



HILLINGDON

LONDON

Meeting:	Hillingdon Planning Committee	
Date:	4 September 2025	Time: 7:00pm
Venue:	Committee Room 5, Civic Centre	

ADDENDUM SHEET

Item: 6	Location: Dyson Drive, Uxbridge
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Since the completion of the committee report, a petition in objection to the proposal has been received with 67 signatures. The petition raises the following concerns: • The application for 9 new parking spaces on Dyson Drive creates an unsustainable overprovision of parking. The site's 70 existing spaces already significantly exceed the maximum of 46.5 permitted for its 56 properties under the current London Plan standards. • This is a significant policy departure that would set a harmful precedent for future developments across our borough. It undermines policies on sustainable transport and causes the unnecessary loss of green space. We ask the Committee to uphold its planning policies and refuse this application. This petition is submitted with the full endorsement of the Hillingdon Alliance of Residents' Associations.	Noted.
Since the completion of the committee report, an objection from Friends of the Earth has been received. A summary is provided below: • The application to increase allocated parking spaces on Dyson Drive from one to two per household is inconsistent with the London Plan 2021 and the original planning approval for the St Andrew's Park development, which promotes sustainable transport. Evidence from Transport for London shows declining car ownership in Outer London, with the majority of households owning one or no vehicles. The proposal would encourage higher car ownership, contrary to policy and local travel trends.	Noted.

• Dyson Drive is well-connected, with close access to public transport and local amenities, making additional parking provision unnecessary. • The proposal would result in the loss of approximately 100 square metres of green space and represents a retrospective change that may undermine the development's sustainability objectives. • There is concern that approval could jeopardise future phases of the St Andrew's Park development, which require Greater London Authority involvement, for the benefit of a small number of households.	
Item: 7	Location: 35 Brookdene Drive, Northwood
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
1) Drawing ref. CWLD-DSSA-BD-2480-01 Rev B replaced by Rev C and Conditions 2 (Approved Plans) and 8 (Landscape Plan Implementation) updated accordingly. 2) Amend reference in Condition 16 to the 1995 version of the GPDO to the 2015 version. 3) Since the completion of the Committee Report two additional representations providing supplementary objections and observations (these neighbours have previously commented) has been received from neighbouring residents. These representations raised the following summarised matters: <u>Representation 1</u> a) Misrepresentation of the existing building footprint. This neighbour believes that the existing conservatory should not be considered either part of the main building or as part of the existing building footprint. Requests that the separation from No. 34 Brookdene Drive and footprint of replacement dwelling is in accordance with the original plot arrangement (i.e. before the existing conservatory extension). b) Overbearing and loss of morning sun. c) Overlooking and loss of privacy. d) Lack of precedence to justify proposed siting and windows facing No. 34 Brookdene Drive. e) Does not comply with 45-degree rule for ground floor window at No. 34 Brookdene Drive. f) The location of the ASHP beneath a protected tree suggests that it may not be the final location. A full noise assessment should also be submitted. Any permission should be	1) The proposed bin storage area was relocated adjacent to the northern site boundary on the proposed site plan. As noted in the Committee Report, a revised proposed landscaping arrangement plan was requested and has since been received for consistency. Accordingly, Conditions 2 and 8 are updated to require compliance with this revised drawing. 2) Amended for clarity. 3) The responses to these additional representations are as follows. Please note that these representations do not raise any additional matters not already addressed in the Committee Report, but responses are provided for clarity. a) For clarity, the existing conservatory does form part of the existing building footprint. b) Sunlight and daylight matters are addressed in paragraphs 7.27-7.30 of the Committee Report and are considered acceptable. c) Overlooking matters are addressed in paragraphs 7.33 of the Committee Report and

- conditioned to control the location, specification and operation of the ASHP.
- g) The bin storage has been relocated away from No. 34 Brookdene Drive but is also shown adjacent to this neighbouring property.

Representation 2

- h) Concerns maintained with the overall bulk and scale of the development.
- i) Concerns maintained with the proposed enclosure of a grassed verge and the proposed timber boundary treatment.
- j) Concerns with overbearing impact on neighbours Nos. 19, 20 and 21 Brookdene Drive.
- k) Concerns with highways safety from proposed vehicular crossover on narrow street, access for emergency vehicles, and limited pedestrian visibility splays affecting pedestrian and cyclist safety.
- l) Insufficient on-site parking.
- m) Concerns with the future use of the existing outbuilding.

Condition 5 requires obscure glazing for side elevation windows facing No. 34 Brookdene Drive.

- d) There are numerous properties within Brookdene Drive that have side elevation windows, including the existing application site. The separation distances between property side boundaries also vary. The proposed development would maintain a separation distance of a minimum 1.2m from the shared property boundary.
- e) Sunlight and daylight matters are addressed in paragraphs 7.27-7.30 of the Committee Report and are considered acceptable.

With respect to the ground floor French door windows at No. 34 Brookdene Drive, it should be noted that adjacent to these windows is the existing side boundary treatment and a single storey conservatory at the application site. In demolishing the existing dwelling, the proposed flank wall would be set-back further from this shared boundary, achieving a greater separation distance of massing.

In respect to the first-floor element, as the centre of the French doors is set-back further from the shared boundary than the first-floor window (45-degree line depicted on plans from this neighbouring window), the proposal would meet this 45-degree line in plan form.

- f) Condition 19 requires the ASHP to comply with noise emission restrictions, which includes the submission of technical specifications demonstrating compliance. Should the location need to be altered, this would be subject to a separate planning application.

	g) Amended plans have been received to remove the proposed bin store adjacent to the boundary with No. 34 Brookdene Drive. h) The scale and appearance of the proposal is discussed in paragraphs 7.10 - 7.18 of the Committee Report and considered acceptable. i) The proposed boundary treatment location is within the site curtilage, and the visual impact is discussed in paragraphs 7.20 - 7.23 of the Committee Report and considered acceptable. j) The potential residential amenity impact on the properties across the road from the site is discussed in paragraph 7.36 of the Committee Report. This is considered acceptable given the separation distance from the intervening highway. k) Highways safety impacts of the proposed crossover are discussed in paragraphs 7.43 and 7.44 of the Committee Report and considered acceptable. Condition 22 requires the maintenance of compliant pedestrian visibility splays. l) The proposed parking quantum complies with London Plan policy requirements and is acceptable. This is addressed in paragraph 7.46 of the Committee Report. m) Condition 15 prevents the existing outbuilding / garage from being used as anything other than for domestic purposes incidental to the enjoyment of the approved dwellinghouse. This is addressed in paragraph 7.4 of the Committee Report.
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Item: 8	Location: Haydon Drive, Eastcote
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Correction to condition 2 (approved plans list): Drawing no. APL304B to be replaced with Drawing no. APL303 A (revised)	For clarity.
Item: 9	Location: Morrisons Supermarket, Yiewsley, West Drayton
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend Head of Term iii to read as (strikethrough deleted, underlined added): Canal and River Trust Contribution <u>Canal Enhancement Contribution</u> : A contribution for works to improve connections, access and enhancements to the Grand Union Canal, equal to £70,000.	For clarity.
Amend Head of Term v to read as (strikethrough deleted, underlined added): Highway Improvement Works Contribution <u>Healthy Streets/Active Travel Zone Contribution</u> : Financial contribution equal to £49,500.	For clarity.
Item: 10	Location: Union Park UP4, North Hyde Gardens
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
Amend Head of Term vii to read as (strikethrough deleted, underlined added): Canal and River Trust Contribution <u>Canal Enhancement Contribution</u> : A contribution for works to improve connections, access and enhancements to the Grand Union Canal, equal to £26,356.	For clarity.
Amend Condition 9 as follows (underlined added): The routine testing of equipment designed to operate only in an emergency shall <u>only</u> be carried out on any normal working day Monday to Friday, between the hours of 0800 and 2000, with the duration and frequency stipulated by the Operating Regime (including testing and maintenance), not to exceed an average of 15 hours per year per generator, unless agreed otherwise in writing by the Local Planning Authority.	For clarity.
Amend Conditions 26, 27, 28, 29 and 30 as follows (strikethrough deleted, underlined added): Thereafter the development shall be implemented and operated in accordance with these <u>the approved</u> details.	For clarity.

Item: 11	Location: Former garage site adjacent 43 St Christopher Road
<i>Amendments/Additional Information:</i>	<i>Officer Comments:</i>
None.	None.
Item: 12	Location: 560 Sipson Road, West Drayton
<i>Amendments/ Additional Information:</i>	<i>Officer Comments:</i>
Remove the following Heads of Term: v. A Section 278 agreement to implement the proposed off-site Highways Works and street tree planting on Sipson Road.	Following investigations there is a significant level of utilities that result in tree planting being unviable in this location. Appropriate landscaping to be secured within the front of the site through Condition 17. Remaining Section 278 works are required to bring the development forward and therefore do not need to be captured by the Section 106 legal agreement.
Item: 13	Location: Unit 5, 12 Powerhouse Lane, Hayes
<i>Amendments/ Additional Information:</i>	<i>Officer Comments:</i>
None.	None.