

## Report of the Head of Planning, Sport and Green Spaces

**Address** 95 HOYLAKE CRESCENT ICKENHAM

**Development:** Part two storey/part single storey side/rear extension involving raising of roof height and single storey front extension involving alterations to front elevation

**LBH Ref Nos:** 15392/APP/2014/1584

**Drawing Nos:** H&H/95 Hoylake/FPH/05 REV C  
H&H/95 Hoylake/FPH/06 REV C  
H&H/95 Hoylake/FPH/07 REV C  
H&H/95 Hoylake/FPH/09 REV C  
LOCATION PLAN  
H&H/95 Hoylake/FPH/02  
H&H/95 Hoylake/FPH/04  
H&H/95 Hoylake/FPH/08

**Date Plans Received:** 07/05/2014                      **Date(s) of Amendment(s):** 07/05/2014  
**Date Application Valid:** 21/05/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located off Swakeleys Road in Ickenham, in a residential street comprising a mixture of bungalows and two-storey detached properties.

On the east side are mainly bungalows with two storey dwellings opposite. On the same side of the road as the application site, five of the eight dwellings from Field Close are two storeys with Nos. 85, 87 and 95 Hoylake Crescent, all original bungalows now the exception, the most recently converted properties being those at No. 83 and the adjoining site, No. 93. It thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

No. 95 Hoylake Crescent is one of the original bay window fronted bungalows, with three bedrooms situated on the brow of the hill close to the junction with Bushey Road. The application site has boundaries to the side with properties in Bushey Road and at the foot of the rear garden with Field Close. The front garden is mostly landscaped and there is parking for two cars on the driveway to the side with a detached garage at the rear of the dwelling and a rear garden (of approx. 19.5m x 10m).

#### 1.2 Proposed Scheme

The proposal, as amended, is for a part two storey, part single storey side and rear extension involving raising of roof height and single storey front extension involving alterations to front elevation.

The additional accommodation would provide a study and living room with a new bay window and entrance door at the front, an enlarged lounge and kitchen at the rear plus a new hall and staircase at ground floor and relocate the bedrooms, four in total and a

bathroom to a new first floor.

The extension at ground floor would be 1.4 metres wide on the south-east flank from the front corner to beyond the rear wall of the existing bungalow by 3.7 metres and returned across its full width at the rear. This would be completed with a sloped roof, 3.5 metres high containing two rooflights facing the garden.

The new first floor would be carried up from the existing bungalow walls to the same dimensions (approx. 10.9m long x 7.3m wide), thus projecting beyond the front and rear roof slopes of the existing bungalow by about 3 metres at the height of the new eaves level (5m). There would be side facing bathroom and staircase windows and the ridge height of the dwelling would be raised from 5.5 metres to 8.2 metres under a new roof, hipped on all sides, replicating the angles of the existing bungalow.

The front element would have a total width of 4.1m being 1m deep, providing a bay window and a front porch entrance provided. The porch and new bay window would be completed with a hipped roof (3.5m high).

The extensions would be finished externally in materials to match the existing building, comprising of rendered brick, roof tiles and upvc window and door frames.

### 1.3 Relevant Planning History

15392/APP/2013/3724 95 Hoylake Crescent Ickenham

Raising of roof to allow for conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end with new gable end window, relocation of front entrance, removal of existing front bay window, provision of new front bay window and new window to side elevation

**Decision Date:** 05-02-2014 Refused **Appeal:**

15392/APP/2013/3731 95 Hoylake Crescent Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.75 metres

**Decision Date:** 27-01-2014 PRN **Appeal:**

15392/APP/2013/3851 95 Hoylake Crescent Ickenham

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

**Decision Date:** 05-02-2014 Approved **Appeal:**

185/APP/2011/1824 93 Hoylake Crescent Ickenham

Part two storey, part single storey side/rear extension involving raising of roof height, alterations to bay window roof to front with associated parking at front and demolition of existing detached garage to rear

**Decision Date:** 19-09-2011 Approved **Appeal:**

185/APP/2011/3 93 Hoylake Crescent Ickenham

Two storey rear extension, single storey side extension, first floor extension involving raising of roof height, alterations to single storey roof element, associated parking at front and demolition of existing detached garage to rear.

**Decision Date:** 25-05-2011

Approved

**Appeal:**

### **Comment on Planning History**

In January 2014 an application (under ref. 15392/APP/2013/3731) determined that prior approval was not required (as no objections were received from adjoining property owners) to erect an 8 metre deep flat roofed single storey rear extension. A subsequent application (under ref. 15392/APP/2013/3851) established that a proposed single storey extension fell within permitted development and was thus lawful.

The previous application (under ref. 15392/APP/2013/3724) which sought approval to raise the roof to allow for its conversion to habitable use, including insertion of a rear dormer, 2 front rooflights and conversion from hip to gable end, plus relocation of front entrance and provision of new front bay window and new window to side elevation was refused in February 2014 for the following reasons:

1. The proposed extensions and alterations, including the raising of the roof, by reason of their size, scale, bulk, design and massing would be overly dominant and incongruous to the form of the original property and would thus detract from the architectural composition, character and appearance of the existing property and the visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two -UDP Saved Policies and The Council's adopted Supplementary Planning Document HDAS: Residential Extensions;

2. The proposed dormer window, by reason of its size, scale, bulk and design would be overly dominant and incongruous to the form of the original and extended roof and would thus detract from the architectural composition, character and appearance of the property and the visual amenities of the wider area. The proposal is therefore contrary to Policy BE1 of Hillingdon Local Plan: Part One - Strategic Policies, Policies BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two -UDP Saved Policies and The Council's adopted Supplementary Planning Document HDAS: Residential Extensions; and

3. The proposal would fail to provide an adequate area of usable amenity space for the extended property and would result in a cramped form of development that would be detrimental to the amenities of existing and future occupiers. The proposal is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The current proposals differ from that scheme primarily by seeking to introduce a new first floor with a hipped roof instead of a converted roofspace plus a side/rear extension at ground floor.

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

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

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

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

9 neighbouring occupiers were consulted (23.5.2014) and following on receipt of amended

plans (on 21.8.2014). In addition a site notice was displayed from 29.5.2014.

There were four initial responses received and two further responses on the amended plans with the the following objections/concerns raised:

Impact on surrounding area

- would spoil the view and be an eyesore;
- extra storey/raised roof would be very dominant/incongruous to form of original property;
- would be the seventh bungalow to change to house in this area (including No. 93).

Impact on neighbour amenities

- loss of light to back garden, kitchen and living room (of No. 112);
- overbearing;
- overshadowing due to proximity/loss of the visual amenity and privacy.

Amended plans - further comments:

- additional storey would significantly reduce light to small back garden (of No. 112)/loss of light to living room, kitchen and garden (of No. 114).
- overlooking of gardens/loss of privacy (were not opposed to dormer windows in the roof of the bungalow)

Other Issues

- additional bedrooms could be provided by conversion of roof space (as on 15392/APP/2014/789 - withdrawn);
- previous scheme proposed extra rooms without raising the roof line by much;
- additional pressure on foul water drains (blockages occur already);
- inadequate usable amenity space for occupants;
- need to keep bungalows quoting the Policy Exchange report "Housing and Intergenerational Fairness" (22 April 2013) which debates the future of housing for older people:

The report says reform of the planning system to encourage developers to build more homes, including bungalows and self build homes attractive to older people looking to downsize, is the fairer way of reducing the generational divide.

One response was received in support with the following comments:

- suggest that building style and materials used (i.e. bricks, tiles, windows etc.) are in keeping with No. 93.

These comments have been addressed in the main section of the report below.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main issues with the proposal are the impact on the street scene and surrounding area; the design in terms of scale, proportion etc. and the potential impacts on the amenities of the neighbouring occupiers. Parking, amenity space provision and landscaping are also taken into account.

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

In addition, Policy BE22 sets out that extensions of two or more storeys should be set back a minimum of one metre from the side boundary of the property for the full height of the building and where there is already an existing single storey side extension within 1m of such a boundary, the first floor element should be set in a minimum of 1.5 metres.

No. 95 Hoylake Crescent is one of a line of original bungalows on this side of Hoylake

Crescent, and as with the noticeable changes that have been made recently (including those to Nos. 83, 93) the proposal would be prominent within the local street scene situated on the brow of the hill. The dwelling is also situated on the corner of Bushey Road, where the land falls away to the south and would thus have a visual impact on dwellings in that road in particular Nos. 112 and 114.

The first floor of the extended property would retain the existing 1.3 metres gap inside the side boundary with Nos. 112 and 114 Bushey Road, thus in compliance with Policy BE22.

With specific regard to form of the development, the conversion to a two storey dwelling would not be out of keeping with recent development in the vicinity. In particular, its ridge height would be the same as that of No. 93, which is a slightly wider property and its hipped roof form and general scale, with the first floor adhering to the footprint size of the existing bungalow, would be set well within the site boundaries. As such and given the distance beyond the site frontage to the junction with Bushey Road would ensure that the taller dwelling would not appear cramped. The front projecting bay window and porch together under a new roof would appear as separate from the existing shallower bay and be similar in bulk to that at No. 93.

In conclusion, it is considered that the proposal should not harm the visual amenity or alter the general character of the surrounding residential area which has varied streetscape. In this regard therefore, the proposal would comply with the objectives of Local Plan Policies BE13, BE15 and BE19.

Local Plan Policy BE15 considers whether the proposal would be in scale, proportion etc. with the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The primary aim of HDAS is that they should appear subordinate to the original dwelling and thus two storey (and single rear extensions) to detached properties should not normally exceed 4.0 metres in depth with the overall roof height and form should match that of the existing building. The height of any single storey extensions should not exceed 3.4 metres with a sloped roof whilst those to the side should be no more than two-thirds the width of the original house.

In terms of its scale in proportion to the existing house, the raised height of the roof would exceed the existing bungalow by half at the apex of the new roof and replicate the existing pyramidal roof form and angles of slope, although the front to back ridge length (2.4m) would be relatively shorter. The eaves height of the bungalow would similarly be raised by approximately 2.3 metres to 5m.

Whilst the HDAS criteria are more applicable to two storey dwellings (bungalows are not mentioned in HDAS) the increased bulk and scale of the dwelling, is not considered to be unacceptable.

The proposal would therefore meet the criteria with respect to scale and proportions for extensions to detached properties as set down in HDAS in terms of its width, depth, height and roof form and can thus be considered to comply with the general aim of Policy BE15 in these respects whilst the depth of the rear extension at ground floor would also meet the relevant HDAS criteria.



The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The adjoining properties in Bushey Road, No. 114 (a two storey dwelling) and No. 112, a bungalow, would be impacted by the proposal. The back gardens of these properties adjoin the garden of No. 95 which is also on slightly higher ground. The flank wall of the proposed first floor would be 14.3 metres from the extended ground floor of No. 112, and 17.3m from No. 114 on the corner. However, the new roof would be hipped away from No. 112 and appear above the tall hedge on the rear boundary. Given the south-east position of No.95 from this bungalow, the amount of sunlight that may be lost to their garden in the mornings would be negligible.

Given this relationship, and that with No. 114, with which the application property aligns it is concluded that the current outlook from and levels of daylight received to this bungalow would be unchanged by the proposal. The privacy of these occupants could also be fully protected by incorporation of obscure glazing to the upper floor side facing staircase window proposed.

The proposal would have no significant impact on No. 93, the new two storey house which itself has been converted from the original bungalow on the site under a permission granted in 2011 and with which No. 95 line ups with at the front and rear.

The impact on neighbour amenities is thus considered to be acceptable and the proposal therefore accords with the relevant Local Plan policies BE20, BE21 and BE24 in these respects.

The amenities of future occupants are also considered under Local Plan Policies BE23 (amenity space) and BE38 (landscaping).

HDAS sets out a minimum of 100 square metres of outdoor private amenity space for four or more bedroom properties. The resulting amenity space following the proposed development would provide 170 square metres which is thus more than adequate for a four bedroom property, in accordance with both HDAS and Policy BE23 of the Local Plan.

In accordance with Policy BE38 there are no protected trees or other landscape features of merit to be removed or threatened by the proposal.

Local Plan Policy AM14 seeks to ensure that adequate parking is retained in accordance with the Council's adopted maximum parking standards. The maximum requirement of two spaces would seek to be adhered to in this locality given the low public transport accessibility level.

The application proposal would result in the loss of parking to the side of the existing bungalow and from the garage. However the front garden is of sufficient depth (5 metres) and width (10.75m) to be capable of providing two parking spaces on site, with either one or both spaces parallel to the road accessed via the existing single width vehicle crossover. The applicant has confirmed that part of the existing low boundary wall may have to be removed to achieve the turn in. Such off-street parking provision would be sufficient for the extended property and is not an unusual arrangement in this locality.

Whilst not proposed, should this arrangement lead to a requirement for any widening or alteration of the existing dropped kerb, this would be the subject of highways approval. As there are no others before the junction of Bushey Road however this would not be likely to inconvenience pedestrians or raise highway safety issues.

Nonetheless, a plan of the proposed parking layout showing two spaces with a minimum landscaped area of at least 25% of the front garden should be made a condition on any approval. On this basis, the proposal would be acceptable in highways terms and comply with Policy AM14 of the Local Plan.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **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 H&H/95 Hoylake/FPH/05 REV C, H&H/95 Hoylake/FPH/06 REV C, H&H/95 Hoylake/FPH/07 REV C and H&H/95 Hoylake/FPH/09 REV C.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

#### **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 BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **4 HO6 Obscure Glazing**

The staircase window (facing Nos. 112, 114 Bushey Road) and bathroom window (facing No. 93 Hoylake Crescent) shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the



Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**5** HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 112, 114 Bushey Road and No. 93 Hoylake Crescent.

**REASON**

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**6** B8 Parking Arrangements (Residential)

Prior to the commencement of the development hereby permitted, details of the parking spaces to be provided shall be submitted to the Local Planning Authority for approval in writing. Such parking spaces as approved shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

**REASON**

To ensure that adequate off-street facilities are provided in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7** HO10 Front Garden Landscaping

Notwithstanding the details of parking approved a minimum of 25% of the front garden area shall be soft landscaped (eg. grass or planted beds) for so long as the development remains in existence.

**REASON**

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**8** RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

**REASON**

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

- 1** Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for

approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

- 3 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).

- 4 The development may require the widening or alteration of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

- 5 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

## **Standard Informatives**

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

(prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the

Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
  - A) Demolition and construction works should only be carried out between the

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

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

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

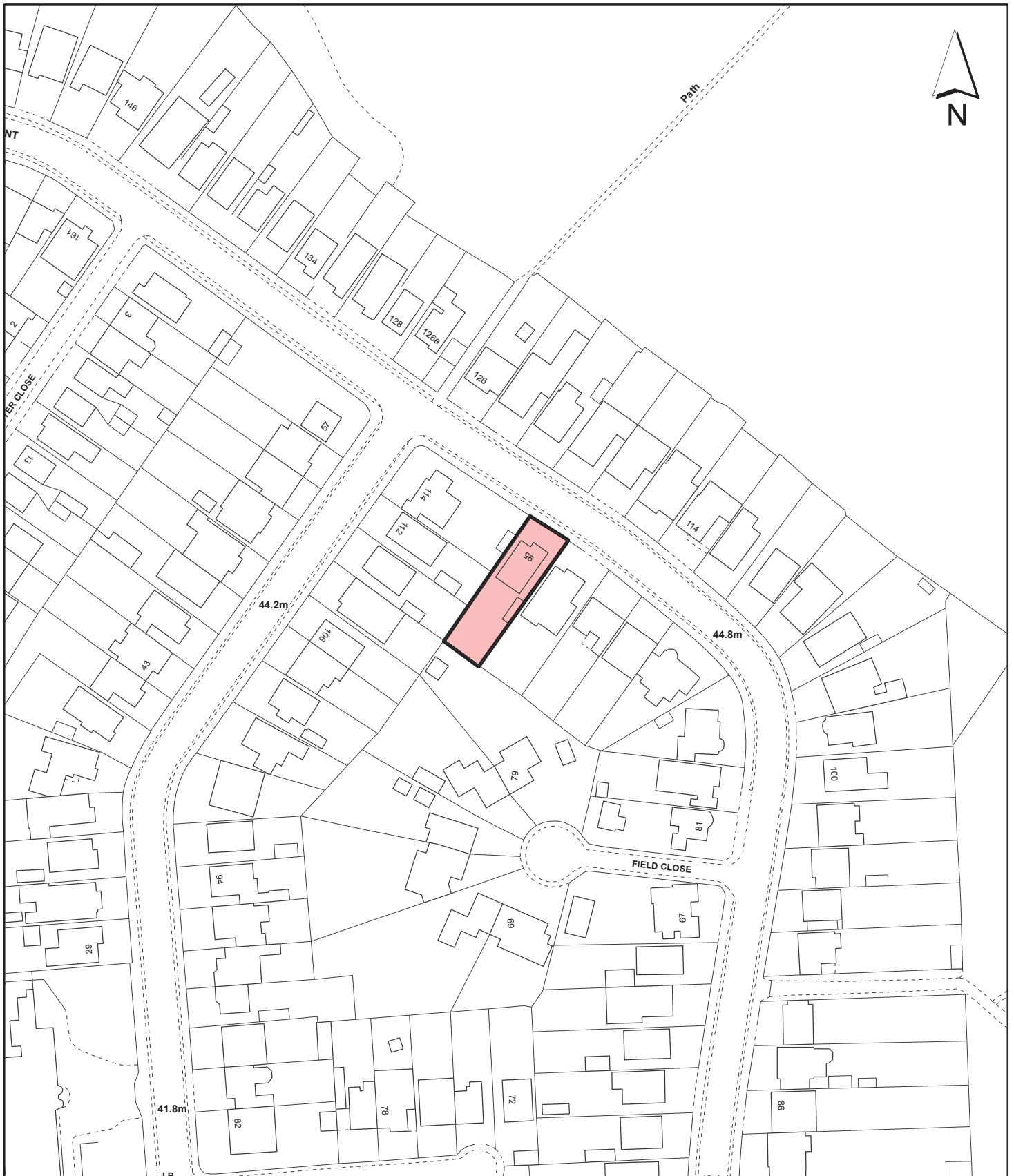
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**95 Hoylake Crescent  
 Ickenham**

Planning Application Ref:  
**15392/APP/2014/1584**

Planning Committee  
**North**

Scale  
**1:1,250**

Date  
**October 2014**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON