

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.	ADVERTISMENT 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:	14 DAWLEY PARADE DAWLEY ROAD HAYES		
Development:	Erection of a part single, part double storey rear extension, erection of front porch and erection of outbuilding following the demolition of existing outbuilding and part retrospective rendering of property. (amended description)		
LBH Ref Nos:	19810/APP/2025/2141		
Drawing Nos:	14DP-301-03B 14DP-301-02G Fire Safety Strategy 14DP-300-01A 14DP-301-01A 14DP-300-02E - Block Plan		
Date Plans received:	11-08-25	Date(s) of Amendments(s):	15-12-25
Date Application valid	11-08-25		15-12-25 08-08-25 08-08-25 08-08-25 21-10-25

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey end-of-terrace dwelling situated on a corner plot to the northeast of Dawley Parade and adjoins the corner with Dallega Close. The property includes a side driveway and a rear garage, providing off street parking for two cars within the boundaries of the house. The property benefits from a hip to gable roof extension with rear dormer. At the rear of the dwelling, there is a garden area and outbuilding structure that serves as private amenity space for the occupants.

To the west of the property is Stockley Park Club. The surrounding area is predominantly residential, characterised by a mix of two-storey terraced and semi-detached houses.

The site lies on potentially contaminated land.

1.2 Proposed Scheme

Planning permission is sought for the Erection of a part single, part double storey rear extension, erection of front porch and erection of outbuilding following the demolition of existing outbuilding and part retrospective rendering of property.

1.3 Relevant Planning History

19810/APP/2024/2122	14 DAWLEY PARADE DAWLEY ROAD HAYES
Erection of a part single part two storey extension to the side and rear. Erection of a front porch and outbuilding to the rear garden following the demolition of the existing garage. (amended description)	
Decision: 29-11-2024	Refused
19810/APP/2018/536	14 DAWLEY PARADE DAWLEY ROAD HAYES
Two storey side extension	
Decision: 10-04-2018	Refused
19810/A/80/0092	14 DAWLEY PARADE DAWLEY ROAD HAYES
Householder dev. (small extension,garage etc) (P)	
Decision: 28-04-1980	Approved

Comment on Planning History

The planning history for the site is listed above.

The most recent history for the site is a refused application for the Erection of a part single part two storey extension to the side and rear. Erection of a front porch and outbuilding to the rear garden following the demolition of the existing garage. under reference 19810/APP/2024/2122 dated 29-11-24. The application was refused for the following reason:

1. The proposed two storey side/rear extension, by virtue of its size, scale, bulk and design, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Both the two storey and single storey extensions would be in direct conflict with prescriptions set out in Policy. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Previous to this, another householder application was refused for a two storey side extension under reference 19810/APP/2018/536 dated 10-04-18. The application was refused for the following reason:

1. The proposed two storey side extension, by reason of its siting in this prominent position and proximity to the side boundary, would result in the loss of an important gap, characteristic to the area and the loss of the sense of spaciousness between the application dwelling and the side boundary. This would give rise to a cramped form of development on the site. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning

Document HDAS: Residential Extensions.

OFFICER COMMENT:

A full assessment of the revised application has been made in the main body of the report.

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

Four neighbouring properties were consulted on the application by letter dated 28-08-25. During the process of the application the description of development was amended and neighbours re-consulted. The consultation period expired 31-12-25. No representations have been received.

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

DMEI 12 Development of Land Affected by Contamination

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHD 2 Outbuildings

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application dwelling.

Policy Context:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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) states that new 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 extensions to 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 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 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.

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that the Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that as a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden.

With regard to porches, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, a porch should be designed to respect the character of the existing building and retain existing original features such as bay windows.

- 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.

During the process of the application revised drawings were sought and received to remove the double storey side extension and include the rendering of the property. The development now proposes the erection of a part single, part double storey rear extension, erection of front porch and erection of outbuilding following the demolition of existing outbuilding

OUTBUILDING

The proposed outbuilding would replace an existing garage structure within the rear garden. It would measure 3m in height characterised with a flat roof with a footprint of approx. 62sqm. It is noted that the footprint is over that prescribed in paragraph A1.34 of the local plan (2020). However, similar sized outbuildings are seen in the surrounding area and as such the development would not appear out of character. The use of the outbuilding is stated as a garage/gym/study/office which are considered ancillary uses and as such is acceptable.

EXTENSIONS

The front porch would measure 3 sqm with a maximum height of 3m using building materials that match those of the existing dwelling. The porch aligns with the guidance set out in Policy DMHD 1 and is deemed to be acceptable.

The proposed development also involves the erection of a part single, part double storey rear extension. The proposed part single storey rear extension would be characterised with a 'L' shaped footprint measuring 3.6m along the north boundary and 6m at its deepest. It would measure 3m in height characterised with a flat roof and roof lantern. The double storey rear element would measure 3.6m in depth, 3.6m in width and be set down from the main ridge characterised with a dual pitched roof. The proposed development has progressed from the previous refusal under reference 19810/APP/2024/2122 dated 29-11-24 as it has removed the side element in its entirety. The proposed development would only involve extensions to the rear of the property maintaining

the openness of the plot in this prominent corner plot position.

Whilst over the prescribed footprint stated within Policy DMHD 1, it should be noted that a 6m deep single storey rear extension is seen in the immediate surrounding area at No.11 Dawley Parade on the opposite corner of the junction. As such, on balance the proposed depth of the single storey element would not appear out of character within the street scene and is not considered to cause substantial harm to the character and appearance of the original property.

Whilst the original property has undergone extensive alterations by way of permitted development roof extensions including hip to gable extension and rear dormer, it is considered that the proposed extensions would remain subordinate to the main dwelling and a refusal on this reason would unlikely hold at appeal given the surrounding context.

It has also been noted that the front of the property has been externally rendered without planning permission. During the process of the application the description of development was amended to include the external rendering. Although the render does not match the external appearance of the original property it is important to note the surrounding context. A number of properties in the immediate surrounding area have been externally rendered, such as the flatted block to the north and No.27 Dawley Parade therefore it is not considered that the rendering would cause unacceptable harm to the visual amenities of the street scene. The applicant has confirmed that the render used to the front of the property is a Kleib C7 Silicone Render in a white colour. The proposed extensions, outbuilding and the rest of the property will also use this render which is considered acceptable.

It is also noted that the frontage of the property has been laid to hardstanding which was previously soft landscaped. Although not forming part of the application, the surfacing appears to be laid with permeable materials which is considered acceptable and would be permitted development. It should also be noted that there is no lawful access onto the front driveway as the lowered kerb to the side is a pedestrian crossing. Any concerns relating to the use of the crossing to access the frontage via a vehicle would be dealt by the Highway Authority and is considered to be an offense under the Highways Act.

As such, the proposed development has sufficiently overcome the previous reason for refusal and complies with the overall aims and objectives of Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact the amenity, daylight and sunlight of adjacent properties and open space.

Paragraph A1.34 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that outbuildings should respect neighbouring properties and should not result in the excessive loss of residential amenity, privacy, outlook and overshadowing/sunlight.

Given the position of the outbuilding within the rear garden away from the building lines of neighbouring properties, coupled with its modest height, there would be no harm in terms of loss of light, loss of outlook, overshadowing, nor would it be overbearing. The proposed use of the outbuilding as a garage/gym/study/office is not considered to give rise to any unacceptable level of noise or disturbance. There are no side facing windows and as such there would be no harmful overlooking or loss of privacy.

No. 15 Dawley Parade is the attached neighbouring property to the north of the application site. The single-storey rear extension would project 3.6m beyond the rear wall of No. 15 at the boundary. The staggered design of the extension is expected to mitigate any potential loss of light to the neighbouring property. The two-storey rear extension, would be set away from the shared boundary by approx. 2.6m, further reducing any potential impact. Although the applicant has not demonstrated compliance with the 45-degree rule on the submitted plans, officers are satisfied that the proposed development would not breach the 45-degree line of sight at the upper floor level.

No.11 Dawley Parade is located south of the site separated from the host property by a road. Given the separation distance there would be no harm in terms of loss of light, overshadowing, loss of outlook, nor would it be overbearing. There are no side facing windows proposed and as such there would be no harmful overlooking or loss of outlook.

The front porch would not have a negative impact on any neighbouring property given its modest size and position.

Living Conditions:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose. It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

Table 5.3 of Policy DMHB 18 requires 4 bedroom dwellings to have a minimum of 100sqm of private external amenity space. Approx. 96sqm of rear garden would be retained, although falling slightly short of this standard this is considered acceptable and would not result in a poor level of accommodation for current or future occupiers.

Parking:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposed outbuilding would be used as a garage therefore retaining the parking space. The development would not impact on the existing parking provision and so the proposal would comply with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Other Matters:

The application site lies on potentially contaminated land. Given the modest household nature of

the development no further information is required.

Conclusion:

The proposed development has sufficiently overcome the previous reason for refusal and as such 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.

14DP-300-01A

14DP-300-02E

14DP-301-02G

14DP-301-03B

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. NONSC Restriction on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies DMH 4, DMHB 11, DMHB 16, DMHB 18 and DMT 6 Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

4. 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)

5. 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 facing numbers 11 and 15 Dawley Parade.

REASON

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

6. 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).

INFORMATIVES

1. 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.
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. 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.

4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes 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 ODPM,

5. 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 unlawful for the Council to act incompatibly with Convention rights, specifically 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).

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
DMEI 12	Development of Land Affected by Contamination
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
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: