

Mr Colin Hurst
Kaleyes
7 Marlborough Parade
Uxbridge Road
Hillingdon
UB10 0LR

Your Ref:
Our Ref: 64163/APP/2022/2894

28 September 2022

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(GENERAL DEVELOPMENT PROCEDURE) (AMENDMENT) ORDER 2016**

Location: 35 BEDFORD AVENUE HAYES
Development: Erection of a single storey side and first floor rear extension, and change of use from house to two flats.

Thank you for your application which was accepted on 22nd September 2022 together with the fee of **£462.00** which is hereby acknowledged.

A copy of the documentation comprising of the application can be found on the Council's website www.hillingdon.gov.uk, to view the documentation click on the Quick Link to Planning and follow the instructions on screen.

If by **17th November 2022** you have not been told that your application is invalid; or you have not been told that your fee cheque has been dishonoured; or you have not agreed in writing to extend the period in which the decision may be given, then you can appeal to the Department of Communities and Local Government (DCLG) www.communities.gov.uk, under Section 78 of the Town and Country Planning Act 1990. You must appeal within six months and you must use a form which you can get from The Planning Inspectorate at 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. This does not apply if your application has already been referred to the Secretary of State.

Your co-operation is sought to assist the public participation process by removing any site notices posted

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

in the vicinity of the site as soon as the closing date has passed. This will avoid confusion to members of the public and help keep the borough tidy.

If you have any queries please do not hesitate to contact Fiona Rae via 01895 250230.

Yours Faithfully,

A handwritten signature in black ink, appearing to be 'JH' followed by a wavy line.

Julia Johnson
Interim Director of Planning, Regeneration and Public Realm.

LOCAL PLANNING APPLICATION ADDITIONAL REQUIREMENTS FOR APPLICATION:

35 BEDFORD AVENUE UB4 0DP

ACCESSIBILITY STATEMENT

The access to the properties remains unaltered and it has proved satisfactory over the last 80 years. The access to the individual flats provides stair free access to the ground floor and the first floor flat has a stairway wide enough for a stair-lift to be installed if required.

Within the ground floor flat the doorways and corridors will conform the access requirements set out in the publication: Approved Document M Access to and use of buildings volume 1 Housing

AIR QUALITY ASSESSMENT: not in an area of poor air quality

ARBORICULTURAL IMPACT ASSESSMENT: there are no trees on the site and the proposals will have no adverse consequences to trees that are in the locality. There are no trees on the neighbouring properties.

CONTAMINATED LAND: this land was agricultural land for at least 200 years prior to the construction of housing about 85 years ago. This is no likelihood of contamination.

DAYLIGHT/SUNLIGHT ASSESSMENT: this proposal has no impact of the daylight or sunlight arriving at the neighbouring properties and the enlargement element of this proposal has already been granted consent.

DESIGN AND ACCESS STATEMENT: not in a designated area.

DRAINAGE ASSESSMENT AND PLANS: Within the site new drains will be laid that connect to an existing foul sewer serving the street. The surface water will be drained to soak-aways within the site.

EXTERNAL LIGHTING: no external lighting is proposed.

GREATER LONDON AUTHORITY DATA

Site Information

1. Title number MX53436
2. Energy performance Certificate : D
3. Existing Use: C3
4. Private Ownership
5. Site Area 0.04 hectares
6. Gross Internal area of existing buildings = 68sq.m
7. No vacant land credit

Application Support

1. No viability assessment
2. No 3D model
3. No circular economy statement
4. No air quality statement
5. No transport impact statement
6. No fast track



General Information

1. Enlargement of existing dwelling house and conversion into two flats
2. No scheme name
3. No phasing of scheme
4. Application relates to the entire building
5. This application will not replace an existing permission
6. The application will not replace part of an existing permission
7. No permissions to be replaced
8. There are no projected dates for implementation
9. The owner is the developer
10. No company: owner is Mr Setandar Junaja
11. No company
12. No social landlord
13. Costs not known
14. Only one building is involve it has two storeys and height is 8 metres

OPEN SPACE

1. Does result in loss of open space: Type: 22sq.m of garden with no designation and unchanged access and no land swap
2. Does involve the loss of garden land
3. No nature designation

HOUSING INFORMATION

1. Ground floor flat has three habitable room and the first floor flat has two habitable rooms.
2. Private rented sector
3. Both flats not M4(2) Compliant
4. Both flats not M4(3) Compliant
5. Flats
6. Provider: Private individual
7. Private
8. Private rented sector
9. GIA lost: none
10. GIA gained = 45 sq.m
11. Unit built on garden land
12. Unit will ot provide sheltered accommodation
13. The units are not designed for older people
14. No gypsy/traveller sites gained or lost
15. No non-permanent dwellings lost or gained
16. No houseboats
17. Parking spaces existing = 1
18. Proposed parking spaces = 2

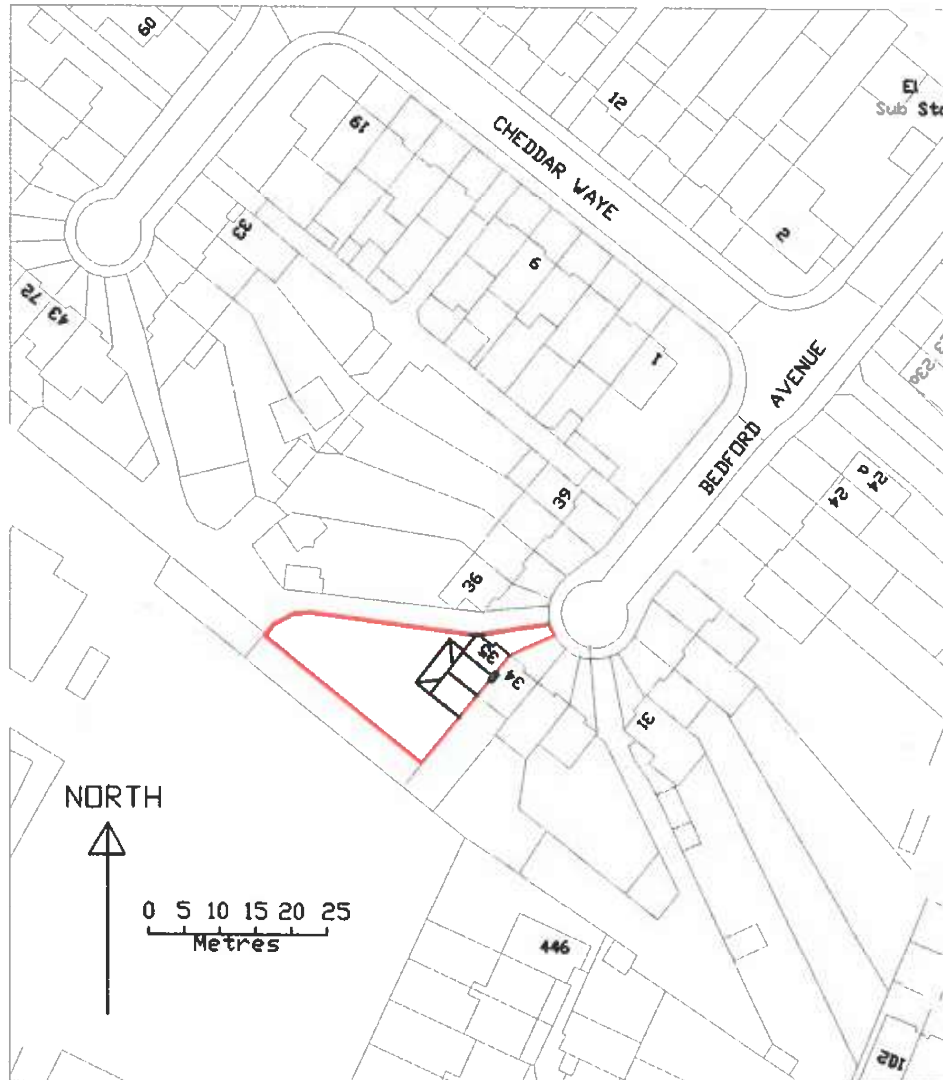
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PLANNING STATEMENT

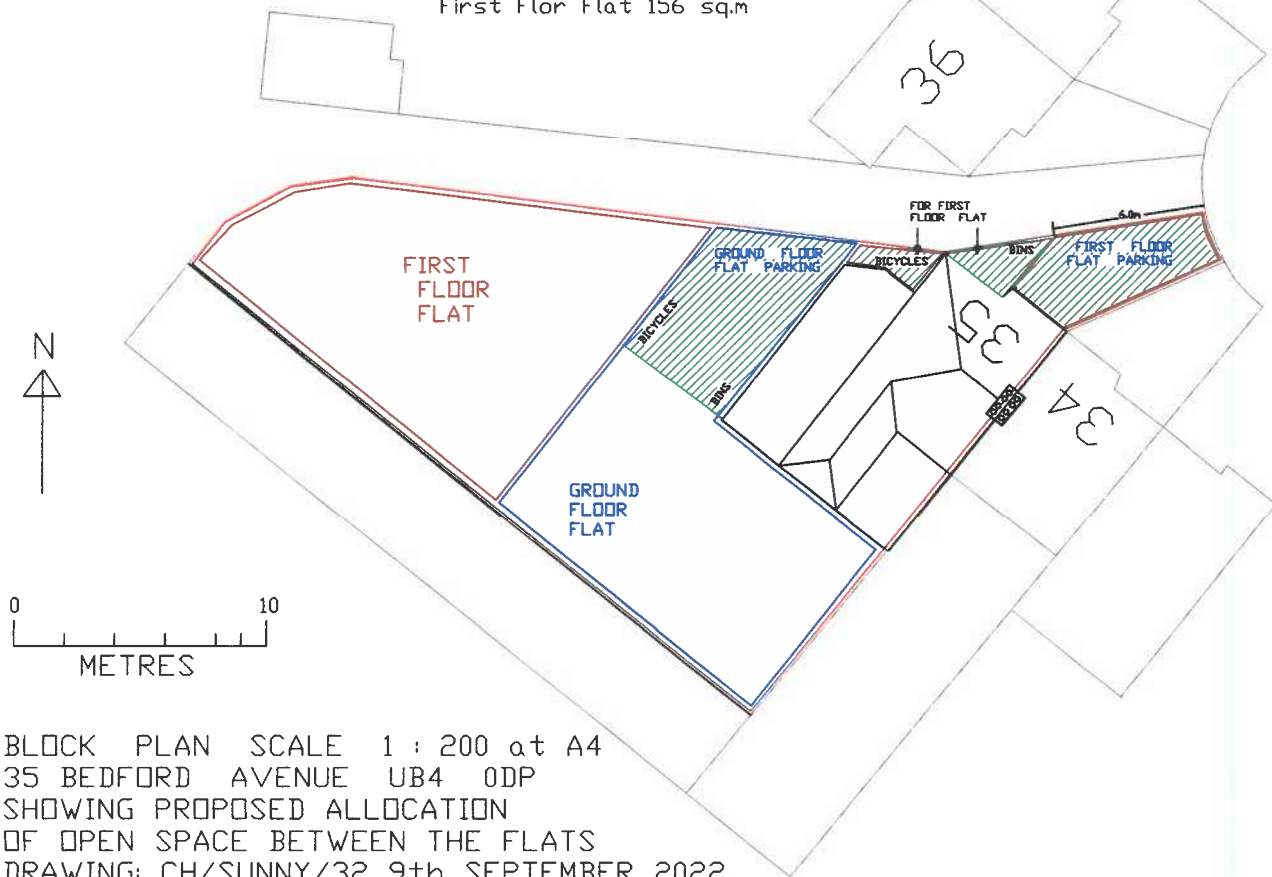
The planning policies that appear to be associated with the proposed change of use are noted in the table below

DMH1 A	Safeguarding Existing Housing	There will be a net increase in residential floor area.
DMH1 B	Subdivision of a dwelling, parking, self-contained, amenity space and living standards	The proposal provides an off street parking space for the exclusive use of each flat. There is private amenity space for each flat. The flats have accommodation that is self-contained and complies with the Borough Council's adopted space standards.
DMH4	Residential Conversions and Redevelopment	It is believed that not more than 10% of the houses have been subject to conversion. The street is of 465 metres in length There is only one flat per floor The total internal floor area is 70.48sq.m + 42.57sq.m = 113 sq.m
DMH6	Garden and Backland Development	The actual enlargement of the building has already received planning permission. It does not involve backland development No trees or wildlife habitat is being lost
DMHB11	Design of New Development	Generally this development fulfils all of the requirements of this policy because it involves only a minor enlargement to an existing terrace of housing. Its external appearance is designed to be of similar appearance as the existing. Allocated areas are provided for waste storage There is no adverse impact on the amenity, daylight and sunlight of the adjacent properties.

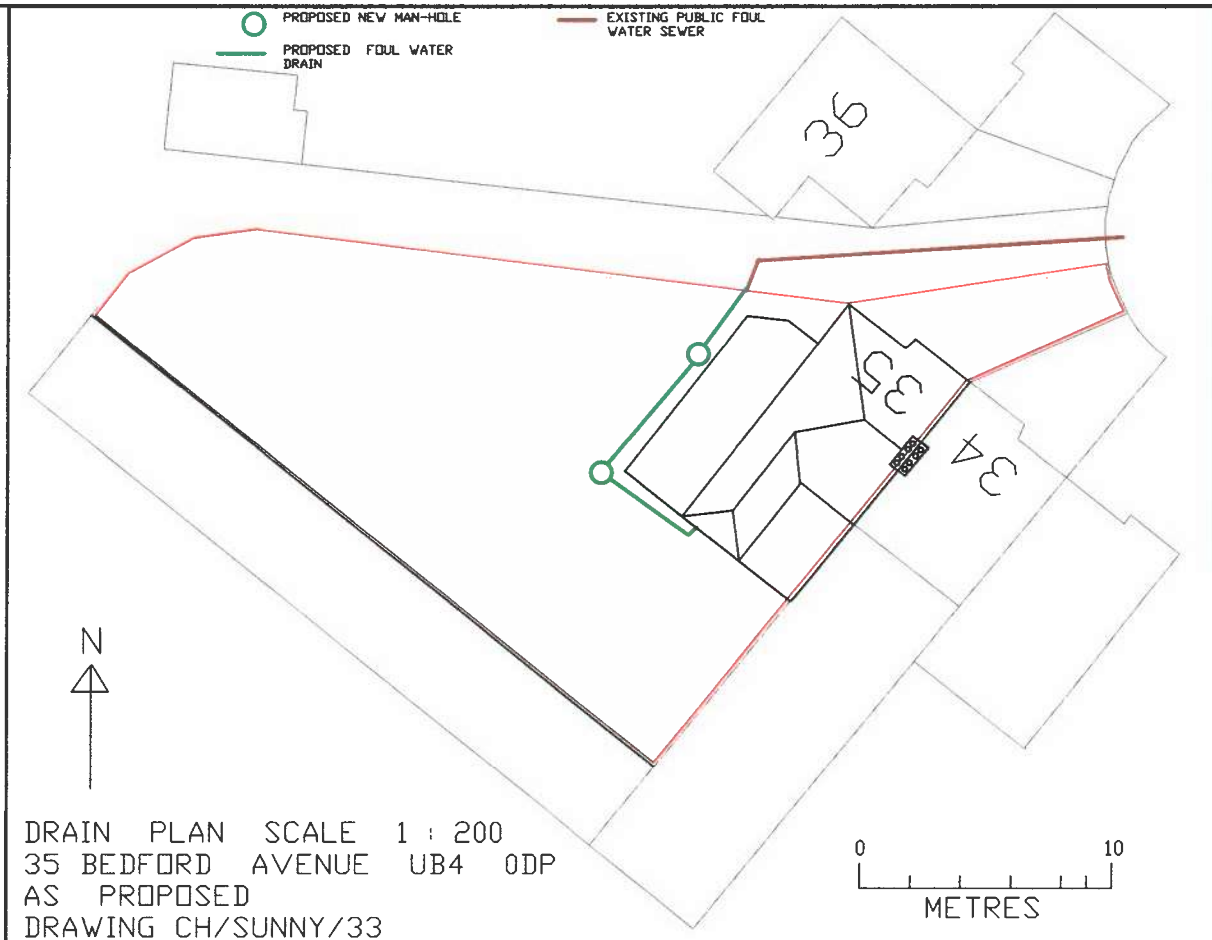
LOCATION PLAN SCALE 1 : 1,000
DRAWING CH/SUNNY/31



PALE GREEN HATCHED AREAS SHALL BE PAVED
EXTERNAL SPACE ALLOCATION
Ground Floor Flat 145sq.m
First Floor Flat 156 sq.m



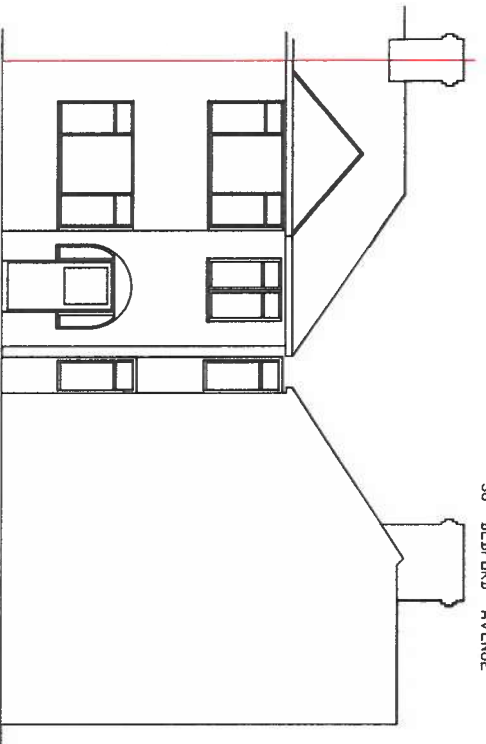
BLOCK PLAN SCALE 1 : 200 at A4
35 BEDFORD AVENUE UB4 ODP
SHOWING PROPOSED ALLOCATION
OF OPEN SPACE BETWEEN THE FLATS
DRAWING: CH/SUNNY/32 9th SEPTEMBER 2022.



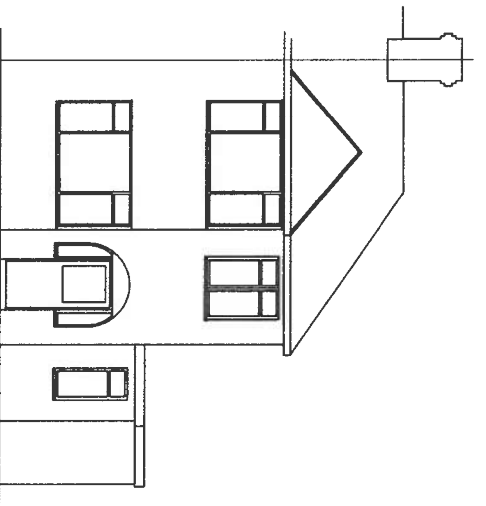
DRAIN PLAN SCALE 1 : 200
35 BEDFORD AVENUE UB4 ODP
AS PROPOSED
DRAWING CH/SUNNY/33

35 BEDFORD AVENUE

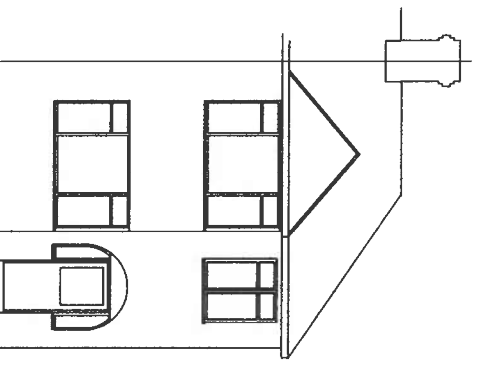
36 BEDFORD AVENUE



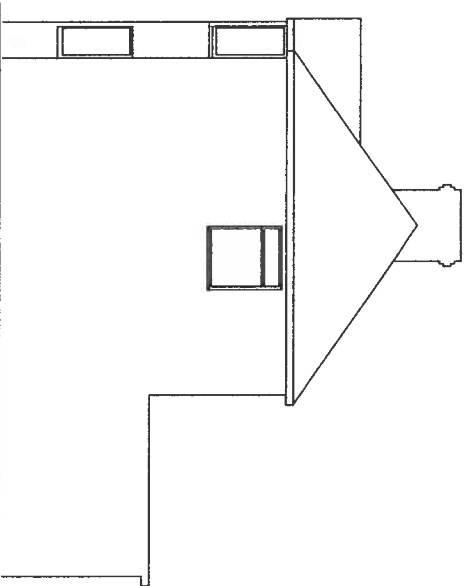
PROPOSED FRONT ELEVATION
SHOWN IN RELATION TO
36 BEDFORD AVENUE



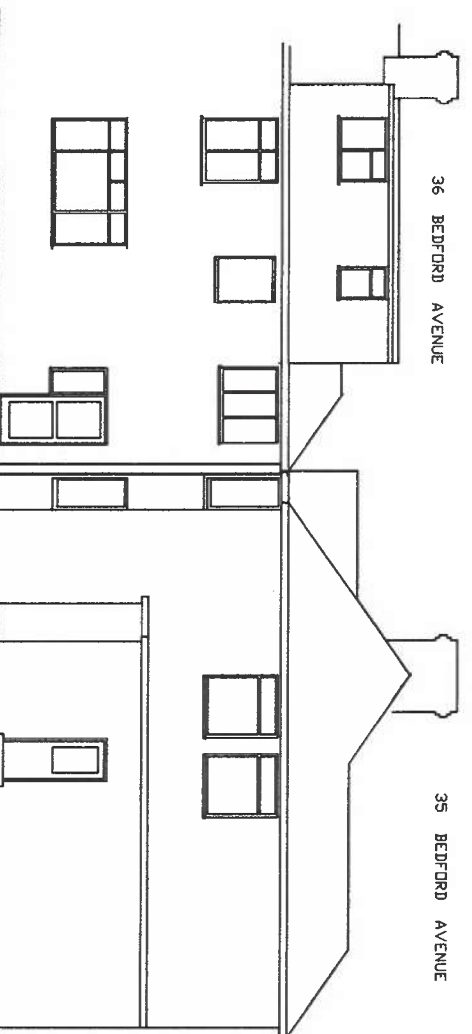
PROPOSED FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING WEST SIDE ELEVATION



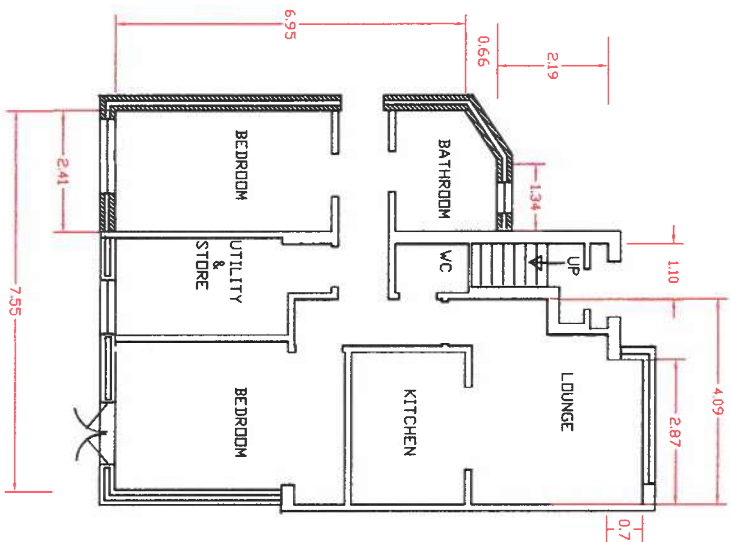
PROPOSED WEST SIDE ELEVATION
SHOWN IN RELATION TO
36 BEDFORD AVENUE

ALL NEW EXTERNAL WALLS RENDERED WHITE
NEW PITCHED ROOFS TILES WITH ROSEMARY
PLAIN TILES.

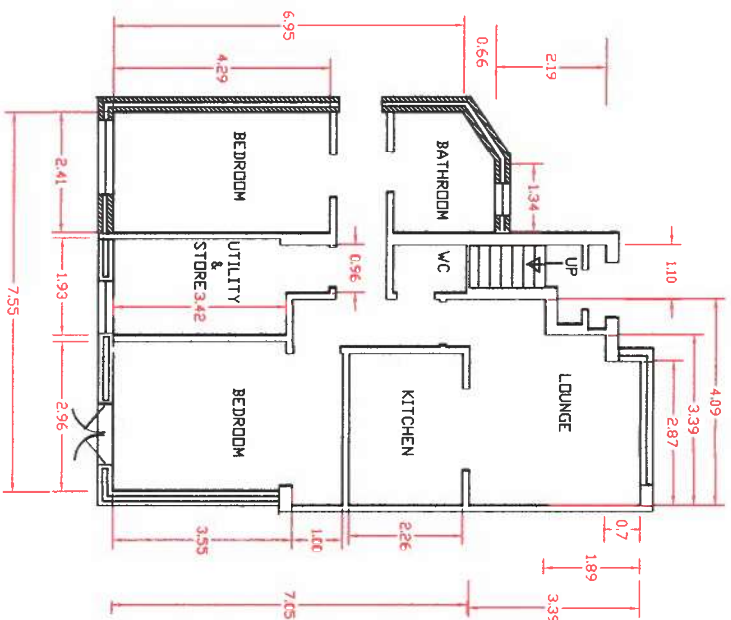
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Metres

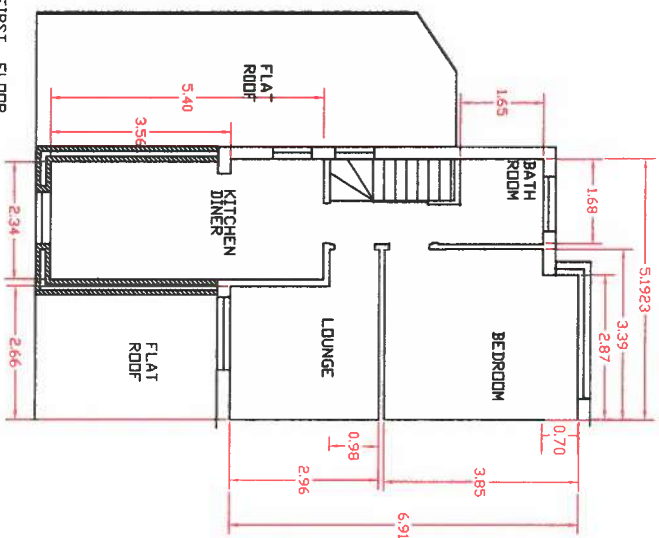
35 BEDFORD AVENUE HAYES UB4 0DP
PLANNING PERMISSION APPLICATION
SINGLE STOREY SIDE & REAR TWO STOREY
EXTENSIONS & CHANGE OF USE FROM SINGLE
RESIDENCE TO TWO FLATS
FRONT & WEST ELEVATIONS
DRAWING: CH/SUNNY/36 SCALE 1 : 100 at A3
DATE 9th SEPTEMBER 2022.



TOTAL GROUND FLOOR AREA (Both Flats)
 $6.95m \times 7.55m = 52.67 \text{ sqm}$
 $((2.42 + 1.34) / 2) + ((7.55m - 2.41m) \times 0.66m) = 4.63 \text{ sqm}$
 $2.19 \times (1.1m + 4.09m) = 11.37 \text{ sqm}$
 $2.87m \times 0.7m = 2.01 \text{ sqm}$
 Total = 70.48 sqm

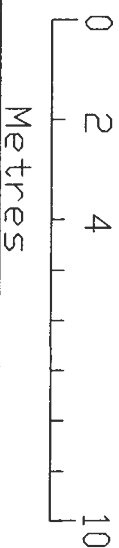


GROUND FLOOR
 Lounge $(0.7 \times 2.87) + (3.39 \times (1.89 - 0.7)) + ((3.39 - 1.89) \times 4.09) = 2.01$
 $= 2.01$
 Kitchen $2.26 \times 2.73 = 6.17 \text{ sqm}$
 Bedroom 1 $(4.09 \times 1.00) + (3.35 \times 2.96) = 14.60 \text{ sqm}$
 Bedroom 2 $2.41 \times 4.29 = 10.34 \text{ sqm}$
 Utility Room $(3.42 \times 1.93) + (0.86 \times 0.96) = 7.43 \text{ sqm}$
 Total Floor Area
 $12.17 \text{ (Lounge)} + (7.05 \times 7.55 - 2.41) + (2.41 \times 6.95) + ((1.34 + 2.41) \times 0.51 \times 0.66) = 66.40 \text{ sqm}$



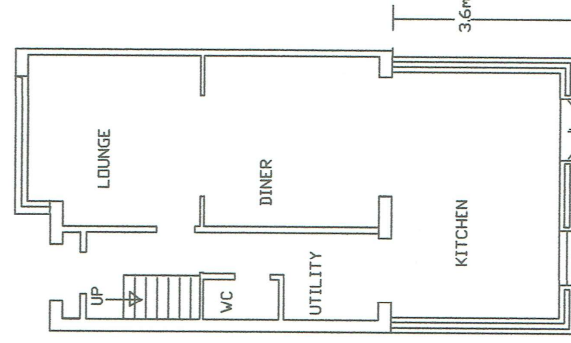
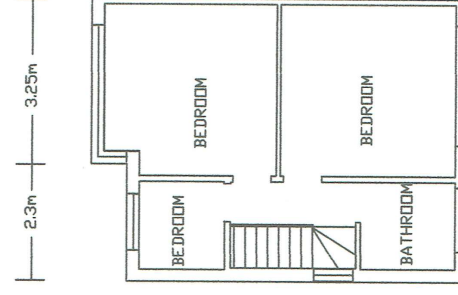
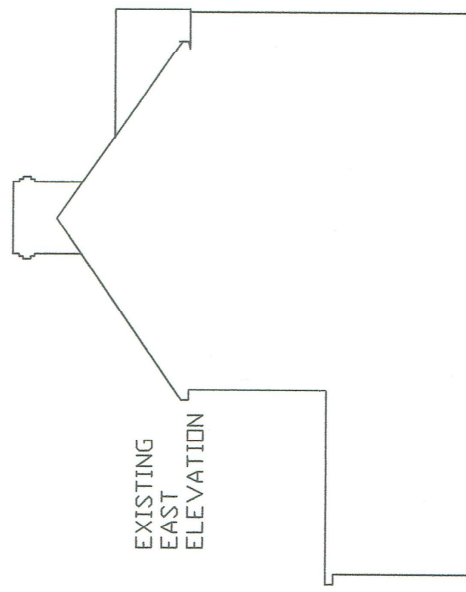
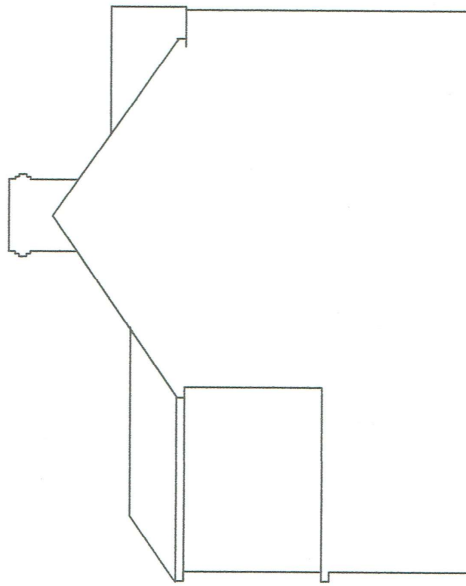
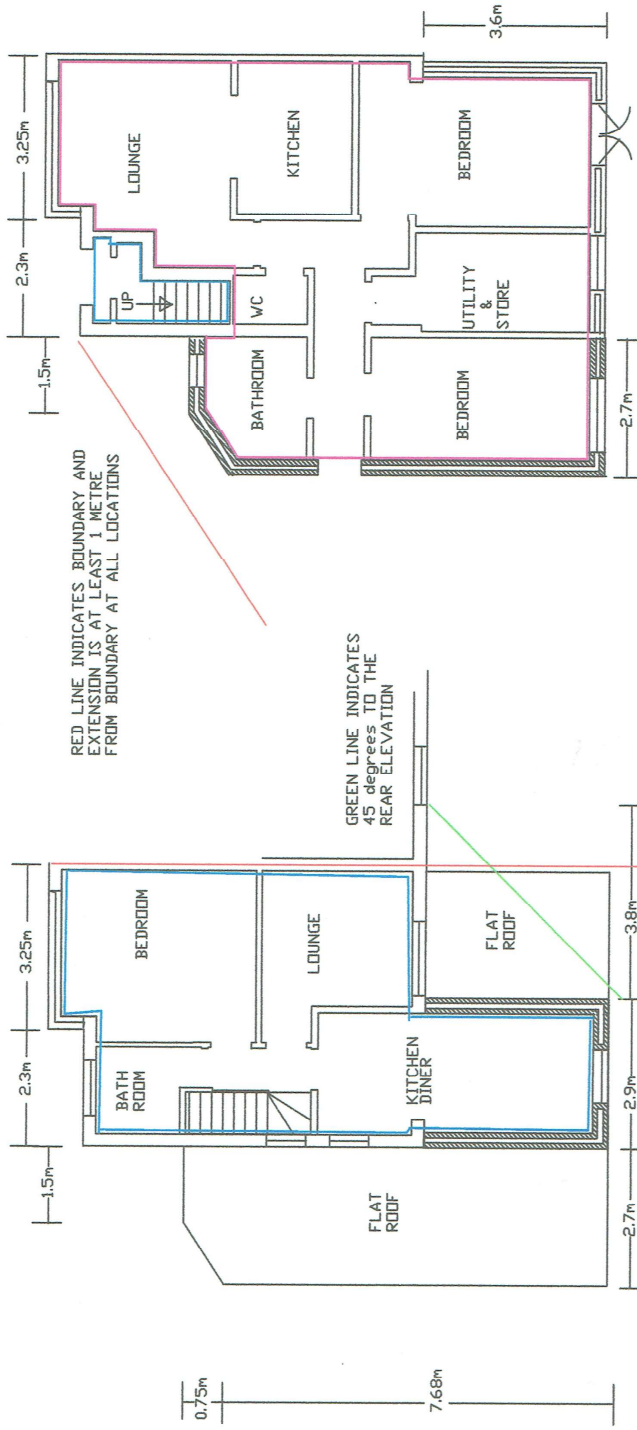
FIRST FLOOR
 Front Bedroom $(3.39 \times 3.15) + (0.70 \times 2.87) = 12.69 \text{ sqm}$
 Lounge $(2.66 \times 2.96) + ((3.39 - 2.66) \times 0.98) = 8.39 \text{ sqm}$
 Kitchen Diner $3.40 \times 2.34 = 7.96 \text{ sqm}$
 Total Floor Area $(6.91 \times 5.19) + (2.34 \times 3.56) - (0.70 \times 5.19 - 2.87) = 42.57 \text{ sqm}$

35 BEDFORD AVENUE HAYES UB4 0DP
 PLANNING PERMISSION APPLICATION
 SINGLE STOREY SIDE AND REAR TWO
 STOREY EXTENSIONS & CHANGE OF USE
 FROM SINGLE RESIDENCE TO TWO FLATS
 PROPOSED DIMENSIONED ROOM ARRANGEMENT
 DRAWING: CH/SUNNY/37 SCALE 1:100 at A3
 DATE 9th SEPTEMBER 2022.



FIRST FLOOR FLAT B

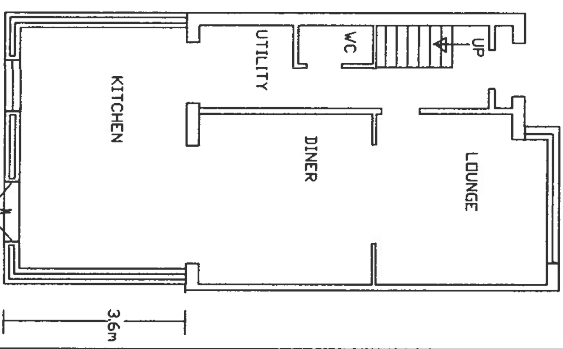
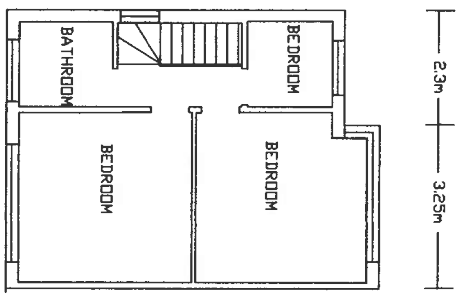
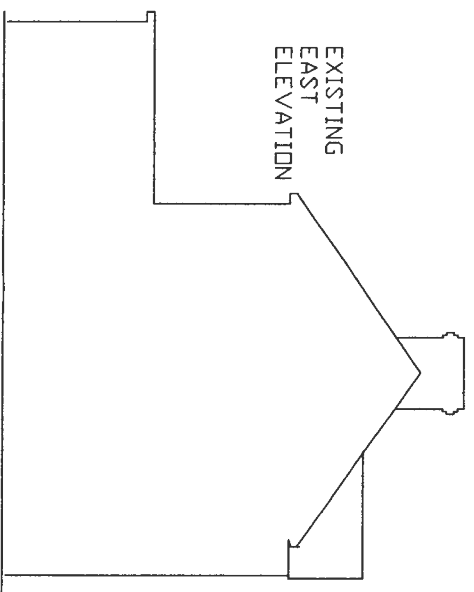
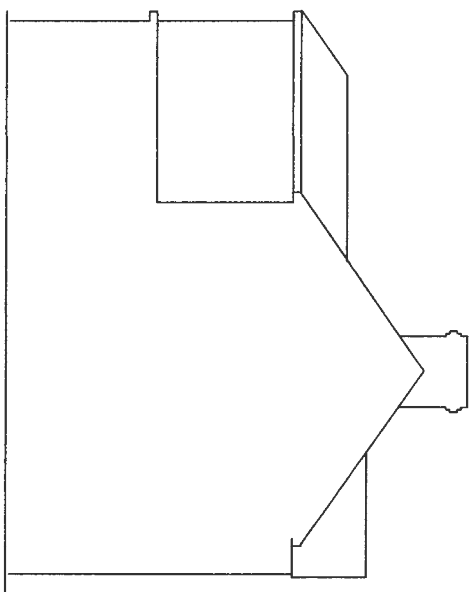
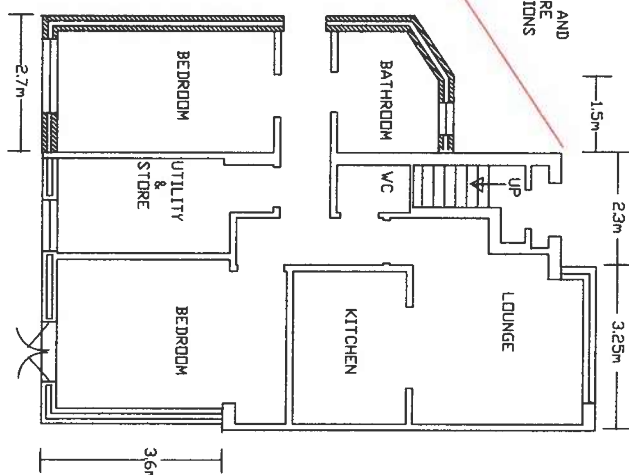
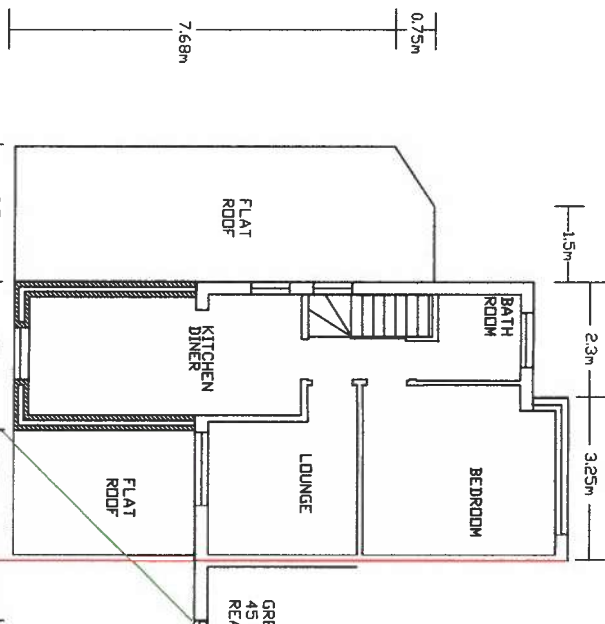
GROUND FLOOR FLAT A



ALL NEW EXTERNAL WALLS RENDERED WHITE
NEW PITCHED ROOFS TILES WITH ROSEMARY
PLAIN TILES.

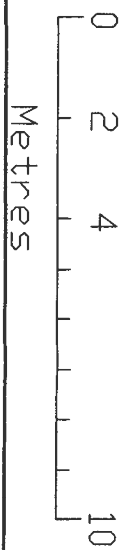


35 BEDFORD AVENUE HAYES UB4 0DP
PLANNING PERMISSION APPLICATION
SINGLE STOREY SIDE AND REAR TWO
STOREY EXTENSIONS & CHANGE OF USE
FROM SINGLE RESIDENCE TO TWO FLATS
FLOOR PLANS & EAST ELEVATION
DRAWING: CH/SUNNY/34/A SCALE 1:100 at A3
DATE 9th SEPTEMBER 2022.

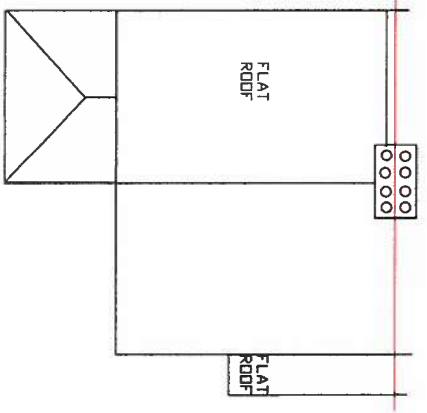


35 BEDFORD AVENUE HAYES UB4 0DP
 PLANNING PERMISSION APPLICATION
 SINGLE STOREY SIDE AND REAR TWO
 STOREY EXTENSIONS & CHANGE OF USE
 FROM SINGLE RESIDENCE TO TWO FLATS
 FLOOR PLANS & EAST ELEVATION
 DRAWING: CH/SUNNY/34 SCALE 1 : 100 at A3
 DATE: 9th SEPTEMBER 2022.

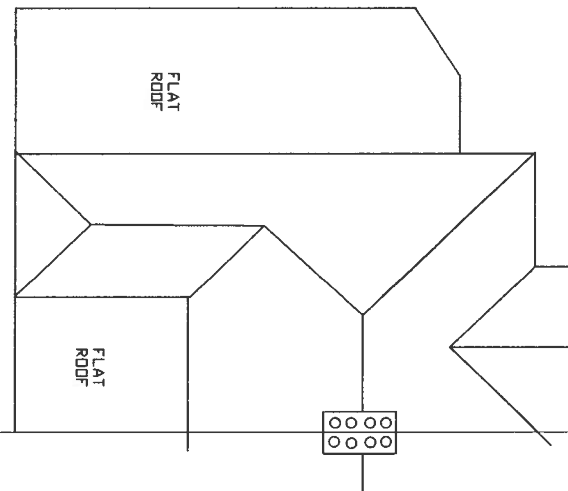
ALL NEW EXTERNAL WALLS RENDERED WHITE
 NEW PITCHED ROOFS TILES WITH ROSEMARY
 PLAIN TILES.



36 BEDFORD AVENUE

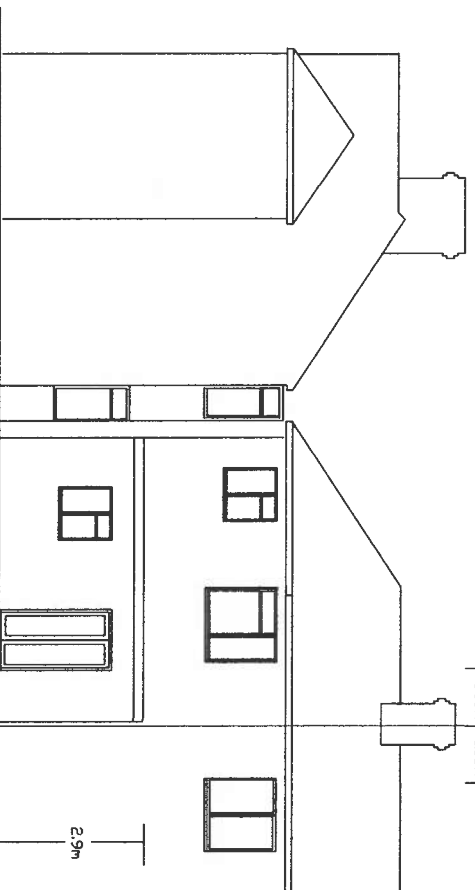


35 BEDFORD AVENUE



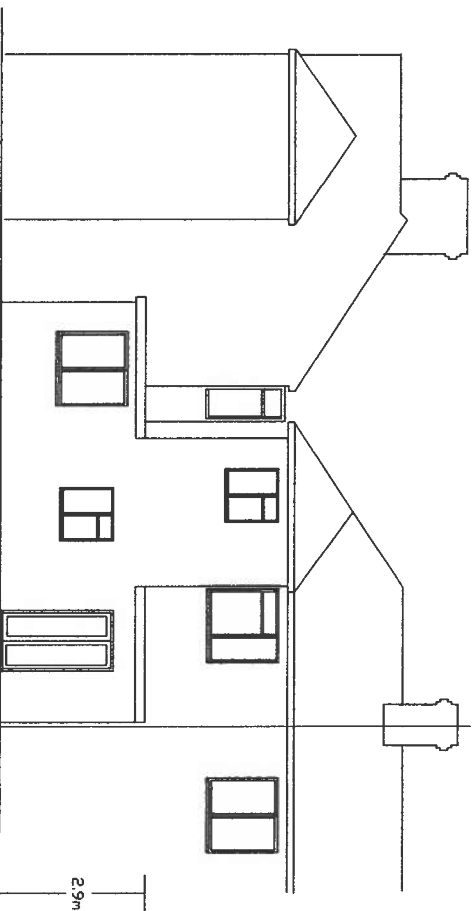
PROPOSED ROOF PLAN

36 BEDFORD AVENUE



36 BEDFORD AVENUE

35 BEDFORD AVENUE



PROPOSED REAR ELEVATION

35 BEDFORD AVENUE

EXISTING REAR ELEVATION

ALL NEW EXTERNAL WALLS RENDERED WHITE
NEW PITCHED ROOFS TILES WITH ROSEMARY
PLAIN TILES.



Metres

35 BEDFORD AVENUE HAYES UB4 0DP
PLANNING PERMISSION APPLICATION
SINGLE STOREY SIDE AND REAR TWO STOREY
EXTENSIONS & CHANGE OF USE FROM SINGLE
RESIDENCE TO TWO FLATS
REAR ELEVATION AND PROPOSED ROOF PLAN
DRAWING: CH/SUNNY/35 SCALE 1 : 100 at A3
DATE 9th SEPTEMBER 2022.