



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

14

Suffix

Property Name

Address Line 1

Kenbury Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Ickenham

Postcode

UB10 8HU

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

Easting (x)

Northing (y)

507062

186501

Description

Applicant Details

Name/Company

Title

Mrs

First name

Jean

Surname

Rankmore

Company Name

Address

Address line 1

14 Kenbury Close

Address line 2

Address line 3

Town/City

Ickenham

County

Hillingdon

Country

Postcode

UB10 8HU

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Devan

Surname

Mistry

Company Name

Address

Address line 1

1 Thornberry Gardens

Address line 2

Address line 3

Town/City

High Wycombe

County

Country

Postcode

HP10 9FX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erection of a single storey side and rear extension, a front porch, a hip to gable roof extension, two rear dormer windows, including the demolition of the existing garage

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".

Title Number: unknown

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?

110.00

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

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?

06/2023



When are the building works expected to be complete?

09/2023



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:

Proposed materials and finishes:

to match existing

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

to match existing

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

to match existing

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

to match existing

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

14 Kenbury Close - KC1-ELE-002 - PROPOSED ELEVATIONS

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.

Vehicle Type: Cars
Existing number of spaces: 2
Total proposed (including spaces retained): 2
Difference in spaces: 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

15431/PRC/2022/88

Date (must be pre-application submission)

03/11/2022

Details of the pre-application advice received

The proposed front extension, front roof extension and front porch are not considered to be minor works and they would alter the overall appearance of the existing bungalow and are considered contrary to the guidance on Front Extensions in Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council. The proposed side extension would run parallel with the side site boundary rather than being parallel with the side of the existing bungalow. It is not considered to harmonise with the local context and would be contrary to the principles of good design in Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council. The proposed rear extension would exceed the Policy DMHD 1 guidance of 4 metres for single storey rear extensions to detached houses with a plot width of 5 metres or more and could not be supported by the Council. The hip to gable roof extension, two rear dormer windows and side dormer window are considered contrary to the guidance on Roof Extensions in Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council.

To address the above concerns, it is considered that the proposed front extension and front roof extension should be deleted. The front porch is considered to be relatively minor and is considered acceptable on balance. The front of the proposed side extension should begin in line with the existing kitchen, should run parallel with the side of the existing bungalow, be set in a minimum of 1m from the side boundary and, on balance, should have a flat roof. The proposed rear extension should be reduced in depth to 4 metres. The hip to gable roof extension and side dormer window should be deleted. Any dormer window should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. It should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line.

It is also important to ensure that all habitable rooms created or altered by the proposed works provide / maintain an adequate outlook and source of natural light. The proposed kitchen would have a very poor outlook and restricted natural light.

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

Devan

Surname

Mistry

Declaration Date

28/01/2023

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

Devan Mistry

Date

28/01/2023