APPLICATION FOR: **68835/APP/2015/2369**

19 WOODLANDS AVENUE RUISLIP

COMMITTEE: North PC

DATE: 15th September 2015

I confirm:-

- All consultations have been completed
- All consultations are reflected in the report.
- The report is free from spelling, typing and grammatical errors.

Final formatting:

Signed:- _____

Case Officer

Signed:- _____

Team Manager

Signed:- _____

Senior Manager

I agree this report can go on the agenda for the above Committee.

Signed:- _____

DC Tech Admin

A

Item No.	**Report of the Head of Planning, Sport and Green Spaces**
Address	19 WOODLANDS AVENUE RUISLIP
Development:	Single storey side/rear extension involving demolition of attached garage to side
LBH Ref Nos:	**68835/APP/2015/2369**
Drawing Nos:	PL2/VPP/2343-05 PL2/VPP/2343-03 PL2/VPP/2343-04 PL2/VPP/2343-02 PL2/VPP/2343-01 PL2/VPP/2343-06

Date Plans Received: 24/06/2015 **Date(s) of Amendment(s):**

Date Application Valid: 13/07/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached property located on Woodlands Avenue. The external walls of the property are covered by a gable roof, with a dormer to the rear.

The area to the front of the property, within the curtilage of the dwelling, is partly covered in soft landscaping and part in hardstanding, which provides space to park 1 vehicle. The property has an attached garage to the side.

The property has an attached garage that is built on the shared boundary with no.21 Woodlands Avenue, which also has an attached garage to the side, resulting in the two garages being "semi-detached". No.21 Woodlands Avenue also has a single storey rear extension, which is 2.8m deep and has a width of 2.4m. The distance between the side wall of the extension and the shared boundary with the application property is 2.8m. The boundary between the two properties consists of fence which varies in height up to 2.5m.

No.17 Woodlands Avenue has no rear extension. The boundary between no.17 and no.19 Woodlands Avenue consists of fence with a height of approximately 1.8m.

The site is located within the Developed Area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side/rear extension involving the demolition of an attached garage to the side.

The proposed single storey rear extension would have a depth of 4m and would be 8.46m wide with a 2.89m high flat roof.

The single storey side extension would have a width of 2.59m and a length of 12.29m with a dummy pitched roof to a height of 3.4m. It would be attached to the proposed single storey rear extension.

1.3 Relevant Planning History

68835/APP/2012/2574 19 Woodlands Avenue Ruislip

Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front.

Decision Date: 13-12-2012 Refused **Appeal:**

68835/APP/2012/2575 19 Woodlands Avenue Ruislip

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 31-10-2012 Approved **Appeal:**

68835/APP/2013/1667 19 Woodlands Avenue Ruislip

SINGLE STOREY REAR EXTENSION

Decision Date: 22-07-2013 NFA **Appeal:**

68835/APP/2013/1764 19 Woodlands Avenue Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres and the height to the eaves would be 2.936 metres.

Decision Date: 23-07-2013 Refused **Appeal:**

68835/APP/2013/2282 19 Woodlands Avenue Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.936 metres and for which the height of the eaves would be 2.936 metres

Decision Date: 11-09-2013 PRN **Appeal:**

68835/APP/2013/365 19 Woodlands Avenue Ruislip

Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front

Decision Date: 05-04-2013 Approved **Appeal:**

Comment on Planning History

68835/APP/2012/2574 Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front.
Decision: Refusal
Decision Date: 13/12/2012

68835/APP/2012/2575 Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a

Certificate of Lawful Development for a Proposed Development)
Decision: Approval
Decision Date: 31/10/2012

68835/APP/2013/365 Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front
Decision: Approval
Decision Date: 05/04/2013

68835/APP/2013/1764 Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres and the height to the eaves would be 2.936 metres.
Decision: Refusal
Decision Date: 23/07/2013

68835/APP/2013/2282 Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.936 metres and for which the height of the eaves would be 2.936 metres.
Decision: Prior Approval N/Req
Decision Date: 11/09/2013

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

A total of 3 neighbouring occupiers, along with the Eastcote Residents Association, were consulted on the application on 15th July 2015. By the close of the consultation period on 5th August 2015, 1 objection was received and the comments are summarised below.

·No objection as such to the extension but concerned about the effect of the extension on the existing drains, as there will be no access for maintenance etc, if the extension is built
· The side window on the proposed side extension will overlook into our property
· Plans do not show the hip to gable and dormer extension
· There is no new facility shown for the extension as a means of collecting surface water drainage
· Please confirm that the existing fence between 19 / 21, owned by No. 21 will be maintained and protected in-situ during the proposed works
· Please confirm a licensed contractor will be used to remove and dispose of the existing Asbestos roof of the garage to be demolished. We are concerned at the effect this may have, not only to the immediate neighbours, but to the Junior School at the rear of the property.
· Please confirm a licensed contractor will be used to remove and dispose of the existing Asbestos roof of the garage to be demolished. We are concerned at the effect this may have, not only to the immediate neighbours, but to the Junior School at the rear of the property
· The proposed hard standing for 2 cars shown on the current drawings is the same as that proposed for the approved extension built in 2013. The proposed parking has not

been implemented as agreed with the Council, and gives us no confidence it will be in the future. This is making parking in the area difficult as the residents of No.19 already have 3 cars".

Officer Notes: The majority of comments raised within the objection are addressed in the main body of this report. Other specific matters are addressed below:

Drains. This matter relates to ensuring access to how the proposal will be built in respect of existing drains. This is a matter subject to control separately under Part H of the Building Regulations. However, as the site is located in a Critical Drainage Area, if planning permission is to be granted, a planning condition will be attached to the permission, requesting a scheme for the provision of sustainable water management to be submitted and approved by the Local Planning Authority, to ensure that that surface water run-off is controlled and that development does not increase the risk of flooding.

Asbestos. The handling of any asbestos is subject to The Control of Asbestos Regulations 2012. This matter is therefore dealt with under separate legislation outside of the planning system.

Boundary Fence. The concerns in this respect appear to relate to the retention, ownership and maintenance of the boundary fence. This is also a civil matter which is subject to separate legislative control thorough the Party Wall Act. An informative relating to the Party Wall Act has been recommended.

Councillor Michael White has referred this application to the Planning Committee for consideration, and objects to the proposal on the grounds of of bulk, privacy and loss of light to the patio area of the neighbours.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.

EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.12	(2015) Flood risk management
LPP 5.15	(2015) Water use and supplies

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

The property currently has a garage attached to the side of the property, which is 2.64m wide and 5.28m in length. The roof of the existing garage consists of a flat roof with a height of 2.6m. Part of the proposal involves demolishing the garage and replacing it with a single storey side extension. The proposal also includes a single storey rear extension.

Paragraph 4.5 of the HDAS Residential Extensions states that "in order for single storey side extensions to appear subordinate to the original dwelling, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width".

The proposed single storey side extension would have a width of 2.59m which is less than half the width of the original house, which is 9.25m wide. The length of the proposed side extension would be 12.29m. The proposed single storey side extension would consist of a dummy pitched roof with a height of 3.4m, and would be attached to the proposed single storey rear extension.

Section 3 of the HDAS Residential Extensions guidance, states, "single storey rear extensions to terraced and semi-detached houses should not exceed 3.6m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof".

The proposed single storey rear extension would have a depth of 4m and would be 8.46m wide. The roof of the proposed single storey rear extension would consist of a flat roof with a height of 2.89m. Although the depth of the proposed rear extension would exceed the 3.6m as stated in the HDAS. However, a significant material consideration for this case is that the property currently benefits from Prior Approval for a 4m deep single storey rear extension approved in 2013 (reference number: 68835/APP/2013/2282.

Paragraph 4.6 of the HDAS Residential Extension guidance states, "in general, the front wall of the extension can be in line with the front wall of the original house. In some situations, a set back from the front building line would be required to preserve the character of the area, particularly in Conservation Areas".

The proposed single storey side extension would be in line with the front wall of the original dwelling, and the front elevation would include a bay window which would not

extend beyond the existing bay window on the front elevation of the original dwelling.

Paragraph 4.4 of the HDAS Residential Extensions guidance, states, "careful siting of the extension is required and it is essential that any proposed extension (including the guttering and foundations) must not cross any adjoining boundary lines. The wall of the extension should be set in from the boundary by at least 0.25m; this will ensure any overhanging guttering does not encroach onto any neighbouring land".

The proposed development would not be set in from the side boundary shared with no.21 Woodlands Avenue. However there would be a parapet wall to ensure that no part of the extension encroaches into the neighbouring property.

The applicant has signed certificate A on the application form indicating that all of the land to which the application relates is within their ownership.

Therefore, the proposed development is in accordance with Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: PART Two - Saved UDP Policies (November 2012).

The size, scale and design of the extension is considered not to cause any undue loss off residential amenity to the occupiers of no.21 and no.17 Woodlands Avenue, in terms of loss of light, loss of outlook or overshadowing.

The application property benefits from Prior Approval for a 4m deep single storey rear extension.

This forms a material planning consideration and a baseline against which the current proposal should be considered. Consideration should therefore be focussed on the proposed single storey side extension element. This is discussed in the paragraph below.

The proposed single storey side element of this development would have an overall length of 12.29m, which will extend beyond the rear wall of the single storey rear extension at no.21 Woodlands Avenue by approximately 1.17m. This is considered to be acceptable. Furthermore the distance between the side elevation of the rear extension at no.21 and the side elevation of the proposed single storey side extension is approximately 2.77m, which is considered to be an acceptable separation distance.

The proposed side extension includes a window on the side elevation. The occupiers at no.21 Woodlands Avenue state in their comments that the proposed window will result in overlooking into their property. However, this window is to a shower room and is of limited size and opening so as to not result in any significant overlooking. Furthermore a planning condition can be imposed to ensure that all side windows are obscurely glazed.

On the front elevation of the proposed side extension a bay window is proposed, which will have an outlook onto the general street scene and not directly into any neighbouring properties. Similarly the windows and doors on the rear elevation would face the rear garden of the application property, ensuring there would be no significant overlooking or breach of privacy upon any neighbouring occupiers. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms and those altered by the proposals

would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

Following the construction of the single storey side/ rear extension, approximately 139 sq.m of private amenity space would be retained for the occupiers of the dwelling, which is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 3 bedroom house at least 60 sq.m of private rear garden space should be retained.

Although the proposed development would result in a loss of car parking space, plans show that the area to the front of the property, within the curtilage of the dwelling, would be covered in hardstanding providing space to park 2 vehicles. Therefore the development is considered to not materially increase the parking demand for the occupiers of the site. A neighbouring occupier made the following comment regarding the proposed development, "the proposed hard standing for 2 cars shown on the current drawings is the same as that proposed for the approved extension built in 2013. The proposed parking has not been implemented as agreed with the Council, and gives us no confidence it will be in the future". With regards to that comment, should planning permission be granted, the proposed development will have to be built in accordance with the approved plans, one of which will be the Block & Location Plan, Drawing Number: PL2/PP/2343 - 06, which shows two parking spaces on site.

Having taken everything into consideration, it is recommended that this application be approved.

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Drawing Numbers: PL2/pp/2343 "Proposed Ground Floor Plan", PL2/VPP/2343 - 05 "Proposed Elevations" and PL2/PP/2343 - 06 "Block & Location Plan".

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 HO4 Materials

The materials to be used in the construction of the 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 BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 no.21 Woodlands Avenue.

REASON
To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO6 Obscure Glazing

The side window facing no.21 Woodlands Avenue shall be glazed with permanently obscured glass and 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 BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 SUS5 Sustainable Urban Drainage

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site, and the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly
demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of
Inspection regimes, appropriate performance specification.
The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
iv. provide details of water collection facilities to capture excess rainwater;
v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON
To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding which would be contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1-Strategic Policies (Nov 2012), Policy 5.12 (Flood Risk Management) of the London Plan (2015),the National Planning Policy Framework and National Planning Practice Guidance, and to ensure that water run off is handled as close to its source as possible in compliance with Policy 5.13 (Sustainable Drainage) of the London Plan (2015), and to conserve water supplies in accordance with Policy 5.15 (Water use and supplies) of the London Plan (2015).

INFORMATIVES

1 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).

2 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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 unlawful for the Council to act incompatibly with Convention rights, specifically 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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.12	(2015) Flood risk management
LPP 5.15	(2015) Water use and supplies

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. This planning permission is not valid for a development that results in any form of encroachment.

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 - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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, available free of charge from the Planning, Environment and Community Services Civic Centre, Uxbridge, UB8 1UW.

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 (CO2) 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: Ayesha Ali **Telephone No:** 01895 250230