



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	<input type="text" value="296"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Cowley Road"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hillingdon"/>
Town/city	<input type="text" value="Uxbridge"/>
Postcode	<input type="text" value="UB8 2NJ"/>

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

Easting (x)	Northing (y)
<input type="text" value="505377"/>	<input type="text" value="182792"/>

Description

Design and Access Statement for Proposed Outbuilding in the Rear Garden

Location: 296 Cowley Road, Uxbridge, UB8 2NJ

Introduction:

This Design and Access Statement is submitted in support of the proposed outbuilding at the rear garden of 296 Cowley Road, Uxbridge, UB8 2NJ

The area is not within a conservation area, and the design adheres to the permitted development guidelines set forth by the local planning authority.

Compliance with Permitted Development Criteria:

The proposed outbuilding complies with all relevant criteria for permitted development:

Proximity to Listed Building: The outbuilding is not built next to any listed building.

Position Relative to Principal Elevation: The outbuilding is not forward of the principal elevation of the original house.

Land Area Coverage: The proposed outbuilding does not exceed 50% of the total area of the land surrounding the house.

Size of the Outbuilding: The outbuilding is 44.80 sq.m, well within the permissible limits.

Usage: It will not be self-contained living accommodation and will not have a microwave antenna.

Boundary Proximity: The outbuilding is within 2 meters of the property boundary, with a maximum height of 2.45 meters from the garden level.

Roof Height: The maximum roof height is 3.8 meters, well below the 4.0 meters permissible limit.

Roof Design: Roof tiles will match those of the existing main house.

Doors and Windows: The doors and windows will match those of the existing main house.

External Finish: External wall finish will be render painted in white.

Intended Use: The outbuilding will serve as a library room.

Balcony and Veranda: No balcony or veranda is proposed.

Rationale for the Proposed Design:

The design of the outbuilding has been carefully considered to harmonize with the existing main house, maintaining aesthetic coherence within the property.

Conclusion:

This proposed outbuilding aligns with all relevant planning policies and guidelines. It is respectfully submitted for consideration by the local planning authority, with the expectation that it will be deemed a suitable addition to the property at [address]. The design respects the character of the area and contributes positively to the overall built environment.

Applicant Details

Name/Company

Title

Mr.& Ms.

First name

Agron & Selime

Surname

Tali & Ferati

Company Name

no organisation

Address

Address line 1

296 Cowley Road

Address line 2

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB8 2NJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Lutfi

Surname

Vala

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of Proposal

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

- ☐ Yes
☒ No

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

Design and Access Statement for Proposed Outbuilding in the Rear Garden

Location: 296 Cowley Road, Uxbridge, UB8 2NJ

Introduction:

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The area is not within a conservation area, and the design adheres to the permitted development guidelines set forth by the local planning authority.

Compliance with Permitted Development Criteria:

The proposed outbuilding complies with all relevant criteria for permitted development:

Proximity to Listed Building: The outbuilding is not built next to any listed building.

Position Relative to Principal Elevation: The outbuilding is not forward of the principal elevation of the original house.

Land Area Coverage: The proposed outbuilding does not exceed 50% of the total area of the land surrounding the house.

Size of the Outbuilding: The outbuilding is 44.80 sq.m, well within the permissible limits.

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Intended Use: The outbuilding will serve as a library room.

Balcony and Veranda: No balcony or veranda is proposed.

Rationale for the Proposed Design:

The design of the outbuilding has been carefully considered to harmonize with the existing main house, maintaining aesthetic coherence within the property.

Conclusion:

This proposed outbuilding aligns with all relevant planning policies and guidelines. It is respectfully submitted for consideration by the local planning authority, with the expectation that it will be deemed a suitable addition to the property at [address]. The design respects the character of the area and contributes positively to the overall built environment.

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

Design and Access Statement, Location Plan, Proposed Drawings, and Site Photographs

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

Other

Other (please specify)

Proposed Outbuilding in the Rear Garden of the Semi-Detached Family Home

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Proposed Outbuilding - Library Room

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

Compliance with Permitted Development Criteria:

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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:

Unregistered

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?

37.00

square metres

Number of additional bedrooms proposed

0

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

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

Lutfi Vala

Date

20/01/2024

