

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No.	Report of the Head of Development Management and Building Control		
Address:	3 ACACIA AVENUE RUISLIP		
Development:	Construction of a part single-storey, part two-storey wraparound extension to the side and rear following the demolition of the existing garage		
LBH Ref Nos:	43839/APP/2024/3274		
Drawing Nos:	Existing Elevations & Floor Plans 201 B 202 B 300 400		
Date Plans received:	16-12-24	Date(s) of Amendments(s):	22-01-25
Date Application valid	16-12-24		22-01-25 22-01-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a double-storey semi-detached dwelling on the southern side of Acacia Avenue in Ruislip with an attached single-storey garage on the side of the dwelling.

The subject site is bounded by 1 Acacia Avenue, the sister duplex, to the east and 5 Acacia Avenue, to the west, a two-storey detached dwelling. The rear garden of the site adjoins the rear gardens of 52 and 54 Elm Avenue to the south.

The surrounding area generally comprises single- and two-storey detached and semi-detached dwellinghouses. While various dwellings feature common character elements, there is no prevailing architectural character. Rear and side extensions are common in the area.

1.2 Proposed Scheme

The Applicant seeks planning permission to construct a part single-storey, part two-storey wraparound extension to the side and rear following the demolition of the existing garage.

The originally submitted scheme has been amended during the planning assessment process by setting the proposed side extension 1m back in the side boundary with 5 Acacia Avenue and by reducing the maximum height of the single-storey rear extension to 3.4m.

1.3 Relevant Planning History

43839/APP/2024/1525

3 ACACIA AVENUE EASTCOTE

Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 23-07-2024

Approved

Comment on Planning History

43839/APP/2024/1525: This application for a certificate of lawful development for conversion of the roof space to habitable use and associated physical works was approved on 23-07-2024.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTATION

The Council consulted four neighbouring properties and the Eastcote Residents Association on 30-12-2024, with the consultation period expiring on 21-01-2025.

Two comments in objection to the application were received which can be summarised as:

- The proposal will overlook neighbouring properties, compromising the privacy of neighbouring occupiers.

Planning Officer Comment:

The impact of the proposal on the privacy of neighbouring occupiers has been discussed in the report below.

- The side and rear extensions do not comply with the 45-degree line of sight rule, and the two-storey side extension is not set back 1m from the side boundary. As a result, the proposal will be overly dominant and bulky to the neighbouring property and will result in loss of daylight for the neighbouring property.

Planning Officer Comment:

The impact of the proposal on the residential amenity of neighbouring occupiers has been discussed in the report below.

- The scale of the development is out of keeping with the area and represents overdevelopment, harming the character of the area.

Planning Officer Comment:

The impact of the proposal on the character of the area is discussed in the report below.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP T6.1 (2021) Residential parking

DMT 6 Vehicle Parking

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

5. MAIN PLANNING ISSUES

The primary considerations in determining this application are the proposal's design and appearance, its impact on the character of the local area, and the proposal's impact on the amenities of adjoining residents.

CHARACTER AND APPEARANCE:

Policy D3 of The London Plan (2021) states that developments should enhance the local context, be of high quality, and respond to a place's existing character. They should also respect, enhance, and utilise architectural features that contribute to the local character. Policy D6 states that qualitative aspects of development, including layout, orientation, and form, are crucial to ensuring successful sustainable housing.

Policy BE1 of Hillingdon Council's Local Plan Part One (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale, and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of Hillingdon Council's Local Plan Part Two (2020) states that new development should be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 states that development should be well integrated with the surrounding area. Policy DMHD 1 states that alterations and extensions of dwellings will be required to ensure no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or broader area. They should have a satisfactory relationship with adjacent dwellings, appear subordinate to the main dwelling, respect the design of the original house, and be made of matching materials.

Policy DMHD 1 further states that:

B) Rear Extensions

- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation

The two-storey side extension was originally proposed to be constructed on the side boundary; however, after receiving feedback from the local authority, the applicant submitted an amended scheme with the extension set in 1m from the side boundary in accordance with Policy DMHD 1. The extension would, therefore, be less than half the width of the original property and set back 1m from the side boundary. This would ensure the extension would be in proportion with the existing dwelling and maintain a good separation from the neighbouring property, avoiding any adverse impacts on the streetscape character. The extension would be set back 700mm from the front projecting bay window, but in this instance, the setback is considered acceptable as it would still be subordinate to the bay window feature and would create a consistent frontage with the existing setback entrance. The extension has been designed with a lower roof profile than the original dwelling, ensuring it would be subordinate to the original dwelling.

The 3.55m-depth and 3.4m tall pitched-roof single-storey rear extension complies with Policy DMHD 1 and is acceptable.

All proposed materials would match the existing dwelling, ensuring the extensions would be visually cohesive with the original dwelling.

Overall, the development is of an appropriate scale and bulk in accordance with the overarching aims of the relevant policies. The design is of good quality and would integrate well with the original dwelling. The works have been sensitively designed to maintain a good relationship with the street.

The proposal is considered acceptable and complies with the aims of Policies D3 and D6 of The London Plan (2021), Policy BE1 of Hillingdon Council's Local Plan Part One Strategic Policies (2012), and Policies DMHB 11, DMHB 12, and DMHD 1 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

RESIDENTIAL AMENITY:

Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should

provide privacy and adequate daylight for residents.

Policy DMHD 1 of Hillingdon Council's Local Plan Part Two (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space. Policy DMHB 16 requires all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

The proposed internal layout would be functional and provide an acceptable level of onsite residential amenity. The proposed design and location of the glazing would ensure good daylight and outlook for all habitable rooms, and the dwelling meets minimum internal space standards.

The proposed rear extension would be screened behind the original dwelling and would not be readily visible from the street. Given the separation distance from the rear of the dwelling houses on the adjoining neighbours at 52 and 54 Elm Avenue (over 26m), there would be no adverse harm to their residential amenities, including privacy, as a result of the proposal.

The proposed rear extension would be visible to 1 Acacia Avenue but complies with Policy DMHD 1 concerning the height and depth of the extension. As a result, the extension would not be overly dominant or bulky to the neighbouring occupiers, nor would it unduly impact daylight and sunlight access to the neighbouring property. No flank windows are proposed to face the adjoining site, ensuring the privacy of the neighbouring occupiers would be maintained. As such, there would be no undue harm to the daylight, privacy, outlook, or other amenities of 1 Acacia Avenue by the proposal.

The proposed side extension would be visible to opposing properties on Acacia Avenue, but given the separation distance and design that is sensitive to the existing dwelling, there would be no undue harm to their residential amenities.

The proposed side extension would be visible to 5 Acacia Avenue, but the amended proposal includes a setback of 1m from the shared side boundary in compliance with Policy DMHD 1, addressing previous concerns over dominance and loss of daylight to the neighbour. The two-storey extension would not extend past the existing rear building line of the application site, which is approximately the same as that of 5 Acacia Avenue, and as a result, would not intrude into the 45-degree line of sight from the rear windows of the neighbour, ensuring it would not be overly dominant or bulky. Given the 1m setback and the fact that the application property is located slightly north of 5 Acacia Avenue, no undue harm would befall the daylight and sunlight access of the neighbouring dwelling. The proposed single-storey rear complies with Policy DMHD 1 with respect to the height and depth of the extension and would be set back 1m from the shared boundary. As a result, the extension would not be overly dominant or bulky to the neighbouring occupiers, nor would it unduly impact daylight & sunlight access to the neighbouring property.

The application removes an existing first-floor flank window facing 5 Acacia Avenue. A new flank window is proposed at ground level facing 5 Acacia Avenue; however, this is proposed to be obscure-glazed, would not serve a habitable room (only a bathroom), and the outlook from the window could be readily blocked by boundary fencing. As such, the application reduces overlooking 5 Acacia Avenue and would not unduly harm their privacy. A condition is attached, requiring the flank window to be obscurely glazed. As such, with the inclusion of appropriate conditions, there would be no undue harm to the daylight, privacy, outlook, or other amenities of 5 Acacia Avenue caused by the proposal.

The proposed works are acceptable and would not unduly harm the residential amenities of neighbouring occupiers and comply with the aims of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1, DMHB 11, and DMHB 16 of Hillingdon Council's Local Plan Part Two Development Management Policies (2020).

OUTDOOR AMENITY SPACE:

Policy D6 of The London Plan (2021) requires a minimum of five sq. m. of private outdoor space for one- to two-person dwellings and an extra one sq. m. for each additional occupant.

Policy DMHD 1 of Hillingdon Council's Local Plan Part Two (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that, vi) adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

Following the development, the rear garden would retain over 100 sq. m. of private amenity space.

The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 18 of Hillingdon Council's Local Plan Part Two (2020).

PARKING AND HIGHWAYS:

Policy T6.1 of The London Plan (2021) requires that new residential development not exceed the maximum parking standards in Table 10.3.

Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

As the proposal retains the existing onsite car parking in the front yard of the site, the loss of the garage parking spot is acceptable.

The proposal complies with Policy T6.1 of The London Plan (2021) and Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).

CONCLUSION:

The proposal would result in an appropriate form of development for the local area that would not unduly harm the amenity of neighbouring properties.

The proposed development aligns with the overarching objectives of the National Planning Policy Framework (2024), The London Plan (2021), and Hillingdon Council's Local Plan Part One Strategic Policies (2012) and Part Two Development Management Policies (2020).

It is recommended that planning permission be approved, subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following drawings and shall thereafter be retained/maintained for as long as the development remains in existence:

Title: SITE & BLOCK PLANS, ref: 300, date: Dec 2024

Title: PROPOSED BLOCK PLAN, ref: 400, date: Jan 2025

Title: PROPOSED PLANS, ref: 201 B, date: Dec 2024

Title: PROPOSED ELEVATIONS, ref: 202 B, date: Dec 2024

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

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 in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional side-facing (i.e. facing adjacent properties 1 Acacia Avenue and 5 Acacia Avenue) windows, doors, or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. HO6 Obscure Glazing

The proposed ground floor window in the flank of the dwelling facing 5 Acacia Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

3. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
5. You are advised that on 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

6. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
7. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP T6.1 (2021) Residential parking

DMT 6 Vehicle Parking

DMHB Design of New Development

11

DMHB Streets and Public Realm
12

DMHB Housing Standards
16

DMHB Private Outdoor Amenity Space
18

DMHD 1 Alterations and Extensions to Residential Dwellings

Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Polices

PT1.BE1 (2012) Built Environment

Part 2 Polices:

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

LPP T6.1 (2021) Residential parking

DMT 6 Vehicle Parking

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be

submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.
8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British

Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer:

Mitchell Heaven

Telephone No:

01895 250230