



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

Householder Application for Planning Permission for works or extension to a dwelling

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

8

Suffix

Property Name

Address Line 1

Yeomans Acre

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 8BW

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

Easting (x)

Northing (y)

510238

188350

Description

Applicant Details

Name/Company

Title

Mr

First name

Parul

Surname

Goel

Company Name

Address

Address line 1

8 Yeomans Acre

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 8BW

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

-

Surname

CITY LOFTS LONDON

Company Name

CITY LOFTS LONDON

Address

Address line 1

12 High Street

Address line 2

Hampton Wick

Address line 3

Town/City

Kingston upon Thames

County

Country

Postcode

KT1 4DB

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erection of a single storey rear extension

Has the work already been started without consent?

Yes
 No

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: NGL56029

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?

26.74	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

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.](#)

When are the building works expected to commence?

11/2023	
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When are the building works expected to be complete?

02/2024	
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Materials

Does the proposed development require any materials to be used externally?

Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Brick matching the existing

Proposed materials and finishes:

Facing bricks matching the existing

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

GRP flat roof

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

White uPVC matching the existing

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

White uPVC matching the existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing and proposed drawings, DAS, photos, shadows diagram

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
- No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
- No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
- No

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: Residential only off-street parking
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

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

59216/PRC/2022/136

Date (must be pre-application submission)

03/11/2022

Details of the pre-application advice received

According to the Council's GIS, the site lies in Flood Zone 2. No Flood Risk Assessment (FRA) has been submitted to demonstrate that the proposed development is resilient to all sources of flooding. On that basis, it has not been demonstrated that the proposed development would accord with the requirements of Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and it could not be supported by the Council.

The extension and alteration of an existing property may be acceptable if it is demonstrated that the development is safe and a detailed FRA provided, including an appropriate Flood Warning and Evacuation Plan.

The design of the side extension is not considered to follow the principles of good design in Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) . A side extension set in at least 1m from the side boundary that runs parallel to the side wall of the bungalow is more likely to be supported by the Council. The depth of the rear extension exceeds the Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) guidance of 3.6 metres for rear extensions on semi-detached properties and could not be supported by the Council. A 3.6m deep rear extension is more likely to be supported by the Council.

The depth of the rear extension exceeds the Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) guidance of 3.6 metres for rear extensions on semi-detached properties, would have an adverse impact on the amenity, daylight and sunlight of 7 Yeomans Acre and could not be supported by the Council. A 3.6m deep rear extension is more likely to be supported by the Council.

The proposed side and rear extensions appear to reduce the size of the rear garden of no. 8 Yeomans Acre to significantly below 100sqm, as required for a 4 bedroom dwelling in Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and set out in Table 5.3. On that basis, the proposed development would not accord with the requirements of Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council.

To address these concerns in a future application, the footprint of the proposed side and rear extensions should be reduced so that the size of the retained rear garden of no. 8 Yeomans Acre is 100sqm, or more.

No. 8 Yeomans Acre is located within the Ruislip Motte & Bailey Archaeological Priority Area and Greater London Archaeological Advisory Service (GLAAS) would need to be consulted on any future application.

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Mr

First Name

Parul

Surname

Goel

Declaration Date

21/11/2022

Declaration made

Declaration

I / We hereby apply for Householder planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

- CITY LOFTS LONDON

Date

29/11/2022