



HILLINGDON
LONDON



Hillingdon Planning Committee

Councillors on the Committee

Councillor Henry Higgins (Chair)
Councillor Adam Bennett (Vice-Chair)
Councillor Keith Burrows
Councillor Roy Chamdal
Councillor Elizabeth Garelick
Councillor Raju Sansarpuri
Councillor Ekta Gohil

Date: WEDNESDAY, 11
FEBRUARY 2026

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE

Meeting Details: The public and press are welcome
to attend and observe the meeting.

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Published: 3 February 2026

Contact: Liz Penny
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Agenda

Chairman's Announcements

- 1 Apologies for absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To 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

Planning Committee Report Part 1_Standard Information

Applications with a Petition

6	1 High Road, Eastcote - 20101/APP/2025/72	Eastcote	Erection of outbuilding to rear of office building. Recommendation: Approval	17 – 46 208-212
7	31 Great Central Avenue, South Ruislip – 43100/APP/2025/1424	South Ruislip	Erection of a first-floor extension over existing building to create a two-storey dwelling Recommendation: Approval	47 – 82 213-221
8	30-34 Station Road, West Drayton – 31877/APP/2025/2771	West Drayton	Infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing Recommendation: Approval	83 – 110 222-229
9	30-34 Station Road, West Drayton – 31877/APP/2025/2768	West Drayton	Installation of new plant solution and boundary treatment to rear of store. Recommendation: Approval	111-140 230-238

Applications without a Petition

10	11 Ellesmere Close, Ruislip - 79635/APP/2025/2209	Ruislip	Erection of a single storey side and rear extension, following demolition of existing garage (AMENDED PLANS). Recommendation: Approval	141-166 239-242
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Planning Committee Report Part 3_Policy Appendices

Plans for the Hillingdon Planning Committee – pages 207-242

Minutes

HILLINGDON PLANNING COMMITTEE

14 January 2026

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UWentre



	<p>Committee Members Present: Councillor Henry Higgins (Chair) Councillor Adam Bennett (Vice-Chair) Councillor Keith Burrows Councillor Roy Chamdal Councillor Ekta Gohil Councillor Elizabeth Garelick Councillor Raju Sansarpuri</p> <p>Officers Present: Ed Laughton, Area Planning Service Manager Chris Brady, Planning Team Leader Eoin Concannon, Planning Team Leader Dr Alan Tilly, Transport Planning and Development Team Manager Natalie Fairclough, Deputy Principal Planning Lawyer Ryan Dell, Democratic Services Officer</p>
114.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
115.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
116.	<p>TO RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting dated 16 December 2025 be agreed as an accurate record.</p>
117.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
118.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items of business were marked Part I and would be considered in public.</p>

119. **47 SWEETCROFT - 15756/APP/2024/3112** (*Agenda Item 6*)

Demolition of existing house and erection of a two storey, new build house consisting of 6no. bedrooms with a basement (Amended plans and description).

Officers introduced the item.

The lead petitioner was in attendance and addressed the Committee:

- There had been extensive interest over this application.
- Many issues remained unresolved in the officer's report.
- Bulk, scale, and massing were out of character with the area.
- The total footprint will be three times the current footprint.
- The new height will be 9.3m which was much higher than the existing property and higher than the property next door.
- There will only be a one metre gap between the two properties.
- This would go against the character of the area.
- Neighbouring properties will lose some privacy because of the height, bulk and large first floor windows.
- Number 45a was especially affected because it was a bungalow.
- Number 53 was a residential care home where the back garden is used as an amenity for the residents who will be overlooked.
- There were concerns about subsidence and flooding in the large basement – many houses in the area had been affected by subsidence. The basement impact assessment does not refer to this.
- Sweetcroft Lane was narrow with limited parking, and was a cut-through for Long Lane.
- The demolition and construction work will require continuous heavy vehicle movement which will result in traffic restricting access to residents.

Members asked and the petitioner confirmed that they lived adjacent to the application site.

Members asked and officers confirmed that the size of the access road was unchanged.

Members asked about the number of instances of subsidence, if these were recent instances, and if people who had experienced this had signed the petition. The petitioner noted that they were aware of at least seven instances of subsidence. This was the reason for concerns about the basement.

The agent was in attendance and addressed the Committee:

- The agent thanked planning officers for their cooperation.
- The proposal had been through a long and careful design process guided directly by the Council's pre-application advice and subsequent officer feedback.
- The scheme presented here was not the original proposal, but the outcome of meaningful revisions specifically made to address previous concerns and mitigate harm to the local context to try and uphold and improve upon the high standard of housing that was present in the community.
- The site was located within a developed area of the borough where the replacement of an existing dwelling was acceptable in principle. This was

confirmed during pre-application discussions and feedback.

- Importantly, the proposal did not introduce additional units, did not subdivide the plot, and did not constitute inappropriate backland development.
- It remained a single family home on a large plot of approximately 1,800 square meters, consistent with the established residential character of Sweetcroft Lane.
- A key concern raised previously related to excessive footprint and roof form. These points have been directly addressed.
- The depth of the building had been reduced, improving relationships with the neighbouring properties. The overall mass and bulk had been softened, avoiding an overbearing appearance.
- The roof design had been fundamentally revised in keeping with nearby dwellings.
- The architectural language had been deliberately reworked to reflect the Edwardian character evident along Sweetcroft Lane.
- The proposal now sits comfortably within the area of special local character, respecting established building lines, scale, and proportions.
- Neighbouring impact had been carefully assessed with the following design parameters addressed with careful consideration.
- Separation distances had been maintained and, in some cases, improved.
- There was no unacceptable loss of daylight, sunlight or privacy to neighbouring properties.
- The relationship to the rear properties, including Portman Gardens, had been sensitively considered with the Council's pre-application advice.
- The site was surrounded by mature vegetation and protected trees and the proposal had been designed around these constraints, not in conflict with them.
- Tree retention and protection strategies had been developed. Landscaping had been used to assimilate the building into the green edge context in line with the local plan policies.
- The openness to the front of the site had been preserved, including the removal of the previously proposed garage to maintain character and reduce the level of development sought on this site.
- This will also allow for the existing tree to be safeguarded through the construction of this proposal and the root protection zone to be maintained.
- The scheme incorporated renewable energy measures including solar panels consistent with the Local Plan and London plan policies.
- Matters relating to drainage, basement construction, biodiversity net gain and technical details had been robustly assessed and where necessary and capable of being appropriately controlled by planning conditions which officers had indicated was acceptable.
- In summary, this proposal fully reflected the Council's pre-application advice and officer feedback; responded constructively to previous refusals and withdrawals; delivered a high-quality replacement dwelling; preserved neighbouring amenity; respected the character and appearance of the area of special local character; and complies with the development plan.
- For these reasons, it was suggested that the application was policy compliant, well considered, and deserving of approval.

Members asked about the basement and potential for subsidence. Construction was a building regulations matter, though subsidence was a key consideration. The agent reassured Members that the development would utilise the most competent structural engineers and civil engineers. Further documentation was conditioned to be submitted.

Members highlighted that some subsidence information was not in the public domain. Officers noted that in terms of the planning process, there was a policy within Local Plan Part Two which required a set amount of information to be submitted, including structural integrity. There was a methodology within that document which outlined that the basement can be constructed without impact upon the structural integrity of neighbouring properties. If it became apparent that there could be a potential for impact upon neighbouring properties, it was expected that the building control surveyor would put in restrictions or request additional information. It was important to separate the planning process from the building regulations process. If officers were to consider the potential to refuse the application based on the fact that the applicant had not been able to obtain information which is not publicly available to them, officers and the Committee would have to be confident that the basement impact assessment was not robust and was incorrect.

Officers referred to Condition 8 which required the strengthening of the basement impact assessment specifically around flooding which could also have an impact upon structural integrity. It was therefore recognised that there were elements of the basement impact assessment that could need strengthening, however officers were of the opinion that the documents that had been submitted did conform with the requirements of that condition and therefore it would be unreasonable to refuse on that basis.

Councillor Bridges attended as Ward Councillor and addressed the Committee:

- Councillor Bridges thanked the Committee for the opportunity to speak and noted that this application did not meet key requirements of the Hillingdon Local Plan, the London Plan, or national policy.
- Scale and character: this was a backland site within the Hillingdon Court Park area of special local character. The proposed footprint was about 236m with an additional basement of roughly 292m and a height of around 9.2m. Taken together, that represented a substantial increase over the existing dwelling and would appear over-dominant in this sensitive location that conflicted with Local Plan policies DMHB5 area of special local character; DMHB11 design of new development; and DMHB12 streets and public realm, which expect new developments to respect local character and the established pattern of development.
- Effect on neighbours: the combined bulk and the accommodation in the roof introduces a third level of presence and raised reasonable concerns about the outlook, privacy, and overshadowing, particularly for 43 Sweetcroft Lane and other nearby homes. Local planning policy DMHB11 required that development does not harm neighbouring immunity. The Committee report acknowledged the need to rely on tests like the 45° lines and daylight sunlight methodology with sensitivities here at upper levels.
- Basement: the basement policy DMHD3 required robust evidence that basements will not increase flood risk or compromise structural stability. The officer report notes inaccuracies and gaps in the assessment and had had to rely on conditions to secure an updated drainage strategy and structural safeguards in a critical drainage area. Deferring essentials such as basement drainage, groundwater control and structural measures to conditions did not provide the necessary certainty at decision stage and conflicted with DMHD3 and DMEI 10 underwater management efficiency and quality as well as London Plan policies SI 12 and 13 on flood risk and sustainable drainage. When taking into consideration trees and biodiversity, two trees are to be felled and further works undertaken. Whilst these are lower grade, the scheme also conceded that

on-site biodiversity net gain may fall short and sought to fix this later by condition. That sat uneasily with DMHB14 under trees and landscaping and with the requirement to secure genuine 10% biodiversity net gain for a deliverable plan as now reflected in the conditions and narrative.

- Construction: construction access and safety access was via a narrow drive between 45a and 49 Sweetcroft Lane and adjacent to a care home. The highway section proposes a construction management plan by condition. Given the tight geometry and the duration and intensity of basement works, there remained a risk of unacceptable disruption contrary to local plans policy DMT1 and DMT2 which required impacts to be avoided or fully mitigated.

Officers clarified that, on footprint, the property on the right-hand side of the application property had benefited from a similar consent. While the properties were oriented slightly differently, there were similar footprints. A considerable amount of properties along Sweetcroft Lane had either a similar or slightly larger footprint.

On scale, bulk and massing, attention was drawn to two properties on the adjacent site which had an approved height of nine metres, which was comparable to the application site.

When looking at development on backland sites, officers looked for intensification as opposed to replacement. Whilst this may have the character of a backland site, it was not considered to be backland development. It did not intensify the residential use of the site.

On access, the access road served the existing property.

On construction, the MPPF paragraph 56 stated that where harm can be identified which would normally warrant refusal, where conditions can bring about a positive recommendation but secure mitigation to address the harm, those conditions should be used. If the application was refused on the grounds that the applicant had not submitted a CMP, this would be in direct conflict with the MPPF. Furthermore, the access road was no shorter or less wide than that which served the neighbouring properties which were also subject to redevelopment. The property directly to the right was not subject to a construction management plan.

45a was 62m away from the front elevation. The existing front elevation was in the same location as the new front elevation. The window-to-window distance was 61m, while the Local Plan set a separation distance of 21m. In terms of the care home, that was 43m window-to-window in distance.

Officers clarified that inaccuracies in the report were based on the fact that throughout the consultation process, neighbours who took part in the consultation identified that there were reports of subsidence made to building control which were not available within the public domain. It was therefore not possible to explain that there were not inaccuracies because that would not be factual. Inaccuracies were caused by the fact that this information was not publicly available. Officers also emphasised that the impact reports conformed with requirements, though officers were still seeking enhancements to demonstrate that the drainage, particularly for the basement, would be robust.

Members asked for clarity on traffic management and hours of operation of delivery. Officers noted that Condition 11, Part C related to hours of development works and

	<p>Pard D related to how vehicles accessed the site. Part F related to traffic management and access. Therefore, all of these points were covered by condition.</p> <p>Members asked about protecting trees during construction. There was a tree retention condition which required trees to be retained.</p> <p>Officers' recommendations were moved, seconded and when put to a vote, agreed.</p> <p>RESOLVED: That the application be approved</p>
120.	<p>ARIEL HOTEL, 118 BATH ROAD - 1126/APP/2023/3671 (<i>Agenda Item 7</i>)</p> <p>Reconfiguration, alteration, and extension of existing hotel (providing additional hotel rooms) (Use Class C1), together with erection of a new apart-hotel building (Use Class C1) on car park land to the north (AMENDED PLANS)</p> <p>Officers introduced the application.</p> <p>Members asked for clarify on a building at the back. Officers confirmed that this had been discussed at length with the applicant.</p> <p>Condition 23 restricted the length of stay for the hotel. Officers had worked with the Planning Enforcement team to ensure this condition was robust and enforceable.</p> <p>Reporting on length of stay was the responsibility of the applicant rather than the Council.</p> <p>Members asked about controlled local parking. The site with within a close distance to a bus stop. Officers had asked for a car parking design and management plan. Including information on how the 55 parking spaces would be managed. Offices further advised that given that the development had limited car parking, they had secured an active travel zone healthy streets contribution of £112,000.</p> <p>Members asked about a S106 agreements in relation to jobs and training. Officers confirmed that there was an employment strategy.</p> <p>Officers' recommendations were moved, seconded and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved</p>
121.	<p>82-84 HIGH STREET, RUISLIP - 78935/APP/2025/2287 (<i>Agenda Item 8</i>)</p> <p>Creation of 5no. self-contained flats with associated cycle and bin storage, following the change of use of first floor from office (Class E) to residential (Class C3), the erection of a two storey rear extension and alterations to rear building at first floor level and the retention and reconfiguration of the Class E unit at ground floor level with alterations to fenestration.</p> <p>Officers introduced the application.</p> <p>Members referenced the report which noted that while the Conservation Officer had objected to the proposed two storey rear extension, the Planning Inspector for the</p>

	<p>previous appeal had confirmed that the proposed extensions and alterations would preserve the character and appearance of the conservation area.</p> <p>Members asked if there had been a written submission from the Member who called-in the application. The Chair confirmed that there had not.</p> <p>Delegated approvals were possible and if called-in, Members expressed a preference for this to be accompanied with attendance or a written submission.</p> <p>Officers confirmed that the call-in cited concerns about amenity, over-development and private amenity space.</p> <p>Officers' recommendation for approval was moved, seconded and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved</p>
122.	<p>9 KINGSEND - 36969/APP/2025/2303 (<i>Agenda Item 9</i>)</p> <p>Facade alteration for the installation of On Demand Grocery Hatch (ODG) at ground floor level, with associated parking space for delivery vehicles (Description Amended)</p> <p>Officers introduced the application, noting that it had been brought to Committee due to a Council interest in the car park.</p> <p>Members asked if there would be any impact on disabled parking spaces. Officers noted that the disabled parking would be retained.</p> <p>Members asked how confident officers were in the operational management plan, in relation to any potential ASB caused by delivery drivers in particular. Officers cited a detailed condition in the operational management plan which required details to be submitted prior to the operational of the use and also includes information on monitoring delivery drivers.</p> <p>Officers' recommendation for approval was moved, seconded and when put to a vote, unanimously agreed.</p> <p>RESOLVED: That the application be approved</p>
123.	ADDENDUM (<i>Agenda Item 10</i>)
	The meeting, which commenced at 7.00 pm, closed at 8.35 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ryan Dell on democratic@hillingdon.gov.uk. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Planning Committee Report Part 1:

Standard Information for
Members - Applicable to All
Applications on the Agenda



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Part 1: Statutory Planning and Human Rights Considerations

1.1 Development Plan

- 1.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 1.1.2 The development plan for the London Borough of Hillingdon consists of the following documents:
- [Hillingdon Local Plan Part 1: Strategic Policies \(2012\)](#)
 - [Hillingdon Local Plan Part 2: Development Management Policies \(2020\)](#)
 - [Hillingdon Local Plan Part 2: Site Allocations and Designations \(2020\)](#)
 - [The West London Waste Plan \(2015\)](#)
 - [The London Plan \(2021\)](#)

1.2 Equality Act

- 1.2.1 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.
- 1.2.2 The requirement to have due regard to the above goals means that Members should consider whether persons with 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 considered 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 the circumstances.

1.3 Human Rights

1.3.1 The Human Rights Act 1998 incorporates the key articles of the European Convention on Human Rights into domestic law. These include:

- Article 8: Right to respect for private and family life.

Everyone has the right to respect for his private and family life, his home and his correspondence. This right embodies the right to a name, the right to change one's civil status and to acquire a new identity, and protection against telephone tapping, collection of private information by a State's security services and publications infringing privacy. This right also enables Members of a national minority to have a traditional lifestyle.
- Article 1 of the First Protocol: Protection of property.

Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
- Article 14: Prohibition of discrimination.

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

1.3.2 Members must be aware of the rights contained in the Convention (particularly those set out above) when making any planning decisions. However, most Convention rights are not absolute and set out circumstances when an interference with a person's rights is permitted. Any interference with any of the rights contained in the Convention must be sanctioned by law and be aimed at pursuing a legitimate aim and must go no further than is necessary and be proportionate. Members must, therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

1.4 Development in Conservation Areas

1.4.1 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting conservation areas, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

1.5 Development Affecting Listed Buildings

- 1.5.1 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, in determining applications affecting a listed building or its setting, to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”. This statutory duty needs to be considered alongside relevant heritage policies contained in the National Planning Policy Framework and local plan.

Part 1: Other Relevant Information for Members

2.1 Five Year Housing Land Supply

- 2.1.1 Land supply is a key part of planning and links plan policies and sites with actual delivery. The need to demonstrate a 5yr rolling supply of sites, known as 5yr housing land supply (5YHLS), is an embedded part of the planning system.
- 2.1.2 When councils are unable to demonstrate a 5YHLS the National Planning Policy Framework 2023 (NPPF) presumption in favour of sustainable development - the so-called ‘tilted balance’ - is engaged. NPPF paragraph 11 (d) ii states that in these circumstances the development plan policies most important for determining the application are to be treated as out-of-date. Therefore, where the presumption applies, planning permission should be granted unless:
1. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 2. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 2.1.3 Hillingdon Council is currently able to demonstrate a 5yr supply of deliverable housing sites. Therefore, the ‘tilted balance’ is not engaged.

2.2 Planning Appeals / Risk of Costs Award Against the Council

- 2.2.1 Members should be aware that in the event of an appeal, local planning authorities are at risk of an award of costs if they behave unreasonably with respect to the substance of the matter under appeal. For example, by

unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals.

- 2.2.2 A further example includes imposing a condition that is not necessary, relevant to planning and to the development, enforceable, nor precise or reasonable in all other respects (and thus does not comply with NPPF guidance on planning conditions and obligations). It should be noted that planning conditions can be appealed.
- 2.23 Another example includes failing to substantiate each reason for refusal on appeal. Therefore, should members determine to refuse an application (contrary to officer recommendation for approval) planning reasons for refusal should be provided.

2.3 Use of Planning Conditions

- 2.3.1 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.
- 2.3.2 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.

2.4 Planning Obligations

- 2.4.1 Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states that whilst infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL), planning obligations will be sought on a scheme-by-scheme basis. Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.
- 2.4.2 The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful to request planning obligations that do not meet the following tests:
- i. necessary to make the development acceptable in planning terms,
 - ii. directly related to the development, and
 - iii. fairly and reasonable related in scale and kind to the development.
- 2.4.3 The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely

necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests, the Council would have acted unlawfully and could be subject to a High Court challenge.

- 2.4.4 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).

2.5 Community Infrastructure Levy (CIL)

- 2.5.1 The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects in their area. The Community Infrastructure Levy (CIL) is a charge collected from new developments.
- 2.5.2 The CIL applies to all proposals that add 100 square metres of new floorspace or an extra dwelling. This includes bringing a vacant building back into use. The amount to pay is the increase in floorspace (m²) multiplied by the rate in the CIL charging schedule plus indexation.
- 2.5.3 The money raised from the Community Infrastructure Levy pays for the infrastructure required to support development. This includes transport schemes, flood defences, schools, health and social care facilities, parks, open spaces and leisure centres.
- 2.5.4 The London Borough of Hillingdon adopted its [CIL Charging Schedule](#) on 10 July 2014 and it is applied to new developments in the borough since 1 August 2014. The use types that are charged borough CIL is large format retail development (greater than 1,000sqm) outside of designated town centres; offices; hotels; residential dwellinghouses; and industrial storage and distribution.
- 2.5.5 The Mayor's CIL (MCIL)
- The Mayor's CIL applies to all qualifying developments approved on or after 1 April 2012. Hillingdon Council is a CIL collecting authority for the Mayor of London.
- 2.5.6 The Mayoral CIL 1 (MCIL 1) rate was £35 per sqm plus indexation and is used by the Mayor of London to fund the delivery of Crossrail.
- 2.5.7 For planning permissions granted from 1 April 2019, the Mayoral CIL 2 (MCIL 2) rate of £60 per square metre plus indexation applies. This rate may also apply to some phased planning permissions granted before then.

2.6 Environmental Impact Assessment

- 2.6.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) requires that an Environmental Impact Assessment (EIA) is undertaken, and an Environmental Statement (ES) produced for certain developments.
- 2.6.2 EIA is a procedure which serves to provide information about the likely significant effects of a proposed project to inform the decision-making process and whether the project should be allowed to proceed, and if so on what terms.
- 2.6.3 An overview of the EIA process is provided as part of government's [Planning Practice Guidance](#). An EIA is normally only necessary for a small proportion of projects.
- 2.6.4 An EIA Screening Opinion can be obtained from the council to determine whether a proposed development needs an EIA. Once it has been determined that an EIA is required, an EIA Scoping Opinion can be obtained from the Local Planning Authority to provide advice on the scope and content of the Environmental Statement (ES).

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

Case Officer: Christopher Lamb	20101/APP/2025/72
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Date Application Valid:	28.1.25	Statutory / Agreed Determination Deadline:	11.02/2026
Application Type:	Full	Ward:	Eastcote

Applicant: **Mr Mathew Dhanoa**

Site Address: **1 High Road
Eastcote**

Proposal: **Erection of outbuilding to rear of office building.**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 This application seeks planning permission for the erection of an outbuilding to the rear of No. 1 High Road, to serve as additional office space associated with the existing ground floor office use of the building.
- 1.2 A rear outbuilding has twice previously been approved at the site, firstly in late 2020 (20101/APP/2020/3335) for storage use, and then again for ancillary office space in 2022 (20101/APP/2020/3335), with the permission for the latter having commenced and therefore extant. The outbuilding subject of this application is of a similar height and siting as the previous proposals, but of an increased size and varying design being approximately 10 sqm larger in footprint.
- 1.3 A signed petition has been received from the public with 20 signatures, and as such this application has been called to Committee for determination. Concerns raised include the impact of the proposal on the visual appearance of the Eastcote Village Conservation Area, as well as parking pressures on the wider neighbourhood. These matters have been considered within the assessment section of the report below.
- 1.4 With regard to recent previous approvals for similar proposals, the proposed outbuilding and associated use is considered to comply with the objectives of the relevant planning policies, and the proposal would not give rise to any significant harm to the character and appearance of the host property, surrounding street scene or Conservation Area. The proposal would also have no detrimental impact on neighbouring residential amenity, trees or biodiversity.
- 1.5 The outbuilding would provide additional office space in association with the primary commercial use. Conditions are recommended such that the outbuilding can only be used in association with, and ancillary to, the commercial activity of the building and for no other purpose, nor occupied independently.
- 1.6 The Highways Officer has raised no objections to the additional office space and any impact this would have on the local Highway Network is deemed to be acceptable. The scheme would not lead to additional highway or pedestrian safety concerns.
- 1.7 Taking all relevant matters into account and giving due regard to local residents' objections (including the petition against the application), it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken. The planning application is

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therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a semi-detached, two storey building located on the south side of High Road on a corner plot at its junction with Azalea Walk. The property is of brick construction with a hipped tile roof, and benefits from existing single storey extensions to the side and rear.
- 2.2 The building has offices on the ground floor with residential above and benefits from a rear garden of approximately 122 sqm, which is used solely by the offices. The existing building has a traditional shop frontage with a large picture window and is separated from the road by a parking area that services the existing offices.
- 2.3 The site falls within the Eastcote Village Conservation Area, however the building itself is not listed. There is a current Article 4 restriction in place which restricts Class MA conversion from Use Class E to Class C3 Residential units through permitted development. No other significant site constraints have been identified within the site curtilage. The below Figures further show the site context and location.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of Application Property (From High Road)



Figure 3: Street View Image of Application Property (From Azalea Walk)



Figure 4: Rear Garden of Application Site



Figure 5: View of Neighbouring Outbuilding at No 2 High Road



3 Proposal

- 3.1 The application proposes the erection of an outbuilding within the rear garden of the site, to serve as additional office space associated with the existing ground floor office use of the building (proposed drawings shown at Figure 6 and 7 below).
- 3.2 The proposed outbuilding would have an approximate maximum depth of 6m, maximum width of 8m, and maximum height of 3.4m. It would be set approximately 4.4m away from the main rear wall of the application property at its nearest point.
- 3.3 The proposed outbuilding would be of brick construction, with timber windows and door. It would be characterised by a hipped tile roof with a gable to the side facing Azalea Walk.

Figure 6: Proposed Site Plan (please note – a larger version of plan can be found in the Committee Plan Pack)

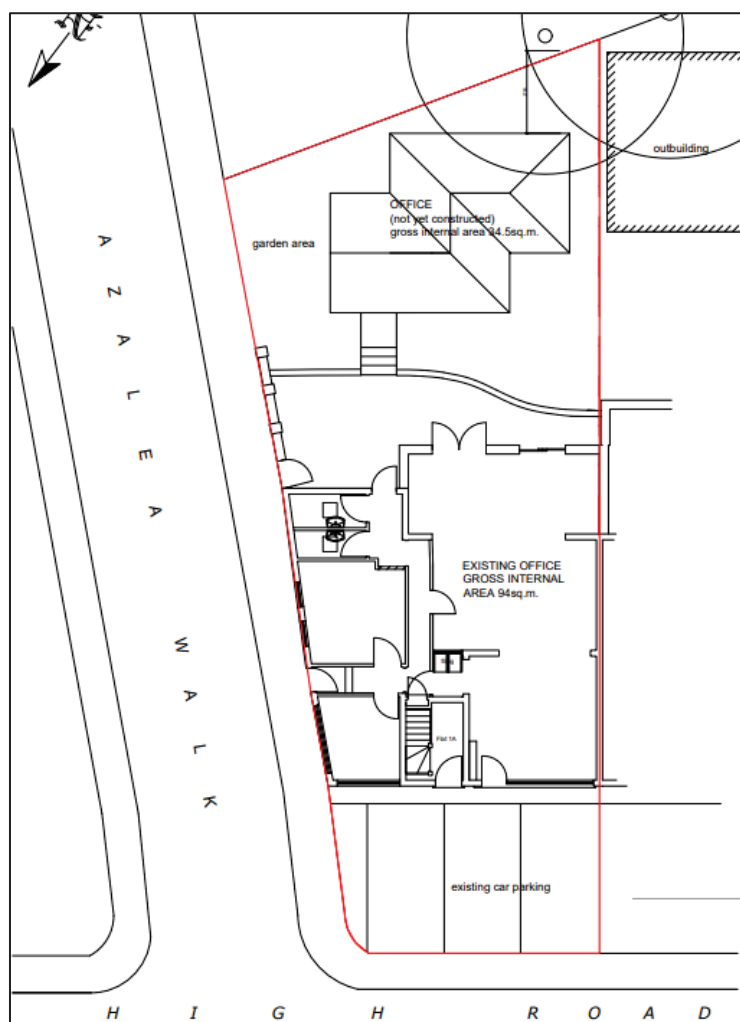
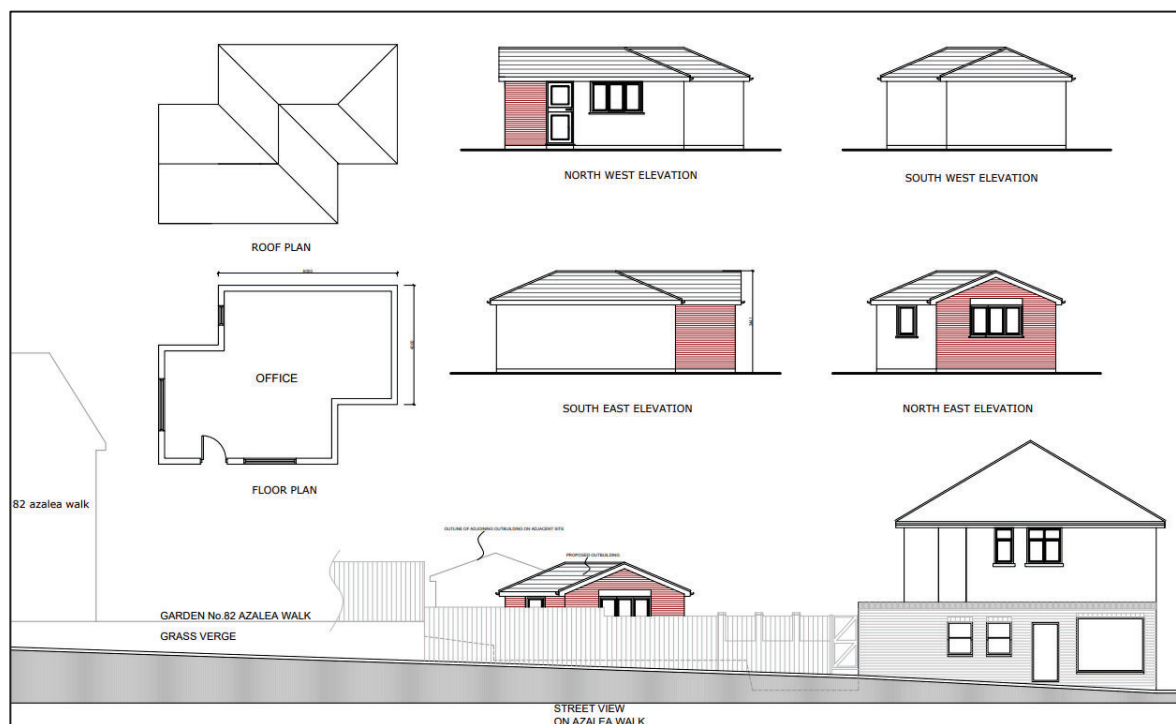


Figure 7: Proposed Plans and Elevations (please note – a larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

- 4.1 A list of the planning history relating to the property can be found in Appendix 2.
- 4.2 It is relevant to note that planning permission was previously granted in 2022 for the erection of an outbuilding within the rear garden, to provide ancillary office space for the main office building at 1 High Road (20101/APP/2021/4481). This permission was assessed (and approved) under current Local Plan policies. A Certificate of Lawfulness (20101/APP/2025/1385) was then granted in May 2025, formally confirming that the development of this scheme had commenced, with the permission now therefore extant. Figures 8 and 9 show this approved, extant scheme.
- 4.3 Prior to this, planning permission was also granted in 2020 for a single storey outbuilding to the rear of the commercial unit for storage use (20101/APP/2020/3335). This permission expired in December 2023.
- 4.4 The Class E use of the commercial unit has been established through historic applications. In 1974, planning permission was granted for a change of use from flat to a retail shop (20101/74/1913). A further change of use to Estate Agents was granted permission in 1987 (202101/87/0022). The commercial element at ground

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floor would include the rear garden where the outbuilding proposed is to be located.

Figure 8: Previously Approved and Extant Scheme (Permitted Under 20101/APP/2021/4481)

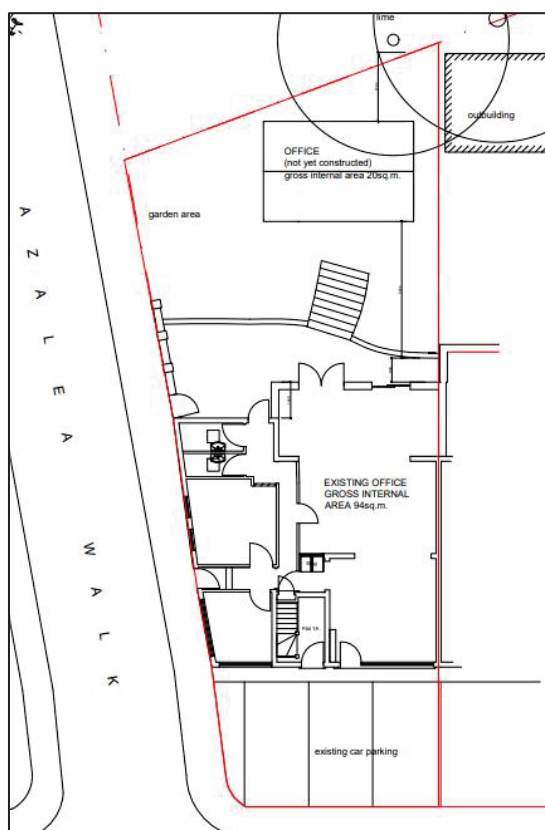
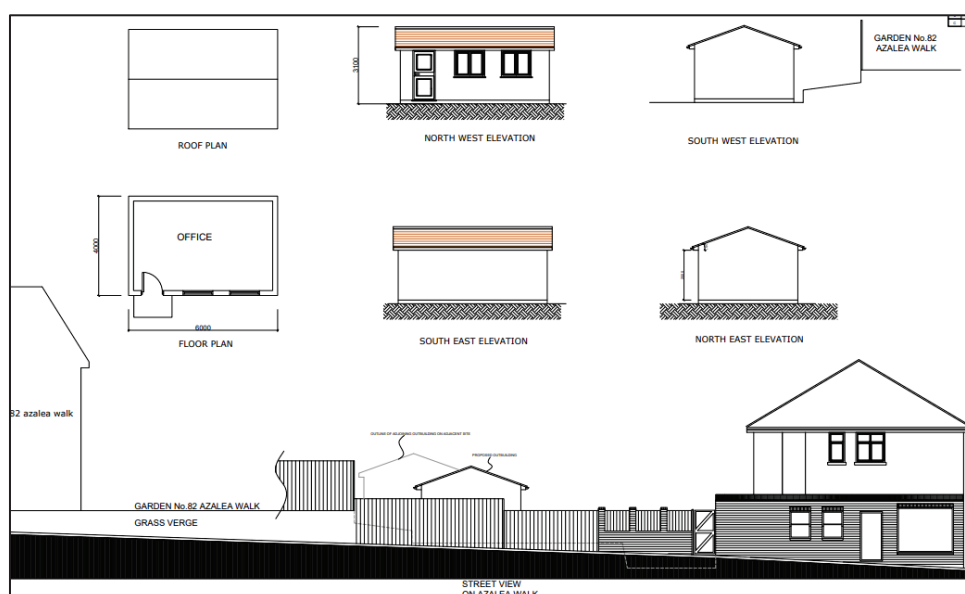


Figure 9: Previously Approved and Extant Scheme (20101/APP/2021/4481)



5 Planning Policy

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

6 Consultations and Representations

- 6.1 Six neighbouring properties, as well as Eastcote Residents Association, were originally consulted on the application on 30.01.25, with the consultation period expiring on 20.02.2025. A site and press notice were also displayed. The respective consultation period expired 05.03.2025. Three representations and a petition containing 20 signatures were received during this consultation.
- 6.2 During the course of the application, it became apparent that incorrect plans had been submitted. Following the submission of the most recent plans, as described in Section 3 above, a further consultation period for the scheme was undertaken on 12.05.2025. A further two representations were received during this consultation (Five representations total). A further consultation to an adjoining neighbour (missed under the original consultation process) was sent on the 02.01.2026 however no response was received from this neighbour during the period of consultation (expired 23.01.2026).
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 20 valid signatures has been received against the application	I. Impact on the character of Eastcote Village Conservation Area. II. Impact on the Highway from additional parking pressures; lack of residential parking at present.	Discussed within paragraphs 7.6 - 7.19 of this report. Discussed within paragraphs 7.28 - 7.33 of this report.
Five individual letters of objection have been received	I. Harm to character and appearance of the site / area / Conservation Area; overdevelopment;	Discussed within paragraphs 7.6 - 7.19 of this report.

	loss of green space; will change the street scene.	
	II. Highway and parking concerns; pedestrian safety.	Discussed within paragraphs 7.28 - 7.33 of this report.
	III. Impacts on neighbour amenity; loss of privacy.	Discussed within paragraphs 7.20 - 7.27 of this report.
	IV. Environmental Impacts; Trees, Ecology.	Discussed within paragraphs 7.34 - 7.37 of this report.
	V. Concerns over drainage of surface water/rainwater.	Discussed within paragraph 7.47 of this report.
	VI. The site is subject to a restrictive covenant.	This would not be a material consideration in the planning assessment – the application would be assessed against the Planning Legislation including the National, London and Local Planning Policies. Restrictive covenants on the land would be a private civil law matter and are not considered within the planning merits of the assessment.
	VII. Inaccuracies in the application form/plans– land described as grass verge.	The redline includes the relevant land in the ownership of the applicant. The description of the land outside the redline as a grass verge does not materially affect the planning assessment.
	VIII. Construction has started without	Construction has lawfully commenced in relation to the previously approved application:

	consent; no party wall agreement signed.	20101/APP/2021/4481, hence permission for this previous scheme is extant. Disputes over Party Wall agreements, where relevant, are a civil matter between the two parties and are not a material planning consideration.
	IX. Concerns about construction impact; structural integrity of the outbuilding (including excavation works, potential need for retaining walls and subsidence).	Contractors will be required to adhere to all relevant regulations to limit this impact on neighbours. The Council recommends an informative reminding the applicant of their construction noise and hours obligations which are allowed under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. The planning assessment would not require details of foundational plans, and structural integrity is not a material planning consideration. This aspect and related concerns would be controlled under Building Regulations and other non-planning laws.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Conservation and Design: Following review of this and the previous approval we would not object to the proposed scheme as the different proposals would not harm the significance of the conservation area any more than the existing approval. External materials to match existing dwelling. It would be recommended that the building be conditioned to have an ancillary use to the main dwelling.	The comments from the Conservation Officer are noted. It is agreed that the suggested conditions are imposed.

<p>Highways Officer: Despite the slight increase in GIFA as compared with the extant consent (20101/APP/2021/4481), there are no envisaged highway related implications or demands imposed on this new application.</p>	<p>The comments from the Highways Officer are noted.</p>
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for the erection of an outbuilding within the rear garden of the existing property. The property itself received planning permission in the 1980's for the conversion of the ground floor to a commercial office and has since been operating within Class E Use Class.
- 7.2 The property lies within an urban, built-up location outside of the Green Belt. Extensions and additions to existing buildings, including outbuildings, would therefore be acceptable in principle in this location, subject to complying with all other relevant Development Plan Policies and material considerations as set out below.
- 7.3 Indeed, the principle of an outbuilding in this location, for the specified office use, has already been established as acceptable at the site given the approval of the previous application, which remains extant.
- 7.4 The outbuilding is required in connection with the existing, lawful office use at the site. Whilst the use of the outbuilding as additional office space is accepted, in order to prevent any future alteration or severance which would be contrary to local policy, it is nonetheless recommended that conditions are imposed: Firstly, so that the outbuilding may only be used for the proposed purpose, and secondly, so that it may only be used in conjunction with the authorised use of the ground floor commercial premises, and not occupied independently. These conditions were imposed on the previous permitted application and given the similarities between the two applications it would remain appropriate for them to be re-imposed.
- 7.5 As stated in the Application Form, it is additionally noted that the proposal would make no alteration to the existing level of employment on site.

Design / Character and Impact on the Conservation Area

- 7.6 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that, *inter alia*, enhances and contributes to the area in terms of form, scale and materials, respects the local character, and is appropriate to the identity and context of the townscape.

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- 7.7 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design.
- 7.8 DMHB 4 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) advises that all new development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. Development should sustain and enhance its significance and make a positive contribution to local character and distinctiveness.

Site Context

- 7.9 The application site is located on a prominent corner plot along Eastcote High Road and comprises a semi-detached property with existing single-storey side and rear extensions. The ground floor is currently in commercial use (Use Class E), while the first floor is occupied as a self-contained residential flat.
- 7.10 The site falls within the Eastcote Village Conservation Area which, in this location, is characterised predominantly by two-storey semi-detached and terraced dwellings of traditional architectural style and design. To the southeast, the site adjoins the junction with Azelea Walk, a residential road defined by uniform two and three-storey red-brick terraced properties with well-maintained, planned front gardens and communal parking areas adjacent to the public highway.
- 7.11 The Conservation Area generally retains a notably green and verdant character, containing both Eastcote House Gardens and Haydon Hall Park to the northeast. Properties are generally landscaped to the rear, however it should be noted that exceptions exist in the form of larger outbuildings and infill extensions to the rear of neighbouring commercial properties, namely Nos. 2, 3 and 4 High Road.

Proposal

- 7.12 As mentioned previously, the site has extant permission for the erection of a single storey outbuilding with a floor area of 24 sqm (6m x 4m). This is a significant material consideration as it already establishes that an outbuilding of that size, design and siting is deemed to be acceptable. It is therefore only the differences between the two schemes that can be assessed, namely whether the increased size now proposed (an additional 10sqm) would give rise to any significant harm when compared to the previously approved scheme. This is considered below.
- 7.13 Despite the increased size of the proposed outbuilding in comparison to the approved, extant scheme, it is considered that the structure would remain of an appropriate size and scale, continuing to appear as subservient and proportionate to the host building and visually ancillary in nature.

- 7.14 Additionally, the proposed outbuilding would be similarly sited within the plot, no closer to the rear boundary. It would retain an appropriate separation distance to the host building, ensuring that it would not appear as excessive in scale nor visually fill the plot.
- 7.15 The proposed outbuilding would be of a conventional and sympathetic design, finished in brick with a pitched tile roof. In principle these materials would be acceptable however to ensure a complementary appearance should be conditioned to match the existing host property. Provided this is the case, the roof design and material palette would not conflict with the prevailing character of the area. Additionally, its modest height and set-back position would reduce its visibility from the public realm, particularly given the existing closeboard fencing to the boundaries, and existing boundary vegetation, due to be retained. Whilst it is accepted that some of the outbuilding would be visible from the public realm, this is similar to the previously approved proposal and would be to no visual detriment given its appropriate scale, design and appearance as detailed above.
- 7.16 It is noted that other rear garden outbuildings lie in close proximity to the application site, namely those of the adjacent neighbour No. 2 High Road and No. 3 High Road, which are of comparable if not larger footprints. An existing garage block, opposite the site on the eastern side of Azalea Walk, is also readily apparent within the street scene, however does not appear unduly prominent or harmful to the visual character. The proposed outbuilding would not be out of keeping with such existing developments, and would present a similar visual appearance to the outbuilding that has previously been approved. Whilst a portion of the garden would be lost to the development, it is considered that the site and surrounds would still maintain a verdant character, owing to the retention of the boundary vegetation, neighbouring trees and existing grass verges beyond the site which would be unaffected by the proposal.
- 7.17 For the reasons above, the proposal is deemed to be acceptable in design character, and appearance terms. This is concurred by the Council's Conservation Officer, who has been consulted and raised no objections to the proposal.
- 7.18 In accordance with Section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been given to the desirability of preserving or enhancing the character or appearance of the Conservation Area. With consideration given to the already approved and extant scheme, as well as the proposal's continued modest scale, appropriate siting, conditioned use of complementary materials, and the retention of surrounding landscaping, it is considered that the proposal would have a neutral impact on Eastcote Village Conservation Area, and therefore accordingly preserve its character and appearance.
- 7.19 Overall, the current proposal is considered to satisfactorily integrate with the appearance of the original dwelling and taking into account the surrounding context of neighbouring development it would not harm the character, appearance and visual amenities of the Conservation Area. The proposal would therefore

accord with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020), Policy HC1 of the London Plan and National Planning Policy Framework (2024).

Residential Amenity

- 7.20 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.21 The proposed outbuilding would be located on a raised section of the rear garden, slightly above the ground level of the host building. It would be situated no closer to the rear boundary, or side boundary with No. 2 High Road, than the previously approved outbuilding, for which no concerns regarding neighbour amenity were envisaged.
- 7.22 It is noted that No. 2 benefits from a substantial outbuilding situated along this shared boundary. As such, and given the similar proposed siting and only modest increase in size when compared to the extant scheme, it is considered that the proposal would again not result in any undue harm to the amenity of this adjoining property in terms of overbearingness, loss of outlook or overshadowing.
- 7.23 To the rear, the application property partially shares a boundary with No. 82 Azalea Walk. This property is at a higher ground level than the application site, as shown by the street view plan, and benefits from mature trees situated along the boundary, providing a natural screen. Given this elevated position, existing screening, single storey nature of the development and separation distance between the proposed outbuilding and rear of this neighbouring property, it is similarly considered that the proposed outbuilding would not result in any adverse impact on No. 82 in terms of overbearingness, loss of outlook or overshadowing.
- 7.24 To the east, residential properties on this side are separated from the application site by the public highway. It is considered that the intervening highway and separation distances involved would ensure that the proposal would have no impact upon any property on this side.
- 7.25 In terms of privacy, the proposed outbuilding would contain openings only to its front and side elevation facing onto Azalea Walk. The front elevation openings would face onto the applicant's own garden and property, whilst the side openings would face onto the public road, and an open green space and garaging area beyond. In any case, outlook from these windows would largely be obscured by the existing boundary fencing. To this extent, it is also not considered that the development would result in any loss of privacy for neighbouring properties.
- 7.26 Given all the above, similar to the conclusions of the previous approval, it is considered that the development as proposed would not result in any appreciable

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level of harm to the residential amenities of neighbouring occupiers in terms of outlook, daylight, privacy, or overbearing effect, and there would therefore be no conflict with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 7.27 It is considered that all of the proposed rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

Highways and Parking

- 7.28 Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.
- 7.29 Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020) requires that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.
- 7.30 The application site falls on the southern side of Eastcote High Road, a B-road with parking restrictions within the vicinity of the site. Notwithstanding this, there is off-street parking to the front of the site, sufficient to accommodate three vehicles, as well as unrestricted street parking along Azalea Walk, on the side of the road adjacent to the application site.
- 7.31 The Council's parking standards stipulate that for offices, one parking space should be provided per 50-100 sqm of office floorspace. The existing office has a floorspace of approximately 94 sqm. Whilst the proposal would increase the overall floorspace to approximately 129 sqm, as per the above metric the existing three off-street parking spaces provided to the front of the property would remain sufficient to meet the necessary standard. To this extent, it is not considered that the proposal would result in any greater displacement of parking onto the public highway than the existing arrangement.
- 7.32 Additionally, it is noted on the Application Form that the proposal will not increase levels of employment on the site, whilst it is also not considered that the modest increase in office floor area proposed would likely result in any demonstrable increase in vehicular journeys to/from the site. This is particularly the case given the approval of the previous outbuilding, to which no highways or parking concerns were raised, and that the proposed outbuilding would thereby only result in a further increase of 10 sqm of floorspace at the site beyond the extant permission.
- 7.33 Given the above, and with no objections from the Council's Highway Authority, it is therefore not considered that the proposal would have any demonstrable and

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detrimental impact on parking or highway safety beyond either the existing arrangement or what has already been approved under the previous application.

Trees and Ecology

- 7.34 The site does not contain any trees, however there are several mature trees adjacent to the site, running along the rear boundary. These trees fall within the Conservation Area, and though not covered by a TPO, therefore have a level of statutory protection.
- 7.35 Under the previous approved application, the Council's Tree Officer was consulted and raised no objections to the scheme. Given the site context and that these trees are at a higher elevation than the application site, it was concluded that the outbuilding would be unlikely to compromise their root protection areas, and therefore avoid any harmful impact. Accordingly, no conditions relating to trees were attached to the decision notice.
- 7.36 On the basis that, as the site plan indicates, the proposed outbuilding would be sited materially no closer to these trees than the previously approved outbuilding (and would require a similar level of excavation etc), it would follow that any potential impact to these off-site trees has already been deemed to be within acceptable limits. Indeed, the works closest to these trees could already be carried out under the extant permission, and some excavation works have already been lawfully undertaken to this effect. Whilst the proposed outbuilding would introduce additional development to the centre of the garden of the application site, this would have no impact on any existing trees.
- 7.37 As such, the proposal is not considered to have any potential impact on trees beyond what has already been approved and deemed acceptable at the site. No ecology concerns are raised given the siting and urban location of the development proposed, in which only an area of lawn would be impacted.

Biodiversity Net Gain

- 7.38 In England, Biodiversity Net Gain ("BNG") is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).
- 7.39 Under the statutory framework for BNG, subject to some exemptions, every grant of planning permission is required to meet the BNG objective of 10% increase in biodiversity value, relative to the pre-development biodiversity value of the onsite habitat.
- 7.40 One exemption is development below a *de minimis* threshold. This exemption applies to development that impacts less than 25 sqm of non-priority onsite habitat. In this instance, the proposed outbuilding would be located within an area of the rear garden currently laid to lawn (a non-priority onsite habitat), and has an area of 34.5 sqm. The development would thereby exceed the *de minimis*

threshold, and no further reasons for exemption have been put forward. As such, the development would be required to meet the statutory 10% increase in site biodiversity value.

- 7.41 A BNG assessment has been submitted by the applicant to this effect. The submitted matrix identifies an on-site biodiversity net loss of 21.19% (equivalent to -0.0044 habitat units) against the statutory requirement for a 10% net gain. The loss results from the required removal of a section of the rear garden lawn to accommodate the outbuilding.
- 7.42 The applicant has suggested that the BNG requirement could be met via an off-site provider, secured by way of condition. As per the statutory Biodiversity Gain Hierarchy, on-site enhancement should however be prioritised first, where possible. It is accepted that the limited size of the plot may impact on the ability for this net gain (equivalent to 0.0064 units) to be provided on site. In such a case, off-site delivery of biodiversity units or statutory credits can also be acceptable in meeting the statutory requirement.
- 7.43 As above, the submitted matrix indicates the proposal would be required to provide 0.0064 habitat units to meet the 10% net gain. The required units could be delivered off-site through purchase from a habitat bank operator or via statutory biodiversity credits, however on-site options should be explored first, or information submitted to demonstrate why on-site enhancement would not be possible. A BNG condition has therefore been recommended which requests further information is submitted post application. This information includes a follow up Baseline Biodiversity Assessment which seeks 10% gain within the site. If this is not possible, the condition requires proof of purchase of Biodiversity Credits or Statutory Credits to meet the statutory requirement. This information would be required prior to commencement of the development.
- 7.44 Ensuring the above condition is complied with, the proposal would satisfy the legislative BNG requirements.

Air Quality

- 7.45 No significant issues in this regard are envisaged given the nature of the proposed development.

Noise

- 7.46 As a proposed office space, it is not considered that the outbuilding would likely generate any undue noise or disturbance. It is therefore not considered necessary to impose a condition relating to hours of operation, and it is noted that no such condition was imposed on the previous permission. It would therefore not appear reasonable to recommend such a condition given that an outbuilding with the same use already has extant permission for which no limit on operating hours was stipulated. In any case, should any future noise disturbance arise, this would be

investigated and resolved as appropriate by the Council's Environmental Health team.

Drainage

- 7.47 The site is not identified as at particular risk from flooding or drainage issues. Accordingly, and given the modest scale of the proposal and what has previously been permitted, it is considered that the existing drainage system in place would remain sufficient to ensure any excess water would be satisfactorily drained within the site. Specific drainage details would be managed under Building Regulations.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application

(except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

20101/APP/2025/72

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Location Plan, 20/3367/11 and 20/3367/12.

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

Notwithstanding any indication of materials submitted as part of this application, the materials to be used in the construction of the external surfaces of the outbuilding hereby permitted shall match those used in the existing host building in terms of colour, type and texture, and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the Conservation 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 in the flank elevations facing south towards properties in Azalea Walk, south east to the public highway known as Azalea Walk or south west towards 2 High Road

REASON

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

5. NONSC No Other Use Permitted

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom or as a separate unit of accommodation.

REASON

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

6. NONSC Non-Severance

The outbuilding hereby approved shall only be used in conjunction with the authorised use of the ground floor commercial unit and shall not be used separately or for any other purpose.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate business use, so as to protect the amenity of adjoining residential properties and to allow consideration of traffic, highway and parking issues in accordance with Policies DMHD 11, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7. NONSC Biodiversity Net Gain (Details)

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

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

requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage; or

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

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

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

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with the Environment Act 2021, Section 15 of the National Planning Policy Framework, Policy G6 of The London Plan (2021), and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020)

Informatives

1. I52 **Compulsory Informative (1)**

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

2. I59 **Councils Local Plan : Part 1 - Strategic Policies**

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.

3. I5 **Party Walls**

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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

4. I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

5. I47 Damage to Verge - For Council Roads:

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

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

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

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

153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP E1	(2021) Offices
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.2	(2021) Office parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy

Appendix 2: Relevant Planning History

20101/A/87/0022 1 High Road Eastcote

Change of use of ground floor premises from retail to estate agency and extension to rear.

Decision: 06-05-1987 Approved

20101/APP/2020/3335 1 High Road Eastcote

Single storey outbuilding to rear for storage use

Decision: 22-12-2020 Approved

20101/APP/2021/4481 1 High Road Eastcote

Erection of outbuilding to provide ancillary office space for main office building at 1 High Road

Decision: 19-05-2022 Approved

20101/APP/2025/1385 1 High Road Eastcote

Certificate of existing lawful development seeking conformation of commencement of development secured under planning app ref. 20101/APP/2021/4481 granted on 19-05-2022 (Erection of outbuilding to provide ancillary office space for main office building at 1 High Road) within the approved timeframe for commencement, before 19-05-2025.

Decision: 11-07-2025 Approved

20101/C/87/2495 1 High Road Eastcote

Erection of a detached garage & construction of a new vehicular access

Decision: 03-06-1988 Refused **Appeal:** 01-12-1988 Dismissed

20101/D/90/0972 1 High Road Eastcote

Retention of single-storey side extension and erection of a boundary wall/fence (retrospective application)

Decision: 06-03-1991 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMHB 1	Heritage Assets
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP E1	(2021) Offices
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.2	(2021) Office parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment

NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF6 -24	NPPF6 2024 - Building a strong, competitive economy

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Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Sharan Singh	43100/APP/2025/1424
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Date Application Valid:	02.06.25	Statutory / Agreed Determination Deadline:	16.01.26
Application Type:	Householder	Ward:	South Ruislip

Applicant: **Mr P Valamiya**

Site Address: **31 Great Central Avenue, Ruislip**

Proposal: **Erection of a first-floor extension over existing bungalow to create a two-storey dwelling**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 This householder planning application proposes an extensions and alterations to number 31 Great Central Avenue ('The site'). It proposes the erection of a first-floor extension over the existing building to alter the bungalow to a two-storey dwelling
- 1.2 Cumulatively, the proposed extension is considered to comply with the objectives of the relevant planning policies, and the proposal would not give rise to any significant harm to the character and appearance of the host dwelling, street scene or impact on the wider character in which the site is situated. It is noted that several properties within the section Great Central Avenue have been altered from a bungalow to a two-storey dwelling including No. 18 Great Central Avenue and the adjoining neighbouring properties at No 29 and 29a Great Central Avenue which received planning permission historically for demolition of bungalow and erection of pair of two storey semi-detached three-bedroom house (61409/APP/2005/3470). The prevailing character along the street scene is quite varied and overall, the scheme is finished to a quality design, with matching materials and would not cause harm to the street scene.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity. During the course of the assessment, a Daylight Sunlight Assessment has been submitted with the findings of this report demonstrating full compliance with the BRE Daylight Sunlight standards for Daylight, Sunlight and Overshadowing. The garden areas would also continue to receive sufficient sunlight. It would also not lead to a significant increase in overlooking over and above what would be expected from a domestic location. It is also noted that the site currently benefits from a lawful certificate for a roof conversion 43100/APP/1425 which would include windows within the existing roofslope which would have a similar level of overlooking were it to be implemented. Consequently, the proposal does not result in harm to neighbouring residential amenity that would warrant a reason for refusal.
- 1.4 It would not adversely affect highway safety, or cause harm in other respects. The Highways Officer has been consulted and raised no objections to the development with a similar number of car parking spaces retained. As the property would continue to operate as a C3 Dwelling House, it would not lead to any adverse pressures on the local Highway Network and would also meet the maximum regional parking standards as set out in the London Plan.
- 1.5 Due regard has been given to residents' objections (including the petition against the application), however it is concluded that the proposal complies with the

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Development Plan and no material considerations indicate that a contrary decision should be taken.

- 1.6 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application property is a detached dwelling, located on the middle of Great Central Avenue (refer to figure 1 below).
- 2.2 The surrounding area is residential with mixed bungalows and two-storey detached and semi-detached dwellings. The dwellings within this character area are lack uniformity in design and appearance.
- 2.3 The application property benefits from off street parking accessed via a vehicular cross-over with parking for 2 vehicles. To the rear is a moderately sized private garden.
- 2.4 The site lies between two, two-storey dwellings with Number 29A Great Central Avenue located to the west and Number 33a Great Central Avenue located to the east. Number 29a is set slightly behind the building line of the site.

Figure 1: Location Plan (application site edged red)



Figure 2: Aerial View of Application Property

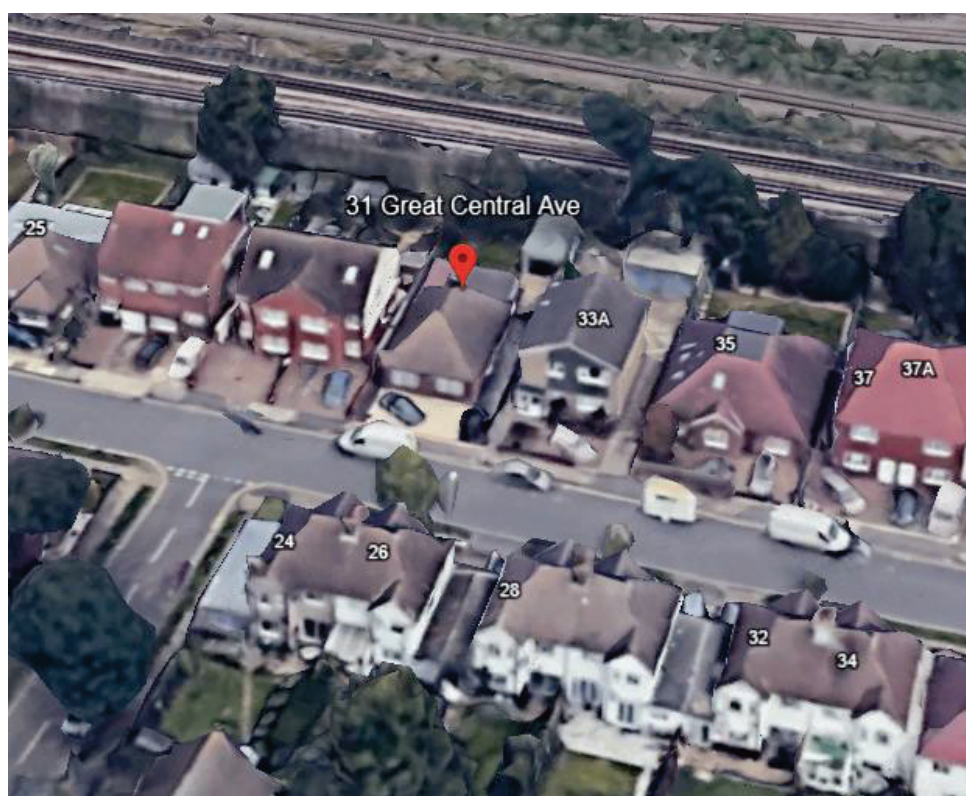


Figure 3: Street View Image of the Application Property



3 Proposal

- 3.1 The application proposes the erection of a first floor extension which would create a two storey dwelling. As part of the development, the existing footprint for the ground floor would not change.
- 3.2 The proposal would involve the removal of the existing roof and creating a first floor extension that would align with the original footprint of the building. The eaves and ridge height would thereby naturally be increased to approximately 5.1m and 8m respectively. This would be consistent with the 2 adjoining buildings at 29 and 33 Great Central Avenue which serve a pair of semi-detached dwellings and 2 maisonettes. Consultation for the scheme started on 03-06-25 and expired on 24-06-25. Following the objections and comments received, a 45-degree line plans was requested (1GCA/ HHA- 07 and 1GCA/ HHA- 06) whereby the impact of the first-floor extension is assessed. A Daylight Sunlight Assessment has also been submitted. Following receipt of this document, a re-consultation of residents took place on the 14-11-25.

Figure 4: Proposed Plans (please note – larger version of plan can be found in the Committee Plan Pack)

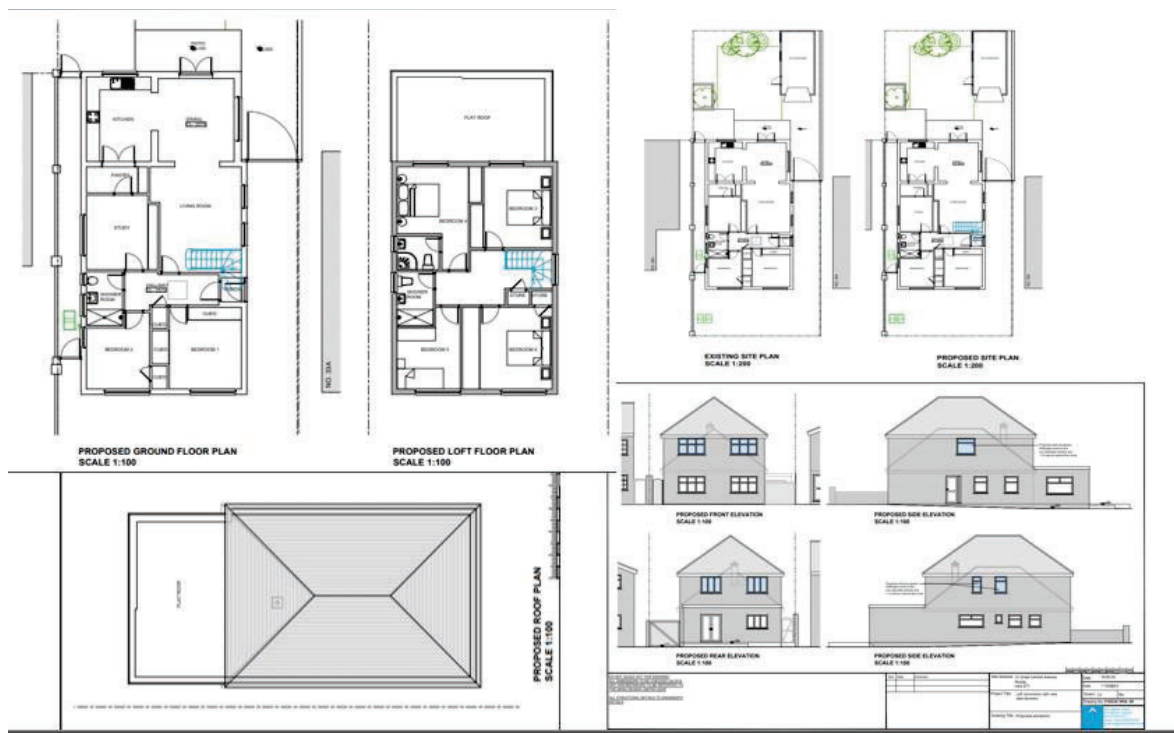


Figure 5: Existing and Proposed Street Elevation showing the application site in the context of neighbouring properties



4 Relevant Planning History

- 4.1 A list of the planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that the scheme does not have an extensive planning history. A lawful certificate had previously been granted in July 2025 (43100/APP/1425) for conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear, installation of 3 no side facing windows and the installation of 1 no roof light. This scheme can be implemented as it stands.
- 4.3 Were the current application to be approved, the applicant would have to implement one or the other scheme as both schemes could not be implemented simultaneously given the nature of the works proposed under the current application with the erection of an additional floor.

5 Planning Policy

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

6 Consultations and Representations

- 6.1 Eleven neighbouring properties and the South Ruislip Residents Association were consulted on 3rd June 2025. Consultation expired on 24th June 2025. Six individual

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objections were received, as well as a petition (in objection) with 101 signatures and an objection from a local Ward Councillor.

- 6.2 Re-consultation of the residents and the South Ruislip Residents Association took place on the 14th November following receipt of a Daylight Sunlight Assessment. The consultation period expired on the 28th November 2025 and a further six individual objections have been received.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 101 valid signatures has been received against the application.	1. Concern about effect on the character and appearance of the area.	Discussed at paragraphs 7.2-7.13 of this report.
	2. Significant intensification of residential use and no further parking	While the proposal increases the number of bedrooms, planning decisions must consider against local and regional car parking policies. This is discussed at paragraphs 7.43-7.47 of this report
	3. Loss of amenity on the neighbouring properties	This is discussed in Paragraph 7.14-7.40
	4. Site Notice not displayed during full consultation	Consultation has been carried in accordance with the requirements of the local Hillingdon Constitution and the Town and Country Planning (Development Management Procedure) (England) Order 2015. As this application is a householder development, the adjoining neighbours have been notified. Whilst a site notice was also displayed by the council on

		05-06-25, this was not a statutory requirement. All applications are published online, and site notices are displayed where required and given this the council has fulfilled its requirements and due diligence.
	5. Road cannot accommodate large and frequent HGV vehicles (construction phase)	Any planning approval would be subject to a Construction Management Plan which would need to demonstrate how the development can be undertaken without causing any significant implications to the local Highway Network.
	6. Result in oversized property and intensification of residential use	The property would now provide a family sized dwelling which there is a shortage of within the Borough. Discussed at paragraphs 7.1 of this report.
	7. Potential overloading of the drainage and sewerage infrastructure	There is no evidence that an extension on a single-family dwelling would result in drainage and sewerage infrastructure as the property is still inhabited by a single family. Any planning permission approved would be subject to meeting other regulations including the Building Regs which would deal with sewerage infrastructure amongst other things.
	8. Scale of development does not harmonise with our local environment or the wider street scene	Discussed at paragraphs 7.2-7.13 of this report

	9. Concern about construction impact - no room for delivery vehicles or skips	A Construction Management Plan has been recommended by Highways which would ensure further details are provided prior to commencement in regard to the management of the site during the construction phase.
6 individual objections have also been received.	I. Harm to character and appearance of the area / will change the street scene – overall height of the building. Oversized development	Discussed at paragraphs 7.2-7.13 of this report.
	II. Precedent of conversion of bungalows into houses – the conversion from bungalow to two storey dwelling at No 18 Great Central Avenue does not have similar parameters as the application site – more impact on the gardens.	Each planning application is assessed on its individual merits. This is considered in detail within Section 7 of the report below.
	III. Traffic movements and parking for the residents	Discussed at paragraphs 7.43-7.47 of this report
	IV. Loss of privacy / overlooking to neighbouring properties and their gardens from the first floor windows.	Discussed at paragraphs 7.35-7.40 of this report.
	V. Loss of daylight sunlight to neighbouring properties including the private garden area. Lack of a daylight sunlight study to support the proposal	During the course of the application a daylight sunlight report was submitted in support of the application. These findings are discussed in detail at paragraphs 7.22-7.34

	VI. "Right to light" for the neighbouring properties	It should be noted that matters relating to a "right to light" constitute a private legal issue under separate legislation (Right to Light Legislation) and do not form a material planning consideration in the assessment of this application. The impact on daylight sunlight however is discussed within the amenity section of the report in line with the BRE Daylight Sunlight Guidance 2022.
	VII. Concern about construction impact - no room for delivery vehicles or skips.	A Construction Management Plan has been recommended by Highways which would ensure further details are provided prior to commencement in regards to the management of the site during the construction phase.
	III. Noise and disturbance from construction; together with traffic movements and parking from Heavy Goods Vehicles for delivery of construction materials bedrooms	This is addressed at paragraph 7.56 of this report.
	IX. Drainage Concerns	This is addressed at paragraph 7.52-7.53 of this report.
	X. The removal of Site Notice early	Consultation has been carried in accordance with the requirements of the local Hillingdon Constitution and the Town and Country Planning (Development Management Procedure) (England) Order 2015. As

		this application is a householder development, the adjoining neighbours have been notified. Whilst a site notice was also displayed by the council on 05-06-25, this was not a statutory requirement
6 additional individual objection letters were received following consultation on the 14th November 2025.	1) Loss of Light to the flank windows including hallway, entrance doors and bathroom windows not covered in the Daylight Sunlight Report	This is discussed at paragraphs 7.20-7.21
	2) Remained concerned by the height and loss of light to garden	This is discussed at paragraphs 7.31-7.34
	3) Privacy concerns remain with overlooking of garden from elevated windows	Discussed at paragraphs 7.35-7.40 of this report
	4) Overdevelopment and harm to local character	Discussed at paragraphs 7.2-7.13
	5) Noise and disturbance from construction	This is addressed at paragraph 7.56 of this report.
	6) Impact on parking	Discussed at paragraphs 7.43-7.47 of this report
	7) Six-bedroom home out of character, disproportionately large for plot	Discussed at paragraph 7.1
	8) Impact on drainage	This is addressed at paragraph 7.52-7.53 of this report.
A local Ward Councillor has also objected to the proposed development.	i. The scale of the development is not in keeping with the existing street scene and is an overdevelopment of the	Discussed at paragraph 7.1-7.13

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	current site – majority of houses are 3-4 bedrooms and the plans propose 6 bedrooms	
	ii. An increase in size of property with 6 bedrooms indicates a significant increase in the occupancy of the property leading to increased movement in and out of the house having a negative impact on adjoining properties	Discussed at paragraph 7.55 of this report.
	iii. The property does not deliver any further off street parking which will lead to additional stress on congested road	Discussed at paragraphs 7.43-7.47 of this report.
	iv. The overall increase in scale of the proposed development would be detrimental to the amenities of neighbouring properties due to the increased size, scale and bulk. This will also create loss of outlook, light and sense of enclosure	Discussed at paragraphs 7.2-7.13

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Highways Officer: No objection subject to conditions. As the property is to remain in single tenure, the regional parking standard would only require a single car parking space for a 3-bedroom (or above) property, hence the proposed additional bedrooms would not	The comments from the Highways Officer are noted and the relevant condition is recommended to be added to the decision

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demand any further provision over and above the existing parking on the frontage.	notice. This is discussed in paragraph 7.43-7.49 of this report.
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for extensions and alterations to an existing residential dwelling, and the erection of a first-floor extension on top of the existing dwelling. The proposal would be altered from a two-bedroom unit to a six-bedroom dwelling house. The increase in the overall size would create a larger family sized dwelling which there is significant demand within the borough. Given the demand for larger family sized units, ensuring that the dwelling is maintained within C3 Class would maintain the supply of larger units. It is worth noting that further planning consent would be required to convert to a House of Multiple Occupation given the recent Article 4 Direction which has been adopted, removing permitted development rights that previously allowed for the change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small house in multiple occupation) without the need for planning permission. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.3 In addition to the above, policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area 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. These aims are also supported by the NPPF at chapter 12.

Site Context

- 7.4 The application site is situated on the north-eastern side of Great Central Avenue almost opposite the junction with Manor Gardens. The application property

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comprises red brick bungalow characterised by a hipped roof. The site benefits from a single storey flat roof rear extension which currently serves the property kitchen dining room. The property to the front is currently hard surfaced with parking provision for up to 3 vehicles.

- 7.5 From the site inspection, it was quite evident that there was a variety of dwellings and flat developments within the immediate area with no predominant housing type which could be considered as the prevailing architectural style. On both sides of the site, there are larger two storey dwelling houses in situ. To the west lies No.29A Great Central Avenue which forms one side of a pair of semi-detached dwelling houses which received planning permission in December 2005 (61409/APP/2005/3470 – Demolition of bungalow and erection of pair of two storey semi-detached three-bedroom house). As such, the overall design of this neighbouring building is relatively modern in architectural style with a projecting gable feature and gable ended roof form. Similarly, directly east lies No 33 Great Central Avenue, which is also two storeys in height with gable front which is also unique in its own architectural form and materials.

Impact on Immediate Local Character

- 7.6 As noted, the application site is located between 2 x two storey dwellings. It is evident from the plans and from the site visit, the bungalow appears awkward between these two dwellings. The proposed scheme would be a modest and simple addition, similar to other examples in the area and would marry into the street scene and neighbouring properties well. There are also recent approvals for similar extensions on the street. This includes number 18 Great Central Avenue (12980/APP/2022/2843).

Figure 5: Street photo showing application site in the context of the two storey properties at No.29a and 33 Great Central Avenue.



Figure 6: Street photo showing the recently completed extension at No 18 Great Central Road and the previous bungalow on site prior to completion



- 7.7 From the images above and the site survey of the prevailing local character, it is clear that the conversion of the bungalow to a two-storey dwelling house would not cause any significant visual impact to the street scene. The height would be consistent with the two adjoining properties at Nos 29a and 33 Great Central Avenue. Figure 6 above also shows a similar conversion that has taken place in recent times at No. 18 Great Central Avenue. The overall variety of architectural styles along this section of the street ensures that the extension would not appear at odds with the prevailing character.

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- 7.8 The proposal seeks the conversion of the existing bungalow at No. 31 Great Central Avenue into a two-storey dwelling. The new first floor element would be directly above the original footprint of the bungalow but would not project over the existing single storey rear extension. It would be direct vertical extension whereby the ground floor floorspace and style would remain generally as existing. It would not go beyond the rear two storey building line. The design has been carefully conceived to reproduce the traditional roof style which is a feature of the existing dwelling and character area.
- 7.9 The proposed first floor extension is set in from the boundary from either side and sits on top of the ground floor level. The building height of the existing bungalow to the ridge is 5.5 metres. Following removal of the existing roof structure, the first-floor extension would increase the building height to approximately 8 metres. The first-floor extension would be formed under a hipped roof, which is similar to the existing roof profile albeit of a higher ridge line. The proposed first floor extension would maintain a sufficient spacing to the side boundaries, retaining a satisfactory degree of openness whereby it is set in 1m from the common boundary along the west (29a Great Central Avenue) and 2.3m from the common boundary with No.31 Great Central Avenue to the east. A further additional gap is maintained between both flank walls of these adjoining neighbours.
- 7.10 Both these neighbouring properties are two-storey in height, and the scheme has been designed to complete the rhythm of the street while maintaining elements of the original dwelling's character. The neighbouring property at No.29a Great Central Avenue previously sited a single storey bungalow that received permission for demolition and rebuild. Similar rebuilds have also occurred in recent times including 18 Great Central Avenue. Given the variety of architectural forms, the additional storey would not cause harm to the street scene character.
- 7.11 Furthermore, the design retains the original building footprint and principal elevation alignment, ensuring that the proposed development continues to sit comfortably within the existing plot and streetscape. The new first-floor addition follows the proportions, roof pitch, and eaves lines characteristic of surrounding properties, creating a coherent and balanced relationship with adjoining dwellings. Importantly, the proposal preserves several features that reference the existing bungalow, including the arrangement of window openings and a sympathetic roof profile. These elements ensure that, while the building increases in height, it continues to show elements associated with the original build.
- 7.12 The materials palette and architectural detailing are consistent with those of neighbouring houses, reinforcing visual continuity and ensuring that the dwelling integrates harmoniously with the established suburban character of Great Central Avenue. A condition would be attached to ensure that external materials are consistent with the character and appearance of the streetscene on Great Central Avenue. Overall, the proposal represents a proportionate and contextually appropriate enhancement to the existing dwelling, strengthening the consistency of the street scene without appearing overbearing or out of keeping.

- 7.13 It is therefore considered that the proposed first floor extension to create a two-storey dwelling would be acceptable and would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding area. The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

- 7.14 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.15 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Impact on Daylight Sunlight (45-degree sight line)

- 7.16 The proposed first floor extension would result in an increase in height whereby the eaves of the dwelling would align with the neighbouring property at No.29a Great Central Avenue. This proposed extension would be a vertical addition on the existing footprint; maintaining a respectable distance from the common boundaries (1m to west and 2.3m to the east). This visual gap is further increased between the flank walls. A visual gap of approximately of 2.1m is maintained between the flank elevation serving No.29a Great Central Avenue and the extended flank wall of the application site. Along the eastern side, the visual gap between flank wall serving the maisonette property at No 33 Great Central Avenue would be even greater with approximately 3.3m maintained. This ensures no undue overbearing or overshadowing impact upon the neighbours as there is still breathing space and space for daylight and sunlight to penetrate.
- 7.17 In terms of neighbouring windows, the proposed first-floor level is set in line with adjoining properties and does not introduce new projections or flank elevations that would unduly restrict light to habitable rooms at Nos. 29A or 33A. The 45-degree lines taken from neighbouring rear-facing windows are respected, and the proposal would not give rise to an undue sense of enclosure, overshadowing, or loss of outlook.

Figure 7: Demonstrates neighbouring properties habitable windows complying with the 45-degree site line



7.18 Figure 7 shows the proposed first floor plan in the context of both these neighbours. This demonstrates the extent of the gap, and it also shows the windows of both neighbours along the flank wall. There are also no side windows proposed that would serve a habitable room.

7.19 Although concerns have been raised by the neighbours regarding the impact on overshadowing the two-storey property, the proposal does meet the requirements of the policy. As can be seen on figure 7, the applicant has demonstrated that both neighbouring properties pass the 45-degree line test from the centre of the nearest rear window. The floor plan also shows that the footprint of No.29a Great Central Avenue does project further beyond the proposed first floor element. This further ensures that this nearest window of the adjoining neighbour to the west would not be affected in terms of loss of daylight or sunlight.

Non-habitable windows

7.20 It must also be noted that the flank windows of both neighbouring properties are served by non-habitable rooms. In the case of No. 29a, the ground floor is served by the entrance door and hallway with the windows at first floor serving a stairs. Similarly, along the boundary with the maisonettes at Nos.33, the plan demonstrates that the nearest habitable window passes the 45-degree requirements. Whilst the flank windows that would face onto the application site are non-habitable windows serving a bathroom and staircase and therefore would not receive the same protections as a habitable room.

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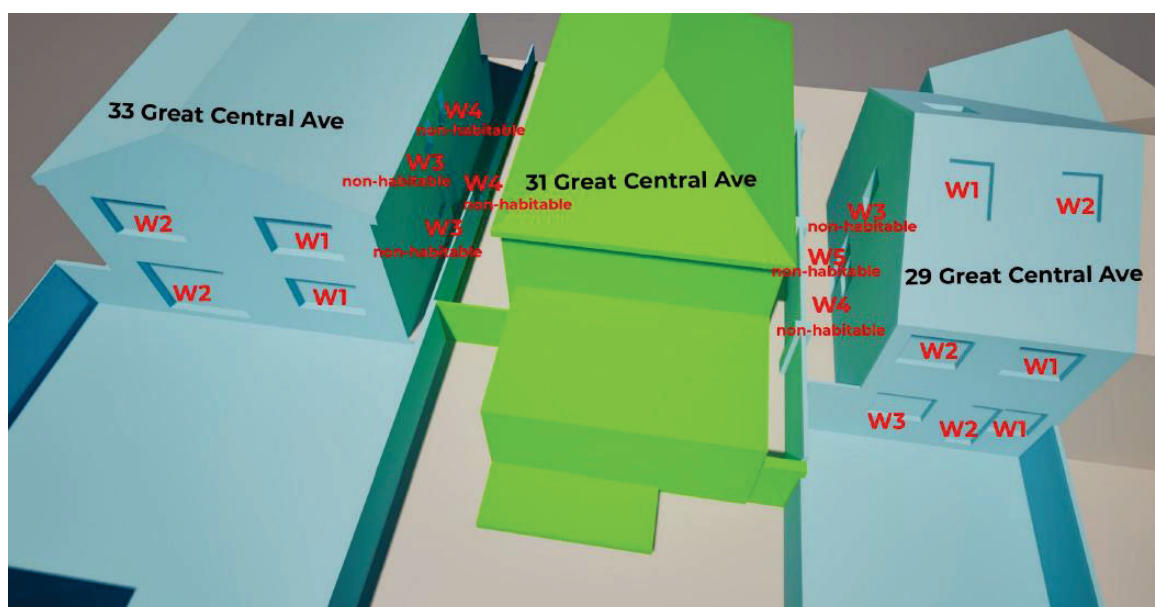
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- 7.21 The concerns raised regarding loss of light to a flank hallway and bathroom window have been fully considered. However, both the Council's Development Management Policies (Para 5.41) and the BRE daylight and sunlight guidance confirm that the planning assessment relates to habitable rooms only, and not to bathrooms, hallways, landings or other ancillary spaces. These windows are therefore not protected for daylight and sunlight purposes in planning policy. The submitted technical assessment (discussed further below) demonstrates that all habitable room windows to adjoining properties comfortably meet the BRE standards, with no noticeable loss of daylight or sunlight. Any change to non-habitable spaces is not regarded as material or harmful in planning terms and would not justify withholding permission.

Daylight Sunlight Report Assessment

- 7.22 To further confirm the negligible impact on the adjoining neighbours, the applicant has submitted a Daylight Sunlight Assessment which assesses the neighbours windows and garden space using the Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) which is the recognised standard for daylight and sunlight assessments.

Figure 8: Windows tested within Daylight Sunlight Assessment



Daylight findings within Daylight Sunlight report

- 7.23 The daylight report has applied the Vertical Sky Component (VSC) to assess the neighbouring windows against loss of daylight. The BRE Guidelines stipulate at paragraph 2.2.23 that:
If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lower window, subtends an angle of more than 25 degrees to the horizontal, then

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the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- The VSC measures at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.
- The area of the working plane in a room which can received direct skylight is reduced to less than 0.8 times its former value.

7.24 In simpler words, the BRE Guidance advises that a room with 27% VSC or at least 80% of the former value, will be adequately lit. In cases where rooms are lit by more than one window, the average of their VSC should be taken.

Table 3: Daylight impact assessment on tested windows demonstrating compliance with BRE guidance (Taken from Daylight Sunlight report)

Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	First	W1	32°N	39.62	39.62	1	YES
29 Great Central Ave	First	W2	32°N	39.62	39.62	1	YES
29 Great Central Ave	First	W3	122°	36.57	25.67	0.7	non-habitable
29 Great Central Ave	First	W4	212°	33.52	32.08	0.96	YES
29 Great Central Ave	First	W5	212°	39.61	39.5	1	YES
29 Great Central Ave	Ground	W1	32°N	37.71	37.71	1	YES
29 Great Central Ave	Ground	W2	32°N	35.74	35.74	1	YES
29 Great Central Ave	Ground	W3	32°N	37.85	37.85	1	YES
29 Great Central Ave	Ground	W4	122°	24.06	11.62	0.48	non-habitable
29 Great Central Ave	Ground	W5	122°	20.19	8.89	0.44	non-habitable
29 Great Central Ave	Ground	W6	212°	29.72	28.23	0.95	YES
29 Great Central Ave	Ground	W7	212°	39.49	39.33	1	YES
29 Great Central Ave	Second	W1	32°N Inc	91.5	91.5	1	YES
29 Great Central Ave	Second	W2	32°N Inc	91.5	91.5	1	YES
29 Great Central Ave	Second	W3	212° Inc	91.49	91.3	1	YES
33 Great Central Ave	First	W1	32°N	39.62	39.62	1	YES
33 Great Central Ave	First	W2	32°N	39.62	39.62	1	YES
33 Great Central Ave	First	W3	302°N	35.39	26.22	0.74	non-habitable
33 Great Central Ave	First	W4	302°N	35.39	26.1	0.74	non-habitable
33 Great Central Ave	First	W5	212°	39.62	39.61	1	YES
33 Great Central Ave	First	W6	212°	39.62	39.62	1	YES

33 Great Central Ave	Ground	W1	32°N	38.13	38.13	1	YES
33 Great Central Ave	Ground	W2	32°N	36.78	36.78	1	YES
33 Great Central Ave	Ground	W3	302°N	26.12	15.49	0.59	non-habitable
33 Great Central Ave	Ground	W4	302°N	23.53	13.22	0.56	non-habitable
33 Great Central Ave	Ground	W5	212°	39.62	39.62	1	YES
33 Great Central Ave	Ground	W6	212°	39.62	39.62	1	YES
33 Great Central Ave	Ground	W7	212°	38.1	38.1	1	YES
33 Great Central Ave	Ground	W8	212°	39.57	39.56	1	YES

7.25 The Vertical Sky Component (VSC) results confirm that all habitable room windows assessed retain levels comfortably within the BRE recommended thresholds, with all windows meeting the test for minimal change (0.8 ratio or above), except for a small number of non-habitable windows which the BRE specifically notes should not be determinative in such assessments

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Sunlight findings within Daylight Sunlight report

- 7.26 The effect on sunlight has been evaluated through the Annual Probable Sunlight Hours (APSH) test. This tests sunlight to windows of habitable rooms which fall within 90-degrees due south of the development and calculates how many hours in a year a window would receive direct sunlight. The BRE Guidelines state that sunlight will be adversely affected if after the development, sunlight received in a year is less than 25% of APSH (or less than 5% annual probable sunlight hours between 21st September and 21st March). Where a development causes a reduction below these values, the reduction should not be greater than 20% of its former value.
- 7.27 Paragraph 3.2.3 of the BRE Guidelines is quite clear in the windows that need to be assessed for loss of sunlight. It states
“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms.” (Quotation from *Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) page 24)
- 7.28 As such, it is important to emphasise that there is no requirement within the BRE Guidance to analyse North-facing windows for sunlight or non-habitable windows. It is only habitable windows within 90 degrees of due south that should be tested. In the case of both neighbouring properties, a total of 18 windows were either north facing or non-habitable rooms and therefore did not require an assessment.
- 7.29 The sunlight assessment confirms that all habitable room windows at Nos. 29 and 33 Great Central Avenue that face within 90 degrees of due south retain BRE-compliant levels of annual and winter sunlight. The proportion of sunlight retained comfortably exceeds the BRE’s minimum threshold of 0.8 times the previous value, with most windows experiencing either no change or only a very minor reduction that is not considered noticeable. Windows showing larger proportional reductions are identified within the submitted report as non-habitable rooms (e.g., bathrooms or secondary spaces), to which the BRE guidance does not apply. Overall, the results demonstrate that the proposed extension would not result in any material or unacceptable loss of sunlight to neighbouring properties.

Table 4: Impact on sunlight to applicable neighbouring windows demonstrating compliance with BRE guidance

Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	First	W1	32°N	20	20	North	North	2	2	North	North
29 Great Central Ave	First	W2	32°N	20	20	North	North	2	2	North	North
29 Great Central Ave	First	W3	122°	66	51	0.77	non-habitable	21	14	0.67	non-habitable
29 Great Central Ave	First	W4	212°	65	59	0.91	YES	25	20	0.8	YES
29 Great Central Ave	First	W5	212°	79	79	1	YES	27	27	1	YES
29 Great Central Ave	Ground	W1	32°N	19	19	North	North	1	1	North	North
29 Great Central Ave	Ground	W2	32°N	18	18	North	North	0	0	North	North
29 Great Central Ave	Ground	W3	32°N	17	17	North	North	0	0	North	North
29 Great Central Ave	Ground	W4	122°	49	19	0.39	non-habitable	14	4	0.29	non-habitable
29 Great Central Ave	Ground	W5	122°	38	17	0.45	non-habitable	9	5	0.56	non-habitable
29 Great Central Ave	Ground	W6	212°	58	49	0.84	YES	20	18	0.9	YES
29 Great Central Ave	Ground	W7	212°	79	77	0.97	YES	27	26	0.96	YES
29 Great Central Ave	Second	W1	32°N Inc	83	83	North	North	15	15	North	North
29 Great Central Ave	Second	W2	32°N Inc	83	83	North	North	15	15	North	North
29 Great Central Ave	Second	W3	212° Inc	95	93	0.98	YES	30	28	0.93	YES
33 Great Central Ave	First	W1	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	First	W2	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	First	W3	302°N	27	20	North	non-habitable	6	4	North	non-habitable
33 Great Central Ave	First	W4	302°N	28		North	non-habitable	7	6	North	non-habitable
33 Great Central Ave	First	W5	212°	80		1	YES	28	28	1	YES
33 Great Central Ave	First	W6	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W1	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	Ground	W2	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	Ground	W3	302°N	24	18	North	non-habitable	5	5	North	non-habitable
33 Great Central Ave	Ground	W4	302°N	22	17	North	non-habitable	5	5	North	non-habitable
33 Great Central Ave	Ground	W5	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W6	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W7	212°	73	73	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W8	212°	79	79	1	YES	28	28	1	YES

7.30 In conclusion, the submitted Daylight and Sunlight Assessment demonstrates that the proposed first-floor extension would not give rise to any unacceptable loss of daylight or sunlight to neighbouring habitable room windows. All relevant windows at Nos. 29 and 33 Great Central Avenue meet the BRE criteria for both Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH), with any reductions falling well within the thresholds considered “not noticeable”. The only windows experiencing larger percentage changes are identified in the assessment as non-habitable and therefore not determinative in BRE analysis. Overall, the proposal is fully BRE-compliant and would not materially harm neighbouring daylight or sunlight levels.

Overshadowing of garden finding within Daylight Sunlight Report

7.31 Another concern that has been raised from the representations received is the level of overshadowing to the rear garden from the proposed development. The

Daylight Sunlight Assessment has also undertaken a review of the level of sunlight received to both neighbouring properties.

Figure 9: Sunlight map of garden sun on March 21st as per BRE Guidance



7.32 In paragraph 3.3.17 of the BRE Daylight Sunlight Guidance document it states

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on the 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can received two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. (Quotation from Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) page 29)

Table 5: Sunlight to Gardens findings demonstrating compliance with BRE guidance

Garden Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	Ground	A1	102.96	70.22	69.37	68%	67%	0.99	YES
33 Great Central Ave	Ground	A2	167.18	135.42	135.25	81%	81%	1	YES

7.33 The assessment of garden amenity space demonstrates that the proposal would have no material impact on the levels of sunlight received by the rear gardens of Nos. 29 and 33 Great Central Avenue. The BRE test requires that at least 50% of a garden receives a minimum of two hours of sunlight on 21 March, and that the sunlit area should not fall below 80% of its former value. The submitted analysis confirms that both gardens comfortably exceed these benchmarks.

7.34 At No. 29, the lit area changes only marginally from 70.22m² to 69.37m², retaining 99% of its existing sunlit area. At No. 33, the garden retains 135.25m² of sunlit

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area compared with 135.42m² at present, amounting to virtually no change and full (100%) compliance. These results demonstrate that the development causes no noticeable reduction in garden sunlight, and the outdoor amenity spaces will continue to be well-lit and fully usable throughout the year.

Privacy/Outlook and Sense of Enclosure

- 7.35 The proposal introduces first-floor windows to serve bedrooms at the front and rear elevations. These windows would align with the existing pattern of fenestration observed along Great Central Avenue and would not result in any harmful overlooking beyond that already typical of the surrounding two-storey dwellings. The first floor layout also shows that there would be 2 windows along the flank elevation facing onto No 29A serving a bathroom and shower room and 1 window facing onto 33a serving a stairwell. As these are all secondary or non-habitable room windows, a condition has been recommended to ensure that they are obscure glazed. The separation distances between the application property and neighbouring dwellings remain consistent with established suburban spacing standards, ensuring an acceptable degree of privacy for both existing and future occupiers.
- 7.36 Concerns have been raised regarding the windows serving bedroom 3 and 4 overlooking the gardens of the neighbouring properties. Whilst it is acknowledged that there would be additional windows at a higher level than currently existing, these would align with the building line of No. 33A Great Central Avenue. The nearest window proposed are also set in approximately 1.5m from the flank wall of the building and a further distance from the common boundaries. This would ensure that the immediate outside private amenity area is protected to an extent from overlooking. Although the proposed first-floor windows would introduce some additional overlooking towards the neighbouring garden, the degree of impact would not be materially greater than could occur under the applicant's fallback position, where similar windows could be installed under permitted development.
- 7.37 It must be noted that a lawful certificate under permitted development in July 2025 (43100/APP/1425) for conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear. This fallback scheme does include a similar window at a higher level which would have a similar level of overlooking.
- 7.38 The degree of impact would not be materially greater than could occur under the applicant's fallback position. Any additional overlooking of gardens arising from the proposed first floor windows would be limited and comparable to that which could reasonably be expected in this residential context. As such, the impact on neighbouring privacy would fall below the threshold of material harm. Dwellings to the front are situated approximately 21m from the site. This distance would be sufficient to ensure no undue loss of amenity to those neighbouring occupiers. Whilst to the rear the application site abuts the railway line.
- 7.39 Given the positioning of the development above the original footprint with no projecting above the single storey rear element, the development would not lead

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to any overbearing impact or sense of enclosure to either adjoining neighbouring property. Both neighbours would continue to receive unrestricted outlook towards their rear gardens.

- 7.40 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 7.41 It is considered that all of the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).
- 7.42 A sufficient amount of private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Highways and Parking

- 7.43 Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.

Site Characteristics

- 7.44 The application site is a single residential 2-bedroom detached bungalow that is inclusive to a 1930's residential catchment in Ruislip. It is situated in relative proximity of South Ruislip LU station but exhibits a public transport accessibility level (PTAL) rating of 2 which is considered as 'poor'. The locality is extensively covered by all day parking controls via a controlled parking zone operating from 9am to 5pm - Monday to Friday.

Parking Provision

- 7.45 It is proposed to provide an additional floor to facilitate 4 extra bedrooms with a provision of several on-plot parking spaces which are already established and served by an existing carriageway crossing. Whilst concerns have been raised that the additional bedrooms could lead to parking pressures locally, as already noted there is a controlled parking zone operating on the street which would mitigate some of these parking pressures during daytime. Given the Article 4

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Direction, the property would also be restricted from conversion to a Small C4 HMO without securing planning permission. This would further control the potential use of the property by individual tenants. Furthermore, the overriding regional parking standard demands a maximum parking requirement in the order of up to 1 on-plot space for 3-bedroom + dwellings hence the existing provision already exceeds this parameter which formally negates the need for the imposition of any further on-plot parking provision.

- 7.46 The drawings submitted provide comfort that two vehicles could be parked off road within the site frontage. Parking provision for two vehicles would be the maximum expected for a residential dwelling and consequently the proposal raises no significant concerns in respect of parking and highway safety.

Vehicular Trip Generation

- 7.47 Local Plan: Part 2 Policies DMT 1 and DMT 2 require the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Given the scale and single tenure status of proposal, there are no specific concerns raised in regard to any generated vehicular activity which is likely to be imperceptible on the local network. In terms of concerns to do with HGV vehicles, the street can accommodate two-way traffic and given that construction will be limited, this is not a major concern. Notwithstanding this, the Highways Officers has recommended a construction management plan to be submitted and approved prior to commencement of the development. This is secured by condition.

Cycle Parking and Refuse

- 7.48 In terms of cycle parking, the Highways Officer has suggested 2 secure parking spaces be supplied in a secure location. As this relates to an existing householder application, it would not be reasonable to apply this condition. Refuse collection would continue to be undertaken from the immediate roadway. Although no specific bin storage provision is shown, it would be anticipated that refuse would be positioned on the property frontage in proximity of Great Central Avenue on collection days thereby conforming to waste collection distance parameters.

Highways Conclusion

- 7.49 The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 & DMT 6 and Policy T4 and T6 of the London Plan (2021).

Trees and Landscaping

- 7.50 The proposal would maintain the existing use of the site frontage for parking provision. As such, the 25% soft landscaping stipulation in Policy DMHD 1 of the

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Hillingdon Local Plan Part 2 (2020) would not be appropriate to impose as a planning condition in this case.

- 7.51 No other significant issues are raised in respect of trees and / or landscaping.

Drainage

- 7.52 Concerns have been raised by neighbours regarding the capacity of the existing drainage infrastructure in light of the increase in the size of the dwelling. The application site, however, lies within Flood Zone 1 (Land having a less than 0.1% (1 in 1000) annual probability of flooding) and is also not located within a Critical Drainage Area. As such, there is no evidence to suggest that the proposed two-storey dwelling would give rise to an increased risk of flooding or drainage failure that would justify refusal on these grounds.
- 7.53 Matters relating to foul and surface water drainage are controlled by separate legislation. The development will be required to comply with Building Regulations, which include detailed requirements for the design, capacity and connection of drainage systems. These controls ensure that any necessary upgrades or safeguards are implemented as part of the construction process were planning permission to be granted.

Noise/Construction Management

- 7.54 Policy D14 of the London Plan requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan Part 1 promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated
- 7.55 The application seeks a domestic extension to an existing dwelling which would remain an exclusively residential capacity. Concerns have been raised regarding the increase in number of bedrooms and the impact on comings and goings. The provision of larger family sized units is supported within policy terms as highlighted within para 7.1 of the report. The application form confirms that the development relates to a householder application (extensions to C3 Dwelling House). It would therefore be envisaged that the property would be occupied by a sole householder unit rather than individuals. In such cases, comings and goings from a sole household unit would not cause significant adverse harm in terms of coming and goings than what would be reasonably expected within this neighbourhood. It is worth noting that further planning consent would be required to convert to a House of Multiple Occupation given the recent Article 4 Direction which has been adopted, removing permitted development rights that previously allowed for the change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small house in multiple occupation) without the need for planning permission.
- 7.56 Given the built-up residential nature of the area, a Construction Management Plan would be necessary to minimise noise and other emissions caused during the construction phase as far as practicable. This would be secured by condition. The level of development proposed is modest in overall scale. In order to minimise

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noise disruption, it would be expected that the construction works would comply with the environmental regulations including the Control of Pollution Act 1974, the Clean Air Acts and other related legislation. This legislation requires demolition and construction works which are audible at the site boundary to take place solely between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays. An informative has been attached advising the applicant of this requirement. Details of these hours of work would also need to be submitted as part of the CMP condition.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this

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report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

43100/APP/2025/1424

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. COM4 Accordance with Approved Plans

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

31GCA/ HHA-01 - Location Plan & Existing & Proposed Site Plan

31GCA/ HHA-04 - Proposed floor plans and roof plan

31GCA/ HHA-05 - Proposed Front and Rear Elevations

331GCA/ HHA- 06 - Proposed First Floor with neighbouring properties - 45 degree

31GCA/ HHA- 07 - Existing and proposed street elevation

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 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. NONSC Construction Management Plan

Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

(i) The phasing of development works

- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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

REASON

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

5. HO5 No additional windows or doors

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

REASON

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

6. HO6 Obscure Glazing

The first floor windows in the side elevation facing No. 29A and 33A Great Central 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).

7. HO7 No roof gardens

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

REASON

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

Informatives

1. I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. I52 Compulsory Informative (1)

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

3. I59 Councils Local Plan : Part 1 - Strategic Policies

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.

4. 170 LBH worked applicant in a positive & proactive (Granting)

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 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, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Appendix 2: Relevant Planning History

43100/APP/2004/2553 31 Great Central Avenue Ruislip

ERECTION OF SINGLE STOREY REAR EXTENSION

Decision: 08-11-2004 Approved

43100/APP/2025/1425 31 Great Central Avenue Ruislip

Conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear, installation of 3no. side facing windows and the installation of 1no. roof light.

Decision: 14-07-2025 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D6 (2021) Housing quality and standards

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF4 -24 NPPF4 2024 - Decision making

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

Case Officer: Rhian Thomas	31877/APP/2025/2771
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Date Application Valid:	07-11-25	Statutory / Agreed Determination Deadline:	20-02-26
Application Type:	Full	Ward:	West Drayton

Applicant: **Tesco Stores Ltd**

Site Address: **30-34 Station Road, West Drayton UB7 7BZ**

Proposal: **Infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The application seeks planning permission for the Infilling of existing ATM aperture area, fenestration changes; including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.
- 1.2 During the process of the application, a petition with 92 valid signatures in objection to the development was received, resulting in the determination at planning committee. The main issues raised, which shall be addressed within this committee report, relate to the overconcentration of similar stores, highway safety, parking concerns, delivery management, opening hours, the sale of alcohol and neighbouring impact.
- 1.3 It is important to note that the assessment of this application is restricted to the proposal set out within the description of development, therefore members are advised that they are only able to consider the alterations to the shop front. The change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development. As such, many of the objections raised, whilst noted, are not material to the determination of this application.
- 1.4 Whilst the change in operator may result in operational changes to matters such as servicing and deliveries these are not material considerations which can be included within the assessment of the shop front changes. Members should also note that the use of planning conditions to control matters outside of the scope of the assessment (the shop front changes) would not meet the relevant tests set out within paragraph 58 of the NPPF (2024).
- 1.5 The committee report seeks to provide a comprehensive assessment of the full planning application and supporting documentation. All material planning matters have been considered.
- 1.6 It is recommended that planning permission is granted subject to conditions (Appendix 1) by virtue that the development would not have a significant impact

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on the amenities of neighbouring properties, nor would it harm the character and appearance of the existing property and surrounding area. It also would not have a harmful impact on the highway network.

2 The Site and Locality

- 2.1 The application site is located on the corner of Station Road and Ferrers Avenue in West Drayton. The site is located within the Primary Shopping Area of the Yiewsley and West Drayton district centre boundary.
- 2.2 The building was last in use as a bank premises on the ground floor of the three-storey building with its main entrance on Station Road and a small forecourt on the return frontage on Ferrers Avenue.
- 2.3 The area is not designated for any special protection and is over 300 metres to the north of the nearby West Drayton Green Conservation Area.

The site has a PTAL ranking of 3.

Figure 1: Location Plan (application site edged red)



Figures 2 & 3: Street View Images of the Application Property



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3 Proposal

- 3.1 Planning permission is sought for the infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.
- 3.2 There is no change of use proposed as part of this application.

Figure 4: Existing Plan (please note – larger version of plan can be found in the Committee Plan Pack)

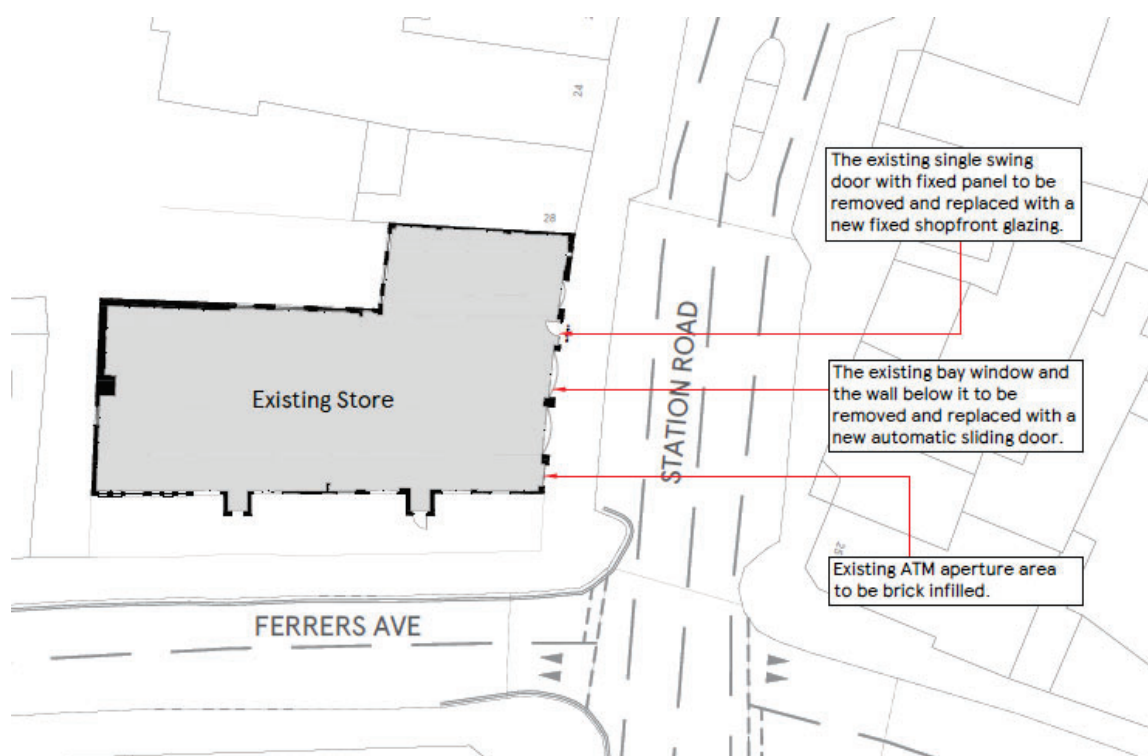


Figure 5: Proposed Plan



Figure 6: Existing Front Elevation

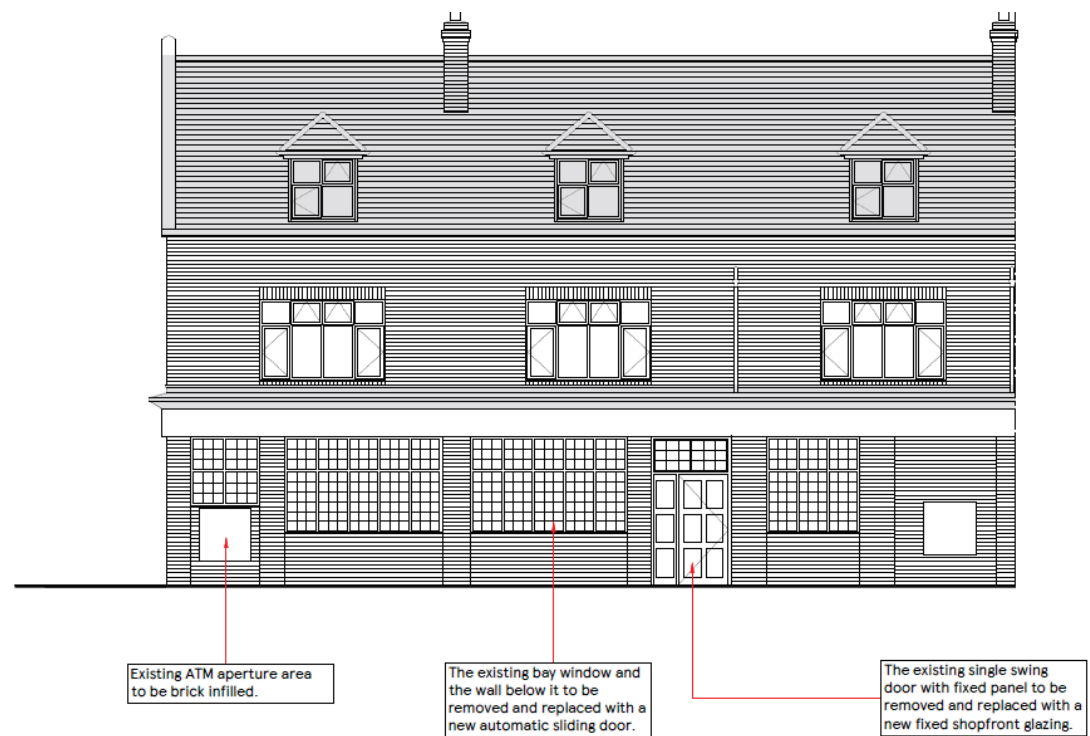


Figure 7: Proposed Front Elevation



4 Relevant Planning History

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.
- 4.2 A full planning application for the 'Installation of new plant solution and boundary treatment to rear of store' is currently under consideration under reference 31877/APP/2025/2768.
- 4.3 An advertisement consent application for the 'Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*' has recently been approved under reference 31877/ADV/2025/48 dated 08-01-26.

5 Planning Policy

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

6 Consultations and Representations

- 6.1 17 neighbouring properties were consulted on the application by letter dated 13-11-25 and 14-11-25. The consultation period expired 05-12-25.
- 6.2 A petition with 92 valid signatures has been received in objection to the proposed development.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
<p>A Petition of 92 valid signatures has been received in objection to the development.</p> <p>A Cllr has also objected to the development.</p>	<p>1. The development will impact the small businesses. There is a Tesco on Station Road, Big Tesco, Aldi and Iceland.</p> <p>(Overconcentration)</p>	<p>The proposed development is for shop front alterations and does not involve a material change of use. The issue of market competition or the number of similar operators in an area is not a material planning consideration. Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current application must be confined to the planning merits of the proposed physical works.</p>
<p>2 letters in favour of the development have been received, and 20 letters of objection have been received.</p>	<p>I. In favour of a local Tesco, however, can an ATM machine be installed instead of bricking it up.</p>	<p>Whilst this is noted, this does not form part of the proposed development.</p>
	<p>II. It will be nice to have a decent shop instead of</p>	<p>This is noted.</p>

	a take-away or barber/nail shop.	
	III. Concerns regarding parking, delivery management, congestion, air quality and highway/pedestrian safety.	<p>These comments are noted; however, the proposed development relates solely to shop front alterations. As the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development. As such, these issues are not material to the determination of the application. The change from a former bank to a retail unit does not require planning permission, and no existing conditions restrict the use's operation. Accordingly, these concerns cannot be addressed through this application, as they fall outside the scope of what is being assessed and cannot lawfully be controlled through the imposition of planning conditions.</p> <p>Parking and highway safety matters are discussed at paragraphs 7.15-7.20 of this report.</p>
	IV. Concerns regarding impact to neighbouring amenities (noise, disturbance, light pollution).	This is discussed at paragraphs 7.11-7.14 of this report.

	<p>V. Overconcentration of Tesco stores/supermarkets in local area. The impact on local pubs, restaurants etc needs to be considered.</p>	<p>These comments are noted. However, the issue of market competition or the number of similar operators in an area is not a material planning consideration. Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current applications must be confined to the planning merits of the proposed physical works. As these works do not affect retail diversity, vitality or viability; objections relating to the concentration of Tesco stores cannot be afforded weight in the determination of the application.</p>
	<p>VI. Concerns over opening hours, the sale of alcohol, littering and anti-social behaviour.</p>	<p>The proposed development is for shopfront alterations. There is no change to the opening hours proposed within this application. Nonetheless there are no existing conditions to restrict the use's operation.</p> <p>A number of objections refer to concerns regarding the potential sale of alcohol from the retail unit and the associated licensing hours. These matters fall under the remit of the separate Licensing Act 2003 and are not regulated through the planning system. As such this has not been discussed further.</p>

		Furthermore, the proposed operational works do not introduce any features that would reasonably be expected to give rise to anti-social behaviour.
	II. The statutory consultation period has not been adhered to.	<p>In relation to the consultation period. The Local Planning Authority has followed the statutory requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order. These regulations require publicity for this type of application to be carried out either:</p> <p>(a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; or</p> <p>(b) by serving the notice on any adjoining owner or occupier.</p> <p>In this case, the adjoining neighbours and those who would be directly affected by the proposal; were consulted by letter for 21 days dated 13/11/25 and 14/11/25.</p>
	III. Concerns regarding lack of engagement, unfair, unethical and unprofessional behaviour.	The concerns raised regarding communication and engagement are noted. All representations received through the formal consultation process have been logged and taken into account in the assessment of this application. While officers aim to respond to enquiries

		<p>where possible, the statutory planning process relies on comments being submitted through the designated consultation channels so they can be recorded and considered transparently.</p> <p>Issues relating to communication outside of the formal consultation process do not affect the validity of the application or its determination. Procedural fairness in planning is met through public notification, the availability of plans and documents, and the opportunity for any interested party to submit representations. The comments provided by the resident have been fully considered as part of the assessment, and this report addresses the material planning issues relevant to the proposal.</p>
	IX. Increased noise and disturbance and activity would affect residential amenity.	An assessment of the impact of the proposed development on the amenity of neighbouring properties has been made at paragraphs 7.11-7.14 of this report.
	X. The development conflicts with adopted planning policies.	The application has been assessed against all relevant local, national and regional planning policies throughout this committee report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Highway Authority:</p> <p>The proposed works include the infilling of an existing ATM aperture, fenestration alterations such as replacing a bay window with an automatic sliding door and substituting an existing single swing door with fixed shopfront glazing.</p> <p>These changes are confined to the building's façade and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to the existing pedestrian access points, nor any impact on traffic flow or highway capacity.</p> <p>Accordingly, the Highway Authority considers that the proposal as described has no highway implications and raises no objection on highway grounds.</p>	<p>This is noted</p>
<p>Access Officer:</p> <p>No accessibility concerns are raised, subject to the following condition attached to any approval: The revised entrance arrangement hereby approved shall ensure that step-free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm, with all such features remaining in place for the life of the building.</p> <p>REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan Policy D5.</p>	<p>This is noted and the condition has been added.</p>

7 Planning Assessment

Principle of Development

7.1 Policy DMTC 1 states:

A) The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that: i) adequate width and depth of floorspace has been provided for the town centre uses; and ii) appropriate servicing arrangements have been provided.

B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.

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C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

7.2 Policy DMTC 2 states that:

A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

i) a minimum of 70% of the frontage is retained in Use Class A1;

ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage;

iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses; and

iv) the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

7.3 The application site lies within a primary shopping area and within a District Centre.

7.4 The proposed development relates solely to shop front alterations. As the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development.

7.5 The development would not result in the loss of a retail unit and would maintain the viability of the area given it would prevent a large unit from remaining vacant. As such, the development is compliant with Policies DMTC 1 and DMTC 2. Therefore, the principle of development is acceptable.

Design / Impact on the Character and Appearance of the Area

7.6 The proposed development involves alterations to the shopfront including infilling the existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing.

The proposed installation of automatic doors would result in the removal of the existing bay window feature. Whilst it is considered that the existing bay window is an attractive feature, it is noted that there is a second bay window which would remain in place noting to the original architecture of the building. As such, it is not considered that the proposed changes would be significantly harmful to the character of the original building. In addition to this, it would allow the building to become more accessible to the public which weighs in favour of the scheme.

7.7 The automatic doors would be finished in Anthracite RAL 7016 and the existing single swing door with fixed panel is to be removed and replaced with new fixed shopfront glazing. The existing ATM aperture would be removed and infilled with brick. The proposed materials would not cause harm to the character and appearance of the surrounding area given the largely commercial setting. A

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condition has been added to ensure the proposed brickwork matches existing materials.

- 7.8 Overall, the proposed development would comply with Policy DMHB 11, DMHB 12 and DMHB 13 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Figures 8 & 9: Photographs of the front of the site





Residential Amenity

- 7.9 Given the town centre location of the site and the mix of commercial uses in the locality, the proposed alterations to the shopfront would not be detrimental to the amenities of neighbouring properties in terms of loss of light, loss of outlook, overbearing impact or loss of privacy.
- 7.10 The development would not result in a material change of use and as such it is not considered there would be any additional harmful noise, disturbance or light pollution.
- 7.11 Anti-social behaviour arising from the sale of alcohol is not a material planning consideration and would be dealt with under separate legislation.
- 7.12 The proposal would be compliant with Policy D6 of the London Plan (2021) and Policies BE 1 and DMHB 11 of the Hillingdon Local Plan.

Highways and Parking

- 7.13 The proposed works include the infilling of an existing ATM aperture, fenestration alterations such as replacing a bay window with an automatic sliding door and substituting an existing single swing door with fixed shopfront glazing.

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- 7.14 These changes are confined to the building's facade and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to the existing pedestrian access points, the façade changes would not result in an impact to traffic flow or highway capacity. As detailed within other relevant sections of this report, it should be noted that there is no change of use proposed as part of this application. The former occupier of the ground floor unit was LLoyds Bank which operates under Class E(c) and the proposed changes would facilitate the unit as a Tescos store which operates under Class E(a). As both the existing (financial/professional services) and proposed (retail) uses are contained within the same use class, the change constitutes permitted development and therefore does not require planning permission.
- 7.15 A number of objections have been received by local residents raising concerns regarding highway and pedestrian safety, the management of deliveries, and the potential operational impacts associated with the anticipated future occupier. While these concerns are acknowledged, they relate to the general operation of the retail unit, rather than to the alterations to the shopfront that form the subject of this application. Matters such as delivery schedules, customer footfall, servicing and store management are not material to the assessment of this proposal, given that the use of the premises is not changing. Given that there is no change of use proposed the use of conditions to control opening times, vehicle movements, servicing and deliveries would not meet the relevant test set out in paragraph 58 of the NPPF (2024).
- 7.16 The proposed alterations are to the shopfront only and do not encroach onto the public highway. It does not alter existing vehicular or pedestrian access arrangements.
- 7.17 Accordingly, the Highway Authority considers that the proposal as described has no highway implications and raises no objection on highway grounds.
- 7.18 Overall, the development would comply with Policies DMT 1 and DMT 2 of the Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

Noise

- 7.19 The proposed development would not increase noise levels at the site and as such no noise related concerns are raised.

Air Quality

- 7.20 The site lies within the Hillingdon Air Quality Management Area and Focus Area; however, the proposal raises no significant issues in this regard due to the nature of the proposed development (shopfront alterations).

Accessibility

- 7.21 Policy D5 of the London Plan (2021) states development proposals should be convenient and welcoming with no disabling barriers.

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- 7.22 Policy DMHB 13 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new shopfronts must be designed to allow equal access for all users.
- 7.23 The proposed development has been reviewed by the Council's Access Officer that has raised no accessibility concerns subject to a condition requiring step free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm. No further concerns are raised by the Access Officer. The appropriate condition has been added.

Biodiversity Net Gain

- 7.24 The proposed development would fall under the de-minimis exemption, and as such, no further information regarding BNG is required.

Land Contamination

- 7.25 The application site lies on potentially contaminated land, however given the minor works proposed, it is not considered that any additional information is required.

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 To conclude, the proposed development is solely for alterations to the shop front. There is no change of use proposed as the change from a former bank (Class Ec)

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to a retail use (Class Ea) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development.

- 9.2 The proposed development is considered to have an acceptable impact on the character and appearance of the existing property and surrounding area. It is not considered to cause harm to the amenities of neighbouring residents, nor would it impact highway safety.
- 9.3 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

31877/APP/2025/2771

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. COM4 Accordance with Approved Plans

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

Location Plan

02_WEST_02F

03_WEST_03D

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the materials specified on the approved plans only 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. NONSC Step Free Access

The revised entrance arrangement hereby approved shall ensure that step-free access for wheelchair users is achieved from the public footway, via a doorway width of no less than 1000mm, with all such features remaining in place for the life of the building.

REASON

To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

Informatives

1.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage

occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

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

Appendix 2: Relevant Planning History

31877/A/82/9037 Lloyds Bank, 30-34 Station Road West Drayton

Installation of internally illuminated sign.

Decision: 09-06-1982 Approved

31877/ADV/2003/40 Lloyds Bank, 30-34 Station Road West Drayton

INSTALLATION OF INTERNALLY ILLUMINATED PROJECTING SIGN

Decision: 21-05-2003 Approved

31877/ADV/2004/73 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

INSTALLATION OF ONE INTERNALLY ILLUMINATED CASHPOINT (ATM) FASCIA SIGN

Decision: 05-10-2004 Approved

31877/ADV/2006/101 34 Station Road West Drayton

INSTALLATION OF TWO INTERNALLY ILLUMINATED PROJECTING BOX AND ONE FASCIA SIGNS

Decision: 11-01-2007 Refused

31877/ADV/2007/30 34 Station Road West Drayton

INSTALLATION OF INTERNALLY ILLUMINATED FASCIA AND TWO PROJECTING SIGNS ON FRONT AND SIDE ELEVATIONS

Decision: 26-04-2007 Approved

31877/ADV/2013/21 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

Installation of 3 internally illuminated fascia signs, 1 non-illuminated fascia sign, 3 internally illuminated hanging signs and 1 illuminated ATM surround

Decision: 30-05-2013 Approved

31877/ADV/2025/48 30-34 Station Road West Drayton

Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*

Decision: 08-01-2026 Approved

31877/APP/2000/2212 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 05-01-2001 Approve Limited
Time

31877/APP/2003/3 Lloyds Bank, 30-34 Station Road West Drayton
RENEWAL OF PLANNING PERMISSION REF. 31877/APP/2000/2212 DATED
05/01/2002; INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 18-02-2003 Approved

31877/APP/2004/2242 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
INSTALLATION OF 1 ADDITIONAL CASHPOINT MACHINE IN FRONT ELEVATION
(FACING STATION ROAD)

Decision: 27-09-2004 Approved

31877/APP/2020/1158 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
Installation of security mesh enclosure to external fire escape stair, low post and rail fencing
to match existing and security fencing at first floor roof level

Decision: 28-05-2020 Refused

31877/APP/2025/2768 30-34 Station Road West Drayton
Installation of new plant solution and boundary treatment to rear of store.

31877/B/82/0622 Lloyds Bank, 30-34 Station Road West Drayton
Installation of cast dispensing machine.

Decision: 12-05-1982 Approved

31877/D/93/0928 Lloyds Bank, 34 Station Road West Drayton
Installation of an automatic teller machine and new window

Decision: 09-08-1993 Approved

31877/E/93/3065 Lloyds Bank, 34 Station Road West Drayton
Installation of internally illuminated logo signs, cashpoint signs and alterations to existing
projecting box signs

Decision: 10-08-1993 Approved

31877/F/93/3149 Lloyds Bank, 34 Station Road West Drayton

Installation of internally illuminated fascia signs

Decision: 17-01-1994 Approved

31877/G/94/3140 Lloyds Bank, 30-34 Station Road West Drayton

Installation of replacement halo signage at first floor level

Decision: 06-02-1995 Approved

31877/H/98/3094 30-34 Station Road West Drayton

Installation of internally illuminated projecting box sign and two fascia signs with internal and halo illumination

Decision: 28-10-1998 Approved

31877/J/99/0027 34 Station Road West Drayton

Installation of cashpoint machine

Decision: 09-02-1999 Approved

43819/APP/2002/1130 30 Station Road Cowley Uxbridge

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION

Decision: 09-07-2002 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 13 Shopfronts

DMTC 1 Town Centre Development

DMT 2 Highways Impacts

DMT 5 Pedestrians and Cyclists

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D5 (2021) Inclusive design

LPP HC1 (2021) Heritage conservation and growth

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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

Case Officer: Rhian Thomas	31877/APP/2025/2768
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Date Application Valid:	07-11-25	Statutory / Agreed Determination Deadline:	20-02-26
Application Type:	Full	Ward:	West Drayton

Applicant: **Tesco Stores Ltd**

Site Address: **30-34 Station Road, West Drayton UB7 7BZ**

Proposal: **Installation of new plant solution and boundary treatment to rear of store.**

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

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 The application seeks planning permission for the installation of new plant solution and boundary treatment to the rear of store.
- 1.2 During the process of the application, a petition with 92 valid signatures in objection to the development was received, resulting in the determination at planning committee. The main issues which shall be addressed within this committee report relate to the overconcentration of similar stores, highway safety, parking concerns, delivery management, opening hours, the sale of alcohol and neighbouring impact.
- 1.3 It is important to note that the assessment of this application is restricted to the proposal set out within the description of development, therefore members are advised that they should only consider the installation of new plant solution and boundary treatment to the rear of the store. The change from a former bank (Class Ec) to a retail use (Class Ea) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development. As such, many of the objections raised are not material to the determination of this application.
- 1.4 Whilst the change in operator may result in operational changes to matters such as servicing and deliveries these are not material considerations which can be included within the assessment of the plant equipment and boundary treatment. Members should also note that the use of planning conditions to control matters outside of the scope of the assessment (the provision of plant equipment and boundary treatments) would not meet the relevant tests set out within paragraph 58 of the NPPF (2024)
- 1.5 The committee report seeks to provide a comprehensive assessment of the full planning application and supporting documentation. All material planning considerations have been considered.
- 1.6 It is recommended that planning permission is granted subject to conditions (Appendix 1) by virtue that the development would not have a significant impact on the amenities of neighbouring properties, nor would it harm the character and appearance of the existing property and surrounding area. It also would not have a harmful impact on the highway network.

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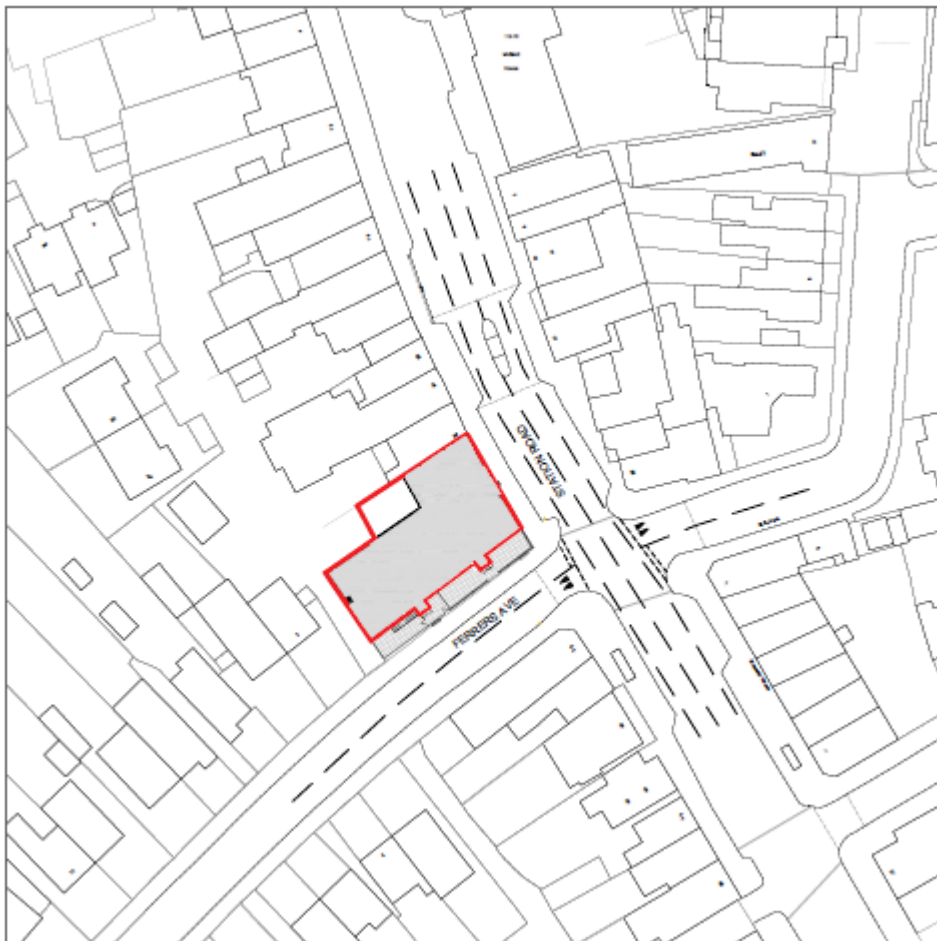
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2 The Site and Locality

- 2.1 The application site is located on the corner of Station Road and Ferrers Avenue in West Drayton. The site is located within the Primary Shopping Area of the Yiewsley and West Drayton district centre boundary.
- 2.2 The building was last in use as a bank premises on the ground floor of the three-storey building with its main entrance on Station Road and a small forecourt on the return frontage on Ferrers Avenue.
- 2.3 The area is not designated for any special protection and is over 300 metres to the north of the nearby West Drayton Green Conservation Area.

The site has a PTAL ranking of 3.

Figure 1: Location Plan (application site edged red)



Figures 2 & 3: Street View Image of the Application Property



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3 Proposal

- 3.1 Planning permission is sought for the Installation of new plant solution and boundary treatment to rear of store.
- 3.2 There is no change of use proposed as part of this application
- 3.3 **Figure 3: Existing Plan** (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 4: Proposed Plan



Figure 5: Existing West and South Elevations

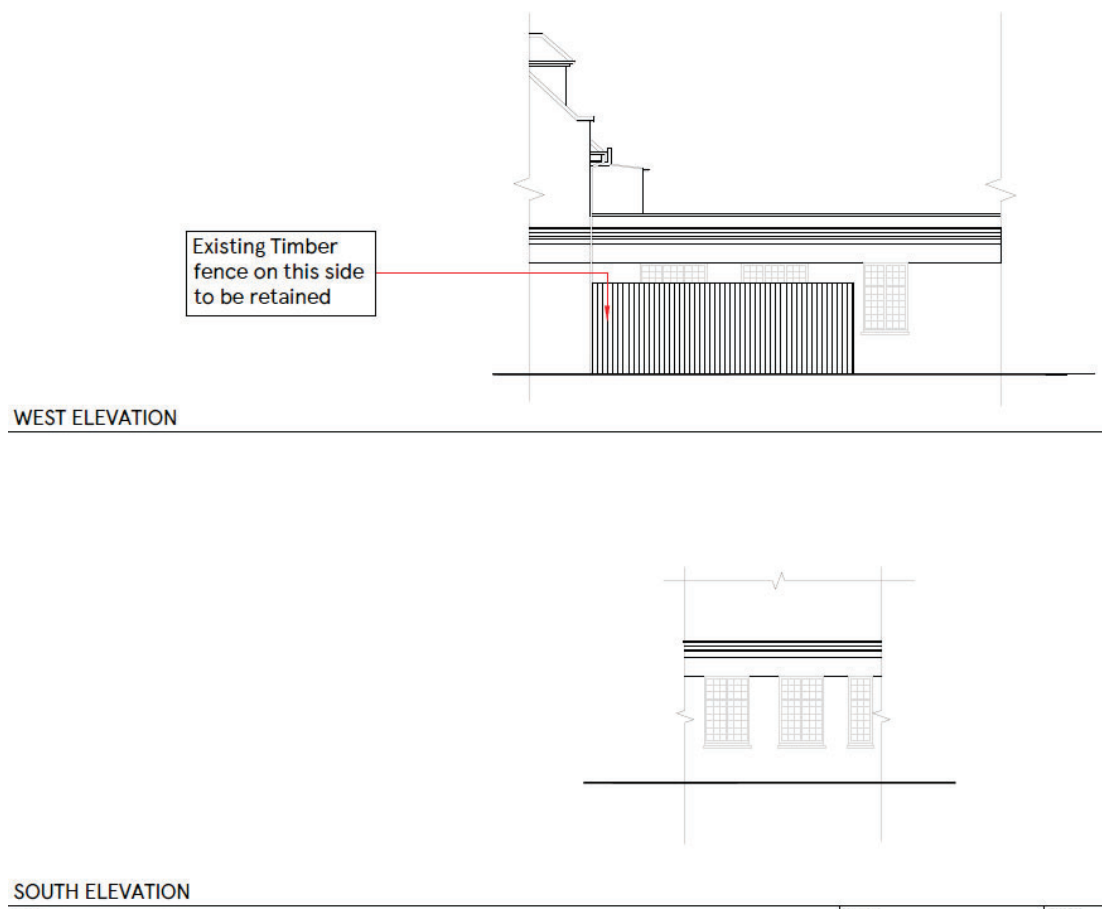


Figure 6: Proposed West and South Elevations

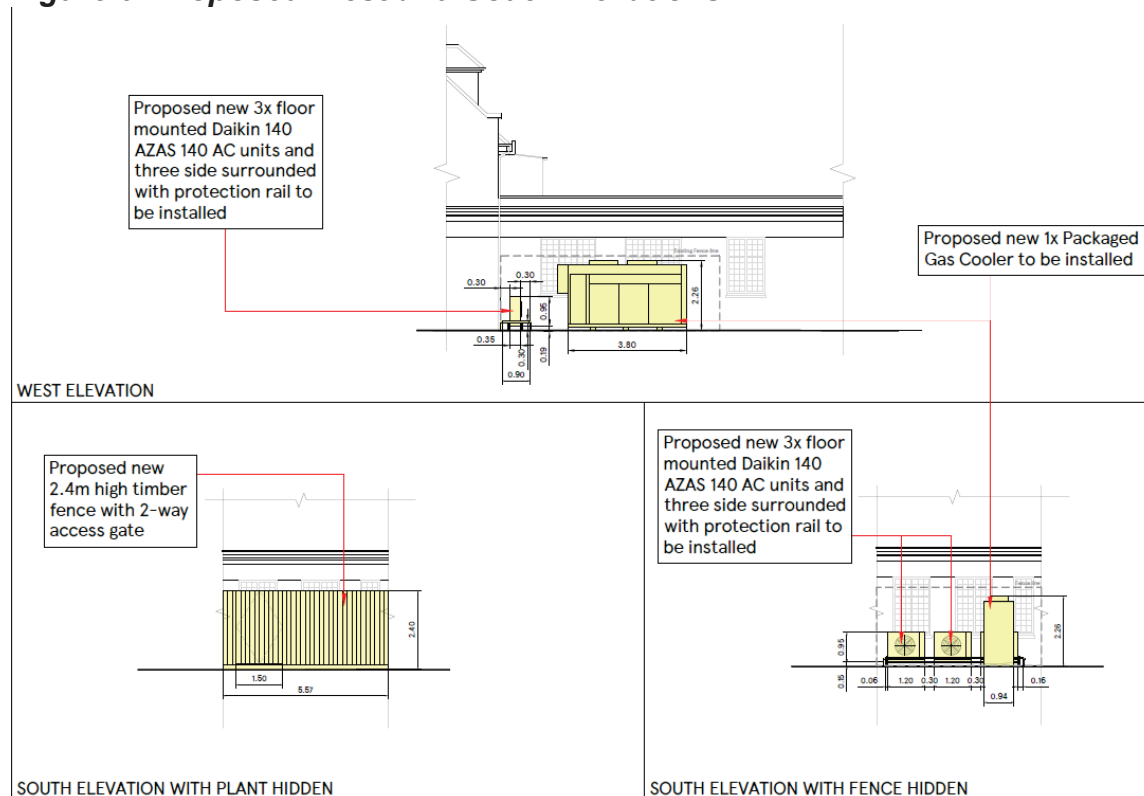
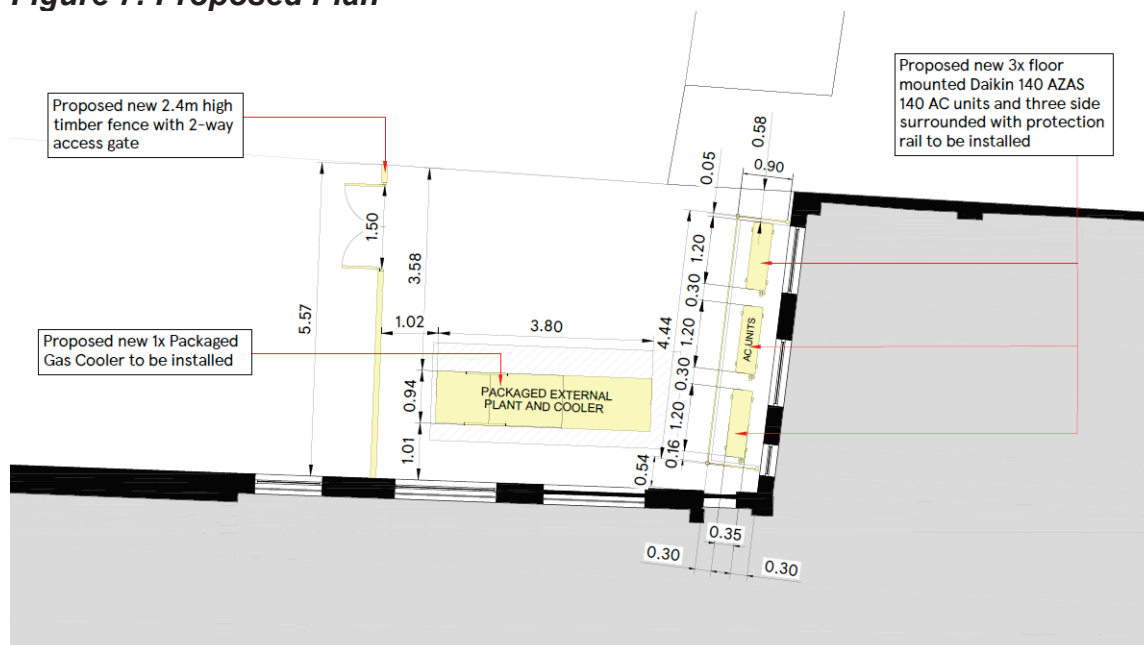


Figure 7: Proposed Plan



4 Relevant Planning History

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

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- 4.2 A full planning application for the ‘Infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing’ is currently under consideration under application reference 31877/APP/2025/2771.
- 4.3 An advertisement consent application for the ‘Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*’ has recently been approved under reference 31877/ADV/2025/48 dated 08-01-26.

5 Planning Policy

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

6 Consultations and Representations

- 6.1 19 neighbouring properties were consulted on the application by letter dated 25-11-25 and 26-11-25. The consultation period expired 17-12-25.
- 6.2 A petition with 82 valid signatures has been received in objection to the proposed development.
- 6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A Petition of 82 valid signatures has been received in objection to the development. A Cllr has also raised an objection.	1. The development will impact the small businesses. There is a Tesco on Station Road, Big Tesco, Aldi and Iceland. (Overconcentration)	The proposed development is for the installation of plant equipment and boundary fencing and does not involve a material change of use. The issue of market competition or the number of similar operators in an area is not a material planning consideration.

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		Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current application must be confined to the planning merits of the proposed physical works.
	2. The development will cause unacceptable harm to residential amenity through increased noise, disturbance, obstruction and highway safety risks	<p>An assessment of the proposed development on the impact to neighbouring amenity has been made in paragraphs 7.11-7.23 of this report.</p> <p>An assessment of the proposed development on highway safety has been made in paragraphs 7.24-7.32 of this report.</p>
20 letters of objection have been received.	I. Concerns regarding parking, delivery management, congestion, air quality and highway/pedestrian safety.	These comments are noted; however, the proposed development relates solely to the installation of plant equipment and boundary treatment. As the change from a former bank (Class Ec) to a retail use (Class Ea) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development. As such, these issues are not material to the determination of the application. The change from a former bank to a retail unit does not require planning permission, and

		<p>no existing conditions restrict the use's operation. Accordingly, these concerns cannot be addressed through this application, as they fall outside the scope of what is being assessed and cannot lawfully be controlled through the imposition of planning conditions.</p> <p>Parking and highway safety matters are discussed at paragraphs 7.24-7.32 of this report.</p>
	II. Concerns regarding impact to neighbouring amenities (noise, disturbance, light pollution).	This is discussed at paragraphs 7.11-7.23 of this report.
	III. Overconcentration of Tesco stores/supermarkets in local area. The impact on local pubs, restaurants etc needs to be considered.	<p>These comments are noted. However, the issue of market competition or the number of similar operators in an area is not a material planning consideration. Planning legislation does not regulate the commercial presence of specific retailers, nor does it seek to control competition between businesses. The assessment of the current applications must be confined to the planning merits of the proposed physical works. As these works do not affect retail diversity, vitality or viability; objections relating to the concentration of supermarket stores in the locality cannot be afforded weight in the determination of the application.</p>

	<p>IV. Concerns regarding opening hours, the sale of alcohol, littering and anti-social behaviour.</p>	<p>The proposed development is for the installation of plant equipment and boundary treatment. There is no change to the opening hours proposed within this application. Nonetheless there are no existing conditions to restrict the use's operation.</p> <p>A number of objections refer to concerns regarding the potential sale of alcohol from the retail unit and the associated licensing hours. These matters fall under the remit of the separate Licensing Act 2003 and are not regulated through the planning system. As such this has not been discussed further.</p> <p>Furthermore, the proposed operational works do not introduce any features that would reasonably be expected to give rise to anti-social behaviour.</p>
	<p>V. The statutory consultation period has not been adhered to.</p>	<p>In relation to the consultation period. The Local Planning Authority has followed the statutory requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order. These regulations require publicity for this type of application to be carried out either:</p> <p>(a) by site display in at least one place on or near the</p>

		<p>land to which the application relates for not less than 21 days; <u>or</u></p> <p>(b)by serving the notice on any adjoining owner or occupier.</p> <p>In this case, the adjoining neighbours and those who would be directly affected by the proposal; were consulted by letter for 21 days dated 25/11/25 and 26/11/25.</p>
	<p>VI. Concerns regarding lack of engagement, unfair, unethical and unprofessional behaviour.</p>	<p>The concerns raised regarding communication and engagement are noted. All representations received through the formal consultation process have been logged and taken into account in the assessment of this application. While officers aim to respond to enquiries where possible, the statutory planning process relies on comments being submitted through the designated consultation channels so they can be recorded and considered transparently.</p> <p>Issues relating to communication outside of the formal consultation process do not affect the validity of the application or its determination. Procedural fairness in planning is met through public notification, the availability of plans and documents, and the</p>

		opportunity for any interested party to submit representations. The comments provided by the resident have been fully considered as part of the assessment, and this report addresses the material planning issues relevant to the proposal.
	II. Increased noise and disturbance and activity would affect residential amenity.	An assessment of the impact of the proposed development has been made at paragraphs 7.11-7.23 of this report.
	III. The development conflicts with adopted planning policies.	The application has been assessed against all relevant local, national and regional planning policies throughout this committee report.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Access Officer:</p> <p>I have considered the detail of this planning application and consider this proposal to have no impact on accessibility.</p>	This is noted.
<p>Noise Specialist:</p> <p>Sufficient information has been provided by the Applicant to make a recommendation on noise. It is recommended that no objection is made on noise grounds subject to the inclusion of suitable conditions which should be met based on the design information provided and considering measurement and prediction uncertainty.</p>	This is noted and the relevant condition and informative note has been added.
<p>Highway Authority:</p> <p>There are no objections from the Highways Authority for this proposal</p>	This is noted.

7 Planning Assessment

Principle of Development

7.1 Policy DMTC 1 states:

A) The Council will support 'main town centre uses' where the development proposal is consistent with the scale and function of the centre. Town centre development will need to demonstrate that: i) adequate width and depth of floorspace has been provided for the town centre uses; and ii) appropriate servicing arrangements have been provided.

B) Residential use of ground floor premises in primary and secondary shopping areas and in designated parades will not be supported.

C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

7.2 Policy DMTC 2 states that:

A) In primary shopping areas, the Council will support the ground floor use of premises for retail, financial and professional activities and restaurants, cafes, pubs and bars provided that:

i) a minimum of 70% of the frontage is retained in Use Class A1;

ii) Use Class A5 hot food takeaways are limited to a maximum of 15% of the frontage;

iii) the proposed use will not result a separation of more than 12 metres between A1 retail uses; and

iv) the proposed use does not result in a concentration of non retail uses which could be considered to cause harm to the vitality and viability of the town centre.

7.3 The application site lies within a primary shopping area and within a District Centre.

7.4 The proposed development relates solely to the installation of plant equipment and boundary treatment to the rear of the building. As the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), planning permission is not required as the movement between these two Class E uses is permitted development.

7.5 The development would not result in the loss of a retail unit and would maintain the viability of the area given it would prevent a large unit from remaining vacant. As such, the development is compliant with Policies DMTC 1 and DMTC 2. Therefore, the principle of development is acceptable.

Design / Impact on the Character and Appearance of the Area

7.6 The proposed development involves the Installation of new plant solution and boundary treatment to the rear of the store. The proposed boundary treatment would consist of a new 2.4m high timber fence with a two-way access gate located to the rear/side of the building. The boundary treatment would not be visible from the street scene given its rear location and would not be out of character within

the immediate surrounding area given its largely commercial character at ground floor level.

The proposed plant equipment would consist of:

- 1x Packaged Gas Cooler (3.8m (d) x 0.94m (w) x 2.26m (h))
- 3x floor mounted Daikin 140 AZAS 140 AC units and three side surrounded with protection rail (1.2m (d) x 0.9m (w) x 0.95m (h))

- 7.7 The plant equipment is not considered to be out of character within this largely commercial ground floor setting, and as it is located to the rear of the building it would not be visible from the street scene. In addition to this, the proposed timber fencing would provide a level of screening to the proposed plant equipment which is welcomed.
- 7.8 As such, the proposed development is not considered to cause harm to the character and appearance of the surrounding area or the existing building in compliance with Policy DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and the NPPF (2024).

Figures 8 & 9: Photographs of the rear of the site





Residential Amenity

- 7.9 Policy D13 of the London Plan (2021) states - C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.
- 7.10 Policy D14 of the London Plan (2021) states - A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:
- 1) avoiding significant adverse noise impacts on health and quality of life;
 - 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change;
 - 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.
- 7.11 The proposed development involves the installation of new plant solution and boundary treatment to rear of store.
- 7.12 Regarding the proposed boundary treatment, this would involve a new 2.4m high timber fence with 2-way access gate. Given the location of this fence at ground

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floor level away from the first-floor residential units it is not considered there would be any harm to the amenities of neighbouring properties in terms of loss of light, loss of outlook, overshadowing or overbearing impact.

- 7.13 The development would also involve the installation of plant equipment to the rear of the site. This would include 1x Packaged Gas Cooler and 3x floor mounted Daikin 140 AZAS 140 AC units and three side surrounded with protection rail. In terms of its visual appearance, it is not considered there would be any harm caused to the amenities of neighbouring properties.
- 7.14 The application is accompanied by a Noise Impact Assessment by KR Associates dated 11th September 2024. The key finding of the report are:
- The 1st floor flats over the front of the store are located between 7m and 9m from the dedicated plant area.
 - During the day, evening, and night, the plant noise will be 5-9 decibels lower than the surrounding noise levels complying with BS 4142:2014 and A1:2019
 - The plant has been designed to meet the specific requirements of the Local Authority and therefore additional acoustic mitigation measures will not be required.
- 7.15 The site is located within a high street, which is highly commercial comprising of commercial properties some of which have residential flats above. In this parade the residential properties above the commercial units are accessed via the rear access road with steps leading up to the openings of the upper floor flats. Given the sites location within a busy mixed-use area and within close proximity to a rail station, background noise levels will be higher than within the average residential street. This is evidenced within the Noise Impact Assessment submitted in support of the application.
- 7.16 It should be noted that the Noise Impact Assessment covers matters relating to noise derived from the introduction of plant equipment only and this correlates with the description of development. The concerns raised relating to noise derived from servicing and deliveries and other operational noise such as comings and goings are not material to this application as there is no change of use proposed which would require planning permission. The General Permitted Development Order permits the change from existing use (E(c)) to (E(a)) without the requirement of planning permission as it is deemed to be a change in operation which would not bring about a significant increase in harm. As such there is no requirement for the Applicant to submit information relating to noise impact outside of the noise generated by the new plant equipment.
- 7.17 Furthermore, Officers have reviewed the planning history and note that there is no record of operating hours having been restricted by a planning condition. The previous operators would not have been subject to a restriction on operating hours, the change in operator does not require planning permission, as Officers cannot impose a condition to restrict operating hours as it would not meet the relevant tests for the use of conditions within paragraph 58 of the NPPF (2024).

- 7.18 The Council's Noise Specialist has been consulted on the application and raises no objection on noise grounds, subject to the inclusion of a condition restricting the levels of noise created by the plant equipment which has been added to the decision.
- 7.19 As such, subject to the inclusion of a suitable condition, it is not considered that the proposed plant equipment would cause a significant level of noise and disturbance to neighbouring residents to warrant refusal.
- 7.20 Given the separation distance between the plant equipment and neighbouring residential properties, it is not considered that there would be any harmful impact in terms of loss of light, overshadowing, loss of privacy or overbearing impact.
- 7.21 Therefore, the proposed development would comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D13 and D14 of the London Plan (2021).

Highways and Parking

- 7.22 The proposed works include the installation of new plant solution and boundary treatment to the rear of the store.
- 7.23 The proposed development is confined to the rear of the building and do not affect the public highway, access arrangements or pedestrian safety. There is no alteration to existing pedestrian access points, nor any impact on traffic flow of highway capacity.
- 7.24 Historic street view imagery shows the rear of the building to be used as a private car park owned by Lloyds Bank, the previous occupiers of the building. A site visit confirmed that this space at the rear is chained off and no longer provides parking and as such there would not be a loss of parking at the site. On street parking is available at the front and side of the site via 'pay and display' parking bays.
- 7.25 As detailed within other relevant sections of this report, it should be noted that there is no change of use proposed as part of this application. The former occupier of the ground floor unit was Lloyds Bank which operates under Class E(c) and the proposed changes would facilitate the unit as a Tesco's store which operates under Class E(a). As both the existing (financial/professional services) and proposed (retail) uses are contained within the same use class, the change constitutes permitted development and therefore does not require planning permission.
- 7.26 A number of objections have been received from local residents raising concerns regarding highway and pedestrian safety, the management of deliveries, and the potential operational impacts associated with the anticipated future occupier. While these concerns are acknowledged, they relate to the general operation of the retail unit, rather than to the plant equipment or boundary treatment that form the subject of this application. Matters such as delivery schedules, customer

footfall, servicing and store management are not material to the assessment of this proposal, given that the use of the premises is not changing.

- 7.27 The proposed plant equipment is to be located within the site and does not encroach onto the public highway. It does not alter existing vehicular or pedestrian access arrangements. The boundary treatment similarly remains on private land and would not impede visibility splays, pedestrian movement, or vehicle manoeuvring. As such, the proposals are not considered to give rise to adverse impacts on highway safety, pedestrian safety, or the operation of the surrounding road network.
- 7.28 The Council's Highway Authority has been consulted and has raised no objection, confirming that the development would not have a detrimental impact on highway conditions.
- 7.29 In summary, the nature of the works proposed is modest and operational and does not result in any change to the lawful retail use of the site. The objections raised relating to the future occupier and delivery arrangements fall outside the scope of this application. The proposed development is therefore considered acceptable in highways terms.
- 7.30 Overall, the development would comply with Policies DMT 1 and DMT 2 of the Local Plan Part 2 (2020) and Policy T4 of the London Plan (2021).

Noise

- 7.31 An assessment of the proposed development in terms of noise has been made in the neighbouring amenity section of this committee report at paragraphs 7.11-7.23. In summary Officers are satisfied that the development would not lead to an increase in noise levels about the existing background noise levels. This is evidenced in the applicants Noise Impact Assessment, and a condition is proposed to restrict the noise levels from the plant equipment to ensure the development does not result in a harmful increase in noise levels to residential receptors within the immediate context of the site.

Air Quality

- 7.32 The site lies within the Hillingdon Air Quality Management Area and Focus Area. Given the minor nature of the proposed development, it is not considered necessary for an Air Quality Assessment to be submitted as part of this application. Nor is it considered to increase air pollution to a harmful level.

Accessibility

- 7.33 Policy D5 of the London Plan (2021) states development proposals should be convenient and welcoming with no disabling barriers.
- 7.34 The proposed development does not raise any accessibility concerns, complying with Policy D5 of the London Plan (2021).

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Biodiversity Net Gain

- 7.35 The proposed development would fall under the de-minimis exemption and as such no further information regarding BNG is required.

Land Contamination

- 7.36 The application site lies on potentially contaminated land, however given the minor works proposed, it is not considered that any additional information is required

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

- 9.1 To conclude, the proposed development is solely for the installation of plant equipment and new boundary treatment to the rear of the site. There is no change of use proposed as the change from a former bank (Class E(c)) to a retail use (Class E(a)) falls wholly within Use Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended), therefore planning permission is not required as the movement between these two Class E uses is permitted development.
- 9.2 The proposed development is considered to have an acceptable impact on the character and appearance of the existing property and surrounding area. It is not considered to cause harm to the amenities of neighbouring residents, nor would it impact highway safety.

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- 9.3 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingsdon.gov.uk.

APPENDICES

Planning Application

31877/APP/2025/2768

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved

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

01_DRAY_01A
02_DRAY_02J
02_DRAY_02K
03_DRAY_03F

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. NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the materials specified on the approved plans only 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. NONSC Noise Condition

For the lifetime of the development hereby permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAr 1 hour for any one-hour period between 0700 and 2300, determined one metre free field external to any window or door of any permanent residential, or equivalently noise sensitive premises, in accordance with 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.

REASON

To ensure that occupants would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life with windows fully open for the purposes of ventilation and cooling.

Informatives

1. I52 Compulsory Informative (1)

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

2.

It is considered that a condition based on fixed noise levels is consistent with noise and planning policy by relating external noise levels to the point at which adverse effects on health and quality of life start to be observed. The limit values are intended to be consistent with the evidence base that is reflected in guidance: 'Guidance on Sound Insulation and Noise Reduction for Buildings' BS8233 2014. This is combined with the assessment principles and procedures detailed in guidance: 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014.' This is used to set reference time periods for the assessment and adjust measured or calculated LAeq values for character as detailed in BS4142 to determine the rating level.

I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMTC 1	Town Centre Development
DMTC 2	Primary and Secondary Shopping Areas
LPP D14	(2021) Noise

LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP T4	(2021) Assessing and mitigating transport impacts
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

Appendix 2: Relevant Planning History

31877/A/82/9037 Lloyds Bank, 30-34 Station Road West Drayton

Installation of internally illuminated sign.

Decision: 09-06-1982 Approved

31877/ADV/2003/40 Lloyds Bank, 30-34 Station Road West Drayton

INSTALLATION OF INTERNALLY ILLUMINATED PROJECTING SIGN

Decision: 21-05-2003 Approved

31877/ADV/2004/73 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

INSTALLATION OF ONE INTERNALLY ILLUMINATED CASHPOINT (ATM) FASCIA SIGN

Decision: 05-10-2004 Approved

31877/ADV/2006/101 34 Station Road West Drayton

INSTALLATION OF TWO INTERNALLY ILLUMINATED PROJECTING BOX AND ONE FASCIA SIGNS

Decision: 11-01-2007 Refused

31877/ADV/2007/30 34 Station Road West Drayton

INSTALLATION OF INTERNALLY ILLUMINATED FASCIA AND TWO PROJECTING SIGNS ON FRONT AND SIDE ELEVATIONS

Decision: 26-04-2007 Approved

31877/ADV/2013/21 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton

Installation of 3 internally illuminated fascia signs, 1 non-illuminated fascia sign, 3 internally illuminated hanging signs and 1 illuminated ATM surround

Decision: 30-05-2013 Approved

31877/ADV/2025/48 30-34 Station Road West Drayton

Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, 1no. dibond ATM wrap and 1no. dibond Graphic. *revised description*

Decision: 08-01-2026 Approved

31877/APP/2000/2212 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 05-01-2001 Approve Limited
Time

31877/APP/2003/3 Lloyds Bank, 30-34 Station Road West Drayton
RENEWAL OF PLANNING PERMISSION REF. 31877/APP/2000/2212 DATED
05/01/2002; INSTALLATION OF A 1.2 METRE DIAMETER SATELLITE DISH

Decision: 18-02-2003 Approved

31877/APP/2004/2242 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
INSTALLATION OF 1 ADDITIONAL CASHPOINT MACHINE IN FRONT ELEVATION
(FACING STATION ROAD)

Decision: 27-09-2004 Approved

31877/APP/2020/1158 Lloyds Tsb Bank Plc, 30 - 34 Station Road West Drayton
Installation of security mesh enclosure to external fire escape stair, low post and rail fencing
to match existing and security fencing at first floor roof level

Decision: 28-05-2020 Refused

31877/APP/2025/2771 30-34 Station Road West Drayton
Infilling of existing ATM aperture area, fenestration changes including the replacement of a
bay window with an automatic sliding door and replacing existing single swing door with
fixed shopfront glazing

31877/B/82/0622 Lloyds Bank, 30-34 Station Road West Drayton
Installation of cast dispensing machine.

Decision: 12-05-1982 Approved

31877/D/93/0928 Lloyds Bank, 34 Station Road West Drayton
Installation of an automatic teller machine and new window

Decision: 09-08-1993 Approved

31877/E/93/3065 Lloyds Bank, 34 Station Road West Drayton
Installation of internally illuminated logo signs, cashpoint signs and alterations to existing
projecting box signs

Decision: 10-08-1993 Approved

31877/F/93/3149 Lloyds Bank, 34 Station Road West Drayton
Installation of internally illuminated fascia signs

Decision: 17-01-1994 Approved

31877/G/94/3140 Lloyds Bank, 30-34 Station Road West Drayton
Installation of replacement halo signage at first floor level

Decision: 06-02-1995 Approved

31877/H/98/3094 30-34 Station Road West Drayton
Installation of internally illuminated projecting box sign and two fascia signs with internal
and halo illumination

Decision: 28-10-1998 Approved

31877/J/99/0027 34 Station Road West Drayton
Installation of cashpoint machine

Decision: 09-02-1999 Approved

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMTC 1 Town Centre Development

DMTC 2 Primary and Secondary Shopping Areas

LPP D14 (2021) Noise

LPP D3 (2021) Optimising site capacity through the design-led approach

LPP D4 (2021) Delivering good design

LPP T4 (2021) Assessing and mitigating transport impacts

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

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Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Katherine Mills	79635/APP/2025/2209
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Date Application Valid:	18.08.25	Statutory / Agreed Determination Deadline:	16.02.26
Application Type:	Householder	Ward:	Ruislip

Applicant: **Mr Gutteridge**

Site Address: **11 ELLESMERE CLOSE
RUISLIP**

Proposal: **Erection of a single storey side and rear extension, following demolition of existing garage.**

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

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



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Hillingdon Planning Committee – 11 February 2026

PART 1 – Members, Public & Press

Summary of Recommendation:

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

1 Executive Summary

- 1.1 Planning permission is sought for the erection of a single storey side and rear extension, following demolition of the existing detached garage.
- 1.2 The proposed development is considered to comply with the objectives of the relevant planning policies and the proposal would not give rise to any significant harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Subject to compliance with the Flood Risk Assessment and flood risk measures, the proposed development would not significantly impact on flood risk within the application site and neighbouring properties.
- 1.5 Due regard has been given to local residents' objections; however it is concluded that the proposal complies with the Development Plan and no material considerations indicate that a contrary decision should be taken.
- 1.6 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site comprises a detached dwelling located on the southern side of Ellesmere Close, at the end of the cul-de-sac.
- 2.2 10 Ellesmere Close is located along the eastern site boundary. 12 Ellesmere Close is located along the western site boundary.
- 2.3 To the south, the rear of the site backs onto the River Pinn Corridor (near Kings College Fields & Manor Farm), which is a Nature Conservation Site of Metropolitan or Borough Grade I Importance: Addition to Nature Conservation Site Grade I, and forms part of the 20m River Bank Top Protection Area.

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The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3.

- 2.4 The surrounding area is residential in character comprising of detached bungalows, some with accommodation within the roof space, of a similar style and age to the application property. The site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.5 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

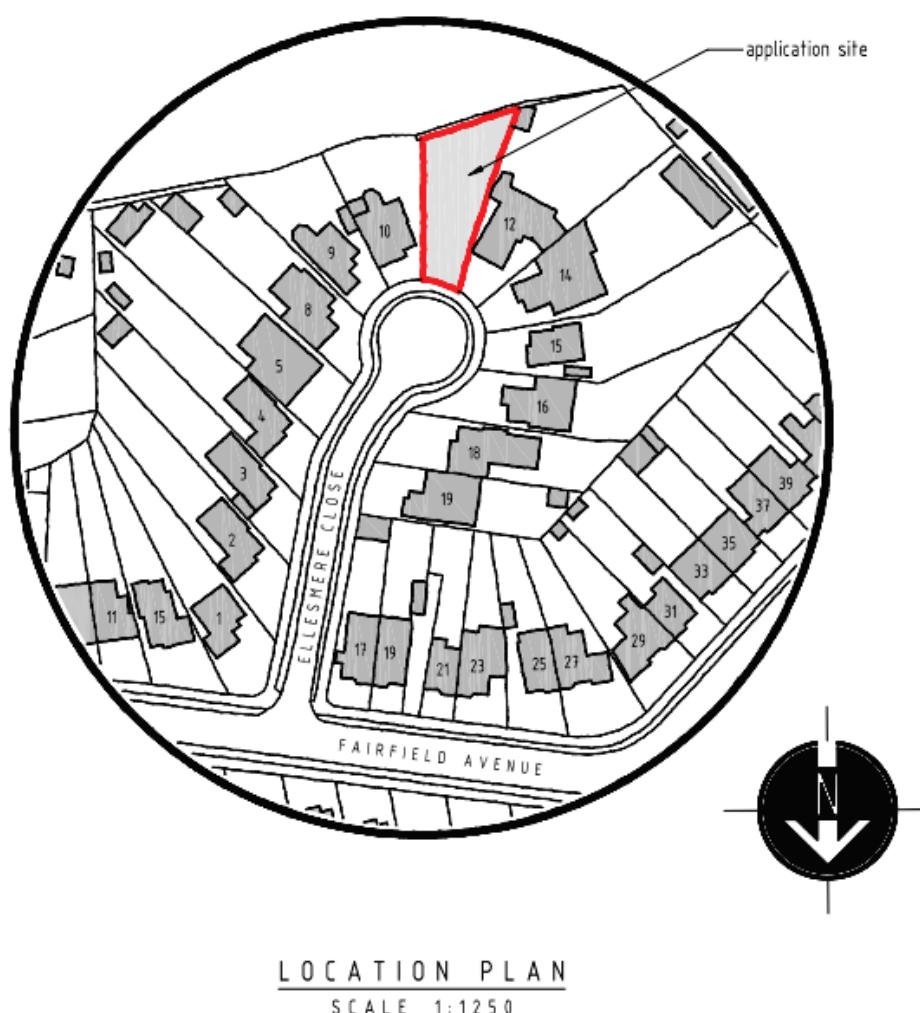


Figure 2: Street View Image of the Application Property



Figure 3: Existing rear elevation of the property



3 Proposal

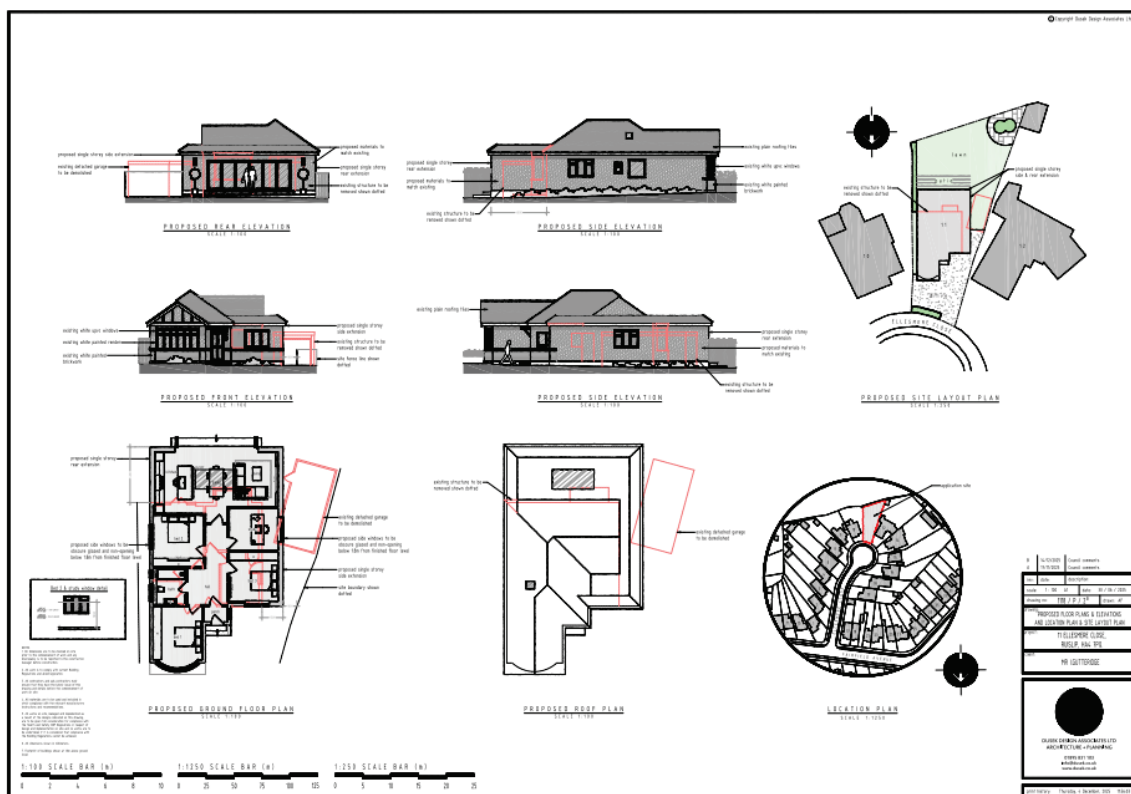
- 3.1 Planning permission is sought for the erection of a single storey side and rear extension, following demolition of the existing detached garage.

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- 3.2 The proposed side and rear extension would extend 1.508m beyond the existing western side elevation and would extend 4m beyond the existing rear building line. The proposed extension would be set back 4.05m from the front building line and would be set in 1m from the shared site boundary with 12 Ellesmere Close. The proposed pitched roof would be 3.6m high at the front and 3.7m high at the rear, with a rooflight and eaves to match the existing eaves height. The proposed side and rear extension would provide a bedroom, study and kitchen/dining/living room.
- 3.3 Three windows would be provided on the side elevation facing 10 Ellesmere Close. A window would be provided on the side elevation facing 12 Ellesmere Close.

Figure 4: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

There is no relevant planning history related to the property.

5 Planning Policy

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

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6 Consultations and Representations

- 6.1 Consultation letters were sent to 4 local owners/occupiers and the Ruislip Residents Association, with the consultation period dating between 8th September 2025 and 29th September 2025. Five objections were received.
- 6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
5 letters of objection have been received.	i) Flood risk – area is a flood plain/ next to the River Pinn - the Flood Risk report does not consider the impact of the proposed development on neighbouring properties/rear gardens which have been flooded over the years – damage to properties	The position of the River Pinn is noted. The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	ii) The extent of proposed structure would reduce valuable green space that is part of the flood plain	Amended plans were received that reduce the size of the proposed side and rear extensions. The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	iii) The proposed kitchen window would overlook neighbour and would need to be obscure glazed	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at

		paragraph 7.16-7.24 of this report.
	iv) There is only space for 3 cars on driveway	The impact of the proposed development on parking has been discussed at paragraph 7.34-7.35 of this report.
	v) No site notice was displayed	Consultation was carried out in accordance with statutory legislation.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Ruislip Residents Association No response was received.	
Local Ward Councillor: I am aware this is an area which frequently floods and a factor in this already densely developed area is lack of rainwater run off. Further development will only add to the flood risk and this is a consideration which needs to receive significant weight in the overall assessment of the planning balance. I would like to exercise my right to request a call in in the event officers are minded recommending approval.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

Following the submission of amended plans, a 14 Day Re-Consultation was carried out between 5th December 2025 and 19th December 2025. 2 objections were received.

Representations received in response to public re-consultation are summarised in Table 3 (below).

Table 3: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
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2 letters of objection have been received.	i) Flood risk – in a flood area – property has been flooded and had to move out – a large extension would leave neighbours vulnerable – nowhere for water to go	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	ii) What amendments have been made? Minor internal changes to door positions and Bedroom 4 renamed as Study; no alterations to room sizes/size of extension	During the course of the assessment, minor design amendments were submitted. These amendments were requested by Officers and included reducing the size of the proposed side/rear extension by setting the rear/side extension in line with the proposed side extension at the front, and side windows being obscure glazed.
	iii) Amended plans still extends the existing property by approximately 4m to the rear & 1.5m to the side, increasing the building by approx. 33%	The size/depth of the proposed side and rear extension has been assessed against relevant policies of the Hillingdon Local Plan. The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraph 7.2-7.15 of this report.
	iv) The submitted Flood & Drainage Assessment does not consider impact on neighbouring properties and the extent of the extension will use valuable green space/part of the flood plain – rear gardens	The impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

	already flood - increased flood risk	
	v) Opening part of the proposed side windows are not obscure glazed.	The proposed side windows would be obscure glazed and non -opening below 1.8m above finished floor levels. The opening part of the window is above 1.8m above finished floor level. The side window treatment is discussed at paragraph 7.19-7.23 of this report.

Table 4: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Ruislip Residents Association No response was received.	
Ward Councillor My objections remain for these albeit amended plans, as does my request for a committee call in should officers be minded to recommend approval.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

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Impact on the Character and Appearance of the Area

- 7.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.3 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.
- 7.6 Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.
- 7.7 Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street.
- 7.8 The existing detached garage located along the shared site boundary with 12 Ellesmere Close would be demolished to allow for the proposed side and rear extension; a condition requiring the detached garage be demolished/removed from the site prior to the construction of the proposed extension shall be added to any consent granted.
- 7.9 The proposed side and rear extension would extend 1.508m beyond the existing western side elevation and would extend 4m beyond the existing rear building line. The proposed extension would be set back 4.05m from the front building line and would be set in 1m from the shared site boundary with 12 Ellesmere Close. The

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proposed pitched roof would be 3.6m high at the front and 3.7m high at the rear, with a rooflight and eaves to match the existing eaves height.

- 7.10 The proposed side and rear extension would not exceed half the width of the original property and would not exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The proposed extension would be set back a sufficient distance from the front building line and would be set in an appropriate distance from the shared site boundary with 12 Ellesmere Close.
- 7.11 Whilst the proposed pitched roof over the proposed side and rear extension would exceed the Council's recommended height standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), taking into account existing ground levels, the modest increase above the recommended pitched roof height and that the eaves would match the existing eaves height, it is considered that the proposed side and rear extension would be acceptable in regard to height.
- 7.12 Overall, it is considered that the proposed side and rear extension would appear as a subordinate addition to the application property and would not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 7.13 Three windows would be provided on the side elevation facing 10 Ellesmere Close. A window would be provided on the side elevation facing 12 Ellesmere Close.
- 7.14 The proposed windows would be obscure glazed and non-opening below 1.8m from finished floor level; the proposed windows to the study and Bedroom 2 would have two clear glazed sections above 1.8m from finished floor level. The overall size and design of the proposed windows would be acceptable and would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding area.
- 7.15 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.17 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.

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- 7.18 10 Ellesmere Close is located along the eastern site boundary. The proposed extension would not extend more than 4m beyond the existing rear building line and would be policy compliant in regard to depth. Given that the proposed side element would be located on the opposite side of the property and set back from the existing front building line, the proposed side extension would not be visible from 10 Ellesmere Close. Combined with the acceptable pitched roof height and eaves height, it is considered that the proposed side and rear extension would not impact on the residential amenity of 10 Ellesmere Close through the loss of light or overbearing form.
- 7.19 Three windows would be provided on the side elevation facing 10 Ellesmere Close. Two windows on the eastern side elevation would be to a bathroom whilst the other window would be to Bedroom 2.
- 7.20 The two-bathroom windows would be obscure glazed and non-opening below 1.8m from finished floor level (to be secured by condition on any consent granted). The proposed bathroom windows would therefore not result in the loss of privacy or overlooking of 10 Ellesmere Close.
- 7.21 The proposed Bedroom 2 window would be obscure glazed and non-opening below 1.8m from finished floor level and would have two clear glazed sections above 1.8m from finished floor level. The fixed-shut obscure glazing to the proposed window would ensure that there would not be a loss of privacy or overlooking of 10 Ellesmere Close. Whilst two sections of the window would be clear glazed and openable, given these sections would be above 1.8m above finished floor levels, there would not be an issue of loss of privacy or overlooking of 10 Ellesmere Close. Therefore, it is considered that the proposed side window would not cause harm to the residential amenity of 10 Ellesmere Close through the loss of privacy or overlooking; the proposed window design would be secured by condition on any consent granted.
- 7.22 12 Ellesmere Close is located along the western site boundary. The existing detached garage along the shared site boundary would be demolished to allow for the proposed side and rear extension, and a condition requiring the detached garage be demolished/removed from the site prior to the construction of the proposed extension shall be added to any consent granted. The proposed side and rear extension would be policy compliant in regard to width and depth and would be set in an appropriate distance from the shared site boundary. Combined with the acceptable pitched roof height and eaves height, it is considered that the proposed side and rear extension would not impact on the residential amenity of 12 Ellesmere Close through the loss of light or overbearing form.
- 7.23 A window would be provided on the side elevation facing 12 Ellesmere Close. This window would be to a Study. The proposed window would be obscure glazed and non-opening below 1.8m from finished floor level and would have two clear glazed sections above 1.8m from finished floor level. The fixed-shut obscure glazing to the proposed window would ensure that there would not be a loss of privacy or overlooking of 12 Ellesmere Close. Whilst two sections of the window would be

clear glazed and openable, given these sections would be above 1.8m above finished floor levels, there would not be an issue of loss of privacy or overlooking of 12 Ellesmere Close. Therefore, it is considered that the proposed side window would not cause harm to the residential amenity of 12 Ellesmere Close through the loss of privacy or overlooking; the proposed window design would be secured by condition on any consent granted.

- 7.24 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

External Amenity Space

- 7.25 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.
- 7.26 The application site has a rear garden of 215sq. The proposed extensions to the application property would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Outlook/Light to Proposed Habitable Rooms

- 7.27 Three windows would be provided on the eastern side elevation facing 10 Ellesmere Close. A window would be provided on the western side elevation facing 12 Ellesmere Close.
- 7.28 Two windows on the eastern side elevation would be to a bathroom whilst the other window would be to Bedroom 2. The window on the western side elevation would be to a study. The proposed windows would be obscure glazed and non-opening below 1.8m from finished floor level; the proposed windows to the study and Bedroom 2 would have two clear glazed sections above 1.8m from finished floor level. The use of obscure glazing to the proposed side windows would be provided specifically to avoid overlooking of the neighbouring properties.
- 7.29 Whilst the use of fixed-shut obscure glazing on the side windows to Bedroom 2 and the study would impact on outlook, any outlook would be quite limited given the proposed side view from these rooms would be towards the side of the neighbouring properties.
- 7.30 The proposed side windows to Bedroom 2 and the Study would be similar to a recent appeal decision (Planning Inspectorate ref: APP/R5510/D/25/3373495, 95 Pole Hill Road, Hillingdon, dated 26 November 2025) against the Council's refusal of Planning Application ref: 282/APP/2025/1939 for the "erection of single storey

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extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4 side dormers, 2 rooflights and 2 new gable end windows. The proposed side windows would have been fixed shut with obscure-glazing below 1.8m above floor level, but would have clear glazing and be opening only above 1.8m from floor level.

- 7.31 The Council had refused the application on the grounds that the outlook from a proposed bedroom in the extension would not be acceptable in regard to amenity of future occupiers. In the Planning Inspector's view, whilst obscure glazing would restrict outlook and avoid overlooking, given the proposed bedroom would have limited outlook due to views being towards the side of the neighbouring property, *"the practical harm in terms of the reduced outlook from one of these rooms would be insignificant in the circumstances"*. The Planning Inspector therefore considered that the use of fixed-shut obscure glazing below 1.8m above finished floor levels, combined with the use of clear glazing/openable windows above 1.8m above finished floor levels, would not result in unacceptable outlook from the proposed bedroom.
- 7.32 Taking into account the recent appeal decision, it is considered that the proposed side window design, obscure glazed and non-opening below 1.8m from finished floor level and two clear glazed sections above 1.8m from finished floor level, would be acceptable in this instance and would not result on harm to outlook/natural light to the proposed Bedroom 2 and Study whilst maintaining privacy.
- 7.33 All the proposed habitable rooms would therefore maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Highways and Parking

- 7.34 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.35 The application site has a driveway and parking area for up to two vehicles at the front of the site, along with an existing garage. Whilst the existing garage would be removed to allow for the proposed extension, given that the existing parking provision at the front of the site would be retained, it is considered that acceptable parking provision would be provided on the site and so would not impact on the local highway. The proposal is thereby in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage/Flood Risk

- 7.36 Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.
- 7.37 Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 7.38 To the south, the rear of the site backs onto the River Pinn Corridor (near Kings College Fields & Manor Farm), which is a Nature Conservation Site of Metropolitan or Borough Grade I Importance: Addition to Nature Conservation Site Grade I, and forms part of the 20m River Bank Top Protection Area.
- 7.39 The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3.
- 7.40 The following concerns regarding flooding were raised during the public consultation:
1. Impact on neighbouring properties and gardens.
 2. Lack of greenspace which helps with run off
 3. The impact on run off
- 7.41 The application site has a curtilage of 430sq.m. The application property has an existing footprint of 86sq.m and the existing detached garage has a footprint of 18.7sq.m, resulting in a total footprint of 104.7sq.m (24.35% of the overall site curtilage).
- 7.42 The existing detached garage would be demolished whilst the proposed side and rear extension would add 46.6sq.m to the existing footprint of the application property. The proposed enlarged footprint would be 132.6sq.m, thereby resulting in an increased footprint of 27.9sq.m.
- 7.43 Given the modest increase in the footprint of the application property and the removal of the existing detached garage, it is considered that there would not be a significant increase in the built-up form of the application site; the proposed footprint would be 30.8% of the overall site curtilage. Combined with the overall size of the rear garden (220.5sq.m) (51.3% of the overall site curtilage) and the large area of soft landscaping retained within the rear garden, it is considered that a sufficient amount of greenspace would be provided at the rear of the application site to allow for runoff of surface water; no specific surface water flow path is identified through the application property (it is not in a mapped critical drainage flow route). The proposed side and rear extension would not substantially increase the risk of flooding to the application site and neighbouring properties. The very

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nature of the extension to the rear would not be too dissimilar to what would be allowed under permitted development.

- 7.44 As the application site is located within Flood Zone 3 (an area considered to be at high risk with a fluvial risk of flooding of greater than 1% a year, inside the 100 year flood extent, or the 200 year in tidal areas), a Flood Risk Assessment (FRA) was submitted with the application. Whilst the chance of flooding is greater than 1%, and there is a moderate risk of groundwater flooding due to the vicinity of the River Pinn, the submitted Flood Risk Assessment sets out the following proposed flood risk measures to ensure that the proposed development does not significantly increase the risk of flooding. These measures include
- the use of mortar mix made from flood protective materials
 - the proposed finished floor level would be set at the existing finished floor level (450mm from ground level at the rear of the house)
 - the proposed finished floor level would be 300mm up from the existing raised patio level (150mm from ground level)
 - the use of concrete ground floor
 - doors should be suitably floodproof
- 7.45 The Flood Risk Assessment confirms that the proposed finished floor levels would match those of the existing dwelling, with no lowering of ground levels within the floodplain and no introduction of more vulnerable forms of development. As a result, the extension would be no more susceptible to flooding than the existing property. Whilst the development would result in a small increase in built footprint and impermeable area, the FRA demonstrates that surface water runoff can be appropriately managed through the use of sustainable drainage measures, including soakaways, ensuring that runoff rates would not exceed existing conditions. The surface water from the proposed extension would be managed via a soakaway within the curtilage of the site, ensuring that surface water runoff would not increase flood risk elsewhere. The assessment also confirms that the proposal would not obstruct flood flow routes or result in a material loss of floodplain storage capacity.
- 7.46 As demonstrated from the proposed block plan, the rear garden of the property would largely remain as soft landscaping in a garden with additional soft landscaping provided in the area where the existing outbuilding is situated. Whilst this soft landscaping may not prevent the river flooding, it will provide a natural soakage area that can act as a mitigation measure.
- 7.47 It is worth noting a similar style development (55695/APP/2021/1401) was at 14 Ellesmere Close, have previously been supported by detailed Flood Risk Assessments which concluded that, notwithstanding the Flood Zone 3 designation, modest residential extensions can be accommodated without materially increasing flood risk where appropriate mitigation is secured. The circumstances of the current proposal are materially similar in terms of scale, flood risk context, and mitigation approach.

- 7.48 A condition requiring the development to be carried out in accordance with the flood risk measures set out in the submitted Flood Risk Assessment shall be added to any consent granted. Additionally, an informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted. Therefore, subject to compliance with the Flood Risk Assessment and the associated flood risk measures, it is considered that the proposed development would comply with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

8 Other Matters

Human Rights

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this

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report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

79635/APP/2025/2209

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. HO2 Accordance with approved plans

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

1118/P/1 Site Location Plan, Existing Site Plan, Existing Ground Floor & Roof Plans and Existing Elevations

1118/P/2 Rev B Site Location Plan, Proposed Site Plan, Proposed Ground Floor & Roof Plans and Proposed Elevations

and shall thereafter be retained/maintained for the lifetime of the development.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO3 Flood Risk Assessment (Compliance)

The development hereby permitted shall be carried out in compliance with the details and mitigation measures contained within the Flood Risk Assessment accompanying the application by DDA (received 26.08.25).

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

REASON

To ensure that the development complies with the objectives of Policy DMEI 9 of the Hillingdon Local Plan Part 2 (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

4. HO4 Materials

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

Delegated -

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 Two - Development Management Policies (January 2020).

5. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 10 and 12 Ellesmere Close.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

6. HO6 Obscure Glazing (Bathroom Windows)

The bathroom windows facing 10 Ellesmere Close 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 Two - Development Management Policies (January 2020).

7. HO6 Obscure Glazing (Bedroom 2 & Study)

The Bedroom 2 window facing 10 Ellesmere Close, and the Study window facing 12 Ellesmere Close 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. The clear glazed sections shall remain above 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).

8. NONSC Non Standard Condition

The existing garage at the side of the property shall be demolished/removed from the site

prior to the construction of the extension hereby approved.

The land formerly occupied by the garage shall be restored to garden space and soft landscaping, and shall be laid out as permeable ground within the first available planting season following the completion of the extension, and shall be thereafter be retained as such.

REASON

To prevent an adverse cumulative impact on the character and appearance of the application site and to reduce hardstanding and restore the land to permeable ground thereby mitigating flood risk in accordance with Policies DMHD 1 and DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Informatives

1. I59 Councils Local Plan : Part 1 - Strategic Policies

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 (2016). 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. I47 Damage to Verge - For Council Roads:

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

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

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

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

3. I15 Control of Environmental Nuisance from Construction Work

Delegated -

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

4. 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

5.

The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run-off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

- | | |
|---------|------------------------------|
| PT1.BE1 | (2012) Built Environment |
| PT1.EM6 | (2012) Flood Risk Management |

Part 2 Policies:

- | | |
|---------|---|
| DMHB 11 | Design of New Development |
| DMHB 12 | Streets and Public Realm |
| DMHB 18 | Private Outdoor Amenity Space |
| DMHD 1 | Alterations and Extensions to Residential Dwellings |
| DMEI 9 | Management of Flood Risk |
| LPP D6 | (2021) Housing quality and standards |

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Planning Committee Report Part 3:

Planning Policy Appendix - Frequently Cited Policies



Frequently Cited Planning Policies

Abbreviations

LP – London Plan (2021)

LP1 – Hillingdon Local Plan Part 1: Strategic Policies (2012)

LP2 – Hillingdon Local Plan Part 2: Development Management Policies (2020)

Topic	Policy	Page No.
Householder Policies	LP2 DMHD 1: Alterations and Extensions to Residential Dwellings	4
	LP2 DMHD 2: Outbuildings	6
	LP2 DMHD 3: Basement Development	6
Standard of Accommodation	LP D6: Housing quality and standards	7
	LP2 DMHB 16: Housing Standards	8
	LP2 DMHB 18: Private Outdoor Amenity Space	8
Housing	LP H2: Small sites	9
	LP H4: Delivering Affordable Housing?	9
	LP H10: Housing size mix	10
	LP1 H1: Housing Growth	10
	LP2 DMH 1: Safeguarding Existing Housing	11
	LP2 DMH 2: Housing Mix	11
	LP2 DMH 4: Residential Conversions and Redevelopment	11
	LP2 DMH 5: Houses in Multiple Occupation	11
	LP2 DMH 6: Garden and Backland Development	12
	LP2 DMH 7: Provision of Affordable Housing	12
Design (Including Heritage, Trees / Landscaping and Accessibility)	LP D3: Optimising site capacity through the design-led approach	13
	LP D5: Inclusive design	15
	LP D7: Accessible housing	15
	LP D8: Public realm	15
	LP D12: Fire safety	17
	LP HC1: Heritage conservation and growth	18
	LP G7: Trees and woodlands	19
	LP1 BE1: Built Environment	19
	LP2 DMHB 1: Heritage Assets	21

	LP2 DMHB 2: Listed Buildings	22
	LP2 DMHB 3: Locally Listed Buildings	22
	LP2 DMHB 4: Conservation Areas	23
	LP2 DMHB 5: Areas of Special Local Character	23
	LP2 DMHB 11: Design of New Development	23
	LP2 DMHB 12: Streets and Public Realm	24
	LP2 DMHB 14: Trees and Landscaping	25
	LP2 DMHB 15: Planning for Safer Places	25
Environmental	LP D13: Agent of change	25
	LP D14: Noise	26
	LP SI2: Minimising greenhouse gas emissions	27
	LP SI12: Flood risk management	27
	LP SI13: Sustainable drainage	28
	LP1 EM6: Flood Risk Management	29
	LP1 EM8: Land, Water, Air and Noise	29
	LP2 DMEI 2: Reducing Carbon Emissions	31
	LP2 DMEI 9: Management of Flood Risk	31
	LP2 DMEI 10: Water Management, Efficiency and Quality	31
	LP2 DMEI 12: Development of Land Affected by Contamination	33
	LP2 DMEI 14: Air Quality	33
Highways and Parking	LP T4: Assessing and mitigating transport impacts	33
	LP T5: Cycling	34
	LP T6: Car parking	35
	LP T6.1: Residential parking	36
	LP2 DMT 1: Managing Transport Impacts	37
	LP2 DMT 2: Highways Impacts	38
	LP2 DMT 5: Pedestrians and Cyclists	38
	LP2 DMT 6: Vehicle Parking	39

LP2 DMHD 1: Alterations and Extensions to Residential Dwellings

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

B) Rear Extensions

- 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.

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

D) Front Extensions

- i) alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

E) Roof Extensions

- 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; and
- v) in Conservation Areas, Areas of Special Local Character and on Listed and Locally Listed Buildings, roof extensions should take the form of traditional 'dormer' windows, on the rear elevation, to harmonise with the existing building. The highest point of the dormer should be kept well within the back roof slope, away from the ridge, eaves or valleys, whilst each window should match the proportions, size and glazing pattern of the first floor windows.

F) Front Gardens and Parking

- i) new or replacement driveways should use permeable (porous) surfacing. Surfaces of more than five square metres will need planning permission for laying traditional, impermeable driveways; and
- ii) the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP2 DMHD 2: Outbuildings

The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

LP2 DMHD 3: Basement Development

A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals:

- i) avoid adversely affecting drainage and run-off or causing other damage to the water environment;
- ii) avoid cumulative impacts upon structural stability or the water environment in the local area;

B) Schemes should ensure that they:

- i) do not harm the amenity of neighbours;
- ii) do not lead to the loss of trees of townscape or amenity value;
- iii) do provide satisfactory landscaping, including adequate soil depth;
- iv) do not harm the appearance or setting of the property or the established character of the surrounding area, for example through the introduction of front lightwells; and
- v) do protect important archaeological remains.

C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.

D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area.

LP D6: Housing Quality and Standards

- A) Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B) Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- C) Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part D in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.
- D) The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E) Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste
- F) Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is self-contained.

Private internal space

1. Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
2. A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
3. A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
4. A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m.
5. Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
6. Any other area that is used solely for storage and has a headroom of 0.9-1.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
7. A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double

bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.

8. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

Private outside space

9. Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.1

G) The Mayor will produce guidance on the implementation of this policy for all housing tenures.

LP2 DMHB 16: Housing Standards

All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
- ii) in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

LP2 DMHB 18: Private Outdoor Amenity Space

A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

B) Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

C) Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.

D) The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

LP H2: Small sites

A) Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

1. significantly increase the contribution of small sites to meeting London's housing needs
2. diversify the sources, locations, type and mix of housing supply
3. support small and medium-sized housebuilders
4. support those wishing to bring forward custom, self-build and community-led housing
5. achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

B Boroughs should:

1. recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites
2. where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
3. identify and allocate appropriate small sites for residential development
4. list these small sites on their brownfield registers
5. grant permission in principle on specific sites or prepare local development orders.

LP H4: Delivering Affordable Housing

A) The strategic target is for 50 per cent of all new homes delivered across London to be genuinely affordable. Specific measures to achieve this aim include:

1. requiring major developments which trigger affordable housing requirements to provide affordable housing through the threshold approach (Policy H5 Threshold approach to applications)
2. using grant to increase affordable housing delivery beyond the level that would otherwise be provided
3. all affordable housing providers with agreements with the Mayor delivering at least 50 per cent affordable housing across their development programme, and 60 per cent in the case of strategic partners
4. public sector land delivering at least 50 per cent affordable housing on each site and public sector landowners with agreements with the Mayor delivering at least 50 per cent affordable housing across their portfolio
5. industrial land appropriate for residential use in accordance with Policy E7 Industrial intensification, co-location and substitution, delivering at least 50 per cent affordable housing where the scheme would result in a net loss of industrial capacity.

B) Affordable housing should be provided on site. Affordable housing must only be provided off-site or as a cash in lieu contribution in exceptional circumstances.

LP H10: Housing size mix

A) Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to:

1. robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment
2. the requirement to deliver mixed and inclusive neighbourhoods
3. the need to deliver a range of unit types at different price points across London
4. the mix of uses in the scheme
5. the range of tenures in the scheme
6. the nature and location of the site, with a higher proportion of one and two bed units generally more appropriate in locations which are closer to a town centre or station or with higher public transport access and connectivity
7. the aim to optimise housing potential on sites
8. the ability of new development to reduce pressure on conversion, sub-division and amalgamation of existing stock
9. the need for additional family housing and the role of one and two bed units in freeing up existing family housing.

B For low-cost rent, boroughs should provide guidance on the size of units required (by number of bedrooms) to ensure affordable housing meets identified needs. This guidance should take account of:

1. evidence of local housing needs, including the local housing register and the numbers and types of overcrowded and under-occupying households
2. other criteria set out in Part A, including the strategic and local requirement for affordable family accommodation
3. the impact of welfare reform
4. the cost of delivering larger units and the availability of grant.

LP1 H1: Housing Growth

The Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

The borough's current target is to provide an additional 4,250 dwellings, annualised as 425 dwellings per year, for the ten year period between 2011 and 2021.

Rolled forward to 2026, this target equates to a minimum provision of 6,375 dwellings over the period of the Hillingdon Local Plan: Part 1- Strategic Policies. Sites that will contribute to the achievement of this target will be identified in the Hillingdon Local Plan: Part 2- Site Specific Allocations Local Development Document (LDD).

LP2 DMH 1: Safeguarding Existing Housing

A) The net loss of existing self-contained³ housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.

B) The Council will grant planning permission for the subdivision of dwellings only if:

- i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
- ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level;
- iii) adequate amenity space is provided for the benefit of residents; and
- iv) adequate living space standards are met.

LP2 DMH 2: Housing Mix

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

LP2 DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

LP2 DMH 5: Houses in Multiple Occupation (HMOs) and Student Accommodation

A) In all parts of the Borough

Proposals for the provision of large HMOs, residential hostels, student accommodation and secure accommodation will be required to demonstrate that:

- i) there is good accessibility to local amenities and public transport;
- ii) they accord with the Accessible Homes standards and provide satisfactory living conditions for the intended occupiers; and
- iii) there will be no adverse impact on the amenity of neighbouring properties or the character of the area.

B) In wards covered by an Article 4 Direction for HMOs

Planning applications for the change of use from dwelling house (Use Class C3) to HMO (Use Class C4 and Sui Generis) will only be permitted:

- i) where it is in a neighbourhood area where less than 20% of properties are or would be exempt from paying council tax (or in the case of Conservation Areas 10%) because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs;
- ii) in Conservation Areas where less than 10% of properties are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs and the change of use does not form a consecutive HMO use in a street frontage;
- iii) where less than 15% of properties within 100 metres of a street length either side of an application property are exempt from paying council tax because they are entirely occupied by full time students, recorded on the Council's database as a licensed HMO, benefit from C4/Sui Generis HMO planning consent and are known to the Council to be HMOs; and iv) where the accommodation complies with all other planning standards relating to car parking, waste storage, retention of amenity space and garages and will not have a detrimental impact upon the residential amenity of adjoining properties.

LP2 DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

LP2 DMH 7: Provision of Affordable Housing

A) In accordance with national policy:

- i) developments with a capacity to provide 10 or more units will be required to maximise the delivery of on-site affordable housing;
- ii) subject to viability and if appropriate in all circumstances, a minimum of 35% of all new homes on sites of 10 or more units should be delivered as affordable housing, with the tenure split 70% Social/Affordable Rent and 30% Intermediate as set out in Policy H2: Affordable Housing of the Local Plan Part 1.

B) Affordable housing should be built to the same standards and should share the same level of amenity as private housing.

C) Proposals that do not provide sufficient affordable housing will be resisted.

D) To ensure that Policy H2: Affordable Housing of the Local Plan Part 1 is applied consistently and fairly on all proposed housing developments, the requirement for affordable housing will apply to:

i) sites that are artificially sub-divided or partially developed;

ii) phased developments where a housing development is part of a much larger development of 10 or more units (gross), affordable housing will be required as part of the overall scheme; and iii) additional units created through or subsequently amended planning applications, whereby the amount of affordable housing required will be calculated based on the new total number of units on the site. Affordable housing will be required where a development under the 10 unit threshold is amended to have 10 or more housing units in total (gross).

E) In exceptional circumstances, where on-site provision of affordable housing cannot be delivered and as a last resort, a financial contribution will be required to provide off-site affordable housing on other sites which may be more appropriate or beneficial in meeting the Borough's identified affordable housing needs.

LP D3: Optimising site capacity through the design-led approach

The design-led approach

A) All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.

B) Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C) In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D) Development proposals should:

Form and layout

1. enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
2. encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
3. be street-based with clearly defined public and private environments
4. facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users

Experience

1. achieve safe, secure and inclusive environments
2. provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
3. deliver appropriate outlook, privacy and amenity
4. provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
5. help prevent or mitigate the impacts of noise and poor air quality
6. achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

1. respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
2. be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
3. aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
4. provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

E) Where development parameters for allocated sites have been set out in a Development Plan, development proposals that do not accord with the site capacity in a site allocation can be refused for this reason.

LP D5: Inclusive Design

A) Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.

B) Development proposal should achieve the highest standards of accessible and inclusive design. They should:

1. be designed taking into account London's diverse population
2. provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
3. be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
4. be able to be entered, used and exited safely, easily and with dignity for all
5. be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

C) Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

LP D7: Accessible Housing

A) To provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

1. at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
2. all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

LP D8: Public Realm

Development Plans and development proposals should:

A) encourage and explore opportunities to create new public realm where appropriate

B) ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality, fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-

designed in order to minimise intrusive lighting infrastructure and reduce light pollution

C) maximise the contribution that the public realm makes to encourage active travel and ensure its design discourages travel by car and excessive on-street parking, which can obstruct people's safe enjoyment of the space. This includes design that reduces the impact of traffic noise and encourages appropriate vehicle speeds

D) be based on an understanding of how the public realm in an area functions and creates a sense of place during different times of the day and night, days of the week and times of the year. In particular, they should demonstrate an understanding of how people use the public realm, and the types, location and relationship between public spaces in an area, identifying where there are deficits for certain activities, or barriers to movement that create severance for pedestrians and cyclists

E) ensure both the movement function of the public realm and its function as a place are provided for and that the balance of space and time given to each reflects the individual characteristics of the area. The priority modes of travel for the area should be identified and catered for, as appropriate. Desire lines for people walking and cycling should be a particular focus, including the placement of street crossings, which should be regular, convenient and accessible

F) ensure there is a mutually supportive relationship between the space, surrounding buildings and their uses, so that the public realm enhances the amenity and function of buildings and the design of buildings contributes to a vibrant public realm

G) ensure buildings are of a design that activates and defines the public realm, and provides natural surveillance. Consideration should also be given to the local microclimate created by buildings, and the impact of service entrances and facades on the public realm

H) ensure appropriate management and maintenance arrangements are in place for the public realm, which maximise public access and minimise rules governing the space to those required for its safe management in accordance with the Public London Charter

I) incorporate green infrastructure such as street trees and other vegetation into the public realm to support rainwater management through sustainable drainage, reduce exposure to air pollution, moderate surface and air temperature and increase biodiversity

J) ensure that appropriate shade, shelter, seating and, where possible, areas of direct sunlight are provided, with other microclimatic considerations, including temperature and wind, taken into account in order to encourage people to spend time in a place

K) ensure that street clutter, including street furniture that is poorly located, unsightly, in poor condition or without a clear function is removed, to ensure that pedestrian amenity is improved. Consideration should be given to the use, design and location of street furniture so that it complements the use and function of the space. Applications which seek to introduce unnecessary street furniture should be refused

L) explore opportunities for innovative approaches to improving the public realm such as open street events and Play Streets

M) create an engaging public realm for people of all ages, with opportunities for social activities, formal and informal play and social interaction during the daytime, evening and at night. This should include identifying opportunities for the meanwhile use of sites in early phases of development to create temporary public realm

N) ensure that any on-street parking is designed so that it is not dominant or continuous, and that there is space for green infrastructure as well as cycle parking in the carriageway. Parking should not obstruct pedestrian lines

O) ensure the provision and future management of free drinking water at appropriate locations in the new or redeveloped public realm.

LP D12: Fire Safety

A) In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a - for fire appliances to be positioned on
 - b - appropriate for use as an evacuation assembly point
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B) All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

1. the building's construction: methods, products and materials used, including manufacturers' details

2. the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
3. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
4. access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
5. how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
6. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

LP HC1: Heritage Conservation and Growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
2. utilising the heritage significance of a site or area in the planning and design process
3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

LP G7: Trees and Woodlands

A) London's urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.

B) In their Development Plans, boroughs should:

1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site¹³⁹
2. identify opportunities for tree planting in strategic locations.

C) Development proposals should ensure that, wherever possible, existing trees of value are retained.¹⁴⁰ If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy.

LP 1 BE1: Built Environment

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local

area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;

3. Be designed to include “Lifetime Homes” principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people’s lives;

4. In the case of 10 dwellings or over, achieve a satisfactory assessment rating in terms of the latest Building for Life standards (as amended or replaced from time to time);

5. Improve areas of poorer environmental quality, including within the areas of relative disadvantage of Hayes, Yiewsley and West Drayton. All regeneration schemes should ensure that they are appropriate to their historic context, make use of heritage assets and reinforce their significance;

6. Incorporate a clear network of routes that are easy to understand, inclusive, safe, secure and connect positively with interchanges, public transport, community facilities and services;

7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife, encourage physical activity and where appropriate introduce public art;

8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals;

9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas;

10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the Code for Sustainable

Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2- Development Management Policies Local Development Document (LDD). All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill;

11. In the case of tall buildings, not adversely affect their surroundings including the local character, cause harm to the significance of heritage assets or impact on important views. Appropriate locations for tall buildings will be defined on a Character Study and may include parts of Uxbridge and Hayes subject to considering the Obstacle Limitation Surfaces for Heathrow Airport. Outside of Uxbridge and Hayes town centres, tall buildings will not be supported. The height of all buildings should be based upon an understanding of the local character and be appropriate to the positive qualities of the surrounding townscape. Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and Hillingdon Local Plan: Part 2- Development Management Policies.

LP2 DMHB 1: Heritage Assets

A) The Council will expect development proposals to avoid harm to the historic environment. Development that has an effect on heritage assets will only be supported where:

- i) it sustains and enhances the significance of the heritage asset and puts them into viable uses consistent with their conservation;
- ii) it will not lead to a loss of significance or harm to an asset, unless it can be demonstrated that it will provide public benefit that would outweigh the harm or loss, in accordance with the NPPF;
- iii) it makes a positive contribution to the local character and distinctiveness of the area;
- iv) any extensions or alterations are designed in sympathy, without detracting from or competing with the heritage asset;
- v) the proposal would relate appropriately in terms of siting, style, scale, massing, height, design and materials;
- vi) buildings and structures within the curtilage of a heritage asset, or in close proximity to it, do not compromise its setting; and
- vii) opportunities are taken to conserve or enhance the setting, so that the significance of the asset can be appreciated more readily.

B) Development proposals affecting designated heritage assets need to take account of the effects of climate change and renewable energy without impacting negatively on the heritage asset. The Council may require an alternative solution which will protect the asset yet meet the sustainability objectives of the Local Plan.

C) The Council will seek to secure the repair and reuse of Listed Buildings and monuments and improvements to Conservation Areas on the Heritage at Risk Register, through negotiations with owners, the provision of advice and guidance, the use of appropriate legal action, and through bids for external funding for improvement works.

LP2 DMHB 2: Listed Buildings

A) Applications for Listed Building Consent and planning permission to alter, extend, or change the use of a statutorily Listed Building will only be permitted if they are considered to retain its significance and value and are appropriate in terms of the fabric, historic integrity, spatial quality and layout of the building. Any additions or alterations to a Listed Building should be sympathetic in terms of scale, proportion, detailed design, materials and workmanship.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the building and the impact of the proposals on its significance.

C) The substantial harm to or total loss of significance of a statutory Listed Building will only be permitted in exceptional circumstances when the nature of the heritage asset prevents all reasonable use of the building, no viable use can be found through marketing, grant-funding or charitable or public ownership and the loss is outweighed by bringing the site back into use. In such circumstances, full archaeological recording of the building will be required.

D) Planning permission will not be granted for proposals which are considered detrimental to the setting of a Listed Building.

LP2 DMHB 3: Locally Listed Buildings

A) There is a general presumption in favour of the retention of buildings, structures and features included in the Local List. The Council will take into account the effect of a proposal on the building's significance and the scale of any harm of loss when considering planning applications, including those for major alterations and extensions. Proposals will be permitted where they retain the significance, appearance, character or setting of a Locally Listed Building.

B) Applications should include a Heritage Statement that demonstrates a clear understanding of the importance of the structure and the impact of the proposals on the significance of the Locally Listed Building.

C) Replacement will only be considered if it can be demonstrated that the community benefits of such a proposal significantly outweigh those of retaining the Locally Listed Building.

LP2 DMHB 4: Conservation Areas

New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness. In order to achieve this, the Council will:

A) Require proposals for new development, including any signage or advertisement, to be of a high quality contextual design. Proposals should exploit opportunities to restore any lost features and/or introduce new ones that would enhance the character and appearance of the Conservation Area.

B) Resist the loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; any such loss will need to be supported with a robust justification.

C) Proposals will be required to support the implementation of improvement actions set out in relevant Conservation Area Appraisals and Management Plans.

LP2 DMHB 5: Areas of Special Local Character

A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

LP2 DMHB 11: Design of New Development

A) 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.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

LP2 DMHB 12: Streets and Public Realm

A) Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

B) Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

LP2 DMHB 14: Trees and Landscaping

A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.

D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

LP2 DMHB 15: Planning for Safer Places

The Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

LP D13: Agent of Change

A) The Agent of Change principle places the responsibility for mitigating impacts from existing noise and other nuisance-generating activities or uses on the proposed new noise-sensitive development. Boroughs should ensure that Development Plans and planning decisions reflect the Agent of Change principle and take account of existing noise and other nuisance-generating uses in a sensitive manner when new development is proposed nearby.

B) Development should be designed to ensure that established noise and other nuisance-generating uses remain viable and can continue or grow without unreasonable restrictions being placed on them.

C) New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.

D) Development proposals should manage noise and other potential nuisances by:

1. ensuring good design mitigates and minimises existing and potential nuisances generated by existing uses and activities located in the area
2. exploring mitigation measures early in the design stage, with necessary and appropriate provisions including ongoing and future management of mitigation measures secured through planning obligations
3. separating new noise-sensitive development where possible from existing noise-generating businesses and uses through distance, screening, internal layout, sound-proofing, insulation and other acoustic design measures.

E) Boroughs should not normally permit development proposals that have not clearly demonstrated how noise and other nuisances will be mitigated and managed.

LP D14: Noise

A) In order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

1. avoiding significant adverse noise impacts on health and quality of life
2. reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
3. mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
4. improving and enhancing the acoustic environment and promoting appropriate
5. separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials – in preference to sole reliance on sound insulation
6. where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
7. promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

B) Boroughs, and others with relevant responsibilities, should identify and nominate new Quiet Areas and protect existing Quiet Areas in line with the procedure in Defra's Noise Action Plan for Agglomerations.

LP SI 2: Minimising Greenhouse Gas Emissions

A) Major development should be net zero-carbon.¹⁵¹ This means reducing greenhouse gas emissions in operation and minimising both annual and peak energy demand in accordance with the following energy hierarchy:

1. be lean: use less energy and manage demand during operation
2. be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly
3. be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site
4. be seen: monitor, verify and report on energy performance.

B) Major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy.

C) A minimum on-site reduction of at least 35 per cent beyond Building Regulations¹⁵² is required for major development. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough, either:

1. through a cash in lieu contribution to the borough's carbon offset fund, or
2. off-site provided that an alternative proposal is identified and delivery is certain.

D) Boroughs must establish and administer a carbon offset fund. Offset fund payments must be ring-fenced to implement projects that deliver carbon reductions. The operation of offset funds should be monitored and reported on annually.

E) Major development proposals should calculate and minimise carbon emissions from any other part of the development, including plant or equipment, that are not covered by Building Regulations, i.e. unregulated emissions.

F) Development proposals referable to the Mayor should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life-cycle carbon emissions.

LP SI 12: Flood Risk Management

A) Current and expected flood risk from all sources (as defined in paragraph 9.2.12) across London should be managed in a sustainable and cost-effective way in collaboration with the Environment Agency, the Lead Local Flood Authorities, developers and infrastructure providers.

B) Development Plans should use the Mayor's Regional Flood Risk Appraisal and their Strategic Flood Risk Assessment as well as Local Flood Risk Management

Strategies, where necessary, to identify areas where particular and cumulative flood risk issues exist and develop actions and policy approaches aimed at reducing these risks. Boroughs should cooperate and jointly address cross-boundary flood risk issues including with authorities outside London.

C) Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed. This should include, where possible, making space for water and aiming for development to be set back from the banks of watercourses.

D) Developments Plans and development proposals should contribute to the delivery of the measures set out in Thames Estuary 2100 Plan. The Mayor will work with the Environment Agency and relevant local planning authorities, including authorities outside London, to safeguard an appropriate location for a new Thames Barrier.

E) Development proposals for utility services should be designed to remain operational under flood conditions and buildings should be designed for quick recovery following a flood.

F) Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Unless exceptional circumstances are demonstrated for not doing so, development proposals should be set back from flood defences to allow for any foreseeable future maintenance and upgrades in a sustainable and cost-effective way.

G) Natural flood management methods should be employed in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and habitat.

LP SI 13: Sustainable Drainage

A) Lead Local Flood Authorities should identify – through their Local Flood Risk Management Strategies and Surface Water Management Plans – areas where there are particular surface water management issues and aim to reduce these risks. Increases in surface water run-off outside these areas also need to be identified and addressed.

B) Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)

4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer.

C) Development proposals for impermeable surfacing should normally be resisted unless they can be shown to be unavoidable, including on small surfaces such as front gardens and driveways.

D) Drainage should be designed and implemented in ways that promote multiple benefits including increased water use efficiency, improved water quality, and enhanced biodiversity, urban greening, amenity and recreation.

LP1 EM6: Flood Risk Management

The Council will require new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF).

The subsequent Hillingdon Local Plan: Part 2 -Site Specific Allocations LDD will be subjected to the Sequential Test in accordance with the NPPF. Sites will only be allocated within Flood Zones 2 or 3 where there are overriding issues that outweigh flood risk. In these instances, policy criteria will be set requiring future applicants of these sites to demonstrate that flood risk can be suitably mitigated.

The Council will require all development across the borough to use sustainable urban drainage systems (SUDS) unless demonstrated that it is not viable. The Council will encourage SUDS to be linked to water efficiency methods. The Council may require developer contributions to guarantee the long term maintenance and performance of SUDS is to an appropriate standard.

LP1 EM8: Land, Water, Air and Noise

Water Quality

The Council will seek to safeguard and improve all water quality, both ground and surface. Principal Aquifers, and Source Protection Zones will be given priority along with the:

- River Colne
- Grand Union Canal
- River Pinn
- Yeading Brook
- Porter Land Brook
- River Crane
- Ruislip Lido

Air Quality

All development should not cause deterioration in the local air quality levels and should ensure the protection of both existing and new sensitive receptors.

All major development within the Air Quality Management Area (AQMA) should demonstrate air quality neutrality (no worsening of impacts) where appropriate; actively contribute to the promotion of sustainable transport measures such as vehicle charging points and the increased provision for vehicles with cleaner transport fuels; deliver increased planting through soft landscaping and living walls and roofs; and provide a management plan for ensuring air quality impacts can be kept to a minimum.

The Council seeks to reduce the levels of pollutants referred to in the Government's National Air Quality Strategy and will have regard to the Mayor's Air Quality Strategy. London Boroughs should also take account of the findings of the Air Quality Review and Assessments and Actions plans, in particular where Air Quality Management Areas have been designated.

The Council has a network of Air Quality Monitoring stations but recognises that this can be widened to improve understanding of air quality impacts. The Council may therefore require new major development in an AQMA to fund additional air quality monitoring stations to assist in managing air quality improvements.

Noise

The Council will investigate Hillingdon's target areas identified in the Defra Noise Action Plans, promote the maximum possible reduction in noise levels and will minimise the number of people potentially affected.

The Council will seek to identify and protect Quiet Areas in accordance with Government Policy on sustainable development and other Local Plan policies.

The Council will seek to ensure that noise sensitive development and noise generating development are only permitted if noise impacts can be adequately controlled and mitigated.

Land Contamination

The Council will expect proposals for development on contaminated land to provide mitigation strategies that reduce the impacts on surrounding land uses. Major development proposals will be expected to demonstrate a sustainable approach to remediation that includes techniques to reduce the need to landfill.

Water Resources

The Council will require that all new development demonstrates the incorporation of water efficiency measures within new development to reduce the rising demand on potable water. All new development must incorporate water recycling and collection facilities unless it can be demonstrated it is not appropriate. For residential

developments, the Council will require applicants to demonstrate that water consumption will not surpass 105 litres per person per day.

LP2 DMEI 2: Reducing Carbon Emissions

- A) All developments are required to make the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan targets.
- B) All major development proposals must be accompanied by an energy assessment showing how these reductions will be achieved.
- C) Proposals that fail to take reasonable steps to achieve the required savings will be resisted. However, where it is clearly demonstrated that the targets for carbon emissions cannot be met onsite, the Council may approve the application and seek an off-site contribution to make up for the shortfall.

LP2 DMEI 9: Management of Flood Risk

- A) Development proposals in Flood Zones 2 and 3a will be required to demonstrate that there are no suitable sites available in areas of lower flood risk. Where no appropriate sites are available, development should be located on the areas of lowest flood risk within the site. Flood defences should provide protection for the lifetime of the development. Finished floor levels should reflect the Environment Agency's latest guidance on climate change.
- B) Development proposals in these areas will be required to submit an appropriate level Flood Risk Assessment (FRA) to demonstrate that the development is resilient to all sources of flooding.
- C) Development in Flood Zone 3b will be refused in principle unless identified as an appropriate development in Flood Risk Planning Policy Guidance. Development for appropriate uses in Flood Zone 3b will only be approved if accompanied by an appropriate FRA that demonstrates the development will be resistant and resilient to flooding and suitable warning and evacuation methods are in place.
- D) Developments may be required to make contributions (through legal agreements) to previously identified flood improvement works that will benefit the development site.
- E) Proposals that fail to make appropriate provision for flood risk mitigation, or which would increase the risk or consequences of flooding, will be refused.

LP2 DMEI 10: Water Management, Efficiency, and Quality

- A) Applications for all new build developments (not conversions, change of use, or refurbishment) are required to include a drainage assessment demonstrating that

appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy (Policy 5.13: Sustainable drainage).

B) All major new build developments, as well as minor developments in Critical Drainage Areas or an area identified at risk from surface water flooding must be designed to reduce surface water run-off rates to no higher than the pre-development greenfield run-off rate in a 1:100 year storm scenario, plus an appropriate allowance for climate change for the worst storm duration. The assessment is required regardless of the changes in impermeable areas and the fact that a site has an existing high run-off rate will not constitute justification.

C) Rain Gardens and non householder development should be designed to reduce surface water run-off rates to Greenfield run-off rates.

D) Schemes for the use of SuDS must be accompanied by adequate arrangements for the management and maintenance of the measures used, with appropriate contributions made to the Council where necessary.

E) Proposals that would fail to make adequate provision for the control and reduction of surface water run-off rates will be refused.

F) Developments should be drained by a SuDS system and must include appropriate methods to avoid pollution of the water environment. Preference should be given to utilising the drainage options in the SuDS hierarchy which remove the key pollutants that hinder improving water quality in Hillingdon. Major development should adopt a 'treatment train' approach where water flows through different SuDS to ensure resilience in the system. Water Efficiency

G) All new development proposals (including refurbishments and conversions) will be required to include water efficiency measures, including the collection and reuse of rain water and grey water.

H) All new residential development should demonstrate water usage rates of no more than 105 litres/person/day.

I) It is expected that major development proposals will provide an integrated approach to surface water run-off attenuation, water collection, recycling and reuse. Water and Wastewater Infrastructure

J) All new development proposals will be required to demonstrate that there is sufficient capacity in the water and wastewater infrastructure network to support the proposed development. Where there is a capacity constraint the local planning authority will require the developer to provide a detailed water and/or drainage strategy to inform what infrastructure is required, where, when and how it will be delivered.

LP2 DMEI 12: Development of Land Affected by Contamination

A) Proposals for development on potentially contaminated sites will be expected to be accompanied by at least an initial study of the likely contaminants. The Council will support planning permission for any development of land which is affected by contamination where it can be demonstrated that contamination issues have been adequately assessed and the site can be safely remediated so that the development can be made suitable for the proposed use.

B) Conditions will be imposed where planning permission is given for development on land affected by contamination to ensure all the necessary remedial works are implemented, prior to commencement of development.

C) Where initial studies reveal potentially harmful levels of contamination, either to human health or controlled waters and other environmental features, full intrusive ground investigations and remediation proposals will be expected prior to any approvals.

D) In some instances, where remedial works relate to an agreed set of measures such as the management of ongoing remedial systems, or remediation of adjoining or other affected land, a S106 planning obligation will be sought.

LP2 DMEI 14: Air Quality

A) Development proposals should demonstrate appropriate reductions in emissions to sustain compliance with and contribute towards meeting EU limit values and national air quality objectives for pollutants.

B) Development proposals should, as a minimum:

- i) be at least “air quality neutral”;
- ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
- iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

TP T4: Assessing and Mitigating Transport Impacts

A) Development Plans and development proposals should reflect and be integrated with current and planned transport access, capacity and connectivity.

B) When required in accordance with national or local guidance, transport assessments/statements should be submitted with development proposals to ensure that impacts on the capacity of the transport network (including impacts on pedestrians and the cycle network), at the local, network-wide and strategic level, are fully assessed. Transport assessments should focus on embedding the Healthy Streets Approach within, and in the vicinity of, new development. Travel Plans,

Parking Design and Management Plans, Construction Logistics Plans and Delivery and Servicing Plans will be required having regard to Transport for London guidance.

C) Where appropriate, mitigation, either through direct provision of public transport, walking and cycling facilities and highways improvements or through financial contributions, will be required to address adverse transport impacts that are identified.

D) Where the ability to absorb increased travel demand through active travel modes has been exhausted, existing public transport capacity is insufficient to allow for the travel generated by proposed developments, and no firm plans and funding exist for an increase in capacity to cater for the increased demand, planning permission will be contingent on the provision of necessary public transport and active travel infrastructure.

E) The cumulative impacts of development on public transport and the road network capacity including walking and cycling, as well as associated effects on public health, should be taken into account and mitigated.

F) Development proposals should not increase road danger.

LP T5: Cycling

A) Development Plans and development proposals should help remove barriers to cycling and create a healthy environment in which people choose to cycle. This will be achieved through:

1. supporting the delivery of a London-wide network of cycle routes, with new routes and improved infrastructure
2. securing the provision of appropriate levels of cycle parking which should be fit for purpose, secure and well-located. Developments should provide cycle parking at least in accordance with the minimum standards set out in Table 10.2 and Figure 10.3, ensuring that a minimum of two short-stay and two long-stay cycle parking spaces are provided where the application of the minimum standards would result in a lower provision.

B) Cycle parking should be designed and laid out in accordance with the guidance contained in the London Cycling Design Standards. Development proposals should demonstrate how cycle parking facilities will cater for larger cycles, including adapted cycles for disabled people.

C) Development Plans requiring more generous provision of cycle parking based on local evidence will be supported.

D) Where it is not possible to provide suitable short-stay cycle parking off the public highway, the borough should work with stakeholders to identify an appropriate on-street location for the required provision. This may mean the reallocation of space

from other uses such as on-street car parking. Alternatively, in town centres, adding the required provision to general town centre cycle parking is also acceptable. In such cases, a commuted sum should be paid to the local authority to secure provision.

E) Where it is not possible to provide adequate cycle parking within residential developments, boroughs must work with developers to propose alternative solutions which meet the objectives of the standards. These may include options such as providing spaces in secure, conveniently-located, on-street parking facilities such as bicycle hangers.

F) Where the use class of a development is not fixed at the point of application, the highest potential applicable cycle parking standard should be applied.

LP T6: Car Parking

A) Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

B) Car-free development should be the starting point for all development proposals in places that are (or are planned to be) well-connected by public transport, with developments elsewhere designed to provide the minimum necessary parking ('car-lite'). Car-free development has no general parking but should still provide disabled persons parking in line with Part E of this policy.

C) An absence of local on-street parking controls should not be a barrier to new development, and boroughs should look to implement these controls wherever necessary to allow existing residents to maintain safe and efficient use of their streets.

D) The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.

E) Appropriate disabled persons parking for Blue Badge holders should be provided as set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking.

F) Where provided, each motorcycle parking space should count towards the maximum for car parking spaces at all use classes.

G) Where car parking is provided in new developments, provision should be made for infrastructure for electric or other Ultra-Low Emission vehicles in line with Policy T6 .1 Residential parking, Policy T6 .2 Office Parking, Policy T6 .3 Retail parking, and Policy T6 .4 Hotel and leisure uses parking.

All operational parking should make this provision, including offering rapid charging. New or re-provided petrol filling stations should provide rapid charging hubs and/or hydrogen refuelling facilities.

H) Where electric vehicle charging points are provided on-street, physical infrastructure should not negatively affect pedestrian amenity and should ideally be located off the footway. Where charging points are located on the footway, it must remain accessible to all those using it including disabled people.

I) Adequate provision should be made for efficient deliveries and servicing and emergency access.

J) A Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design.

K) Boroughs that have adopted or wish to adopt more restrictive general or operational parking policies are supported, including borough-wide or other area-based car-free policies. Outer London boroughs wishing to adopt minimum residential parking standards through a Development Plan Document (within the maximum standards set out in Policy T6 .1 Residential parking) must only do so for parts of London that are PTAL 0-1. Inner London boroughs should not adopt minimum standards. Minimum standards are not appropriate for non-residential use classes in any part of London.

L) Where sites are redeveloped, parking provision should reflect the current approach and not be re-provided at previous levels where this exceeds the standards set out in this policy. Some flexibility may be applied where retail sites are redeveloped outside of town centres in areas which are not well served by public transport, particularly in outer London.

LP T6.1: Residential Parking

A) New residential development should not exceed the maximum parking standards set out in Table 10.3. These standards are a hierarchy with the more restrictive standard applying when a site falls into more than one category.

B) Parking spaces within communal car parking facilities (including basements) should be leased rather than sold.

C) All residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces.

D) Outside of the CAZ, and to cater for infrequent trips, car club spaces may be considered appropriate in lieu of private parking. Any car club spaces should have active charging facilities.

E) Large-scale purpose-built shared living, student accommodation and other sui generis residential uses should be car-free.

F) The provision of car parking should not be a reason for reducing the level of affordable housing in a proposed development.

G) Disabled persons parking should be provided for new residential developments. Residential development proposals delivering ten or more units must, as a minimum:

1. ensure that for three per cent of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset
2. demonstrate as part of the Parking Design and Management Plan, how an additional seven per cent of dwellings could be provided with one designated disabled persons parking space per dwelling in future upon request as soon as existing provision is insufficient. This should be secured at the planning stage.

H) All disabled persons parking bays associated with residential development must:

1. be for residents' use only (whether M4(2) or M4(3) dwellings)
2. not be allocated to specific dwellings, unless provided within the curtilage of the dwelling
3. be funded by the payment of a commuted sum by the applicant, if provided on-street (this includes a requirement to fund provision of electric vehicle charging infrastructure)
4. count towards the maximum parking provision for the development
5. be designed in accordance with the design guidance in BS8300vol.1
6. be located to minimise the distance between disabled persons parking bays and the dwelling or the relevant block entrance or lift core, and the route should be preferably level or where this is not possible, should be gently sloping (1:60-1:20) on a suitable firm ground surface.

LP2 DMT 1: Managing Transport Impacts

A) Development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. In order for developments to be acceptable they are required to:

- i) be accessible by public transport, walking and cycling either from the catchment area that it is likely to draw its employees, customers or visitors from and/or the services and facilities necessary to support the development;
- ii) maximise safe, convenient and inclusive accessibility to, and from within developments for pedestrians, cyclists and public transport users;
- iii) provide equal access for all people, including inclusive access for disabled people;
- iv) adequately address delivery, servicing and drop-off requirements; and

v) have no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.

B) Development proposals will be required to undertake a satisfactory Transport Assessment and Travel Plan if they meet or exceed the appropriate thresholds. All major developments¹¹ that fall below these thresholds will be required to produce a satisfactory Transport Statement and Local Level Travel Plan. All these plans should demonstrate how any potential impacts will be mitigated and how such measures will be implemented.

LP2 DMT 2: Highways Impacts

Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

LP2 Policy DMT 5: Pedestrians and Cyclists

A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:

- i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
- ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
- iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
- iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.

B) Development proposals located next to or along the Blue Ribbon Network will be required to enhance and facilitate inclusive, safe and secure pedestrian and cycle access to the network. Development proposals, by virtue of their design, will be

required to complement and enhance local amenity and include passive surveillance to the network.

LP2 DMT 6: Vehicle Parking

A) Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

B) All car parks provided for new development will be required to contain conveniently located reserved spaces for wheelchair users and those with restricted mobility in accordance with the Council's Accessible Hillingdon SPD.

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Hillingdon Planning Committee

Wednesday 11th February 2026



HILLINGDON
LONDON

www.hillingdon.gov.uk

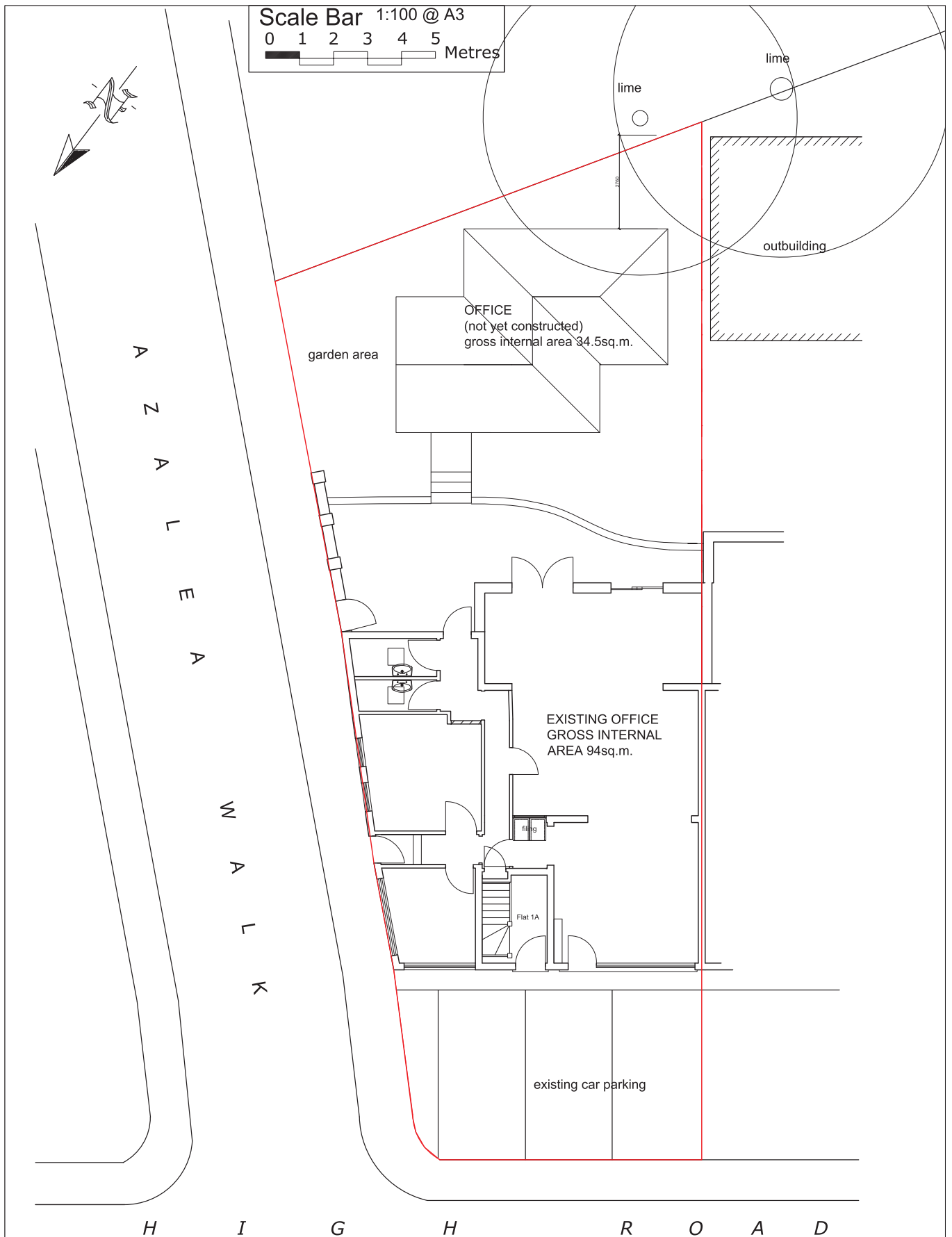
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Development:	Erection of outbuilding to rear of office building.
LBH Ref Nos:	20101/APP/2025/72

Date Produced: 13-Jan-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-13690921v1



SITE PLAN

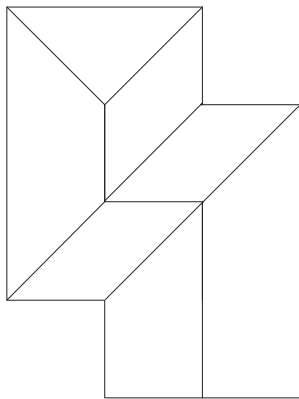
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PINNERS HA5 2EW



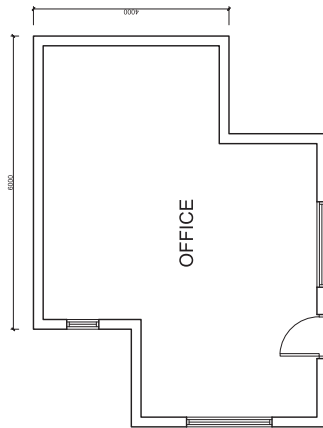
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

Org. No. 20/3367/11
Scale 1:100@A3
Date 10/01/25
Drawn by KH

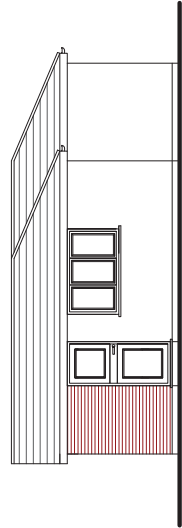
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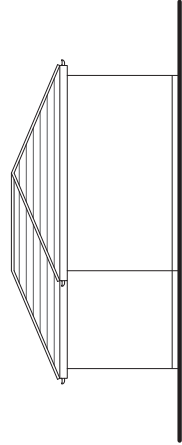
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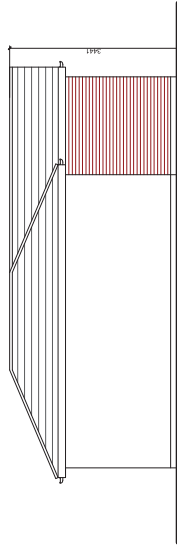
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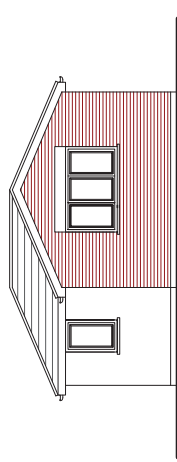
NORTH WEST ELEVATION



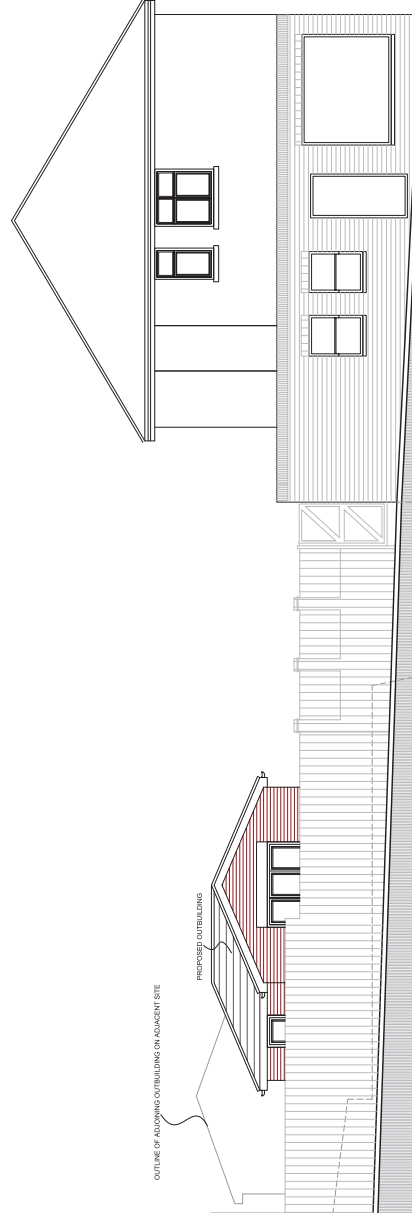
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SOUTH EAST ELEVATION

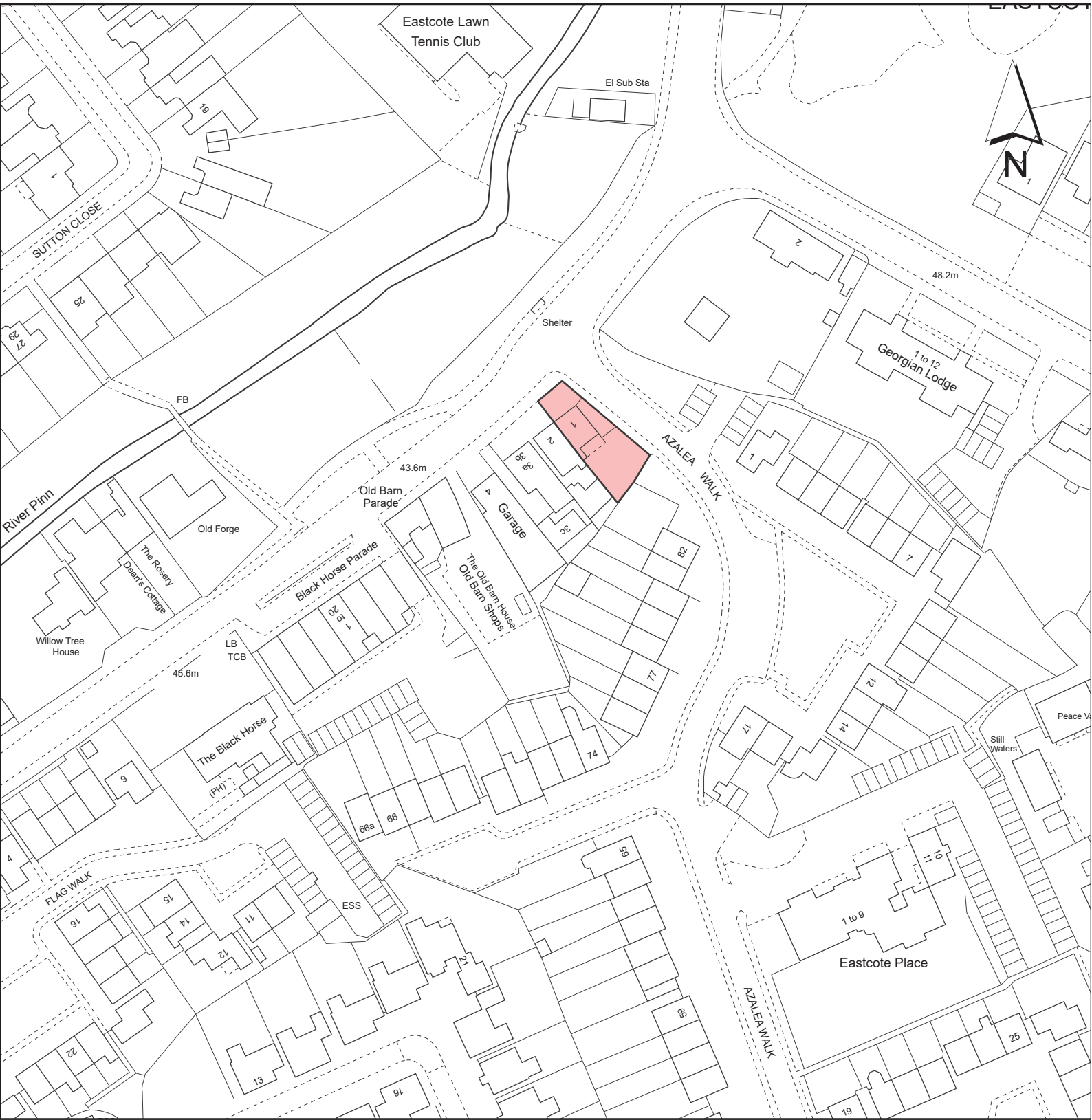



NORTH EAST ELEVATION



PROPOSED OUT BUILDING
PLANS AND ELEVATIONS

1 HIGH ROAD, OLD EASTCOTE, PINNER HA5 2EW	Scale Bar 1:100 @ A3	Metres 0 1 2 3 4 5 6 7 8 9 10		THE GILLETT MACLEOD PARTNERSHIP Chartered Architects & Town Planning Consultants 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel: 0208 868 1333	Drg. No. 20/3367/12 Scale 1:100@A3 Date 10/01/25 Drawn by KH	REVISION C



KEY : <div><div></div> Site Boundary</div>	ADDRESS : 1 High Road, Eastcote		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : <div>For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright</div>	PLANNING APPLICATION REFERENCE : 20101/APP/2025/72	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
	PLANNING COMMITTEE :	DATE : February 2026	<div> HILLINGDON LONDON</div>	
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Report of the Head of Development Management and Building Control

Address:

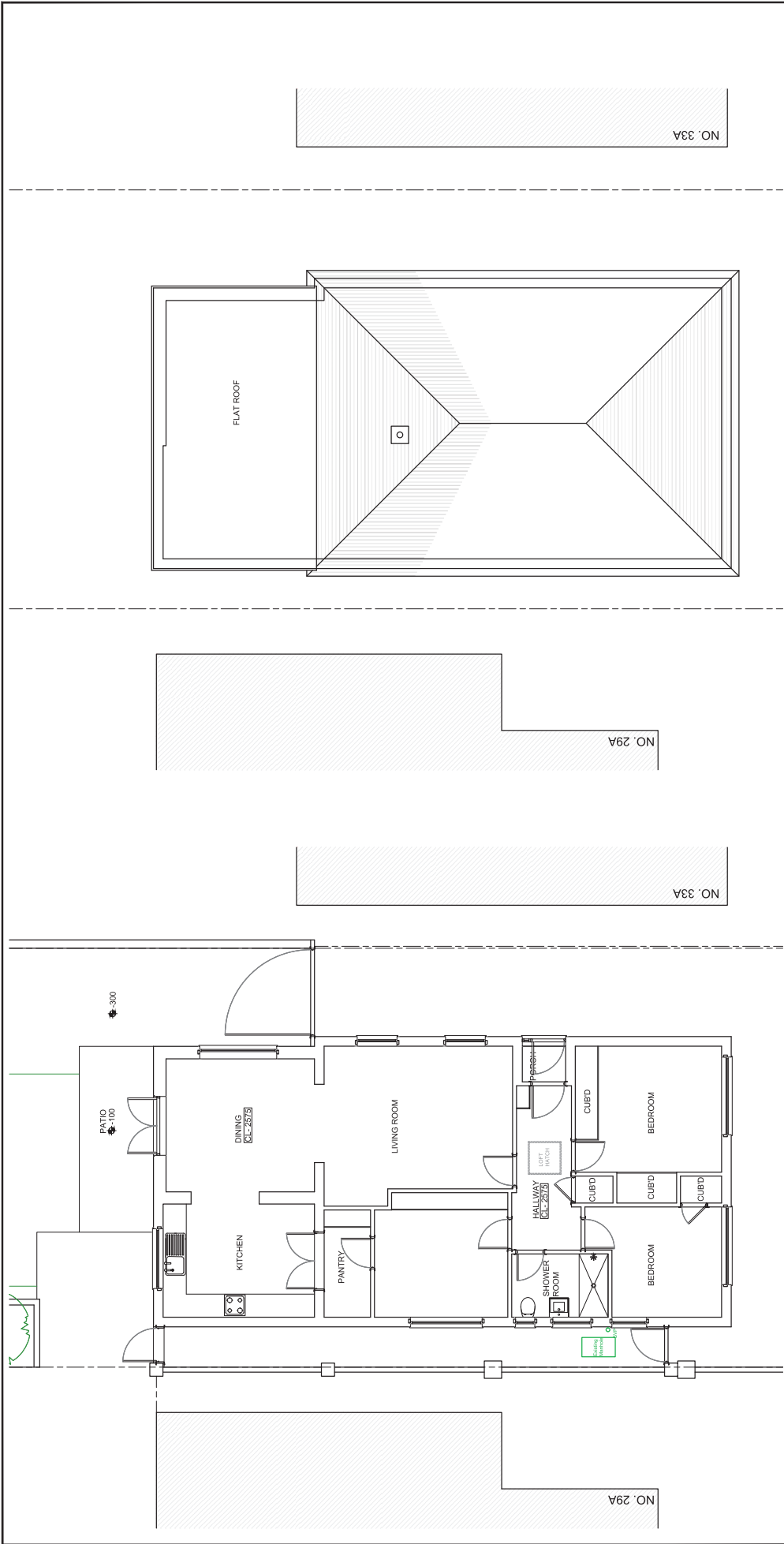
31 Great Central Avenue

Development:

Erection of a first-floor extension over existing building to create a two storey dwelling

LBH Ref Nos:

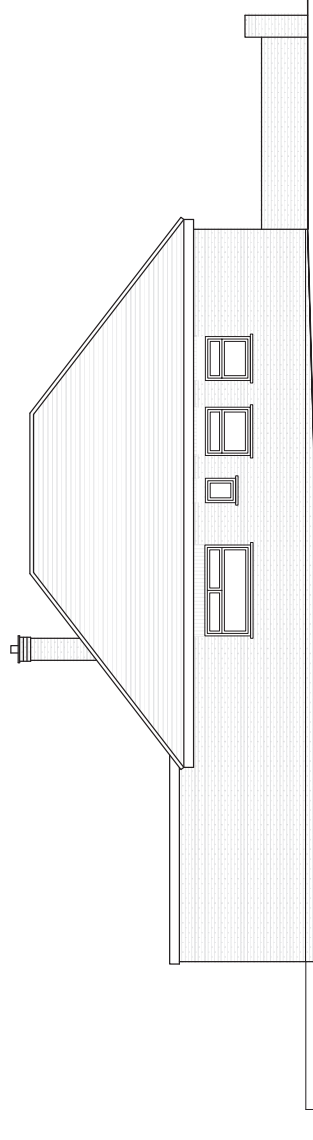
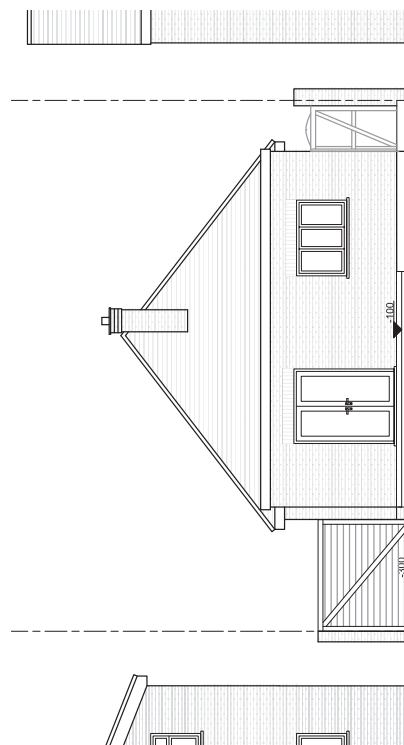
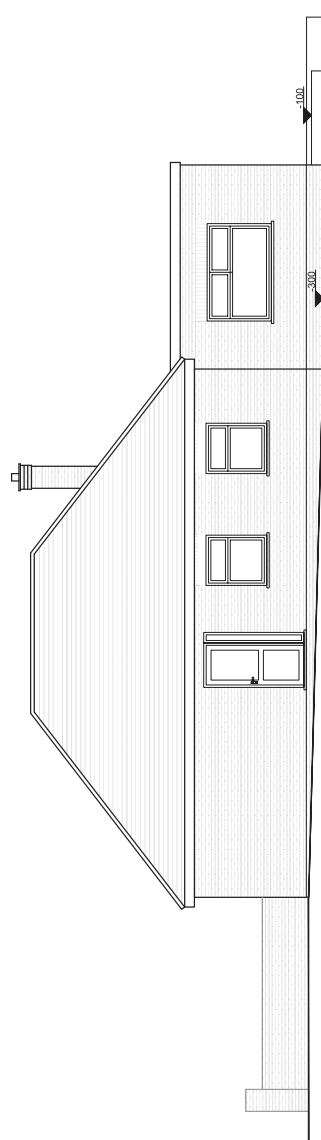
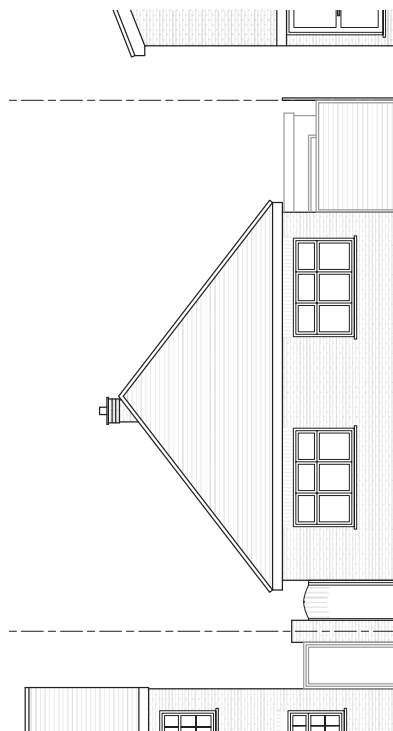
43100/APP/2025/1424




EXISTING GROUND FLOOR PLAN
SCALE 1:100

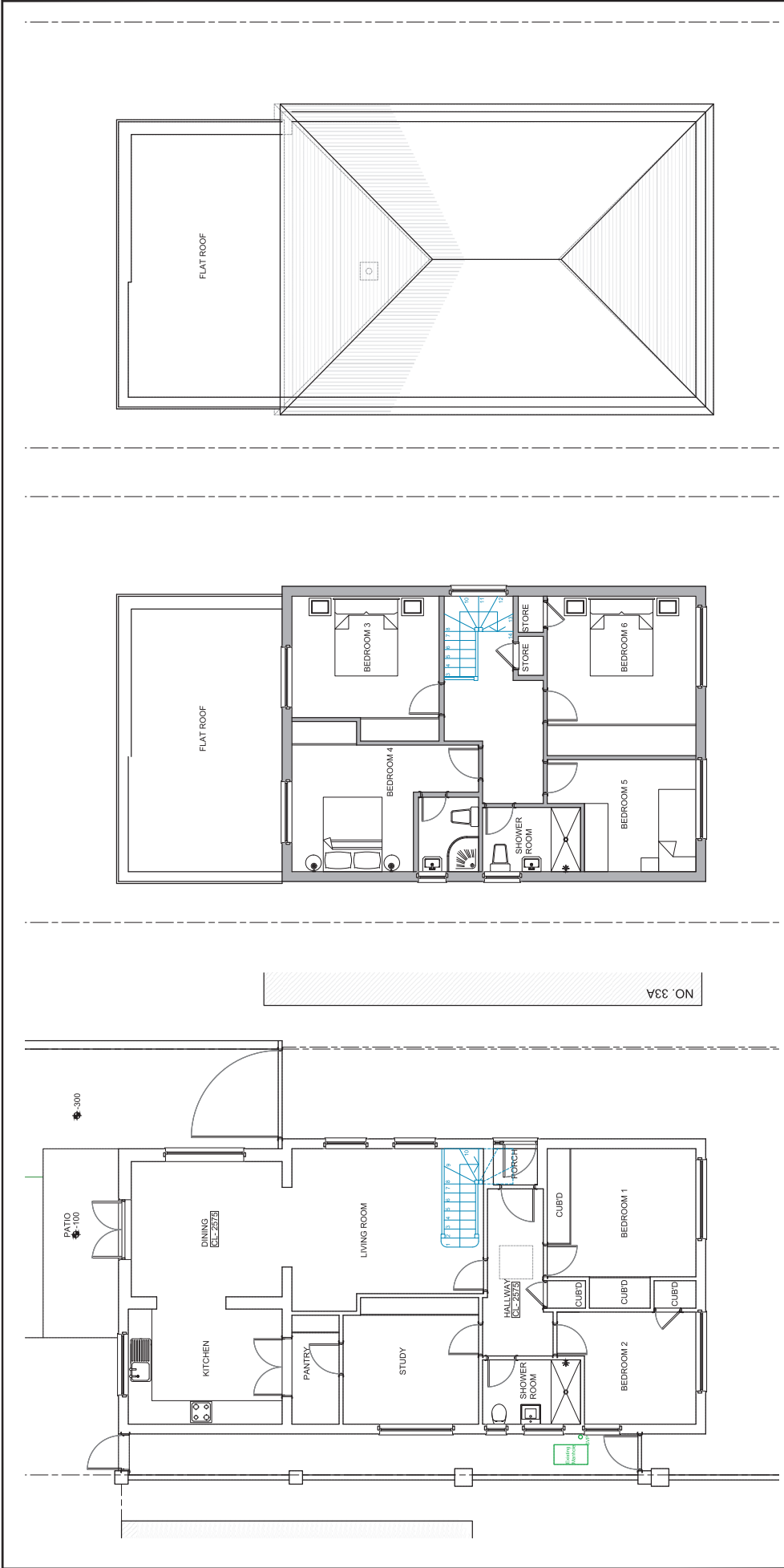
EXISTING ROOF PLAN
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE MANU DESIGN LIMITED ASAP ALL STRUCTURAL DETAILS TO ENGINEER'S DETAILS			Rev.	Date	Comment	Site Address: 31 Great Central Avenue, Ruislip, HA4 6TT Project Title: Loft conversion with new side dormer Drawing Title: Existing floor plans	<div><div></div><div>Manu design limited 24 chapman crescent harrow, HA3 0TE mobile: +44(0)7964350336 email: info@manudesign.co.uk</div></div>
			Date: 19.05.25			Date: 19.05.25	<div><div></div><div>Manu design limited 24 chapman crescent harrow, HA3 0TE mobile: +44(0)7964350336 email: info@manudesign.co.uk</div></div>
			Scale: 1:100@A3			Scale: 1:100@A3	
			Drawn: LV			Drawn: LV	
			Rev:			Rev:	
			Drawing No: 31GCA/HHA-02			Drawing No: 31GCA/HHA-02	



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DETAILS


Rev.	Date	Comment	Site Address: 31 Great Central Avenue, Rayleigh, HAA 6TT Project Title: Loft conversion with new side dormer	Date: 19.05.25 Scale: 1:100@A3 Drawn: LV Rev:
Drawing Title: Existing elevations			Drawing No: 31/GCA/ HHA-03	manual design limited 24 chapman crescent Harrow, HA3 0TE mobile: +44(0)7366435036 email: info@manualdesign.co.uk
				

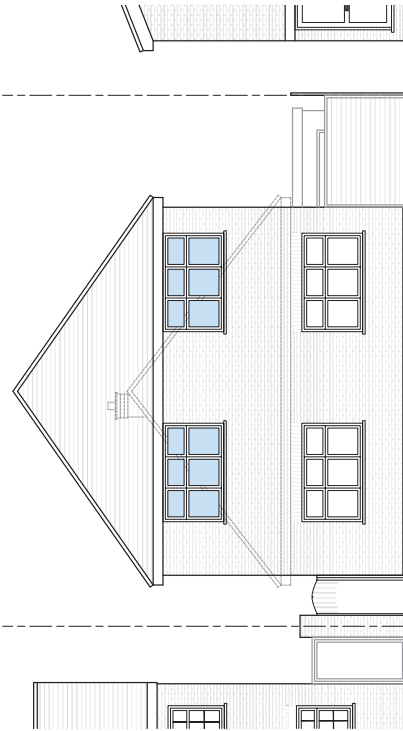


PROPOSED GROUND FLOOR PLAN
SCALE 1:100

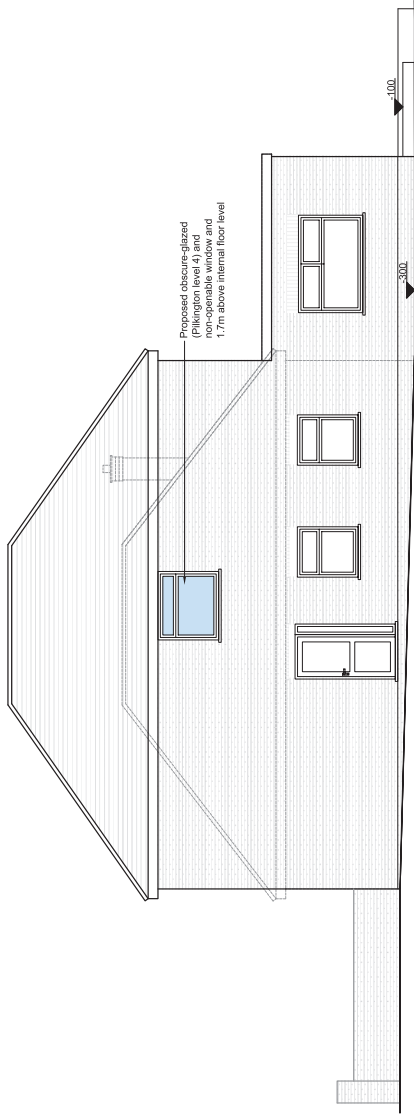
PROPOSED LOFT FLOOR PLAN
SCALE 1:100

PROPOSED ROOF PLAN
SCALE 1:100

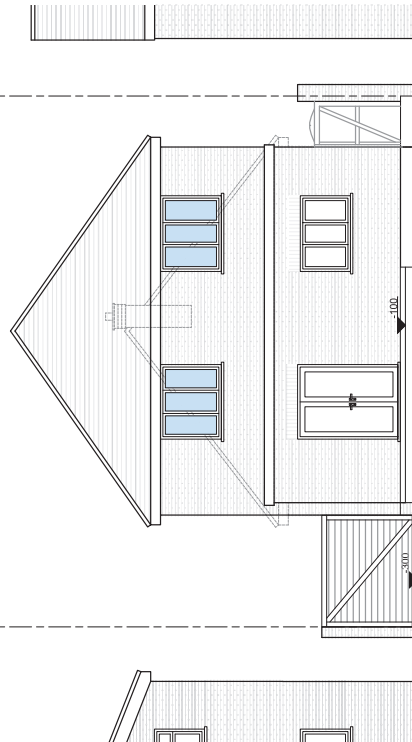
<p>DO NOT SCALE OFF THIS DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE ANY DISCREPANCIES TO BE REPORTED TO THE MANU DESIGN LIMITED ASAP</p> <p>ALL STRUCTURAL DETAILS TO ENGINEER'S DETAILS</p>			Rev.	Date	Comment
<p>Site Address: 31 Great Central Avenue, Ruislip, HA4 6TT</p> <p>Project Title: Loft conversion with new side dormers</p> <p>Drawing Title: Proposed floor plans</p>			Date: 19.05.25		
			Scale: 1:100@A3		
			Drawn: LV		
			Rev:		
			Drawing No: 31GCA/HHA-04		
			 <p>Manu design limited 24 chapman crescent harrow, HA3 0TE mobile: +44(0)7964350336 email: info@manudesign.co.uk</p>		



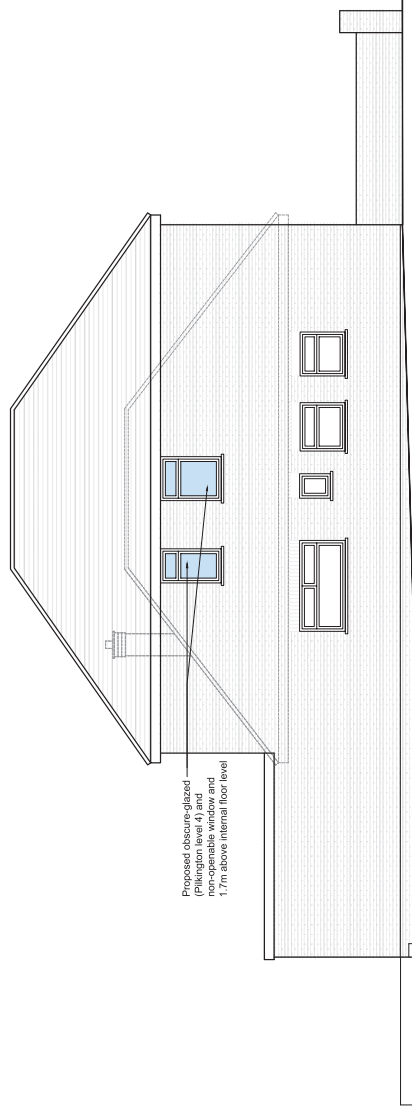
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100



PROPOSED REAR ELEVATION
SCALE 1:100



PROPOSED SIDE ELEVATION
SCALE 1:100

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ALL STRUCTURAL DETAILS TO ENGINEER'S
DETAILS

Rev.	Date	Comment

Site Address: 31 Great Central Avenue,
Ruislip,
HA4 6TT

Date: 19.05.25

Scale: 1:100@A3

Drawn: LV

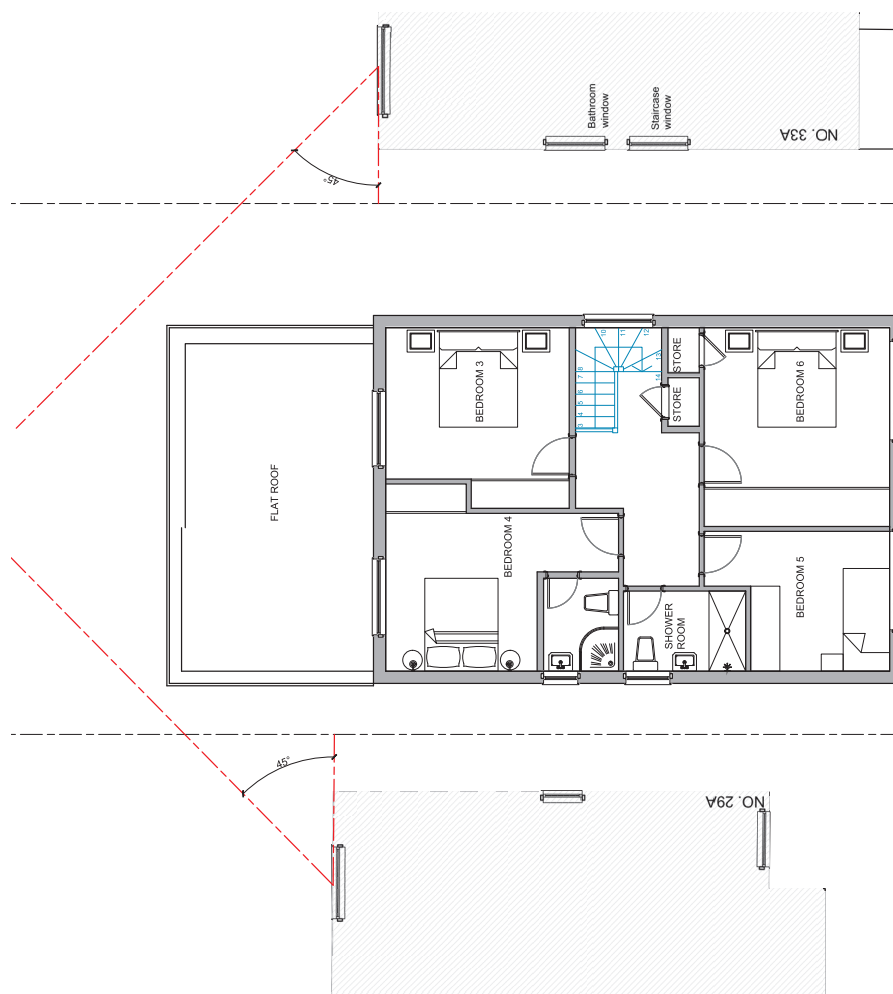
Rev:

Project Title: Loft conversion with new
side dormers


Drawing No: 31GCA/HHA-05

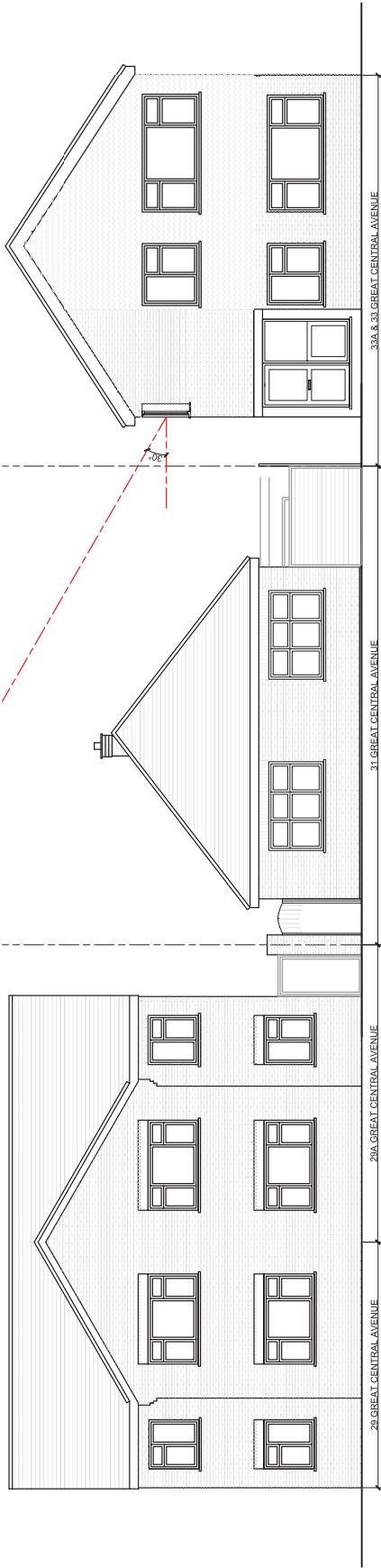
Manu design limited
24 chapman crescent
harrow, HA3 0TE
mobile +44(0)7964350336
email info@manudesign.co.uk

Drawing Title: Proposed elevations

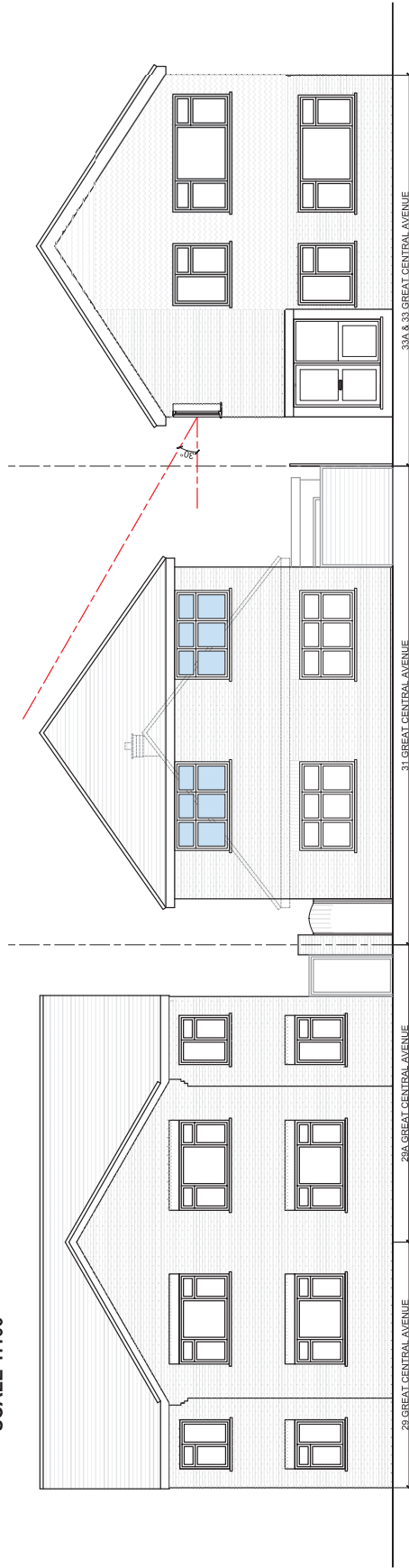


PROPOSED FIRST FLOOR PLAN
SCALE 1:100

<p>DO NOT SCALE OFF THIS DRAWING</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE</p> <p>ANY DISCREPANCIES TO BE REPORTED TO THE MANU DESIGN LIMITED ASAP</p> <p>ALL STRUCTURAL DETAILS TO ENGINEERS DETAILS</p>	Rev.	Date	Comment	<p>Site Address: 31 Great Central Avenue, Ruislip, HA4 6TT</p> <p>Project Title:</p> <p>Drawing Title: Proposed First Floor with neighbor properties</p>	 <p>Manu design limited 2400, The Pines, 3rd Floor Barnrow, HA3 0TE mobile: +44(0)7964350336 email: info@manudesign.co.uk</p>
			<p>Date: 21.07.25</p> <p>Scale: 1:100@A3</p> <p>Drawn: LV</p> <p>Rev:</p>		
			<p>Drawing No: 31GCA / HHA - 06</p>		



EXISTING STREET ELEVATION
SCALE 1:100



PROPOSED STREET ELEVATION
SCALE 1:100

DO NOT SCALE OFF THIS DRAWING
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ANY DISCREPANCIES TO BE REPORTED TO
THE MANU DESIGN LIMITED ASAP
ALL STRUCTURAL DETAILS TO ENGINEER'S
DETAILS

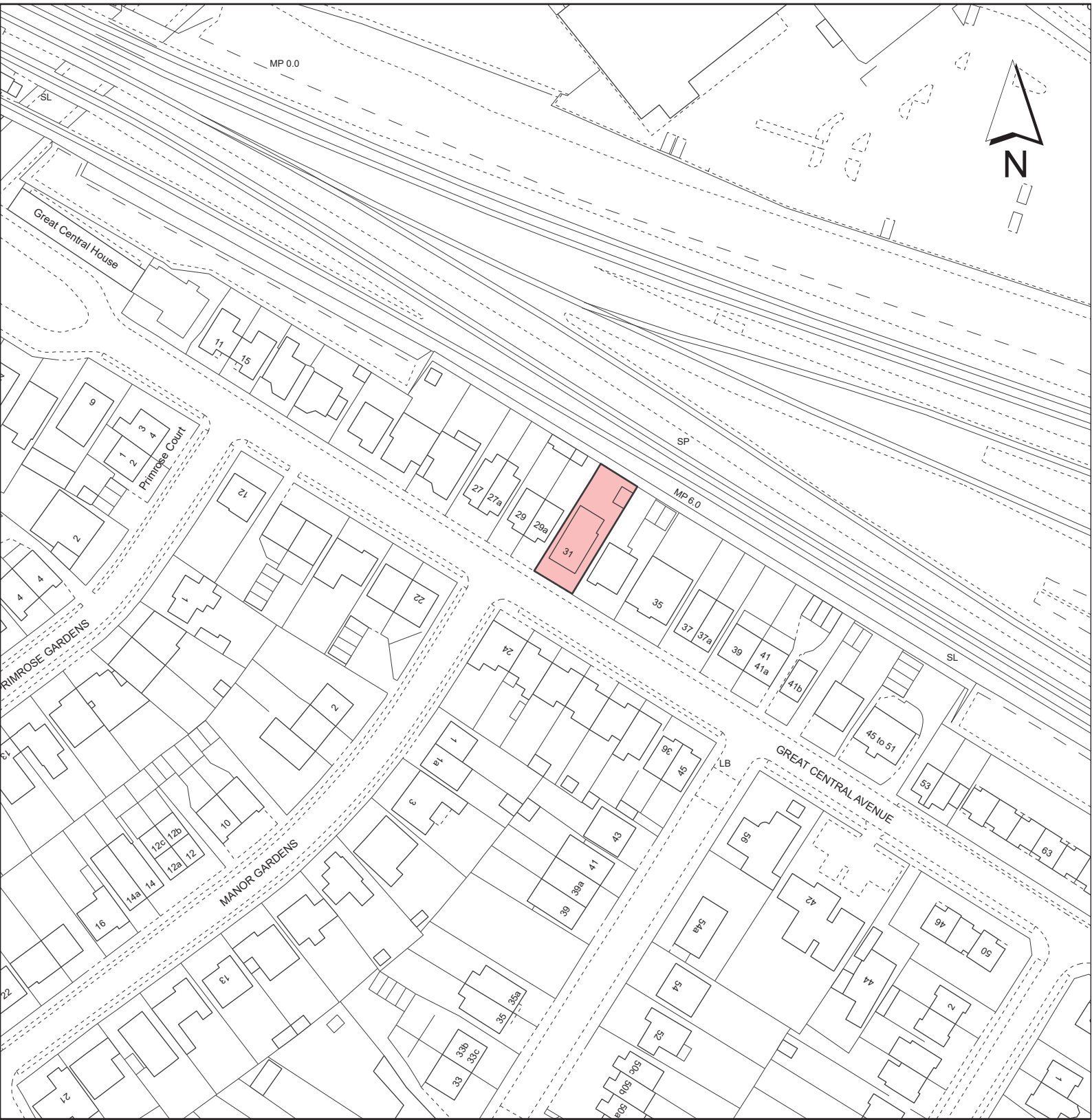
Site Address: 31 Great Central Avenue,
Ruislip,
HA4 6TT
Project Title:
Drawing Title: Existing and proposed street
elevation


Rev.	Date	Comment

Date:	21.07.25
Scale:	1:100@A3
Drawn:	LV
Rev:	
Drawing No: 31GCA/HHA-07	

manu design limited
24 chapman crescent
harrow, HA3 0TE
mobile +44(0)7964350336
email info@manudesign.co.uk





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Report of the Head of Development Management and Building Control

Address:

30-34 Station Road, West Drayton

Development:

Infilling of existing ATM aperture area, fenestration changes including the replacement of a bay window with an automatic sliding door and replacing existing single swing door with fixed shopfront glazing

LBH Ref Nos:

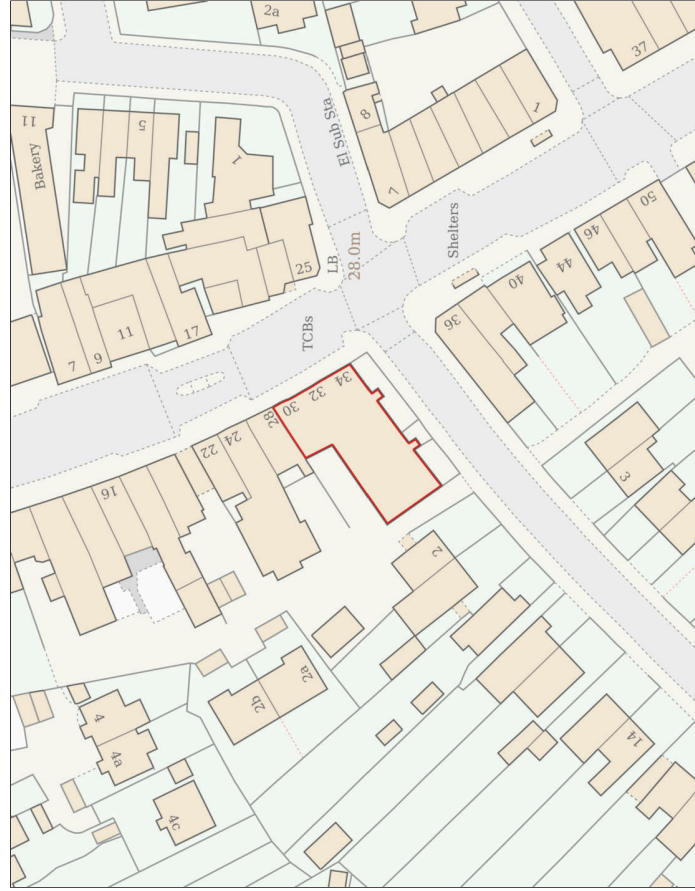
31877/APP/2025/2771

Location Plan

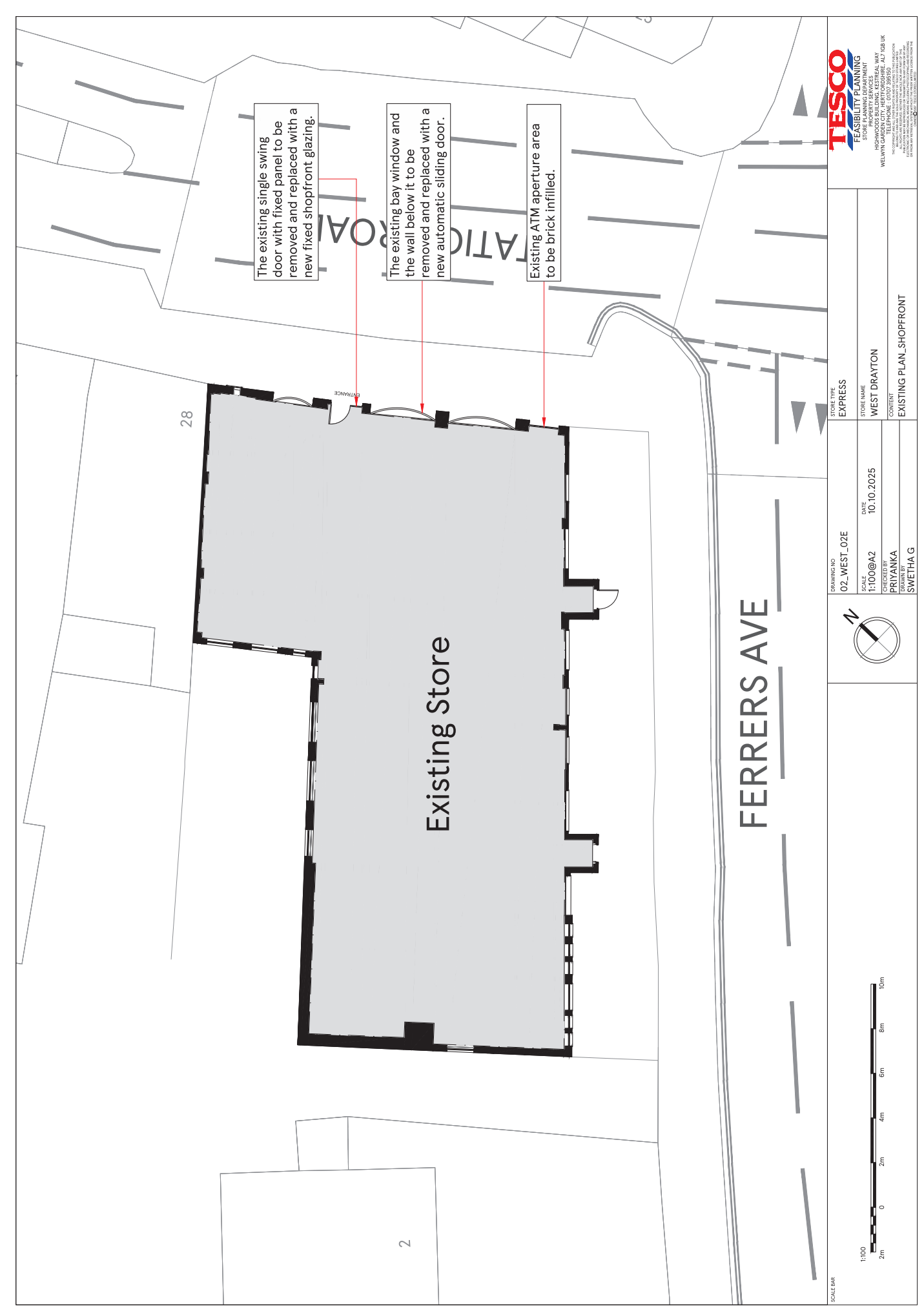
Site Address: Lloyds Bank Plc, 30-34, Station Road, West Drayton, UB7 7BZ

Date Produced: 31-Oct-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14433709v1



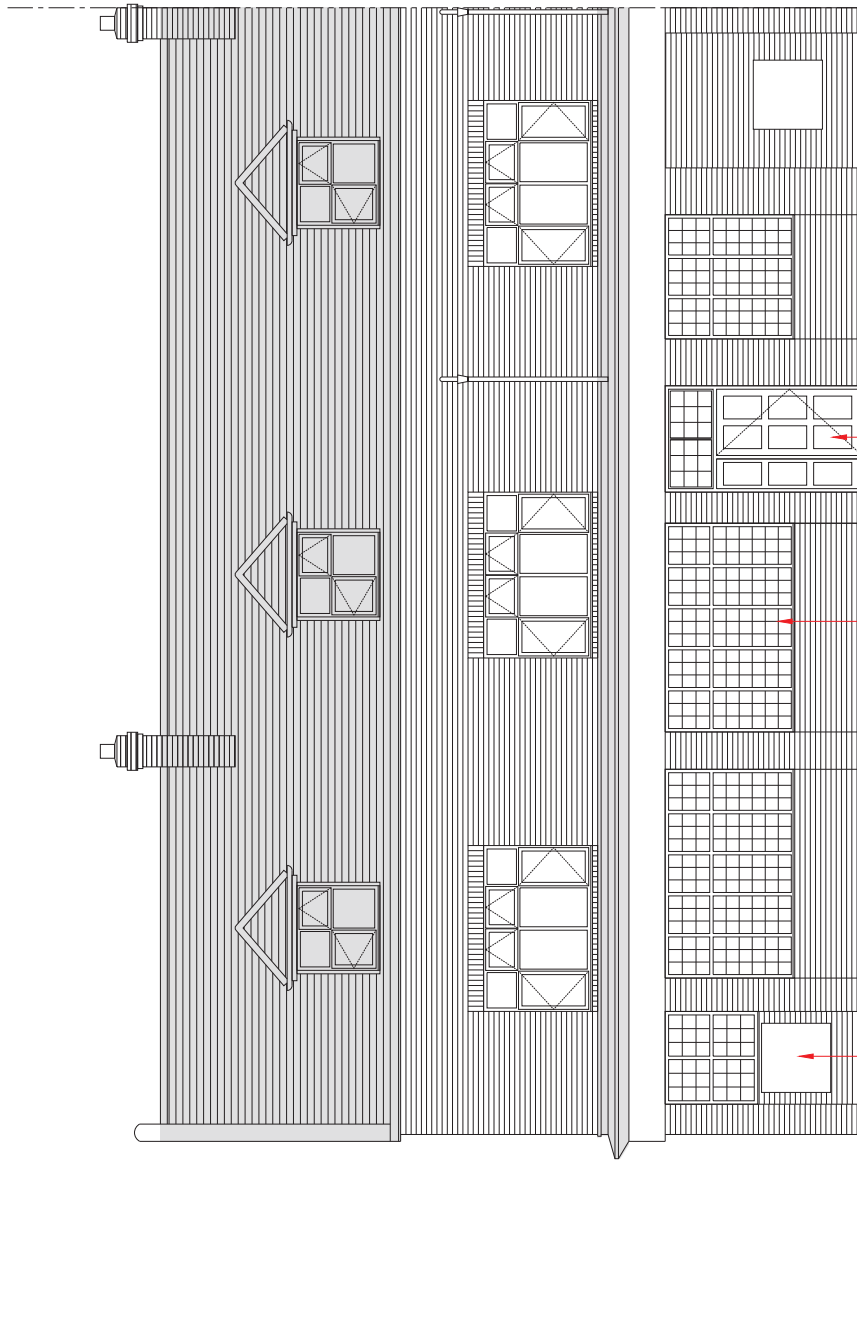
TESCO
FEASIBILITY PLANNING
STORE PLANNING DEPARTMENT
PROPERTY SERVICES
HOLWICK ROAD, WILKINS WAY
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 7GB UK
TEL: 0457 624 2000
WWW.TESCO.CO.UK

STORE TYPE	EXPRESS
STORE NAME	WEST DRAYTON
CONTENT	EXISTING PLAN, SHOPFRONT

DRAWING NO	02_WEST_02E
SCALE	1:100@A2
DATE	10.10.2025
CHECKED BY	PRIVANKA
DRAWN BY	SWETHA G



SCALE BAR
1:100
2m 0 2m 4m 6m 8m 10m



The existing single swing door with fixed panel to be removed and replaced with a new fixed shopfront glazing.

The existing bay window and the wall below it to be removed and replaced with a new automatic sliding door.

Existing ATM aperture area to be brick infilled.

NORTH ELEVATION

SCALE BAR



DRAWING NO
03_WEST_03C

SCALE
1:50@A2

DATE
10.10.2025

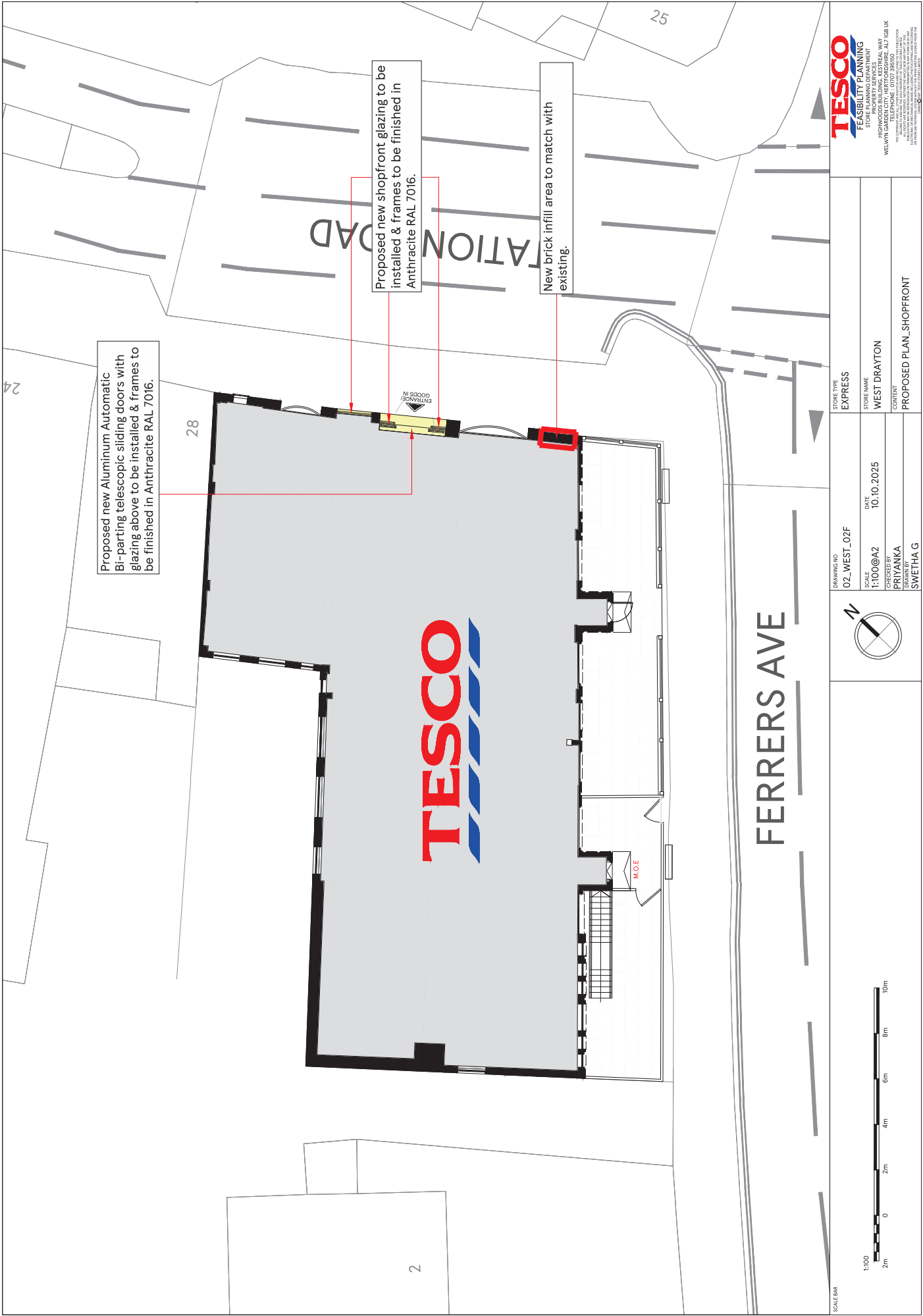
STORE TYPE
EXPRESS

STORE NAME
WEST DRAYTON

CHECKED BY
PRIYANKA

DRAWN BY
SWETHA G

CONTENT
EXISTING ELEVATION_SHOPFRONT



TESCO
FEASIBILITY PLANNING
STORE PLANNING DEPARTMENT
PROPERTY SERVICES
HOLWORTH ROAD, WILLOW WAY
WELWYN GARDEN CITY, HERTFORDSHIRE, AL7 1GB UK
TEL: 0457 612 3456
WWW.TESCO.COM

DRAWING NO	02_WEST_02F
SCALE	1:100@A2
DATE	10.10.2025
CHECKED BY	PRIYANKA
DRAWN BY	SWETHA G
STORE TYPE	EXPRESS
STORE NAME	WEST DRAYTON
CONTENT	PROPOSED PLAN, SHOPFRONT

SCALE BAR
0 2m 4m 6m 8m 10m
1:100





Proposed new Aluminum Automatic Bi-parting telescopic sliding doors with glazing above to be installed & frames to be finished in Anthracite RAL 7016.

Proposed new shopfront glazing to be installed & frames to be finished in Anthracite RAL 7016.

New brick infill area to match with existing.

EAST ELEVATION

SCALE BAR



DRAWING NO
03_WEST_03D

STORE TYPE
EXPRESS

SCALE
1:50@A2

DATE
10.10.2025

STORE NAME
WEST DRAYTON

CHECKED BY
PRIYANKA



CONTENT
PROPOSED ELEVATION_SHOPFRONT

DRAWN BY
SWEETHA G

TESCO
FEASIBILITY PLANNING
STORE PLANNING DEPARTMENT

PROPERTY SERVICES
HOLWORTHY ROAD
WELWYN GARDEN CITY, HERTFORDSHIRE AL7 1GB UK
TEL: 0457 600 0000
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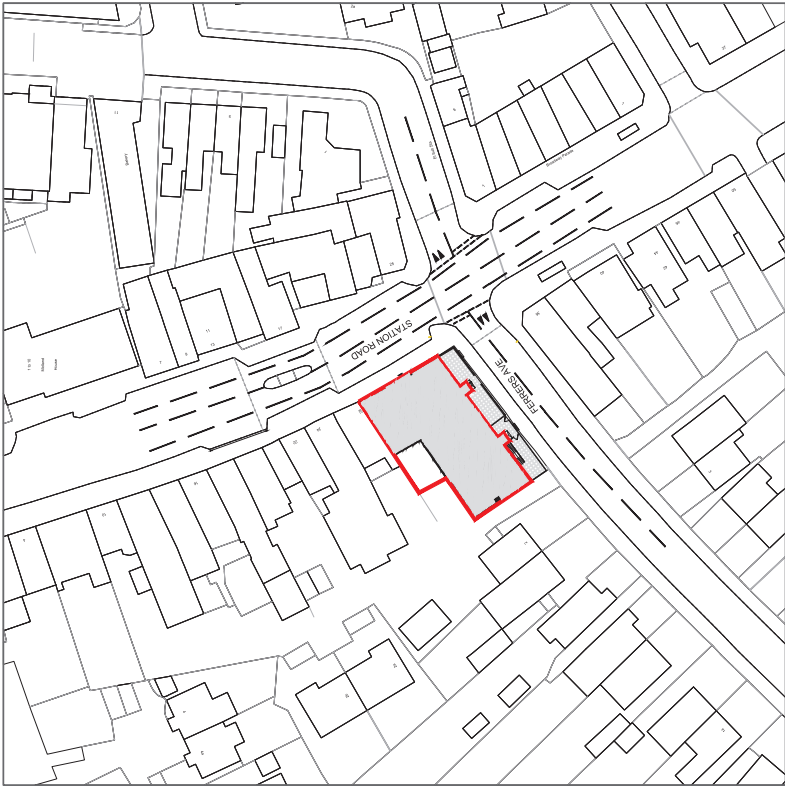
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		PLANNING COMMITTEE :	DATE : February 2026	 HILLINGDON LONDON

Report of the Head of Development Management and Building Control

Address: 30-34 Station Road, West Drayton

Development: Installation of new plant solution and boundary treatment to rear of store.

LBH Ref Nos: 31877/APP/2025/2768

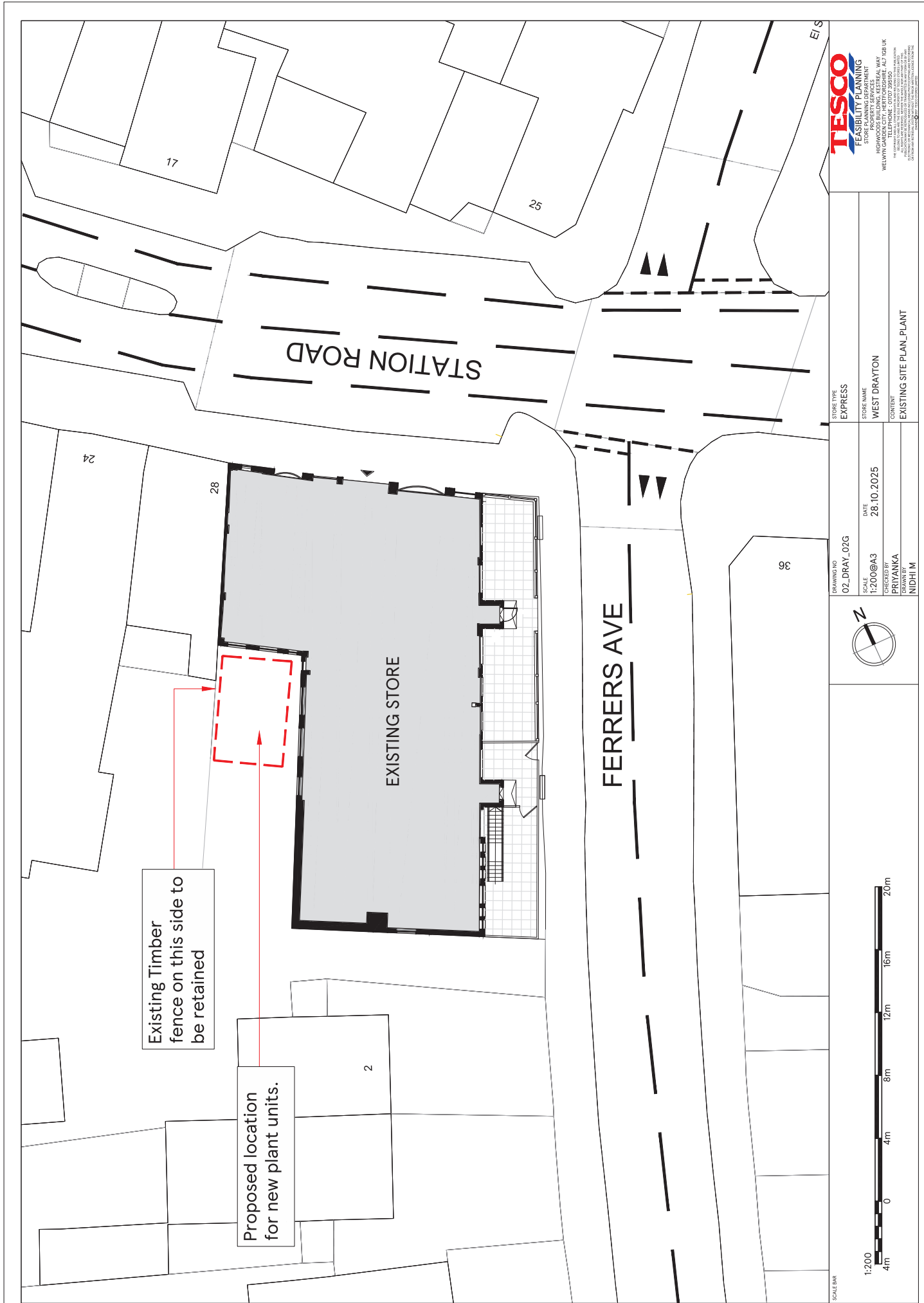


1:1250

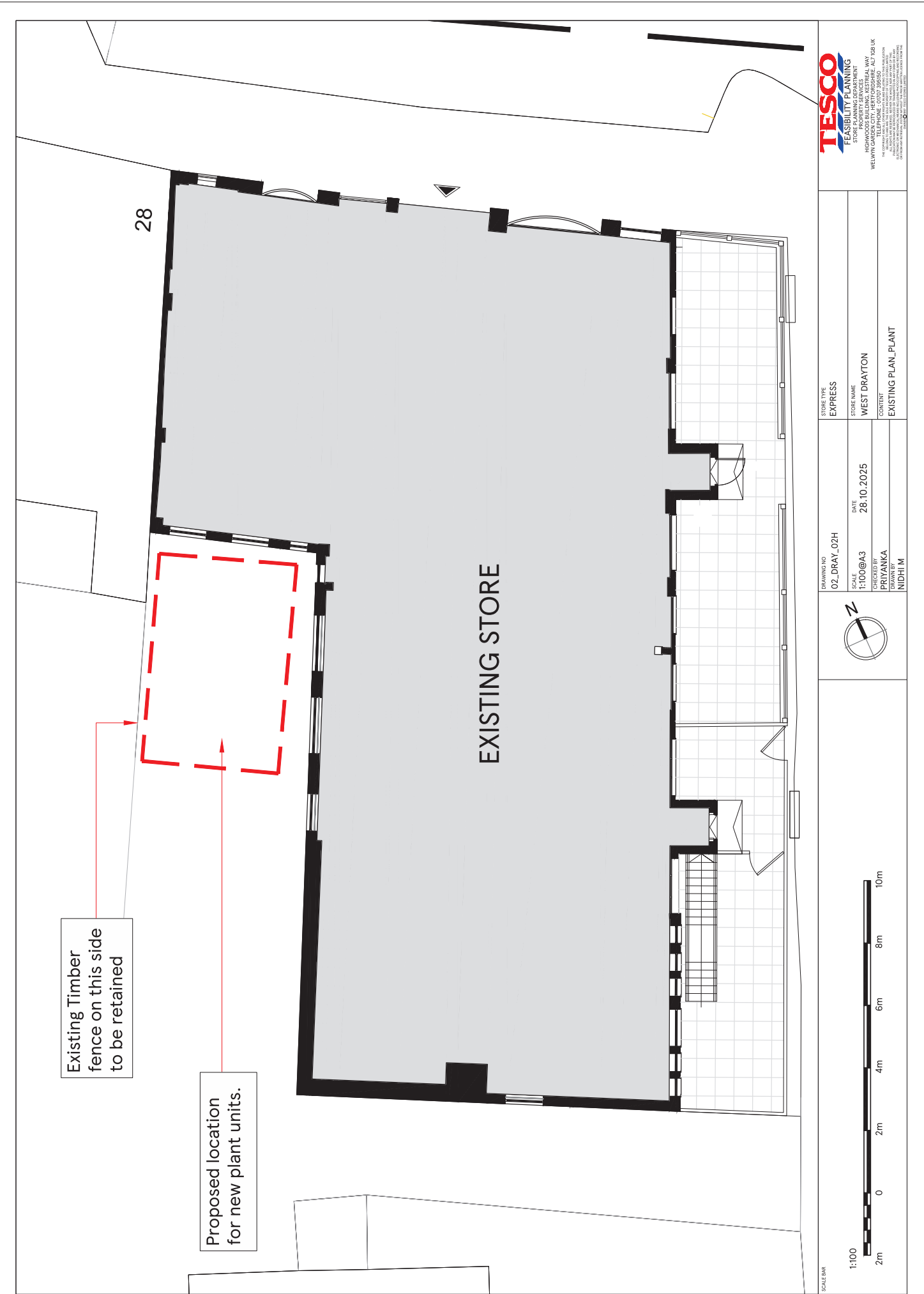
SCALE BAR



DRAWING NO 01_DRAY_01A	STORE TYPE EXPRESS	TESCO FEASIBILITY PLANNING PROPERTY SERVICES STORE PLANNING DEPARTMENT HIGHWAY CITY - HERTFORDSHIRE, AL7 9JB UK FIRST CONCEPT DESIGN AND PRELIMINARY PLANNING PERMISSIONS THIS DRAWING IS THE PROPERTY OF TESCO STORES LIMITED AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF TESCO STORES LIMITED DRAWN BY: PRIYANKA CHECKED BY: PRIYANKA DATE: 28.10.2025
SCALE 1:1250@A4	STORE NAME WEST DRAYTON	
CHECKED BY PRIYANKA	CONTENT LOCATION PLAN	
DRAWN BY NIDHI M		



TESCO FEASIBILITY PLANNING PROPERTY SERVICES STORE PLANNING DEPARTMENT HIGGINS WAY WELWYN GARDEN CITY, HERTFORDSHIRE, AL9 1UB UK <small>THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TESCO STORES LIMITED. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE TITLE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TESCO STORES LIMITED.</small>		STORE TYPE EXPRESS	
DRAWING NO 02_DRAY_02G		STORE NAME WEST DRAYTON	
SCALE 1:200@A3		DATE 28.10.2025	
CHECKED BY PRIYANKA		CONTENT EXISTING SITE PLAN PLANT	
DRAWN BY NIDHI M			



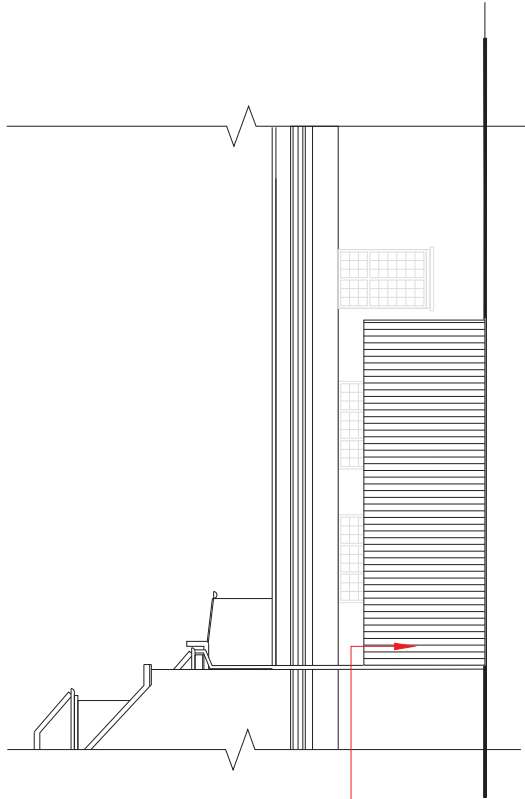
Existing Timber
fence on this side
to be retained

Proposed location
for new plant units.

EXISTING STORE

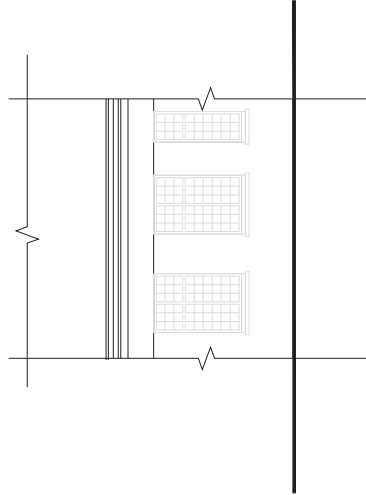
28

<div>SCALE BAR</div> <div><div>1:100</div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></d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Existing Timber
fence on this side
to be retained

WEST ELEVATION



SOUTH ELEVATION

SCALE BAR

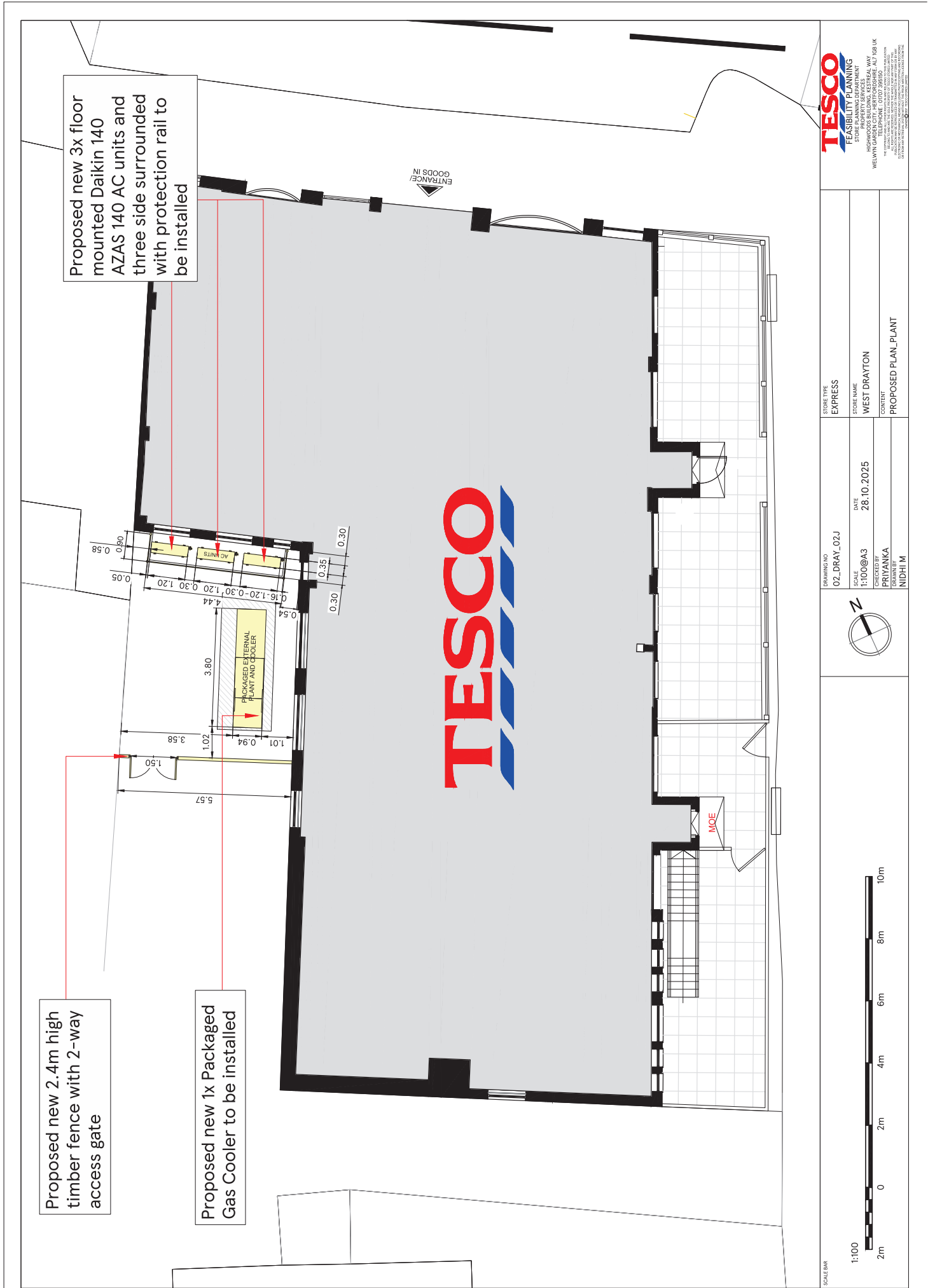


DRAWING NO
03_DRAY_03E
SCALE
1:100@A3
CHECKED BY
PRIYANKA
DRAWN BY
NIDHI M

DATE
28.10.2025

STORE TYPE
EXPRESS
STORE NAME
WEST DRAYTON
CONTENT
EXISTING ELEVATIONS-PLANT

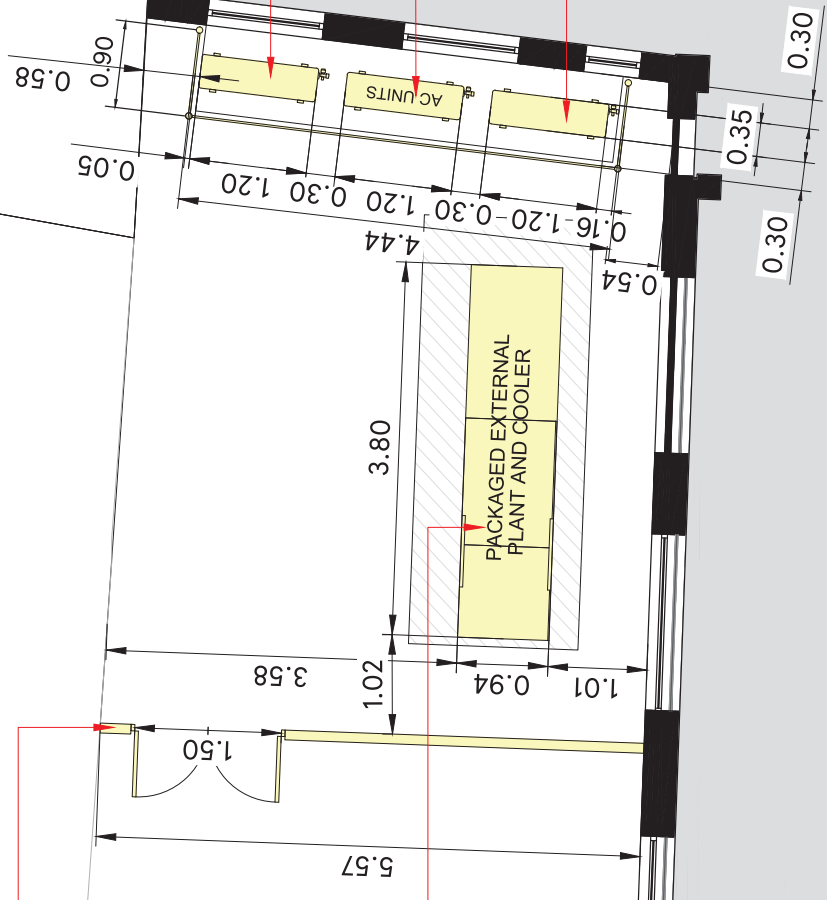
TESCO
FEASIBILITY PLANNING
PROPERTY SERVICES
STORE PLANNING DEPARTMENT
HIGHWAY CITY, HERTFORDSHIRE, AL7 1UB UK
WELYN GARDEN CITY, HERTFORDSHIRE, AL7 1UB UK
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Proposed new 3x floor
mounted Daikin 140 AZAS
140 AC units and three side
surrounded with protection
rail to be installed

Proposed new 2.4m high
timber fence with 2-way
access gate

Proposed new 1x Packaged
Gas Cooler to be installed



TESCO
FEASIBILITY PLANNING
PROPERTY SERVICES
STORE PLANNING DEPARTMENT
HOLWORTH ROAD, HERTFORDSHIRE, AL7 1UB UK
TEL: 0457 600 0000
WWW.TESCO.COM

DRAWING NO: 02_DRAY_02K

SCALE: 1:50@A3

CHECKED BY: PRIYANKA

DRAWN BY: NIDHI M

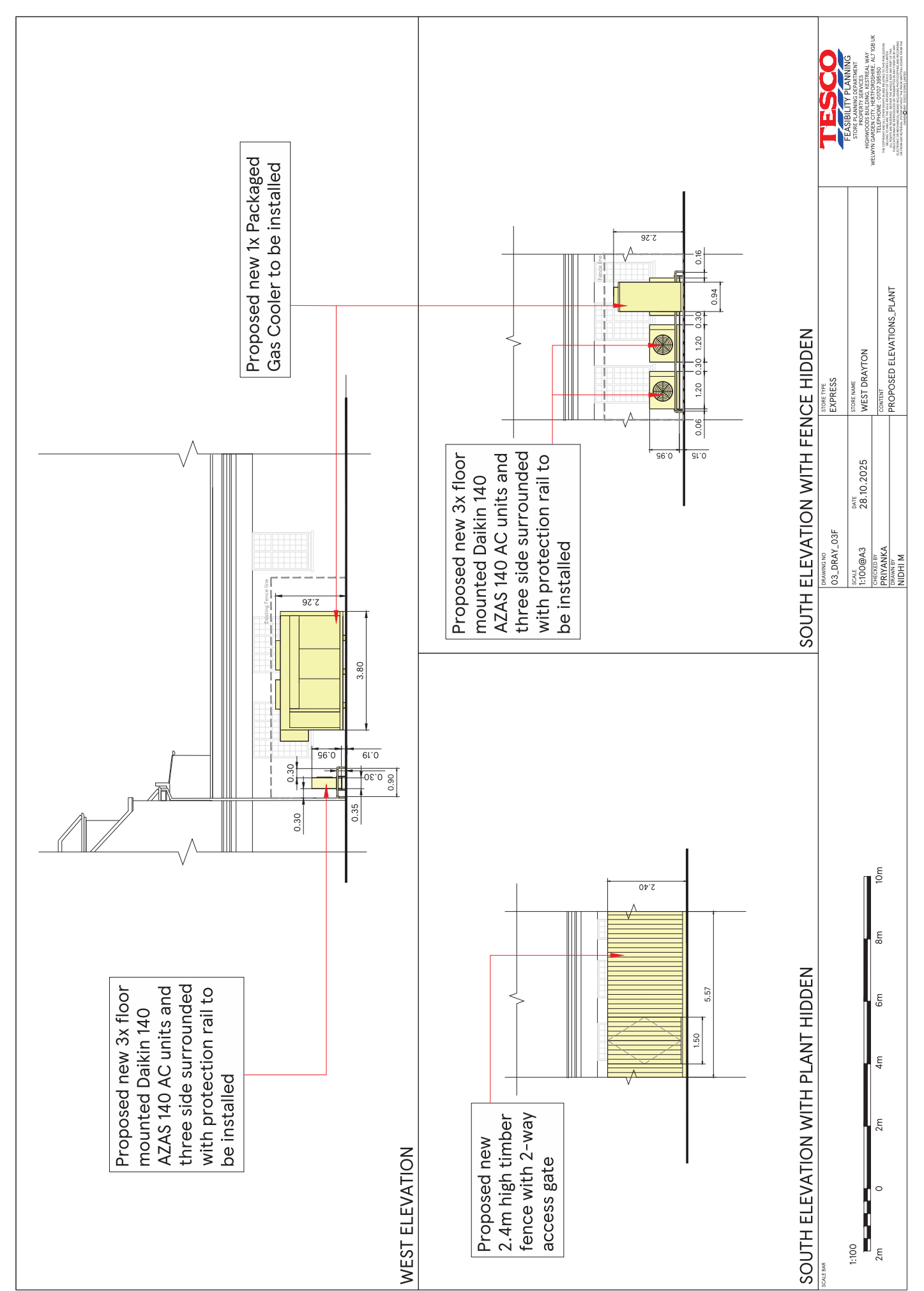
STORE TYPE: EXPRESS

STORE NAME: WEST DRAYTON



CONTENT: PROPOSED PART PLAN PLANT

DATE: 28.10.2025

1:50
1m 0 1m 2m 3m 4m 5m





KEY :		ADDRESS :		LONDON BOROUGH OF HILLINGDON	
 Site Boundary		30-34 Station Road, West Drayton		RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER :		PLANNING APPLICATION REFERENCE :	SCALE :	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
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Page 238		February 2026			

Report of the Head of Development Management and Building Control

Address:

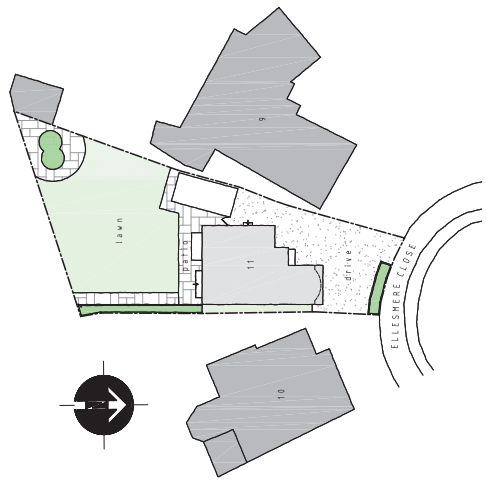
11 Ellesmere Close

Development:

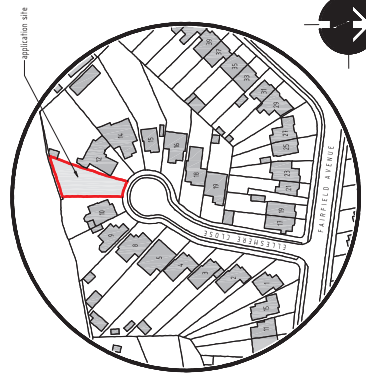
Erection of a single storey side and rear extension, following demolition of existing garage (AMENDED PLANS).

LBH Ref Nos:

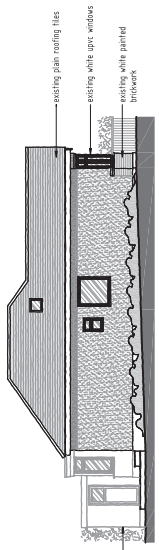
79635/APP/2025/2209



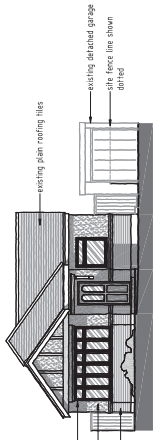
EXISTING SITE LAYOUT PLAN
SCALE 1:250



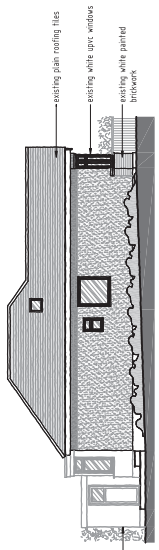
LOCATION PLAN
SCALE 1:1250



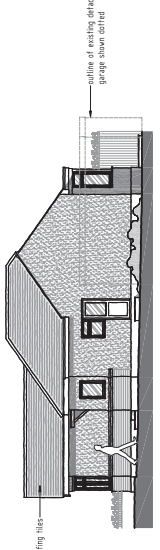
EXISTING REAR ELEVATION
SCALE 1:100



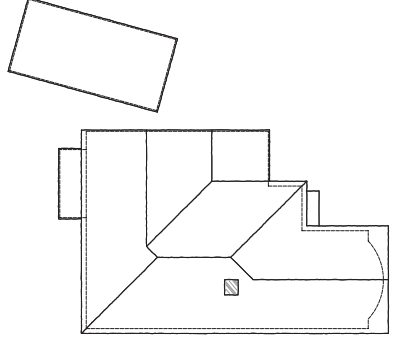
EXISTING FRONT ELEVATION
SCALE 1:100



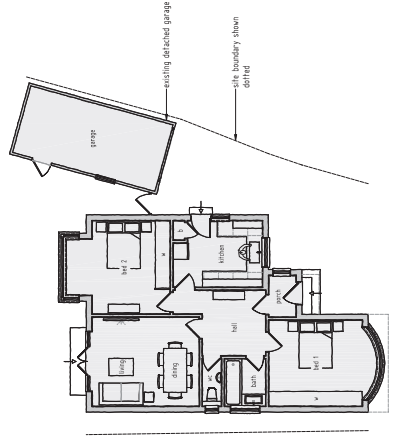
EXISTING SIDE ELEVATION
SCALE 1:100



EXISTING SIDE ELEVATION
SCALE 1:100

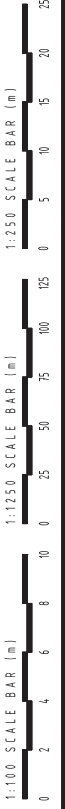


EXISTING ROOF PLAN
SCALE 1:100



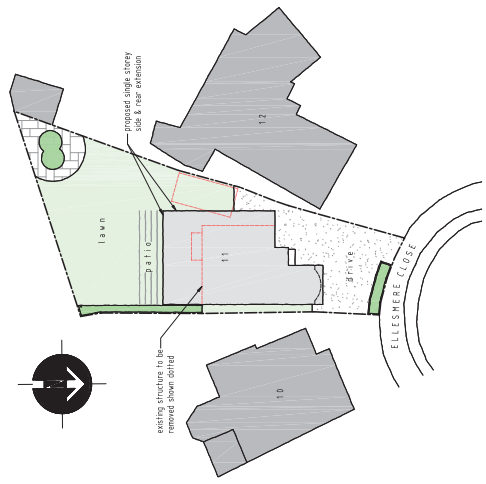
EXISTING GROUND FLOOR PLAN
SCALE 1:100

NOTES:
1. All dimensions are in millimetres unless otherwise stated.
2. All dimensions are to the face of the work unless otherwise stated.
3. All dimensions are to the face of the work unless otherwise stated.
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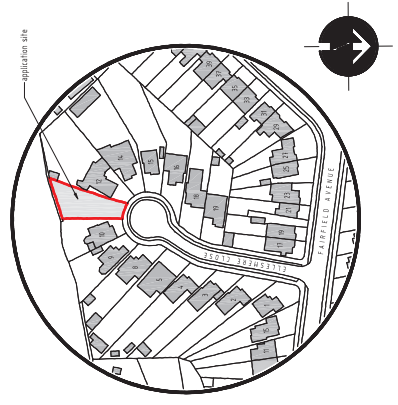


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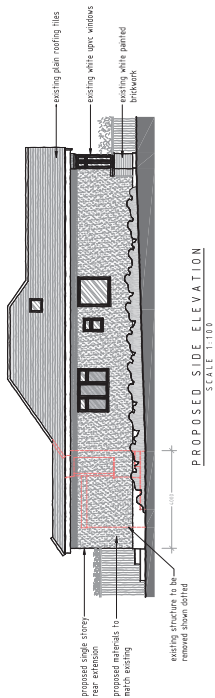
DDA
DUSE DESIGN ASSOCIATES LTD
ARCHITECTURE & PLANNING
11 ELLESHERE CLOSE
RUSUP, HAA, PPO
MR LOUTERQUE



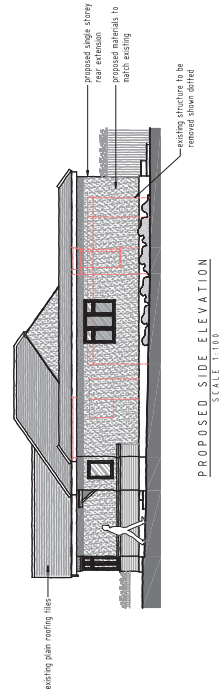
PROPOSED SITE LAYOUT PLAN
SCALE 1:250



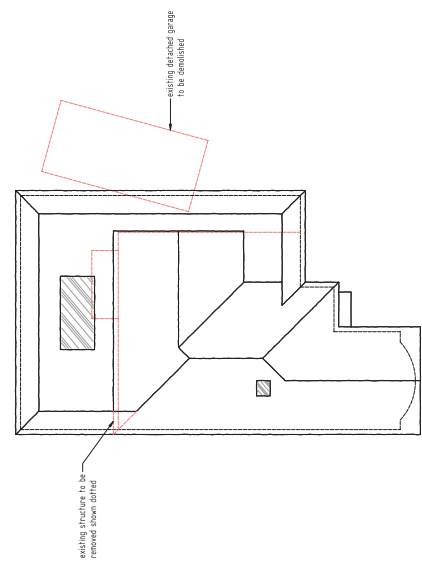
LOCATION PLAN
SCALE 1:250



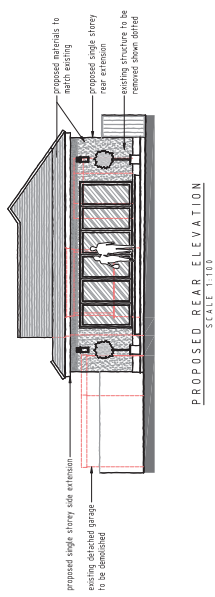
PROPOSED REAR ELEVATION
SCALE 1:100



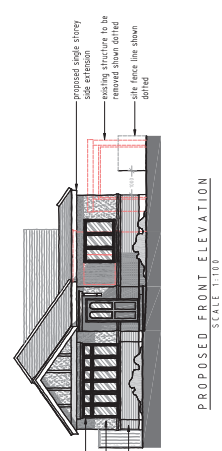
PROPOSED SIDE ELEVATION
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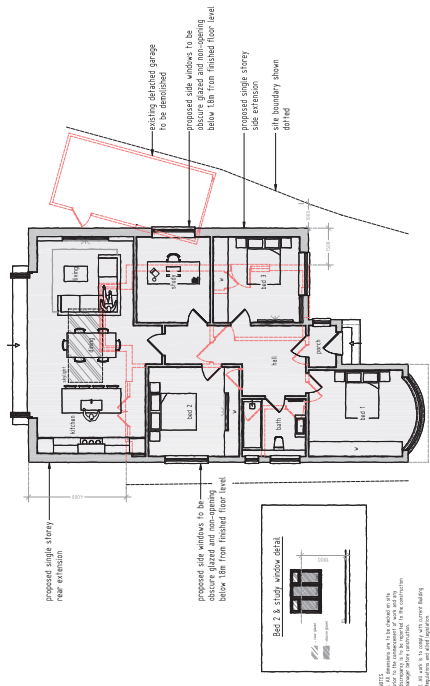
PROPOSED ROOF PLAN
SCALE 1:100



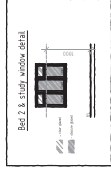
PROPOSED FRONT ELEVATION
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

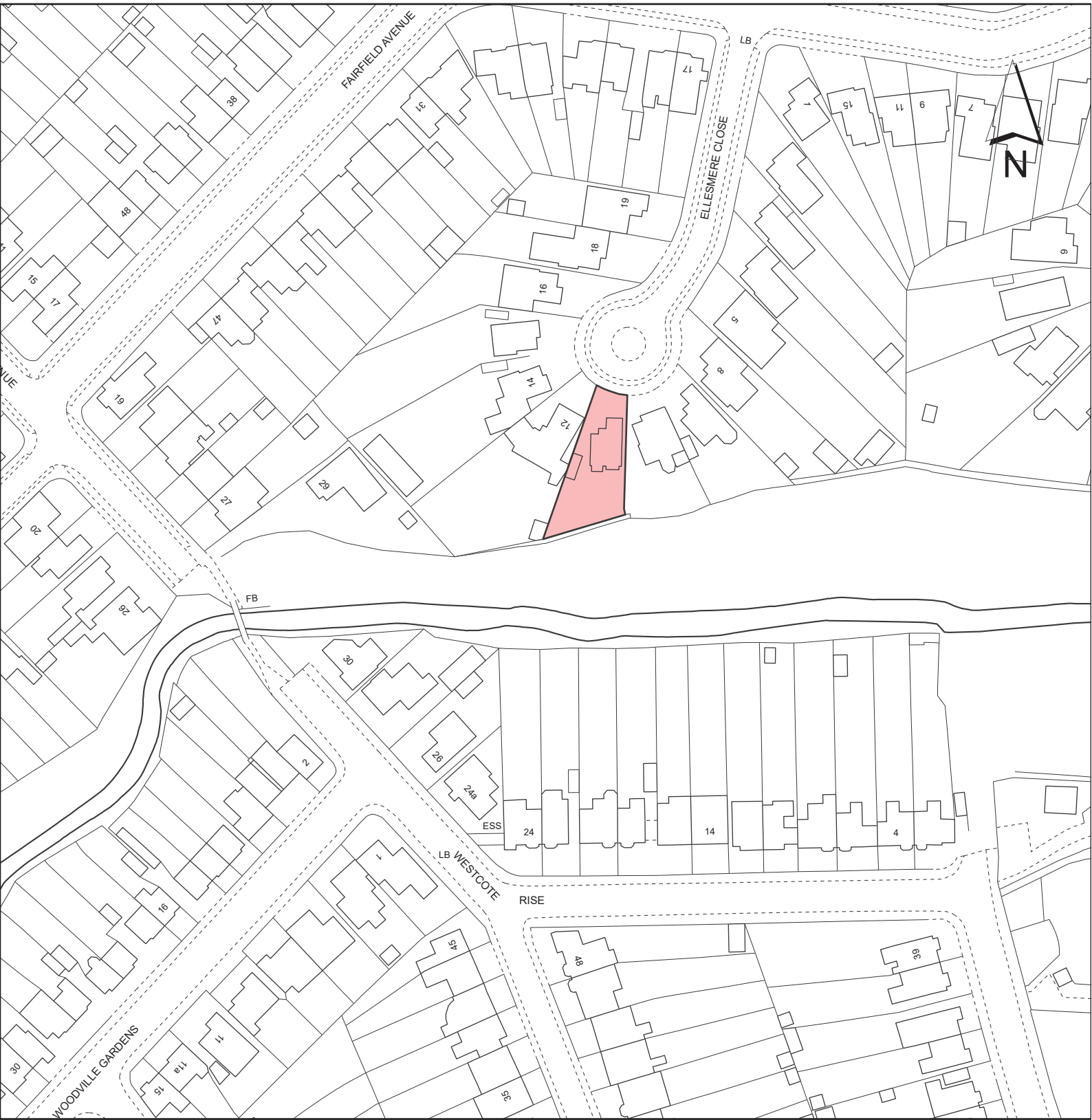



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ARCHITECTURE & PLANNING
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RUSUP, HA4 7PQ
www.dusedesign.co.uk

Project history: Thursday, 1 December, 2025 10:56:03



KEY : <div><div></div> Site Boundary</div>	ADDRESS : 11 Ellesmere Close		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : <div>For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright</div>	PLANNING APPLICATION REFERENCE : 79635/APP/2025/2209	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
	PLANNING COMMITTEE :	DATE : February 2026	<div> HILLINGDON LONDON</div>	
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