

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

**Address** 39 HIGHFIELD DRIVE ICKENHAM

**Development:** Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

**LBH Ref Nos:** 67201/APP/2014/2224

**Drawing Nos:** 24-12-01 Rev N

**Date Plans Received:** 24/06/2014      **Date(s) of Amendment(s):**

**Date Application Valid:** 28/07/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is situated within a developed area of the Borough, as identified in the Hillingdon Local Plan: Part Two - Proposals & Saved UDP Policies (November 2012), to the north of the A40. Highfield Drive is a private road accessed via The Drive off Swakeleys Road, and is wholly residential in character typically with large individually designed detached dwellings situated on long garden plots.

No.39, currently a building site has undergone several extensions, some of which have planning permission. The building, 'as built' at the site has a hipped roof with a crown, front and rear dormer windows, a two storey side/front extension with single storey front and rear extensions. There is parking space for two off-road vehicles within the front driveway.

Prior to the development on the site, the original dwellinghouse was a modest detached property with a catslide roof over an attached garage on the southern side elevation, and a two storey forward projection with hipped roof in the principal elevation.

#### 1.2 Proposed Scheme

Retrospective planning permission is sought for the various extensions and alterations that have been constructed on the existing dwelling house. These include:

1. Single storey front extensions positioned on both sides of the existing two storey forward projection and have pitched/flat roofs measuring 3.60m high reduced to 2.40m at the eaves and 1.10m deep and 2m deep to match the front building line of the two storey forward projection;

2. Portico structure added over the front entrance which extends 1.3 metres from the 'as built' front elevation, is 3 metres in height and 3.2 metres in width;

2. Two storey side/front extension on the southern side of the building. This is 7.70m deep, 3m wide and the cat slide roof has been converted to a forward projecting two storey extension with a hipped roof to match the height of the original two storey front

projection;

3. A part two storey rear extension, which measures 8.35m wide and 4m in depth. This is the same height as the main roof of the house with a hipped roof. The extension would be set in from the side boundary by approximately 1.60m.

4. A single storey L-shaped rear extension which extends 5m in depth from the original rear elevation and 1m off the 'as built' two storey rear extension. The single storey rear extension has a pitched roof with a maximum height of 3.10m.

4. A flat roof rear dormer window measuring 2.80m wide, 1.55m high and 1.50m deep and a smaller dormer window measuring 1.20m wide, 1.45m high with a flat roof and 1.50m deep has been erected. A dormer has been added to the front elevation measuring 1.7m in width, 1.2m in height and 1.3m in depth.

5. A new roof has been added over the whole development which is the same height as the main roof with a large 'L' shaped crown roof measuring 6.10m wide and 5.70m deep. Three rooflights would be proposed on the main roof.

The property comprises a four bedroom house with a prayer room and study in the roof space. The materials match the existing house.

It should be noted that this scheme is similar in terms of the size, scale and design of the extensions proposed to application 27201/APP/2013/3786. This application was refused under delegated powers for the following reasons:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor/two storey front and side extension, by reason of its overall size, scale, bulk, depth and design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension would result in an overly dominant addition causing unacceptable harm to the character and appearance of the original dwelling and the visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The main changes between this application for consideration by members and the most recent refusal on the site are as follows:

1. A portico is proposed to the front elevation of the building;
2. The openings on the south west (SW) and north east (NE) elevations of the building have altered at ground floor level to include a door and different size windows, and a window added to the side of the front extension on the SW elevation;
3. Height and design of the roof on the front extensions has altered. the overall height is 0.1m larger;
4. The window style of the dormer on the front elevation has altered to match the windows on the floors below.

### 1.3 Relevant Planning History

67201/APP/2010/1803 39 Highfield Drive Ickenham

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

**Decision Date:** 21-02-2012      **Approved**      **Appeal:**

67201/APP/2012/2722 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations

**Decision Date:** 24-12-2012      **Refused**      **Appeal:**

67201/APP/2012/3008 39 Highfield Drive Ickenham

Single storey rear extension with 2 rooflights involving alterations to rear elevation

**Decision Date:** 22-01-2013      **Approved**      **Appeal:**

67201/APP/2013/1262 39 Highfield Drive Ickenham

Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations

**Decision Date:** 16-07-2013      **Refused**      **Appeal:**

67201/APP/2013/1263 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 04-07-2013      **Refused**      **Appeal:**

67201/APP/2013/2485 39 Highfield Drive Ickenham

Minor amendments to front elevation only to change existing main entrance door into a window and existing window into main entrance door with entrance portico over.

**Decision Date:** 03-10-2013      **NFA**      **Appeal:**

67201/APP/2013/2595 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store

**Decision Date:** 02-12-2013      **Refused**      **Appeal:**

67201/APP/2013/2603 39 Highfield Drive 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 3.221 metres, and for which the height of the eaves would be 2.5 metres

**Decision Date:** 15-10-2013 Refused **Appeal:**

67201/APP/2013/3786 39 Highfield Drive Ickenham

Retrospective application for extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights

**Decision Date:** 21-02-2014 Refused **Appeal:**

67201/APP/2013/56 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations (Resubmission)

**Decision Date:** 07-03-2013 Approved **Appeal:**

67201/APP/2013/883 39 Highfield Drive Ickenham

Proposed detached outbuilding

**Decision Date:** 10-05-2013 NFA **Appeal:**

67201/APP/2013/950 39 Highfield Drive Ickenham

First floor rear and side extension

**Decision Date:** 16-05-2013 NFA **Appeal:**

67201/APP/2014/2101 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 18-07-2014 Refused **Appeal:**

#### **Comment on Planning History**

There have been several planning applications for this site since 2010, which include planning permission granted for 2 x single storey front infill extensions with front canopy, conversion of attached garage to habitable use and single storey rear extension.

There have been several extensions refused on this site for the following:

1. Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations (applications 27201/APP/2013/3786 and 27201/APP/2013/1262)
2. Detached outbuilding (applications 27201/APP/2014/2101, 27201/APP/2013/2595 and 27201/APP/2013/1263)
3. Prior approval for a single storey rear extension (27201/APP/2013/2603).
4. Single storey front extension (27201/APP/2012/2722)

Enforcement action (ref. ENF/357/13) is being pursued in relation to the unauthorised works on the site.

The applicant has been granted consent for two extensions at the site which are as follows:

67201/APP/2013/56 - single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations. The front extensions constructed on site, have altered in their design, with a higher roof form than previously approved.

67201/APP/2012/3008 - single storey rear extension, which comprise an L-shaped design across the full width of the house (11.8m) to a depth of 4 metres with a flat roof. No development on the building matches this consent.

In addition, planning consent was granted for a new dwelling at the site under application reference 67201/APP/2010/1803. This was an L-shaped property with with a centrally pitched roof and two rear dormers.

The applicant appears to have mixed some part of the approved development with schemes which have not been granted planning consent, along with other elements which have not been previously applied for.

## **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**

4 neighbouring occupiers and Ickenham Residents Association were consulted on the application  
Ickenham Residents Association:

3 letters of objection were received from local residents which raise the following concerns:

1. Developer is constructing without planning permission and ignores previous refusals;
2. Site has been overdeveloped with a scheme previously refused;
3. Already have an extension and extending this further will block light to neighbouring house;
4. Concerns over construction work and general procedures with dealing with the applications and site.

Ickenham Residents Association have also made the following comments about the scheme:

1. Scheme is similar to previous refusals but with slight changes to the front and rear elevations;
2. The garage has gone and there is only provision for two cars, which for such a large house could give rise to additional on street car parking.

#### 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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

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

The main issues for consideration in determining this application relate to the

- effect of the proposal on the character and appearance of the original dwelling;
- the impact on the visual amenities of the surrounding area;
- the impact on residential amenity of the neighbouring dwellings;
- provision of acceptable residential amenity for the application property, and;
- the availability of parking.

Section 6 of the HDAS: Residential Extensions states two storey rear extensions for a detached house should not exceed 4m deep and should not breach the 45-degree line of sight taken from the nearest of the first floor window, of any room, of the neighbouring property. Paragraph 6.6 states new roofs should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof.

Section 5 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess two storey side extensions against. This includes retaining a 1m distance from the side boundary. This SPD also states that the width should be considerably less than that of the original house and be between half and two-thirds of the main house. Paragraph 5.7 states two storey side extensions should be integrated with the existing house, for that reason there is no specific requirement for a set-back from the front of the house. Paragraph 5.8 states the roof height of the extension should be equal to that of the main house.

o TWO STOREY SIDE/REAR EXTENSION

With regards to the two storey rear extension, this is not be set down from the main roof of the house and has a width of more two-thirds of the main house. In its constructed form, it is not considered to appear subordinate in scale to the original roof. The rear extension, in terms of its scale, form, bulk, size and massing would fail to appear as a subordinate addition to the original dwelling. The extensions constructed overwhelm the appearance, proportions and form of the original dwelling and are considered an unacceptable overdevelopment of the original site which results in significant harm to the appearance of the original house. Overall this aspect of the proposal is detrimental to the visual amenities of the character and appearance of the area. As such, the extensions are contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Extensions.

#### o TWO STOREY FRONT EXTENSION

To the front of the house, the original cat-slide roof has been in-filled with a pitched/hipped roof over, to match the design of the original two storey front projection. Whilst this would be set back from the front elevation, it would result in the loss of a key feature of the original building. Further, the design of the extension is such that it results in a tall pitched roof structures with a forward projecting hipped gable end. This competes with the existing gable feature on the property, and clutters the original simple and traditional front elevation of the dwelling and those surrounding it. Overall, this extension is an inappropriate overdevelopment of the site that results in unacceptable harm to the visual amenities of the street scene and the surrounding area.

The overall bulk and total loss of the original architectural features of the dwelling has resulted in unacceptable harm to the appearance of the dwelling and the visual amenities of the streetscene. The extensions would be contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Extensions.

#### o ROOF ALTERATIONS

The surrounding street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. The constructed roof design incorporates a hipped roof, finished with a sizeable crown roof. Whilst it is acknowledged that this is similar to the roof on the adjoining property No.41, in the context of the application site, this does not integrate well with the overall design, character and appearance of the property. The alterations dominate and detract from the original design and form of the host property to an unacceptable degree and fail to comply with the Councils policies and guidance.

#### o SINGLE STOREY SIDE EXTENSION

The depth and finished height dimensions of the proposed extension would be consistent with those set out in Section 4 of the HDAS: Residential Extensions. The extension would finish adequately below the cill level of the first floor rear windows on the existing house and as such, would be subordinate to its appearance. The extension, in terms of its scale, form and size would respect the character and appearance of the original house. The size and design of the extension and its set back from the highway suggests that the proposal would not appear incongruous in the street. The proposal would therefore be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### o SINGLE STOREY REAR EXTENSION

HDAS: Residential Extensions allows detached houses an extension up to 4m deep and a height of 3.4m with a pitched roof. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties.

The rear extension would have a maximum depth of 5m, contrary to the above guidance. As such, the proposed extension would not appear subordinate and would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE15 and BE19.

#### o SINGLE STOREY FRONT EXTENSION

The height and design of the single storey extensions proposed differs to those approved within application 67201/APP/2013/56. In the context of the site and other extensions that have been constructed, the single storey extensions by reason of their excessive height, almost aligning with cill of the first floor windows, roof form and design, would dominate the building to an unacceptable degree. Further the height and roof form of the extensions creates a bottom heavy appearance on the property, and emphasises the unacceptable scale and size of the extension proposed. Overall, the design and scale of these additions are considered unacceptable on the building and detrimental to its appearance within the street scene.

#### o DORMER WINDOWS

The front and smaller rear dormer window, by reason of their size, set down from the ridge line and position appear as subordinate additions to the main house, and do not detract from the visual amenities of the surrounding area. However, the large rear dormer window in the rear extension would be an overly dominant addition to this roof slope and the lack of set down from the ridgeline would further enhance the overbearing appearance. Therefore, this element of the proposed development would be contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 and Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposed house would retain sufficient gaps between it and side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped in the street scene.

#### OTHER ISSUES

##### IMPACT TO NEIGHBOURS

The proposed extensions are not considered to have an unacceptable impact on either neighbouring properties by way of loss of outlook, loss of daylight, overbearing or overshadowing. The proposed extensions would not be in breach of the 45 degree line of sight. The first floor side windows proposed would serve bathrooms and a landing and had the scheme been found acceptable, these windows could have been conditioned to be obscure glazed and non-opening below 1.8m to prevent any overlooking. The ground floor side windows would be screened by a fence and would therefore not directly overlook neighbouring properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24.



The upper level bedrooms would have front and rear facing windows for outlook and daylight. The rear facing windows would not overlook neighbouring properties any more than the existing rear facing first floor windows due to the distance between properties and boundary treatment. It is considered there would be no unacceptable detrimental effect on the properties to the rear of the site by way of loss of privacy to justify the refusal of planning permission.

#### PARKING AND AMENITY SPACE

The property has an extensive rear garden and parking for up to two cars whilst retaining a front garden. The proposal is considered acceptable with regard to the provision of usable private amenity space and car parking in accordance with Policies BE23 and Policy AM14 of the Hillingdon Local Plan (November 2012).

This application is recommended for refusal.

## 6. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **2 NON2 Non Standard reason for refusal**

The proposed ground and first floor/two storey front and side extensions, by reason of their overall excessive size, scale, bulk, depth and design, overwhelm and detract from the original proportions and form of the original building, and result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### **3 NON2 Non Standard reason for refusal**

The proposed rear dormer window, by reason of its excessive overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension, would result in an overly dominant and incongruous addition, causing unacceptable harm to the character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

- 1 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.
  - 2 The decision to REFUSE 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 The decision to REFUSE 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.
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- NPPF National Planning Policy Framework
- OE1 Protection of the character and amenities of surrounding properties and the local area

### Standard Informatives

- 1 The decision to REFUSE 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 REFUSE 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

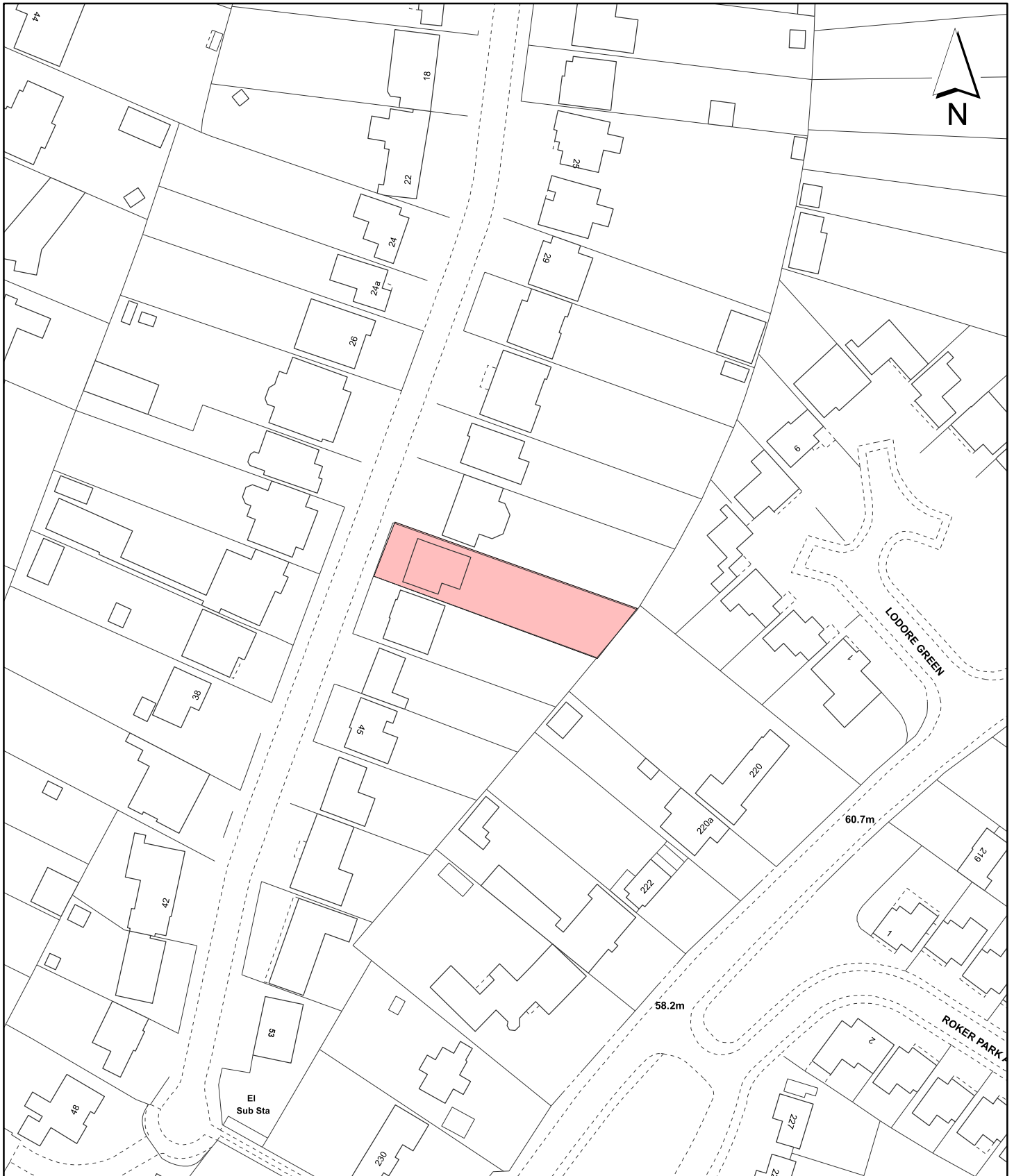
Part 2 Policies:



AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
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BE23	Requires the provision of adequate amenity space.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

guidance.

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>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.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;"><b>39 Highfield Drive Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>67201/APP/2014/2224</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b></p>	<p>Date</p> <p style="text-align: center;"><b>October 2014</b></p>	
		 <b>HILLINGDON</b> <small>LONDON</small>	