



HILLINGDON
LONDON



Borough Planning Committee

Date: TUESDAY, 21 JUNE 2022

Time: 7.00 PM

Venue: COMMITTEE ROOM 6 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

To Councillors on the Committee

Councillor Henry Higgins (Chairman)

Councillor Steve Tuckwell (Vice-
Chairman)

Councillor Farhad Choubedar

Councillor Ekta Gohil

Councillor Gursharan Mand

Councillor Raju Sansarpuri

Councillor Jagjit Singh

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camera and scan the code below:



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Putting our residents first

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It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

Ward Councillors – There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members – The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the meeting works

The Planning Committees consider the more complex or controversial proposals for development and also enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and the Items marked Part II will be considered in Private

PART I - Members, Public and the Press

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	95 Wood End, Green Road – 32/APP/2020/3725	Wood End	First floor rear extension. Recommendations: Refusal	9 – 22 35 - 45

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	14 Deane Avenue – 10848/APP/2022/688	South Ruislip	Alterations to existing dormer window and alterations to the roof profile. Recommendations: Approval	23 – 34 46 - 50

PART I - Plans for Borough Planning Committee

35 - 50

Minutes

BOROUGH PLANNING COMMITTEE

24 May 2022

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Henry Higgins (Chairman) Steve Tuckwell (Vice-Chairman) Shehryar Ahmad-Wallana Farhad Choubedar Gursharan Mand Raju Sansarpuri Jagjit Singh</p> <p>LBH Officers Present: Roz Johnson, Planning Service Manager Katie Crosbie, Planning Team Leader Nesha Burnham, Principal Planning Officer Alan Tilly, Transport Planning and Development Manager Kerrie Munro, Planning Lawyer Steve Clarke, Democratic Services Officer</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor Gohil with Councillor Ahmad-Wallana substituting.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Tuckwell declared a non-pecuniary interest in agenda item 11 as he had an interest in a property on Norwich Road and had absented himself from an associated application on a previous occasion; he withdrew from the meeting for this item and did not participate in the vote.</p>
5.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meetings held on 06 April and 12 May 2022 be approved as a correct record.</p>
6.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman highlighted that Item 8 had been withdrawn from the meeting's agenda.</p>
7.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THE ITEMS MARKED PART II WILL BE</p>

CONSIDERED IN PRIVATE (*Agenda Item 5*)

It was confirmed that all items would be considered in public.

8. **5-6 FIRS WALK - 30837/APP/2021/2577** (*Agenda Item 6*)

Reserved matters (landscaping, layout, scale and appearance) in compliance with Condition 1 of Inspector's Decision Letter dated 01/02/2021, Appeal Reference: APP/R5510/W/20/3253781 (LPA Ref: 30837/APP/2019/3096) (Erection of 3 x 4-bed dwellings with associated parking and amenity space and installation of vehicular crossover)

Officers introduced the application and delivered a presentation to the Committee. It was highlighted that the principle of development had already been established at appeal by the Secretary of State and therefore the matters in front of the Committee for consideration were those of layout, scale, appearance and landscaping. Following negotiations between the applicant and officers, revised drawings of the proposals had been submitted to address concerns raised by the Council's Conservation Officer and Landscape Officer associated with the front protrusion of the dwellings, the bulk of the crown roof profiles on plots 2 and 3, alterations to the front elevations of plots 2 and 3, a reduction to the front projection of plot 1, the removal of proposed Tuscan porches, and changes to the external finishes on plots 1 and 3. Officers were satisfied that the proposed amendments had satisfactorily addressed the points raised by the Inspector in the appeal decision. Officers recommended that the application be approved subject to the proposed conditions within the officer's report. Members' attention was also drawn to the addendum which clarified that the planning obligations had been secured as part of the Unilateral Undertaking secured as part of the outline consent.

It was noted that the dwelling on plot 1 would be accessed of Firs Walk and the dwellings on plots 2 and 3 would be accessed from Foxdell. Officers highlighted that the proposed access matters could not be reconsidered as part of this reserved matters application due to these being improved and determined by the Inspector at appeal.

It was also highlighted that the Dene Road Area of Special Local Character (ASLC) was situated to the north of the site and the application site itself did not come under the ASLC. The site was not covered by a Tree Protection Order although it was noted that the rear boundaries of No.6 and No.5 adjoined TPO 260 and TPO 481 respectively. An arboricultural impact assessment, method statement, tree constraints plan and tree plan had been submitted with the application with the Council's Landscape Officer raising no objections. 15 new trees would be planted which would help to soften and integrate the site into the surrounding context.

Officers noted that, in light of the amendments made to the scheme, the overall layout, appearance and landscaping of the development would be of a high quality and would not cause harm to the character and appearance of the local area. The proposals were therefore deemed to be in accordance with policies DMHB1, DMHB 5, DMHB 11 and DMHB 12 of the Local Plan, and policies D1, D3, D4 and HC1 of the London Plan.

In terms of impact on neighbouring properties, it was noted that there would a separation distance of approximately 7 metres between No. 4 Firs Walk and the nearest proposed dwelling on plot 1. It was acknowledged that the rear building line on the proposed plot 3, would project beyond it's nearest dwelling, No 13 Foxdell, by approximately 1 metre; however, there would be a separation distance of

approximately 4.7 metres and it was deemed that the 45 degree 'line of sight' rule would not be breached by this.

A petition had been received objecting to the application. By way of written submission, the petitioners highlighted a number of concerns, including:

- That their statement had the support of the Dene Road Residents Association and the Northwood Residents Association.
- The Dene Road area had been recognised as an Area of Outstanding Local Character and multiple applications in recent years had resulted in an overcrowded street scene on Foxdell.
- The proposals had significantly more bulk than existing buildings on the street due to the shape of the proposed roofs; this was a detriment to the visual amenity, character and appearance of the area.
- The rear elevations of plots 2 and 3 protruded beyond the established building line of the rear of the houses on the south side of Firs Walk and Foxdell causing light issues, particularly for No. 13 Foxdell.
- Concerns were raised as to the potential for environmental damage to trees following the felling of three trees shortly before an associated 2018 planning application was submitted.
- The application history for the development had previously seen the Council refuse similar iterations of the scheme and petitioners were shocked to see that this application had been recommended for approval.
- The highway status of Foxdell was raised as an issue associated with the proposed development in that, the public highway status of Foxdell was subject to a dispute. If the section of road was deemed not to be public highway, there would be no public right of way access to the proposed development.

The agent for the application was present at the meeting and addressed the Committee in response to the petitioners' remarks. Key points of their address included:

- The site benefited from already having obtained outline planning permission awarded by the Planning Inspectorate under appeal; this permission included details surrounding highways access.
- The scheme had been revised to account for officers, and the Inspector's, comments. The revisions included a flush front build line with neighbouring properties on Foxdell and Firs Walk, reduced bulk and scale of the dwellings, changed roof materials to keep in context with local character, and a greater amount of soft landscaping to the front.
- The provision of 3 family-sized houses would contribute to meeting an identified need for 3 or more-bedroom houses in the Borough.
- Amenity space would be well in excess of requirements.

Officers reiterated that the principle of the development, and the access arrangements, had been approved by the Planning Inspectorate and were not matters that the Committee could consider as part of this reserved matters application. By way of clarification, the Chairman highlighted that the Committee had previously refused an associated outline planning permission application for this development; that decision had subsequently been overturned by the Secretary of State effectively giving permission for the development to go ahead.

Members thanked officers for the report and presentation and were encouraged by the revisions made to the scheme in reducing its bulk and impact on the street scene.

Concerns remained around the impact of sunlight issues on neighbouring properties; officers noted that there would be an impact on the evening sunlight levels of neighbouring occupiers but it was deemed to be a minor and acceptable impact by both officers and the Inspector.

It was highlighted that a number of conditions had been proposed within the officer's report including the submission of a construction management plan which would include measures to be taken by the developer to minimise pollution and disturbance during construction. Regarding landscaping, officers also confirmed that a planting schedule had been submitted and secured as part of the approved drawings. A further condition proposed within the report was the removal of permitted development rights ensuring any changes to the properties in future would require explicit planning permission. The Committee agreed that the proposed conditions were robust.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, as per the officer's recommendation.

9. **78 HIGH STREET - 32265/APP/2022/579** (*Agenda Item 7*)

Demolition of existing buildings and erection of new 1.5 storey building containing 2 dwellings, parking and associated facilities

Officers introduced the item and highlighted that the application was a resubmission following the refusal of a previous application at the Minor Applications Planning Committee in September 2021. It was noted that the application form stated that permission was being sought for 3 dwellings, however the submitted drawings showed proposals for 2 semi-detached dwellings; it was confirmed that officers had assessed the application based on the submitted drawings of 2 semi-detached dwellings.

Officers recommended that the application be refused and had given 7 reasons for refusal in their report. Members' attention was drawn to the addendum whereby the second refusal reason had been amended to include reference to perceive "and actual" loss of privacy for neighbouring residential occupiers. Officers deemed that the attempted revisions made by the applicant since the previous application was refused had not satisfactorily addressed their concerns.

A petition had been received objecting to the application. By way of written submission, the petitioners highlighted their reasons for submitting a petition in objection, including:

- That they were the tenant of the shop at 78 High Street, to the front of the site, as well as the tenant of the flat above.
- There would be an adverse impact on neighbouring residential occupiers as a result of the proposals.
- The development would offer sub-standard accommodation for future occupiers, and
- That there would be an adverse impact on the surrounding Area of Special Local Character.
- They were in agreement with officer's reasons for recommending refusal of the application.

The Committee agreed that some development was required for the site, particularly

the rear of the site which was in disrepair, but indicated that the proposals in front of them were not a suitable form of development.

Members highlighted the unacceptable layout with specific reference to the refuse store arrangements whereby the adjacent occupier would need to walk past their neighbour's ground floor window to access the refuse store. Officers noted that refusal reason 3, by way of it mentioning a contrived layout, went some way in addressing the concerns around refuse storage arrangements, however officers were happy to amend the reason to include specific reference to refuse arrangements.

The officer's recommendation, including the discussed amendment, was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED:

- 1) That the application be refused;**
- 2) That refusal reason 2 be amended as per the addendum; and**
- 3) That refusal reason 3 be amended to include specific reference to the unacceptable refuse storage arrangements.**

10. **2 GATEHILL ROAD - 10808/APP/2022/630** (*Agenda Item 8*)

This item had been withdrawn prior to the meeting.

11. **143 HIGH STREET - 24082/APP/2021/4438** (*Agenda Item 9*)

Change of use from Use Class E (Commercial, Business and Service) to a Nail Parlour (Sui Generis)

Officers introduced the application highlighting that the site was situated within the Ruislip Village Conservation Area. The proposed change of use to a nail parlour was considered to be complimentary to the variety of shops and services in the parade and was deemed to not result in an excessive cluster or overconcentration of nail parlours in the town centre. Officer's recommended that the application be approved subject to the conditions detailed within the officer's report.

A petition had been submitted objecting to the application; the lead petitioner was present and addressed the Committee. Key points included:

- The proposed change of use would lead to an overconcentration of nail salons on Ruislip High Street.
- The application was sited directly across the street from the petitioner's own nail salon which had been in business since 2003; the addition of a new nail salon, when there were already a number of similar establishments within the vicinity, would have a detrimental effect on business.
- There was insufficient footfall along Ruislip High Street to accommodate for a further nail salon, especially in the wake of the Covid-19 pandemic which had dramatically impacted business.

The agent for the application had submitted a written statement which was read out for the Committee. Key points raised included:

- Ruislip High Street was a versatile and vibrant retail location with an array of business and often multiple establishments operating similar completing businesses successfully.
- The primary concerns raised by the petitioners pertained to the opening of a competing business within the same vicinity which was not deemed a material planning matter.
- It was the applicants right to choose a suitable location to start their new business.

The Committee sympathised with the petitioner and their situation however it was understood that the primary concerns raised in their petition were not material planning matters and therefore could not be considered when determining the application before them. Members noted that there were 7 vacant units along Ruislip High Street and the Committee were in a position to improve the vibrancy of the shopping parade.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, as per the officer's recommendation.

12. **WYNNSTAY HIGH ROAD - 9292/APP/2021/4393** (*Agenda Item 10*)

Part single, part two-storey rear extension (following demolition of rear conservatory); replacement of front garage door with window; new first floor windows on front and rear elevations; new ground and first floor side elevation windows; and rear patio

Officers introduced the application noting that an application for a rear extension had previously been refused due to its scale and design; however, it was highlighted that the previous design differed significantly from the application in front of Members for determination. The revised proposals were deemed to mitigate any impact upon neighbouring residents. It was highlighted that the site was close to but not within the Eastcote Village Conservation Area. The application was recommended for approval.

The Chairman noted that the application had been called in by a local Ward Councillor to be determined by the Committee. Members expressed their support for the proposals in light of the changes made since the previously refused application and saw no reason not to approve.

The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be approved, as per the officer's recommendation.

13. **32 NORWICH ROAD - TPO 794** (*Agenda Item 11*)

Before the commencement of this item, Councillor Tuckwell removed himself from the room. Councillor Tuckwell did not take part in the vote on this item.

Officers introduced the item noting that the silver birch tree in question was highly visible from Cranbourne Road and significantly contributed to the amenity and arboreal character of the area. Officers recommended that the Tree Protection Order be

confirmed.

Members were in agreement with the officer's report. The officer's recommendation was moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the TPO be confirmed.

The meeting, which commenced at 7.00 pm, closed at 8.32 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Steve Clarke on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 95 WOOD END GREEN ROAD HAYES

Development: First floor rear extension.

LBH Ref Nos: 32/APP/2020/3725

Drawing Nos: 095/001
095/002 (Existing first and second floor plan)
095/005
095/002 (Block plan)
095/002 (Existing ground and first floor plan)
095/004
095/003 (First and second floor plans)
095/003 (Ground and first floor plans)

Date Plans Recieved: 13/11/2020

Date(s) of Amendment(s):

Date Application Valid: 13/11/2020

1. **SUMMARY**

The application property comprises a large two/three storey building situated on the corner of Wood End Green Road and Cromwell Road. The ground floor of the building is in use as a convenience store, with residential accommodation above. The planning application seeks permission for a first floor rear extension.

The drawings submitted raise four key concerns and four reasons for refusal:

- The design and appearance of the rear extensions proposed would fail to respect the character and appearance of the building and surrounding area;
- The siting and position of a proposed first floor door would result in a harmful loss of privacy and disturbance to near neighbours;
- The application fails to demonstrate that the proposed extension would not result in significant harm to the residential amenity of occupiers of no. 93a and no.93 Wood End Green Road through overshadowing, loss of light, harm to outlook and overbearing impact;
- The application fails to demonstrate that a satisfactory standard of living would be provided for future occupiers of the development.

The application as proposed is unacceptable and is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed first floor extension by reason of its bulk, size, siting, flat roofed design and unsympathetic fenestration would fail to respect the character of the host building and the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan - Part 1 (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two

(2020) and Policies D1 and D3 of the London Plan (2021).

2 NON2 Non Standard reason for refusal

The proposed first floor rear extension by reason of the first floor door which provides access to the flat roofed area to the rear would result in an unacceptable loss of amenity to neighbouring residential occupiers as a result of increased noise, general disturbance and loss of privacy, in conflict with the requirements of Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020).

3 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by virtue of its scale, position and design would result in an unacceptable loss of amenity to neighbouring residential occupiers at no. 93a and no. 93 Wood End Green Road as a result of overshadowing, loss of light, harm to outlook and overbearing impact. As such, the proposal is contrary to Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020).

4 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate with the submission of accurate drawings that the proposed development would provide quality residential accommodation for existing and future occupiers of 95 Wood End Green Road contrary to Policies DMHB 11 and DMHB 16 of the Hillingdon Local Plan - Part Two (2020) and Policy D6 of the London Plan (2021).

INFORMATIVES

1 I71 LBH worked applicant in a positive & proactive (Refusing)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a large two/three storey building situated on the corner of Wood End Green Road and Cromwell Road. The ground floor of the building is in use as a convenience store, with residential accommodation above. The main entrance door is situated on the corner of the site and the flank of the shop elevation lies along Cromwell Road.

To the south of the site is an electricity sub-station (ESS) and then an access way to Nos. 83-91 (odd) Wood End Green Road, which lie in a backland position, together with the rear amenity space of No.93 and 93A Wood End Green Road.

The application property has been extended to the rear and roof previously and also has a single storey rear extension and outbuilding.

The site is located in a predominantly residential area and is not subject to any relevant

planning or heritage designations.

3.2 Proposed Scheme

The application has been submitted in response to a planning enforcement investigation relating to the insertion of a first floor door and window and creation of balcony/roof terrace at the rear of the building without planning permission. It should be noted that the application is not seeking consent for the 'as-built' development. The application proposes a new 1m deep rear extension at first floor level, albeit the proposed extension would contain a window and door opening onto the roof of the existing single storey rear extension below, similar to the currently unauthorised arrangement.

It is noted that the 'existing' drawings submitted do not accurately reflect the building on site. In addition, fenestration shown on both the 'existing' and 'proposed' drawings does not appear to match that which has previously been granted planning permission. The applicant has been requested to submit accurate plans and to provide clarification of whether the application includes changes to fenestration on the building. No clarification or revised drawings have been forthcoming and the application is therefore considered on its merits and is considered to only relate to the proposed first floor rear extension (as per the applicant's description on the submitted application form). Had the application otherwise been considered acceptable, this matter could have been clarified on the decision notice by way of an appropriately worded planning condition.

3.3 Relevant Planning History

32/APP/2005/3080 95 Wood End Green Road Hayes

ERECTION OF A FIRST FLOOR REAR EXTENSION TO EXISTING RESIDENTIAL FLAT AND ALTERATION TO SIDE ELEVATION (FACING CROMWELL ROAD) AND CHANGE OF USE OF AN EXISTING GROUND FLOOR RESIDENTIAL KITCHEN/DINING AREA AND PART OF CLASS A1(RETAIL SHOP) AREA TO HOT FOOD TAKE AWAY (CLASS A5)

Decision: 04-09-2006 Withdrawn

32/APP/2005/3082 95 Wood End Green Road Hayes

ERECTION OF A TWO-STOREY REAR EXTENSION INCORPORATING 2 INTEGRAL GARAGES AT GROUND FLOOR LEVEL AND 1 TWO-BEDROOM SELF-CONTAINED RESIDENTIAL FLAT ON FIRST FLOOR LEVEL

Decision: 26-01-2007 Withdrawn

32/APP/2009/1741 95 Wood End Green Road Hayes

First floor rear extension.

Decision: 18-05-2017 NFA

32/APP/2013/3494 95 Wood End Green Road Hayes

First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes

First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

Comment on Relevant Planning History

There has been an extensive planning history at the site as listed above.

Of most relevance, planning permission was granted on 16 February 2016 (reference 32/APP/2015/4360) for 'Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the rear.'

This development appears to have been implemented, albeit there are some discrepancies between the approved plans and the as-built development as previously noted. The discrepancies include the fenestration on the building and a roof overhang/canopy at the rear of the building where the proposed first floor extension would be constructed.

There is an open planning enforcement investigation relating to the application site. The investigation is currently held in abeyance, pending the determination of the current planning application.

4. Planning Policies and Standards

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMT 2 Highways Impacts
DMT 6 Vehicle Parking
DMH 2 Housing Mix
DMH 4 Residential Conversions and Redevelopment
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm

DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
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 D8	(2021) Public realm

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

21 neighbouring properties were consulted by letter dated 24.11.20. A petition of objection has been received with 20 valid signatures raising concerns about:

1. Extreme loss of light to adjacent flats.
2. Parking concerns resulting from the use of the ground floor. Delivery vehicles cause ongoing problems.
3. Vermin infestations and problems are ongoing.
4. Retrospective works not up to the required standards of finish.

Planning Officer Response:

Point 1 is considered at section 7.08 of this Committee Report.

In relation to points 2 and 3, it should be noted that issues relating to the existing ground floor use are not matters for consideration under this planning application. Comments raised regarding unauthorised parking and vermin have however been duly noted and referred to the Council's ASBET team for further investigation. This is separate to the determination of the planning application.

Point 4 is duly noted, however this would not constitute a reasonable ground for refusal of planning permission.

Internal Consultees

Access Officer -

No objections raised from an accessibility perspective.

Landscape Officer -

This site is occupied by a part one / part two / part three-storey building, located on the south side of Wood End Green Road at the junction with Cromwell Road. The ground-floor serves as a local shop, with residential accommodation above. There is no garden attached and no trees or other landscape features associated with the property.

COMMENT No trees will be affected by the proposal. The proposal is to add a modest extension to

the rear of the first floor, above the single-storey element.

RECOMMENDATION No objection and no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the built up limits of Hayes, where extensions to existing buildings are considered acceptable subject to compliance with relevant policies contained within the Development Plan.

7.02 Density of the proposed development

Not relevant to the consideration of this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Paragraph 126 of the NPPF (2021) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 130 of the NPPF (2021) state that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

Policies D1 and D3 of the London Plan (2021) require development proposals to be of a high quality and to enhance the local context, delivering buildings and spaces that positively respond to local distinctiveness.

Policy BE1 of the Hillingdon Local Plan - Part 1 (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that: All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management

Policies (2020) relates to residential extensions and is relevant as the first floor appears to be in residential use.

With regard to rear extensions Policy DMHD1 requires:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;
- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

The proposed flat roof extension would be highly visible within the street scene due to its prominent corner location. Views are possible from both Wood End Green Road and Cromwell Road to the side and Rear. The proposed roof form, design and overall appearance of the extension would fail to successfully relate to the application property and would appear as an incongruous addition to the street scene, resulting in harm to the visual character and appearance of the area.

Concerns are also raised in terms of the proposed fenestration of the extension. The access to the flat at first floor level is considered unsympathetic to the character and appearance of the building with its awkward and uncharacteristic position. The arrangement also results in a large expanse of unrelieved wall either side which reads awkwardly on this prominent plot.

Overall, the application proposal would fail to respect the character of the host building and the surrounding area, running contrary to the objectives of Policy BE1 of the Hillingdon Local Plan - Part 1 (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020), Policies D1 and D3 of the London Plan (2021) and the NPPF (2021).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

In addition, Policy DMHD 1 of the same plan seeks to retain a satisfactory relationship between dwellings and an acceptable outlook.

The property most affected by the proposal would be no.93a Wood End Green Road. This is because the extension would be positioned closer to this boundary than any others nearby.

Impact on Light, Outlook and Sense of Enclosure:

It is noted that there are windows in the rear elevations of number 93a and 93 Wood End Green Road. The proposed extension would result in the application building extending further to the rear of these properties and alongside their rear amenity spaces. The application has not demonstrated e.g. through submission of drawings showing adherence to the 45 degree guideline, that the proposal would not have a harmful overbearing and overshadowing effect. It is concluded that given the relationship of the proposed extension with the aforementioned properties, there would be a harmful effect on residential amenity through overshadowing, loss of light, harm to outlook and overbearing impact. As such, the proposal is contrary to Policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and is recommended for refusal on this basis.

Numbers 83, 83(a), 85, 85(a), 87, 87(a), 89 and 89(a) Wood End Green Road are situated to the south east of the application site and their rear elevations face towards the site. This means the rear extension would be readily visible to these properties. However, on balance, this relationship is acceptable. This is because of the degree of separation which exists and the west facing orientation of these properties. The sun will travel from east to west and the extension as a result would not cause undue loss of light when compared to the existing arrangement. The loss of outlook, given the separation and existing arrangement, would also be limited and acceptable.

Properties located to the north, south and west of the application site are positioned sufficiently far away from the proposed extension so as not to be unduly affected by it.

Impact on Privacy and Disturbance:

Previously approved plans for the property indicate internal access to the residential accommodation above the shop. The current submission would enable external access and use of the flat roof of the extension below as a roof terrace. No conditions can overcome the concerns regarding these rear access arrangements and the arrangement would be harmful. The proposal as a whole would result in a significant loss of amenity to occupants of nearby residential properties through overlooking, noise, disturbance and a loss of privacy.

As such, the proposal, by virtue of the siting of the first floor door, would result in an unacceptable loss of amenity to occupants of nearby residential dwellings by way of increased noise, disturbance and an unacceptable loss of privacy, in conflict with policy DMHB 11 and DMHD 1 of the Hillingdon Local Plan - Part Two (2020).

In addition to the proposed door, the rear elevation of the extension would also include a window. This would have a similar relationship to neighbouring properties as windows previously approved at the site under application reference 32/APP/2015/4360. Notwithstanding the significant concerns highlighted above regarding the inclusion of the door, the inclusion of the window would be acceptable.

7.09 Living conditions for future occupiers

The plans submitted are unclear and inaccurate. Whilst internal changes would not require planning permission, the use and layout has not been confirmed with accurate plans or appropriate site access to confirm. It is clear from the street that some windows

are obscure glazed and officers cannot be confident that the internal layout shown on the drawings is correct.

As a result, the Local Planning Authority cannot accurately confirm whether or not the layout changes facilitated by the extension would be acceptable. As shown, the layout is contrived and complicated. Bedrooms are served by small side windows and living spaces are afforded limited outlook. Accurate drawings and site access are needed to conclude whether or not the proposal retains adequate outlook and natural light levels for all habitable rooms as a result of the proposed extension.

In conclusion, the applicant has failed to demonstrate that the living conditions for future occupiers would be acceptable, contrary to Policies DMHB 11 and DMHB 16 of the Hillingdon Local Plan - Part Two (2020) and Policy D6 of the London Plan (2021).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No significant issues are raised with respect to parking stress or highway safety in light of the modest scale of the proposed extension.

7.11 Urban design, access and security

The relevant issues are addressed in the sections above.

7.12 Disabled access

No objection has been received from the Council's Accessibility Team after their review of the proposals.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not relevant to the consideration of this application as confirmed by the Council's Landscape Officer.

7.15 Sustainable waste management

Not relevant to the consideration of this application.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

Air quality issues are not relevant to the consideration of this application. Disturbance has been considered at section 7.08 of this report.

7.19 Comments on Public Consultations

The issues raised are addressed in the sections above.

7.20 Planning obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

As noted previously, there is an open planning enforcement investigation relating to the site, which is currently held in abeyance pending the outcome of this planning application. The expediency of any formal planning enforcement action will be a matter for the Council's Planning Enforcement Team separate to the determination of this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

For the reasons set out in this Committee Report, it is considered that the proposal would fail to comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be refused.

11. Reference Documents

The Local Plan: Part 1 - Strategic Policies (2012)
The Local Plan: Part 2 - Development Management Policies (2020)
The Local Plan: Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

95 Wood End Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

32/APP/2020/3725

Scale:

1:1,250

Planning Committee:

BoroughPage 21

Date:

June 2022



HILLINGDON
 LONDON

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A

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 14 DEANE AVENUE RUISLIP

Development: Alterations to existing dormer window and alterations to the roof profile.

LBH Ref Nos: **10848/APP/2022/688**

Drawing Nos: 3259-02
 3259-2-02
 OS MAP (1:1250)

Date Plans Received: 02/03/2022

Date(s) of Amendment(s):

Date Application Valid: 02/03/2022

Recommendation: APPROVAL, subject to conditions.

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The application site is located on the south west side of Deane Avenue, South Ruislip.

The property was originally a two storey semi-detached dwelling in a residential road of mixed property types, including two storey detached and semi-detached dwellings, bungalows and chalet bungalows.

The application site has recently been extended by way of a two storey side and rear extension, alongside extensive roof additions. There is also a single storey outbuilding for which no records exist.

The application property is attached to No. 12 Deane Avenue, also two storey, and adjoins No. 16 which is a single storey dwelling. No. 12 has roof extensions including a rear dormer and hip to gable conversion and a single storey rear extension on the common boundary with the application site.

1.2 **Proposed Scheme**

The roof additions at the application property do not benefit from planning permission and are subject to an enforcement notice. This proposal seeks planning permission for roof works which would substantially alter the unauthorised rear dormer and side extension roof profile to overcome the concerns raised by the Local Planning Authority and resolve the outstanding enforcement issues on site. This proposal would also include a reduction in width of the rear dormer and a set down of the side extension roof ridge height.

1.3 **Relevant Planning History**

10848/APP/2017/4007 14 Deane Avenue Ruislip

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end and part two storey, part single storey side/rear extensions

Decision Date: 09-01-2018	Refused	Appeal:
10848/APP/2018/1801	14 Deane Avenue Ruislip	
Conversion of roofspace to habitable use to include a rear dormer (Application for a Certificate of Lawful Development for a Proposed Development)		
Decision Date: 25-06-2018	Withdrawn	Appeal:
10848/APP/2018/2278	14 Deane Avenue Ruislip	
Single storey rear extension		
Decision Date: 12-12-2018	Withdrawn	Appeal:
10848/APP/2018/2333	14 Deane Avenue Ruislip	
Installation of dormer to rear to create additional habitable roofspace (Part Retrospective)		
Decision Date: 12-12-2018	Withdrawn	Appeal:
10848/APP/2018/323	14 Deane Avenue Ruislip	
Conversion of roof from hip to gable end and part two storey part single storey side and rear extension		
Decision Date: 14-05-2018	Approved	Appeal:
10848/APP/2018/4279	14 Deane Avenue Ruislip	
Single storey rear extension and conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights		
Decision Date: 11-02-2019	Refused	Appeal: 22-MAY-19 Part Allowed

Comment on Planning History

The planning history is relevant to this decision and carries substantial weight. Planning application reference 10848/APP/2018/4279 (detailed above) sought consent for development including the roof works as existing on site (shown on plan number 3259-02). The application was refused by the Local Planning Authority on 11 February 2019 for the following reasons:

- '1. The roof alteration/extensions, by reason of their size, scale, bulk, and design, in conjunction with previously approved and implemented extensions, fail to harmonise with the architectural composition of the original semi-detached dwelling, are detrimental to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual amenities of the street scene and the surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The single storey rear extension, by reason of its size, scale and bulk, in conjunction with previously approved and implemented extensions. does not result in a subordinate addition, fails to harmonise with the architectural composition of the original dwelling and is detrimental to the character, appearance and visual amenities of the surrounding area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon

Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.'

This decision was subject to an appeal (PINS reference APP/R5510/D/19/3226388), which was dismissed insofar as it relates to the roof alteration/extensions and allowed insofar as it relates to the single storey rear extension.

The roof additions are subject to an enforcement notice which was also appealed and was upheld with a minor variation to the wording. As varied, the enforcement notice requires:

Either

(i) Demolish the rear dormer and hip to gable end roof extension and part two storey part single storey side and rear extensions to accord with the Existing Plans named 'H 73/02 Revision a' attached to Planning Decision Reference 10848/APP/2018/323 granted on 14th May 2018 and;

(ii) Remove from the Land all debris, waste, building materials, fixtures and fittings, plant equipment and machinery resulting from the demolition works listed in (i) above.

Or

(i) Alter the dwellinghouse to comply with the terms of the planning permission reference 10848/APP/2018/323 granted on 14 May 2018, including the conditions to which that permission was granted, by demolishing the unauthorised rear dormer extension and amending the roofs of the original dwellinghouse and the two storey side/rear extensions to accord with proposed plans named 'H 73/01 Revision 240418' attached to the above permission, and

(ii) Remove from the Land all debris, waste, building materials, fixtures and fittings, plant equipment and machinery resulting from the demolition works listed in (i) above.

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

8 neighbours and South Ruislip Residents Association were consulted on 25-3-22. Amended plans showing the existing elevations were submitted on 20-4-22 and for completeness, a 14 day re-consultation was carried out via letter.

One objection was received following the first consultation raising concerns that no existing plans had been submitted. These were received, as explained above, and no further comment was received following a second consultation.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

Having regard to the planning history, the main consideration in this case is the proposed design, the impact on the character of the existing property and the impact upon the streetscene and locality. The planning history and enforcement notice are material to this decision.

The impact upon the amenities of adjoining occupiers, the standard of accommodation for the occupiers of the development and the impact on car parking provision are also relevant considerations.

Amenity:

No objection was raised previously by the Local Planning Authority or the appeal Inspector relating to amenity. This is material to the decision. The changes proposed are at roof level and would cause no loss of light, outlook or sense of enclosure to neighbours.

With regard to privacy, the side windows are of an acceptable size, siting and design and have been conditioned to be obscure glazed and appropriately fixed to reduce any potential overlooking. Rear facing windows offer similar views to those which currently exist at first floor level and sufficient distance is retained to properties which they face toward.

With this in mind, it is considered that the proposal would not cause undue harm to the amenities of any neighbouring occupiers complying with both policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020).

The proposal would not impact upon the existing private amenity space at the application property and would provide good quality accommodation at roof level to be used as part of the main house. The quality of accommodation for future occupiers is high and no concerns are raised in this regard.

Highways:

The proposal would not alter the existing highways arrangement. Whilst additional floorspace is created, sufficient off-street parking remains. It is also important to note that this did not form part of previous reasons for refusal.

Character and Appearance:

This is the key issue in this case.

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design including: i) harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to roof extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

As has already been explained, the existing roof extensions at the property have previously been considered by the Local Planning Authority and refused planning permission due to their impact on the host property and streetscene. The application was subsequently dismissed at appeal under ref: APP/R5510/D/19/3226388, where the Planning Inspector noted:

'8. The original dwelling was extended before the current works were undertaken. This was by way of a two storey side and rear extension. The box dormer that has been incorporated into the rear roof slope extends not only the full width of the original dwelling but also across the side extension. Its flat roof is level with the original roof ridge and there is a minimal gap from the eaves. As such, the dormer effectively covers the whole of the rear roof slope of the original and extended dwelling. As a result, it is a dominant and overbearing feature that is not secondary to the size of the roof face in which it is set, and which creates the appearance of a flat roofed third storey to the property. It is, therefore, clearly contrary to the above guidance in the HDAS.

9. Moreover, the extent of the dormer with a flat roof contrasts unfavourably with the extension in front which has a hipped roof at a lower level, creating a complex and

incongruous roofscape to the rear of the property. As such, the dormer represents poor design that does not integrate well with the property in its previously extended form. With regard to visibility, the HDAS says that rear roof slopes which are only visible from surrounding gardens do impact on residential areas since these affect the character and appearance of an area (paragraph 7.4). In this case, the dormer is highly visible from neighbouring gardens and dwellings opposite from which its incongruous appearance is readily apparent.

10. Most properties on this side of Deane Avenue have unaltered roofs to the rear. I acknowledge, however, the examples of dormers referred to at the adjoining dwelling, No 12, and the single dormer on the pair of dwellings Nos 4 and 6. The single dormer on this pair of dwellings does indeed unbalance their appearance. However, the fact that there is an existing dormer at the adjoining property does not overcome the harmful effects of the appeal proposal. Moreover, its much greater width than the neighbouring dormer results in an unbalanced appearance between the two properties'.

The development as built remains unacceptable and is subject to an enforcement notice which is live.

The proposal now under consideration aims to overcome the reasons for refusal, the Inspector's concerns (noted above) and offer a different solution to the terms of the notice which will retain some of the roof accommodation without harming the appearance of the property and character of the area.

The revised scheme is successful in this regard. The dormer has been significantly reduced in width and no longer proposes to extend across the full width of the original roof as well as that of the side/rear extension. The eaves line on the side would also be reinstated and the side extension set down from the main ridge. These changes offer a marked improvement and respect the original character and appearance of the property.

It is noted that the height would remain similar to the existing dormer, as would the depth however, the significant reduction in width is enough to help this read as subordinate. The dormer is still large and bulky to a degree, but weight can be attached to the existing dormer at no.12. The height and depth relates to this neighbour. The public views from the rear would see this dormer in the context of this existing extension next door. Other views would be limited due to the existing two storey rear extension.

The resultant roof form would reduce the scale and massing of the extensions to the host dwelling substantially and overcome the Inspector's concerns about the design, bulk and massing of the roof extensions. The new side elevation and appearance from the front would be acceptable and offer a marked improvement on the unauthorised extensions that exist.

On balance, the proposal is now considered compliant with the aims and objectives of policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020), appearing as subordinate additions to the main dwellinghouse which relate to the established context.

Conclusion:

The application is recommended for approval, subject to conditions.

Recommended condition no. 1 requires the completion of the development within 6 months of the date of this decision. This is considered necessary, as the proposal seeks to resolve the unauthorised development at the site. It is noted that the enforcement appeal previously referenced confirmed the Planning Inspector's view that 3 months for compliance was reasonable, back in September 2021. Nevertheless, it is known that there are currently issues being encountered in the construction industry in respect of securing building materials and therefore in order to ensure the planning condition is reasonable and capable of being met, officers consider a 6 month compliance period appropriate.

In other respects, the recommended conditions align with the enforcement appeal decision.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

Within 6 months of the date of this permission the development hereby permitted shall be carried out in full.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 and to satisfy the outstanding enforcement notice on the site.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Nos. OS MAP and 3259-2-02.

REASON

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

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the

Hillingdon Local Plan Part 2 (2020).

5 HO6 Obscure Glazing

The window(s) in the side elevation facing 16 Deane Avenue shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1** On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 2** 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.

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP D3 (2021) Optimising site capacity through the design-led approach
LPP D4 (2021) Delivering good design
LPP D5 (2021) Inclusive design
LPP D6 (2021) Housing quality and standards

- 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 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 that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner 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 Services 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 (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

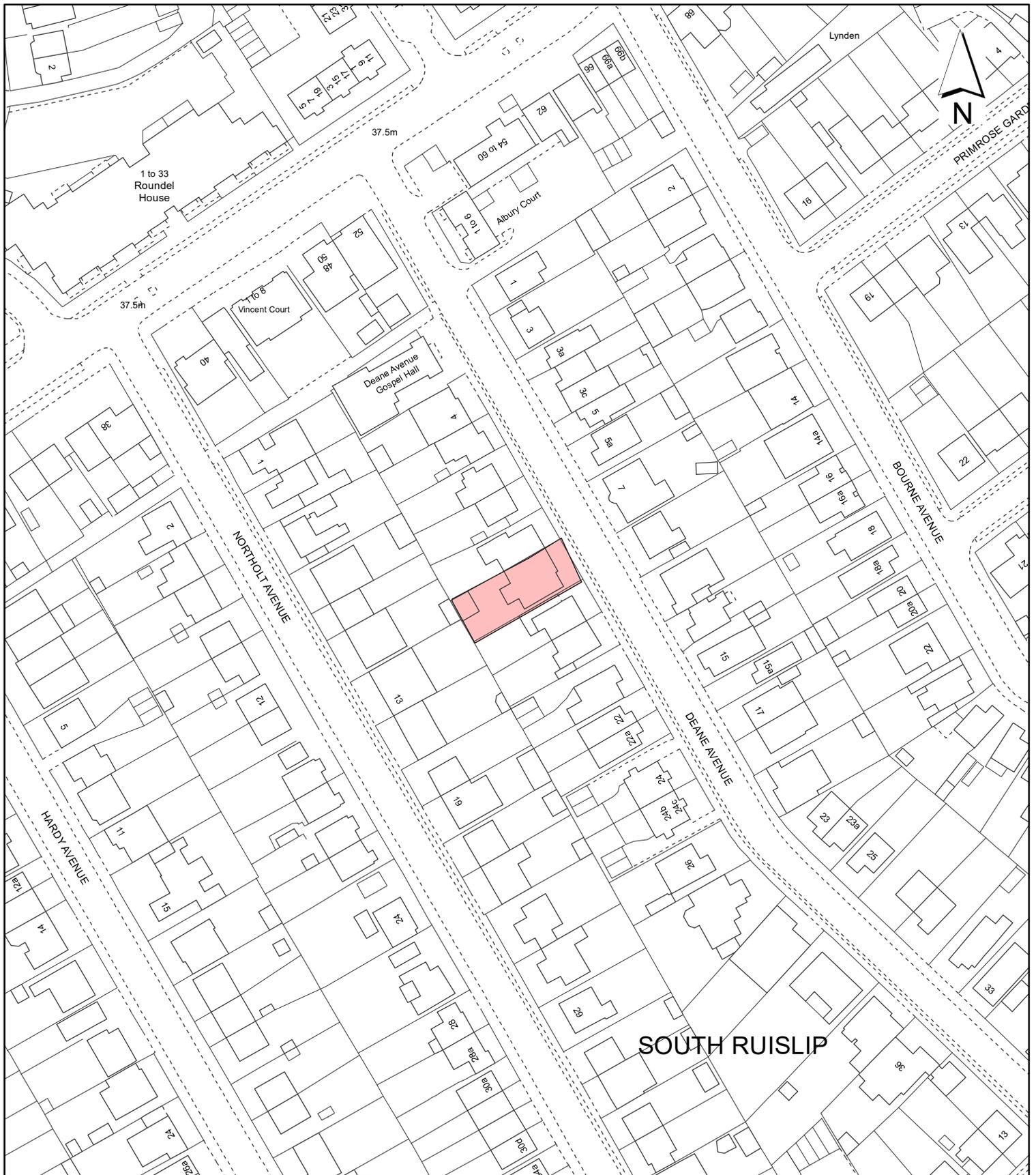
12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made

good

to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Hardev Gill

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

14 Deane Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
10848/APP/2022/688

Scale:
1:1,250

Planning Committee:
Borough Page 34

Date:
June 2022



Plans for Borough Planning Committee

Tuesday 21st June 2022



HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Planning, Transportation and Regeneration

Address 95 WOOD END GREEN ROAD HAYES

Development: First floor rear extension

LBH Ref Nos: 32/APP/2020/3725



LB

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98

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ESS

Rising Bollard

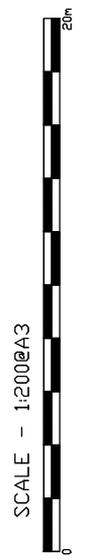
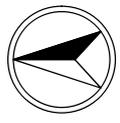
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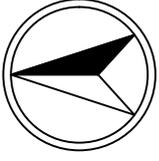
SITE:
95 WOOD END GREEN ROAD
LONDON UB3 2SG
PROPOSAL:
FIRST FLOOR REAR EXTENSION

DATE: 20/10/2020

BLOCKPLAN
1020/095/002



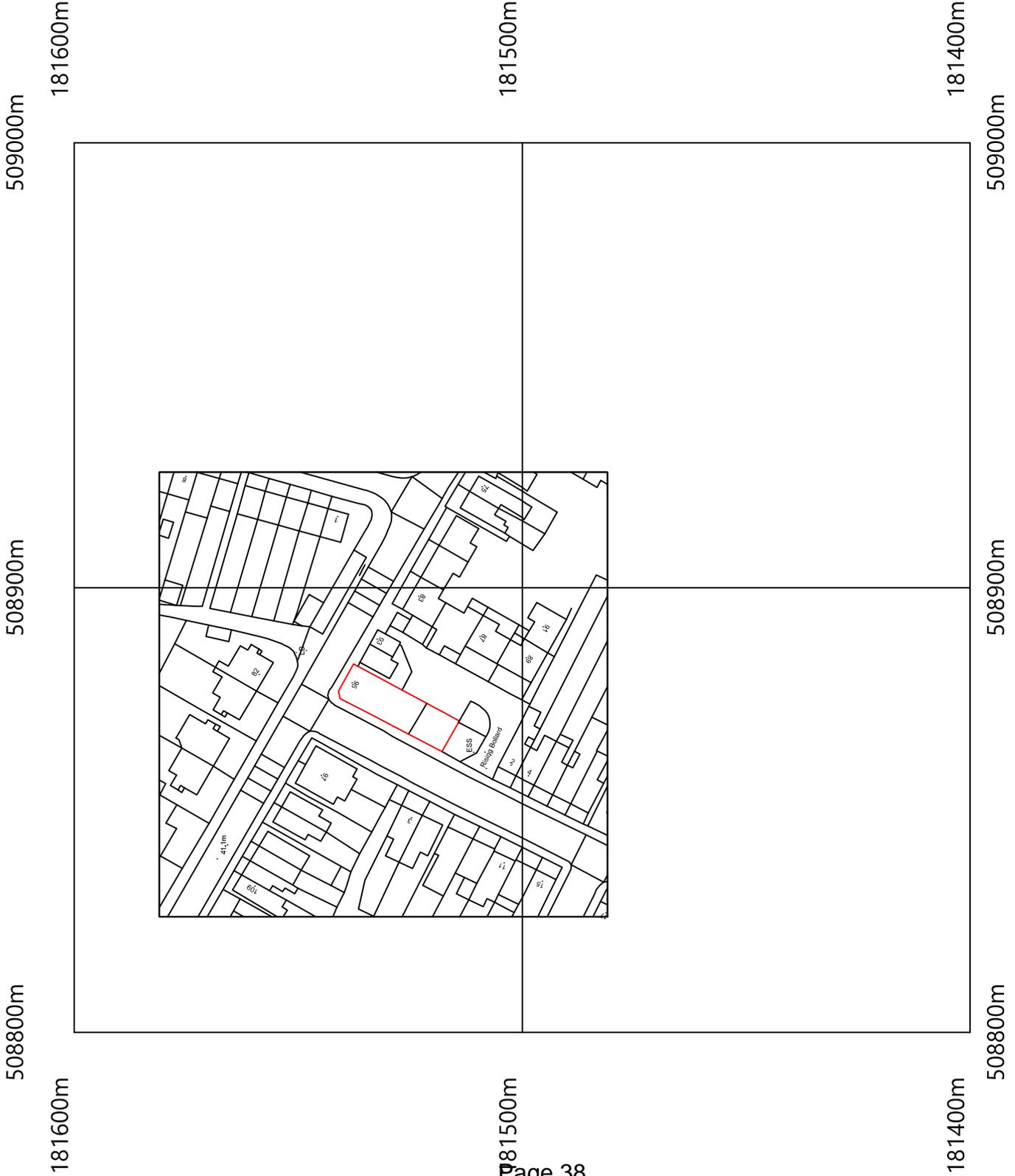
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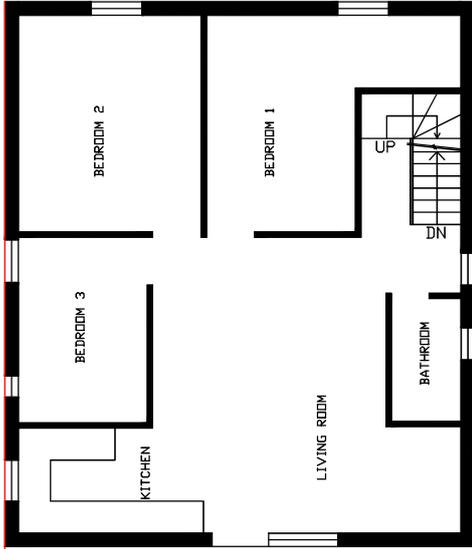


H S PLANNING LTD
 HEMEN SUTHAR
 07940222723
 hsplanningtd@yahoo.com

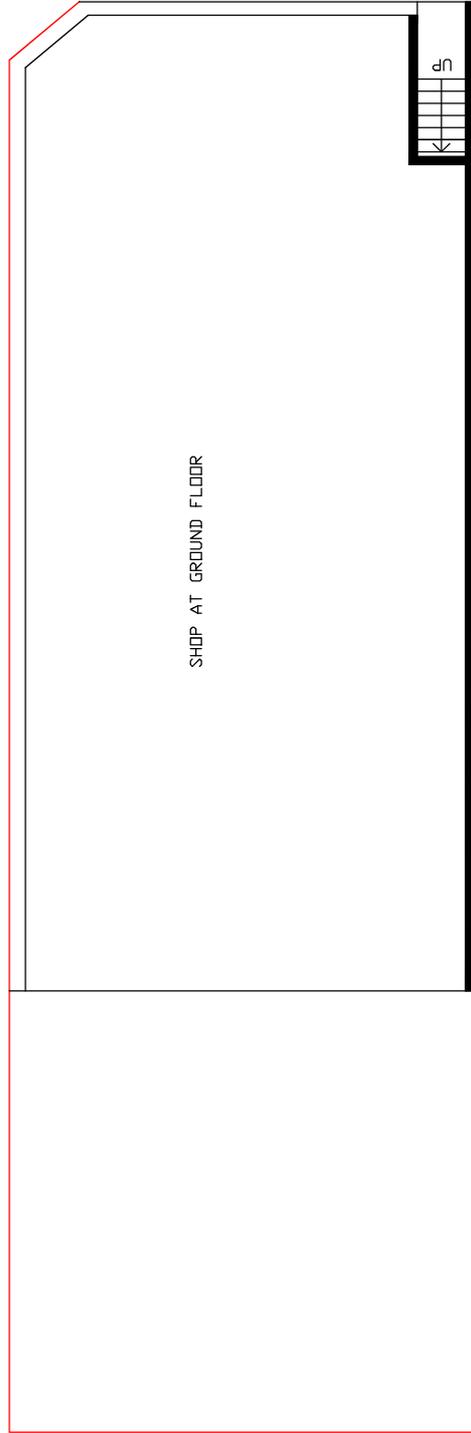
PROPOSAL:
 FIRST FLOOR REAR EXTENSION
 SITE:
 95 WOOD END GREEN ROAD
 LONDON UB3 2SG
 DATE: 20/10/2020

LOCATIONMAP
 1020/095/001



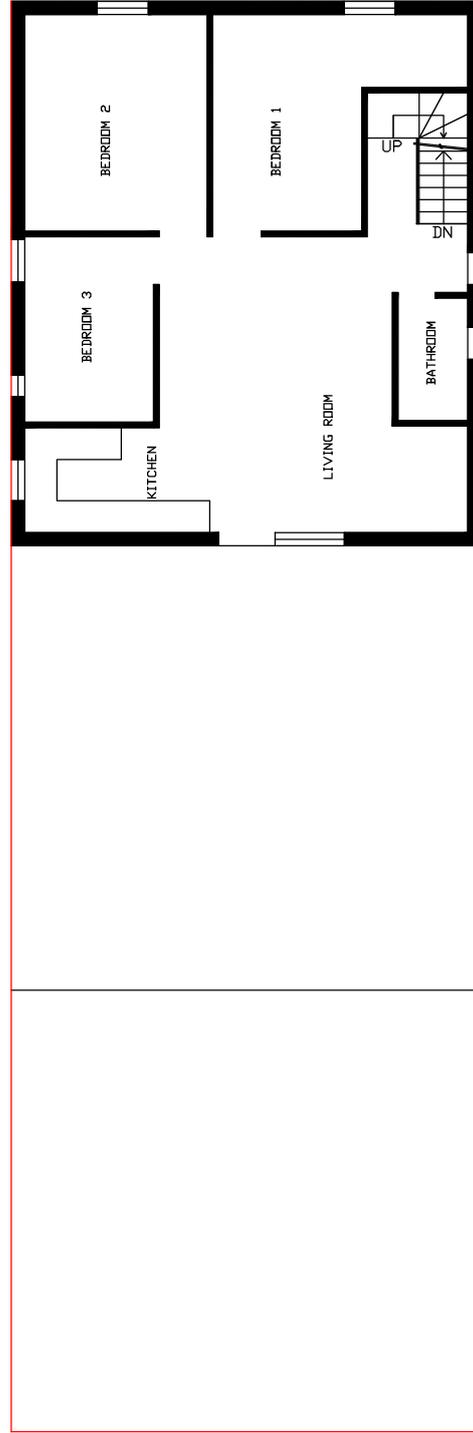
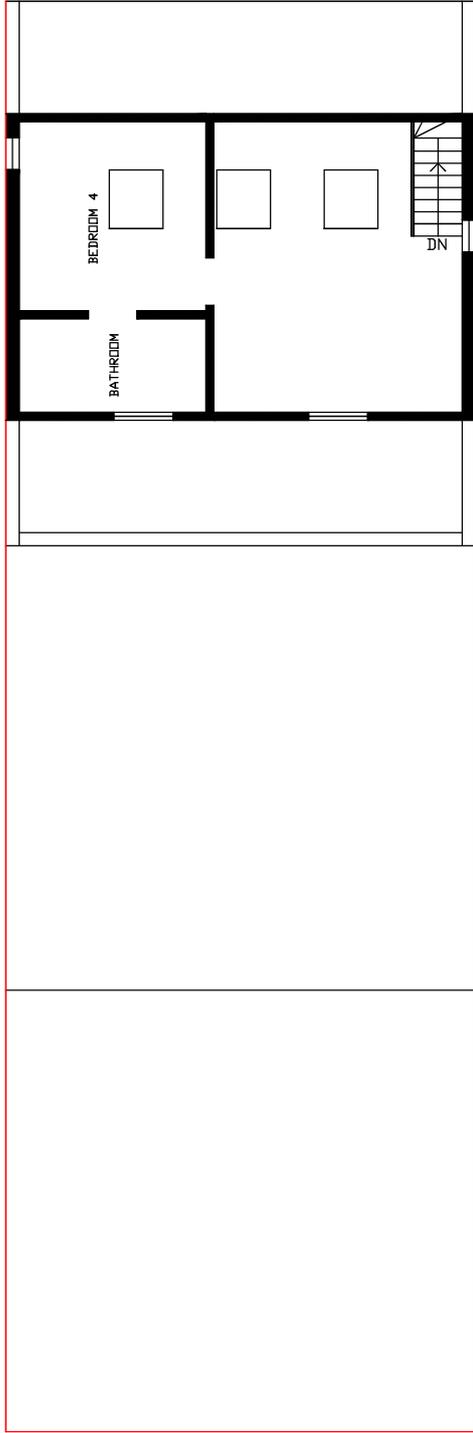


EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

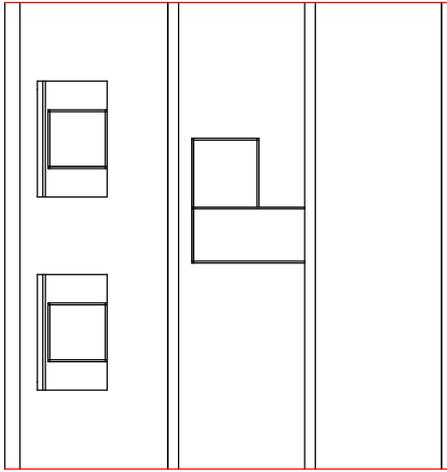




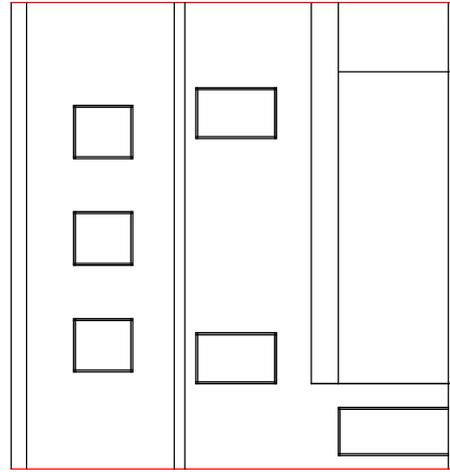
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 95 WOOD END GREEN ROAD
 LONDON UB3 2SG
 PROPOSAL:
 FIRST FLOOR REAR EXTENSION

DATE: 20/10/2020
 EXISTING FLOOR PLAN
 1020/095/002

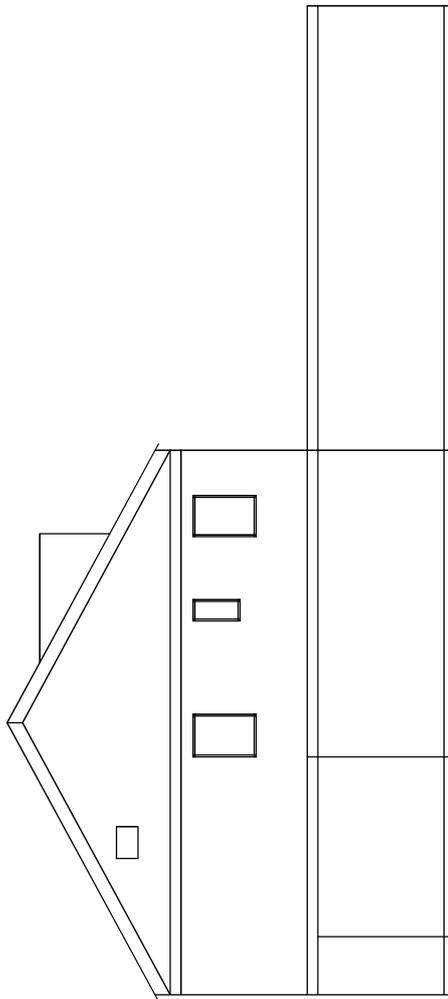
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 07940222723
 hsplanningltd@yahoo.com



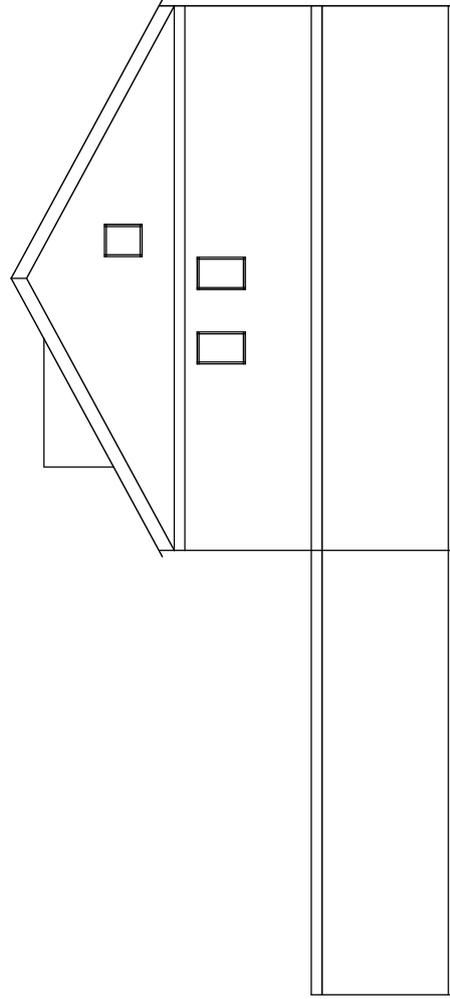
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EXISTING FRONT ELEVATION

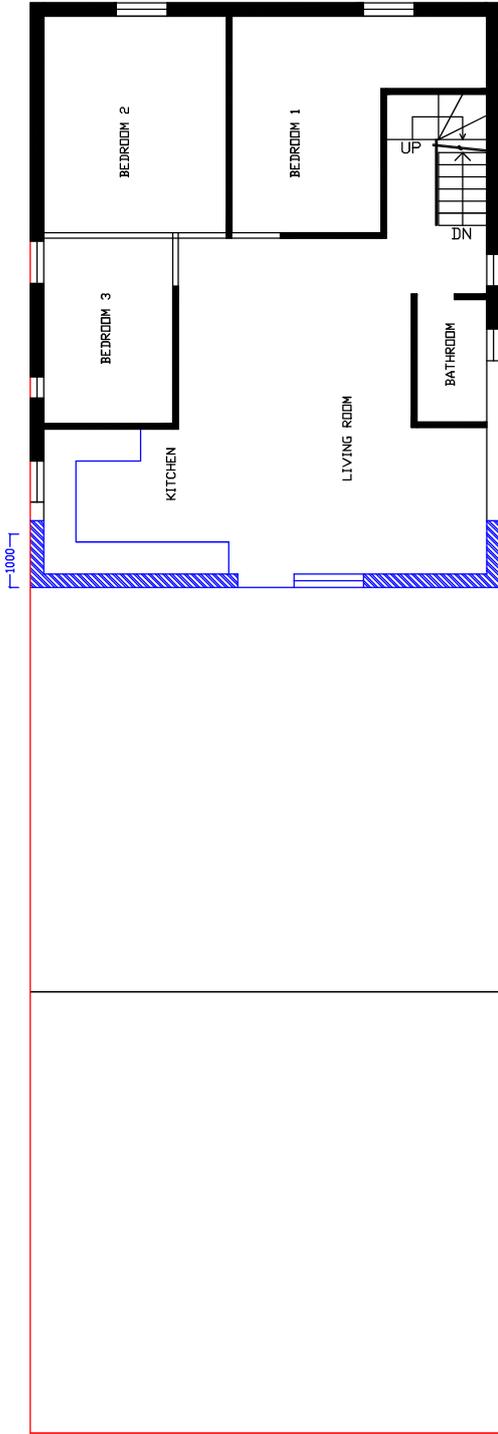


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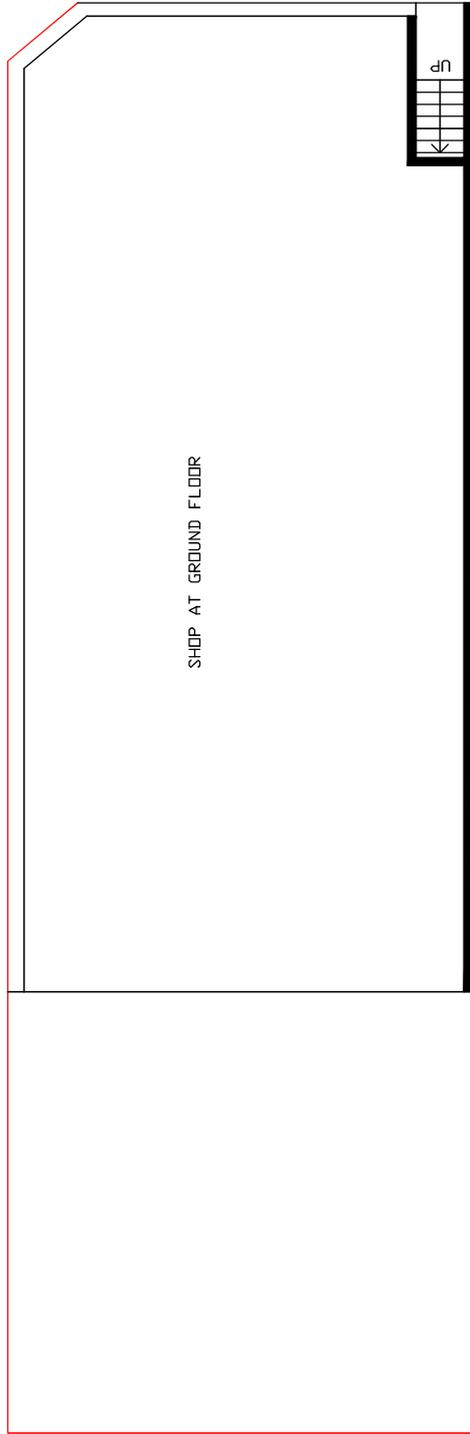


EXISTING SIDE ELEVATION





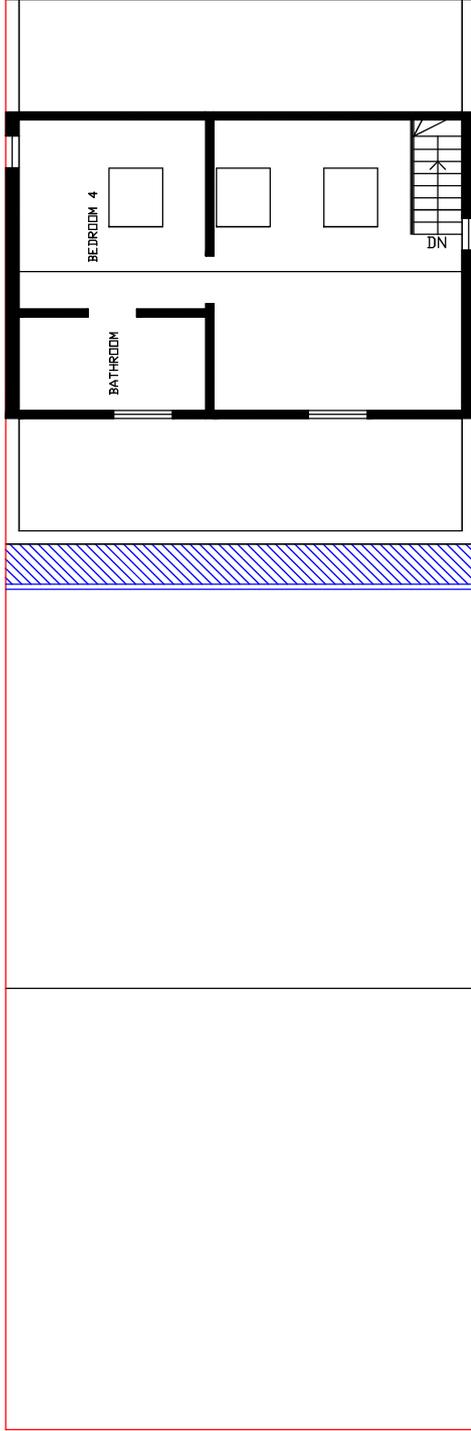
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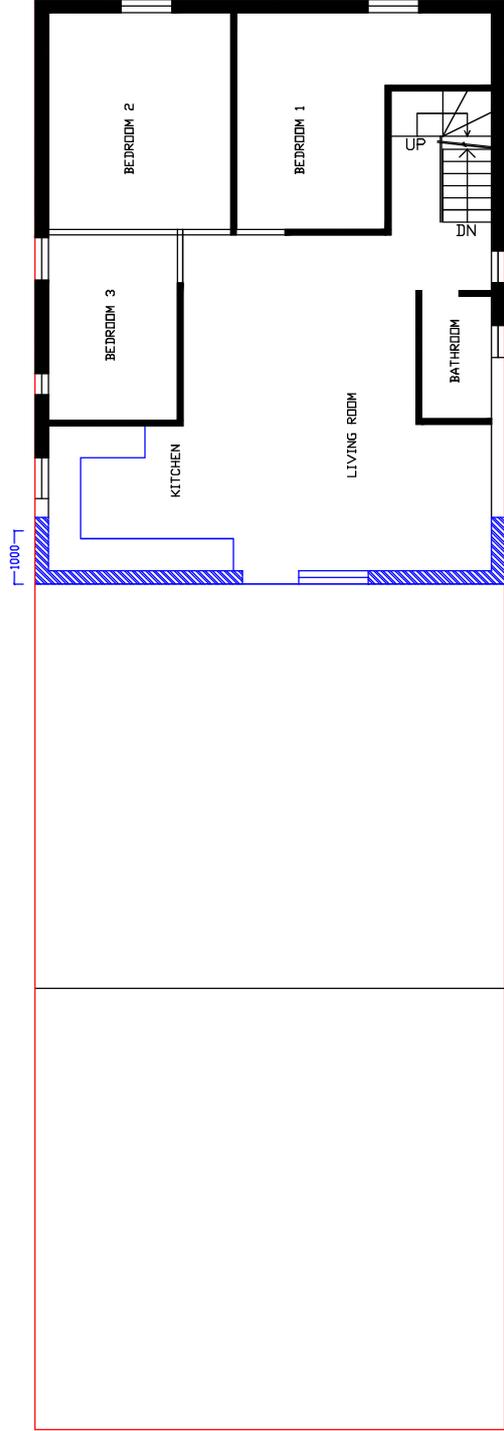
PROPOSED GROUND FLOOR PLAN



SCALE - 1:100@A3



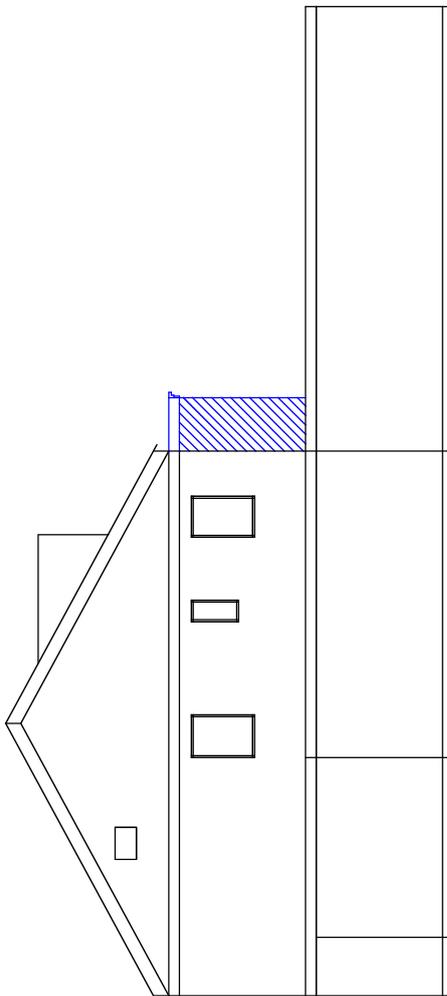
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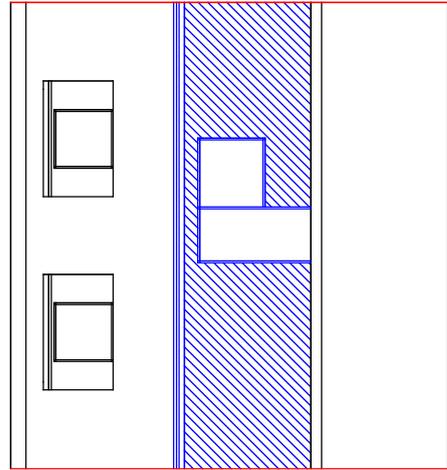
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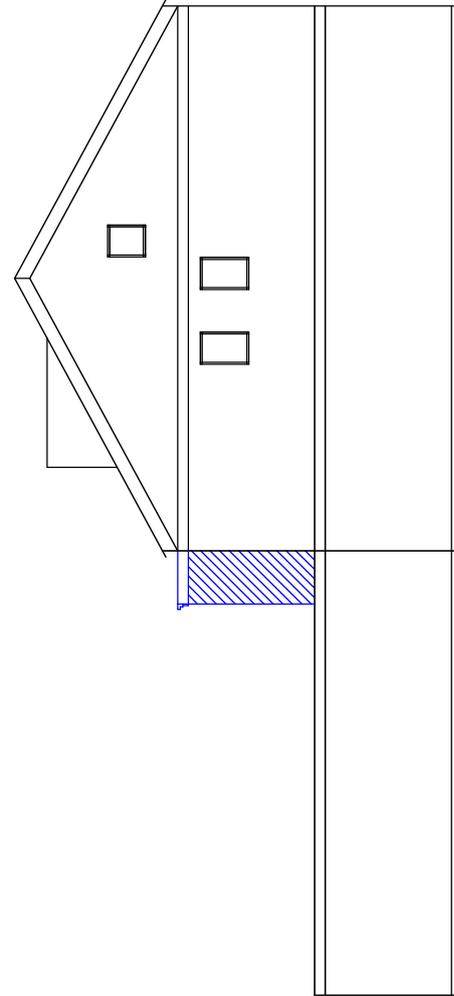
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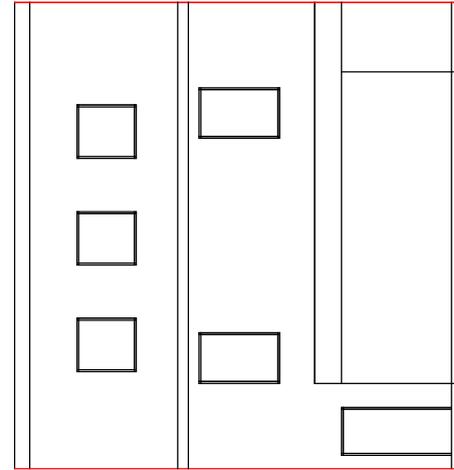
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



SCALE - 1:100@A3





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95 Wood End Green Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

32/APP/2020/3725

Scale:

1:1,250

Planning Committee:

BoroughPage 45

Date:

June 2022



HILLINGDON
LONDON

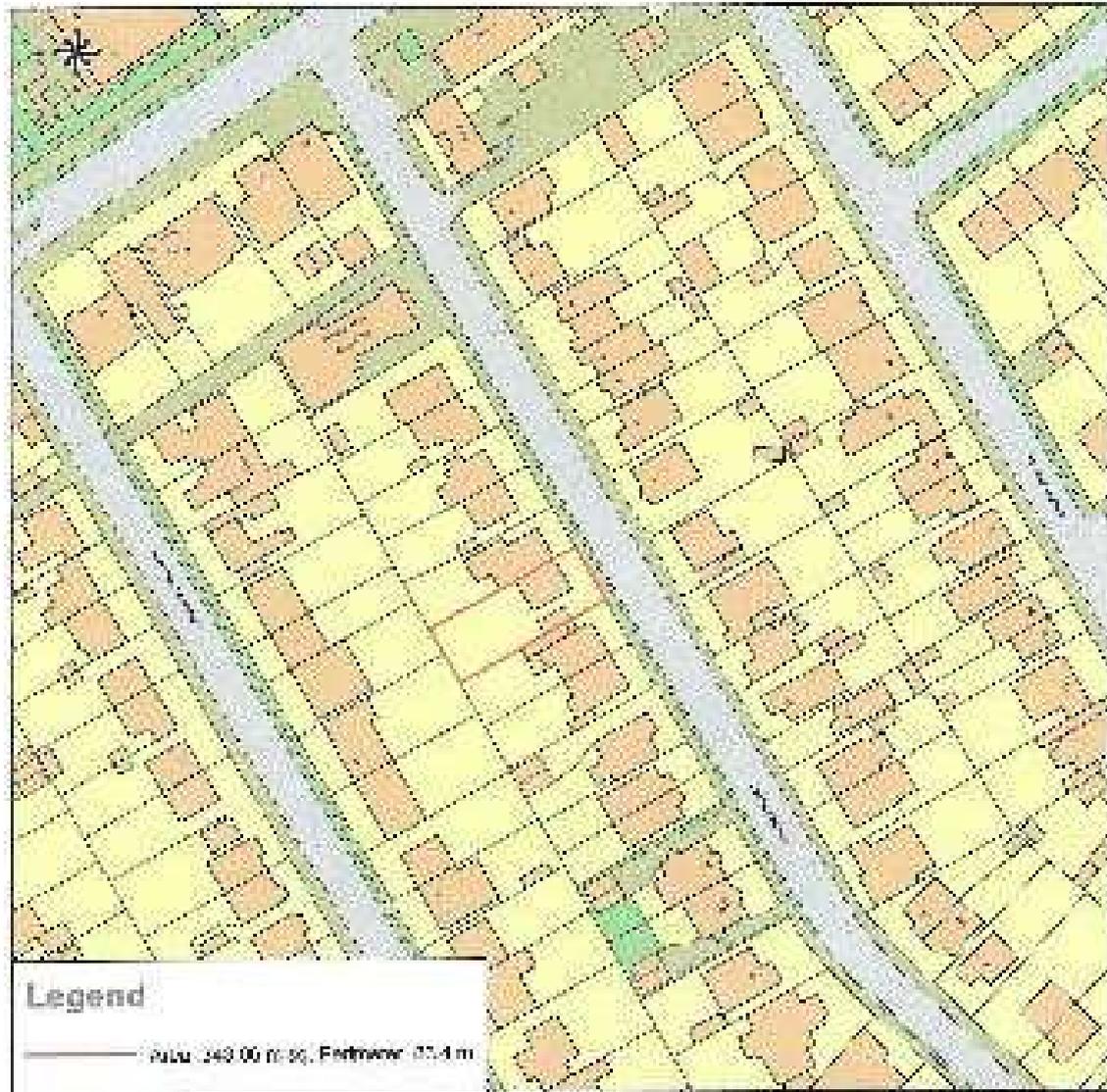
Report of the Head of Planning, Transportation and Regeneration

Address 14 DEANE AVENUE RUISLIP

Development: Alterations to existing dormer window and alterations to the roof profile.

LBH Ref Nos: 10848/APP/2022/688

14 Deane Avenue, HA4 6SR



This Plan is an Ordnance Survey map of the area shown on the map. It is a reproduction of the original map and is not a substitute for the original map. It is a reproduction of the original map and is not a substitute for the original map. It is a reproduction of the original map and is not a substitute for the original map.

0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

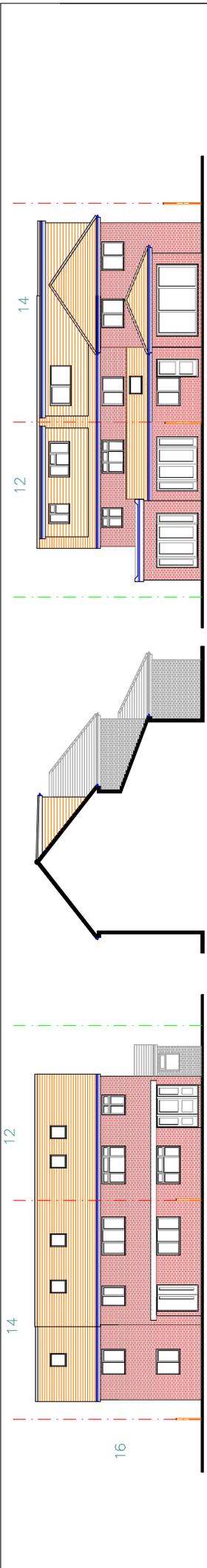
HO200

Location Plan

Ordnance Survey Suggests



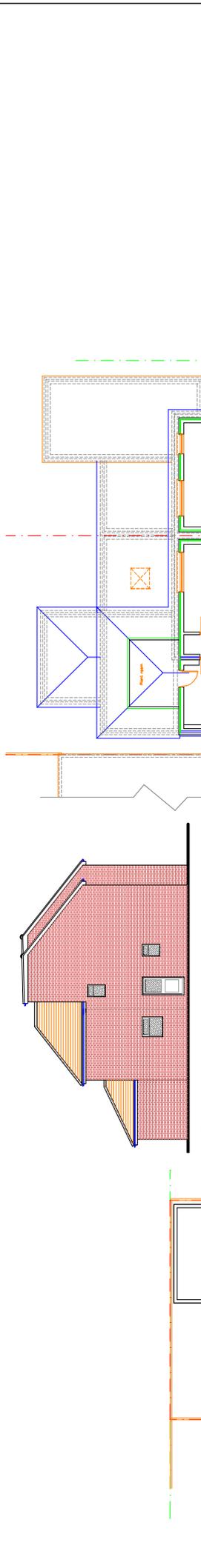
plans ahead by emapsite



Front Elevation

Party wall Elevation

Rear Elevation

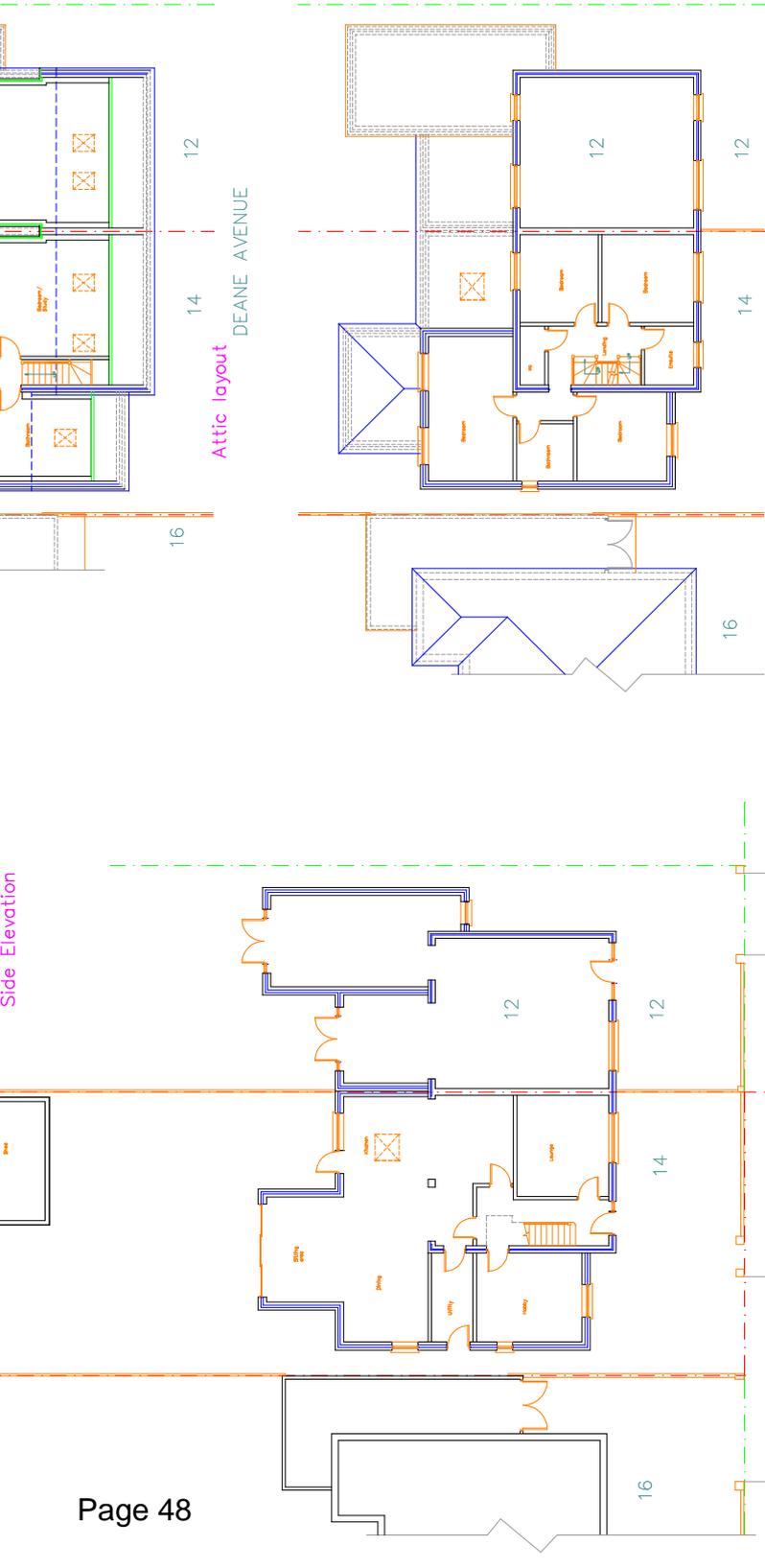


Side Elevation

Attic layout



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6. It is the contractor's responsibility to inform the local authority before work commences and to obtain the necessary planning approval. All to the District Surveyor's satisfaction.
7. The contractor must ensure that the full plans approved has been given, TOWERS ASSOCIATES, for certification: Unissued drawings by contractors will not be accepted.
8. The contractor must ensure that the full plans approved has been given, TOWERS ASSOCIATES, for certification: Unissued drawings by contractors will not be accepted.
9. The contractor must ensure that the full plans approved has been given, TOWERS ASSOCIATES, for certification: Unissued drawings by contractors will not be accepted.



Ground floor layout

First floor layout

REV.	DATE	DESCRIPTION

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TITLE: Existing Layout

JRC. No. 3259-02 REV.

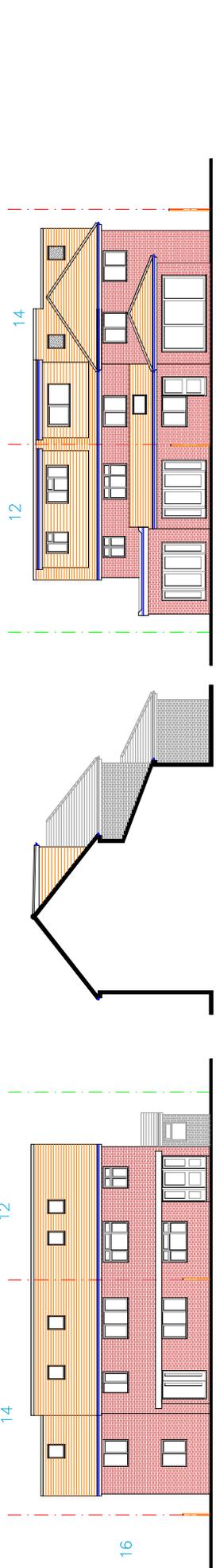
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DATE: 14/03/21

DESIGNER: J.D.S.

DATE: 14/03/21

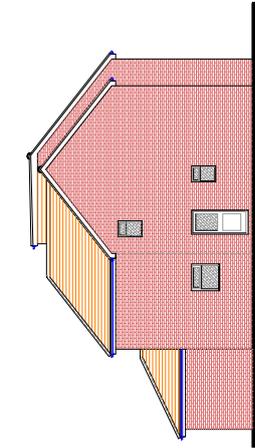
TOWERS ASSOCIATES
Herefield, Oil Terminal, Harvil Rd,
Herefield, MIDDX, SL9 9BU,
UK
TEL: 01895 419999
FAX: 01895 419982
WEB: 01895 812822



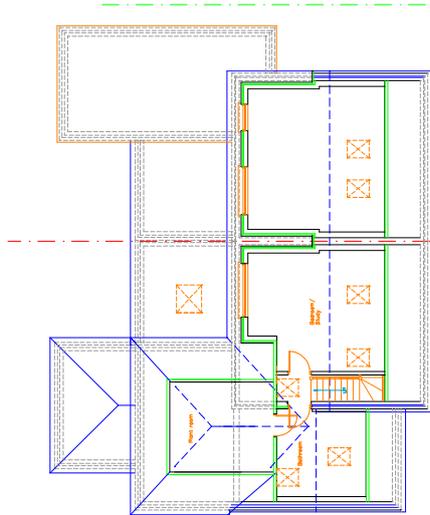
Front Elevation

Party wall Elevation

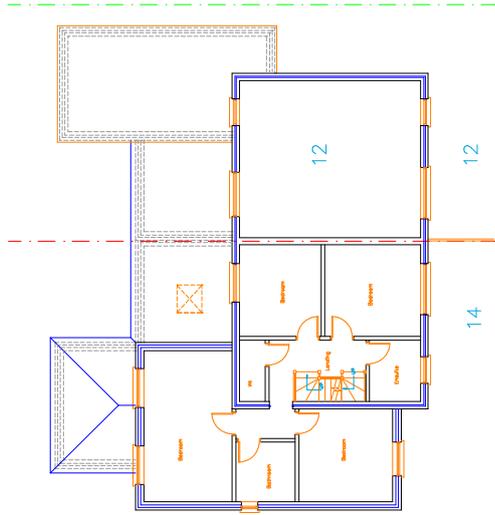
Rear Elevation



Side Elevation



Attic layout
DEANE AVENUE



First floor layout
DEANE AVENUE

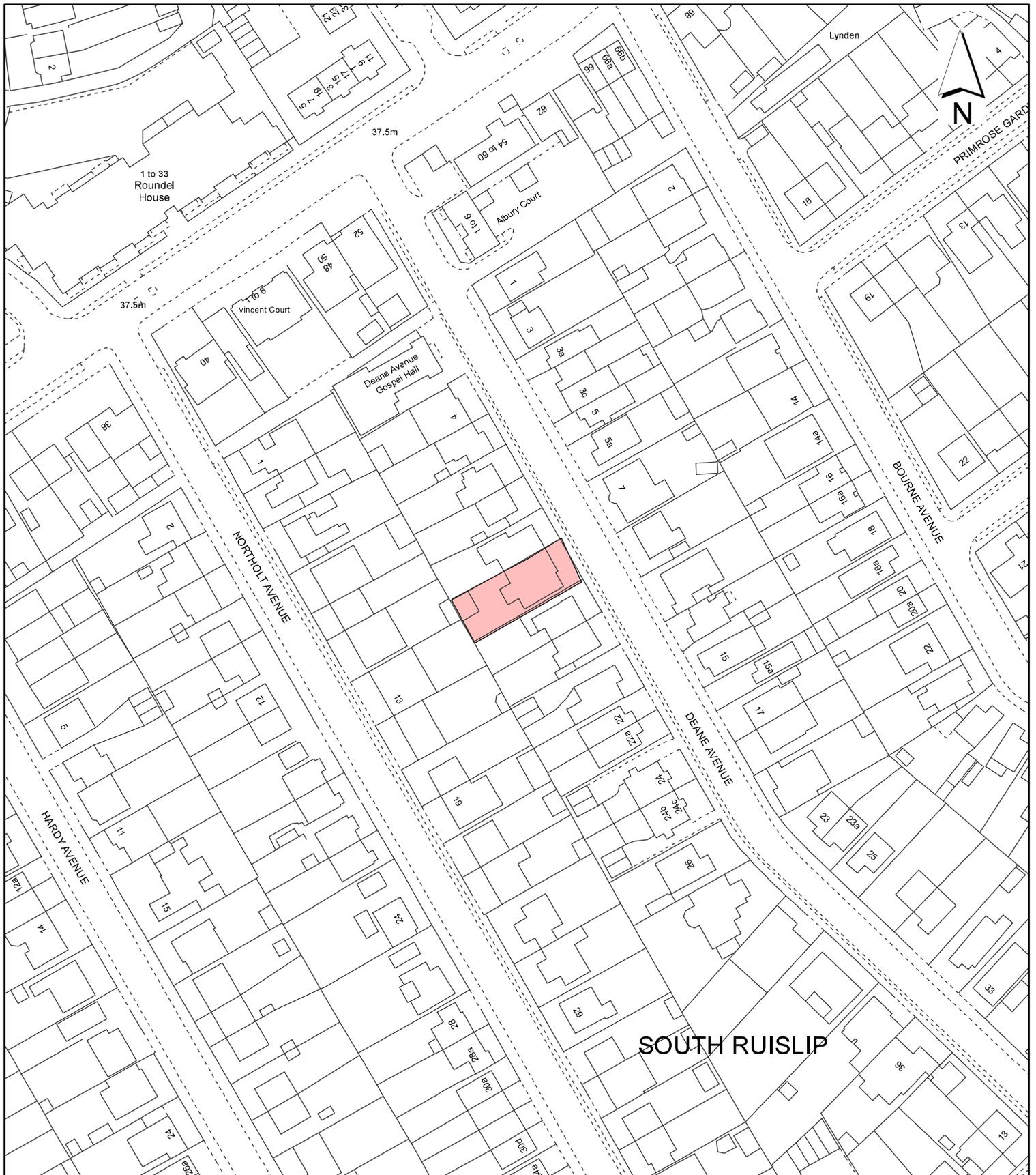


Ground floor layout
DEANE AVENUE



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5. The contractor must ensure that work is being carried out to the latest revisions of the drawings.
6. It is the contractor's responsibility to inform the local authority before work commences. All work must be carried out in accordance with the approved plans. All to the District Surveyor's satisfaction.
7. The contractor must ensure that all plans approved has been given TOWERS ASSOCIATES, for certification: Unissued drawings by contractors will not be accepted.
8. District Surveyor may require.
9. The contractor must ensure that all copies must be returned to TOWERS ASSOCIATES, for certification: Unissued drawings by contractors will not be accepted.
10. The contractor must ensure that the employer signatory agreement of the above terms and conditions.

REV.	DATE	DESCRIPTION
JOB: 14 Deane Ave, Ruislip, HA4 6SR TITLE: Proposed Layout JRG. No. 3259-2-02 REV. SCALE: 1:100 © Copyright 2021 DATE: Feb 22 DRAWN: JJD/S CHECKED: JDN DATE: Feb 22 TOWERS ASSOCIATES Herefield, Oil Terminal, Harvil Rd, Herefield, MIDDX, HP19 8UL, UK FAX: 01895 411999 TEL: 01895 812822		



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14 Deane Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:
10848/APP/2022/688

Scale:
1:1,250

Planning Committee:
Borough Page 50

Date:
June 2022

