



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

## Householder Application for Planning Permission for works or extension to a dwelling

### 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

24

Suffix

Property Name

Address Line 1

Greenacres Avenue

Address Line 2

Address Line 3

Hillingdon

Town/city

Ickenham

Postcode

UB10 8HQ

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

Easting (x)

Northing (y)

507050

186393

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Reza

Surname

Anghaee

Company Name

### Address

Address line 1

24 Greenacres Avenue

Address line 2

Address line 3

Hillingdon

Town/City

Ickenham

Country

Postcode

UB10 8HQ

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Mike

Surname

Fenner-Solomon

Company Name

MichaelJane Architecture

## Address

Address line 1

9

Address line 2

Clinton Avenue

Address line 3

Town/City

East Molesey

Country

undefined

Postcode

KT8 0HS

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Double Storey Rear Extension to 4.0m depth, new pitched roof over existing single storey side extension, garage conversion

Has the work already been started without consent?

Yes  
 No

## 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"

Unregistered

## 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?

44.00	square metres
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Number of additional bedrooms proposed

1
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Number of additional bathrooms proposed

0

## Development Dates

**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.](#)

When are the building works expected to commence?

10/2022



When are the building works expected to be complete?

03/2023



## 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)

**Type:**

Walls

**Existing materials and finishes:**

Brick

**Proposed materials and finishes:**

Brick

**Type:**

Roof

**Existing materials and finishes:**

Cement Tile

**Proposed materials and finishes:**

Board and Fibreglass to flat roof, cement tile to pitched roofs

**Type:**

Windows

**Existing materials and finishes:**

PVC

**Proposed materials and finishes:**

PVC

**Type:**

Doors

**Existing materials and finishes:**

Aluminium

**Proposed materials and finishes:**

Aluminium

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

Existing and Proposed Plans, Sections and Elevations numbers A001 to A008,  
Design and Access Statement,  
Flood Risk Assessment

## Trees and Hedges

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

Yes  
 No

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

Yes  
 No

## 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

## 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

Please provide the number of existing and proposed parking spaces.

<b>Vehicle Type:</b> Cars
<b>Existing number of spaces:</b> 2
<b>Total proposed (including spaces retained):</b> 2
<b>Difference in spaces:</b> 0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

15089/APP/2022/222

Date (must be pre-application submission)

19/01/2022

Details of the pre-application advice received

The two storey rear element with the flat roof, combined with the rear gable and the large side dormers detract from the character of the building. I would suggest retaining the existing roof form and perhaps just one small dormer window on one side and a single storey rear extension.

"The development proposal, by reason of its scale, height, width, depth, massing and design would result in an excessive, bulky, incongruous, dominant, overbearing and visually intrusive form of development that would substantially harm the form, proportion and appearance of the existing dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area"

"The alterations and extensions to the roof including the alteration of the hipped roof to form a large crown roof with gable ends would fail to respect the architectural integrity of the dwelling. As a result of the design, the development has an insubordinate association with the existing dwelling and this would be further exacerbated by the scale of the proposed two storey flat roof rear extension, the large rear dormer, and the roof adjustments to the existing side element"

"Following removal of the existing lean-to structure on the rear elevation, a two storey rear extension is proposed that would extend 4metres from rear elevation and infill the area between the rear elevation and the existing side/rear element. The height of the rear extension to the eaves would be 5.5metres which exceeds the eaves height of the existing dwelling"

\*\*The loft conversion has been omitted from this application.

In the report compiled it was confirmed that the double storey aspect of the rear extension complied with the 45 degree right of sight; "It appears the two storey rear extension would not breach the rear building line of both adjacent neighbours or the 45 degree line of sight from the neighbours nearest first floor rear windows (additional photographs/information was requested from the applicant in order to demonstrate the impact on adjacent dwellings). Due to the arrangement, it is considered that the proposal would not unduly impact on the amenity, light and sunlight of the adjacent properties, or be unduly overbearing on the rear garden spaces. However, this is notwithstanding the significant concerns regarding the resultant appearance and scale of the dwelling as previously explained"

## 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

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

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

Mike

Surname

Fenner-Solomon

Declaration Date

12/07/2022

Declaration made

## Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Mike Fenner-Solomon

Date

12/07/2022