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: 153

Suffix:

Property Name:

Address Line 1: Roseville Road

Address Line 2:

Address Line 3: Hillingdon

Town/city: Hayes

Postcode: UB3 4RA

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

Easting (x): 510081

Northing (y): 178364

Description:

Applicant Details

Name/Company

Title

Mr

First name

Harneet

Surname

Singh

Company Name

Address

Address line 1

153 Roseville Road

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB3 4RA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Sunny

Surname

Bahia

Company Name

AsB Architecture Ltd

Address

Address line 1

54 keith road

Address line 2

Address line 3

Town/City

hayes

County

Country

GB

Postcode

ub3 4hp

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?

- [x] 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)

The proposed new rear outbuilding would comprise a flat roof with windows and door to the front elevation. The proposed use of the outbuilding would be ancillary to the main dwelling house. creating a gym room, play room, with storage.

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

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 proposed new rear outbuilding would comprise a flat roof with windows and door to the front elevation. The proposed use of the outbuilding would be ancillary to the main dwelling house. creating a gym room, play room, with storage.
Original Garden sqm = 20.5 x 9.15 average = 187sqm
Outbuilding Proposed size - 45 SQM
This is less than 50 % of the garden space 93.5 sqm allowed to
build over
The Proposal is designed within the permitted
development criteria for outbuildings
2.5m maximum height from natural ground level
Used for household users only for a Playroom / garage store room, Gym space
50% of garden is 93.5sqm that can be built on
Minus this from the 50% external amenity space leaving
48.5sqm that still remains under the 50 percent rule.
minus any built extensions we are still within the 50 % rule
our proposed 45sqm, which is well within the permitted criteria

Ancillary use - For home owner use only, Space for a pool table - for leisure and fun games - Common UK Pool Table Sizes 6ft x 3ft Table: Approximately 183cm (length) x 111cm (width). Treadmill - Typical Treadmill Dimensions Length: 77-81 inches (about 195-206 cm) Width: 35 inches (about 89 cm) Height: 55 inches (about 140 cm) Adjustable (Incline/Decline) Bench Dimensions: Length: 50 – 55 inches (127 – 140 cm) Width: 10 – 12 inches (25 – 30 cm) Height: Adjustable; flat height usually 17 – 18 inches (43 – 46 cm) Some adjustable benches have longer back pads or a separate seat pad. Space Needed Around a Bench: Workout clearance: At least 6–7 feet long and 4–5 feet wide area to accommodate the bench, barbell, and your movement. For barbell benches with racks, allow more space for loading plates. Store - General house hold storage Lawn mower cutter, hedge trimmer stacking of garden chairs and folding table

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

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

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

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

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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?

40.00	square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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

Sunny Bahia

Date

12/10/2026