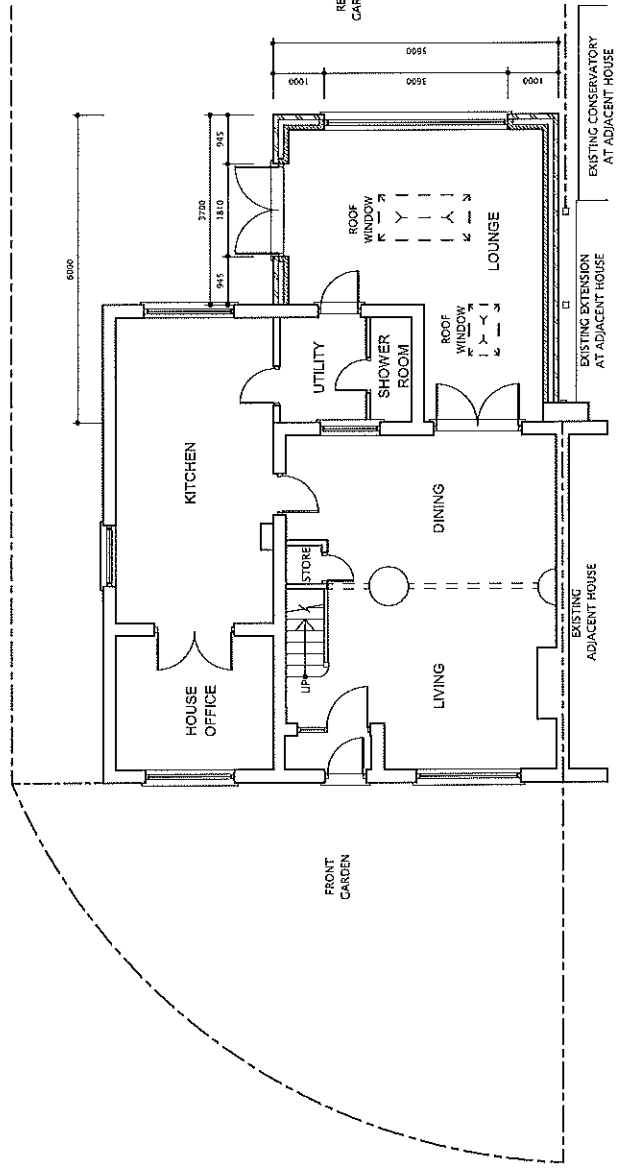
DATE: 28-05-2021

DRAWN BY:

DRG. NO.	REV.
2021/01/PLH/101	B



PROPOSED BLOCK PLAN (SCALE 1:200)



PROPOSED GROUND FLOOR PLAN

All dimensions verified on site.
All work to comply with British Standards, Code of practice, instructions.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority.
Builder to serve building notice and comply fully in all respects.
Owner responsible for compliance with 1. Party Wall etc Act 1996. 2. Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
All materials to be of good quality and to be recommended by manufacturer.
Works to be in Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulations Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BEE, BSI, ELECSA, NABE, or NICEIC), authorised by the Secretary of State.
The competent person is to send a notification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION
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JOB TITLE:	
101 PARK LANE HAYES	
DRAWING TITLE:	
PROPOSED GROUND FLOOR PLAN AND BLOCK PLAN	
SCALE: 1:100	
DATE: 20-05-2021	DRAWN BY:
DWG. NO.	REV.
2021/01/PLW103	B1

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