



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

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".

Number

2

Suffix

Property Name

Address Line 1

Worcester Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 3TH

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

Easting (x)

Northing (y)

505452

181895

Description

Applicant Details

Name/Company

Title

Mr

First name

P

Surname

Shanahan

Company Name

Address

Address line 1

2 Worcester Road

Address line 2

Address line 3

Hillingdon

Town/City

Uxbridge

Country

Postcode

UB8 3TH

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Baldwin

Company Name

plansdesigned

Address

Address line 1

231 Long Lane

Address line 2

Hillingdon

Address line 3

Town/City

Uxbridge

Country

United Kingdom

Postcode

UB10 9JP

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

170.00

Unit

Sq. metres

Site information

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](#).

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number: Unregistered

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Public/Private Ownership

What is the current ownership status of the site?

Public
 Private
 Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition of existing single storey side extension and construction of an attached two storey self contained dwelling.

Has the work or change of use already started?

Yes
 No

Further information about the Proposed Development

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

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[View more information on the collection of this additional data and assistance with providing an accurate response](#).

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes
 No

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

Yes
 No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Existing single storey side extension.

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes
 No

Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference:

New Build

Maximum height (Metres):

8.25

Number of storeys:

3

Loss of garden land

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

Yes
 No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes
 No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes
 No

Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

1

When are the building works expected to commence?:

2022-12

When are the building works expected to be complete?:

2023-06

Scheme and Developer Information

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.](#)

Scheme Name

Does the scheme have a name?

Yes
 No

Developer Information

Has a lead developer been assigned?

Yes
 No

Existing Use

Please describe the current use of the site

Residential.

Is the site currently vacant?

Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes
 No

Land where contamination is suspected for all or part of the site

Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes
 No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

41

Gross internal floor area lost (including by change of use) (square metres):

41

Gross internal floor area gained (including change of use) (square metres):

111

Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
41	41	111

Materials

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

Yes
 No

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:

Facing Red Brickwork

Proposed materials and finishes:

Facing Red Brickwork

Type:

Roof

Existing materials and finishes:

Red/Brown Plain Tiles

Proposed materials and finishes:

Red/Brown Plain Tiles

Type:

Windows

Existing materials and finishes:

White Frames.

Proposed materials and finishes:

White Frames.

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

Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Vehicle Parking

Vehicle parking

Please note: This question contains additional requirements specific to applications within Greater London.

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](#).

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

Yes
 No

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Cars	Existing number of spaces: 2	Total proposed (including spaces retained): 3	Difference in spaces: 1
Vehicle Type: Cycle spaces	Existing number of spaces: 0	Total proposed (including spaces retained): 4	Difference in spaces: 4

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Electric vehicle charging points

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

Yes
 No

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

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

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Open and Protected Space

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

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[View more information on the collection of this additional data and assistance with providing an accurate response](#).

Open Space

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

Yes
 No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes
 No

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer
 Septic tank
 Package treatment plant
 Cess pit
 Other
 Unknown

Are you proposing to connect to the existing drainage system?

Yes
 No
 Unknown

Water management

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

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

Yes
 No

Please state the expected internal residential water usage of the proposal

105.00	litres per person per day
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Does the proposal include the harvesting of rainfall?

Yes
 No

Does the proposal include re-use of grey water?

Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes
 No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

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](#).

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Residential Unit Type:

Terraced Home

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

111 square metres

Habitable rooms per unit:

5

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accommodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Please add details for every unit of communal space to be added

Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) lost

square metres

Total residential GIA (Gross Internal Floor Area) gained

111

square metres

Non-Permanent Dwellings

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

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes
 No

Other Residential Accommodation

Please note: This question contains additional requirements 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](#).

Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes
 No

Waste and recycling provision

Please note: This question contains additional requirements 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](#).

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

Please note: This question contains additional requirements 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](#).

Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

Fire safety

Is a fire suppression system proposed?

Yes
 No

Internet connections

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

1

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes
 No

Environmental Impacts

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.](#)

Community energy

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

Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

Yes
 No

Solar energy

Does the proposal include solar energy of any kind?

Yes
 No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes
 No

Green Roof

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

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

90

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes
 No

Is the proposal for a waste management development?

Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

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?

- The agent
- The applicant
- Other person

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

2 Worcester rd, planning re-consideration

Date (must be pre-application submission)

28/07/2022

Details of the pre-application advice received

Dear Mark

We would accept a reduced set-back but this means you will need to provide refuse storage in the front garden since there'd be limited access to the rear down the side.

We would accept 1 parking space for the new two-bed dwelling. This would be in accordance with the local plan where only one would be required for a one or two-bed unit. The existing 3-bed would need to retain the 2 spaces.

Kind regards

Katie Crosbie

Planning Team Leader

London Borough of Hillingdon.

Dear Mr Wells and Mr Shanahan

I understand that you wish to build a new dwelling and are seeking preapplication advice.

I can see that three applications for a new dwelling have been previously refused, principally due to the impact on the character of the area.

I have reviewed the previous refusals and two appeal decisions. My recommendation for an application that may be looked upon more favourably is to replicate the proportions, scale and appearance of the existing dwellings. Specifically this would be:

- The new dwelling needs to be attached to form a terrace. The street is characterised by consistent spacing between the pairs of semi-detached homes. A detached dwelling cannot duplicate this given the plot width.
- The plot width of the new dwelling should be the same (or as close as practicable so that any variation is visually negligible) as that of No. 2 and the other dwellings on the road. This means that the new home width would be the same as the other dwellings and the appearance can be duplicated with the same three windows, same ground floor fenestration etcetera. In other words the new home needs to look exactly the same. However it is important that the side elevation is not splayed, this would be too conspicuous in the street scene. It needs to be straight like the other dwellings.
- As with the advice above, the front building line and the principal rear building line needs to be the same as No. 2 so that this reads as a terrace of three dwellings. It may be possible to add a small single story rear extension and small rear roof dormer if additional floor area is needed to meet minimum GIA requirements.
- The materials, fenestration design and overall design needs to match the other adjoining and adjacent dwellings.

The above are the key matters, however I note that there have been other reasons for refusal raised. To address these I would recommend that:

- You use the existing dropped kerbs and don't seek to widen these
- There should be enough clearance within the forecourts of both dwellings for pedestrians to access the entrance to each house
- Ensure that the garden space for both homes complies with at least 60sqm (for a 2-3 bedroom home) or 100sqm (4+ bedrooms) and are genuinely usable and of good quality. These should take the form/layout of a standard lengthy rear garden to mimic the typical garden layout in the area.

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 Of Ownership - 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
- The Agent

Title

Mr

First Name

P

Surname

Shanahan

Declaration Date

12/08/2022

Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Mark Baldwin

Date

12/08/2022