



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 prior approval of a proposed: Enlargement of a dwellinghouse by construction of additional storeys

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

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="231"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Long Lane"/>
Address Line 2	<input type="text" value="Hillingdon"/>
Address Line 3	<input type="text" value="Hillingdon"/>
Town/city	<input type="text" value="Uxbridge"/>
Postcode	<input type="text" value="UB10 9JP"/>

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

Easting (x)	Northing (y)
<input type="text" value="507568"/>	<input type="text" value="184094"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Baldwin

Company Name

plansdesigned

Address

Address line 1

231 Long Lane

Address line 2

Hillingdon

Address line 3

Town/City

Uxbridge

County

Country

Postcode

UB10 9JP

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 *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class G, M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

- ☐ Yes
- ☒ No

Was the current building constructed between 1 July 1948 and 28 October 2018?

- ☒ Yes
- ☐ No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

- ☐ Yes
- ☒ No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest

- ☐ Yes
- ☒ No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

- ☒ Yes
- ☐ No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

☐ Yes

☒ No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or

• roof be:

- more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
- more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

☐ Yes

☒ No

If the dwellinghouse is not detached, would the proposed extension result in the highest part of the roof exceeding 3.5 metres above either:

- the highest part of the roof of the building it is joined to (e.g. by party wall or adjoining main wall); or
- if in a terrace, the highest part of the roof of any building in the row it is situated

☐ Yes

☒ No/The dwellinghouse is detached

Will the development include a window in any wall or roof slope forming a side elevation of the building?

☐ Yes

☒ No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

☒ Yes

☐ No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

☒ Yes

☐ No

Following the development, will the dwellinghouse remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls or foundations

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any works proposed

Enlargement of a dwellinghouse by construction of one additional storey (Application for prior approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)).

This Application is a Re-Application of [Ref: 65967/APP/2022/2863], and follows the Appeal decision Ref: APP/R5510/D/22/3311878.

Please describe the effects of the proposed development on the external appearance of the building including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

The effects of the proposed development on the external appearance of the building, are it will be in keeping. The design of white rendered walls, black window frames / style and doors, and 'verde' copper green roofs ; will all match the Existing. The 'art deco' design and architectural features will be closely followed.

The proposal is to form one additional storey on an existing dwellinghouse. The proposal is to be built over the principle part of the building only. The proposed one floor will match the existing floors below identically. No new windows are proposed to the sides. The Side Elevations do not face a highway.

The three reasons for the Appeal being dismissed are : 1. Number 229's Side Bathroom window will lose light - this is now unaffected. 2. The height of two additional floors would be impactful and out of keeping in the area ; so by adding only one floor and revising the roof to a less impactful hipped roof ; the proposal is now acceptable. 3. A lack of proof of when the dwellinghouse was constructed/built - the attached Affidavit clearly justifies that indeed the property was re-built in 2009, as suggested via email dated 28.04.22.

"Dera Mark

There may be some older aerial photographs that could help...otherwise I would document the difficulties and provide an affidavit

Regards

Nicola

Nicola Taplin BA (Hons) Dip TP MRTPI
Planning Officer – Central & South
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02), Uxbridge, UB8 1UW
(E-mail) ntaplin@hillingsdon.gov.uk ;

In the case of upwards extensions consideration must be given to every face of the building

Measurements

What is the current height of the dwellinghouse (in metres, as measured from ground level to the highest part of the roof).

7.76

What will be the height of the dwellinghouse once the additional storeys are added (in metres, as measured from ground level to the highest part of the roof).

10.42

Impacts and risks

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

As mentioned, there are some large trees in the back garden and neighbouring gardens. The eucalyptus and pine trees are a great deal higher/taller than the resultant building. Furthermore, there are many more trees in Parkway and indeed Court Park beyond. There is a large oak tree [also TPO] at the front also.

Lastly, our property is more than 1.5 miles away from the nearest airport.

The MOD were consulted in Application [Ref: 65967/APP/2021/2986], and there were no objections.

Please provide details of the impacts of on the amenity of any adjoining premises including overlooking, privacy and the loss of light and how these will be mitigated

There will be no impacts on the amenity of neighbours` Numbers 229 and 233. Number 229 is 3m beyond our rear wall, and Number 233 is 1m beyond our rear wall. No overlooking will occur, since no side windows are proposed. The properties in Parkway are some 53m away. Our rear garden is heavily shielded by many large trees, some of which have TPO`s ; aiding privacy for all.

On both sides we have 3m wide single-storey additions, as does Number 229. Number 233 is a further 3m+ away from us. So there are ample open visual gaps through both sides, to maintain the existing light. Both Number 229 dwellinghouse, and Number 233 Flats, have their main sources of light from the rear and front.

Number 229 has no side habitable room windows. The Bathroom window which was mentioned has now been addressed. Number 229 is also almost south of Number 231, and so receives sunlight before 231 does.

Lastly, because Number 231 is painted white, light is reflected very well.

5 Neighbours` were consulted during Application [Ref: 65967/APP/2022/2863], and there was only one objection - privacy (which is now answered) and disruption (which is not a planning concern).

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details should be provided for these appliaction types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

n/a - this building is not near any protected views.

The development will not impact any protected views identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State.

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

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?

74.00	square metres
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Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

1

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?

04/2024	
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When are the building works expected to be complete?

06/2025	
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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:

4

Total proposed (including spaces retained):

4

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

10

Total proposed (including spaces retained):

10

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.

Declaration

I/We hereby apply for Prior Approval: Additional storeys on a dwellinghouse 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

Mark Baldwin

Date

2023/12/01