



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

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.

1. Site Address

Number	33
Suffix	A
Property name	
Address line 1	Ickenham Road
Address line 2	
Address line 3	
Town/city	Ruislip
Postcode	HA4 7BZ
Description of site location must be completed if postcode is not known:	
Easting (x)	509008
Northing (y)	187190
Description	

2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Rattan
Company name	
Address line 1	33A, Ickenham Road
Address line 2	
Address line 3	
Town/city	Ruislip

2. Applicant Details

Country	
Postcode	HA4 7BZ
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Sohail
Surname	Chohan
Company name	Sterling Partners
Address line 1	179 Pinner Rd
Address line 2	Bushey
Address line 3	
Town/city	Watford
Country	
Postcode	WD19 4EP
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing side-facing dormer and cat-slide roof section and erection of side and rear part single, part double storey extensions with hipped roof extended over with crown roof.

Has the work already been started without consent?

☐ Yes ☒ No

5. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Th e dormer is an unsightly design as well as an ecologically inefficient structure that protrudes the roof line.

6. 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):

Walls	
Description of existing materials and finishes (optional):	Red facing brick work
Description of proposed materials and finishes:	Red facing brick work to match existing

Roof	
Description of existing materials and finishes (optional):	Plain tile hipped roof with bonnet tile hips
Description of proposed materials and finishes:	Plain tile hipped roof with bonnet tile hips to match existing

Windows	
Description of existing materials and finishes (optional):	White UPVC windows
Description of proposed materials and finishes:	White UPVC windows

Doors	
Description of existing materials and finishes (optional):	Timber front door White UPVC patio doors
Description of proposed materials and finishes:	Timber front door to stay White powder coated bifold doors to rear elevation

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Timber boundary fence
Description of proposed materials and finishes:	Timber boundary fence

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Block paving
Description of proposed materials and finishes:	Block paving to remain unchanged

Lighting	
Description of existing materials and finishes (optional):	no changes
Description of proposed materials and finishes:	no changes

Other type of material (e.g. guttering) Fascias and guttering	
Description of existing materials and finishes (optional):	Part timber part UPVC
Description of proposed materials and finishes:	All new UPVC fascias and guttering

6. Materials

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

2020-Ickenham-P-01 to P-04
33A Ickenham Road - Location map 1:1250
33A Ickenham Road - Block plan 1:500
33A Ickenham Road - PDAS

7. 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

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. 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

11. 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

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

There were a couple of email exchanges pertaining to the Pre-App in which Richard suggested a first floor 750mm set-in on the left side where the dormer is located. We have applied his suggestion to both sides at first floor level. Overall, he was happy with 4m depth at ground floor level and a 3m depth at first floor level. He also had a concern with the resulting crown roof but he qualified it with the precedence of the crown roofs approved for with the first floor extensions of Nos.

11. Pre-application Advice

26 and 26A Ickenham Road, directly across the road, planning reference 74917/APP/2019/2144 and 32347/APP/2017/4114 respectively. These were new build houses approved in 2001 and were built with approx 13-14sqm crown roofs. This was before Ickenham Road became a part of the Ruislip Village Conservation Area. The conservation area was extended in 2009. The aforementioned first floor extension approval were both granted after the conservation area extension of 2009, in fact as recently as 2017 and 2019. Both properties already had original crown roofs of approx 13-14sqm and the first floor extensions added a second crown roof of a further 11-12sqm, therefore each property has a total crown roof area in excess of 25sqm. Richard concluded that if the proposed roof was set-in as drafted and construction was of good quality products and featured bonnet hips and clay tiles, that it would be a vast improvement on the existing roof design and acceptable to planning and conservation in light of recent planning history.

12. 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.

☐ Yes ☒ No

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?

13. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Sohail
Surname	Chohan
Declaration date (DD/MM/YYYY)	21/04/2020

☒ Declaration made

14. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)