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	134
Suffix	
Property name	
Address line 1	Long Lane
Address line 2	Hillingdon
Address line 3	
Town/city	Uxbridge
Postcode	UB10 0EH

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

Easting (x)	507494
Northing (y)	183376

Description

2. Applicant Details

Title	Mr
First name	Sarabdeep
Surname	Lotay
Company name	
Address line 1	432
Address line 2	Leagrave Road
Address line 3	
Town/city	Luton
Country	

2. Applicant Details

Postcode	LU3 1RQ

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Part two storey, part single storey side and rear extension and porch to front

Has the work already been started without consent? ○ Yes ◉ No

5. Site Information

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	AGL466207

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ◉ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	80.00
Number of additional bedrooms proposed	2
Number of additional bathrooms proposed	2

7. Development Dates

When are the building works expected to commence?

Month	July
Year	2021

When are the building works expected to be complete?

Month	April
Year	2022

8. 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):	
Description of proposed materials and finishes:	match existing

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	match existing

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? (●) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

Annotations & comments provided on the plan drawings themselves

9. 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

10. 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

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ( ) Yes (●) No

12. 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

13. 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	Mr
First name	
Surname	
Reference	74860/APP/2021/1120

Date (Must be pre-application submission)

10/05/2021

Details of the pre-application advice received

I am referring to the assistance in the form of the feedback from the officer's report given for previous planning application 74860/APP/2021/1120 that was decided on 10th May 2021. I've taken on board the feedback that the first floor proposal on that application was considered acceptable as per the officer's report, and the first floor proposal in this new application is identical to that. I made it identical as the same first floor proposal was considered acceptable on application 74860/APP/2021/1120.

There was no objection to the first floor plan on the officer's report to application 74860/APP/2021/1120, only the ground floor. Officer's Report reads:
"The other element of the proposal comprising the first floor side/rear extensions would be set off from the boundary with a degree of separation to ensure the development does not tower over the rear garden of the adjacent property." -This for the impact to amenity.

"Giving the position taken by the inspector on the recent appeal case on the same application site with a similar proposal, this element of proposed development is considered acceptable on balance." - This for the impact to character and appearance.

And that report's Decision reads:

"REFUSAL for the following reasons:
NON2Non Standard reason for refusal
The proposed development as it relates to the ground floor side/rear extension by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 136 Long Lane, by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).
INFORMATIVES"

As you can see, not objections to the first floor proposal, only ground floor, which has been revised accordingly.

I've taken the above feedback on board as assistance for this application and hence kept the first floor layout the same to it.

14. 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?

15. 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

15. Ownership Certificates and Agricultural Land Declaration

- (•) The applicant
- ( ) The agent

Title	Mr
First name	Sarabdeep
Surname	Lotay
Declaration date (DD/MM/YYYY)	23/05/2021

☑ Declaration made

16. 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)	23/05/2021