

## DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers  
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

**APPROVAL RECOMMENDED: GENERAL** Select an Option

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

**REFUSAL RECOMMENDED: GENERAL**

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

**RESIDENTIAL DEVELOPMENT**

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

**COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT**

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

**CERTIFICATE OF LAWFULNESS**

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

**CERTIFICATE OF LAWFULNESS**

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

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

Case Officer:

Signature:

Date:

**A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.**

Team Manager:

Signature:

Date:

**The decision notice for this application can be issued.**

**Director / Member of Senior Management Team:**

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM



2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

### 3. Comments on Public Consultations

3 neighbouring properties were consulted on 27-11-25. Consultation expired on 18-12-25.

Two comments were received.

Comments:

#### 1. Loss of natural light

· Comment: Loss of light is a recognised planning consideration.

· Assessment: This will be assessed against local policy, guidance, separation distances, scale, height and massing of the extension.

#### 2. Party Wall Act 1996 compliance

· Comment: Matters relating to the Party Wall etc. Act 1996 are civil matters between adjoining owners.

· Assessment: Compliance or non-compliance with the Party Wall Act does not fall under planning control and carries no weight in the determination of a planning application.

#### 3. Removal of chimney breast / roof works

· Comment: Internal alterations and certain roof works may fall under the Party Wall Act or Building Regulations.

· Assessment: These works are not relevant to the assessment of planning permission unless they materially affect the external appearance or planning policies.

#### 4. Adjoining wall removal and construction activity

· Comment: Noise, construction methods and timing are controlled under environmental health legislation and civil law.

· Assessment: These matters do not influence whether planning permission should be granted.

#### 5. Lack of planning permission at time of works / retrospective application

· Comment: Retrospective applications are lawful and must be assessed on their planning merits.

· Assessment: The timing of works or whether development commenced prior to permission does not prejudice the planning assessment.

#### 6. Lack of visibility of footing plans

· Comment: Foundation depth and structural design are matters for Building Control.

· Assessment: Planning permission does not regulate construction detail below ground level.

#### 7. Excavation exposing neighbouring foundations

· Comment: This is a matter relating to construction practice and potential structural impact.

· Assessment: This falls under the Party Wall Act and civil liability, not planning legislation.

#### 8. Damage to fence and site security

· Comment: Damage to fences and site security are private civil matters.

· Assessment: These issues cannot be taken into account when determining a planning application.

#### 9. Appointment of a Party Wall Surveyor

· Comment: This is acknowledged but is unrelated to planning merits.

- Assessment: Ongoing civil processes do not affect planning determination.

#### 10. Encroachment into shared usable driveway

- Comment: Impact on access, manoeuvrability, and parking arrangements can be material planning considerations.

- Assessment: The planning authority will assess whether the extension would result in unacceptable harm to access.

#### 11. Impact on future ability to use garage

- Comment: Loss of ability to access or use a garage due to development is a relevant consideration.

- Assessment: This will be assessed in terms of whether the proposal results in unacceptable harm to residential amenity or parking provision.

### 4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

NPPF4 -24 NPPF4 2024 - Decision making

### 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

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

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design including: i) harmonising with the local context by taking into

account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

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 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- 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;

The scheme proposes to demolish the existing rear outbuilding which is considered acceptable by the officers.

The proposed single storey rear extension would measure approximately 5.75 metres wide and 4m in depth from the rear wall of the property. The extension would have a flat roof with a height of approximately 2.9m . Whilst the depth is slightly beyond the prescribed measurements set out within DMHD 1, the additional depth is modest and would appear a domestically scaled addition to a domestic property. Overall when compared with the host dwelling the rear additional would appear subordinate and a proportionate extension. Having review the planning history of the surrounding properties it is clear that there are examples of rear extensions which have breached what would have been a uniformed rear building line. It is noted that the extension would extend marginally beyond the rear addition of the neighbouring dwelling which when taking into consideration there are a plethora of rear extensions within the immediate context of the development which have varying depths, the proposal would not appear out of character and would not significantly detract from the established pattern of development within the area.

A condition is recommended to ensure the development is externally finished in materials matching those used on the original host dwelling.

The front porch is proposed which measures 1.2m in depth, 2.4m in width and 3.3m in height. This element appear subordinate and is acceptable in design and compliant with Policy DMHD 1.

Having regard to the above, it is considered that the proposals would not cause harm to the character and appearance of the host dwelling and the surrounding area. The proposal would be acceptable with the overarching objectives of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), NPPF (2024), Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 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 (2020)

states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) 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 on the amenity, daylight and sunlight of adjacent properties and open space.

The application site adjoins Number 603 Field End road to the east. The proposed rear element would exceed the current wall of their rear element by only 40cm as such the proposal would not result in a level of overshadowing which would be considered harmful. Number 607 East End Road is located to the East, this property features a stepped rear elevation where the side elevation steps in towards the rear creating a half width outrigger to the rear of the property. However it is noted that there is a structure which is site on the boundary line which would result in a degree of overshadowing of any windows within the recessed section of the rear elevation during certain times of the day. The proposed extension is set sufficiently away from the shared boundary with this neighbouring property, it would feature a height of 2.9 m therefore reducing the level of potential overshadowing. The Applicant has provided a drawing which illustrates the 45 degree line drawn from the centreline of the nearest neighbouring habitable room window would not be breached. As such, despite there being concerns relating to overshadowing there this would be limited to an acceptable degree given that the extension is set away from the neighbouring property by approx 2.3 m, there roof height would be 2.9 and there is evidence that the 45 degree line would not be breached, the proposal would not result in a level of harm in terms of overshadowing or loss of outlook which would be great enough to justify refusal and withstand an appeal.

Given that no side facing windows have been proposed and the proposed rear windows would have a similar impact to existing ground floor windows it is considered that there will be no impact in terms of loss of privacy.

Overall, by reason of its overall position, height and depth, the proposal would not result in an overbearing development, cause an unacceptable loss of outlook, privacy or significant loss of light.

It is therefore considered that the proposal would not cause unacceptable harm to the living conditions of neighbouring occupiers. The proposal would therefore comply with the objectives of the NPPF (2024) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

#### External Amenity Space Provision:

Policy DMHB 1 requires extension proposals to retain an adequate amount of amenity space. Policy DMHB 18 expects a minimum 60sq.m of private amenity space to be provided and the proposal would exceed this, in accordance with policy.

#### Parking and Highways Safety:

In terms the front porch, given the modest depth of 1.2m there seems to adequate space to manoeuvre and access the drive. This element is still located in the red line and footprint of the host dwelling and therefore the implications are considered minimal. Also, it is likely that a vehicle would park frontways and 'angled' to the left of the porch which would allow for a sufficient depth of

frontage to accommodate a vehicle without overhang onto the public footway. So, in short, there is no envisaged issue on either neighbours and therefore the porch is acceptable.

The properties benefits from hard-standing to the front of the site and the proposed extension is not of a scale such as to justify provision of additional parking. It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

It is considered that the proposed development would not cause harm to the character and appearance of the host dwelling and the surrounding area. Furthermore, the proposed development would not unduly impact on the living conditions of neighbouring occupiers. The proposal would comply with the relevant overarching objectives of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Hillingdon Local Plan Parts 1 and 2. The application is therefore 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 Drawings Numbered:

01/04

02/04

03/04

04/04

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

### 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 ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 -

Development Management Policies and the London Plan (2021).

**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 or roof slopes of the development.

**REASON**

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

**INFORMATIVES**

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
  - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
  - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
  - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
  - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://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 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).
4. 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.

DMHB Design of New Development  
11

DMHB Streets and Public Realm  
12

DMHB Private Outdoor Amenity Space  
18

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

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## Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

### Part 1 Policies

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

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 (CO<sub>2</sub>) 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:**

Sharon Singh

**Telephone No:**