Development Management

APP REF No.	22196/APP/2026/1152

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	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐
REFUSAL RECOMMENDED: GENERAL		
6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐
RESIDENTIAL DEVELOPMENT		
10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐
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	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
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.	☐
CERTIFICATE OF LAWFULNESS		
15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐
CERTIFICATE OF LAWFULNESS		
18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

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

A

Item No.	**Report of the Head of Development Management and Building Control**
Address:	35 IVY HOUSE ROAD ICKENHAM
Development:	Erection of a single storey side and rear extension following demolition of existing conservatory, conversion of roof space to habitable use including a rear dormer, and erection of outbuilding to rear garden.
LBH Ref Nos:	22196/APP/2026/1152
Drawing Nos:	100 - Site Location Plan and Block Plan 100 - EXISTING PLANS 200 110 115 210 - Rev A 215 - Rev A 220 - Rev A 230 231
Date Plans received:	11-05-26 **Date(s) of Amendments(s):**
Date Application valid	11-05-26

1. CONSIDERATIONS

1.1 Site and Locality

The application site (35 Ivy House Road) is located on Ivy House Road within a predominantly residential setting and comprises a two-storey semi-detached properties. The area to the front is hard surfaced and accommodates parking. The rear garden is well maintained. Properties are usually paired up in this part of the road with Number 33 Ivy House Road, to the North being the adjoining property. This property has been extended to a similar calibre as proposed 60937/APP/2005/2015. To the South we have number 37 Ivy House Road which was previously extended under 71005/APP/2015/2415

The application site is located in the Ickenham Village Conservation Area. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

1.2 Proposed Scheme

Erection of a single storey side and rear extension following demolition of existing conservatory, conversion of roof space to habitable use including a rear dormer, and erection of outbuilding to rear garden.

1.3 Relevant Planning History

22196/APP/2018/1205 35 IVY HOUSE ROAD ICKENHAM

Single storey side extension

Decision: 22-05-2018 Approved

Comment on Planning History

As outlined above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 24th June 2026

3. Comments on Public Consultations

11 neighbouring properties were consulted on 19-05-26. Consultation expired on 10-06-26..

No external comments were received.

INTERNAL:

Conservation: The side extension should match the building line of the neighbouring side extension. The materials of the extension should match existing.

Officer comments: While the comments regarding the set back and matching the neighbouring property are noted, on balance the proposed is acceptable especially as there is evidence of similar development in the area. No setback is therefore required. The extension also complies with policy DMHD1 and therefore there are limited concerns. This is addressed below.

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 Polices:

NPPF4 -24	NPPF4 2024 - Decision making
LPP D4	(2021) Delivering good design
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development

DMHD 2	Outbuildings
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space

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;

With regard to side extensions, Policy DMHD 1 requires:
1) side extensions should not exceed half the width of the original property;
2) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
3) garages should reflect the size guidelines set out in Appendix C Parking standards;
4) 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;

5) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
6) 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.

THE SCHEME:

The scheme proposes the erection of a single storey side and rear extension following demolition of existing conservatory, conversion of roof space to habitable use including a rear dormer, and erection of outbuilding to rear garden.

The scheme seeks to demolish the existing conservatory which is acceptable.

SIDE/REAR:

A side extension is proposed which would measure approx. 1.3m in width and 3.3m in height with a flat roof and extend a depth of approx. 10.9m. This element would be set off from the front building line by 0.93m and would join the rear extension This element would be acceptable in setback and depth; making it an acceptable feature designed appropriately and in line with Policy DMHD1. It would join the rear extension to create a wrap around. A side door is proposed which is acceptable.

The rear extension would replace the existing footprint of the conservatory and would measure approx.: 3.6m in depth and 7.2m in width, with a height of 3.3m. A roof light is proposed which would provide light into this space and this is acceptable. Given this and the fact that this element cannot be seen from the front elevation, there are no concerns raised.

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

OUTBUILDING:

An outbuilding is proposed at the rear of the garden which would measure approx.,: 8m in width, 4.2m in depth and 2.5m in height and would create space for garden storage. Bi-fold doors and a single door are proposed on the front elevation and no windows are proposed to the rear. A condition ensuring that the incidental use is maintained will be added to this application. There are no concerns raised.

DORMER:

A rear dormer is proposed which would measure approx.: 2.6m in depth, 2m in width and 2.1m in height. This element sits comfortably at the rear roof profile and proposes one window which would provide outlook to the rear garden. This element is acceptable as it is set in from the roof margins and would not be visible from the front street scene,

Having regard to the above, it is considered that the proposal 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 DMHD 1 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.

Number 33 Ivy House Road is located to the North of the site and the adjoining semi-detached property. The rear element would sit closest to this element, on the shared boundary. Given the proposal is compliant with Policy DMHD 1 in terms of the depth, combined with the acceptable design and the element being modest, there are no overdevelopment. The lack of windows on the side elevation on the rear also means that the extension would be acceptable and compliant with DMHD1 in terms of limited overlooking and overbearing impacts. Number 33 has also got a rear extension as approved under 60937/APP/2005/2015.

To the South we have number 37 Ivy House Road which was previously extended under 71005/APP/2015/2415.
It is noted that the neighbours have a rear element and a outbuilding on the boundary which will overshadow and overcome any concerns raised in terms of overshadowing and therefore the side/rear element would not impact this neighbouring property. On this basis, the level of daylight sunlight serving this nearest window would remain acceptable.

The outbuilding is located at the rear of the garden and would be set approx. 18m away from the closest windows. There are no concerns on either neighbouring property. The use would remain incidental to the host dwelling and therefore no concerns are raised.

The dormer would provide view of the garden space of neighbouring properties, however this is not dissimilar to two storey level windows in sub-urban areas.

There have also been no objections from neighbouring properties.

Overall, by reason of its overall position, design 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:

The property 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:

210 - Rev A
215 - Rev A
220 - Rev A
230
231
200

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as indicated on the approved drawings and shall thereafter be retained as such.

REASON
To safeguard the visual amenities of the area and to ensure that the proposed development does

not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RPD13 Restrictions 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, study or as a separate unit of accommodation.

REASON
To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

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 of the development hereby approved.

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

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

   A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

   B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

   C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

   D. No bonfires that create dark smoke or nuisance to local residents.

   You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61

of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. 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 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 Polices

PT1.BE1	(2012) Built Environment

Part 2 Polices:

NPPF4 -24	NPPF4 2024 - Decision making
LPP D4	(2021) Delivering good design

DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHD 2	Outbuildings
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space

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: Sharon Singh **Telephone No:**