

## 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.	ADVERTISMENT 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>	12 BELMONT CLOSE UXBRIDGE	
<b>Development:</b>	Construction of a single-storey rear extension, first-floor side extension, and front porch. Conversion and alteration of roof space to habitable use, including the construction of a rear dormer and installation of three roof lights.	
<b>LBH Ref Nos:</b>	64690/APP/2024/1692	
<b>Drawing Nos:</b>	Existing GA Existing GA 2 Proposed GA Proposed GA 2 Proposed GA 3 Existing & Proposed Street Scene Site & Location Plan	
<b>Date Plans received:</b>	26-06-24	<b>Date(s) of Amendments(s):</b>
<b>Date Application valid</b>	05-07-24	

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site comprises a two-storey detached property located on the south side of Belmont Close, Uxbridge. The property benefits from single-storey front and rear extensions and a double-storey side extension. To the front of the house is an area of hardstanding, and to the rear is an enclosed garden.

The site lies within the North Uxbridge Area of Special Local Character.

The surrounding area is residential and consists mainly of detached properties.

### 1.2 Proposed Scheme

The applicant seeks planning permission to construct a single-storey rear extension, first-floor side extension, and front porch. They also propose converting the roof space to habitable use, including building a rear dormer and installing three side-facing roof lights.

### 1.3 Relevant Planning History

64690/APP/2024/309

12 BELMONT CLOSE UXBRIDGE

Erection of a single storey rear extension and front porch. Conversion and alteration of roof space to habitable use to include a rear dormer and 2 side roof lights.

**Decision:** 28-03-2024                      Refused

64690/APP/2013/2154                      12 BELMONT CLOSE UXBRIDGE

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 18-09-2013                      Approved

64690/APP/2008/3286                      12 BELMONT CLOSE UXBRIDGE

Part two storey, part single storey front/side extension and single storey rear extension (works involve the demolition of garage).

**Decision:** 15-01-2009                      Approved

64690/APP/2008/1998                      12 BELMONT CLOSE UXBRIDGE

Two storey side and single storey front and rear extensions.

**Decision:** 22-08-2008                      Refused

### **Comment on Planning History**

The site's planning history is listed above.

It is important to note the recent refusal of the application under reference 64690/APP/2024/309 dated 28-03-24 for the 'Erection of a single-storey rear extension and front porch. Conversion and alteration of roof space to habitable use to include a rear dormer and 2 side roof lights.'

The application was refused for the following reason:

1. Due to the combination of its roof pitch, height, bulk, scale and mass, the proposed front and roof extensions would form an oversized set of additions that would not be subordinate to the existing dwelling and fail to respect its original design and appearance. Due to its location, size and design, the resulting building would also form an unduly prominent, incongruous, and visually harmful addition to the Area of Special Local Character and Belmont Close. The proposed development is therefore contrary to Policies DMHB 11, DMHB 5 and DMHD 1 of the Local Plan, Part 2 - Development Management Policies (2020), as well as Policy D3 of the London Plan (2021) and paragraph 135 of the NPPF (2023).

A full assessment of the currently proposed development has been made in the main body of the report.

### **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**

The Council consulted seven neighbouring properties and the North Uxbridge Residents Association on 15-07-24.

The consultation period expired on 05-08-24.

The Council received four objections, summarised as:

1. The proposed development ignored current planning regulations.
2. Belmont Close is an area of special local character, and the proposed porch will negatively impact the look of the house and set a precedent on the road.
3. The existing house has a brick arched porch, and it would be a shame if this character disappeared.
4. The application forms states that the property cannot be viewed from a public road/footpath. This is not true. The application forms states there has not been a previous pre-application. This is not true.

OFFICER COMMENT:

- An assessment of the proposed development's impact on the character and appearance of the original property and the surrounding area has been made in the report below.
- There is no history of any pre-application advice for the site.

#### 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

Part 2 Polices:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment

#### 5. MAIN PLANNING ISSUES

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

CHARACTER AND APPEARANCE:

Paragraph 135 of the NPPF (2023) states, 'Planning policies and decisions should ensure that

developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

Policies D1, D3, and D4 of the London Plan (2021) require development proposals to be of high quality and to enhance the local context by delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

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

- 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 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHD 1 requires that alterations and extensions 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 required that there is no unacceptable loss of outlook to neighbouring occupiers.

With regards to rear extensions, Policy DMHD 1 states that:

- 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;

With regards to front extensions, Policy DMHD 1 states:

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

With regards to side extensions, Policy DMHD 1 states:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regards 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;
- 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 development includes a single-storey rear extension, a first-floor side extension, a front porch, roof extensions and alterations with a rear-facing dormer and side-facing rooflights.

#### PORCH/FRONT EXTENSION:

The proposed front porch/front extension would extend to the side of the existing side/front extension. It would add 2.5 sqm to the front of the property, characterised by a new pitched roof over the existing and proposed extension. It is noted that the design and size of the front extension are the same as the previous application under reference 64690/APP/2024/309, which the Council refused. However, the applicant has provided multiple examples of similar and larger front porches/extensions within the area, which are considered to set a precedent for this development. It is considered that the proposed front extension would cause some harm to the character of the original property as it would remove an existing recessed brick archway. Notwithstanding, as similar front extensions have been built in the immediate area, it is not considered that the proposed extension would be so significantly harmful to warrant refusal. It is noted that the property is located within an Area of Special Local Character. However, it is not considered that the proposed front porch would cause unacceptable harm to warrant refusal. On balance, the front extension is considered acceptable.

#### REAR EXTENSION:

The proposed rear extension would be single-storey and connect to the site's existing single-storey rear structure. The total depth from the original building line would be approximately 6m. It would measure 3.1m in height, characterised by a parapet wall, and it would span the entire width of the rear elevation. Although over the prescribed depth stated in Policy DMHD 1 in combination with the existing rear additions, the extension would appear in proportion with the main house. Due to the staggering building lines along Belmont Close, it would not appear out of character within the immediate surrounding area. The extension would be built partly in brick to match the existing, and white render would be applied to the rear wall. As this is located solely to the rear, it is considered acceptable, and a condition will be added to ensure the brickwork matches the existing property.

#### FIRST FLOOR SIDE EXTENSION:

The first-floor side infill extension would be located towards the front of the property, modestly measuring approximately 0.5m deep and 2.6m wide. This minor addition would not exceed half the width of the original property and would not extend beyond the home's existing side elevation. It would appear subordinate to the main dwelling, would respect the area's character, and is acceptable.

#### ROOF WORKS:

The proposed development involves works to the existing roof form and side extension. The proposed development would involve extending the front extension to align with the front elevation with a new crown roof following the removal of the existing catslide roof and the erection of a rear dormer with side roof lights. The new roof would be raised approximately 0.2m, which would not appear notably different when viewed from the street scene. The existing roof form includes a crown roof. Therefore, marginally extending this element is not considered harmful. Although the side extension being brought forward is not compliant with Policy DMHD 1, which requires side extensions to be set back and set down, it is noted that properties along Belmont Close benefit from large side extensions of a similar design, notably 17 Belmont Close has recently had an approval for a double-storey side extension and roof works under application reference 30507/APP/2023/2518 which is similar to the proposed scheme.

The proposed rear dormer would be set down from the main ridgeline and measure approximately

2.9m in width, 2.7m in depth, and 2.5m in height, characterised by a flat roof. It would be set up from the eaves and set in from the side boundaries. It is considered that the dormer would fit comfortably on the rear roof slope and would not cause harm to the character of the original property. As it is located to the rear, it would not be readily visible from the street scene and, as such, would not cause harm.

The development would include roof lights on the side roof slopes; these would serve a stairway and the fourth bedroom. It is not considered that these would cause harm to the character and appearance of the main dwelling or the Area of Special Local Character.

Although the proposed roof works are substantial, it is not considered that should the application be refused, it would hold at appeal. On balance, the proposed development has sufficiently overcome the previous reason for refusal, and on balance, it is considered acceptable.

Taking into consideration these points, on balance, the proposed development is considered to be acceptable and would not cause harm to the Area of Special Local Character or the original property to warrant refusal. The development, therefore, complies with the overarching objectives of Paragraph 135 of the NPPF (2023), Policy D3 of the London Plan (2021), and Policies DMHD 1, DMHB 5, DMHB 11 of the Local Plan Part 2 - Development Management Policies (2020).

#### NEIGHBOURING AMENITY:

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

DMHD 1 seeks to ensure that extensions cause no harmful loss of outlook to neighbouring properties.

14 Belmont Close is east of the application site. The proposed front extension and first-floor side extension will not harm the amenity of this neighbour due to its scale and location. The proposed rear extension would extend approximately 2.8m from the rear building line of this neighbour and is separated from this neighbour. There would be no harmful loss of light or overshadowing from the ground floor extension. The proposed dormer would not face this neighbour; as such, there would be no harmful overlooking or loss of privacy. There are two proposed roof lights facing this neighbour. These would provide upward views and would serve a stairway within the host. Plans illustrate that the roof lights would be obscurely glazed, and the window over the landing would not be openable. This would prevent any inappropriate overlooking. It is considered that the extension to the roof form would not cause harm to this neighbour's amenities in terms of loss of light, overshadowing, or loss of privacy, nor would it be overbearing.

10 Belmont Close is west of the application site. The proposed front extension and first-floor side extension will not harm the amenity of this neighbour due to its scale and location. The ground floor rear extension will extend approximately 2.8m deeper than the rear building line of this neighbour and would be separated by approximately 3.25m. It is not considered that this would create any harmful loss of light or overshadow this property. The proposed dormer would not contain any side-facing window; as such, there would be no harmful overlooking or loss of privacy. There is one proposed side roof light which would face this neighbour. However, plans illustrate that the roof lights would be obscurely glazed, and the window over the landing would not be openable. This would prevent any inappropriate overlooking. The proposed roof extension also would not have a harmful impact in terms of loss of light, overshadowing, or loss of outlook, nor would it be overbearing.

Due to the large rear gardens and separation distance, the proposed dormer would not create a loss of privacy or any harmful overlooking of the neighbouring properties to the rear of the site.

**PARKING:**

The parking arrangement would remain unaffected by the proposed development.

**PRIVATE AMENITY SPACE:**

A sufficient amount of private amenity space would be retained. As such, the proposed development would comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

**CONCLUSION:**

The application is recommended for approval, 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 plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawings:

Site & Location Plan

Proposed GA

Proposed GA 2

Proposed GA 3

**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**

Notwithstanding the render shown on the rear-facing wall of the ground floor rear extension, the bricks and mortar to be used in the construction of all remaining 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 10 and 14 Belmont Close.

## REASON

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

### 5. HO6 Obscure Glazing

The side rooflights facing 10 and 14 Belmont Close shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

## REASON

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

### 6. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

## REASON

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

## INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
2. 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.

3. 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.

## Standard Informatives

1. The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
2. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

### Part 1 Polices

PT1.BE1 (2012) Built Environment

### Part 2 Polices:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 5	Areas of Special Local Character
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF16 -23	NPPF16 23 - Conserving and enhancing the historic environment

3. You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
  
4. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
  
5. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
  
6. You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
  
7. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
 Notification and agreements under this Act are the responsibility of the building owner and are

quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.

8. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
9. 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

10. You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
11. To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
12. You are advised that 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).

**Contact Officer:**

Rhian Thomas

**Telephone No:**