

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)



Hillingdon

<https://www.hillingdon.gov.uk/planning>

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Address Line 1

73 Keith Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Postcode

UB3 4HP

Description of site location must be completed if postcode is not known:

Easting (x)

509245

Northing (y)

179409

Description of site location

-

Applicant Details

Name/Company

Title

MR

First Name

KULWANT

Surname

SINGH

Company Name

-

Address

Address Line 1

73 Keith Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Country

-

Postcode

UB3 4HP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

-

First Name

FALUCK

Surname

PATEL

Company Name

-

Address

Address Line 1

27 PRIORS GARDENS

Address Line 2

-

Address Line 3

-

Town/City

Ruislip

County

MIDDX

Country

United Kingdom

Postcode

HA4 6UG

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

PROPOSED DOUBLE STOREY SIDE EXTENSION, PART SINGLE PART DOUBLE STOREY REAR EXTENSION FOLLOWING DEMOLITION OF AN EXISTING GARAGE TO CREATE 1NO OF 2 BEDROOM SELF CONTAINED DWELLING

Has the work already been started without consent?

☐ Yes

☒ No

Site Information

Site Area

378.51 sq. metres

Ownership Type

Private

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Title Number(s)

Unregistered

Has EPC Certificate

☐ Yes

☒ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

-

Existing Use

Current Use of Site

SINGLE DWELLING

Is the Site Currently Vacant?

☐ Yes

☒ No

Is the Land Known to Be Contaminated?

☐ Yes

☒ No

Is the Land Suspected to Be Contaminated?

☐ Yes

☒ No

Is the Proposed Use Vulnerable to Contamination?

☐ Yes

☒ No

Existing and Proposed Uses

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Use Class	Existing GIA (m ²)	GIA to Be Lost (m ²)	GIA to Be Gained (m ²)
C3	132.22	11.81	73.05
Total	132.22	11.81	73.05

Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

73.05 m²

Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

2

Estimated total cost of development

-

Do the proposals cover the whole existing building(s)?

☒ Yes

☐ No

Does the proposal include any new building and/or increase in height to an existing building?

☐ Yes

☒ No

Will the proposal result in the loss of any residential garden land?

☐ Yes

☒ No

Has a Registered Social Landlord been confirmed?

- ☐ Yes
- ☒ No

Vacant Building Credit

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Qualifies for Vacant Building Credit?

- ☐ Yes
- ☒ No

Superseded Consents

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Supersedes Existing Consents?

- ☐ Yes
- ☒ No

Development Dates

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Phase Detail	Expected Commencement	Expected Completion
EXTENSION	2026-12	2027-02

Scheme and Developer Information

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Does the Scheme Have a Name?

- ☐ Yes
- ☒ No

Has a Lead Developer Been Assigned?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	RENDERED PLASTER
Proposed materials and finishes	RENDERED PLASTER

Type	Roof
Existing materials and finishes	TILE ROOF
Proposed materials and finishes	TILE ROOF

Type	Windows
Existing materials and finishes	UPVC+GLASS
Proposed materials and finishes	UPVC+GLASS

Type	Doors
Existing materials and finishes	UPVC+GLASS
Proposed materials and finishes	UPVC+GLASS

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
- ☒ No

If Yes, please state references for the plans, drawings and/or design and access statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Parking

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Electric Vehicle Charging Points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☐ Yes

☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

- ☐ Yes
- ☒ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	No
Justification	MINOR DEVELOPMENT

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Unknown

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

☐ Yes

☒ No

Further Information

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Fast Track Route Eligible?

☐ Yes

☒ No

Estimated Total Cost

Up to £2m

Open and Protected Space

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Will the proposed development result in the loss, gain or change of use of any open space?

☐ Yes

☒ No

Will the proposed development result in the loss, gain or change of use of any protected space?

☐ Yes

☒ No

Water Management

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in [Greater London under Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

☐ Yes

☒ No

Expected internal residential water usage (Litres per person per day)

0

Does the proposal include the harvesting of rainfall?

☐ Yes

☒ No

Does the proposal include re-use of grey water?

☐ Yes

☒ No

Waste and Recycling Provision

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☐ Yes

☒ No

Utilities

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Number of new water connections required

1

Number of new gas connections required

1

Fire suppression system proposed?

☒ Yes

☐ No

Number of residential units to be served by full fibre internet connections

1

Number of non-residential units to be served by full fibre internet connections

0

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Environmental Impacts

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Will the proposal provide any on-site community-owned energy generation?

☐ Yes

☒ No

Will the proposal provide any heat pumps?

☐ Yes

☒ No

Does the proposal include solar energy of any kind?

☐ Yes

☒ No

Number of proposed residential units with passive cooling

0

NOx total annual emissions (kg)

0

Particulate matter (PM) annual emissions (kg)

0

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

☐ Yes

☒ No

Proposed area of 'Green Roof' to be added (Square metres)

0

Urban Greening Factor - Score

0

Number of proposed residential units with electrical heating

0

Percentage of demolition/construction material to be reused/recycled

0

Residential Units

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Loss or Replacement of Units

Does the Proposal Involve Loss or Replacement of Residential Units?

☐ Yes

☒ No

Addition of Units

Does the Proposal Involve Addition of Residential Units?

- ☒ Yes
- ☐ No

Unit Type	Tenure	Provider	Units Added	GIA (m²)	Bedrooms
Terraced Home	Self-Build and Custom Build	Private	1	73	2

Communal Spaces Gained

Number of Units Gained	GIA per Unit (m²)
1	73

Totals

Total number of residential units proposed

1

Total residential GIA lost

0 m²

Total residential GIA gained

73 m²

Is This a Mixed-Use Proposal?

- ☐ Yes
- ☒ No

Non-Permanent Dwellings

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Loss or Gain of Non-Permanent Dwellings?

- ☐ Yes
- ☒ No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation?

- ☐ Yes
- ☒ No

Employment

Will There Be Existing or Proposed Employees?

- ☐ Yes
- ☒ No

Hours of Opening

Are Hours of Opening Relevant?

- ☐ Yes
- ☒ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ☐ Yes
- ☒ No

Waste Management

Is This a Waste Management Development?

- ☐ Yes
- ☒ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

☐ Yes

☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer Name

Title

MR

First name

Christos

Last name

Chrysanthou

Reference

26923/APP/2026/1681

Date (must be pre-application submission)

22/08/2026

Hi Faluck

Thank you for confirming withdrawal of the application which I will action.

Can I just ask that details are submitted to reinstate the redundant vehicle crossover to footway and slightly reduce the smaller bedroom in size to a single room as a 73sq.m overall GIA would comply with the minimum space standards for a 2bed 3person dwelling but not a 2bed 4person dwelling. It would also be helpful to annotate the size of the retained garden area for the host dwelling on the site plan.

Other than the above the scheme has merit and looks favourable.

Kind regards

Christos Chrysanthou

Senior Planning Officer

Planning and Sustainable Growth

Residents Services

Hillingdon Council

Hi Faluck

Hope you are well.

Regarding BNG, if the applicant is seeking self-build exemption, this would need to be secured within a s106 legal agreement which will incur the applicant legal costs and result in delays to the issuing of the decision. If you wanted to go down the legal route, please provide the applicant's solicitors details. We would also require the submission of the statutory metric calculation.

With your agreement we could instead attach the standard BNG condition which can be discharged by an on-

site or off-site BNG plan. We would however again require the statutory metric calculation to establish the baseline.

Please be advised that recent changes to BNG legislation remove the self-build exemption and as the development is on a site under 0.2ha it would be BNG exempt under the new rules. Unfortunately, the changes only apply to new planning applications submitted after 6th August. Therefore the previous BNG rules are still applicable to the current application under the transitional arrangements.

The other alternative would be to withdraw the current application and resubmit it (which may be the most time/ cost efficient option).

Please advise.

Kind regards

Christos Chrysanthou

Senior Planning Officer

Planning and Sustainable Growth

Residents Services

Hillingdon Council

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

Title

MR

First Name

KULWANT

Surname

SINGH

Declaration Date

02/07/2026

Declaration Made

☒ Yes

☐ No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ I / We agree to the outlined declaration

Signed

FALUCK PATEL

Date

14/09/2026