



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

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".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Dr

First name

DARRELL

Surname

DESOUZA

Company Name

Address

Address line 1

32 FERNDALE CRESCENT

Address line 2

Address line 3

Town/City

UXBRIDGE

County

Country

United Kingdom

Postcode

UB8 2AX

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Conversion of garage to incorporate storage, bathroom, and utility area, with a single-storey rear extension for use as a garden room.

Application refs number - 55429/APP/2023/2393. Planning permission granted 21st November 2023, with Condition 7 attached note - The development incorporates the current garage (original) which is requiring repair and a new roof - the drainage will therefore be improved and there will be no loss of permeable surface as a result of this minor build. As pensioners who have lived at this address since July 1988 (36years) we have sought to incorporate ground floor WC facilities in this minor build, aware of our mobility issues.

A SUDs management plan has also now been developed in response to Condition 7 that is attached to the planning permission granted

Reference number

55429/APP/2023/2393

Date of decision (date must be pre-application submission)

21/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

7

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

On advice from LBHillingdon planning officers , we have engaged specialists to advise and provide a SUDs management strategy to address the Condition 7

Please find attached the following documents -

1. SUDs - analysis and drainage strategy report
2. Appendix A - Site location maps
3. Appendix B - Existing site and proposed build
4. Appendix C - Geological map of site
5. Appendix D - Surface water flood map
6. Appendix E - Greenfield runoff rate estimates
7. Appendix F - Outline SUDs drainage plan
8. Appendix G - SUDs implementation plan
- 9/10. Original planning application site & drawings
11. LBH planning decision correspondence

As previously mentioned , we have resided at this property for over 36years, since July 1988. It is noteworthy that despite being designated within a flood risk area, the river Frays along this stretch , has never flooded in all this time and indeed, from the records never flooded in all the time that original residents , who have lived year since construction of the residential homes, dating back to the 1950s. The river Frays benefits from enhanced and very effective man/mechanical water level controls with the nearby canal, by the National River Authority , associated with the original five flour mills in the Uxbridge/Cowley area.

With the delapidated state of our current original garage which has no drainage whatsoever, the minor build proposed with full pipe work, will actually enhance the drainage, water management and flood prevention on site. As per submission (see revised site plan and build drawings) the minor build will not alter the current area of permeable/semi and non-permeable surfaces, but will allow by wife and I (both pensioners with mobility issues) to access a ground floor WC facilities. we are both both environmental enthusiasts and respect the need to address current and future environmental and climate concerns. The SUDs management strategy proposed, including a rain garden, will enhance the environmental aspect of this wild-life corridor and our minor build will ensure the property is maintained in a good state of repair to enhance the neighbourhood.

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?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Ref: 55429/APP/2023/2393 DESOUZA

Date (must be pre-application submission)

23/02/2024

Details of the pre-application advice received

Various email exchanges , initially from Ben Hicks and then more recently with Chris Brady - below a helpful email from February and we've had others since

Dear Mr DeSouza

Thank your for following up your telephone call with an email, I am sorry to hear that you have not had a response to date. I'll provide you some background to why the condition has been placed on the decision notice first. The site and in particular the area subject to the construction of the extension is located within the 20-metre river buffer zone and within Flood Zone 3 meaning that there is a severe risk of both fluvial and pluvial flooding. This designation is not a local designation, it is environmental agency designation and must be taking into consideration when determining an application for a new structure.

Due to the flood risk, the application should have been supported by a Flood Risk Assessment which provided an assessment of the existing flood risk, an assessment of the potential increase in flood risk post development and the mitigation measures proposed to reduce the potential impact of the development (Sustainable Urban Drainage Strategy). Having reviewed the case file it does not appear that an FRA was submitted. Rather than refuse the application on flood risk grounds, Ben has included a condition pertaining to the submission of a SUDS plan which will need to be reviewed and approved by the local planning authority (LPA) in writing.

Turning to the request for a meeting, the LPA is required to determine a variety of planning related applications, however what we are not able to do is provide you with the support you need to compile the document required to discharge the condition. Whilst Ben may have provided you with the details of geo-tech there are other professionals in the private sector who would be able to assist you. I would suggest obtaining quotes from more than one organisation.

With regards to your second enquiry, the councils planning register contains details which you may find useful as there is an online record of all applications including applications to discharge similar conditions. I have provided you with a link below.

<https://www.hillingdon.gov.uk/article/6379/Search-planning-applications> <https://www.hillingdon.gov.uk/article/6379/Search-planning-applications>

I hope this helps

With regards

Chris Brady

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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 also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

DARRELL DESOUZA

Date

23/08/2024