



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

## Householder Application for Planning Permission for works or extension to a dwelling

### Town and Country Planning Act 1990 (as amended)

#### 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

8

Suffix

Property Name

Address Line 1

Masson Avenue

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 6QU

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

Easting (x)

Northing (y)

511032

184716

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Praveen

Surname

Varghese

Company Name

### Address

Address line 1

8 Masson avenue

Address line 2

Address line 3

Town/City

Ruislip

County

Country

United Kingdom

Postcode

HA46QU

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

07770683984

Secondary number

Fax number

Email address

praveen07msw@gmail.com

## Description of Proposed Works

Please describe the proposed works

We plan to undertake two key home improvements:

1. Garage Conversion: We intend to convert our existing integral garage, which is currently used for storage, into additional living space. The garage is too small to conveniently move a car in and out, and as we already have a driveway that accommodates two cars, this conversion will not impact our parking situation. Instead, it will provide us with much-needed extra space for the children. Additionally, our home lacks front or side windows, which limits air circulation and natural light—factors that are affecting our mental well-being. The garage conversion will allow us to address this by incorporating windows into the design.
2. Conservatory Replacement with Single-Storey Extension: We also plan to demolish our existing conservatory, which is over 12 years old and becomes uncomfortably cold during the winter months. In its place, we propose to build a single-storey extension. As we both regularly work from home, the need for a dedicated office space has become increasingly important. These changes will provide us with the necessary space to comfortably accommodate both our family and our work needs.

Has the work already been started without consent?

Yes  
 No

## 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".

<b>Title Number:</b> AGL51991
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## Energy Performance Certificate

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

Yes  
 No

8611-7226-4390-1651-6992

## Further information about the Proposed Development

**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.](#)

What is the Gross Internal Area to be added to the development?

23.68

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## Development Dates

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

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

When are the building works expected to commence?

11/2024

When are the building works expected to be complete?

02/2025

## 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)

**Type:**

Walls

**Existing materials and finishes:**

Bricks

**Proposed materials and finishes:**

Bricks, windows and door

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes  
 No

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes  
 No

## 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

## Vehicle Parking

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

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

Yes  
 No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

3

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

-1

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

## 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

Richard

Surname

Buxton

Reference

HA4 6QU-48952/94/514

Date (must be pre-application submission)

30/10/2023

Details of the pre-application advice received

We were advised that there is a restrictive condition by the planning inspector on the use of garage, however, as we have 2 parking spaces on the drive, it might be worth applying.

## 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.

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?

Yes  
 No

## Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes  
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

Yes  
 No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or

The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<b>Name of Owner/Agricultural Tenant:</b>
Nimi Jacob
<b>House name:</b>
<b>Number:</b>
8
<b>Suffix:</b>
<b>Address line 1:</b>
Masson avenue
<b>Address Line 2:</b>
<b>Town/City:</b>
Ruislip
<b>Postcode:</b>
HA4 6QU
<b>Date notice served (DD/MM/YYYY):</b>
10/06/2024
<b>Person Family Name:</b>

Person Role

The Applicant

The Agent

Title

Mr

First Name

Praveen

Surname

Varghese

Declaration Date

21/07/2024

Declaration made

## Declaration

I/We hereby apply for Householder planning permission 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

Praveen Varghese

Date

10/08/2024

Amendments Summary

We plan to undertake two key home improvements:

1. Garage Conversion: We intend to convert our existing integral garage, which is currently used for storage, into additional living space. The garage is too small to conveniently move a car in and out, and as we already have a driveway that accommodates two cars, this conversion will not impact our parking situation. Instead, it will provide us with much-needed extra space for the children. Additionally, our home lacks front or side windows, which limits air circulation and natural light—factors that are affecting our mental well-being. The garage conversion will allow us to address this by incorporating windows into the design.
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