

DELEGATED 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.	ADVERTISEMENT 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

Report of the Head of Development Management and Building Control

Address: 129 LINDEN AVENUE RUISLIP

Development: Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.80 metres.

LBH Ref Nos: 43938/APP/2025/2710

Drawing Nos: PRE-01
PRE-02 Rev. A
PRE-03 Rev. A

Date Plans received: 23-10-25 **Date(s) of Amendments(s):**

Date Application valid 10-11-25

1. RECOMMENDATION

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

This determination is based on your submitted plans. All measurements are taken from existing ground level.

CONDITIONS

INFORMATIVES

1. 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.

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.

2.0 Planning Considerations

The application seeks prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.80 metres.

The site is not in a Conservation Area, World Heritage Site or AONB, nor is it a Listed Building. This property retains permitted development rights.

In the London Borough of Hillingdon there is an Article 4 Direction restricting single storey rear extensions under the prior approval process to no more than 4 metres in depth.

The proposal has been assessed against Schedule 2, Article 3, Part 1, Class A of the GPDO (2015) (as amended) and is considered to comply with the terms of the legislation. However, neighbouring comments were received during the consultation process, therefore an assessment of harm to neighbouring amenity has been carried out below against the relevant policies from Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Taking into consideration that the proposal is considered to have an acceptable impact on the amenities of adjoining premises and that it complies with relevant permitted development

legislation, it is concluded that prior approval is required, and is granted.

3.0 Relevant Planning History

4.0 Any Neighbour Objections

Neighbours either side and to the rear of the site were consulted on 24-10-25, with consultation period expiring on 01-12-25.

Neighbour comments received?

YES

The comments specifically state that they do not object but raise the following concerns:

- 1) The relationship between the existing garage and the proposed extension.
- 2) Boundary issues related to shared access path.
- 3) Relationship between this application and another application ref. 43938/APP/2025/2682 in at the same time
- 4) Concerns over the construction methods and period of the proposed extension.

Officers response:

- 1) The existing garage will be demolished as shown on the plans, therefore there will be no conflict between the proposed extension and existing garage.
- 2) Boundary issues are considered a civil matter and should be resolved between the interested parties.
- 3) Both applications will be determined on their own merits, with this application being a single storey rear extension and the other ref. 43938/APP/2025/2682 being for a roof conversion, there is unlikely to be conflict if both are approved.
- 4) An informative is added to decision notices outlining good practice when it comes to construction. Relevant legislation does not require completion of the development within a specified period.

Although there are no formal objections to the proposal, an assessment of impact on neighbouring amenity has carried out below due to comments received.

5.0 Assessment of Impact on Neighbours

With regards to neighbouring amenity the following policies from Hillingdon Local Plan: Part Two - Development Management Policies (2020) are relevant:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The two closest adjacent neighbour to the proposed rear extension are No. 127A and No. 129A Linden Avenue.

127A Linden Avenue is a bungalow that is located to the West of the application site with no rear

extension at present. There would be a separation distance of circa 1.00m between the proposed rear extension and the boundary with this property. Officers consider that this would be sufficient to prevent detrimental harm to the amenities of this neighbouring property.

129A Linden Avenue is a bungalow that is located to the East of the application site. This property does benefit from an existing rear extension and is set back more from the street when compared to the application property. These features alongside the maintenance of a circa 1.00m separation gap between this proposed extension and boundary, means officers consider that there would be no detrimental harm to the amenities of this neighbouring property as a result of the proposed extension being built.

Based on the above assessment, the level of impact on the neighbouring amenity is not considered to be detrimentally harmful. Prior approval is required in this case, and the application is recommended for approval.

6.0 PRIOR APPROVAL - HOUSEHOLDER

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

Does the proposed extension extend beyond the 4m permitted under the Article 4 Direction?

NO

Is the ridge height in excess of 4 metres?

NO

If the extension is within 2m of the boundary, is the eaves height in excess of 3 metres?

NO

Contact Officer:

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