

## 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.	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

<b>Item No.</b>	<b>Report of the Head of Development Management and Building Control</b>		
<b>Address:</b>	9 FRAYS AVENUE WEST DRAYTON		
<b>Development:</b>	Erection of a first floor rear extension, garage conversion, new windows to front, amendments to fenestration and alterations to roof form. Alterations to driveway and new vehicle parking with charging bays.		
<b>LBH Ref Nos:</b>	5352/APP/2023/1875		
<b>Drawing Nos:</b>	KP092023B KP092023C KP092023A option 3 KP092023D		
<b>Date Plans received:</b>	<b>Date(s) of Amendments(s):</b>	18-08-23	
		18-08-23	
<b>Date Application valid</b>		27-06-23	
		18-08-23	
		27-06-23	
		18-08-23	
		27-06-23	

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The site is located on the east side of Frays Avenue, opposite its junction with Lawn Avenue, with the Frays River adjoining the eastern site boundary. It is occupied by a detached, two storey dwelling with a shallow pitched roof and a single storey, attached garage to the south. The dwelling has previously been extended to the side and rear. The dwelling is finished in white render with a tiled, hipped roof. The area is residential in character, mainly comprising two storey detached dwellings and bungalows.

The land to the rear of the existing dwelling is in Flood Zone 2 and the 20m Bank Top Protection Area of the Frays River. The site lies within the West Drayton Garden City Area of Special Local Character, the Hillingdon Air Quality Management Area, the Colne Valley Archaeological Priority Zone and has a Public Transport Accessibility (PTAL) of 2.

### 1.2 Proposed Scheme

The application proposes the erection of a first floor rear extension, new windows to front, amendments to fenestration and alterations to roof form. Alterations to driveway and new vehicle

parking with charging bays.

Amended plans were received on 18th August 2023 reducing the width of the first floor rear extension.

### 1.3 Relevant Planning History

5352/PRC/2023/39	9 FRAYS AVENUE WEST DRAYTON
First floor rear extension	
<b>Decision:</b> 09-05-2023	Objection
5352/PRC/2022/260	9 FRAYS AVENUE WEST DRAYTON
Erection of first floor side and rear extensions, roof alterations and external and internal alterations	
<b>Decision:</b> 14-02-2023	Objection
5352/PRC/2022/189	9 FRAYS AVENUE WEST DRAYTON
Erection of a part two storey, part single and part first floor side and rear extension, roof alterations including raising the main ridge, the erection of a rear dormer window, the provision of habitable accommodation in the roof and external and internal alterations, including raising height of front gable feature.	
<b>Decision:</b> 17-11-2022	Objection
5352/APP/2021/3242	9 FRAYS AVENUE WEST DRAYTON
Double storey front and first floor rear extension	
<b>Decision:</b> 03-03-2022	Refused
5352/APP/2013/3721	9 FRAYS AVENUE WEST DRAYTON
Open veranda to rear	
<b>Decision:</b> 05-02-2014	Refused
5352/APP/2013/452	9 FRAYS AVENUE WEST DRAYTON
Single storey rear conservatory and ground floor roof extension (Part Retrospective)	
<b>Decision:</b> 22-04-2013	Refused
5352/APP/2012/1421	9 FRAYS AVENUE WEST DRAYTON
Installation of open verandah to rear and extension of hipped roof at ground floor level to rear (Retrospective)	
<b>Decision:</b> 09-08-2012	Refused
5352/APP/2007/3467	9 FRAYS AVENUE WEST DRAYTON
ERECTION OF A PART SINGLE STOREY, PART FIRST FLOOR REAR EXTENSION	
<b>Decision:</b> 09-01-2008	Approved
5352/APP/2007/2520	9 FRAYS AVENUE WEST DRAYTON
ERECTION OF SINGLE STOREY SIDE EXTENSION, A PART TWO STOREY REAR EXTENSION, NEW ROOF OVER EXISTING PART TWO STOREY REAR EXTENSION AND A SINGLE STOREY REAR EXTENSION.	

<b>Decision:</b> 08-10-2007	Refused
5352/D/93/1962	9 FRAYS AVENUE WEST DRAYTON
Erection of a single storey rear extension	
<b>Decision:</b> 13-04-1994	Approved
5352/B/81/0909	9 FRAYS AVENUE WEST DRAYTON
Householder development - residential extension(P)	
<b>Decision:</b> 12-06-1981	Approved

### Comment on Planning History

The application site had a previous refused permission under planning ref: 5352/APP/2021/3242 for a double storey front and first floor rear extension. The application was refused for the following:

1. The proposed front and rear extensions, by reason of their design, overall size, scale, bulk and crown roofed design, would cumulatively result in a large, dominating and incongruous form of development which would fail to respect the proportions and appearance of the original dwelling and the pattern of development in the area. The proposal would thus be detrimental to the visual amenities of the street scene and the character and appearance of the wider West Drayton, Garden City Area of Special Local Character, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and Policies DMHB 1, DMHB 5, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D8 of the London Plan (2021) and the NPPF (2021).

### 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

7 neighbouring properties were consulted on 11th July 2023, consultation expired on 6th September 2023. No objections were received.

West Drayton Conservation Area Advisory Panel: I am writing on behalf of West Drayton Conservation Area Advisory Panel. The design and scale of the proposals, like those of the previous application (5352/APP/2021/3242 - that was refused) are completely unacceptable; we expect this application also to be refused.

Officer Comment: Amended plans were received on 18th August 2023, illustrating that the width of the first floor rear extension is significantly reduced and that it would not exceed more than half the width of the original dwellinghouse. Furthermore, the Council's Conversation and Urban Design officer has reviewed the application has raised no objection to the amended plans.

Highways:

The planning permission is sought for erection of a first floor rear extension and alterations to driveway and new vehicle parking with charging bays. The property is a semi-detached dwelling and benefits from a driveway. In accordance with London Plan 2021 Policy T6.1 Residential

Parking if this was a new development there would still be 0.75 car parking space be allocated. As this is an existing dwelling and on the basis that when the development is built out there would still be off street parking available, there are no objections from the Highways Authority for this proposal.

Flood and Water Management: no formal comments were received.

#### 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

PT1.HE1 (2012) Heritage

Part 2 Polices:

DMEI 9 Management of Flood Risk

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 5 Areas of Special Local Character

DMHD 1 Alterations and Extensions to Residential Dwellings

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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

#### 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing dwelling, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, internal amenity space provision, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Paragraph 134 of the NPPF (2021) notes the importance of achieving design which is appropriate to its context stating that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

Policy D3 of the London Plan (2021) states, inter alia, that "development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions."

Policy HE1 Heritage of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that the Council will:

1. Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:
  - Historic village cores, Metro-land suburbs, planned residential estates and 19th and 20th century industrial areas, including the Grand Union Canal and its features;
  - Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;
  - Registered Parks and Gardens and historic landscapes, both natural and designed;
  - Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and
  - Archaeologically significant areas, including Archaeological Priority Zones and Areas.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.
- B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.
- C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
  - scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns;
  - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance or quality of the street scene, and should appear subordinate to the original house. It advises about various design criteria relating to extensions and alterations.

With regard to rear extensions Policy DMHD 1 states:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres

or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

- 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- 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; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to roof extensions Policy DMHD 1 states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

The proposed first floor rear extension would measure approximately 5m (w) x 3.4m (d) x 4.1m (h). The proposed first floor rear extension would comprise a pitched roof and would be set down from the existing roof ridge by 0.2m. The proposed extension would be set in from either side boundaries by over 4 metres. The proposal also involves roof alterations towards the rear by raising the existing roof ridge up to the new ridge line of first floor rear extension.

The proposed first floor rear extension including the roof alterations would not be visible from the public realm and therefore, it is not considered that the proposed extension would have a detrimental impact on the character and appearance of the existing dwelling or the Conservation Area.

To the front, the proposal involves a garage conversion by removing the existing garage door and inserting a front window to serve a study room. It is considered that the proposed fenestration would respect the architectural composition of the existing dwelling.

In light of the above, it is considered that the proposal would not cause harm to the character and appearance of the host dwelling or the surrounding area. This would be in accordance with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

#### Neighbouring Residential Amenity:

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 supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers.

#### Impact on the neighbouring property at Nos. 7B and 11 Frays Avenue:

The proposed first floor rear extension would extend beyond the rear elevation of Nos. 7B and 11 Frays Avenue, however the proposed extension would be sited approximately 4m from both side boundaries and the plans illustrate that the proposal would comply with the 45 degree rule. In addition, no side facing windows are proposed to face towards the adjacent neighbouring properties and therefore it is not considered that the proposal would have a detrimental impact on loss of sunlight/daylight, loss of privacy or would appear visually overbearing.

Whilst noting that additional windows at ground and first floor would be added to the subject properties, these windows would be similar to the existing windows at ground and first floor. Therefore, it is not considered that the proposed scheme would have a detrimental impact on overlooking.

The proposed development is considered not to significantly impact on neighbour amenity and therefore accords with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

#### Living Conditions:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms. Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

It is considered, that all the proposed habitable rooms would still maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Private amenity space:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that: Planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained.

In terms of the garden area the development would retain adequate garden space and would accord with Policies DMHD 1 and Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Parking and Highway Safety:

The proposal involves front landscaping works to include permeable paving, parking bays to accommodate at least 4 vehicles with 4 electric vehicle charging points.

The proposal would not affect the existing car parking arrangements as no additional bedrooms would be added to the subject property. Although the existing garage would be demolished, the garage itself is below the Parking Standards and therefore, it is not considered that the proposed development would have a detrimental impact on the existing parking arrangements. In addition, the existing driveway would be retained to accommodate at least two vehicles.

Furthermore, the Councils Highways Officer were consulted and raised no objections to the proposed scheme. As such, the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).

#### Flood Risk:

The rear garden is situated within a flood risk zone 2. The application is supported by a FRA which concludes that the development proposal has considered flood risk at all stages throughout the development of the final layout and reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF. Given that the proposal would not involve any ground works to the rear, It is considered that the proposal will not increase the risk of flooding.

#### Conclusion:

For the reasons covered in this reports, it is considered that the proposal would accord with the policy objectives set out in the Hillingdon Local Plan: Part One and Two. It is therefore recommended that the application 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 submitted plans, numbers KP092023D, KP092023B, KP092023A option 3, KP092023C and the Design & Access Statement.

**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 windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 7B and 11 Frays Avenue.

**REASON**

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

**INFORMATIVES**

1. The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps.

Therefore you should minimise the water from your site entering the sewers.

- Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, must be permeable or be collected and directed to a permeable area, or it would need an additional permission.
- A water butt should be incorporated.
- No drainage to support the extension should be connected to any existing surface water network, other than as an overflow.

<https://www.hillingdon.gov.uk/article/12578/Sustainable-drainage-requirements-for-planning-applications>

2. 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](http://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.

3. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
4. 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.

#### Part 1 Polices

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

#### Part 2 Polices:

DMEI 9	Management of Flood Risk
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm

**Contact Officer:** Natasha Vernal      **Telephone No:** 01895 250230