

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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

63 East Avenue

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

-

Postcode

UB3 2HR

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

Easting (x)

510049

Northing (y)

180254

Description of site location

-

Applicant Details

Name/Company

Title

MR & MRS

First Name

BHARAT & MONA

Surname

SHRESTHA

Address

Address Line 1

63 East Avenue

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

-

Country

United Kingdom

Postcode

UB3 2HR

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

MRS.

First Name

RACHANA

Surname

SHRESTHA

Company Name

SJR DESIGN LTD.

Address

Address Line 1

144 KINGSHILL AVENUE

Address Line 2

-

Address Line 3

-

Town/City

NORTHOLT

County

-

Country

-

Postcode

UB5 6NY

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Conversion of extended semi-detached dwelling into two separate dwellings (1 X 4 bed and 1 X 2 bed); Parking; cycle and bin storage; subdivision of amenity space

Has the work already been started without consent?

- Yes
 No

Site Information

Site Area

487.0 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

RESIDENTIAL

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	191.7	71.0	0
Total	191.7	71	0

Further information about the Proposed Development

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

0 m²

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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
1	2026-05	2026-07

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

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

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	3	3	0
Cycle spaces	0	6	6

Electric Vehicle Charging Points

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

- Yes
- No

Type	Active Points	Passive Points
Rapid	2	0

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

Reason for Exemption

Self-build and custom build development

Development includes 9 or fewer dwellings

Yes

No

Total site area is 0.5 hectares or less

Yes

No

All buildings meet the self-build or custom housebuilding definition

Yes

No

Does LPA require evidence of eligibility?

No

Justification

as existing

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Yes

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s) / drawing(s)

AS EXISTING

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

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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)

110

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

Waste Storage Details

N/A

Utilities

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Number of new water connections required

Number of new gas connections required

Fire suppression system proposed?

Yes

No

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

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

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 (m ²)	Bedrooms
Terraced Home	Market for rent	Private	1	71	2

Totals

Total number of residential units proposed

1

Total residential GIA lost

0 m²

Total residential GIA gained

71 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

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 & MRS

First Name

BHARAT & MONA

Surname

SHRESTHA

Declaration Date

07/04/2026

Declaration Made

Yes

No

Declaration

I/We hereby apply for 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

RACHANA SHRESTHA

Date

13/04/2026