

Report of the Head of Development Management and Building Control Committee Report

Case Officer: Nicola Taplin	820/APP/2025/2939
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Date Application Valid:	24.11.25	Statutory / Agreed Determination Deadline:	13.10.26
Application Type:	Householder	Ward:	West Drayton

Applicant: **Mr Worthington**
Site Address: **23A Frays Avenue, West Drayton, UB7 7AF**
Proposal: **Erection of a second storey extension and amendments to fenestrations**
Summary of Recommendation: **GRANT planning permission subject to conditions**
Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



	Summary of Recommendation:
	GRANT planning permission subject to the conditions set out in Appendix 1.
1	Executive Summary
1.1	Householder planning permission is sought for the erection of a second storey extension as well as amendments to the fenestration of the dwelling and the recladding of the ground floor of the building with brick.
1.2	During the process of the application, a petition in objection to the development was received requiring the determination at planning committee. The main issues which shall be addressed within this committee report relate to the impact on the character and appearance of the surrounding area which lies within an ASLC, Impact upon residential amenity, accuracy of plans and impact on trees and biodiversity.
1.3	The committee report seeks to provide a comprehensive assessment of the householder application and supporting documentation. All material planning considerations have been considered.
1.4	It is recommended that planning permission is granted subject to conditions (see Appendix 1) as it is considered that the development would not have a significant detrimental impact on the amenities of neighbouring properties, the character and appearance of the area or on the highway network.
2	The Site and Locality
2.1	The application site is located at the end of a cul-de-sac on Frays Avenue. To the north of the site lies the access road to the property alongside residential dwellings. To the south, west and east of the site is the Frays River. Beyond the river lies residential properties and their gardens. The application property comprises a detached cedar clad bungalow. Properties within the area are single and two storey in terms of height. The designs vary, but housing is predominantly low rise and finished with mixtures of brick, render and tiling. The properties have pitched roofs. Dormer windows are a relatively common design feature.
2.2	The development site is located within the Colne Valley Archaeological Priority Area, The West Drayton Garden City - Area of Special Local Character, is covered by TPO 803, and within Flood Zone 3 and a riverbank protection area. It also has a PTAL rating of 1B.

Figure 1: Location Plan (application site edged red)



Figure 2: Photograph of the driveway leading to the property from Frays Avenue.



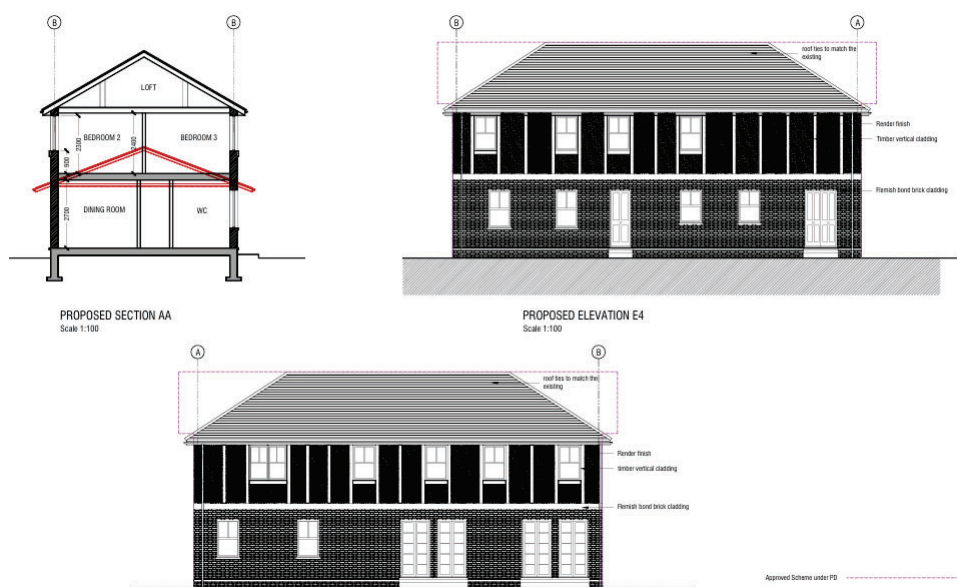
Figure 3: View of the application property

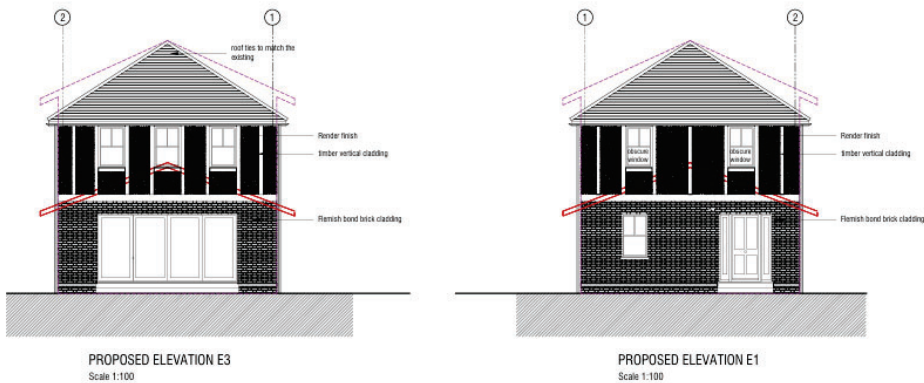
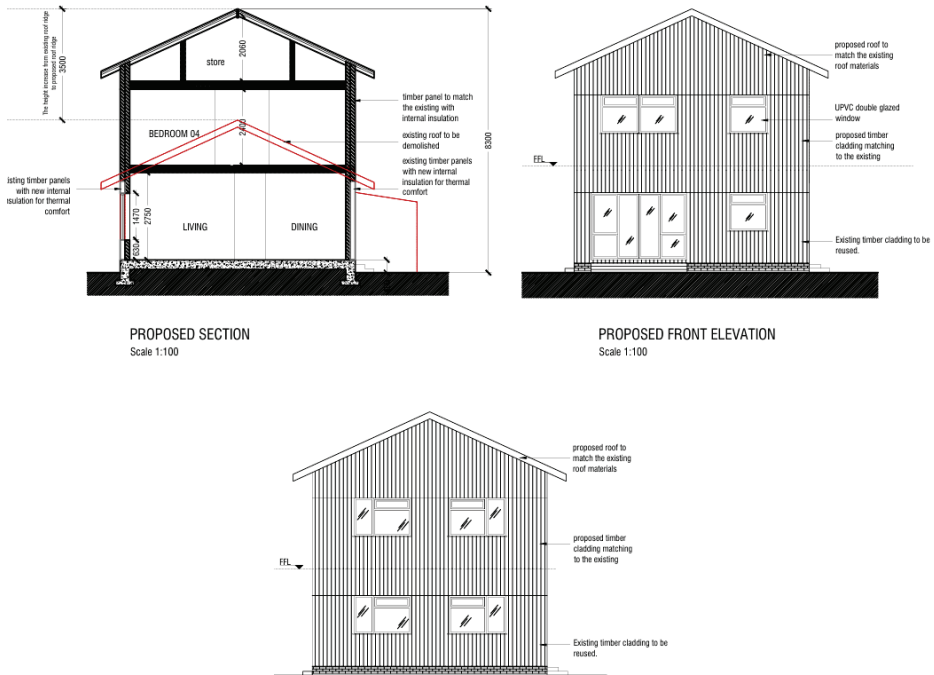


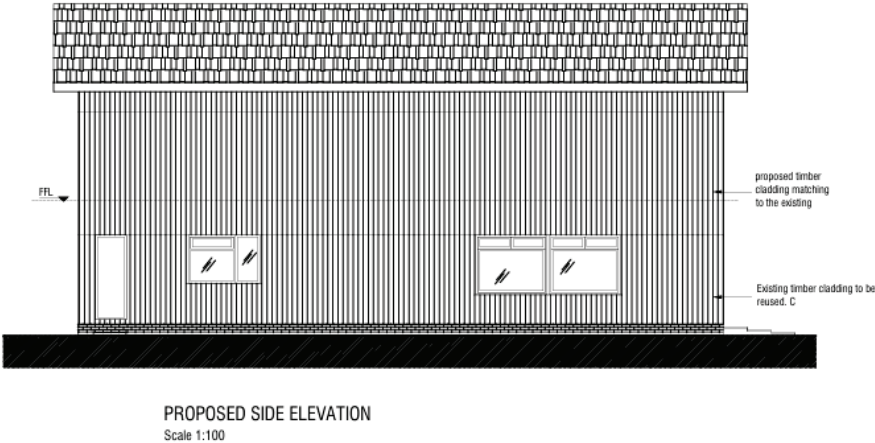
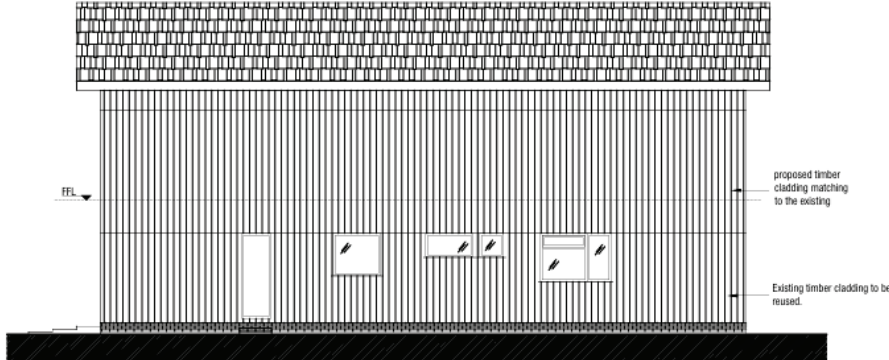
3 Proposal

- 3.1 The application seeks planning permission for the erection of a second storey extension as well as amendments to the fenestration of the dwelling and the recladding of the ground floor of the building with brick.

Figure 3: Proposed Plans (please note – larger version of plan can be found in the Committee Plan Pack)



	 PROPOSED ELEVATION E3 Scale 1:100 PROPOSED ELEVATION E1 Scale 1:100
4	Relevant Planning History
4.1	A list of the relevant planning history related to the property can be found in Appendix 2. Officers note that prior approval reference 820/APP/2023/2782 was allowed at appeal under appeal reference APP/R5510/D/24/3337503 and relates to the erection of an additional storey to the existing dwelling. This approval is of material relevance to the planning application under consideration. For context the approved plans are shown below:
	 PROPOSED SECTION Scale 1:100 PROPOSED FRONT ELEVATION Scale 1:100

	 PROPOSED SIDE ELEVATION Scale 1:100 
5	Planning Policy
5.1	A list of planning policies relevant to the consideration of the application can be found in Appendix 3.
	<i>Emerging Planning Policies</i>
5.1	Policy DM4 of the National Planning Policy Framework (NPPF) 2026 states that 'Local Planning Authorities may give weight to relevant policies in emerging plans according to: (a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); (b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and (c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
	<i>Draft London Plan (July 2026)</i>

5.2	The GLA are consulting on a draft new London Plan between 16th July and 15th October 2026 with the intention of replacing the previous versions of the existing London Plan. Following the consultation, the draft London Plan will be subject to an independent Examination in Public before final adoption, expected in early 2028.													
6	Consultations and Representations													
6.1	Nine neighbouring properties were consulted on 11th December 2025. Consultation expired on 4 th January 2026.													
6.2	Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.													
	<i>Table 1: Summary of Representations Received</i>													
	<table border="1"> <thead> <tr> <th>Representations</th><th>Summary of Issues Raised</th><th>Planning Officer Response</th></tr> </thead> <tbody> <tr> <td>A petition of objection with 41 valid signatories has been submitted,</td><td>1. Inaccurate red edged site location plan</td><td>An amended red edged plan with accompanying certificate of ownership, confirming that notice has been served on the occupants of 23 Frays Avenue. The objection refers to the use of the access and raises concerns in terms of Covenants on the land. These Civil issues raised are outside the control of the planning legislation.</td></tr> <tr> <td></td><td>2. The extensions would result in windows resulting in a loss of privacy to occupants of neighbouring properties</td><td>A full and detailed assessment of the amenity impact on neighbouring properties is set out in paragraphs 7.9-7.13 of this report.</td></tr> <tr> <td></td><td>3. The scale, design and materials would be out of keeping with ASLC.</td><td>A full and detailed assessment of the visual impact and design approach is set out in paragraphs 7.2-7.8 of this report.</td></tr> </tbody> </table>		Representations	Summary of Issues Raised	Planning Officer Response	A petition of objection with 41 valid signatories has been submitted,	1. Inaccurate red edged site location plan	An amended red edged plan with accompanying certificate of ownership, confirming that notice has been served on the occupants of 23 Frays Avenue. The objection refers to the use of the access and raises concerns in terms of Covenants on the land. These Civil issues raised are outside the control of the planning legislation.		2. The extensions would result in windows resulting in a loss of privacy to occupants of neighbouring properties	A full and detailed assessment of the amenity impact on neighbouring properties is set out in paragraphs 7.9-7.13 of this report.		3. The scale, design and materials would be out of keeping with ASLC.	A full and detailed assessment of the visual impact and design approach is set out in paragraphs 7.2-7.8 of this report.
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	3. The scale, design and materials would be out of keeping with ASLC.	A full and detailed assessment of the visual impact and design approach is set out in paragraphs 7.2-7.8 of this report.												

		4. The extended property lends itself to an HMO	The use of the property as an HMO has not been proposed and use of the building for this purpose would require planning permission.
		5. The plans omit the single storey extension of which the foundations have been built	The single storey extension has not been built and a condition removing permitted development rights is recommended to be imposed.
		6. There are trees within the site which should be shown and considered.	An Arboricultural Impact Assessment has been prepared and submitted in support of the planning application. The impact of the development on trees is addressed in paragraphs 7.15 and 7.16 of this report.
		7. The proposal would result in a substandard private amenity space.	A full and detailed assessment of the visual impact is set out in paragraph 7.14 of this report.
10 letters of objection have been received from local residents.	I. Inaccurate red edged site location plan	An amended red edged plan with accompanying certificate of ownership, confirming that notice has been served on the occupants of 23 Frays Avenue. The objection refers to the use of the access and raises concerns in terms of Covenants on the land. These Civil issues raised are outside the control of the planning legislation.	
	II. The scale, design and materials would be out of keeping with ASLC.	A full and detailed assessment of the appropriateness of the proposed materials is set out in paragraphs 7.9-7.13 of this report.	

		III. Concerns about trees and biodiversity	A full and detailed assessment of the impact on trees and biodiversity is set out in paragraphs 7.15-7.20 of this report.
Table 2: Summary of Consultee Responses			
		Consultee and Summary of Comments	Planning Officer Response
		<u>Environment Agency</u>	Noted that no objection has been raised.
		No Objection	
		<u>West Drayton Conservation Advisory Panel</u>	The comments are noted.
		Disappointed that the appeal was allowed. Agree that the combination of brick cladding with rendered elevations over are found in other parts of the Garden City ASLC and could be acceptable but the atypical strips of timber cladding are not appropriate on a building of this form and scale, especially as they are being used solely to divide up the upper part of the elevations rather than to suggest interior timber framing. We approve of the proposal to drop the height of the eaves as this and the introduction of a hipped roof change the proportions of the side elevations, making them appear less monolithic. We advise applying a condition to any permission that may be granted, removing permitted development rights so any future extension would require full planning permission.	
		Internal Consultees	
		<u>Urban Design</u>	Noted that no objection has been raised.
		No objection - This application is a visual improvement on the previous scheme.	
7	Planning Assessment		
<u>Principle of Development</u>			
7.1	The site is located in the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle subject to compliance with other relevant policies as set out in this report.		

	<u>Design / Impact on the Character and Appearance of the Area</u>
7.2	Policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHB5, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area.
7.3	The proposal involves the erection of a second storey and amendments to fenestration. The ridge height would measure 8.3m in height and the roof would be hipped. Windows are proposed to be inserted at first floor level in all four elevations and the walls would be clad in brick to the ground floor with render and timber detailing to the first floor.
7.4	The existing dwelling is approximately 7.4m in width, 16m in depth and 4.8m in height. The building has been finished in timber cladding, upvc windows and tiles. Due to its design, external finish and inconspicuous size, the building appears as a discrete, riverside cabin, visually fitting of its green and tranquil riverside location.
7.5	Officers note that an appeal was allowed for the erection of an additional storey to the existing dwelling under appeal reference APP/R5510/D/24/3337503 and this permission remains extant for the erection of an additional storey to the existing dwelling. In allowing the appeal the Inspector advised that: <i>“The resulting building would continue to have a ‘cabin’ type appearance albeit of two storeys. The style would be in harmony with its semi-rural riverside surroundings, and the timber exterior would fit in with the existing garden trees and riverside setting. It would not be uncharacteristic, unduly prominent or incongruous and would continue to respect the established sense of place. In relation to its proposed height, this would not be excessive given the many nearby two storey dwellings and given that it would be well-screened from many views and not unduly prominent in the immediate area. The simple lines of the proposed building would result in an acceptable design which would be pleasantly symmetrical. I consider it would be a self-effacing and unpretentious building. It would preserve the setting of the nearby Conservation Area and not detract from the Area of Special Local Character in which it stands, or the Frays Avenue streetscene.”</i>
7.6	An extension of the bulk and massing proposed has therefore been previously consented. The current application proposes multiple revisions to the design of the extended dwelling in comparison to those previously allowed at appeal. The previously permitted gabled roof is proposed would be replaced by a hipped roof, the cedar clad walls are substituted for brick, render and timber detailing and first floor side facing windows are proposed in both side elevations.
7.7	Officers note that the appeal Inspector, in consideration of the previous appeal considered that the style would be in harmony with its semi-rural riverside surroundings and the timber exterior would fit in with the existing garden trees and

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	riverside setting. The use of brick and render with timber detailing would significantly alter the appearance of the extended dwelling compared with the previously consented plans. The Garden City, West Drayton Area of Special Local Character (ASLC) is however made up of a mixture of bungalows, chalet bungalows and two storey properties, predominantly detached in nature. The scale, building lines, designs, landscaping and materials used is varied. The use of brick and render as facing materials is prevalent across the Garden City Area of Special Local Character. The architectural appearance of the extended dwelling, including the use of brick and render material, as well as timber detailing which is a common design feature in the ASLC would sit appropriately in the context of the surrounding development and ASLC more generally. The extended dwelling would be well-screened in most public views and would not appear unduly prominent in the immediate area or Frays Avenue street scene. Officers consider, on balance, given the fall-back position of the allowed appeal, that the design of the extended dwelling would sit appropriately accounting for the context and character of the surrounding area and would not appear out of place. Given the substantial scale of the extensions carried out, it is considered appropriate that permitted development rights are removed for further development on the site under all classes set out in the General Permitted Development Order.
7.8	Taking into consideration the above, it is considered that the proposal would respect the character and appearance of the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two – Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2026).
	<u>Residential Amenity</u>
7.9	Policy D3 of The London Plan (2021) states that developments should deliver appropriate outlook, privacy, and amenity. Policy D6 states the site layout, orientation, and design of dwellings should provide privacy and adequate daylight for residents.
7.10	Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to dwelling alterations and extensions will be required to ensure that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 seeks to ensure that development proposals do not adversely impact the amenity, daylight, and sunlight of adjacent properties and open space.
7.11	No.'s 23 (at a separation distance of 32.3m) and 21A (34.6m) Frays Avenue, 58 Old Farm Road (31m), 65 Old Farm Road (31m) (nearest neighbours) are each sited more than 30m from the property that would be extended. Whilst the first-floor extension would add substantially to the bulk and mass of the dwelling and includes side facing windows at first floor level, due to the separation distance of the dwelling relative to the surrounding properties including the gardens of these

	properties, the extension would not appear overbearing in scale, nor would it cause any harmful loss of light, outlook, or privacy to those neighbours. This assessment is supported in appeal decision reference APP/R5510/D/24/3337503 where the inspector commented that: <i>“the generous separation distances would also prevent the new storey from blocking any daylight or sunlight from surrounding dwellings or their gardens and they would ensure that the resulting building would not cause an undue sense of enclosure for any neighbour. I have concluded that there would be no reduction in neighbours’ amenities”</i> .
7.12	In a number of representations concerns are expressed that the property has the potential to be occupied as an HMO. The application is submitted as a Householder planning application. Officers have visited the site throughout the course of the application and did not observe any indication of use as an HMO. Furthermore, the Council adopted the Borough Wide Article 4 Direction on 12 December 2025 removing permitted development rights under Article 3, Schedule 2, Part 3, Class L. Any future use of the property as an HMO would require planning permission for a change of use.
7.13	Accounting for the above assessment the proposals would accord with the objectives of Policies D3 and D6 of The London Plan (2021) and Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) in this respect.
	<u>Outdoor Amenity Space</u>
7.14	A number of residents have raised concerns about the inadequate garden space to support a dwelling of the proposed scale. The proposal would not result in the loss of any garden area. Following the redevelopment, the garden would retain approximately 700 sq. m. of private amenity space. The proposal would result in the creation of a 3 bedroom dwelling which would be required to retain 60m2 of outdoor amenity space. The proposed development would comply with Policy D6 of The London Plan (2021) and Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 - Development Management Policies (2020).
	<u>Trees</u>
7.15	The application site is covered by TPO 803 and contains a number of mature trees. There are also a number of trees in close proximity to the application site. Policy DMHB14 of the Local Plan Part 2 requires that planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected.
7.16	A Tree Survey and Arboricultural Impact Assessment (AIA) was submitted throughout the course of the application which confirms that subject to the implementation of appropriate tree protection measures, during the course of the

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	construction works that the development would not undermine the integrity of any trees, otherwise shown to be retained within the AIA. The key identified risk is to T1 (Ash), which is the closest significant tree to the area of construction activity. This risk is manageable through the adoption of appropriate foundation design, root sensitive working methods within the RPA, and arboricultural supervision during critical phases of the works as set out within the Arboricultural Method Statement (AMS) included in the applicants AIA. Compliance with the identified tree protection measures set out in the AIA and AMS would be secured by way of condition should the application be approved.
	<u>Biodiversity</u>
7.17	Given the riverside siting of the site, the construction of the existing dwelling and proximity to the trees, a preliminary ecological survey was requested and submitted throughout the course of the application which identified suitability for bat habitats. A subsequent Bat Emergence study was undertaken and submitted which confirmed that no bat emergences were observed during any visit and that there will be no direct impacts on foraging or commuting bats as a result of the proposed development. Consequently officers are satisfied that the development would not impact negatively on protected species or their habitats. As such the proposal complies with Policy G6 of the London plan (2021), Policy DMEI 7 Of the Hillingdon Local Plan : Part 2 - Development Management Policies (2020) and the NPPF (2026).
7.18	In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.
7.19	Policy N2 of the NPPF (2026) sets out that to contribute positively to the natural environment, and support nature's recovery, development proposals should: a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).
7.20	The development is considered to fall under the de-minimis exemption as it would not impact more than 25sqm of habitat nor would it impact any priority habitat. As a result no further information is required.
	<u>Flood Risk</u>
7.21	The application site lies partly within Flood Zones 2 and 3. Policy SI 12 of the London Plan (2021) states that development proposals should ensure that flood

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	risk is minimised and mitigated and that residual risk is addressed. Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that Applicants must demonstrate that Flood Risk can be suitably mitigated. Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals that fail to make appropriate provision for flood risk mitigation or which would increase the risk or consequences of flooding will be refused.
7.22	A Flood Risk Assessment has been submitted in support of this application which concludes that only a small section in the southwest corner of the building is shown as at potential risk of flooding. This is an existing building and therefore there will be no obstruction the free flow of flood waters for a flood event when compared to the existing situation. Furthermore, the movement of sleeping accommodation to the first floor will provide a safe haven in the event of flood and the proposals will also allow flood mitigation measures to be incorporated in the refurbishment of the ground floor to limited potential damage to the building from flood waters. The proposals will not impact on the current flood regime or increase the risk of flooding in the area and that it will also provide a safer dwelling against flooding for its residents in accordance with the requirements of Policy SI12 of the London Plan (2021); Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) and Policy DMEI 9 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020). The Environment Agency has raised no objection to the proposal.
	<u>Highways and Parking</u>
7.23	Policy DMT 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) seeks to ensure that development would not adversely affect highway safety, whilst Policy T6 of the London Plan (2021) requires developments to provide appropriate levels of vehicle and cycle parking. The highway and parking provision would remain unaffected by the proposal given that the proposal would not result in the provision of additional bedrooms at the property over that which currently exists.
8	Other Matters
	<u>Human Rights</u>
8.1	The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

	<u>Equality</u>
8.2	Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.
	<u>Local Finance Considerations and CIL</u>
8.3	The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per sq metre. The proposal would result in an increased floor area of 91.6m2 and would not therefore trigger the requirement for CIL.
8.4	Please note, this commentary has been provided for the purpose of assisting in the determination of the planning application only. If approved, the final CIL liability would be set out in the CIL Liability Notice following determination of the application in line with the CIL Regulations. This would be issued following a full review of all the material available to the Council's Planning Obligations Team at that time.
9	Conclusion / Planning Balance
9.1	The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.
10	Background Papers
10.1	Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the Council's website here , by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk .
	This report has been prepared with reference to the background papers listed below, which have been relied upon to a material extent in its preparation and are available for public inspection, subject to any necessary redaction for exempt or confidential information
	Internal consultee comments: Conservation and Urban Design

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	External consultee comments: • Environment Agency • West Drayton Conservation Advisory Panel

APPENDICES

Planning Application

820/APP/2025/2939

Appendix 1: Recommended Conditions and Informatives

Conditions

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:

Y2231-2025-A01 R3 dated 28.1.26

Y2231-2025-A20

Y2231-2025-A21

Y2231-2025-A22

Tree Survey and Arboricultural Impact Assessment Y2231-2025-A100

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. RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB5 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RES8 Tree Protection

No site clearance or construction work shall take place until the tree protection works specified in has been Tree Survey and Arboricultural Impact Assessment Y2231-2025-A100 have been implemented. Thereafter the development shall be carried out in accordance with

requirements of the Arboricultural Impact Assessment reference Y2231-2025-A100.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

5. NONSC Permitted Development Rights Removal

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no outbuilding(s), nor extension(s) or roof alteration(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

Informatives

1. I15 Control of Environmental Nuisance from Construction Work

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.

2. I2 Encroachment

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 for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

3. IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

Appendix 2: Relevant Planning History

820/APP/2021/3272 23a Frays Avenue West Drayton

The extension of an existing single storey house by the addition of a first floor; the demolition of an existing single storey garage structure, and the construction of new single storey garage structure and a single storey home office structure.

Decision: 06-04-2023 No Further
Action(P)

820/APP/2021/4418 23a Frays Avenue West Drayton

Demolition of an existing single storey house and the erection of new two-storey house with gambrel roof; demolition of an existing single storey garage structure, and the erection of new single storey garage structure and a single storey home office structure.

Decision: 18-05-2022 Withdrawn

820/APP/2023/1898 23a Frays Avenue West Drayton

Erection of single storey extension to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 21-08-2023 Approved

820/APP/2023/230 23a Frays Avenue West Drayton

Erection of an additional first floor level to existing bungalow with alterations to fenestration and installation of a ground floor bay window

Decision: 21-04-2023 Refused

820/APP/2023/2779 23a Frays Avenue West Drayton

Erection of a detached single garage structure in the garden.

Decision: 12-12-2023 Approved

820/APP/2023/2782 23a Frays Avenue West Drayton

Erection of an additional storey to the existing dwelling.

Decision: 02-11-2023 Refused **Appeal:** 23-07-2024 Allowed

820/APP/2023/82 23a Frays Avenue West Drayton

Erection of an outbuilding.

Decision: 06-03-2023 Approved

820/APP/2024/3145 23a Frays Avenue West Drayton
Erection of an additional storey to the existing dwelling.

Decision: 08-01-2025 Withdrawn

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMEI 7	Biodiversity Protection and Enhancement
DMEI 8	Waterside Development
DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP T6	(2021) Car parking