

Mr C Hurst

Application Ref: 64163/APP/2022/1169

Kaleyes
7 Marlborough Parade
Uxbridge Road
Hillingdon
UB10 0LR

Date of Decision: 7th June 2022

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:	64163/APP/2022/1169
Date your planning application was submitted:	12th April 2022
Site location:	35 Bedford Avenue Hayes UB4 0DF
Description:	Erection of a single storey side and first floor rear extension.
Application submitted by:	Mr C Hurst
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 Nos. CH/SUNNY/24, CH/SUNNY/25 and CH/SUNNY/25.

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 (2021).

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. 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 or roof slopes of the development hereby approved.

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 (2021). 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. 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.

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 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

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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.

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Date of Decision: 7th June 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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 64163/APP/2022/1169

SCHEDULE OF PLANS

Proposed Block Plan.	Received	12-04-2022
CH/SUNNY/26.	Received	12-04-2022
Location Plan.	Received	12-04-2022
Existing Block Plan.	Received	12-04-2022
CH/SUNNY/25.	Received	12-04-2022
CH/SUNNY/24.	Received	12-04-2022

DELEGATED HOUSEHOLDER DECISION

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

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Head of Planning, Transportation and Regeneration**Address** 35 BEDFORD AVENUE HAYES**Development:** Erection of a single storey side and first floor rear extension.**LBH Ref Nos:** 64163/APP/2022/1169

Drawing Nos: CH/SUNNY/25
 Location Plan
 Existing Block Plan
 Proposed Block Plan
 CH/SUNNY/24
 CH/SUNNY/26

Date Plans Received: 12/04/2022**Date(s) of Amendment(s):****Date Application Valid:** 12/04/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The application site relates to a two storey end-terrace dwellinghouse. It is located on the south side of Bedford Avenue. The application property is adjacent to a highway network, with front garden laid in hardstanding. To the rear is an enclosed garden.

The application site shares a boundary with the adjoining property at No.34 Bedford Avenue. The application site is not located within a conservation area and no listed buildings are within close proximity.

The street scene is residential in character and appearance comprising a mixture of traditional two storey terrace dwellings.

1.2 Proposed Scheme

The application is seeking planning permission for the erection of a single storey ground floor side extension and a first floor rear extension over an existing ground floor extension.

1.3 Relevant Planning History

64163/APP/2020/1819 35 Bedford Avenue Hayes

Part two storey, part first floor side/rear extension

Decision Date: 25-08-2020 Refused

64163/APP/2020/3380 35 Bedford Avenue Hayes

Two storey side extension and first floor rear extension

Decision Date: 08-12-2020 Refused

64163/APP/2020/941 35 Bedford Avenue Hayes

Part two storey, part first floor side/rear extension

Decision Date: 01-05-2020 Refused

64163/APP/2021/538 35 Bedford Avenue Hayes

Two storey side extension, first floor rear extension and conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end

Decision Date: 12-04-2021 Refused

Comment on Planning History

As listed above.

The current application differs from the previous two recently submitted proposals in that the two storey side element and alterations to the roof have been omitted.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

2 neighbouring properties were consulted via letters on 25-4-22.

One letter of objection has been received and can be summarised as:

- Privacy and overlooking issues.
- Parking issues
- Boundary not reflective of ownership
- Not sympathetic of character and appearance of host dwelling.

Officer response: Points 1, 2 and 4 are addressed in the main body of the report. Point 3 would be outside the scope of the planning process and would be a private matter. In the event of an approval, an informative with regards to encroachment would be included.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of

neighbouring dwellings, quality of accommodation (internal and external amenity) and the impact of parking.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;

Section C of the above policy states that side extensions should not exceed half the width of the original property; ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded; two storey side extensions should be set in a minimum of 1 metre from the side boundary; two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation.

Policy DMHB 11 states that A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns;

No.35 Bedford Avenue is an end terrace property with a good size plot to its side and one amongst the row of four terrace buildings. It is located to the south side of Bedford Avenue.

The proposed alterations to the dwelling house would affectively create a wrap around extension ground floor level, with the addition of the first floor element at the rear of the property.

The side extension would be less than half the width of the original property at 2.7 metres, would be set back from the front elevation by 1.54 metres and would be characterised with a flat roof. This would extend the full depth of the property, with the height matching that of the existing rear extension.

The first floor element would be set down from the existing roof Ridge height by over a metre, and have a width of 2.9 metres, with a depth of 3.6 metres. It would be characterised with a hipped roof form to match that of the existing dwelling.

The additions would read as subordinate to the main dwelling, complying with policies DMHD1 and DMHB11. The splayed side wall at the front is noted, but not harmful given the set back from the front elevation.

The previous reasons for refusal have all been overcome with the removal of the roof works and first floor side extension.

Neighbouring Impact:

No 34 Bedford Ave is the terraced property sharing a party wall with the application site.

The proposed side extension would be obscured by the existing building lines and therefore is not considered to have any adverse impact on the occupiers at no.34.

Although the proposed first floor rear extension would project 3.6 metres, the plans show that the 45 degrees sightline from the closest habitable room would not be impeded. It is also of note that the first floor proposal would set 3.8 metres away from the shared boundary line which further reduces the impact. No new windows would be erected facing number 34 Bedford Ave so there are no concerns with privacy. It is therefore considered that the amenity of the occupiers at No 34 would not be harmed, complying with policies DMHD1 and DMHB11.

No 36 Bedford Ave sits north of the application site, separated through a walkway. As the application site is a corner plot it has a unique relationship with number 36. At ground floor level the side extension has a moderate height of circa. 3 metres. The separation distance, coupled with the moderate height and set back from the front elevation helps reduce any impact. It is considered that this extension would not result in harm to the occupier of number 36.

At first floor level there would be an increase of 1 window in a hallway/staircase area. It is not considered that the addition of this window would result in a loss of privacy given the orientation between the application site and number 36. As such it is considered that this would not cause undue harm to the amenities of the occupiers at no.36 Bedford Ave. Therefore it is considered that the proposal complies with policies DMHD-1 and DMHB11 of the Hillingdon local plan part two 2020 in this regard

Amenity Space:

Over 100sqm of private amenity space would be retained, complying with Policy DMHB 18 and Table 5.3 of the Hillingdon Local Plan Part Two (2020).

Highways:

The proposal would result in the addition of one extra bedroom. Currently the property has provision for one off road parking space. However, given the nature of the development and the existing on street arrangement, it is not considered that refusal on this ground alone would be substantiated at appeal. As such, the proposal is considered to comply with Policy DMT 5 of the Hillingdon Local Plan Part Two (2020). Relevant planning history is noted in this respect, with no reason for refusal on parking on any of the previous applications.

Conclusion:

The application is recommended for approval, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. CH/SUNNY/24, CH/SUNNY/25 and CH/SUNNY/25.

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 (2021).

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

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 or roof slopes of the development hereby approved.

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 (2021). 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.

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Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
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cause harm to local amenity.

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

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

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

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

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

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

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that 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).

Contact Officer: Hardev Gill

Telephone No: 01895 250230

35 BEDFORD AVENUE

36 BEDFORD AVENUE

PROPOSED FRONT ELEVATION
SHOWN IN RELATION TO
36 BEDFORD AVENUE

PROPOSED FRONT ELEVATION

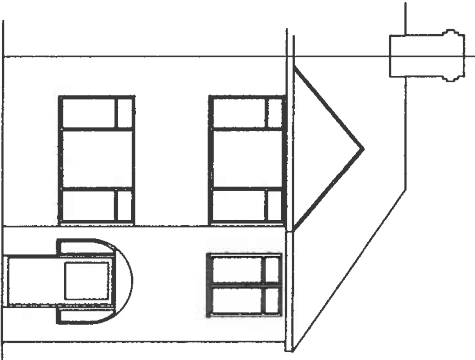
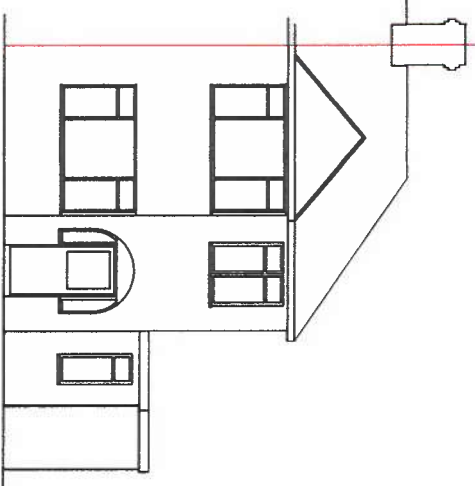
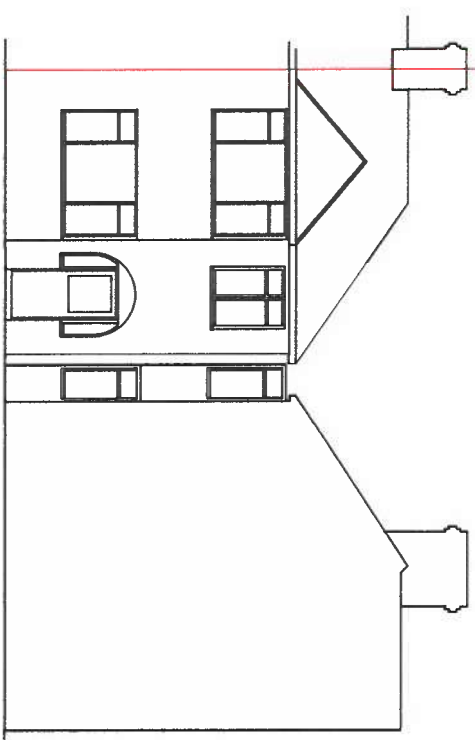
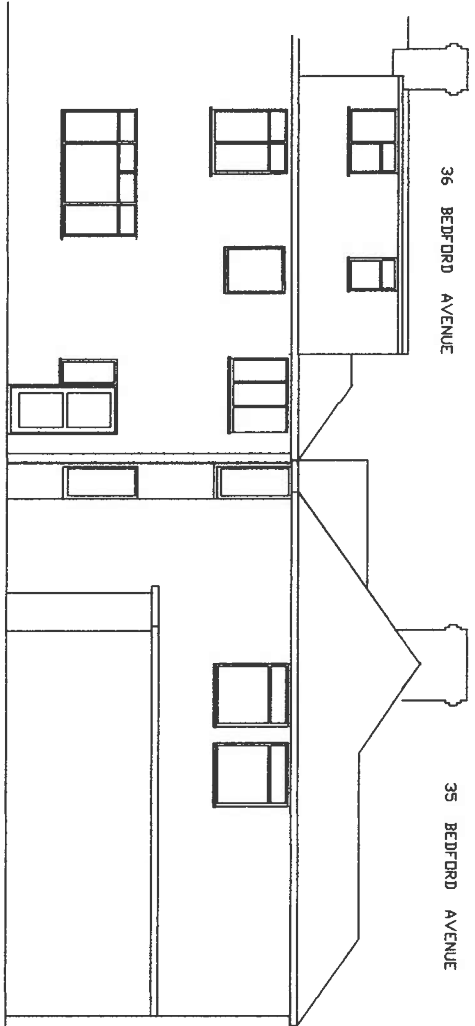
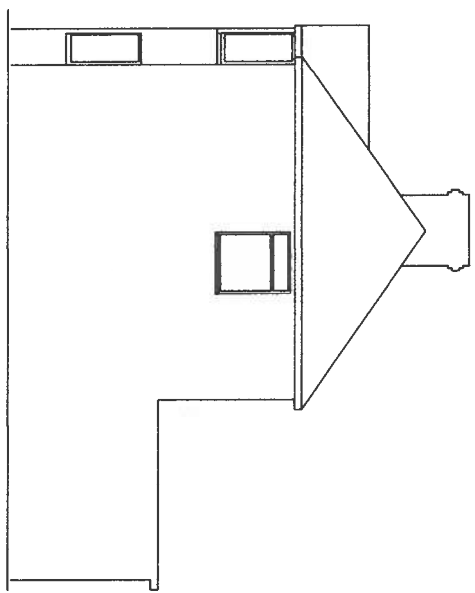
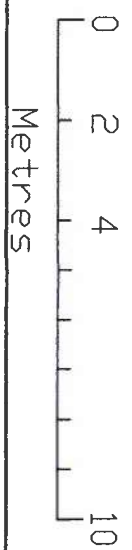
EXISTING FRONT ELEVATION

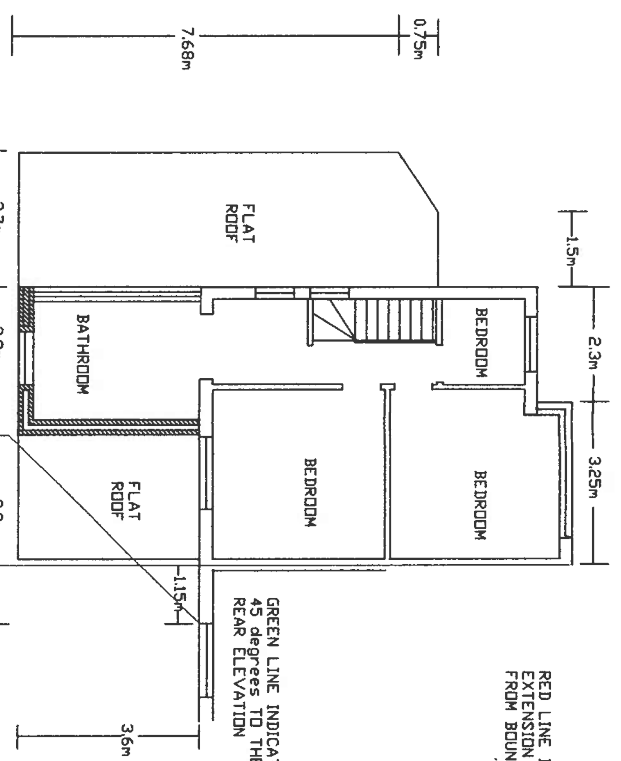
EXISTING WEST SIDE ELEVATION

PROPOSED WEST SIDE ELEVATION
SHOWN IN RELATION TO
36 BEDFORD AVENUE

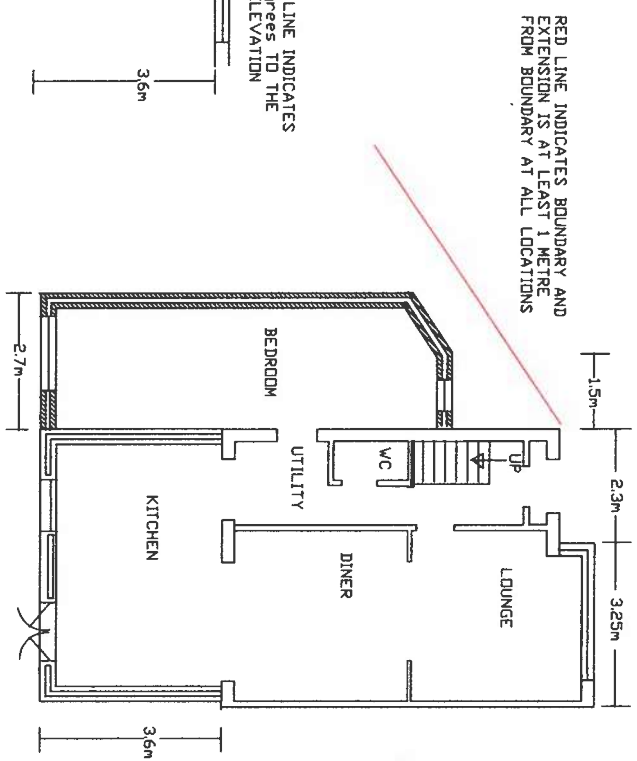
35 BEDFORD AVENUE HAYES UB4 ODP
PLANNING PERMISSION APPLICATION
SINGLE STOREY SIDE & REAR TWO STOREY EXTENSIONS
FRONT & WEST ELEVATIONS
DRAWING: CH/SUNNY/26 SCALE 1 : 100 at A3
DATE 9th March 2022.

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

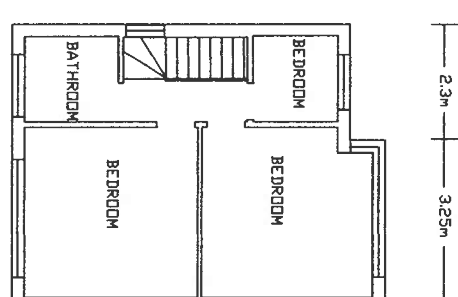
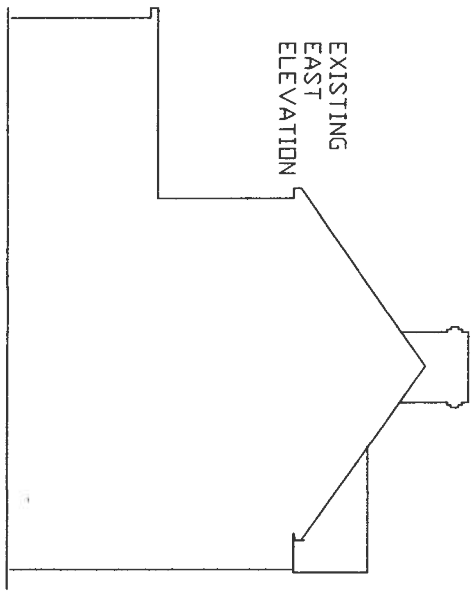
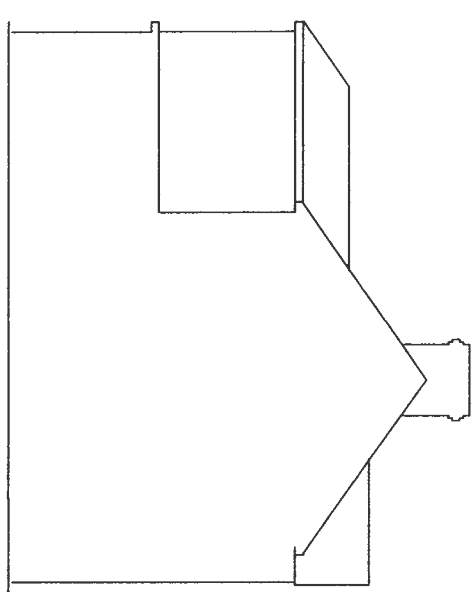




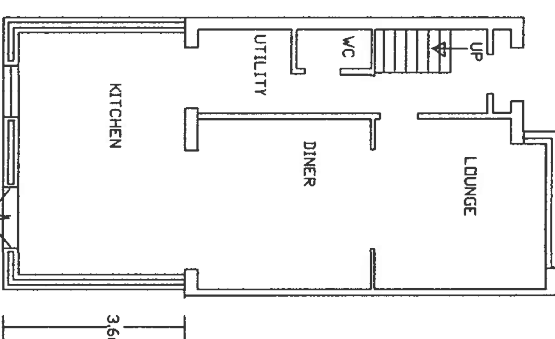
PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



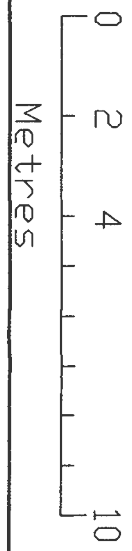
EXISTING FIRST FLOOR PLAN



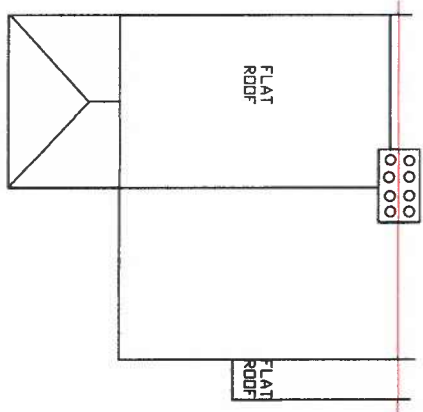
EXISTING GROUND FLOOR PLAN

35 BEDFORD AVENUE HAYES UB4 0DP
 PLANNING PERMISSION APPLICATION
 SINGLE STOREY SIDE AND REAR TWO
 STOREY EXTENSIONS
 EAST ELEVATIONS & INTERIOR
 DRAWING: CH/SUNNY/24 SCALE 1 : 100 at A3
 DATE 9th March 2022.

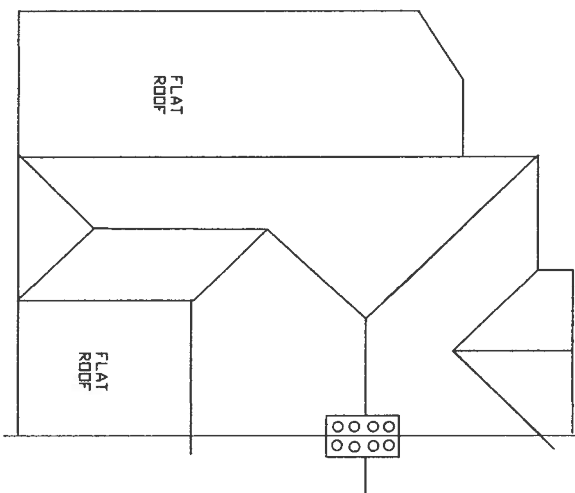
ALL NEW EXTERNAL WALLS RENDERED WHITE
 NEW PITCHED ROOFS TILES WITH ROSEMARY
 PLAIN TILES.



36 BEDFORD AVENUE

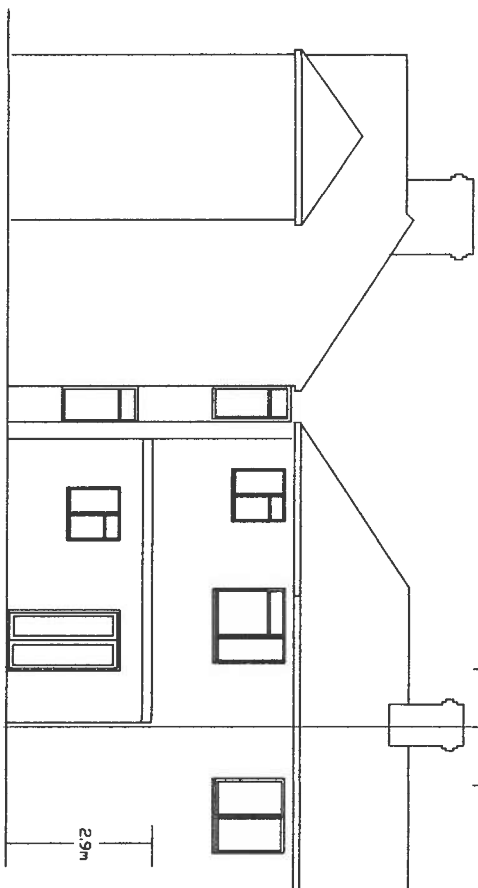


35 BEDFORD AVENUE



PROPOSED ROOF PLAN

36 BEDFORD AVENUE



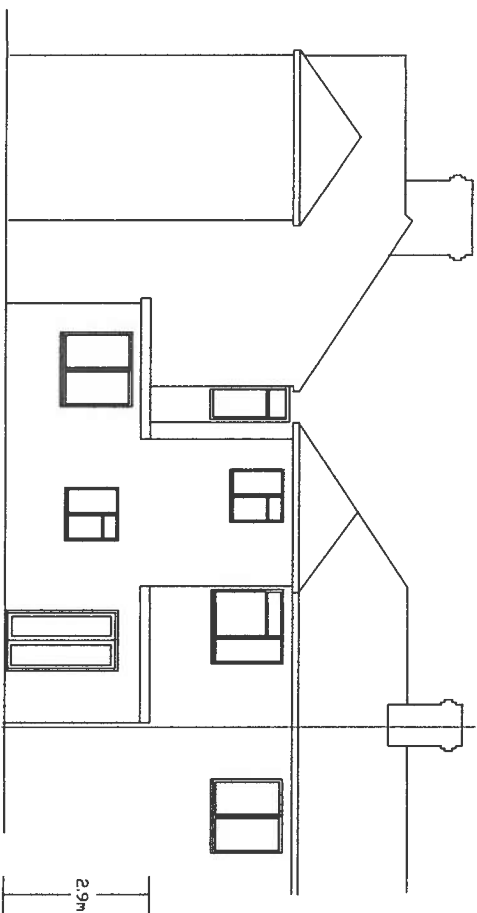
35 BEDFORD AVENUE

1.15m 1.15m

EXISTING REAR ELEVATION

36 BEDFORD AVENUE

35 BEDFORD AVENUE



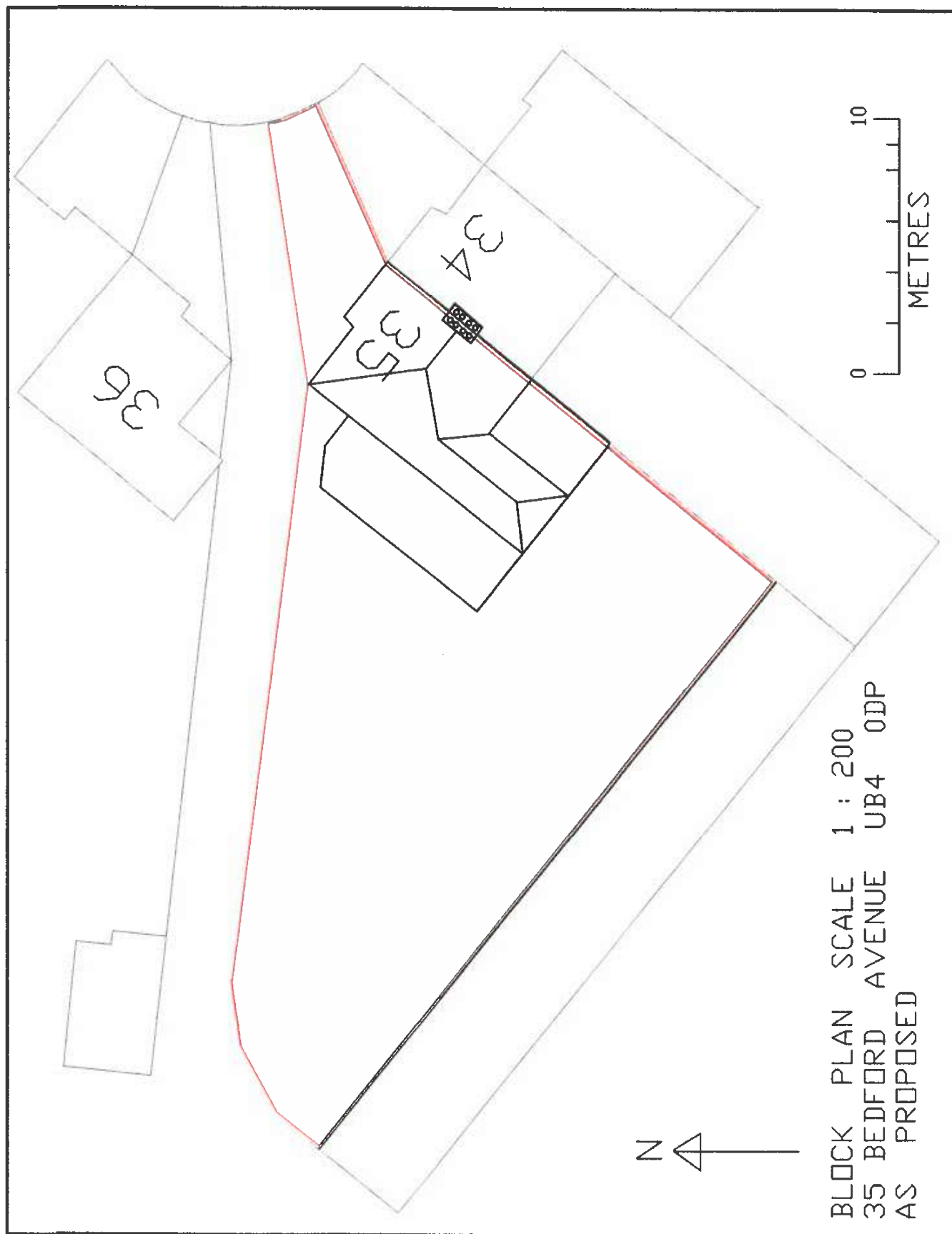
PROPOSED REAR ELEVATION

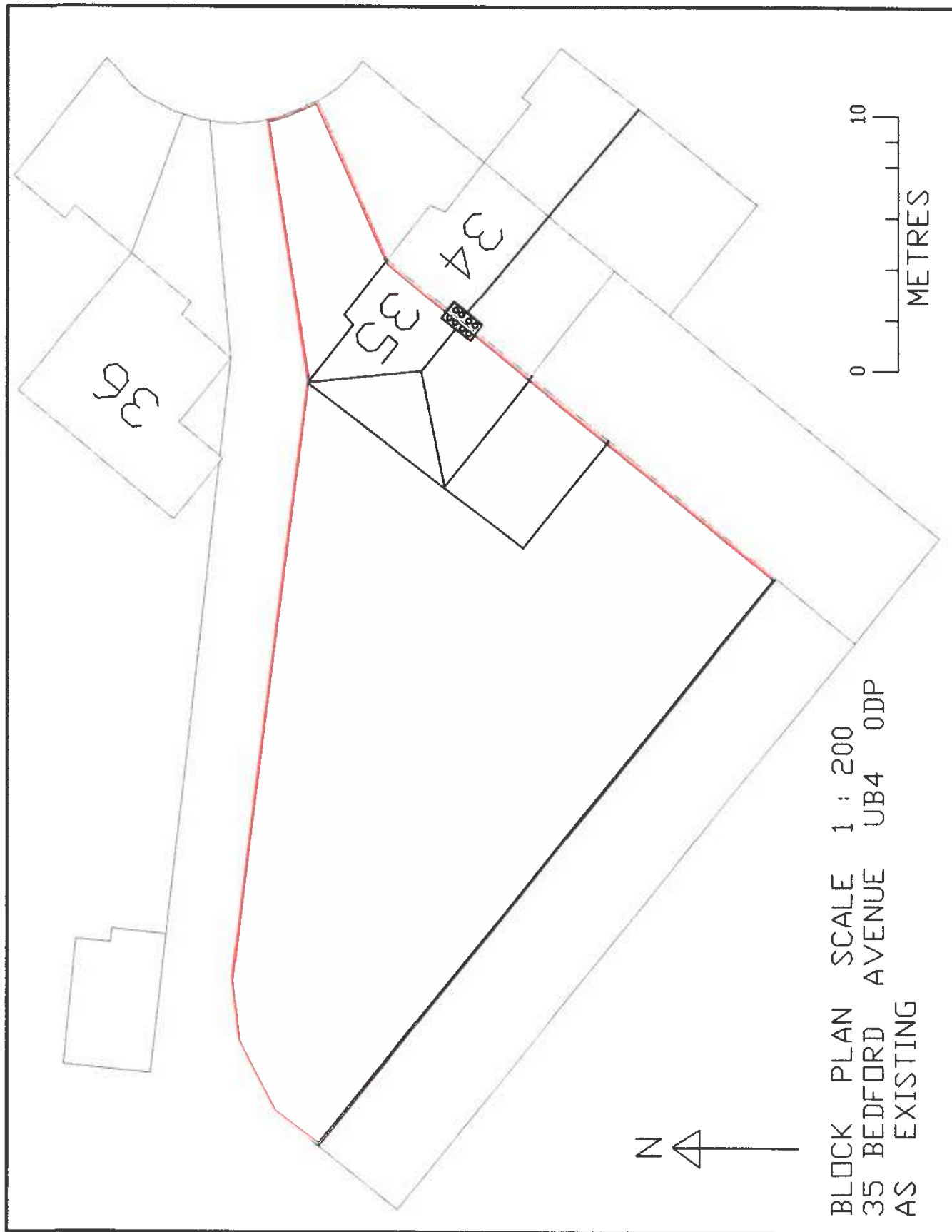
ALL NEW EXTERNAL WALLS RENDERED WHITE
NEW PITCHED ROOFS TILES WITH ROSEMARY
PLAIN TILES.



metres

35 BEDFORD AVENUE HAYES UB4 0DP
PLANNING PERMISSION APPLICATION
SINGLE STOREY SIDE AND REAR TWO STOREY EXTENSIONS
REAR ELEVATION AND PROPOSED ROOF PLAN
DRAWING: CH/SUNNY/25 SCALE 1 : 100 at A3
DATE 9th March 2022.





LOCATION PLAN SCALE 1 : 1,000

