



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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

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.

1. Site Address

Number	2
Suffix	
Property name	
Address line 1	Manor House Drive
Address line 2	
Address line 3	
Town/city	Northwood
Postcode	HA6 2UJ
Description of site location must be completed if postcode is not known:	
Easting (x)	508002
Northing (y)	191240
Description	

2. Applicant Details

Title	Mr
First name	Virr
Surname	Galaiya
Company name	
Address line 1	2, Manor House Drive
Address line 2	
Address line 3	
Town/city	Northwood
Country	

2. Applicant Details

Postcode

HA6 2UJ

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Gordon

Surname

Evans

Company name

YOOP Architects

Address line 1

Office 128

Address line 2

28A Church Road

Address line 3

Town/city

Stanmore

Country

Postcode

HA7 4AW

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing garage, replacement with new garage with storage above, and new screening tree

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	White render
Description of proposed materials and finishes:	White render and dark grey timber effect cladding

5. Materials

Roof	
Description of existing materials and finishes (optional):	Brown tile
Description of proposed materials and finishes:	Grey slate

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Dark grey aluminium

Doors	
Description of existing materials and finishes (optional):	White aluminium
Description of proposed materials and finishes:	White aluminium

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Brick wall to front, close boarded timber fencing to side and rear
Description of proposed materials and finishes:	as existing

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Grey black paving
Description of proposed materials and finishes:	to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☐ Yes ☒ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. 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

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Ms.
First name	
Surname	
Reference	71364/PRC/2020/117

Date (Must be pre-application submission)

03/08/2020

Details of the pre-application advice received

The site is within the developed area as defined in the Hillingdon Local Plan. Thus, extensions to existing properties are acceptable in principle, subject to compliance with the detailed policies set out within the Council's Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). Given the proposed design of the first floor side extension it is considered to be unacceptable as it would not appear as a subservient addition. Consequently, as submitted, the proposals would currently fail to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (November 2012). At the meeting, amendments to the proposal were discussed with both the agent and applicant in an attempt to overcome the concerns raised above in regard to the need for the side extension to appear subordinate to the host dwelling and policy compliant and also in regard to the obscure glazing of the gable end window in the garage so as not to give rise to any loss of privacy and overlooking. The applicant was advised to address all the issues as discussed.

11. 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.

☐ Yes ☒ No

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?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

12. Ownership Certificates and Agricultural Land Declaration

- ☐ The applicant
- ☒ The agent

Title	Mr
First name	
Surname	Wright
Declaration date (DD/MM/YYYY)	06/10/2020

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)	06/10/2020
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