**Development Management**

**APP REF No.** 76173/APP/2026/1315

# DELEGATED HOUSEHOLDER DECISION

*- Please select each of the categories that enables this application to be determined under delegated powers*
*- Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.*

| | | |
|---|---|---|
| **APPROVAL RECOMMENDED: GENERAL** | | Select an Option |
| 1. | No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. | Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. | There is no Committee resolution for the enforcement action | ☐ |
| 4. | There is no effect on listed buildings or their settings | ☐ |
| 5. | The site is not in the Green Belt (but see 11 below) | ☐ |
| **REFUSAL RECOMMENDED: GENERAL** | | |
| 6. | Application is contrary to relevant planning policies/standards | ☐ |
| 7. | No petition of 20 or more signatures has been received | ☐ |
| 8. | Application has not been supported independently by a person/s | ☐ |
| 9. | The site is not in Green Belt (but see 11 below) | ☐ |
| **RESIDENTIAL DEVELOPMENT** | | |
| 10. | Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. | Householder application in the Green Belt | ☐ |
| **COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT** | | |
| 12. | Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses | ☐ |
| 13. | Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. | Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |
| **CERTIFICATE OF LAWFULNESS** | | |
| 15. | Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. | Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. | Certificate of Appropriate Alternative Development | ☐ |
| **CERTIFICATE OF LAWFULNESS** | | |
| 18. | ADVERTISMENT CONSENT (excluding Hoardings) | ☐ |
| 19. | PRIOR APPROVAL APPLICATION | ☐ |
| 20. | OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. | CIRCULAR 18/84 APPLICATION | ☐ |
| 22. | CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. | APPROVAL OF DETAILS | ☐ |
| 24. | ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval | ☐ |
| 25. | WORKS TO TREES | ☐ |
| 26. | OTHER (please specify) | ☐ |

**The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application**

Case Officer:

Signature:

Date:

**A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.**

Team Manager:

Signature:

Date:

**The decision notice for this application can be issued.**

**Director / Member of Senior Management Team:**

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM



DELEGPHH (CDS 2022)

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|---|---|
| **Item No.** | **Report of the Head of Development Management and Building Control** |
| **Address:** | 126 GLEBE AVENUE ICKENHAM MIDDLESEX |
| **Development:** | Erection of single storey rear extension, following the demolition of the existing rear extension |
| **LBH Ref Nos:** | 76173/APP/2026/1315 |
| **Drawing Nos:** | L.01<br>L.02<br>L.03<br>L.04 |
| **Date Plans received:** | 26-05-26 **Date(s) of Amendments(s):** |
| **Date Application valid** | 09-06-26 |

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site is located on Glebe Avenue within a predominantly residential setting and comprises a semi-detached two storey property. The area to the front is hard surfaced and accommodates parking. The rear garden is well maintained. Number 124 is the adjoining property. 126 Is located to the East..

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land.

### 1.2 Proposed Scheme

Erection of single storey rear extension, following the demolition of the existing rear extension

### 1.3 Relevant Planning History

**Comment on Planning History**

N/A

## 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

7 neighbouring properties were consulted on 10-06-26. Consultation expired on 01-07-26.

No comments were received.

## 4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

| | |
|---|---|
| PT1.BE1 | (2012) Built Environment |

Part 2 Polices:

| | |
|---|---|
| NPPF4 -24 | NPPF4 2024 - Decision making |
| LPP D4 | (2021) Delivering good design |
| DMT 6 | Vehicle Parking |
| DMHD 1 | Alterations and Extensions to Residential Dwellings |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 18 | Private Outdoor Amenity Space |

## 5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:
i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

THE SCHEME:

The scheme proposes the erection of a single storey rear extension following the demolition of the existing structure which is considered acceptable. The existing structure is old and run down and thereby to comply with Policy DMHD1 the new structure will be of better design and quality.

REAR:

There is current a rear extension on the property whereby this scheme seeks to demolish and replace with the 6m structure. The existing rear element sits at 3.6m from the rear wall and aligns with the neighbouring property, 124 Glebe Avenue.

The rear extension which is proposed which would measure approx. 6m in depth, 3m in height with a flat roof with one rooflights and extend a width of 5.5m. This element would be built off the rear wall of the property. Although this element would exceed planning policy by 2.4m, given the modest height and the fact that the extension will only exceed the neighbouring wall by 2.4m, not overshadowing their rear windows, hereby making it an acceptable feature designed appropriately and in line with Policy DMHD1 ion terms of design. Given this and the fact that this element cannot be seen from the front elevation, there are no concerns raised. There are also no objections as noted on file. Whilst the extension projects along the shared boundary, its policy compliant height of 3 metres and flat roof design reduce its visual mass and prevents an unacceptable tunnelling effect. The proposal would not result in undue overshadowing, enclosure or loss of outlook to adjoining occupiers and is therefore considered acceptable in terms of residential amenity. No side windows are proposed either.

A condition is recommended to ensure the development is externally finished in materials matching those used on the original host dwelling.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Given the proposal is compliant with Policy DMHD 1 in terms of the height, combined with the

acceptable design and the element being modest, there are no overdevelopment. The lack of windows on the side elevation on the side/rear also means that the extension would be acceptable and compliant with DMHD1 in terms of limited overlooking and overbearing impacts.

Number 124 Glebe Avenue has also been extended to the rear and therefore concerns are limited. The rear extension would extend past 2.4m from this rear wall and given the modest height, lack of objection on file and concerns raised are limited as identified by officers. The rear extension is of modest height and it would not result in overshadowing or over towering allowing applicable levels of light to penetrate the ground floor windows of these properties. It is acknowledged that the proposed rear extension would extend along the shared boundary. However, by virtue of its single-storey scale, maximum height of approximately 3 metres and flat roof design, the proposal would not give rise to an unacceptable tunnelling effect or an undue sense of enclosure for neighbouring occupiers. The depth of the extension exceeds with the Council's guidance set out in Policy DMHD 1, but the design assists in reducing the perceived bulk and mass of the development. Having regard to the orientation of the site and the relationship with adjoining properties, the proposal would not result in unacceptable overshadowing or loss of outlook, and sufficient private amenity space would remain available to serve the dwelling.

In terms of 128 Glebe Avenue; The rear extension would sit some distance away given that there is an outbuilding that separates the two properties, combined with the orientation of the properties, there are limited concerns raised. The proposal is therefore considered to comply with Policy DMHD 1 and Policy DMHB 11 of the Hillingdon Local Plan.

On this basis, the level of daylight sunlight serving the nearest windows to the neighbours would remain acceptable.
It is therefore considered that the proposal would not cause unacceptable harm to the living conditions of neighbouring occupiers. The proposal would therefore comply with the objectives of the NPPF (2024) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), in this respect.

Furthermore, it is considered that all the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

Policy DMHB 1 requires extension proposals to retain an adequate amount of amenity space. Policy DMHB 18 expects a minimum 60sq.m of private amenity space to be provided and the proposal would exceed this, in accordance with policy.

Parking and Highways Safety:

The property benefits from hard-standing to the front of the site and the proposed extension is not of a scale such as to justify provision of additional parking. It is therefore considered that the proposal would not significantly exacerbate the demand for street parking or prejudice highway safety, in accordance with DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Conclusion:

The proposal would comply with the relevant overarching objectives of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Hillingdon Local Plan

Parts 1 and 2. The application is therefore recommended for approval, subject to conditions.

## 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 drawings numbered:

L02

REASON
To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as indicated on the approved drawings 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 of the development hereby approved.

REASON
To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

## INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8

November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

3. 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).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

4. 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).

## 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 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Polices

| | |
|---|---|
| PT1.BE1 | (2012) Built Environment |

Part 2 Polices:

| | |
|---|---|
| NPPF4 -24 | NPPF4 2024 - Decision making |
| LPP D4 | (2021) Delivering good design |
| DMT 6 | Vehicle Parking |
| DMHD 1 | Alterations and Extensions to Residential Dwellings |
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| DMHB 18 | Private Outdoor Amenity Space |

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. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.

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 - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

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 purposes 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 Department for Communities and Local Government.

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:** Sharon Singh **Telephone No:**