



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

Application for prior approval of a proposed: New dwellinghouses on detached buildings in use as dwellinghouses

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class AD

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

5

Suffix

Property Name

Address Line 1

Church Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB4 8JW

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

Easting (x)

508916

Northing (y)

181723

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

MK9 1FH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)?

Yes
 No

Was the current building constructed between 1 July 1948 and 5 March 2018?

Yes
 No

On 5 March 2018, was the building in use as dwellinghouses (Use Class C3) including, based on the Use Classes in place on that date, as a mixed use with shops (Use Class A1), financial and professional services (Use Class A2), restaurants and cafes (Use Class A3), offices (Use Class B1a), a betting office, pay day loan shop, or launderette?

Yes
 No

Have additional storeys already been added to the original building (as it stood on 1 July 1948, or as built after that date; or, if 'Crown land', as it stood on 7 June 2006, or as built after that date)?

Yes
 No

Is any part of the land or site on which the building is located:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

Yes

No

The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

Yes

No

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

Yes

No

Would the proposed extended building's:

- height exceed 18m (as measured from ground level to the highest part of the roof); or
- roof be:
 - more than 3.5 metres higher than the highest part of the existing roof, where the existing building consists of one storey above ground level; or
 - more than 7 metres higher than the highest part of the existing roof, where the existing building consists of more than one storey above ground level.

Yes

No

Will the development include a window in any wall or roof slope forming a side elevation of the building?

Yes

No

Will the roof pitch of the principal part of the proposed extended dwellinghouse be the same as the roof pitch of the existing dwellinghouse?

Yes

No

Will the materials used in any exterior work be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse?

Yes

No

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse)?

Yes

No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard?](#)

Yes

No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes
 No

Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- Provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- Anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services

Yes
 No

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

Yes
 No

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

Yes
 No

Description of Proposed Works, Impacts and Risks

Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Prior approval for new extended roof height with hip to gable roof and rear dormers incorporating one x 2-bedroom flat

Please describe the effects of the proposed development on the external appearance of the building, including:

- the design and architectural features of the principal elevation (and any side elevation that fronts a highway)
- the impact of any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases)
- the impact of any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses

see attach plans

In the case of upwards extensions consideration must be given to every face, not just the principal elevation, any side elevation fronting a highway or the design and architectural features of those elevations

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

see attach plans

What will be the net increase in dwellinghouses?

1

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

please see attach documents

Please provide details of any air traffic and defence asset impacts and how these will be mitigated

Please see attached documents

Please provide details of any contamination risks and how these will be mitigated

Please see attached plans

Please provide details of any flooding risks and how these will be mitigated.

Please see attached documents

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated

Please see attached documents

In the case of upwards extensions this includes neighbouring properties which are not contiguous with the proposed development site. Further details around the impacts should be provided for these application types

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Please see attached documents

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name:

Number:

5

Suffix:

Address line 1:

Church Close

Address Line 2:

Town/City:

Hayes

Postcode:

UB4 8JW

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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: T7985

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes
 No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes
 No

Development Dates

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When are the building works expected to commence?

02/2024



When are the building works expected to be complete?

06/2024



Scheme and Developer Information

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

Yes
 No

Developer Information

Has a lead developer been assigned?

Yes
 No

Residential Units

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for rent

Who will be the provider of the proposed unit(s)?:

Private

Development type:

Change Of Use

Number of units, of this specification, to be added:

1

GIA (gross internal floor area) per unit:

47 square metres

Habitable rooms per unit:

1

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accommodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

Communal space to be added

Please add details for every unit of communal space to be added

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Totals

Total number of residential units proposed

1

Total residential GIA (Gross Internal Floor Area) gained

47	square metres
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Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes
 No

Existing and Proposed Uses

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

128

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

175

Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
----------------------------------------------------------	-----------------------------------------------------------------------------	----------------------------------------------------------------------------

128

0

175

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes
 No

If no, please add details of every unit that does not provide all of the above, indicating what is and isn't provided and the reason why all of these spaces cannot be provided

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

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Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

Yes
 No

Solar energy

Does the proposal include solar energy of any kind?

Yes
 No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

Yes
 No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

Utilities

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Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

Fire safety

Is a fire suppression system proposed?

Yes
 No

Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes
 No

Declaration

I/We hereby apply for Prior Approval: New flats on top of detached dwellinghouses as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Gurprit Benning

Date

13/06/2024