



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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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

48

Suffix

Property Name

Address Line 1

Cedar Avenue

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 6UH

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

Easting (x)

Northing (y)

511338

185005

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Mervin & Cecelia

Surname

Almeida

Company Name

Address

Address line 1

48 Cedar Avenue

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 6UH

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr.

First name

David

Surname

Webb

Company Name

Oxbridge Design

Address

Address line 1

Tudor Cottage

Address line 2

114 High Street

Address line 3

Town/City

Chalgrove

County

Country

United Kingdom

Postcode

OX44 7ST

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes
 No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Single storey rear and side extensions, Detached outbuilding.

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes
 No

Has the proposal been started?

Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing building is a single dwelling and will remain as a single dwelling with detached outbuilding for leisure use ancillary to the dwelling.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Drawing numbers;

24_79_01
24_79_02
24_79_03
24_79_04
24_79_05

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

- The materials will be similar in appearance to the existing house.
- The rear extension will not exceed more than three metres beyond the rear of the original house.
- The side extension will not exceed more than half the width of the original house.
- The extension will cover less than half of the area of land around the original house.
- The extension will not exceed the height of the existing roof or when within two metres of a boundary will not exceed three metres in height to the eaves and 4 metres in height overall.
- The extension will be built forward of any principal elevations facing a highway.
- The proposal does not include: verandas, balconies or raised platforms; or installation, alteration or replacement of any chimney, flue, or soil and vent pipe.
- The proposal is not within Article 2(3) designated land.

- The proposed outbuilding is not on land forward of a wall forming the principal elevation.
- The outbuilding is single storey with maximum eaves height of 2.5 metres.
- The proposal does not include: verandas, balconies or raised platforms.
- The proposal does not cover more than half of the area of land around the "original house"** would be covered by additions or other buildings.
- The proposal is not situated in National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites.
- The outbuilding is not situated in designated land or within the curtilage of a listed building.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
AGL2356

Title Number:
AGL116321

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

46.00

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

2

Difference in spaces:

0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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

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

Interest in the Land

Please state the applicant's interest in the land

Owner
 Lessee
 Occupier
 Other

Declaration

I/We hereby apply for Lawful development: Proposed use 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

David Webb

Date

12/12/2024