

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 an Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

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	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
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.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's 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 DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control		
Address:	511 UXBRIDGE ROAD HAYES		
Development:	Erection of a part single, part double storey rear extension, double storey side extension, extension of front porch, amendments to fenestrations, conversion and extension of roof space to habitable to include, 2 side dormers, 1 rear dormer, rooflights and conversion from hipped 'L' shaped roof to hipped roof (amended description)		
LBH Ref Nos:	15988/APP/2025/2930		
Drawing Nos:	KKC/511/2025/A KKC/511/2025/C Rev 1 KKC/511/2025/B Rev 1		
Date Plans received:	19-11-25	Date(s) of Amendments(s):	21-11-25
Date Application valid	24-11-25		29-01-26
			29-01-26

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached two storey dwelling located on the southern side of Uxbridge Road, Hayes. To the front of the property is an area of hardstanding used for off street parking and to the rear is a large garden which acts as private amenity space. The property has benefitted from previous extensions including large single storey rear extensions and first floor rear extension. To the side of the property is a detached garage structure and within teh rear garden is a dilapidated outbuilding structure.

The surrounding area is predominantly residential in character. However to the north of teh site lies Uxbridge Road Minor Town Centre and Secondary Shopping Area. To the east of the site is a block of residential flats and to the west of the site is a detached two storey dwelling. Properties along Uxbridge Road vary in design and style.

The site itself is not located within a Conservation Area, however Hayes Village Conservation Area is located east of the site.

1.2 Proposed Scheme

Planning permission is sought for the Erection of a part single, part double storey rear extension, double storey side extension, extension of front porch, amendments to fenestrations, conversion and extension of roof space to habitable to include, 2 side dormers, 1 rear dormer, rooflights and conversion from hipped 'L' shaped roof to hipped roof (amended description)

1.3 Relevant Planning History

15988/APP/2022/1309	511 UXBRIDGE ROAD HAYES
Erection of a new 3-bed bungalow at land rear of 511 Uxbridge Road	
Decision: 22-07-2022	Refused
15988/PRC/2021/176	511 UXBRIDGE ROAD HAYES
Demolition of existing detached property and construction of flats	
Decision: 01-10-2021	Objection
15988/PRC/2020/212	511 UXBRIDGE ROAD HAYES
Demolition of existing detached property and construction of flats	
Decision: 26-02-2021	Objection
15988/APP/2019/2831	LAND TO THE REAR OF 511 UXBRIDGE ROAD HAYES
Erection of two storey, 4-bed, detached dwelling with associated bin and cycle storage and parking and amenity space, involving demolition of existing garage and outbuildings	
Decision: 17-02-2020	Not Determined
15988/PRC/2018/150	511 UXBRIDGE ROAD HAYES
Demolition of existing buildings and erection of new residential development comprising of 8no. units	
Decision: 20-11-2018	Objection
15988/PRC/2017/205	511 UXBRIDGE ROAD HAYES
Demolition of existing buildings and erection of new residential development comprising of 9 no. new units	
Decision: 22-03-2018	Objection
15988/APP/2014/4407	511 UXBRIDGE ROAD HAYES
DEMOLISH EXISTING 4 BEDROOM HOUSE AND THE PROPOSAL TO BUILD 2 NEW 3 STOREY UNITS TO ACCOMMODATE 11 NEW SELF CONTAINED FLATS WITH NEW MODIFIED ACCESS AND NEW ONSITE ROAD WTH PARKING AND AMENITY SPACE.	
Decision: 24-12-2014	No Further Action(P)
15988/APP/2014/4271	511 UXBRIDGE ROAD HAYES
Demolition of existing 4-bedroom house and erection of 2, three storey blocks comprising 10 two-bedroom flats, with associated access, parking and amenity space.	
Decision: 05-01-2016	Refused
15988/B/78/1502	511 UXBRIDGE ROAD HAYES
Construction of vehicular crossing.	
Decision: 13-11-1978	Approved
15988/A/78/0151	511 UXBRIDGE ROAD HAYES
Extension for snooker room and porch.	

Comment on Planning History

The planning history for the site is listed above.

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

A site notice was displayed 10-12-25 and expired 04-01-26.

17 neighbours were consulted on the application by letter dated 04-12-25. During the process of the application the description was amended and neighbours re-consulted. The consultation period expired 03-01-26. A total of 3 representations from 2 households were received and are summarised as:

1. Overdevelopment of the site
2. Concerns regarding loss of light, overshadowing, overlooking and loss of privacy
3. Concerns regarding noise from construction work
4. The site has had many previous refused applications
5. A site visit should be undertaken to neighbouring properties to assess the impact.

OFFICER COMMENT:

- An assessment of the impact of the development on the character of the existing property and surrounding area has been made in the main body of this report
- An assessment of the impact of the development on the amenities of neighbouring residents has been made in the main body of this report
- Each application is assessed on its own merits against current local, regional and national planning policy. Previous decisions may provide context, but they do not predetermine the outcome of this application.
- A site visit was conducted to the application site and the neighbouring property No.513 Uxbridge Road on 20/01/26.
- Noise and disturbance from construction work and vehicles is not a material planning consideration and is governed under separate legislation. As such, no further comment has been made.

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 D6	(2021) Housing quality and standards
LPP D3	(2021) Optimising site capacity through the design-led approach
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extension of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to front extensions, Policy DMHD 1 states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regard to side extensions, Policy DMHD 1 states:

- i) 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;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regard to rear extensions, Policy DMHD 1 states:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions, Policy DMHD 1 requires:

- i) roof extensions 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. They 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;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept

well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposed development involves the erection of a part single, part double storey rear extension, double storey side extension, extension of front porch, amendments to fenestrations, conversion and extension of roof space to habitable to include, 2 side dormers, 1 rear dormer, rooflights and conversion from hipped 'L' shaped roof to hipped roof.

During the process of the application revised drawing were sought and received to reduce the side of the roof dormers and include a pitched roof over the rear dormer extension.

The existing property is characterised by an L shaped pitched roof form with a flat first floor rear element along with large single storey rear extensions/garages/canopies. While the front of the property appears well proportioned when viewed from the street scene, the rear of the property consists of of mis-matched extensions that have been pieced together and does not integrate well with the original architecture of the property.

The proposed development would alter the character and appearance of the existing property as it would include a large new front porch, full height double front bay features, double storey side extension, new extended roof form with side and rear dormer extensions along with a large single storey rear extension. However it is important to assess the surrounding site context. As noted within the site locality section of this report, Uxbridge Road comprises residential properties of varying styles.

It is important to note two permissions along Uxbridge Road for similar developments. An application at No.541 Uxbridge Road under reference 12095/APP/2017/1597 for a very similar style property has been built out. Although the development involved the demolition of the existing bungalow, the design of the dwelling is distinctly similar. They both include front bay windows, a large front porch along with side and rear facing dormers. As well as this, an application at No.545 Uxbridge Road has been approved under reference 28174/APP/2025/903 dated 26-08-25 for a similar designed property.

It is acknowledged that the overall size of the extensions would not comply with the requirements of Policy DMHD 1, however these examples of similar developments within the immediate surrounding area weigh in favour of the proposed scheme. Given the large rear garden and wide plot, the extended dwelling would not appear overly cramped within its plot as it maintains adequate separation distance to the side boundaries. While the height of the dwelling would be increased, the applicant has provided a proposed street scene elevation drawing indicating the maximum height would be no higher than the neighbouring property No.513. In addition to this, the dwelling is positioned adjacent to a block of residential flats of a much taller site. As such, the increased height of the dwelling would not harm the character and appearance of the street scene.

The development would also include two side and one rear facing dormer extension. Throughout the process of the application, these have been reduced in size and a pitched roof form has been included over the rear dormer which is considered to improve the scheme. These dormers are similar in design and size to the property at No.541 Uxbridge Road.

Due to these similar dwellings being seen and approved in the surrounding area, it is not considered that the proposed development would be significantly out of character within the immediate site context and would therefore comply with the overall aims and objectives of Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). A condition has been added to ensure the proposed materials match the existing dwelling.

Neighbouring Amenity:

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.

A number of residential flats are located east of the site within 'George Court'. The proposed extended dwelling at both first floor and roof level would not extend beyond the rear building line of these flats, It would be set in from the shared boundary by 1m and would not extend into the 45 degree line of sight from the closest neighbouring habitable room window at first floor and roof level. The proposed ground floor would extend beyond the rear building line of the flats, however there is an existing large garage structure along this shared boundary at present. The proposed ground floor rear extension would essentially replace this garage and have a similar impact as existing. There would be side facing window within the dwelling facing towards these neighbouring properties, however these would not cause any overlooking or loss of privacy given they would face an existing brick wall.

Number 513 Uxbridge Road is located to the west of the application site. The two properties are staggered within their plots, with the host property positioned further forward than No. 513, and No. 513 extending significantly deeper to the rear. The proposed development includes first floor and roof level extensions along the shared boundary to a depth of approximately 4m. Due to the relative plot arrangement and the deeper rear projection at No. 513, the proposed extension would not project beyond the rear building line of this neighbour.

A site visit was undertaken to both the host property and No. 513 Uxbridge Road on 20/02/26. The majority of the side facing windows at No. 513 are obscurely glazed and serve non habitable spaces such as hallways and stairwells, or they operate as secondary windows to habitable rooms. While some reduction in light to these windows may occur as a result of the proposed extension, the amenity of non habitable rooms is not required to be protected to the same standard.

The primary habitable room windows at No. 513 are not considered to be significantly affected by the proposal in terms of overshadowing or loss of light. The increased roof height is also not considered to materially harm the amenities of this neighbour, given the separation distance and the proposed roof pitch.

New ground floor, first floor, and side dormer windows are proposed facing No. 513. These windows serve only non habitable rooms (such as stairways and en suites) or function as secondary windows. Therefore, they can be conditioned to be obscurely glazed and non opening below 1.7m to ensure no harmful overlooking or loss of privacy arises. The rear facing windows and dormer would continue to provide views similar to the existing arrangement and would not result in unacceptable overlooking or loss of privacy.

As such, the proposed development is not considered to have a significantly harmful impact on the amenities of neighbouring properties to warrant refusal. The development complies with policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Outdoor Amenity Space:

Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires 4+ bedroom properties or larger should have a minimum of 100sqm of private and useable garden space. The development would result in a 5 bed property.

The dwelling benefits from a large rear garden exceeding the minimum requirements. As such the development complies with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Highways and Parking:

The highway and parking provision would remain unaffected by the proposal. The site benefits from off street parking to the front of the site which would remain in place post development.

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 the submitted plans, numbers:

KKC/511/2025/B Rev 1

KKC/511/2025/C Rev 1

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. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO6 Obscure Glazing

All of the side windows and side dormer windows facing No.513 Uxbridge Road and Flats 24-31 George Court shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. 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.
2. 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.

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.
4. 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.

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 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 Local Plan Part 1 (2012) and Part 2 (2020) 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

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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 will 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 that is considered to 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 - 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 purposes 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 Department for Communities and Local Government.
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 should only be carried out between the hours of 08.00 hours 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 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.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 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.
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:

Rhian Thomas

Telephone No: