

## Report of the Head of Planning & Enforcement Services

**Address** 19 GROVE ROAD NORTHWOOD

**Development:** Part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and patio, stairwell and lightwell to the rear

**LBH Ref Nos:** 27846/APP/2012/226

**Drawing Nos:** 1480/1  
1480/20 Rev. A  
1480/21 Rev. A

**Date Plans Received:** 31/01/2012

**Date(s) of Amendment(s):** 15/03/2012

**Date Application Valid:** 31/01/2012

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of Grove Road and comprises a two storey detached dwelling with a front projecting bay window. Consistent with the rest of the properties on this side of the street it has a relatively wide frontage. Land levels are generally even and level throughout the area.

To the west lies 17 Grove Road and to the east lies 21 Grove Road, both detached houses of similar scale, but varying in design to the application property. No.21 has been extended from its original form as have several other properties in the street.

The street scene is residential in character and appearance comprising two storey detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The application is a further application following on from recent approvals and refusals for various extensions to the property, which are detailed in the planning history below.

The majority of the proposals are the same as that granted under reference 27846/APP/2010/2916. However this current proposal now incorporates basement level accommodation under the proposed rear extension which would also extend in part beyond the rear of the extension.

It should be noted that the plans have been amended during the course of this application by providing alterations to the height and extent of the terrace/patio area at the rear of the property, now accessed by steps down from the house, and by changes to the lightwells/stairwells serving the basement.

The proposal above ground is primarily the same as that previously approved under reference 27846/APP/2010/2916. This granted planning permission for a part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

The basement now proposed would be provided below the full width of the proposed rear extension, with the basement also extending beyond the rear elevation of the extension by a further 4.4m closest to 21 Grove Road, with a width of 5.5m (retaining a 1m gap to the side boundary). The roof of the basement level extending beyond the rear would provide a patio area, with a lightwell provided at its far end. The patio area would be lower than the slab level of the existing house and would be accessed by steps from the rear elevation of the extension. A stairwell and lightwell to the rear of the main extension would also be provided at the western end of the extended house.

Compared with the original application there are also some amendments proposed to the internal layouts and the side elevation facing No.21 Grove Road.

The proposal is therefore for a part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and a patio, stairwell and lightwell to the rear.

As before, the two storey rear extension would measure 4m in depth along the boundary with nos.17 and 21 Grove Road and 6m in depth in the middle section. The two storey extension would be set in 0.75m in from the side walls of the original house with a hipped roof that would be at the same height as the main dwelling roof.

As before, the ground floor of the rear extension would extend 5m from the existing rear elevation of the house, extending to 6m in depth in the middle section (flush with the upper floor). The two storey central feature thus created would be finished with a hipped roof.

To the eastern side of the house the existing garage and utility room would be replaced with a new single storey side extension. This would be set in from the side boundary with No.21 by 1m, and would extend 5m beyond the rear elevation of the house, and integrated into the proposed extensions at the rear. It would have a tiled, hipped roof rising from 2.5m eaves level up to 3.5m in height where it adjoins the house (as measured from the front of the house).

As before, the loft space would be converted for habitable use and would include 2 rear rooflights, 3 rooflights within the central flat section of the roof, 2 high level rooflights within the side roof slopes and 3 rooflights within the front roof slope.

As before, within the side elevation facing no. 21, the existing bathroom window is proposed to be replaced with 2 obscure glazed windows serving shower rooms whilst facing no. 17, the existing side window (currently serving a bedroom) will be enlarged and

obscure glazed to serve a bathroom.

As before, alterations to the front elevation of the property include a new front porch with timbered roof above plus the introduction of a matching pitched roof to the existing bay window at first floor.

### 1.3 Relevant Planning History

27846/APP/2010/145 19 Grove Road Northwood

Single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.

**Decision Date:** 13-05-2010 Refused **Appeal:** 11-AUG-10 Dismissed

27846/APP/2010/2916 19 Grove Road Northwood

Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

**Decision Date:** 22-02-2011 Approved **Appeal:**

27846/APP/2011/1298 19 Grove Road Northwood

Single storey side extension with 4 roof lanterns (Application for a Certificate of Lawfulness for a Proposed Development).

**Decision Date:** 26-07-2011 Approved **Appeal:**

27846/APP/2011/1299 19 Grove Road Northwood

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, 4 rear rooflights and conversion of roof from hip to gable end with 2 new gable end windows (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 26-07-2011 Approved **Appeal:**

27846/APP/2012/227 19 Grove Road Northwood

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 13-03-2012 Approved **Appeal:**

#### Comment on Planning History

There is a substantial amount of recent planning history in relation to this site, none of which has been implemented to date.

Planning permission was granted in March 2011 for a part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights (Ref: 27846/APP/2010/2916).

A Certificate of Lawful Development was granted in March 2012 for for a single storey side extension(Ref:27846/APP/2012/227).

A Certificate of Lawful Development was granted in July 2011 for a single storey side extension with 4 roof lanterns (Ref:27846/APP/2011/1298).

A Certificate of Lawful Development was granted in July 2011 for the conversion of the roof space to habitable use to include a rear dormer, 3 front rooflights, 4 rear rooflights and conversion of roof from hip to gable end with 2 new gable end windows (Ref: 27846/APP/2011/1299).

Planning permission was refused in May 2010 and subsequently dismissed on appeal for the erection of a single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor (Ref: 27846/APP/2010/145).

Also of relevance to this application is application reference 24007/APP/2010/356, granted in July 2010 in respect of No.21 Grove Road. This was for the construction of a basement under the existing house and single storey rear basement extension, reduction of ground levels of existing patio/garden beyond new rear basement extension and new patio area at basement level at rear.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

30 Local Residents and the Northwood Residents Association consulted. 3 representations have been received objecting to the proposal and 5 representations have been received supporting the proposal.

A petition containing 39 signatures has also been received objecting to the applicant being "permitted to reduce the amenity sought when moving here originally, i.e. privacy and unfitting over development. They are also unwelcome to any proposals causing changes to the general water table and property settlement by massive excavations with consequent drain trouble, particularly in the low part of the road. The new application increases overlooking to at least 4 nearby gardens by extended terracing beyond the nationally accepted rear extension limit of 4m, it is totally out of keeping, and the excavation risk on site for cellars is already apparent from nearby sites."

The individual representations of objection can be summarised as follows:

- 1) All the eastward backing homes already suffer rainwater flooding without the massive excavative intrusion the proposal for cellars would incur across the whole of No.19.
- 2) Both the extended side walls are too near the side fences of the adjoining properties thus increasing the totally out-of-keeping bulk extent.
- 3) Loss of privacy.
- 4) Overdevelopment.
- 5) Any alteration or excavation of natural drainage to rear gardens causes flooding and the proposed basement would significantly worsen this problem.
- 6) The proposed terrace overlooks the lounge rear window of number 21, despite the 45 degree line.

The individual representations of support can be summarised as follows:

- 1) It will add to the attractiveness of the road, will not interfere with the street scene and is in keeping with the surrounding area.
- 2) The objections raised are entirely devoid of merit.
- 3) Whilst similar applications have been made and no objections raised by neighbours, Mr Brown's application results in serial objections.
- 4) I am also very disturbed by the very personal nature of those objections and the unpleasantness that seems to underly them. I hope and am confident that the appropriate body will consider this application on its planning merits and not the amount of invective inspired by it.
- 5) Number 21 Grove Road has a basement under their complete house as well as a very large elevated terrace.
- 6) The Thames water flood map shows no risk of flooding and groundwater is very low.
- 7) The addition of a basement does not add to mass bulk.
- 8) The applicant whilst wishing to increase spatial requirements has been considerate to his neighbours by constructing a basement.
- 9) From a street scene there is no impact, as the work is below ground and there is no increase in roof height, overshadowing or indeed mass bulk.
- 10) It is very similar to the application approved in 2011. As long as building regulations are adhered to in the build, the addition of a basement level has little impact on neighbours. There is no increase in the property footprint, no impact to overlooking neighbours and no impact to the street scene. A similar basement have been approved in the neighbouring property.
- 11) The proposed plan is an improvement on the existing building as it is aesthetically superior and will result in a more attractive building than the existing, it will be constructed from superior materials to current building regulations resulting in a more environmentally friendly building, it improves and increases the quantity and quality of living space on existing plot without harming outlook, it is sympathetic to style and character of buildings in the surrounding area and it will increase rateable values, increasing potential future Council Tax Revenues, providing funding for local services.

#### THAMES WATER

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed

building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk)

THREE RIVERS DISTRICT COUNCIL: No objections.

OFFICER COMMENT: It should be noted that the plans have been amended during the course of this application by providing alterations to the height and extent of the terrace/patio area at the rear of the property, now accessed by steps down from the house, and by changes to the lightwells and stairwells serving the basement.

The above representations and comments were made in the light of the planning application as first submitted. Further consultation letters were sent in respect of the amended plans and no further representations have been received. Any further representations received that may raise additional concerns between the writing of this report and its consideration by the Planning Committee will be set out within the addendum.

#### **4. UDP / LDF Designation and London Plan**

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

#### **5. MAIN PLANNING ISSUES**



The main planning issues are the impact of the development on the character of the house and the area in general and the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered. In assessing these issues consideration also needs to be given to the planning history of the site, including the proposals that have already been considered acceptable (and could still be implemented) and those works that have been indicated as being a possibility through permitted development rights.

That said, the element of the current proposals above ground have previously been considered as acceptable by the Council through the granting of planning permission under reference 27846/APP/2010/2916. The key consideration is therefore whether the basement provision and associated patio area and access arrangements would materially impact on the site and its surroundings and thus affect the decision previously made. This report nevertheless addresses the scheme as a whole.

The application site lies within a residential area. Grove Road is characterised by large detached houses of varying styles and designs, some of which have been extended. Given the character of the area, the principle of extending existing properties is acceptable.

## Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers guidance that must be accorded with if extensions are to be considered satisfactory. Sections 4, 6, 7 and 8 of the SPD set out the criteria against which to assess two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows and includes the following which set the threshold for appropriate scale and design:

### Rear and side extensions

- Rear extensions should not exceed 4m in depth on a detached plot;
- Single-storey extensions should not exceed 3.4m in height with a pitched roof;
- The width of the side extension should be considerably less than that of the main dwelling;
- The front wall of the side extension should not protrude in front of the main house;
- The roof of the two-storey rear extension should not exceed the height of the main dwelling roof.

The roof of the rear two-storey extension is set at the same height as that of the main house, which complies with the SPD. The rear extension measures 4m in depth at first floor level adjoining the boundaries with the neighbouring properties, but projects a further 2m in depth in the centre section, and a further 1m in depth at ground floor level adjoining the boundary with 21 Grove Road. The depth and height of the two storey and single storey element would exceed the SPD guidance in relation to the central section of the two storey and the single storey adjoining 21 Grove Road. However, in relation to the

character and appearance of the property and the street scene these elements of the proposal are considered acceptable given the overall size of the existing property and the size of the plot within which the extensions are set.

The pitched roof on the single storey side and front extension is considered acceptable at 3.5m and as before is not considered to be out of scale or proportion to the main dwelling or the adjoining properties. The single storey front/side extension would not extend beyond the front building line of the existing bay windows, the width of the single storey side extension is also subservient to the width of the main dwelling, the height and width of the porch is subordinate to that of the main dwelling and the porch is in line with the front of the bay windows. The number, size and location of the rooflights is considered sympathetic to the appearance of the main dwelling.

With regards to the basement area, it is noted that the adjoining property at No.21 has planning permission for a basement. The principle of a basement is therefore considered acceptable.

With regard to the detailed design of the basement, this would be below the rear extension and within the rear garden area. It would not therefore be visible from the street. It would have little impact on the external appearance of the approved extensions, other than through the provision of a stairwell and lightwells, and the patio area to be created on the roof of the basement. Given that the amended plans show this patio area at a level lower than that of the existing house this arrangement is considered acceptable in design terms, and would relate satisfactorily to the design of the extended house.

Overall, and as previously considered, the proposed development would thus represent a form of development which would harmonise with the character and proportions of the original house and the appearance of the street scene and the surrounding area generally, in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the principles of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

#### Impact on the Amenities of Adjoining or Nearby Properties

With regards to impact on amenity, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 4, 6, 7 and 8 of the SPD offer further criteria against which two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows can be assessed against to consider the impact on neighbouring properties. These include:

- retain foundations and guttering within the application site;
- not to include windows and doors that overlook neighbouring properties.
- use of materials to complement existing house
- provision of sufficient garden space

As before 17 Grove Road would be separated from the proposed extension by its attached garage. That property does not have any windows overlooking the application property. A 3.5m gap would be retained between the flank wall of the proposed extension



and 17 Grove Road. A 3.8m gap would be retained between the flank wall of the proposed extension and 21 Grove Road. The extension would not be within a 45 degree line of sight from any habitable room window on either 17 or 21 Grove Road. As such, it is considered that the proposed development would not harm the residential amenities of the occupiers of 17 and 21 Grove Road through, overdominance and visual intrusion.

The only proposed first floor window that faces a neighbouring property (the shower room/WC facing no.21) is conditioned to be obscure glazed and non-opening below 1.8m. All ground floor openings that face neighbouring properties are recommended to be conditioned to be obscurely glazed. A condition is also recommended removing permitted development rights for any new windows facing Nos. 17 and 21. Planning permission would therefore be required for the installation of new side facing windows on the extension.

With regard to the proposed basement, this would not be particularly visible from the neighbouring properties adjoining the site given that it is below ground level. The stairwells, lightwells and patio area (as amended) would be below the slab level of the existing house and consequently would not result in any adverse harm to the amenities of the adjoining occupiers. Whilst the basement would extend in part beyond the rear elevation of the previously approved extension it would not cause any harm, with its roof area used as a patio, at a level that is appropriate to the house without causing any adverse overlooking.

The concerns of objectors in relation to the construction of the basement are noted. As in the case of the basement proposed for No.21 it is recommended that appropriate construction conditions be imposed on any planning permission granted. The site is not within a Flood Risk Area and it is a matter for the Building Regulations to ensure that the construction is carried out in an appropriate manner.

Therefore, as before, it is considered that the proposal would not harm the residential amenities of adjoining occupiers and would be in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The windows to the extension and the basement area would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 5.3.

As before, approximately 700sq.m of private amenity space would be retained which would be sufficient for the enlarged house.

With regards to parking, the application site would remain as a dwelling house and as such, under the Council's parking standards, two off-street parking spaces should be provided. These are to be provided within the front garden area and as such the proposal would not result in an increase in on-street parking, in accordance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

## **6. RECOMMENDATION**

**APPROVAL subject to the following:**

**1** HH-T8 Time Limit - full planning application 3 years

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** HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3** HH-M2 External surfaces to match existing building

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.

**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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 17 and 21 Grove Road.

**REASON**

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5** HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The windows and openings facing 17 and 21 Grove Road shall be glazed with permanently obscured glass and shall also be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6** NONSC Non Standard Condition

The parking area shown on the approved plans shall be constructed and shall be for the sole use of the occupants of the dwelling and thereafter be permanently retained and used for no other purpose.

## REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

### 7 NONSC Non Standard Condition

Before any work hereby authorised begins, a written plan, programme and report of timetabled works, materials and methodology shall be submitted to the local planning authority (certified by two independent 'members of professional engineering and surveying institutions') for the purpose of demonstrating that the developer has had sufficient regard to:

- \* securing the safety and stability of all parts of the dwelling through the implementation and life of the development.
- \* ensuring the involvement of the Council's Building Control Department or an approved Inspector at all relevant stages of implementation of the development.
- \* the consideration of and method of implementation of appropriate engineering measures and the application of methodology to:
  - a. strengthen any wall or vertical surface;
  - b. support any ceiling, floor, roof or horizontal surface;
  - c. provide protection to ensure the structural integrity of the building during the progress of the works and for the life of the development.

No works shall commence until the local planning authority has indicated in writing its approval of the plan, programme and report.

In this condition 'members of professional engineering and surveying institutions' means members of relevant professional institutions, the precise institutions to be notified in writing by the Local Planning Authority to the developer within 60 days of the grant of planning permission and to be determined by the local planning authority in consultation with the Council's Building Control Department and the Health and Safety Executive.

## REASON

The works to be undertaken to this dwelling require specialist engineering advice and skills to maintain the dwelling's structural integrity for the life of the development in the interests of its appearance in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### 8 NONSC Non Standard Condition

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.
- (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 OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

### INFORMATIVES

#### Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it 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).
  
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services

Reception, Civic Centre, Uxbridge, UB8 1UW.

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

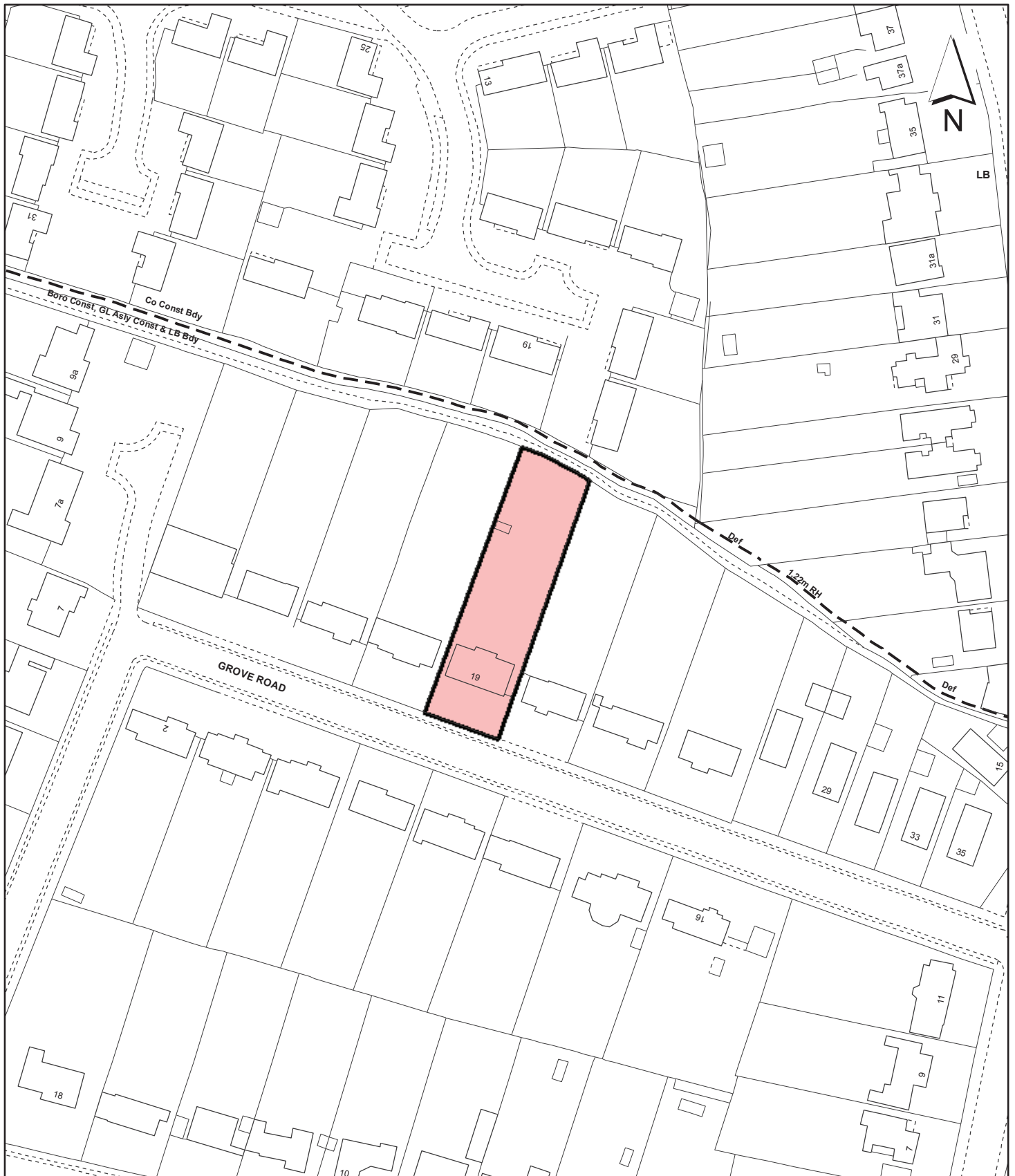
12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central



Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon,  
Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Warren Pierson

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**19 Grove Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:  
**27846/APP/2012/226**

Scale  
**1:1,250**

Planning Committee  
**North**

Date  
**April  
2012**



**HILLINGDON**  
LONDON