

London Borough of Hillingdon
TOWN AND COUNTRY PLANNING ACT 1971

TO

David A Lyons Associates
 14 Court Drive
 Hillingdon
 Middlesex
 UB10 0BJ

LOCAL PLANNING AUTHORITY REF

36168A/85/1421

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Erection of a three bedroom end of terrace house at 336A Victoria Road, Ruislip

In accordance with the application dated 14 August 1985
 and illustrated by plans No. 287/1, 2 and 3 received on 21 August 1985

Permission however is given subject to the conditions listed on the attached schedule

Dated this 7 day of October 1985

Signature DIRECTOR OF PLANNING

London Borough of Hillingdon,
 Civic Centre,

Wixbridge,
 Middlesex, UB8 1UW

NOTES (i) If you wish to appeal against any of the conditions please read the back of this sheet which explains the procedure

(ii) This decision does not purport to convey any approval or consent which may be required under any bye-laws, building regulations, or under any enactment other than the Town & Country Planning Act 1971.

CONDITION 1

This permission shall cease to have effect unless the development hereby authorised has begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 41 of the Town and Country Planning Act 1971.

CONDITION 2

The external surfaces of the dwelling hereby approved shall be of materials to match those of the existing building at 336 Victoria Road.. Details and/or samples shall be submitted to and approved by the Local Planning Authority before commencement of any part of the development where the new materials differ in any way from those of the existing building.

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.

CONDITION 3

The garages shall be used only for the accommodation of private motor vehicles incidental to the use of the new dwelling and the existing dwelling (No. 336) and shall not be used for the garaging of any commercial vehicles or the carrying out of any industrial or commercial activity. Notwithstanding anything contained in the Town and Country Planning General Development Orders 1977 - 1983 the garages shall not be used for any other than their designed purpose without the prior written permission of the Local Planning Authority.

REASON

To ensure that the garages are used for their designed purpose and are not used for activities which are unsightly or detrimental to the amenities of the locality by reason of noise, fumes, dust, smoke or other nuisance inappropriate in a residential area, also to ensure that adequate off-street parking is retained.

CONDITION 4

The parking facilities shown on your deposited plan shall be constructed before use of the development hereby permitted commences, and such shall be permanently retained and the space used for no other purpose at any time without the consent of the Local Planning Authority.

REASON

To ensure that adequate facilities are provided and retained to service the development without creating conditions prejudicial to the free flow of traffic or causing danger and inconvenience.

CONDITION 5

Notwithstanding anything contained in the Town and Country Planning General Development Orders 1977 - 1983 no windows shall be constructed in the kitchen wall hereby approved facing 336 Victoria Road.

REASON

To ensure that the development does not give rise to overlooking of adjoining property injurious to the reasonable privacy of the occupants.

CONDITION 6

The boundaries of the site which do not abut on a highway shall be provided with a fence to a height of 2m in accordance with details to be submitted to and approved by the Local Planning Authority before any other part of the development is commenced. Thereafter it shall be retained for so long as the development remains in existence.

REASON

To safeguard the amenities of the locality and the privacy of adjoining occupiers.

CONDITION 7

Dustbins shall be sited not more than 23m carrying distance from the carriageway. Where this provision is not met by facilities within individual units communal facilities shall be provided within enclosure(s) constructed of materials matching those used in the remainder of the development and designed and sited so as to prevent nuisance arising from litter, smells, flies, birds and rodents.

REASON

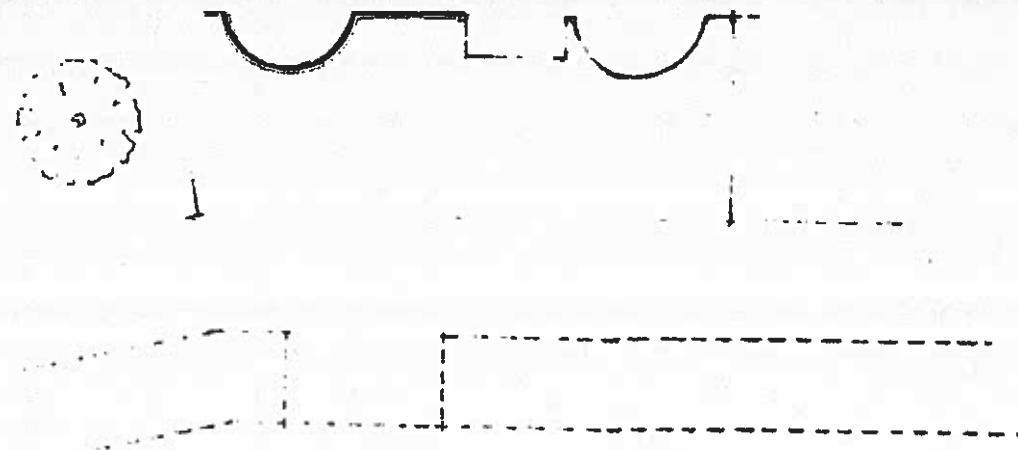
To ensure that the Council's standard requirements are met without detriment to the amenities of the neighbourhood.

INFORMATIVES

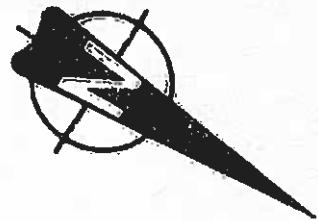
1. Your attention is drawn to the fact that planning permission does not override property rights and this permission does not empower you to enter onto land not in your ownership without the specific consent of the owner.
2. You are advised that the requirement to provide boundary fencing will not be enforced where you obtain written agreement independently with the adjoining occupiers on an alternative means of enclosure.

Director of Planning

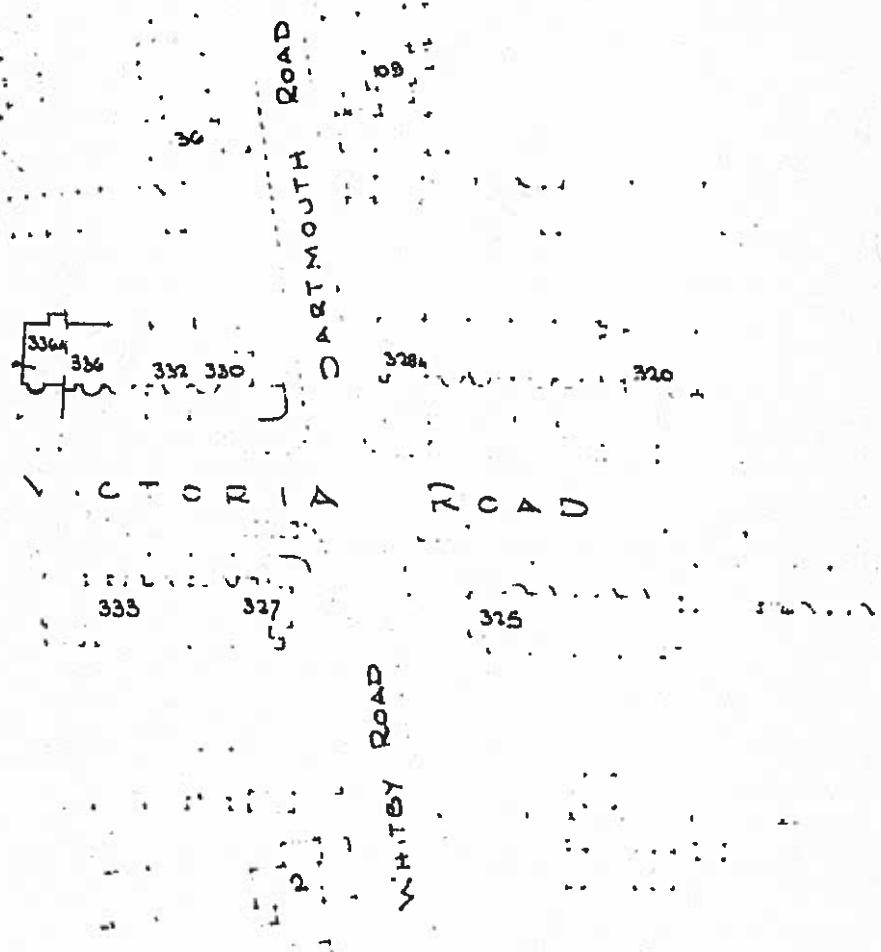
7 October 1985



SITE PLAN (SCALE 1:200)

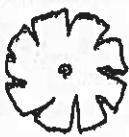


Proposal.

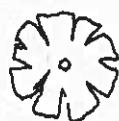
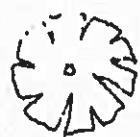


BLOCK PLAN (SCALE 1:1250)

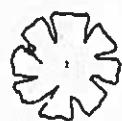
Cut down existing tree and grub out roots.



is one car

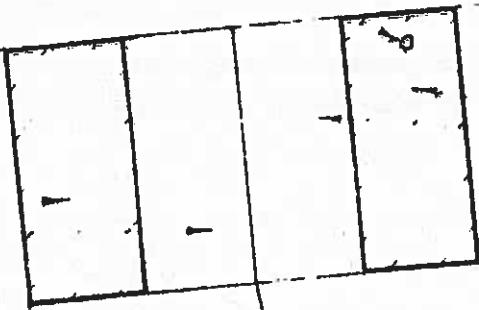


ruit trees.

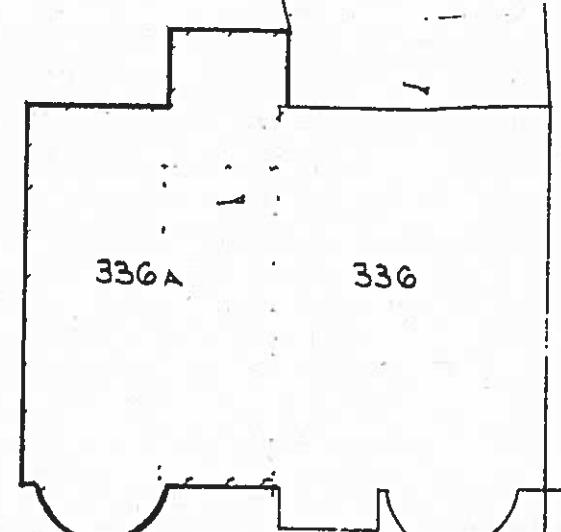


4000mm high Heather.

Single garage and one car parking space



Cut down existing fruit tree and grub out roots.



Demolish existing conservatory and garage