

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

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|-----------------------------------|--------------------------|
| Case Officer: Rhian Thomas | 9197/APP/2025/239 |
|-----------------------------------|--------------------------|

| | | | |
|-------------------------|-----------------|--|------------------------|
| Date Application Valid: | 31-01-25 | Statutory / Agreed Determination Deadline: | 20-06-25 |
| Application Type: | Full | Ward: | Hillingdon East |

Applicant: **Mr Ravinder Shoor**

Site Address: **42 The Larches, Hillingdon**

Proposal: **Demolition of rear outbuilding and erection of a double storey side extension to form a new house with associated bin and cycle stores and separation of rear garden for private amenity space.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 2 of the Planning Scheme of Delegation (Member call-in request)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks planning permission for the demolition of rear outbuilding and erection of a double storey side extension to form a new house, with associated bin and cycle stores and the separation of the rear garden for the creation of private amenity space.
- 1.2 During the process of the application, a Cllr called in the application due to the potential impact to the neighbouring properties No's 44 and 46 The Larches, requiring the determination of the application at Planning Committee. The main issues which shall be addressed within this Committee Report relate to the impact to neighbouring properties in terms of loss of daylight & sunlight and loss of outlook.
- 1.3 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.
- 1.4 The Committee Report seeks to provide a comprehensive assessment of the full application and supporting documentation. All material planning considerations have been considered.

2 The Site and Locality

- 2.1 The application site comprises a two-storey semi-detached property and its garden located on the southern side of The Larches, Hillingdon. Within the rear garden of the property is a large single storey outbuilding. To the front of the property is an area of soft landscaping and a vehicle crossover to provide off street parking for assumed one vehicle. The site has a PTAL ranking of 1b.
- 2.2 The surrounding area is residential in character comprising a mix of property types. To the east of the site are bungalow properties and to the north of the site are two storey terraces.

Figure 1: Location Plan (application site edged red)

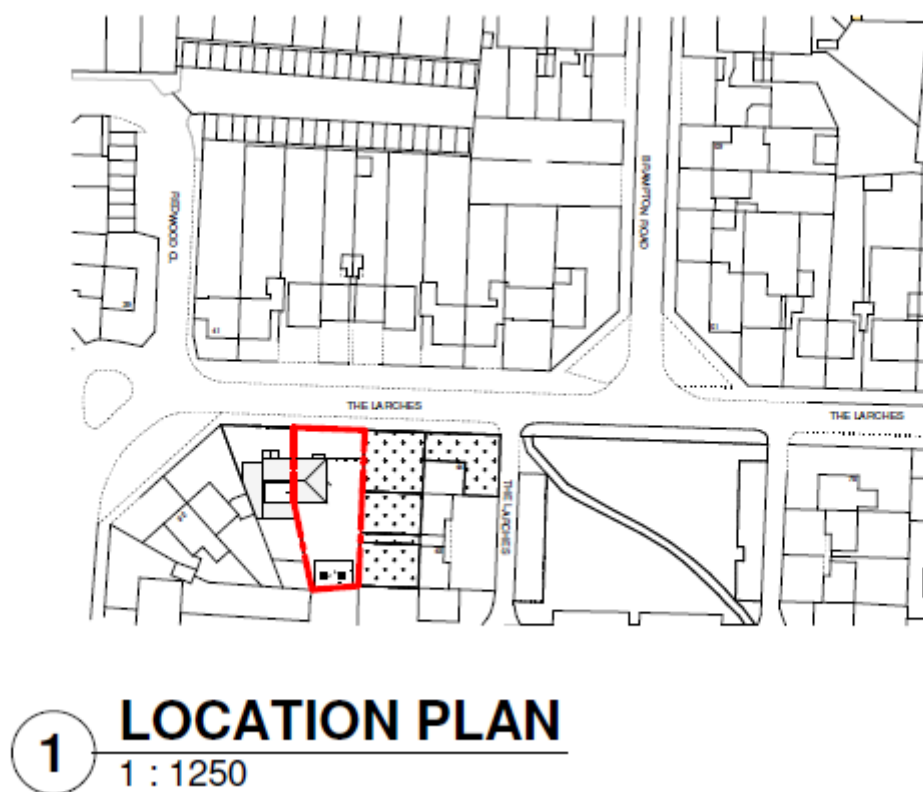


Figure 2: Street View Images of the Application Property



Hillingdon Planning Committee – 11th June 2025

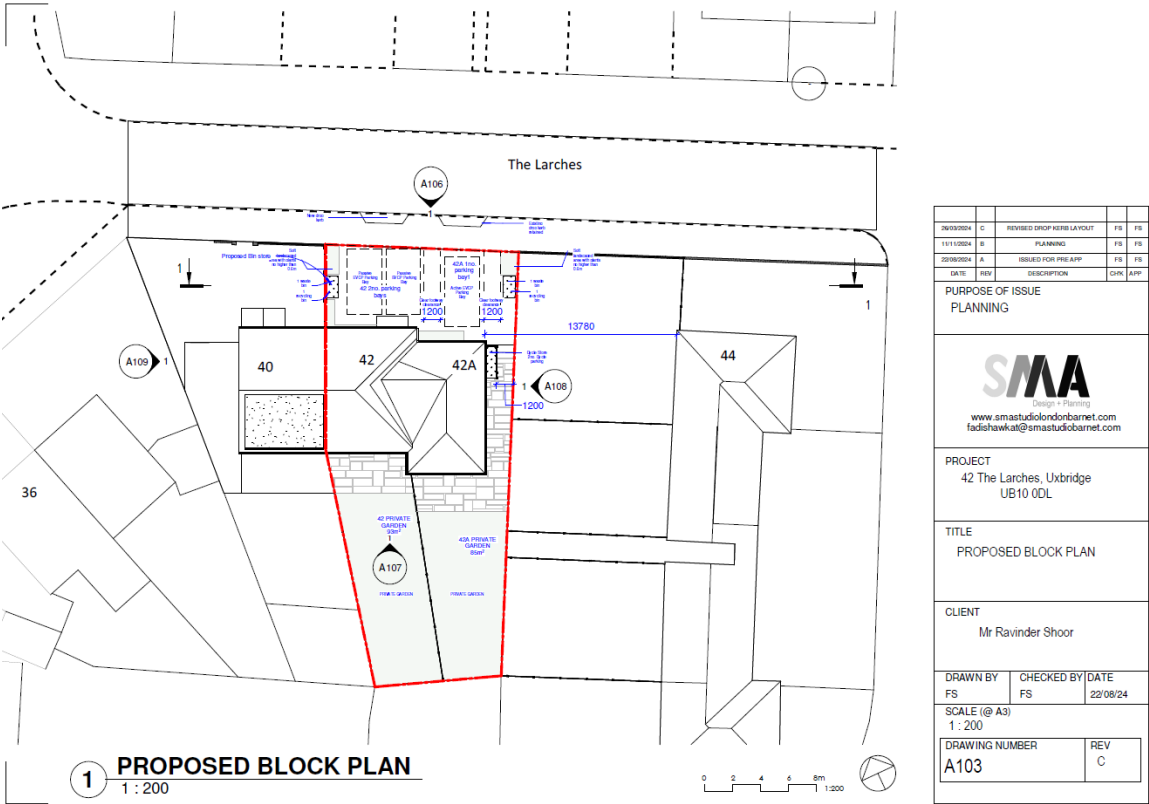
PART 1 – Members, Public & Press

3 Proposal

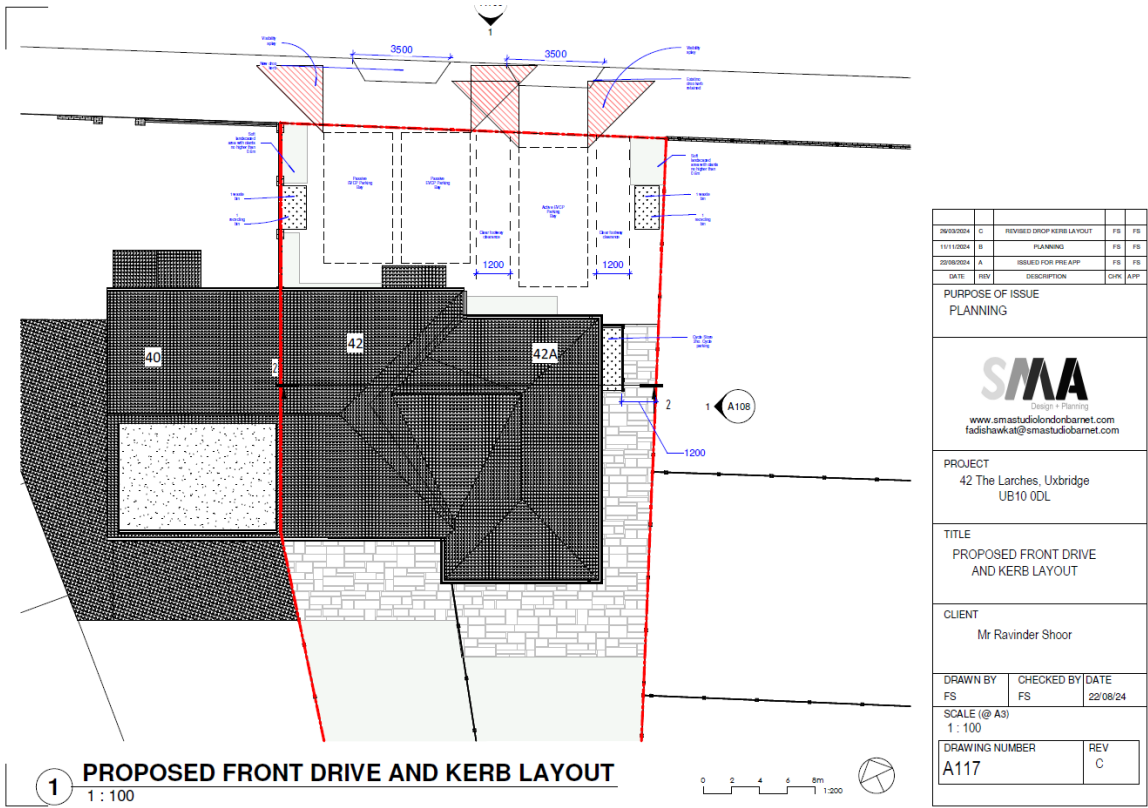
- 3.1 Planning permission is sought for the ‘Demolition of rear outbuilding and erection of a double storey side extension to form a new house with associated bin and cycle stores and separation of rear garden for private amenity space.’

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

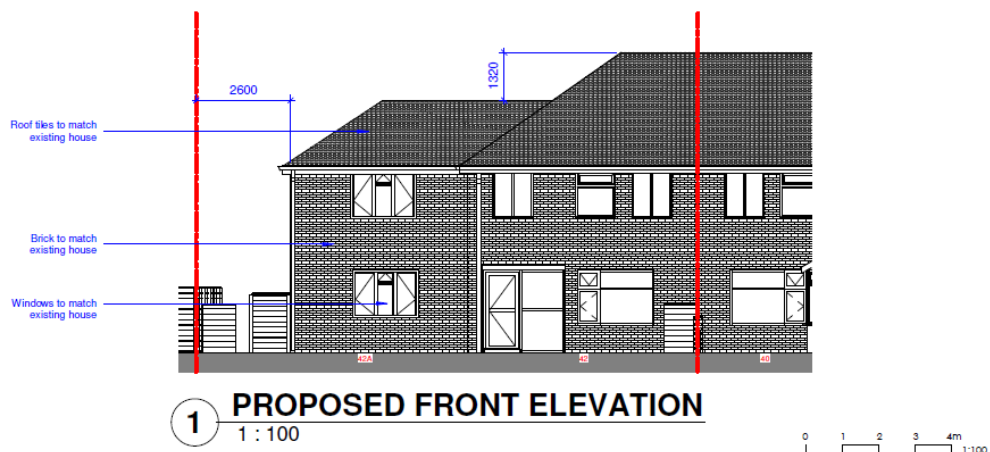
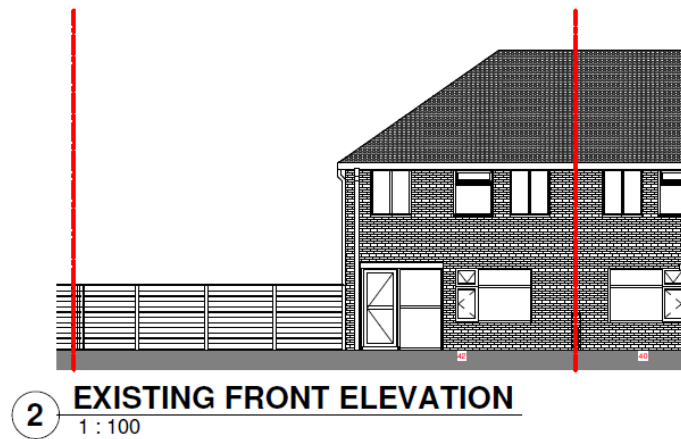
Proposed Block Plan



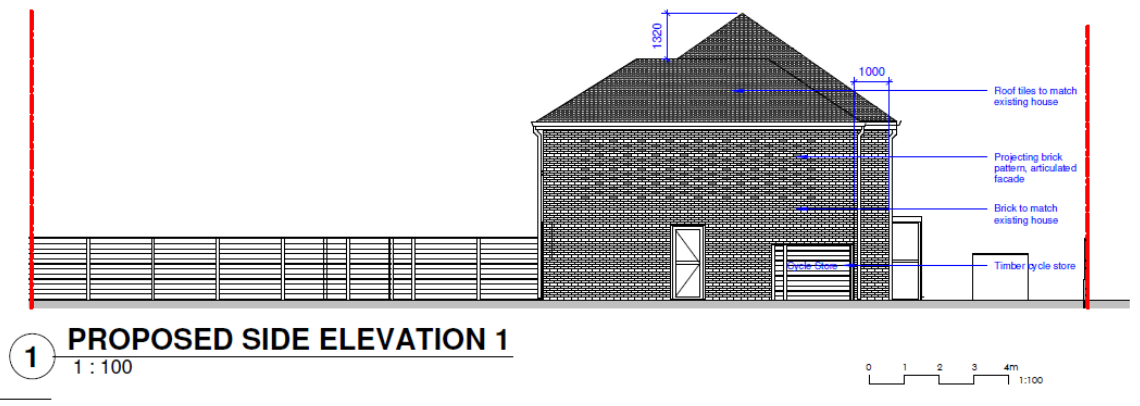
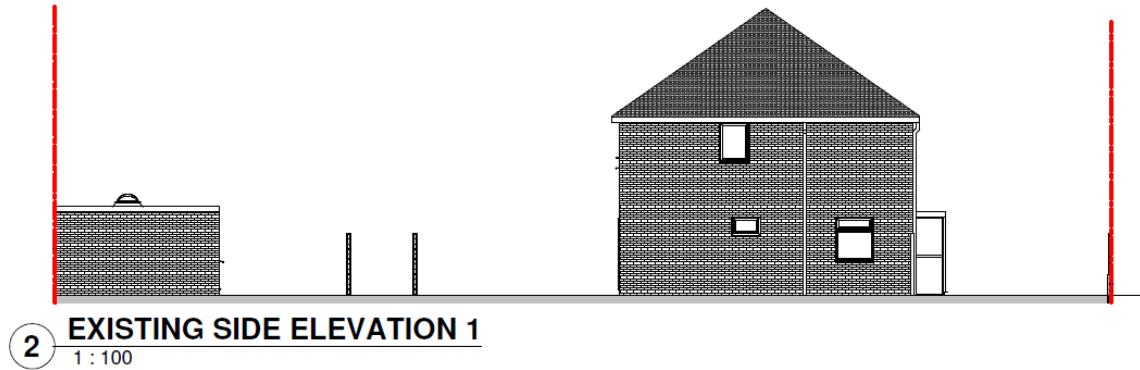
Proposed Front Drive and Kerb Layout



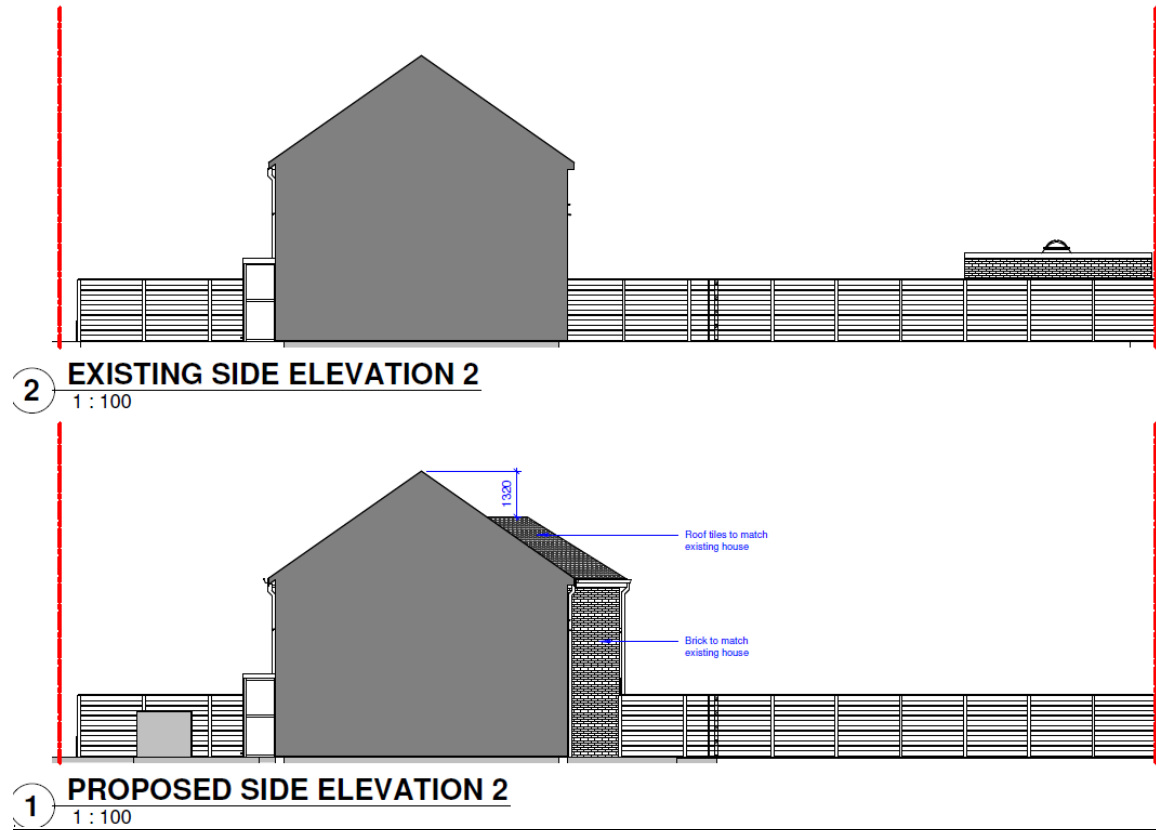
Proposed Front Elevation



Proposed Side Elevation



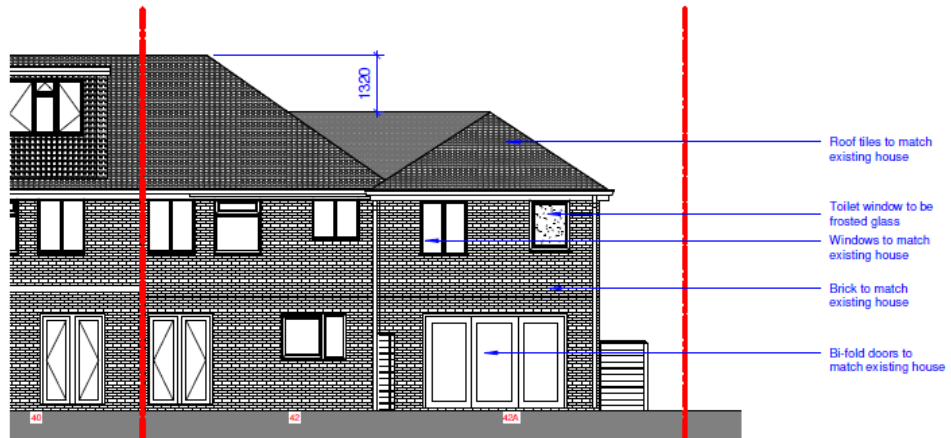
Proposed Side Elevation



Proposed Rear Elevation



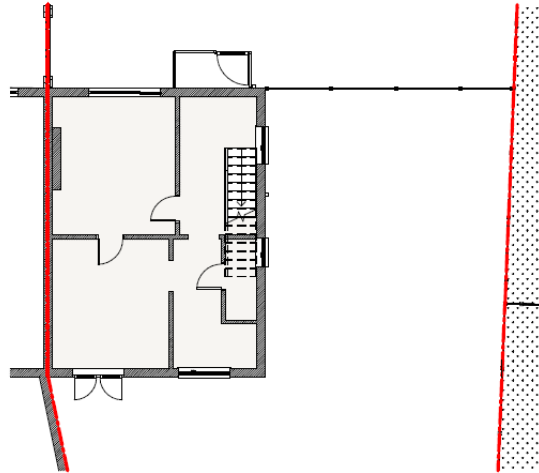
2 EXISTING REAR ELEVATION
1 : 100



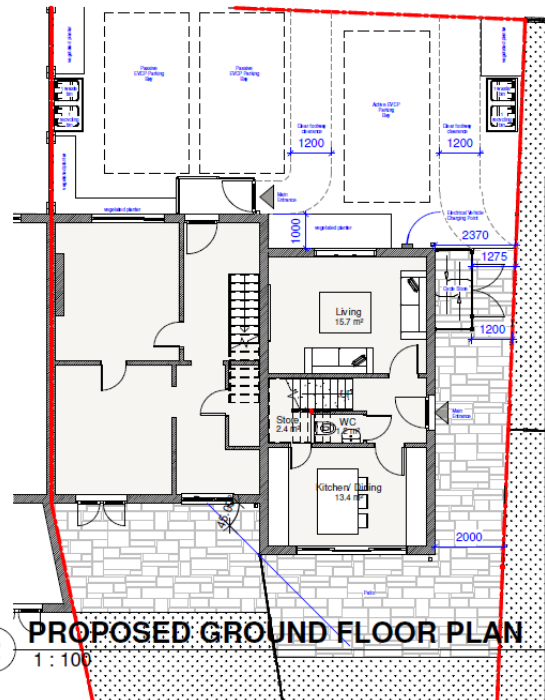
1 PROPOSED REAR ELEVATION
1 : 100

0 1 2 3 4m 1:100

Proposed Ground Floor Plan



1 EXISTING GROUND FLOOR PLAN
1 : 100

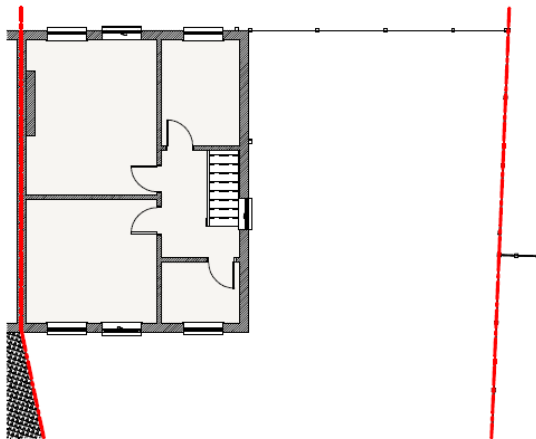


2 PROPOSED GROUND FLOOR PLAN
1 : 100

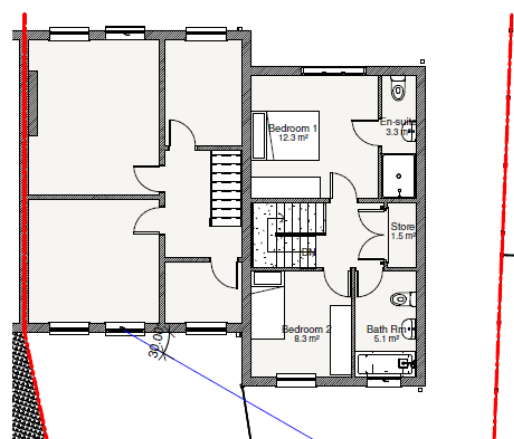
No. 42A
NEW SIDE HOUSE
GROUND FLOOR = 37m²
FIRST FLOOR = 35m²
Total = 72m²
GARDEN = 85m²

NDSS requirement for 2B 3P = 70m²

Proposed First Floor Plan



1 EXISTING FIRST FLOOR PLAN
1 : 100



2 PROPOSED FIRST FLOOR PLAN
1 : 100

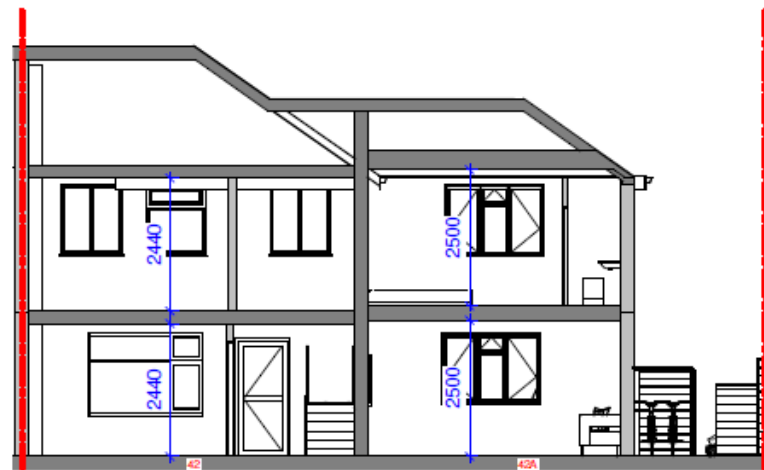
No. 42A
NEW SIDE HOUSE
GROUND FLOOR = 37m²
FIRST FLOOR = 35m²
Total = 72m²
GARDEN = 85m²

NDSS requirement for 2B 3P = 70m²

Proposed Sections

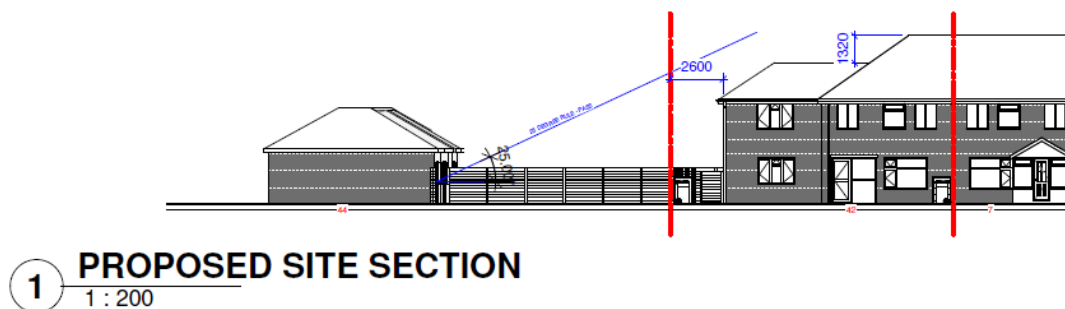


1 **EXISTING SECTION**
1 : 100



2 **PROPOSED SECTION**
1 : 100

Proposed Site Section



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

- 6.1 13 Neighbouring Properties were consulted on the application by letter dated 18-02-25. The consultation period expired 11-03-25. Two neighbouring representations have been received in addition to a Cllr call in request.
- 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.

Table 1: Summary of Representations Received

| Representations | Summary of Issues Raised | Planning Officer Response |
|-----------------|--------------------------|---------------------------|
|-----------------|--------------------------|---------------------------|

| | | |
|--|---|--|
| 1 letter of objection from 2 neighbouring properties and a Cllr call in request has been received. | 1. Concerns regarding loss of sunlight to neighbouring properties. | An assessment of the impact to neighbouring properties has been made at paragraphs 7.17 to 7.24 with particular regard to loss of sunlight to neighbouring properties. |
| | 2. Concerns regarding loss of view from neighbouring properties windows and overbearing impact. | An assessment of the impact to neighbouring properties has been made at paragraphs 7.17 to 7.24 of this report. |

Table 2: Summary of Consultee Responses

| Consultee and Summary of Comments | Planning Officer Response |
|--|---|
| <p>Access Officer</p> <p>No accessibility concerns are raised subject to the inclusion of conditions relating to step free access and compliance with the technical specifications for an M4(2) dwelling.</p> | <p>The relevant conditions have been added to the decision notice.</p> |
| <p>Highways Officer</p> <p>The applicant has a revised proposed block plan and revised proposed front drive and kerb layout (drawing no. A103 Rev C and A117 Rev C).</p> <p>The proposal involves the provision of 2 spaces to serve the existing dwelling and 1 new space to serve the proposed dwelling. A new crossover would need to be constructed to access the 2 spaces for the existing dwelling. The parking and cycle provision is adequate and policy compliant. Concerns are raised regarding the proposed visibility splays as they are not illustrated as being taken from within the site boundary which is a requirement to accord with the Councils Domestic Crossover Policy.</p> | <p>The highway officers' comments are noted. A full assessment of the highway impact has been discussed at paragraph 7.31 of this report.</p> |

7 Planning Assessment

Principle of Development

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

- 7.1 The property is located within an established residential area; however, the London Plan recognises the contribution of gardens (especially back gardens) and suggests a presumption against their loss where it can be locally justified. Local Plan Policy DMH 6 provides a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity.
- 7.2 The National Planning Policy Framework (2024) has a requirement to encourage the effective use of land and The London Plan Policy H2 states that well designed housing schemes on small sites should be actively supported. The Hillingdon Local Plan details how small-scale sites will make a contribution to housing supply.
- 7.3 The proposal is for the erection of a new two-bedroom dwelling attached to the side of No.42 The Larches within its garden, to the side of the property. The surrounding area is residential in character and the proposed development would maintain the established pattern of development. Although the development would be sited within the side garden of the existing dwelling, it is not considered that the new dwelling would cause substantial harm to the character and appearance of the surrounding area given its adequate set in from the side boundary, set back from the front elevation and set down from the main ridge. The development would appear more intimate in mass and scale than the existing dwelling and has been designed to appear as a side extension.
- 7.4 Furthermore, the symmetry of the existing semi-detached pair has been diminished by the extensions to both properties, the conversion of the adjoining properties roof form to habitable use, including the construction of a hip to gable end and rear dormer. The proposal would respect the existing front and rear building lines therefore in the round is appropriate garden land development. The proposal would not result in the loss of the existing single family dwellinghouse and would result in the provision of 1 new dwelling which would contribute to the local housing stock. Although this benefit carries limited weight it is a benefit which weighs in favour of the proposal.
- 7.5 As such, the development would comply with Policies H2 of the London Plan (2021), Policy DMH 6 of the Local Plan Part 2 (2020) and the NFFP (2024). The principle of development is therefore accepted.

Design / Impact on the Character and Appearance of the Area

- 7.6 The proposed development involves the demolition of the existing rear outbuilding and the erection of a double storey side extension to No.42 The Larches to form a new two bed dwelling with associated bin and cycle stores and separation of rear garden for private amenity space.
- 7.7 The existing site comprises a pair of semidetached properties with a spacious gap on the eastern side which is a prominent feature within the street scene. This gap provides a form of separation between the two storey semi-detached properties and the adjacent bungalows on the eastern side.

- 7.8 The proposed development follows a pre-application submission, where design changes have been implemented. The proposed new dwelling would be attached to the side of the existing property No.42 and would measure approx. 4.8m in width, 9m in depth, it would be set down from the main ridgeline by 1.3m, set back from the front building line by 1m and set in from the side boundary by a minimum of 2m at its narrowest point extending to 2.3m. The dwelling would be characterised by with a hipped roof to match the existing dwelling and it would extend beyond the rear building line of No.42 by approx. 1.5m at ground and first floor level, incorporating a pitched roof to the rear.
- 7.9 Whilst it is acknowledged that that existing property and its plot hosts a spacious gap within the street scene which provides a visual separation between the existing semi-detached properties and the adjacent bungalows located east of the site; the proposed development has been designed respectfully with its set down from the main ridgeline, set back from the front elevation and set in from the side boundary. It is considered that the proposed development would appear more of a side extension than a new dwelling from street level.
- 7.10 The bungalows to the east are orientated differently to the application property. The front elevation of the bungalows faces east with the rear elevation facing west. This results in the rear gardens abutting the side boundary of the application site. Subsequently this creates a large separation distance between the application site boundary and the rear elevations of the bungalows to the east. At present the separation distance between 42 and the rear elevation 44 of 19 metres. This would be reduced to 13.7 metres according to the proposed block plan. A separation distance of 13.7 m between buildings is generous and would certainly prevent the potential terracing affect which DMHB 11 and DMD 1 seek to prevent)

Figure 4: Image of the existing street scene at the application site



- 7.11 Furthermore, upon visiting site most properties within the street are either two storey semi-detached dwellings or rows of terraced dwellings. The modest row of bungalows to the east are a minority. A lot of the properties are joined by a brick

wall with an access gate to the side of the properties providing access to front doors on the side of properties and/or rear gardens. The main separation is viewed from the first floor upwards, and this is limited to less than 5 metres. As such the provision of a new dwelling to the side of the property would retain a significant separation distance above that which is seen within the existing street scene. The proposal is therefore not considered to be cramped or contrived and not an overdevelopment of a garden land site.

Figure 5: Image of the example of the average separation distance within the street scene



- 7.12 Although the proposed dwelling would measure more than half the width of the original property, it would still appear subordinate given its overall design. It is not considered that the infilling of this gap is significantly harmful to the character and appearance of the surrounding area for the above reasons, nor would it appear cramped within the plot given the separation distance from the side boundary.
- 7.13 The proposed development would include two front elevation windows. One at ground floor level and one at first floor, it would include a side access door with a projecting brick pattern at first floor level to provide an articulated façade. This is a welcomed feature which adds detail to what could be considered a blank wall. As neighbouring properties would look out onto this side wall, it would provide a welcomed design feature. The materials listed on the proposed drawings and within the Design and Access Statement would match the appearance of the existing house and as such would not appear out of character within the street scene and in the event of an approval, a compliance condition will be added.
- 7.14 As described above, the design of the scheme is not considered to be harmful to the character and appearance and visual amenities of the area, and as such the proposed development complies with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMH 6, DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2024).

Heritage

- 7.15 The site is not located within a designated area and as such this section is not applicable to the assessment of this application.

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

Impact on the Green Belt

- 7.16 The site is not located within the Green Belt and as such this section is not applicable to the assessment of this application.

Residential Amenity

- 7.17 Number 40 The Larches is located west of the application site and forms the other half of the semi-detached properties. Given the proposed dwelling is separated from this neighbour it is not considered there would be any harmful impact in terms of loss of light, overshadowing, loss of outlook, nor would it be overbearing.
- 7.18 The proposed development would be attached to the side wall of No.42 The Larches. The proposed dwelling would extend approx. 1.5m deeper than the rear building wall of this neighbour at both ground and first floor level. The proposed floor plans indicate that the development would not extend into the 45-degree line of sight from the closest neighbouring habitable room windows which indicates there would be no significant loss of light or overshadowing to this neighbouring property; this has been confirmed by the submitted Daylight and Sunlight Assessment which concludes that there would be no harm to this neighbour in terms of loss of light and level of sunlight received. It is not considered that the development would be overbearing neither.
- 7.19 Numbers 44, 46, 48 The Larches are located east of the application site and are bungalow properties. The proposed development would be sited approx. 13.7m away from the rear building line of these properties. These dwelling include habitable rear facing rooms which would face the side wall of this new development.
- 7.20 Although it is only the 21m separation distance between habitable room windows which is referenced within the Local Plan, there is a general rule applied to the relationship of existing and proposed residential buildings whereby a 15-metre separation distance should be adequate to allow for daylight, sunlight and outlook to be safeguarded. The proposed development would fall marginally short of the 15 metres. The application has been accompanied by a Daylight and Sunlight Assessment which concludes that the scheme is compliant with BRE guidance in relation to sunlight impacts and the development would not cause adverse harm on the neighbouring residents in terms of daylight. The report has assessed the impact to all the neighbouring properties including numbers 40-48 The Larches.
- 7.21 The Vertical Sky Component is measured at the centre of a window and should be no less than 27%, or if reduces to below this, should be no less than 0.8 times the former value. The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value. The report indicates that all tested windows meet the Vertical Sky Component guidance. The report also shows that the assessed windows retain in excess of 25% of available annual sunlight hours and 5% of hours during the winter months. The goes on to demonstrate that there would be no impact to the amount of sunlight the assessed

properties gardens receive. The report indicates that properties No's 40-48 would retain 100% of their existing garden sunlight that already receives 2 hours.

- 7.22 The scheme is therefore compliant with BRE guidance in relation to sunlight impacts.
- 7.23 There would be a ground floor side access door which would face these neighbouring properties; however, this would mainly face the boundary treatment and would not cause any loss of privacy or overlooking given its ground floor position. There are side facing windows in the direction of these neighbours and as such there would be no harmful impact. As indicated on the submitted drawings, the upper floor side elevation of the dwelling would include projecting brick to add articulation to this façade, which prevents these neighbouring properties looking out onto a blank wall. It is not considered that the development would be significantly overbearing for the above reasons.
- 7.24 As such, the proposed development would have an acceptable impact on the neighbouring properties amenities complying with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan, Part 2 (2020).

Quality of Residential Accommodation (Internal and External)

Internal

- 7.25 The proposed dwelling would be considered a 2 bed, 3-person unit and would have approx. 78sqm of GIA over two floors. Policy D6 of the London Plan requires a property of this size to have at least 70sqm of GIA and as such the development meets this standard. All habitable rooms would have an adequate source of light and outlook and as such would also comply with Policy D6 of the London Plan (2021). The proposed section drawing indicates that the dwelling would have a floor to ceiling height of 2.5m on both floors again meeting the standards.
- 7.26 As such, it is considered that future occupiers would have a good standard of living accommodation complying with Policy D6 of the London Plan (2021) and Policy DMHB 18 of the Hillingdon Local Plan, Part 2 (2020).

External

- 7.27 The proposed development would involve the demolition of the existing rear outbuilding structure and the separation of the rear garden to provide private gardens for both the retained and proposed dwellings. The retained property would have approx. 89sqm of rear garden and the new dwelling would have approx. 81sqm which would comply with this standard.
- 7.28 As such, the development would comply with Policy DMHB 18 of the Hillingdon Local Plan, Part 2 (2020).

Highways and Parking

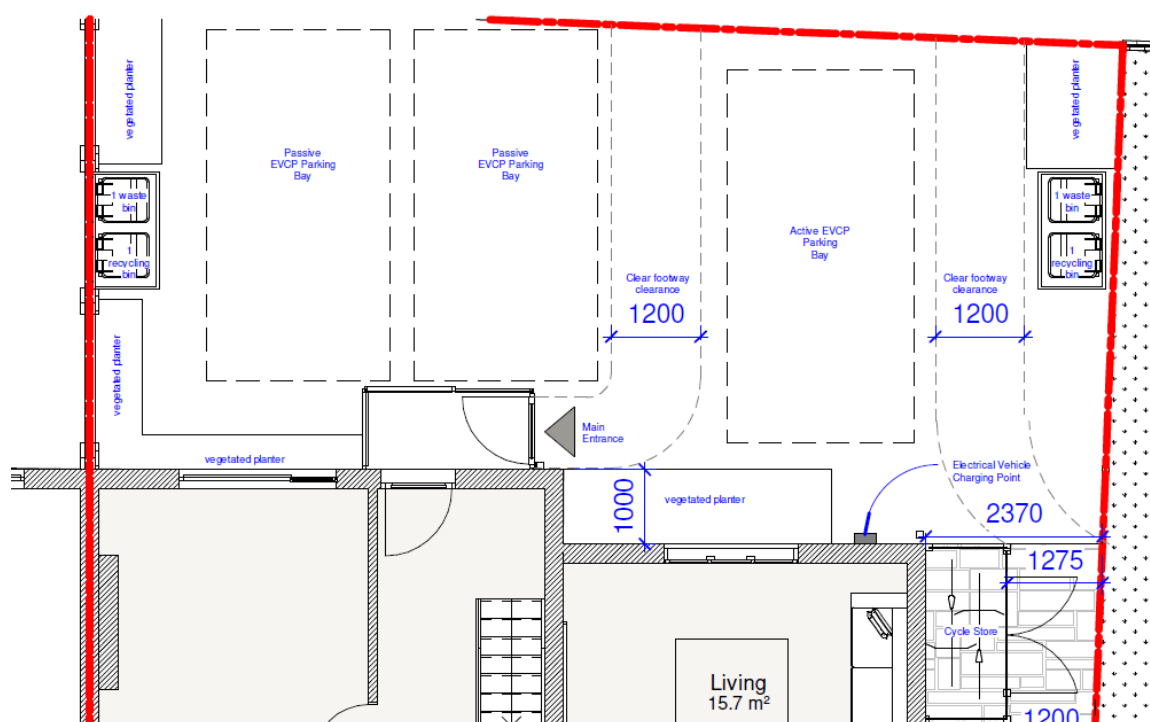
- 7.29 The London Plan (2021) Table 10.3 - Maximum Residential Parking Standards allows dwellings in Outer London PTAL ranking of 1b to have a maximum 1.5no.

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

spaces each, therefore the development should provide a maximum of 3no. car parking spaces. The proposal would include the provision of one new vehicle crossover to provide vehicular access to the new and retained dwelling. 3 parking spaces have been shown, 2 for the retained dwelling and 1 for the new dwelling. The applicant has shown a 1.2m wide pedestrian path leading to both dwelling entrances, the proposed floor plans indicates that the front porch of No.42 would have a new side access door which ensures that there is an unobstructed access for pedestrians (see Figure 6). This is considered an acceptable arrangement.

Figure 6 (Proposed ground floor plan):



- 7.30 The new dwelling would be served by 1 new car parking space accessed via the existing dropped kerb. The existing dwelling would be served by 2 parking spaces which would require the construction of a new crossover. The proposed new crossover is broadly in compliance with the Councils Domestic Crossover Policy; however, the visibility splays are not indicated as being measured from within the site. The Domestic Crossover Policy requires pedestrian visibility splays of 2.4m by 2.4m to be measured from within the site itself. Having reviewed the submitted drawings and visited the site, it is unlikely that the visibility splays could be provided from within the site as the porch restricts the parking spaces from being moved any further back from the footway.
- 7.31 Notwithstanding this point the use of visibility splays is to ensure pedestrian safety from vehicles turning in and out of the site. As the site would require a new crossover and the retention of the existing crossover the proposed

boundary treatment would be limited in terms of width as it would require a substantial proportion of the frontage to remain open. Where there is a need for a boundary treatment to the sides of the properties in order to safeguard the boundaries to the site, this would be limited to 1m in height. Furthermore, the depth of the front gardens is similar and modest across the entire street scene. As such there are a plethora of examples where the car parking provided to the front of the properties would fail to meet the required visibility splays set out within the Domestic Crossover Policy. Based on these factors no highway concerns are raised. An informative is to be added to the decision notice Requiring the vehicle crossover be constructed under a s184 Highways Act (1980) or similar agreement at the applicant's/developer's expense.

- 7.32 The submitted drawing show that one of these spaces would be provided by an active Electric Vehicle Charging Point (EVCP) and the other 2 spaces would have a passive provision which is acceptable. Should the application be approved, a landscape condition will be added to ensure this is provided and maintained throughout the lifetime of the development.
- 7.34 The development would include the provision of one cycle store with space for 2 bicycles for the new dwelling. The store would be located an accessible position with a 1.2m wide path. Should the application be approved, a condition will be secured to provide the details of the cycle storage to ensure it is secure and covered.
- 7.35 Given the sensitivities of the site, a Construction Management Plan will be secured via condition should the application be approved. As such, the development would comply with the Policies DMT 1, DMT 2, DMT 5 & DMT 6 and Policies T4, T5 and T6 of the London Plan (2021).

Noise

- 7.36 The site would be used in an exclusively residential capacity. As such, in terms of the operational phase of the proposed development, no significant issues are raised by the proposal, in respect to noise.

Air Quality

- 7.37 The site is located within an Air Quality Management Area. Given the proposed development is for one new dwelling, it is not considered that the proposal would cause unacceptable levels of dust and disturbance during the construction phase.
- 7.38 The control of dust and construction hours is governed under separate legislation and the relevant informative note has been added to the decision to remind the applicant of this.

Accessibility

- 7.39 The Councils access officer has been consulted on the application and has no concerns regarding accessibility subject to conditions regarding step free access

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

and compliance with the technical specifications for an M4(2) dwelling which will be added to the decision should the application be approved.

Trees and Landscaping

- 7.40 The proposed development would involve the loss of soft landscaping to the front and side of the existing property (mainly grassed areas). Drawings, A103 Rev C and A117 Rev C show the provision of soft landscaping in the form of vegetated planters around the front of both properties which is welcomed. Should the application be recommended for approval, a detailed soft and hard landscaping scheme will be secured via condition to ensure the development integrates well with the surrounding area.

Biodiversity Net gain and Ecology

- 7.41 During the process of the application, the applicant provided the statutory BNG metric, Preliminary Ecology Appraisal (PEA) and BNG report. The report indicates that there would be a decrease of 0.02 Area-Based Habitat Units from 0.06 to 0.04, achieving a net loss of 35.78% which falls short of the mandatory net gain requirement. This is primarily due to the loss of vegetated garden habitat, which could not be adequately compensated for within the plans for the development.
- 7.42 As the required units to meet a 10% net gain is under 0.25, should the application be approved, a condition will be secured requiring a BNG net gain plan and justification why 10% cannot be provided on site. If this cannot be achieved on-site, off-site credits must be purchased with confirmation of this.
- 7.43 The Preliminary Ecological Assessment submitted in support of the application identifies a low habitat value for bat roosting within both buildings (main building and outbuilding) As such, the submitted report recommends that further bat surveys are carried out, this would require 1 survey visit by 2 surveyors at dusk or dawn. The visit should be carried out between May and August inclusive, with at least half of visits needing to be between mid-May and end of August. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied for from Natural England to allow demolition of the building. A condition has been included requiring the submission of the recommended surveys, and if required, the proposed mitigation.
- 7.44 Additionally, mitigation and enhancement measures detailed in the Preliminary Ecological Assessment, such as a low impact lighting strategy, bird and bat boxes/bricks would be implemented to minimise disturbance to foraging and commuting bats. Compliance with the recommendations detailed in this submitted report would be secured by condition.
- 7.45 Subject to the above conditions and compliance with the Preliminary Ecological Assessment, the proposal would have an acceptable impact on biodiversity interest, in terms of protected species. This would be compliant with Policy G7 of the London Plan (2021), Policy DME1 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the NPPF (2024).

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

Flooding and Drainage

- 7.46 The proposed development site is not located in Flood Zones 2 or 3. Nor is it located within a critical drainage area, or an area known for surface water flooding. Should the application be recommended for approval, a condition will be added requiring a sustainable water management plan for the site to be submitted and approved. The plan will ensure that appropriate and sufficient drainage is provided for the new dwelling.

Waste Management

- 7.47 Policy DMHB 11 part (d) of the Hillingdon Local Plan (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours. Drawings, A103 Rev C and A117 Rev C show the provision of refuse storage for the retained and proposed dwellings. Should the application be approved, a condition will be secured to provide further details of these.

8 Other Matters

Human Rights

- 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.

Equality

- 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.

Local Finance Considerations and CIL

- 8.3 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of a new dwelling and is therefore CIL liable if planning permission is granted.

Hillingdon Planning Committee – 11th June 2025

PART 1 – Members, Public & Press

9 Conclusion / Planning Balance

- 9.1 The proposed development would have a satisfactory impact on the character and appearance of the area and would not significantly harm the amenities of any neighbouring property. It is not considered to harm the highway network; additionally adequate living accommodation would be provided for future occupiers.
- 9.2 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@hillingdon.gov.uk.

APPENDICES

Planning Application

9197/APP/2025/239

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 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. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans numbers:

A101 Rev B
A102 Rev C
A103 Rev C
A104 Rev B
A105 Rev B
A106 Rev B
A107 Rev B
A108 Rev B
A109 Rev B
A110 Rev B
A111 Rev B
A117 Rev C

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Daylight and Sunlight Assessment Issue No. 2 dated January 2025
- Biodiversity Net Gain Calculation Document by green shoots ecology dated May 2025
- Preliminary Ecological Assessment Report by green shoots ecology dated May 2025

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

4. 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 at No.42 The Larches 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)

5. COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100), including a like for like replacement of trees in terms of quantum.
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage (secure and covered for 2 spaces)
- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including demonstration that at least 1 space is to be served by 1 active 7Kw electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

Thereafter the development shall be carried out and maintained in full accordance with the

approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

6. OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. NONSC Step Free Access

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

8. NONSC SUDs

Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted

to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding and is to be handled as close to its source as possible and Conserve water supplies in compliance with: Hillingdon Local Plan: Part 1- Strategic Policies Policy EM6 Flood Risk Management in (2012), Hillingdon Local Plan Part 2 Development Management Policies Policy DMEI 10 Water Management, Efficiency and Quality (2020), as well as relevant SuDs guidance contained within the London Plan (2021) and NPPF (2024).

9. NONSC Biodiversity Net Gain

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:
 - a) Description and evaluation of the features to be managed.
 - b) Aims, objectives and targets for management.
 - c) Description of the management operations necessary to achieving aims and objectives.
 - d) Prescriptions for management actions.
 - e) Preparation of a works schedule, including an annual works schedule.
 - f) Details of the monitoring needed to measure the effectiveness of management.
 - g) Details of the timetable for each element of the monitoring programme.

- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

- iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

10. NONSC Ecological Mitigation and Enhancement Plan

No development (including demolition and site clearance) shall take place until the following details have been submitted to and approved by the Local Planning Authority:

- a) One bat emergence/re-entry survey for the main building and outbuilding to be carried out at dusk or dawn by 2 surveyors. The visit should be carried out between May and August inclusive with at least half of the visits needing to be between mid-May and end of August. Survey visits can only be carried out when temperature at sunset is 10 C or more and there are no strong winds or heavy rain (as identified within the Preliminary Ecological Assessment by green shoots ecology dated May 2025).

- b) Should bats be found to be roosting in the buildings, two further survey visits will be required and then a licence applied for from Natural England to allow demolition of the building.

- c) Details of ecological mitigation and habitat enhancements including low-impact lighting strategy and bird and bat boxes/bricks added to the buildings, with one bird brick or box and one bat brick or box added to a suitable part of the site.

Thereafter, the development shall be implemented only in accordance with the recommendations detailed in the approved Preliminary Ecological Assessment by green shoots ecology dated May 2025, and the approved details.

REASON

In order to comply with the Conservation of Habitats and Species Regulations 2017 (as amended) and encourage a wide diversity of wildlife and to manage any impacts on biodiversity and protected species in accordance with Policy DME1 7 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) and Policy G6 of the London Plan (2021).

11. RES12 No additional windows or doors

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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing numbers 42, 44, 46 or 48 The Larches.

REASON

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

12. RES14 Extensions and roof alterations

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 extension or roof alteration to any dwellinghouse(s) subject of this permission 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)

13. NONSC M4(2) Compliance

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

Informatives

1. 123 Works affecting the Public Highway - Vehicle Crossover

The development hereby approved includes the carrying out of alterations to a vehicular access. Prior to undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the London Borough of Hillingdon website
<https://www.hillingdon.gov.uk/dropped-kerb-form>

2.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Hillingdon.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. 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.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

3. I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

4. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingsdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

5. 12 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.

6. 115 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.

7. 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

153 Compulsory Informative (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 and national guidance.

| | |
|---------|---|
| DMH 6 | Garden and Backland Development |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 14 | Trees and Landscaping |
| DMHB 16 | Housing Standards |
| DMHB 18 | Private Outdoor Amenity Space |
| DMT 2 | Highways Impacts |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| LPP D1 | (2021) London's form, character and capacity for growth |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D4 | (2021) Delivering good design |
| LPP D6 | (2021) Housing quality and standards |
| LPP D7 | (2021) Accessible housing |
| LPP GG2 | (2021) Making the best use of land |
| LPP GG4 | (2021) Delivering the homes Londoners needs |
| LPP H1 | (2021) Increasing housing supply |
| LPP H10 | (2021) Housing size mix |

| | |
|------------|--|
| LPP H2 | (2021) Small sites |
| LPP T6 | (2021) Car parking |
| LPP T6.1 | (2021) Residential parking |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places |
| NPPF5 -24 | NPPF5 2024 - Delivering a sufficient supply of homes |

Appendix 2: Relevant Planning History

9197/APP/1999/2667 42 The Larches Hillingdon
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
Decision: 21-02-2000 Refused

9197/APP/2000/1430 42 The Larches Hillingdon
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
Decision: 07-09-2000 Approved

9197/APP/2000/554 42 The Larches Hillingdon
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS
Decision: 24-05-2000 Refused

9197/APP/2005/2191 42 The Larches Hillingdon
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.
Decision: 15-02-2006 Approved

9197/APP/2005/3430 42 The Larches Hillingdon
ERECTION OF SINGLE STOREY DETACHED OUTBUILDING/PLAYROOM AT THE
BOTTOM OF THE REAR GARDEN (APPLICATION FOR A CERTIFICATE OF
LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)
Decision: 07-02-2006 Refused

9197/APP/2006/1439 42 The Larches Hillingdon
ERECTION OF A SINGLE-STOREY DETACHED OUTBUILDING/PLAYROOM AT THE
END OF THE REAR GARDEN (APPLICATION FOR A CERTIFICATE OF LAWFULNESS
FOR A PROPOSED USE OR DEVELOPMENT)
Decision: 12-07-2006 General
Perm.Devt.

9197/PRC/2024/160 42 The Larches Hillingdon
Erection of a double storey side extension to form a 3 bed 5 person house with associated
bin store and cycle store and separation of rear garden to provide private amenity space
Decision: 22-10-2024 Objection

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 |
| PT1.H1 | (2012) Housing Growth |

Part 2 Policies:

| | |
|---------|---|
| DMH 6 | Garden and Backland Development |
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 14 | Trees and Landscaping |
| DMHB 16 | Housing Standards |
| DMHB 18 | Private Outdoor Amenity Space |
| DMT 2 | Highways Impacts |
| DMT 5 | Pedestrians and Cyclists |
| DMT 6 | Vehicle Parking |
| LPP H1 | (2021) Increasing housing supply |
| LPP H2 | (2021) Small sites |
| LPP H10 | (2021) Housing size mix |
| LPP D1 | (2021) London's form, character and capacity for growth |
| LPP D3 | (2021) Optimising site capacity through the design-led approach |
| LPP D4 | (2021) Delivering good design |
| LPP D6 | (2021) Housing quality and standards |
| LPP D7 | (2021) Accessible housing |

| | |
|------------|--|
| LPP T6 | (2021) Car parking |
| LPP T6.1 | (2021) Residential parking |
| LPP GG2 | (2021) Making the best use of land |
| LPP GG4 | (2021) Delivering the homes Londoners needs |
| NPPF12 -24 | NPPF12 2024 - Achieving well-designed places |
| NPPF5 -24 | NPPF5 2024 - Delivering a sufficient supply of homes |