

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

The delegation powers schedule has been checked. 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 informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. Report of the Interim Director of Planning, Regeneration & Public Realm**Address** 53 HOYLAKE CRESCENT ICKENHAM**Development:** Erection of a single storey extension to the side and rear with amendments to fenestration and front bay roof. Conversion of roof space to habitable use to include 2 x side dormers, raising of ridge and roof extension/conversion of front and rear roof from hip to gable end with gable end windows and roof lights (revised)**LBH Ref Nos:** 77424/APP/2022/2274**Drawing Nos:** 22/3518/7 Proposed Street Scene
22/3518/2
22/3518/1
22/3518/6 C
22/3518/7 B Proposed Elevations
22/3518/3 B
22/3518/4
22/3518/5**Date Plans Received:** 15/07/2022 **Date(s) of Amendment(s):** 07/09/2022
Date Application Valid: 15/07/2022 31/08/2022**1. CONSIDERATIONS****1.1 Site and Locality**

The site is a detached single storey dwelling on the West side of Hoylake Crecent, in a residential area of Ickenham. The area is mixed in character, with this immediate part of the street largely comprising single storey dwellings, although nearby there are chalet bungalows or properties with extensions in one form or another with accommodation in the roof.

Number 55 Hoylake Crescent is located to the north of the application site. Number 51 Hoylake Crescent is located to the south. Number 70 Bushey Close is to rear.

The application site is not designated within a Conservation Area. 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. The site is not within a Critical Drainage Area nor a Surface Water Flood Zone.

1.2 Proposed Scheme

Erection of a single storey extension to the side and rear with amendments to fenestration. Conversion of roof space to habitable use to include 2 x side dormers, raising of ridge and conversion of front and rear roof from hip to gable end with gable end windows and roof lights.

**1.3 Relevant Planning History
Comment on Planning History**

No comment.

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

Five neighbouring properties and Ickenham Residents Association were consulted on 29-07-22.

1 objection was received raising the following summarised points:

- Too large;
- Set a precedent;
- Design of dormer (box like) / dormers larger than others permitted;
- Harm to character and appearance of the area;
- Loss of light;
- Loss of light for solar panels;
- Overdevelopment of site;
- Concerns about insufficient parking provision;
- Noise and disturbance from additional occupation.

Since the initial consultation, the scheme has been significantly reduced. A second round of consultation was carried out, expiring on 15-09-22. One objection was received which raised the following summarised concerns:

- Allowing 4m wide dormers is not in character with properties on Hoylake Crescent;
- Dormer would affect light, specifically light enjoyed by the bathroom/utility room and the kitchen at 55 Hoylake Crescent;
- Raising of the roof ridge would also affect light;
- Planning advice was provided 20 years ago that raising the roof would not be acceptable;
- Right of light may exist for solar panels;
- Clear glass should not be used on north elevation - rooflight and side window should be obscure glazed if application permitted;
- Legal right of light exists to kitchen/dining room.

Following concerns raised regarding loss of light, a daylight/sunlight assessment was carried out in relation to the impact upon the solar panels on the roof of No.55 (report dated 27 September 2022) and additionally in respect of the impact upon the ground floor side/rear windows at No.55 (report dated 14 October 2022).

The above reports conclude (in summary):

- There would be no diminution to the available sunlight to the solar panels at no. 55 Hoylake Crescent.
- The solar panels would receive full sun in both the existing and proposed situations, with there being no difference noted.
- There are mitigating factors which should be taken into consideration in this case.
- Regarding vertical sky component (VSC), whilst the 4 no. individual south facing tall windows will fall below the BRE guidelines, the room itself, by taking in to account all the windows serving the same open plan dual aspect kitchen dining room, will meet the BRE guidelines.
- The daylight distribution (DD) results show that the open plan dual aspect kitchen dining room will remain unaffected. This is because this room can still see skylight at table level from over the top of the proposed development, from around the side of it and also along the rear garden.

- For sunlight, similarly to VSC above, whilst individual windows will fall below the BRE guidelines, the room itself, by taking in to account all the windows serving the same open plan dual aspect kitchen dining room, will meet the BRE guidelines.

A secondary daylight/sunlight assessment was also carried out and submitted comparing what could potentially be achieved through permitted development.

The results of the comparison indicate that what could potentially be achieved through permitted development, could have a greater effect on light received by no. 55 Hoylake Crescent than the scheme being proposed.

Further representations have been received commenting on the daylight/sunlight assessments submitted. These representations (objections) raise the following summarised points:

- Question the accuracy of the submitted daylight/sunlight assessments;
- Legal right to light overrides permitted development rights / all relevant laws should be considered;
- No provision within BRE guidance to adjust target values in relation to permitted development fallback / disagree that comparison scheme could be built under permitted development due to raising of roof and less than 10m proximity to boundary;
- Not appropriate to average window results due to their being two distinct areas to the kitchen/dining room and due to its depth/size;
- BRE guide states that the averaging of daylight results for a room is relevant only where there is a significant loss of light to the main window but the room also has one or more smaller windows; that is not the case here;
- Consider that the only relevant daylight test is the Vertical Sky Component (VSC) test for windows which fail this test; if windows fail, the guide is clear that this is a 'fail' and the room cannot then be regarded to 'pass' as a consequence of the consideration of daylight distribution within the room. The daylight considerations fail at the 'first hurdle' if the light reaching the face of the window is not adequate, it cannot be considered sufficient for distribution and lighting the room beyond (reference to case of Melanie Rainbird and The Council Of The London Borough of Tower Hamlets).

Planning officer comments:

Material considerations raised are addressed in the main body of the report below. In addition:

i. It should be noted that legal rights to light are separate to the planning regime and would constitute a separate civil matter should they exist. The issue of loss of light in a planning context has been thorough assessed in reaching the recommendation to grant planning permission. It is not considered that a refusal of planning permission could be justified in respect of the impact on no. 55 Hoylake Crescent for the reasons and factors discussed in this report.

ii. It should be noted that planning applications must be considered on their own merits, having regard to relevant material considerations and planning policies prevailing at the time. As such, it is not considered that approval of this application would set a general precedent for development.

iii. Concerns raised regarding additional noise and disturbance through increased occupancy are noted, however this would not constitute a sustainable ground for refusal of planning permission. The property would continue to be used exclusively in a residential capacity, consistent with the surrounding residential area.

iv. Comments relating to permitted development rights are noted. It is considered that a dormer extension could potentially be constructed maintaining the current ridge height. Furthermore, the reference to 10m proximity to the boundary would not be applicable when considering roof extension criteria.

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 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF4 NPPF 2021 - Decision-Making

NPPF12 NPPF 2021 - Achieving well-designed places

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenities of the neighbours, parking/highway safety.

Character and Appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 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) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no

unacceptable loss of outlook to neighbouring occupiers.

With regards to roof extensions, Policy DMHD 1 states that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

With regards to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (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;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

It is noted that revisions have been sought and subsequently the scheme has been significantly reduced. The original scheme had a depth of 4m with 3 x side dormers (now reduced to proposed depth of 3m with 2 x side dormers).

The proposed side extension measures 1.6m in width, and does not exceed half the width of the original property. In addition, the side extension is set back from the front elevation by 3m and away from the mutual boundary by 0.9m. The proposed rear extension measures 3m in depth and 8.6m in width. In respect to these elements of the proposal, they comply with Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020).

The application proposes a roof extension at first floor level including 2 x side dormers, raising of ridge and conversion of front and rear roof from hip to gable end with gable end windows and roof lights. Whilst not being fully in line with policy, it is important to note that No.51 recently had a similar scheme approved and built out (ref: 72751/APP/2017/1283). As shown from the submitted proposed street scene elevation, the height would generally align with the neighbouring properties, notably No. 51. Following the amendments and having due regard to the established character and appearance of the area, on balance the scheme is acceptable. The proposals would appear suitably subordinate and would not result in any significant harm to the visual character and appearance of the host dwelling and surrounding area.

The proposal is therefore considered acceptable and in accordance with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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.

Paragraph 5.41 of the Hillingdon Local Plan Part 2 states:

'5.41 The Council will aim to minimise the impact of the loss of daylight and sunlight and unacceptable overshadowing caused by new development on habitable rooms, amenity space and public open space. The Council will also seek to ensure that the design of new development optimises the levels of daylight and sunlight. The Council will expect the impact of the development to be assessed following the methodology set out in the most recent version of the Building Research Establishments (BRE) "Site layout planning for

daylight and sunlight: A guide to good practice".'

Number 55 Hoylake Crescent is located to the north of the application site. Number 51 Hoylake Crescent is located to the south. Number 70 Bushey Close is to rear. These are the principal properties that need to be considered due to their proximity and are discussed below. All other neighbouring properties are considered far enough away so as not to be adversely affected by the proposals.

55 Hoylake Crescent:

It is noted that following concerns raised, Sunlight and Daylight Assessment reports have been submitted by the applicant as have been summarised above.

The applicant considers that their proposal complies with BRE guidance, however this is disputed by an objector. It has been demonstrated in the submitted application that the solar panels on the roof of no. 55 would not be adversely affected and this is not disputed. The key issue for consideration remaining is the impact on the south facing side windows at no. 55. These include:

- i. a bathroom/utility window - not a habitable room and thus not protected;
- ii. windows serving a kitchen/dining room, including 4 tall windows and a further window close to the corner of the room W2 - W6 as quoted in the submitted reports.

The submitted assessments indicate that windows 2-6 would fail the VSC test, however it is noted that there are windows situated in the rear elevation and thus the assessments makes allowances for this concluding that: by taking in to account all the windows serving the same open plan dual aspect kitchen dining room, the proposal will meet the BRE guidelines. The report further concludes that daylight distribution and sunlight levels would be acceptable.

As has been noted previously, representations submitted dispute the applicant's findings and in particular raise concerns including that it would not be appropriate to average window results due to their being two distinct areas to the kitchen/dining room and due to the depth/size of this room. Furthermore, the objector states that as the proposal fails the VSC test, the guide is clear that this is a 'fail' and the room cannot then be regarded to 'pass' as a consequence of the consideration of daylight distribution within the room.

All of the information and representations received have been carefully considered. It is acknowledged that the VSC for windows W2-W6 fail when considered individually, however there are a number of relevant factors which need to be taken into consideration as discussed below:

The affected windows are within a reasonable proximity of rear windows serving the same room which would be unaffected by the proposals. It would be unreasonable not to take the rear windows into account. Furthermore, it is noted that BRE guidance states: 'Note that numerical values given here are purely advisory. Different criteria may be used based on the requirements for daylighting in an area viewed against other site layout constraints. Another important issue is whether the existing building is itself a good neighbour, standing a reasonable distance from the boundary and taking no more than its fair share of light.'

It is considered that given the close siting and position of the side windows at no. 55, a degree of flexibility is appropriate in this case. In addition, it is noted that the applicant has submitted that a similar effect on light could be achieved through a permitted development extension. Notwithstanding any reference to a fallback position, it is considered that the

proposal that is the subject of this planning submission would not have a significant adverse effect on the residential amenity of adjoining properties.

Taking all matters into account and noting the degree of impact on the affected windows, it is considered that there would not be a significant adverse effect on the residential amenity of no. 55 Hoylake Crescent through loss of light such that a refusal of planning permission could be justified. Similarly, in terms of outlook to the affected windows, in view of the existing situation, the proposal would not be considered to give rise to undue harm that would warrant a refusal of planning permission. The relatively modest projection to the rear of the existing building line would ensure the proposal is not overbearing in respect of rear windows and garden of no. 55.

Further to this, it is acknowledged that the existing ground floor side window facing No.55 is currently obscured glazing. Given this window is being relocated to the proposed utility room and the current boundary treatment does not obscure views to No.55, the proposed side window will remain obscure glazed and non-opening below 1.8m, secured by a condition. Similarly a condition is recommended to ensure the side facing rooflights are obscurely glazed and non-opening below 1.8m. Subject to these conditions, the proposal would not result in loss of privacy to no. 55.

51 Hoylake Crescent:

Noting the minimal nature of the proposed projection beyond the existing rear building line and the nature and position of the windows/openings at no. 51 Hoylake Crescent, it is not considered that the proposal would adversely impact on the living conditions of the neighbouring occupiers at No.51, in terms of daylight/sunlight, outlook, privacy, overbearing effect or otherwise.

70 Bushey Close:

It is noted that the proposed gable end windows would face toward No.70, however these windows would face towards the side elevation/roof of no. 70 and at a distance of approximately 16m are considered acceptable. It is considered that the development would not adversely impact upon the living conditions of the neighbouring occupiers at No.70, in terms of daylight/sunlight, outlook, loss of privacy, overbearing effect or otherwise.

Overall, it is considered that the proposal would not unduly effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Outlook and Light (application property):

It is considered that all the resulting habitable rooms, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

It is considered that a sufficient amount of private amenity space will be retained to serve the extended dwelling. The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

Concerns raised in representations about insufficient parking are duly noted. However, the property would retain parking provision to the frontage and this would be considered acceptable, having regard to Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) and noting the maximum London Plan parking standards. It is concluded that the proposal would not give rise to undue parking stress or cause other notable detriment to Highway safety.

Conclusion:

The main body of the report demonstrates that the proposed development complies with the objectives of the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is concluded that the proposal complies with the development plan read as a whole and no material considerations indicate that a decision should be taken otherwise than in accordance with the development plan. It is therefore recommended that planning permission be granted, 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 Drawing Numbers:

1. Proposed Elevations 22/3518/7 B
2. Proposed Floor Plans 22/3518/6 C
3. Proposed Site Plan 22/3518/3 B
4. Proposed Street Scene 22/3518/7

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 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 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) (England) 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 or roof slopes 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).

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The roof lights hereby permitted shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The ground floor north side window facing Number 55 Hoylake Crescent shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be 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 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 (2021). 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 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.

3 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.

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 - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF4	NPPF 2021 - Decision-Making
NPPF12	NPPF 2021 - Achieving well-designed places

- 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 may 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 - Residents Services, 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 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 Services Reception Desk, 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.

- 10 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: Emilie Bateman

Telephone No: 01895 250230