



Modhwadia Design Services
239
Western Road
Southall
UB2 5HS

Application Ref: 77097/APP/2022/613

Process set out by Condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS NOT REQUIRED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority.

Address of the proposed development:

13 Oak Avenue West Drayton

Description of proposed development:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

Date of application:

01 March 2022

Plan Numbers:

MD6098/EXT-01/SP - received 01 Mar 2022
MD6098/EXT-02/SP - received 01 Mar 2022
MD6098/EXT-03/SP - received 01 Mar 2022
MD6098/EXT-04/SP - received 01 Mar 2022

INFORMATIVES:

1. This written notice indicates that the proposed development would comply with Condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019. It is important to note that this written notice doesn't indicate whether the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A.

If you want confirmation that the proposed development would be lawful (e.g. on the basis that it would comply with all of the limitations and conditions of Schedule 2 Part 1 Class A), then you should submit an application to the local planning authority for a Lawful Development Certificate (LDC).

2. It is a requirement of the above Condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.
3. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

END OF SCHEDULE



James Rodger
Head of Planning, Transportation and Regeneration

Date: 8 April 2022

Address:

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

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

Report of the Head of Planning, Transportation and Regeneration

Address 13 OAK AVENUE WEST DRAYTON

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres

LBH Ref Nos: 77097/APP/2022/613

Drawing Nos: MD6098/EXT-01/SP
MD6098/EXT-02/SP
MD6098/EXT-03/SP
MD6098/EXT-04/SP

Date Plans Received: 01/03/2022 **Date(s) of Amendment(s):**

Date Application Valid: 01/03/2022

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be _____ for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

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

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

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

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

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

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.

- 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.

2.0 Planning Considerations

The application seeks prior approval for erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 3 metres.

The proposed extension clearly constitutes development as described under the Planning Acts. The site is not located within a Conservation Area, World Heritage Site or AONB. There are no conditions restricting permitted development rights on this property nor is there an Article 4 Direction removing these rights for this type of proposal.

3.0 Relevant Planning History

47107/92/0838 13 Oak Avenue Ickenham

Erection of a single-storey rear extension

Decision Date: 07-08-1992 Approved

47107/APP/2012/2352 13 Oak Avenue Ickenham

Raising of roof to allow for conversion of roof space to habitable use to include side rooflights and conversion of roof from hip to gable ends with new gable end windows, single storey rear extension to include roof lantern to rear, porch to front, alterations to elevations, involving demolition of existing detached garage

Decision Date: 20-11-2012 Approved

47107/APP/2014/3666 13 Oak Avenue Ickenham

Installation of vehicular crossover and hardstanding to front

Decision Date: 12-12-2014 Refused

4.0 Any Neighbour Objections

Seven adjoining properties sharing a boundary with the application site, were consulted by letter expiring on 16/03/22. No comments were received during the public consultation period ending on 06/04/22.

5.0 Assessment of Impact on Neighbours

Not applicable as no neighbour objections received.

6.0 ALL CLASSES

If Semi or Terrace - does exceed 4m
NO

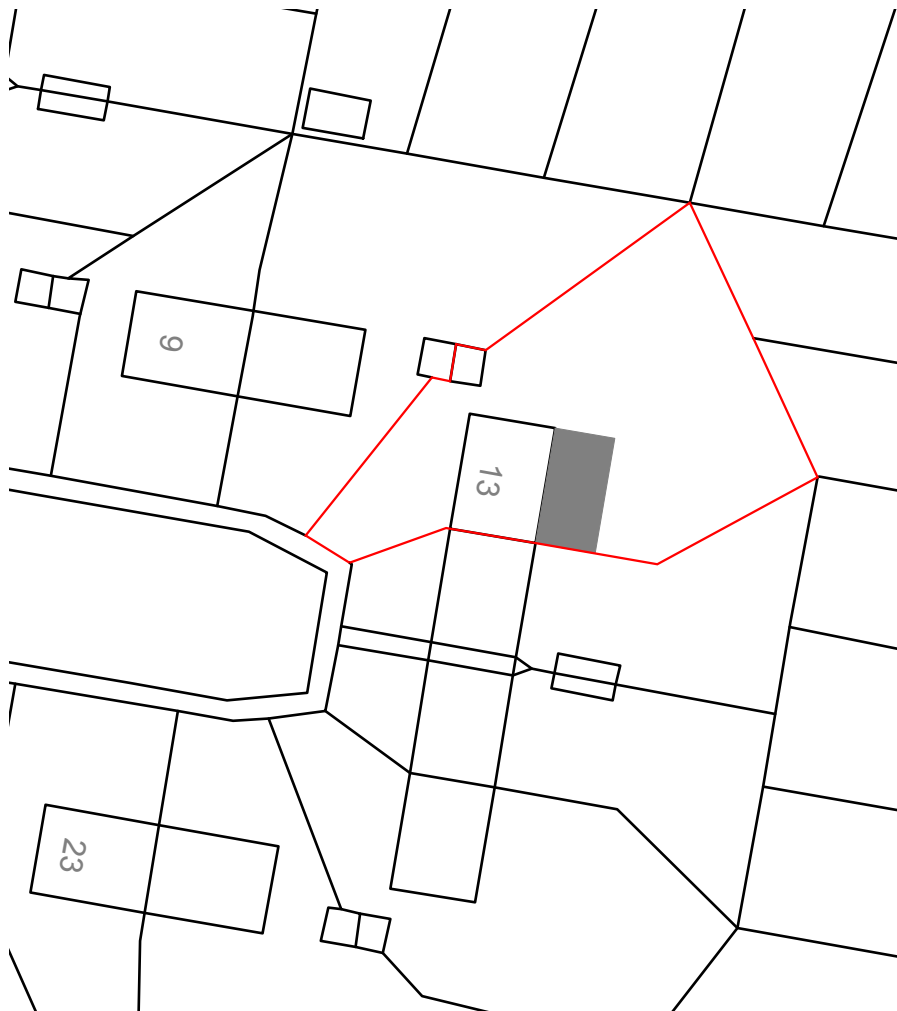
Is the dwelling a flat or a maisonette?
NO

Is there a planning condition removing permitted development rights?
NO - Article 4 restricting extension proposals to no more than 4 metres

Is the building listed/ in a Conservation Area?
NO

Contact Officer: Analese Haynes

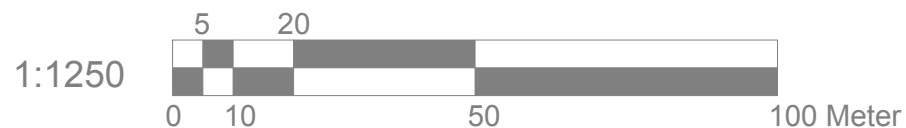
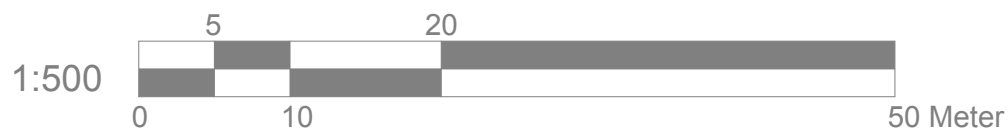
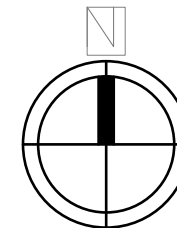
Telephone No: 01895 250230



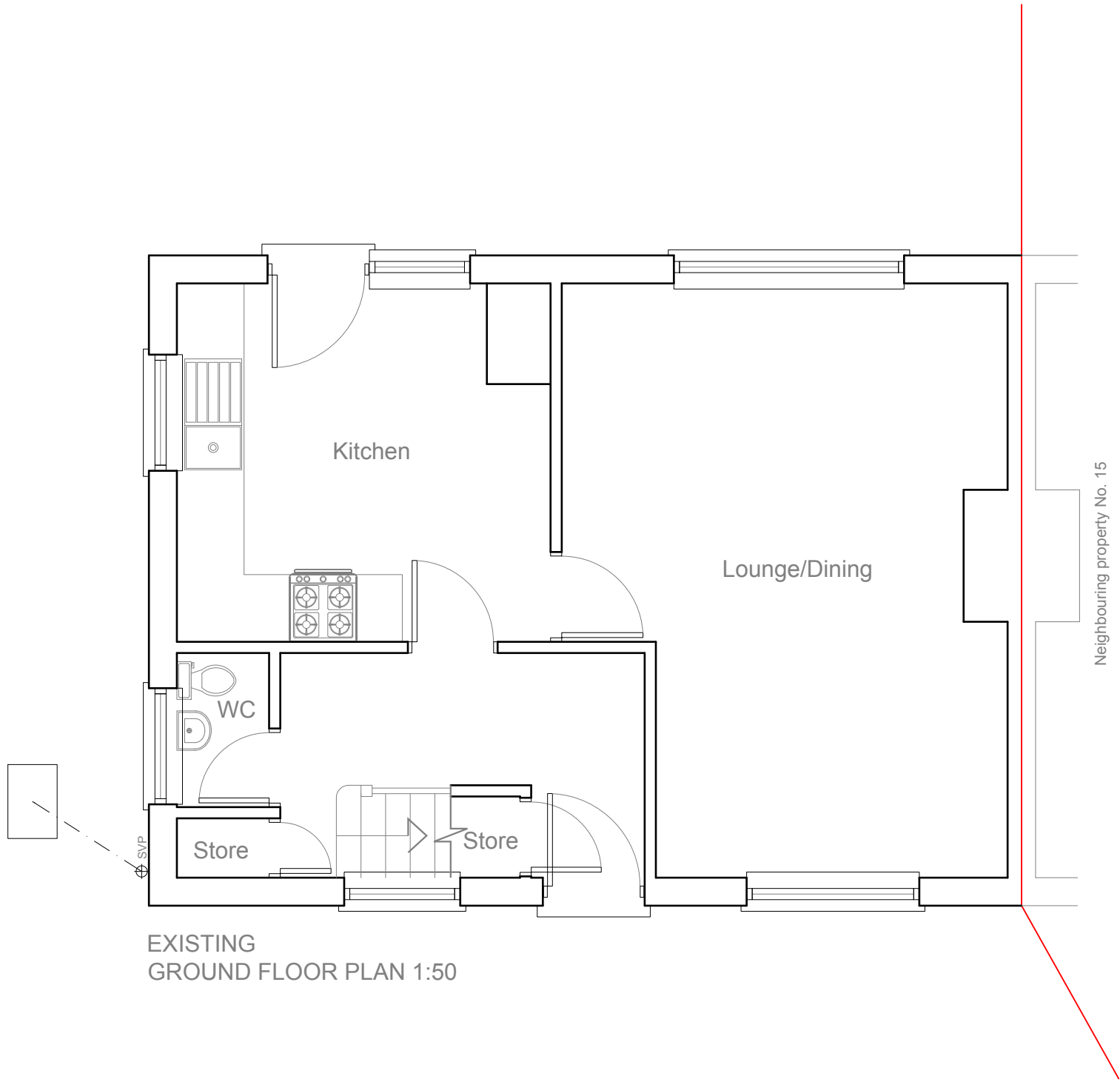
BLOCK PLAN 1:500



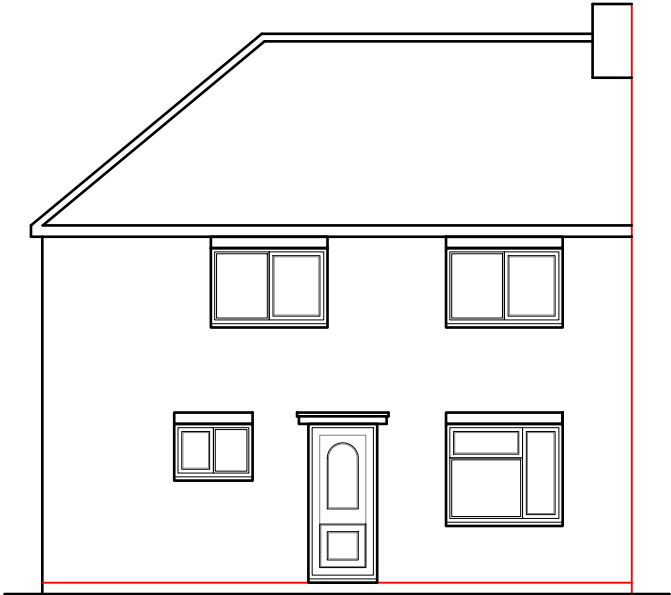
LOCATION PLAN 1:1250



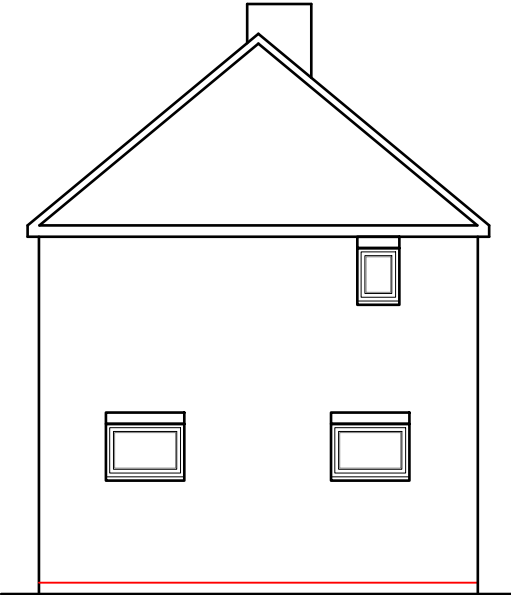
Modhwadia Design Services	Project: 13 Oak Avenue West Drayton UB7 9EP	Title: Block plan Location plan	Scale: 1:500/1250 @ A4			
			Date: Feb 2022			
			Drawing No.: MD6098/EXT-01/SP			
			Revision			
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239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk						



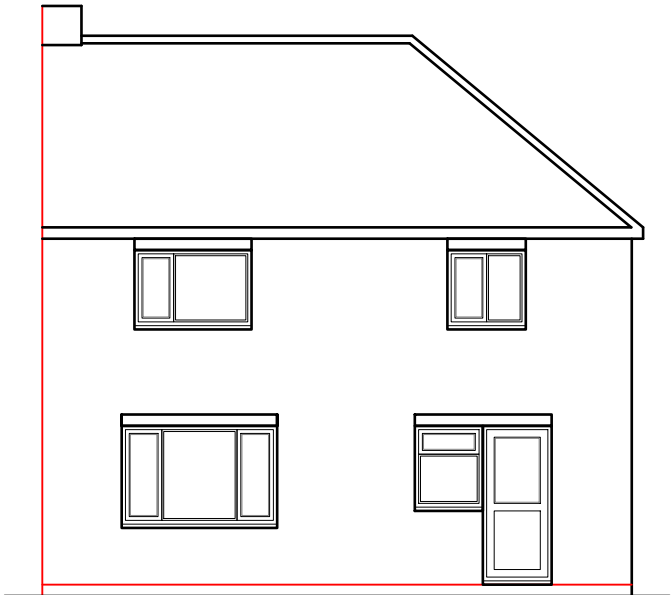
EXISTING
GROUND FLOOR PLAN 1:50



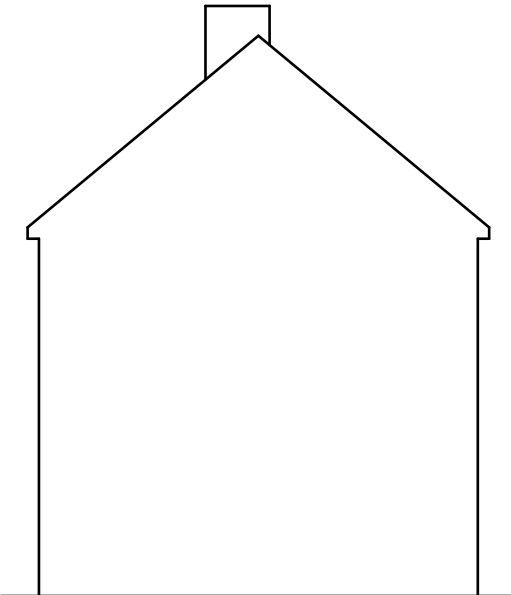
EXISTING
FRONT ELEVATION 1:100



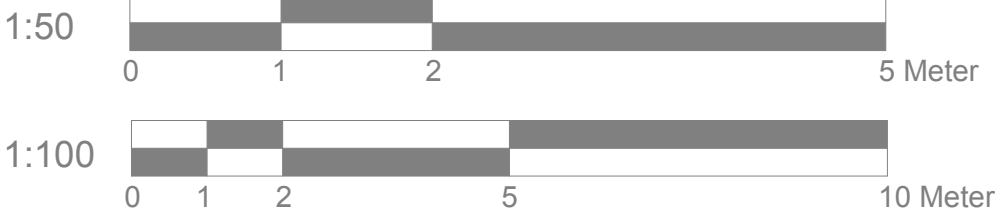
EXISTING
SIDE ELEVATION 1:100



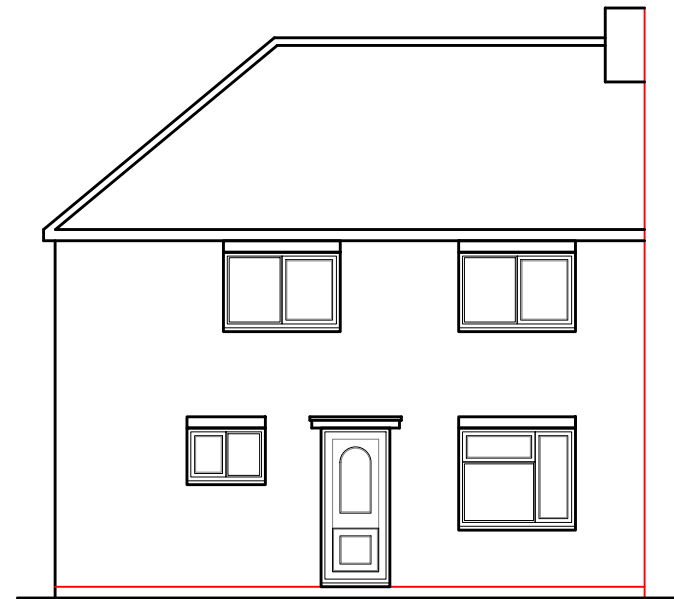
EXISTING
REAR ELEVATION 1:100



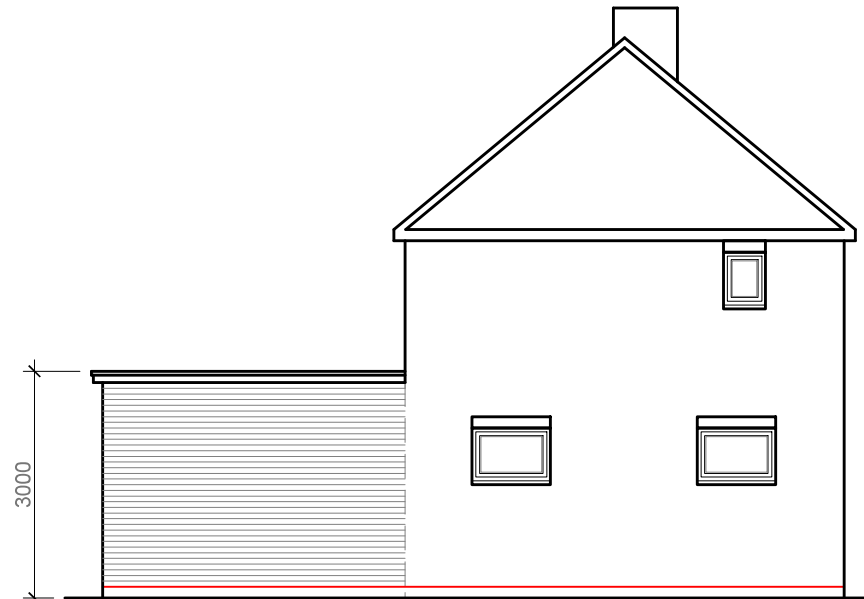
EXISTING
SIDE ELEVATION 1:100



Modhwadia Design Services	Project: 13 Oak Avenue West Drayton UB7 9EP	Title: Existing Ground floor plan & Elevations	Scale: 1:50/100 @ A3
			Date: Feb 2022
			Drawing No.: MD6098/EXT-02/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			



PROPOSED
FRONT ELEVATION 1:100



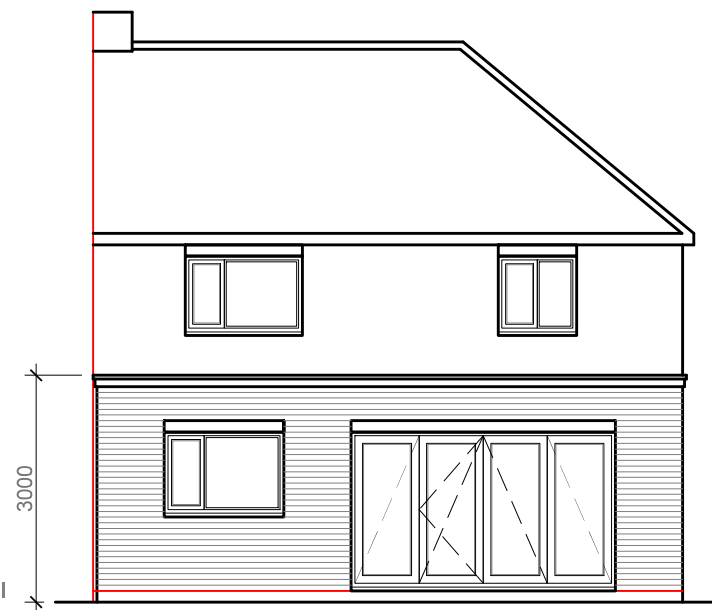
PROPOSED
SIDE ELEVATION 1:100

Flat roof
1:40 falls

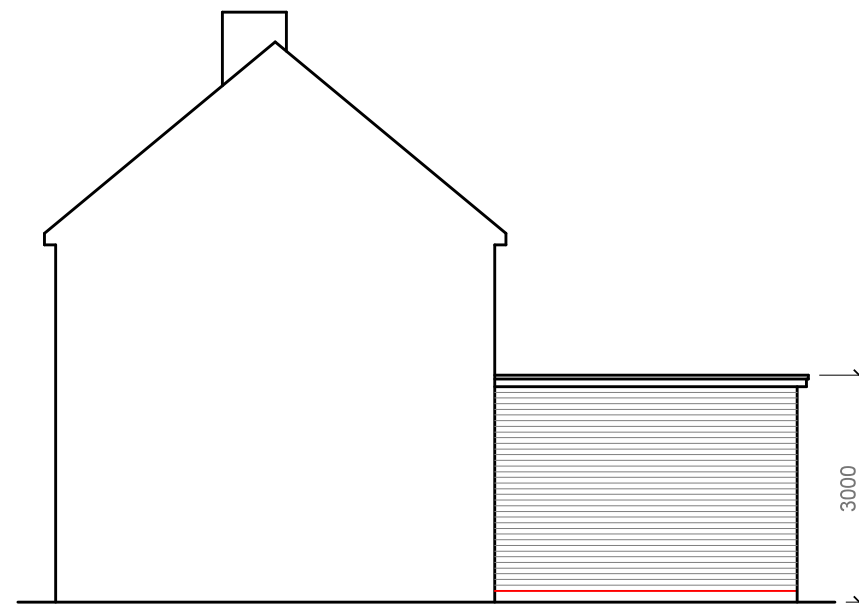
New windows/doors
to be double glazed
to match existing

External finish to be
facing brickwork
to match existing

DPC to be no less than
150mm above ground level



PROPOSED
REAR ELEVATION 1:100



PROPOSED
SIDE ELEVATION 1:100

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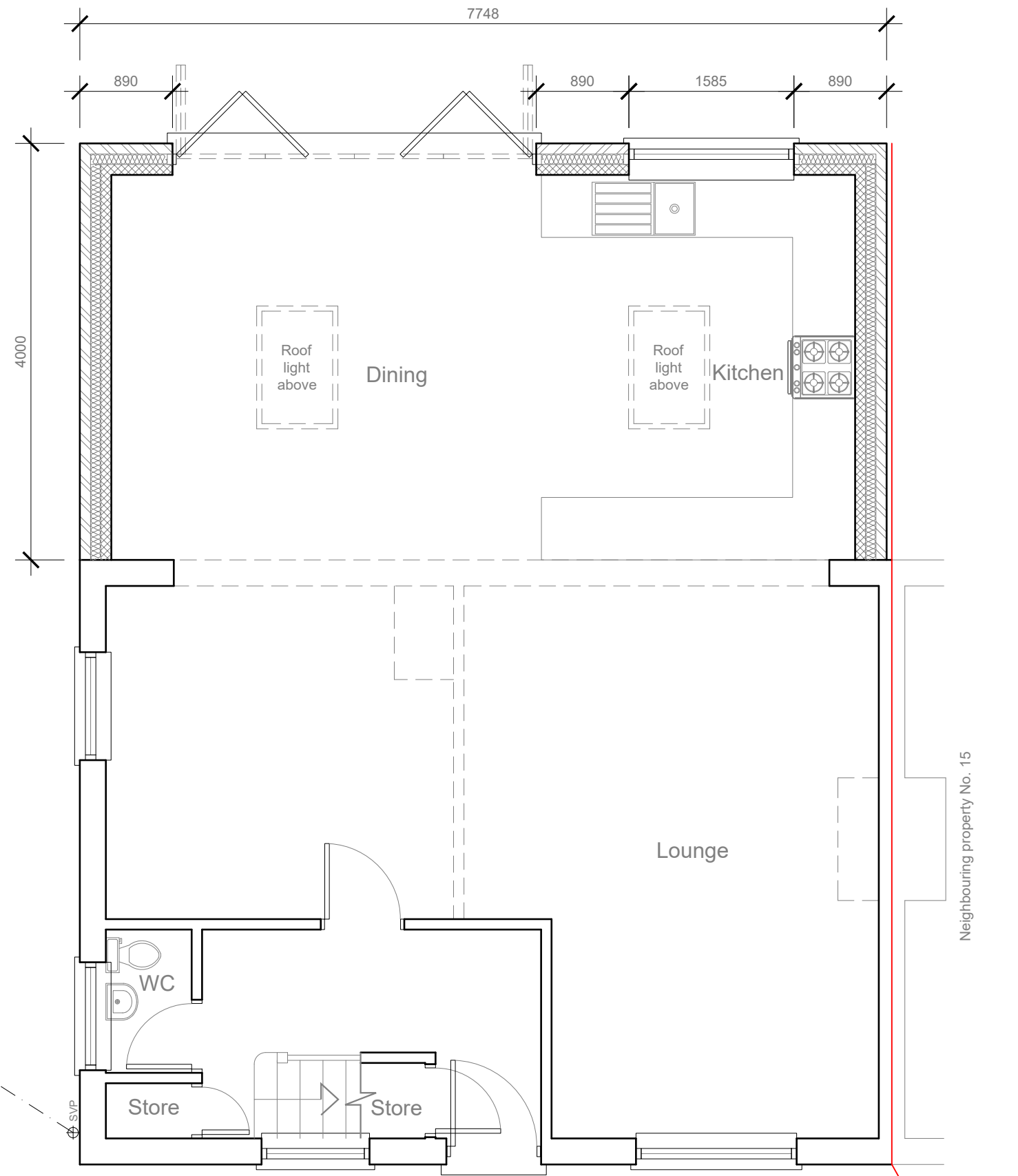
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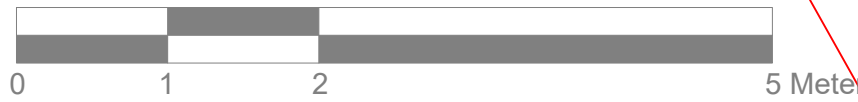


Modhwadia Design Services	Project:	Title:	Scale: 1:100 @ A3
	13 Oak Avenue West Drayton UB7 9EP	Proposed Elevations	Date: Feb 2022
			Drawing No.: MD6098/EXT-04/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			

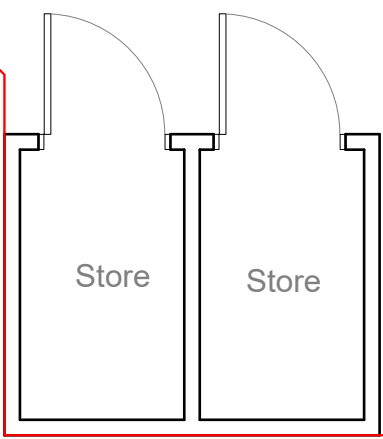


PROPOSED
GROUND FLOOR PLAN 1:50

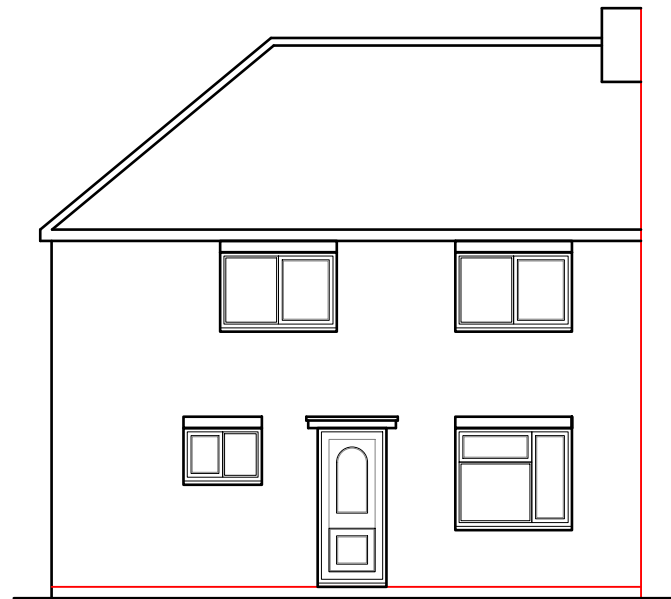
1:50



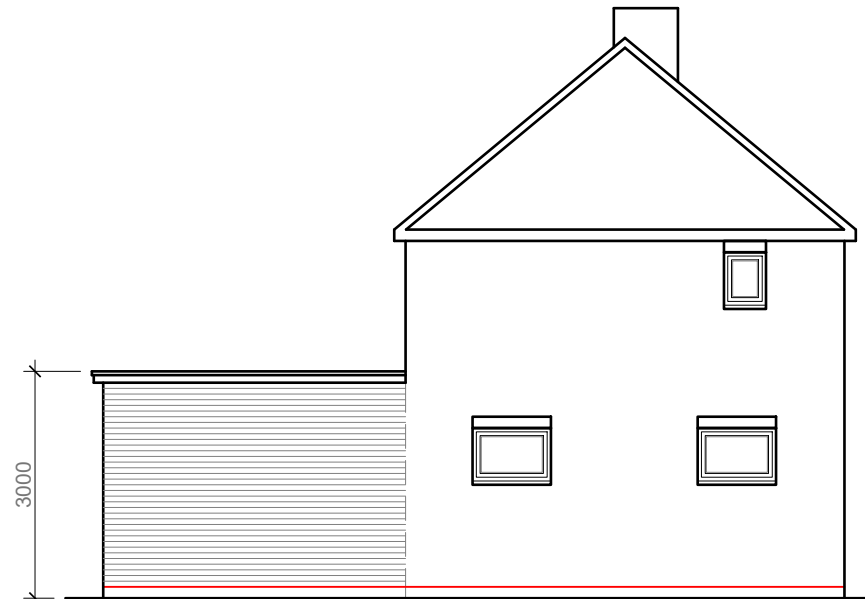
Neighbouring property No. 15



Modhwadia Design Services	Project:	Title:	Scale: 1:50 @ A3
	13 Oak Avenue West Drayton UB7 9EP	Proposed Ground floor plan	Date: Feb 2022
			Drawing No.: MD6098/EXT-03/SP
			Revision
239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			



PROPOSED
FRONT ELEVATION 1:100



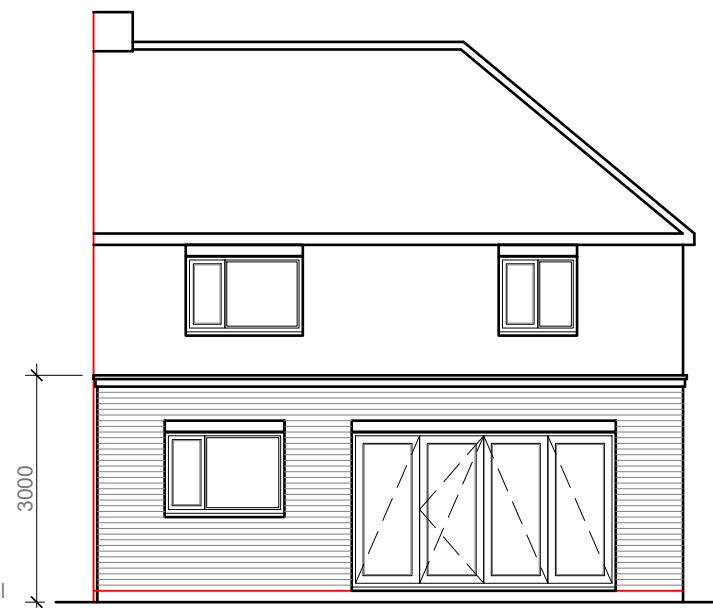
PROPOSED
SIDE ELEVATION 1:100

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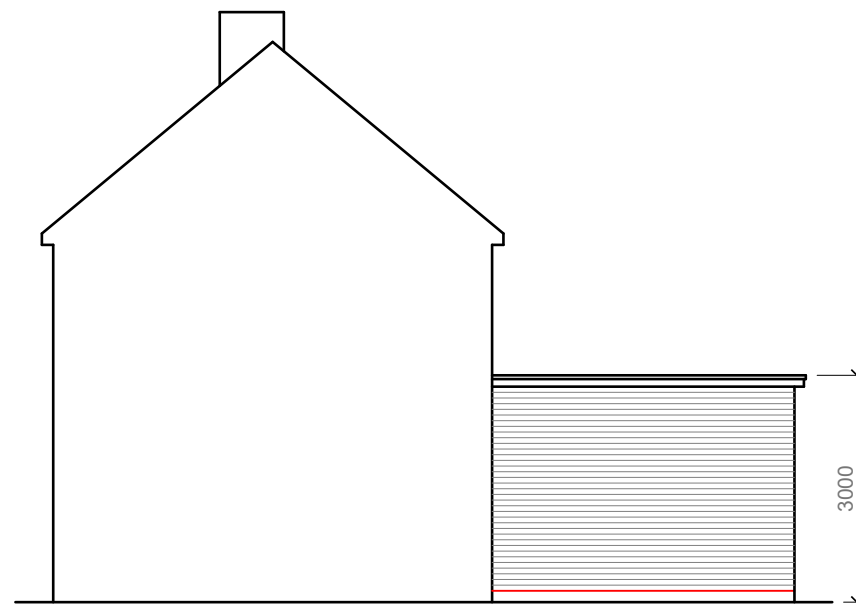
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239 Western Road, Southall, Middx, UB2 5HS Tel: 020 8571 1369 modhwadia_designservices@hotmail.co.uk			













