



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

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

39

Suffix

Property Name

Address Line 1

Copse Wood Way

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 2TZ

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

508081

190861

Description

Applicant Details

Name/Company

Title

Mr

First name

Minal

Surname

Lavingia

Company Name

Address

Address line 1

39, Copse Wood Way

Address line 2

Address line 3

Town/City

Northwood

County

Country

United Kingdom

Postcode

HA6 2TZ

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

We would like to propose putting in a one-piece pre-fabricated swimming pool. The exact dimensions of which are 8.7m by 3.75m by a depth of 1.5m (subject to continued availability of this exact pool model). There will also be a small bathroom building of 3m by 2m, with a flat roof of under 2.5m height. We would excavate a shallow space for the pool. Any soil removed will be disposed of responsibly. We have positioned it on the plan, away from the root systems of the trees in our garden, so that it will have no impact on these trees. We have a tree root report from when the previous owners built this house, and we have consulted with the architect who designed this house with regards to where we should implement the pool so that our trees aren't harmed.

As the pool is a pre-fabricated shell, implementation on site will be minimal as the pool will just need to be put into place. Also it is worth noting that our neighbours at number 41, are in the process of starting to demolish their property and re-build, over the course of a year, and therefore any impact to them will be nil.

Materials – the pool we are planning for is made of ceramic fiberglass and is a durable insulated shell. This will retain heat and, coupled with a heat source air pump, the set-up will be highly energy efficient. Its efficiency will be far beyond a fully tiled pool. Our pool will be a freshwater pool and so use of chemicals will be minimal as a UV filtration system will be used. The pool will be installed with a heavy duty pool cover that will provide ample safety when the pool is not in use.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes
 No

Has the proposal been started?

Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The land has been used as a private garden. There have not been any breaches of planning control.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

A Lawful Development Certificate should be granted for this proposal because it complies with the necessary planning and building regulations.

Compliance with Planning Regulations: The proposed swimming pool is a typical development for a residential property and, as can be seen in the plans, falls within permitted development rights.

Residential Use: The land on which the swimming pool is proposed to be built is part of a residential property. The use of land for a swimming pool is ancillary to the enjoyment of the dwelling house and falls within its curtilage.

No Adverse Impact: The proposed development will not have any adverse impact on the amenity of neighbouring properties or the character of the area.

Compliance with Building Regulations: The proposed swimming pool will be built in accordance with UK building regulations, ensuring it is safe and structurally sound.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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: MX322307

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

0.00	square metres
------	---------------

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Yes
 No

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

Pre-application Advice

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

Yes
 No

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.

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?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Minal Lavingia

Date

29/09/2023