

Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: **Katherine Mills**

20345/APP/2024/3156

Date Application Valid:	27.12.24	Statutory / Agreed Determination Deadline:	21.05.25
Application Type:	Householder	Ward:	Ickenham & South Harefield

Applicant: **Mr Gulbir Dhillon**

Site Address: **155 Swakeleys Road, Ickenham**

Proposal: **Erection of a part single storey, part two storey rear extension, a first-floor side extension, and front porch following demolition of existing porch and conservatory. Conversion of roof space into habitable use to include a rear dormer, 1 rear facing roof light and 1 x front facing roof light. Removal of two existing chimneys. Conversion of garage to habitable use including amendments to fenestration.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a part single storey, part two storey rear extension, a first-floor side extension, and a front porch following demolition of the existing porch and rear conservatory. It is also proposed to convert the roof space into habitable use to include a rear dormer, one rear facing roof light and one front facing roof light, and to remove two existing chimneys. Lastly, it is proposed to convert the existing integral garage to habitable use including amendments to the fenestration.
- 1.2 The proposed development is considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 A significant material consideration is planning permission ref. 20345/APP/2021/1037 that was granted on 5 August 2021 for the same proposal. The timescale for commencing this development was before 5 August 2024 as required by Condition 1. Consequently, this planning permission has lapsed, hence the submission of this application under consideration. The submitted drawings are the same to this lapsed permission, and the relevant planning policies remain the same. Whilst due regard has been given to local residents' objections, including the petition against the application, it is concluded that this resubmitted proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.5 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a detached dwelling located on the southern side of Swakeleys Road.
- 2.2 153 Swakeleys Road is located along the eastern site boundary. A pedestrian route is located along the western site boundary, beyond which is located 157 Swakeleys Road. To the south, the rear of the site backs onto the rear garden of

17 Vinlake Avenue, 136 and 138 Swakeleys Road are located to the north, on the opposite side of the road.

- 2.3 The application site is located within Tree Preservation Order 299. The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon.
- 2.4 The surrounding area is residential in character comprising of two-storey, semi-detached and detached dwellinghouses of a similar style and age to the application property. The site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.5 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

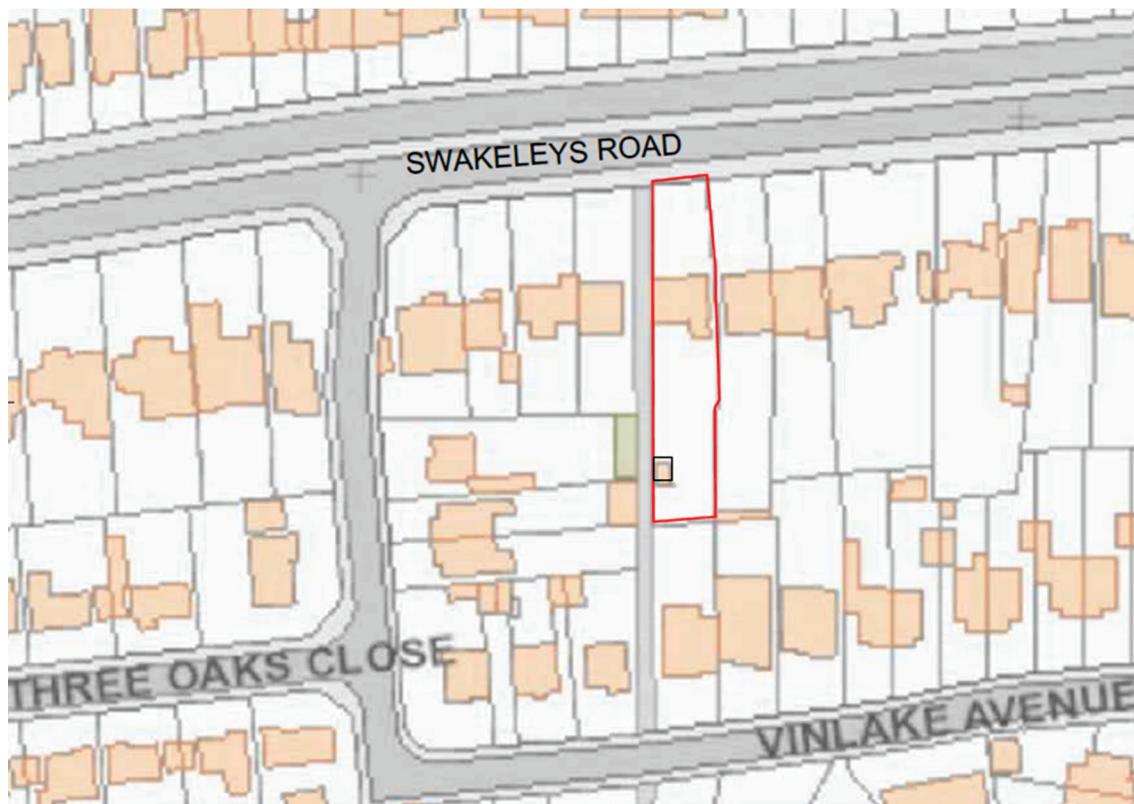
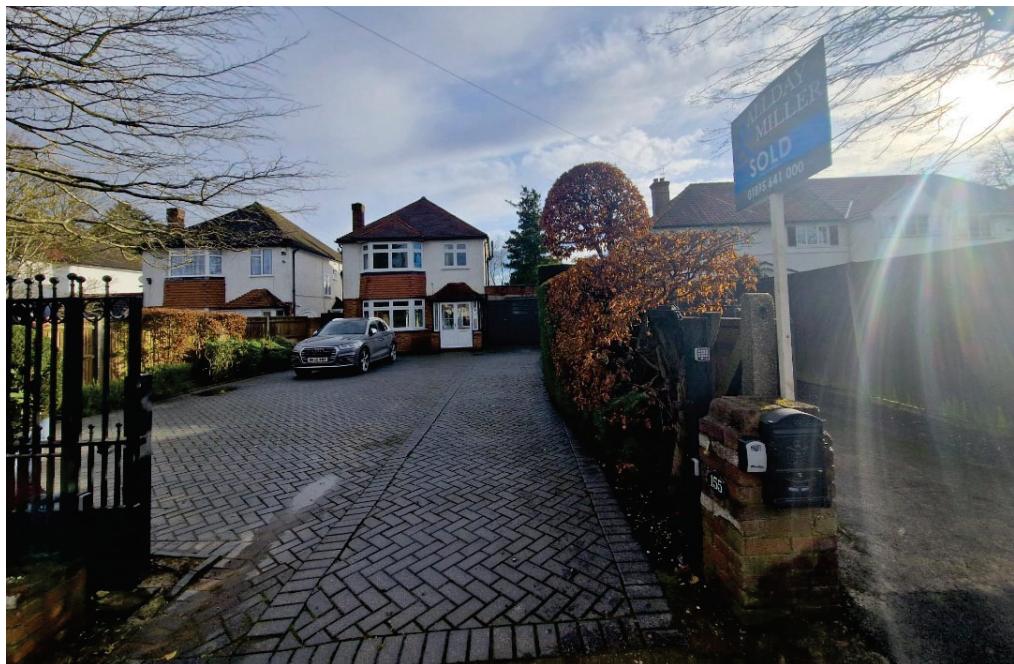
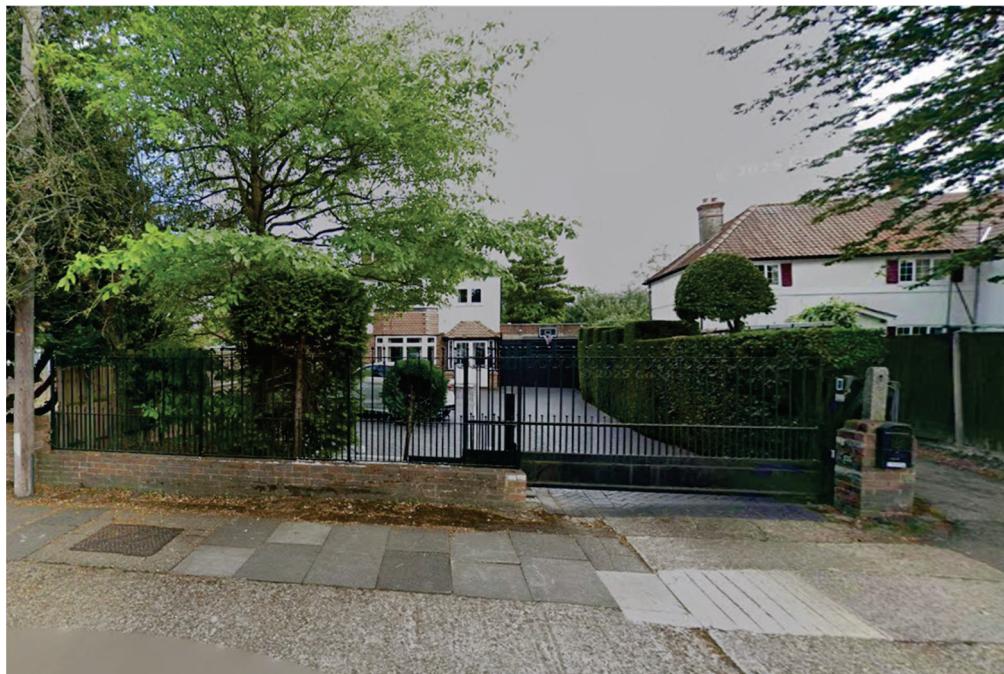


Figure 2: Street View Image of the Application Property



3 Proposal

3.1 Planning permission is sought for the erection of a part single storey, part two storey rear extension, a first-floor side extension, and a front porch following demolition of the existing porch and rear conservatory. The conversion of the roof space into habitable use is also proposed, to include a rear dormer, one rear facing rooflight and one front facing rooflight. It is also proposed to remove two existing

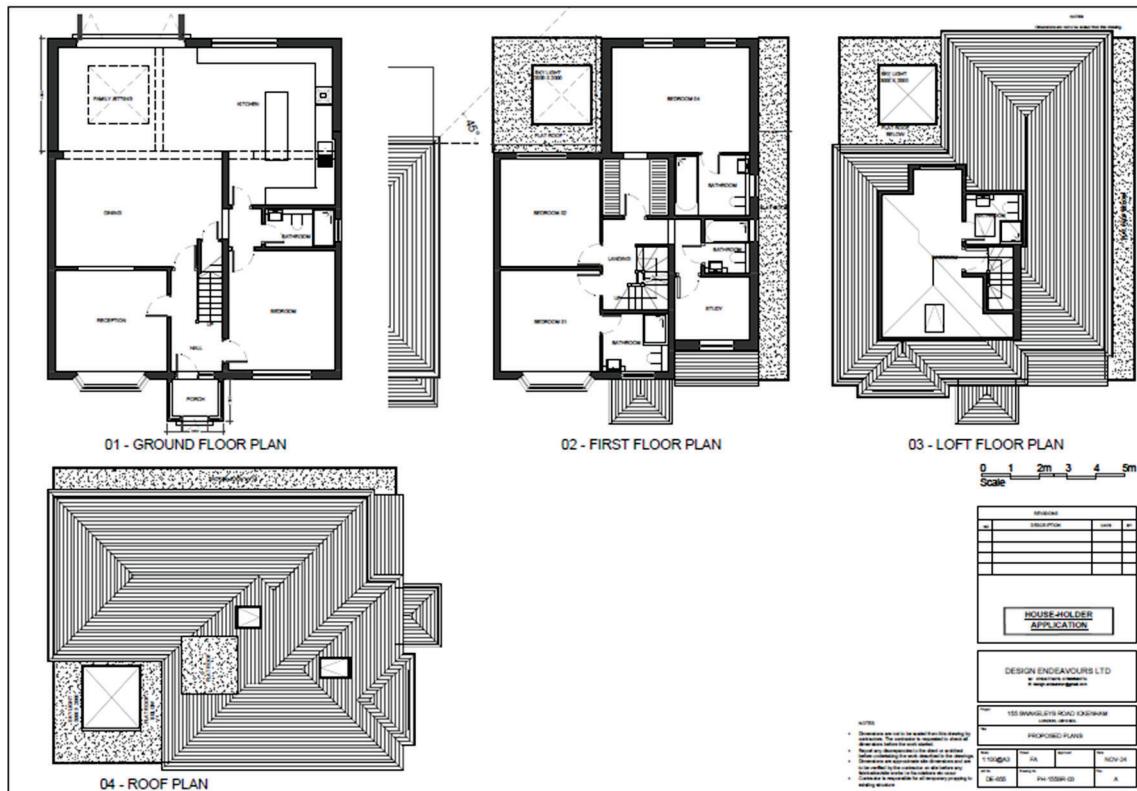
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chimneys and the conversion of the existing integral garage to habitable use including amendments to the fenestration.

- 3.2 The existing 3.22m deep, 3.8m wide and 3.45m high rear conservatory would be demolished and replaced with the proposed rear extension. The proposed rear extension would be 4m deep at ground floor level and would extend the full width of the property. The ground floor rear extension would have a 2.85m high flat roof with a rooflight and a 0.45m high parapet on the eastern side elevation. The first floor of the proposed rear extension would be 4m deep and 5.55m wide. The first-floor rear extension would be set in 1.05m from the ground floor western side elevation and 3.8m from the ground floor eastern side elevation. The pitched roof above the first-floor rear extension would be set 0.38m below the main roof ridge and would match the existing eaves height. The proposed materials would match the existing materials. The proposed rear extension would provide a family sitting room and kitchen on the ground floor and a bedroom on the first floor.
- 3.3 The proposed first floor side extension would be 2.98m wide and set in 1.05m from the ground floor side elevation and would be set back 1m from the ground floor front building line. The proposed pitched roof would match the existing eaves height, and the roof would match the existing roof ridge height before a decrease in height to match the roof height of the proposed first floor rear extension. The proposed first-floor side windows are obscure glazed and non-opening below 1.8m from finished floor level. This would be secured by condition. The proposed materials would match the existing materials. The proposed first floor side extension would provide a study, a bathroom and an ensuite bathroom.
- 3.4 The existing 0.985m deep and 2.4m wide porch with a 3.2m high pitched roof and 2.38m high eaves height would be demolished. This is proposed to be replaced by a front porch that measures 1.5m deep and 2m wide with a 3m high pitched roof and 2.38m high eaves. The proposed front porch would be set in 4.17m from the existing eastern and western side elevations.
- 3.5 The proposed conversion of the roof space into habitable use would include a rear dormer, one rear facing roof light and one front facing roof light. Two existing chimneys would also be removed. The proposed rear dormer would be 2.034m wide and 1.99m deep with a 1.4m high flat roof. The proposed rear dormer would be set in 0.6m below the main roof ridge and 0.5m above the eaves. The proposed materials would match the existing materials. The proposed roof conversion would provide a bedroom with ensuite shower room.
- 3.6 The existing integral garage is proposed to be converted to habitable use including amendments to the fenestration. The existing garage doors on the front elevation are proposed to be removed and replaced with a window and brickwork to match the existing dwelling. A new window would be provided on the side elevation. The converted garage would provide a bedroom and ground floor shower room.

Figure 3: Proposed Plans and Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



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4 Relevant Planning History

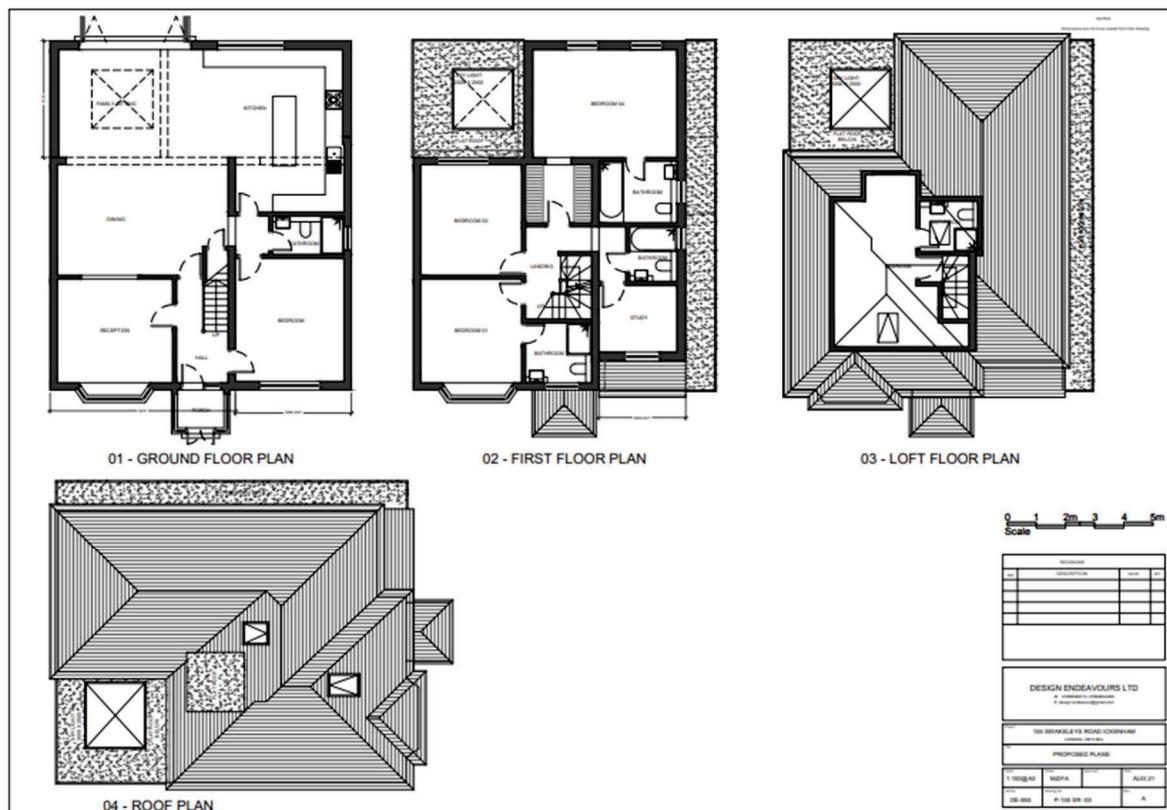
4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

4.2 20345/APP/2021/1037 - Part two storey, part single storey side/rear extension, conversion of roof space to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation - Approved on 5 August 2021.

4.3 Significantly, the current planning application is the same size, scale and design as the development approved under Planning Permission ref: 20345/APP/2021/1037 (dated 5 August 2021). This permission required the approved development to have commenced by 5 August 2024. The development has not commenced, contrary to this condition. Consequently, this application has been submitted seeking a new planning permission.

4.4 Notwithstanding this expired permission, which is a material consideration, the proposed development sought under this current planning application has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history.

Figure 4: Approved Plans - Planning Permission Ref: 20345/APP/2021/1037



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Figure 5: Approved Elevations - Planning Permission Ref: 20345/APP/2021/1037



5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 Consultation letters were sent to six local owners/occupiers and the Ickenham Residents Association, with the consultation period expiring on 30 January 2025. Six representations from four neighbouring residences were received in objection to the proposal. In addition, one petition with 38 signatories has been received, objecting to the proposal.

6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 38 valid signatures has been received against the application.	1. Oversized development for the plot and would dominate the street scene.	Discussed at paragraphs 7.9 – 7.18 of this report.
	2. Two-storey side/rear extension affecting light, space and natural environment.	Discussed at paragraphs 7.23 - 7.26, 7.31 and 7.36 of this report. Amended block plans have been provided with 45-degree lines.
	3. Development would set a precedent for similar proposals and erode the character of the community.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
6 letters of objection have been received.	i) Excessive size, overdevelopment of the site & would set a precedent which is creeping into Ickenham. ii) Other rear extensions in the area are single storey.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report. The proposed development has been

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		assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	iii) Side and rear extension would exceed the rules on permitted volume size.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan, site context and planning history, and the impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	iv) Impact on daylight/space/natural environment from size/overshadowing.	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at paragraphs 7.20 – 7.29 of this report.
	v) Impact on character and appearance of the surrounding area.	The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraphs 7.2 – 7.19 of this report.
	vi) Concern over size/purpose of rear	The plans submitted with the application do not indicate that the proposed

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	extension as non-incidental.	rear extension would be sub-divided and used as separate accommodation or for other non-incidental purposes.
	vii) Loss of privacy/overlooking from added height and new upper-floor windows.	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at paragraphs 7.2 – 7.19 of this report. A condition has been included to obscure-glaze side elevation upper floor side windows.
	viii) Possible increase in surface water drainage/potential flooding issues.	Technical construction matters concerning drainage are addressed through the Building Regulations process which is separate from the planning process. Notwithstanding this, as the road in front of the property is located within the Flood Map for Surface Water, an informative advising the applicant that water runoff from the development should be directed to a soakaway, tank or permeable surface shall be added to any consent granted.
	ix) Potential increase in number of vehicles at the property/impact on on-street parking and road safety.	The impact of the proposed development on parking and highway safety has been discussed at paragraphs 7.34 of this report.
	x) Concerns that statutory consultations have not been carried out as letters not received and no site notices were displayed.	Consultation letters were sent to relevant neighbouring properties as per statutory requirements. A site notice for the proposal was not required

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		under statutory requirements.
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Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Highways Officer No objection.	Noted.
Trees / Landscape Officer The removal of the existing tree (T5 – Lawson Cypress) is acceptable.	Noted.

7 Planning Assessment

Principle of Development

7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

7.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.

7.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.

7.4 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.

7.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.

7.6 Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.

7.7 Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that 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.

7.8 Part E of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for roof extensions. 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. The Council will not support poorly designed or over-large roof extensions. All roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

7.9 The proposed part single storey, part two storey rear extension would not exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Whilst the ground floor element of the proposed rear extension would extend the full width of the application property, the first-floor element would be set in from both ground floor side elevations. The proposed flat roof on the ground floor extension would not exceed the Council's recommended height standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Regarding the proposed parapet wall along the eastern side elevation, whilst the combined height of the flat roof and parapet wall would result in a total height of 3.3m, given the modest increase above the recommended height standard, it is considered that the proposed part single storey rear extension would be acceptable in this instance.

7.10 The roof of the proposed first floor rear extension would be set below the main roof ridge and combined with the proposed eaves matching the existing eaves height of the application property, it is considered that the roof form of the proposed first floor rear extension would be acceptable. Overall, it is considered that the proposed part single storey, part two storey rear extension would not appear as an overbearing addition to the rear of the application property and would not cause harm to the character and appearance of the application property and the surrounding area.

7.11 The proposed first floor side extension would be 2.98m wide, would be set in 1.05m from the ground floor side elevation and would be set back 1m from the ground floor front building line. The proposed pitched roof would match the existing eaves height, and the roof would match the existing roof ridge height before a decrease in height to match the roof height of the proposed first floor rear extension. The first-floor side windows would be obscure glazed and non-opening below 1.8m from finished floor level. The proposed materials would match the existing materials.

7.12 The proposed first floor side extension would not exceed more than half the existing width of the application property and given the setbacks from the existing ground floor front and side building lines, it is considered that the proposed first floor side extension would be acceptable in regard to width and depth. The proposed roof form over the first-floor side extension would match the property's existing eaves height and given that the roof would not exceed the existing roof ridge height before stepping down to match the proposed first floor rear extension roof, it is considered that the proposed first floor side extension would be acceptable regarding roof form. It is considered that the proposed first floor side extension would not appear as an overbearing addition to the application property and would not cause harm to the character and appearance of the application property, the immediate street scene and the surrounding area. The proposed side windows would match the design and proportions of the existing windows and would be in keeping with the character and appearance of the property.

7.13 The existing 0.985m deep and 2.4m wide porch with a 3.2m high pitched roof and 2.38m high eaves would be demolished and replaced by the proposed front porch. The proposed front porch would be 1.5m deep and 2m wide with a 3m high pitched roof and 2.38m high eaves. The proposed front porch would be set in 4.17m from the existing eastern and western side elevations.

7.14 Given the modest depth and width, the modest roof height which would be lower than the existing front porch roof height, that the proposed eaves would be the same height as the existing eaves and the set ins from the side elevations, it is considered that the overall size and scale of the proposed front porch would be acceptable. It is therefore considered that the proposed front porch would not cause harm to the character and appearance of the application property, the street scene and the surrounding area.

7.15 The proposed conversion of the roof space into habitable use would include a rear dormer, one rear facing roof light and one front facing roof light. Two existing chimneys would be removed. The proposed rear dormer would be 2.034m wide and 1.99m deep with a 1.4m high flat roof. The proposed rear dormer would be set down 0.6m below the roof ridge and 0.5m above the eaves. The proposed materials would match the existing materials.

7.16 Given the overall depth and width of the rear dormer and that it would be sufficiently set down from the roof ridge, set in from the eaves and sides of the roof, it is considered that the proposed rear dormer would appear as a subordinate addition to the application property. The proposed rooflights would be acceptable

regarding size and location on the front and rear roof slopes. The proposed rear dormer and roof conversion would therefore not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and the surrounding area. Whilst two existing chimneys on the existing eastern side roof slope would be removed, given that there are other properties within the street scene without chimneys, it is considered that the proposed chimney removal would not be out of keeping with the character and appearance of the immediate street scene and the surrounding area.

- 7.17 The existing integral garage would be converted to habitable use including amendments to fenestration. The existing garage doors on the front elevation would be removed and replaced with a front facing window and brickwork to match the existing dwelling. A new window is proposed on the side elevation.
- 7.18 It is considered that the replacement of the garage doors with a front facing window and matching brickwork would be acceptable in design and would not have a detrimental impact on the character and appearance of the application property, the immediate street scene and the surrounding area. The proposed front facing window and proposed side window would match the design and proportions of existing windows and would be in keeping with the character and appearance of the property.
- 7.19 The proposal thereby complies with 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) and the National Planning Policy Framework.

Residential Amenity

- 7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.21 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extensions of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.
- 7.22 The neighbouring residences most likely affected by the proposal are 153 Swakeleys Road (to the east of the site) and 157 Swakeleys Road (to the west of the site). No other properties are considered potentially impacts due to the separation distances from the proposed extensions.

Potential Impact on 153 Swakeleys Road

- 7.23 153 Swakeleys Road is located along the eastern site boundary. Given the policy compliant depth along the shared site boundary, the modest ground floor flat roof/parapet height, the first floor set in from the shared site boundary, that the first floor would not extend into the 45 degree line from 153 Swakeleys Road, and that no side windows are proposed, it is considered that the proposed part single

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storey, part two storey rear extension would not impact on the residential amenity of 153 Swakeleys Road through the loss of light, privacy, overlooking or overbearing form. The proposed first floor side extension would be located on the opposite side of the property and would not extend beyond the proposed rear building line and so would not impact on the residential amenity of 153 Swakeleys.

7.24 The proposed front porch would be modest regarding depth and width, with a pitched roof height less than the existing front porch (to be demolished). In combination with the 4.17m set in from the eastern side elevation, there would not be an impact on the residential amenity of 153 Swakeleys Road through the loss of light or overbearing form. The existing garage is located on the opposite side of the property and given that the proposed garage conversion would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries, the proposed garage conversion would not have an adverse impact on the residential amenity of 153 Swakeleys Road.

Potential Impact on 157 Swakeleys Road

7.25 A public pedestrian route is located along the western site boundary, beyond which is located 157 Swakeleys Road. Given the policy compliant depth along the shared site boundary, the policy compliant flat roof height, the first floor set in from the shared site boundary, that the first floor would not extend into the 45 degree line from 157 Swakeleys Road, and that the first floor side windows would be obscure-glazed and high level opening, it is considered that the proposed development would not impact on the residential amenity of 153 Swakeleys Road through the loss of light, privacy, overlooking or overbearing form. Additionally, the existing pedestrian route would provide a degree of separation between the two properties.

7.26 The proposed first floor side extension would be set in 1.05m from the existing ground floor side elevation and given the existing pedestrian route between the application property and 157 Swakeleys Road, there would be a separation distance of approximately 6.48m between the proposed first floor side extension and the neighbouring property. It is considered that the proposed first floor side extension would not impact on the residential amenity of 157 Swakeleys Road through the loss of light or overbearing form. The proposed first floor side windows would be obscure glazed and non-opening below 1.8m from finished floor level to prevent loss of privacy and overlooking of 157 Swakeleys Road. This would be secured by way of a condition on any consent granted.

7.27 The proposed front porch would be modest in regard to depth and width, with a pitched roof height less than the existing front porch (to be demolished) and given the 4.17m set in from the existing western side elevation and the existing pedestrian route between the two properties, would not impact on the residential amenity of 157 Swakeleys Road through the loss of light or overbearing form.

7.28 Although the existing garage is proposed to be converted into habitable use, this would not involve increasing the width of the application property and would not encroach outside the application property's site boundaries. The proposed garage

conversion would therefore not have an adverse impact on the residential amenity of 157 Swakeleys Road. Whilst a new window would be proposed on the ground floor side elevation facing 157 Swakeleys Road, this would serve a WC and shower room and is recommended to be conditioned to be obscure glazed and high opening to prevent any mutual loss of privacy and overlooking between the application site and 157 Swakeleys Road. The boundary treatment and interceding pedestrian route would also ensure that there is no loss of privacy to 157 Swakeleys Road.

7.29 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

External Amenity Space

7.30 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.

7.31 The application site has a large rear garden of approximately 387sqm. The proposed extensions to the application property would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Outlook/Light to Proposed Habitable Rooms

7.32 It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with the local plan.

Highways and Parking

7.33 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).

7.34 The application site has a driveway and a substantial parking area at the front of the site, along with an existing garage. Whilst the existing garage would be converted into habitable use, given that the existing parking provision at the front of the site would be retained, it is considered that acceptable parking provision would be provided on the site and so would not impact on the local highway. The

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proposal is thereby in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Impact on Tree Preservation Order (TPO) 299

7.35 Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments retain and enhance existing landscaping and trees, particularly trees of merit, and requires landscape schemes to be appropriate to the character of the area.

7.36 The application site is located within TPO 299. An Arboricultural Impact Assessment Report, Tree Constraints Plan (Drawing Ref: EAS-210 TCP) and Tree Protection Plan (Drawing Ref: EAS-210 TPP) have been submitted with the application. An existing tree (T5 - Lawson Cypress) along the western site boundary would be removed to facilitate the proposed development. It is noted the tree to be removed is not itself a Protected Tree. Subject to compliance with the tree protection measures (including protective fencing) set out in the submitted Arboricultural Impact Assessment Report and the Tree Protection Plan (Drawing Ref: EAS-210 TPP), to be secured by way of a condition on any consent granted, it is considered that the proposed development would not cause harm to retained trees within the application site and TPO 299. The proposal would thereby comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage/Flood Risk

7.37 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.

7.38 The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. An informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface would be added to any consent granted.

8 Other Matters

Human Rights

8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

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Equality

8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

20345/APP/2024/3156

Appendix 1: Recommended Conditions and Informatives

Conditions

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 Drawing Ref:

PH-155SR-01 Rev B Site Location Plan, Existing & Proposed Block Plan

PH-155SR-02 Existing Floor Plans, Roof Plan and Elevations

PH-155SR-03 Proposed Floor Plans and Roof Plan

PH-155SR-04 Proposed Elevations

EAS-210 TCP Tree Constraints Plan

EAS-210 TPP Tree Protection Plan

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 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 Two - Development Management Policies (January 2020).

4. 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 of the development hereby approved facing 153 and 157 Swakeleys Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5. HO6 Obscure Glazing

The ground floor and first floor windows on the side elevation facing 157 Swakeleys Road 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 Two - Development Management Policies (January 2020).

6. HO9 Tree Protection

The development hereby approved shall be carried out in accordance with the Tree Protection Plan and Methods detailed in the approved Arboricultural Impact Assessment Report prepared by Enviroarb Solutions (dated 10 December 2024, ref. EAS-210).

Tree protection fencing shall be erected in accordance with the details set out in the Arboricultural Impact Assessment Report (dated 10 December 2024, ref. EAS-210) and the Tree Protection Plan (Drawing Ref: EAS-210 TPP).

Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies G5, G6 and G7 of the London Plan (March 2021).

Informatives

1. I15 Control of Environmental Nuisance from Construction Work

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.

2. I47 Damage to Verge - For Council Roads:

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 or 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.

3.

The road in front of the property is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from the site entering the sewers. No drainage to support the extensions should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

4. I2 Encroachment

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.

Appendix 2: Relevant Planning History

20345/A/82/0109 155 Swakeleys Road Ickenham

Householder development - residential extension(P)

Decision: 01-03-1982 Approved

20345/APP/2021/1037 155 Swakeleys Road Ickenham

Part two storey, part single storey side/rear extension, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use with alterations to front elevation

Decision: 05-08-2021 Approved

20345/APP/2021/3751 155 Swakeleys Road Ickenham

Part two storey, part single storey side/rear extension, single storey front extension and front entrance porch, conversion of roofspace to habitable use to include a rear dormer and 3 rooflights and conversion of garage to habitable use .

Decision: 30-11-2021 Refused

20345/APP/2021/383 155 Swakeleys Road Ickenham

Proposal is for 6m rear extension.

Decision: 04-02-2021 No Further Action(P)

20345/APP/2021/4364 155 Swakeleys Road Ickenham

Erection of a single storey outbuilding to use as an indoor swimming pool, gym and game facility ancillary to the main use of the house.

Decision: 24-01-2022 Refused

20345/APP/2022/1529 155 Swakeleys Road Ickenham

Erection of outbuilding with pitched roof.

Decision: 04-07-2022 Refused

20345/APP/2024/3228 155 Swakeleys Road Ickenham

Erection of an outbuilding (Application for a Certificate of Lawful Development for a Proposed Development)

Appendix 3: List of Relevant Planning Policies

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 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF12 NPPF 2021 - Achieving well-designed places