

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	<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.	ADVERTISMENT 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 the 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 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

Item No.	Report of the Head of Development Management and Building Control		
Address:	11 RODNEY GARDENS EASTCOTE		
Development:	Erection of single storey side extension, and installation of a front boundary wall with side access gate between proposed extension and existing garage.		
LBH Ref Nos:	79792/APP/2025/2911		
Drawing Nos:	P202 - Rev D P101 P102 P103 P201		
Date Plans received:	18-11-25	Date(s) of Amendments(s):	07-01-26
Date Application valid	20-11-25		18-11-25
			18-11-25
			18-11-25
			18-11-25

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached two storey dwellinghouse, and is located on the southern side of Rodney Gardens, Eastcote. This property benefits from an detached garage to the side, and outbuilding to the rear garden. To the front there is a front garden and hardstanding for off-street parking, with a side access leading to a medium sized rear garden.

The surrounding street scene is residential in character and appearance, and comprises of detached and semi-detached dwellinghouses with varying designs. The application site lies within the Eastcote Park Estate Conservation Area.

There are no other planning restrictions currently on this site that would impact this proposal.

1.2 Proposed Scheme

Planning permission is sought for the erection of single storey side extension, and installation of a front boundary wall with side access gate between proposed extension and existing garage.

The dimensions for the proposal are listed below:

Single storey side extension:

Depth - 5.10m

Width - 1.90m
Height - 3.25m (Flat Roof)

Front boundary wall
Height - 2.85m
Length - 2.00m

The materials will be matching or similar to those of the existing house.

Amendments

During the application process the plans were amended to ensure that the proposed materials and design were in keeping with the existing dwellinghouse. The description of development was reworded slightly to better reflect the proposed development. This included replacing the word fencing with 'front boundary wall with side access gate'

1.3 Relevant Planning History

Comment on Planning History

No relevant planning history for this site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 24th December 2025

3. Comments on Public Consultations

7 neighbouring properties, Eastcote Residents Association, Eastcote Conservation Panel and Hillingdon Council's Conservation Officer were consulted on 24-11-25. The consultation period expired on 15-12-25.

A site notice was displayed near the site from 04-12-25 until 28-12-25 and a press notice was advertised in the local newspaper running from 03-12-25 until 24-12-25.

No comments from neighbouring properties, the Residents Association nor the Conservation Panel have been received.

Conservation Officer: No objection as long as the materials are matching or similar. The side access gate should be in a similar style to those existing with the conservation area such as at No. 10 Rodney Gardens.

Following the comments the plans were amended to better reflect the design characteristics of the area.

Planning officers comment: Materials will be conditioned to be matching or similar to the host dwellinghouse. The amended plans were shown to the conservation officer and they have agreed that they are now acceptable from a conservation point of view.

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
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMT 6	Vehicle Parking
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D6	(2021) Housing quality and standards
LPP HC1	(2021) Heritage conservation and growth
NPPF4 -24	NPPF4 2024 - Decision making
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the conservation area, street scene 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.

More specifically to this proposal, Policies HE1, DMHB 1 and DMHB 4 are relevant given that the site forms part of the Eastcote Park Estate Conservation Area. These policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of the conservation area.

Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

Other development management policies including 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.

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 single storey side extensions Policy DMHD1 requires:

- 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.

The proposed single storey side extension is considered to a modest addition to the existing dwellinghouse, with the width of 1.90m being considerably less than half the width of the original dwellinghouse. The depth of 5.10m would also mean that the side extension would not cover the whole depth of the existing dwellinghouse nor would it extend beyond the side profile of the existing detached garage, further reducing the proposed extensions visual impact. In terms of set back the side extension would sit behind the established front building line of the dwellinghouse.

The proposed front boundary wall with side access gate to be located between the existing garage and proposed side extension is considered acceptable form a design point. The height of the wall would be a step down from the proposed side extension and the height of the garage would be below this, creating a stepping down of heights towards the side boundary of the property. It is also noted that there are similar side access gates and walls seen on neighbouring properties, such as at No. 10 Rodney Gardens.

In terms of the visual impact upon the surrounding conservation area, planning officers and the conservation officer have assessed the scheme and determined that it is acceptable addition to the property. The proposed gate has been shown on the plans to be a similar design to those in the local area. The materials will be conditioned to be matching or similar in the final decision notice, in order to preserve the character and appearance of the property and therefore in turn the surrounding conservation area.

Therefore, officers consider that the proposal does not conflict with the objectives of policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of 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.

Given the location and scale of the proposed development, officers considered there to be no risk of detrimental harm to the amenities of the adjacent neighbouring properties.

In order to preserve the privacy of both neighbouring properties, a condition will be added to the final decision notice removing the permitted development right to install windows into the side elevations of the proposed side extension.

Overall, it is considered that there would not be any detrimental loss of amenity or overlooking to these adjacent properties, as a result of this proposal.

Light and Outlook:

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:

A sufficient amount of private amenity space will be retained after implantation of the proposal, with circa 140 sqm of rear garden space. This meets the minimum standards for a 2-3 bedroom property as set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). 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:

The proposal would not impact the parking provision at the property, with hardstanding at the front that could accommodate at least two cars, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The application is 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 the submitted plans, numbers:-

P101 (Site Location Plan)

P103 (Proposed Site Plan)

P202 - Rev D (Proposed Plans and Elevations)

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. HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

5. 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 or roof slopes of the development hereby approved facing towards Nos. 9 Rodney Garden.

REASON

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

INFORMATIVES

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 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

DMHB 11 Design of New Development

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D6 (2021) Housing quality and standards

LPP HC1 (2021) Heritage conservation and growth

NPPF4 -24 NPPF4 2024 - Decision making

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment

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:

Samuel Patten

Telephone No:

01895 250230