



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

130

Suffix

Property Name

Address Line 1

The Fairway

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 0SH

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

Easting (x)

Northing (y)

511601

186163

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Gulraiz

Surname

Ghafoor

Company Name

### Address

Address line 1

40 Thorncriffe Road

Address line 2

Address line 3

Town/City

Southall

County

Country

United Kingdom

Postcode

UB2 5RQ

Are you an agent acting on behalf of the applicant?

Yes  
 No

### 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?

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

the existing use is a dwelling and the proposed use is to remain and extend the ground floor 4m under pd rights to enlarge the kitchen/dining area and living space for a large family. the loft conversion is proposed for the purpose of an additional bedroom for a large family.

references: 4m rear pd rights

<https://ecab.planningportal.co.uk/uploads/miniguides/extensions/Extensions.pdf>

1) On designated land\* - no cladding of the exterior.

the site is not on designated land and the external material is to match existing style.

2) On designated land\* - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see step 9) does NOT apply to houses on designated land.

the extension is to only be single storey.

3) No more than half the area of land around the "original house"\*\* would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.

the rear extension wont exceed more than half of the garden space

4) No extension forward of the principal elevation or side elevation fronting a highway.

extension is to the rear

5) Materials used in exterior work to be similar in appearance to those of the exterior of the existing house. This condition does not apply when the extension is a conservatory.

external materials are to be rendered to match that of the existing dwelling house style

6) Side extensions to be single storey. The width of side extension must not have a width greater than half the width of the original house.  
n/a

7) Side extensions to have a maximum height of 4m and width no more than half that of the original house.

n/a

8) If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.

max height is 3m as proposed

9) Single-storey rear extensions must not extend beyond the rear wall of the original house\* by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land\* or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.

See our 'extensions common project for more detail.

the property is detached and wont exceed 4m

10) Maximum height of a single-storey rear extension of 4m.

max height will be 3m

11) Maximum eaves and ridge height of extension no higher than existing house.

wont exceed existing ridge/ eaves height

reference (loft) <https://ecab.planningportal.co.uk/uploads/miniguides/lofts/Lofts.pdf>

loft is not on designated land. the proposed roof volume will be 37/38smq3. the proposal retains the front slope of the property. the dormer tiles and Gable end roof to all match existing style materials. wont exceed the ridge height. no balconies are proposed. no side windows are

proposed. set back from the eaves are 660mm. no species are affected.

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

similar loft conversion on the same road granted lawful development certificate:

Reference 30524/APP/2015/4421  
address: 140 the fairway

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

C3 - Dwellinghouses

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

Permanent  
 Temporary

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

the proposal seeks to enlarge the existing house although may be detached the internal layout for a large family is very small and a larger extension to the property would create a more larger and comfortable space. the above states how it meets Permitted development rights. and should be granted a certificate of lawfulness.

### 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:**

130

### 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?

43.00

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

2

## 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

Gulraiz Ghafoor

Date

09/09/2024