

Report of the Head of Planning, Sport and Green Spaces

Address 35 SHAKESPEARE AVENUE HAYES

Development: First floor side extension and loft extension incorporating rear dormer window to dwellinghouse

LBH Ref Nos: 29765/APP/2015/3825

Drawing Nos: 01A
02A
Street Scene

Date Plans Received: 15/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northwest side of Shakespeare Avenue at its junction with Spencer Avenue. It comprises a two storey semi-detached house which has recently been extended by way of a first floor side and rear extension and conversion of the original roof to habitable accommodation to include a hip to gable extension and insertion of a large box dormer in the rear elevation.

It is noted that the applicant has merged an approval from a Lawful Development Certificate and a Planning Permission in order to undertake the proposed development, resulting in a development which does not benefit from consent.

To the northeast of the application property and sited on the opposite side of Spencer Avenue is 37 Shakespeare Avenue. To the northwest of the application site is 1 Spencer Avenue. The street scene is residential in character and appearance comprising two storey semi-detached houses. The application site is located within the Developed Area as identified in the Hillingdon Local Plan.

1.2 Proposed Scheme

The extensions erected on this property include a hip to gable and dormer roof extension and two storey side extension, which are all unauthorised at present (see planning history).

Notwithstanding such, this application seeks to make amendments to the unauthorised extensions, in order to bring these in line with previous consents for the property, requirements of the enforcement notice and others within the surrounding area. It is proposed to make the following alterations to the 'as built' works:

1. Revert the unauthorised gable-end extension back to a hip-end;
2. Amend the first floor side extension so that this adjoins with the amended hipped roof;
3. Reduce the size of the rear dormer (3.6 metres in width, 1.6 metres in height and 2.5 metres in depth).

It is noted that this scheme is similar in part to previous applications which have been approved/refused on the site. The relevant planning history is set out in the following section of this report and the differences between this submission and the planning history discussed.

1.3 Relevant Planning History

29765/APP/2000/2101 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION

Decision Date: 11-12-2000 Refused **Appeal:**

29765/APP/2001/1064 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Decision Date: 19-11-2001 Approved **Appeal:**

29765/APP/2003/1142 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Decision Date: 30-06-2003 Refused **Appeal:**

29765/APP/2004/2525 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY AND SINGLE STOREY SIDE EXTENSION

Decision Date: 02-11-2004 Refused **Appeal:**15-JUN-05 Dismissed

29765/APP/2004/3186 35 Shakespeare Avenue Hayes
ERECTION OF SINGLE-STOREY DETACHED SELF-CONTAINED OUTBUILDING/PLAYROOM
IN THE REAR GARDEN (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A
PROPOSED USE OR DEVELOPMENT)

Decision Date: 22-12-2004 Refused **Appeal:**

29765/APP/2005/525 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY DETACHED OUTBUILDING/PLAYROOM AT BOTTOM OF
GARDEN (INVOLVING DEMOLITION OF EXISTING GARAGE)(APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 31-03-2005 Refused **Appeal:**

29765/APP/2005/711 35 Shakespeare Avenue Hayes
ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS

Decision Date: 28-06-2005 Approved **Appeal:**

29765/APP/2006/2397 35 Shakespeare Avenue Hayes
CONVERSION OF SINGLE STOREY DETACHED GARAGE AT THE BOTTOM OF THE REAR
GARDEN TO HABITABLE ACCOMMODATION FOR DISABLED PERSON INCLUDING A
DISABLED RAMP AND CONVERTED WAY

Decision Date: 10-10-2006 Refused **Appeal:**

29765/APP/2006/3 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE EXTENSION TO USE AS GRANNY ANNEX
(INVOLVING DEMOLITION OF SINGLE STOREY SIDE EXTENSION/PORCH)

Decision Date: 28-02-2006 Refused **Appeal:**
29765/APP/2007/182 35 Shakespeare Avenue Hayes
CONVERSION AND EXTENSION OF EXISTING DETACHED GARAGE TO FORM A
SUMMERHOUSE WITH EXTERNAL ALTERATIONS FOR A DISABLED PERSON (INVOLVING
PARTIAL DEMOLITION OF GARAGE AND REPLACEMENT PARKING)

Decision Date: 16-03-2007 Approved **Appeal:**
29765/APP/2009/448 35 Shakespeare Avenue Hayes
Erection of a first floor side/part rear extension

Decision Date: 30-04-2009 Approved **Appeal:**
29765/APP/2010/2080 35 Shakespeare Avenue Hayes
First floor side/rear extension and conversion of roofspace to habitable use to include 1 dormer to
rear and two rooflights to front.

Decision Date: 06-12-2010 Refused **Appeal:**
29765/APP/2011/144 35 Shakespeare Avenue Hayes
First floor side and part rear extension, conversion of roofspace into habitable use with rear
dormer and 1 rooflight to front.

Decision Date: 18-03-2011 Approved **Appeal:**
29765/APP/2012/2256 35 Shakespeare Avenue Hayes
Erection of a double storey side extension above existing single storey side extension - Part
double storey rear extension above existing rearsingle storey extension.

Decision Date: 17-10-2012 NFA **Appeal:**
29765/APP/2013/2094 35 Shakespeare Avenue Hayes
Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip
to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 08-08-2013 Approved **Appeal:**
29765/APP/2013/466 35 Shakespeare Avenue Hayes
First floor side/rear extension

Decision Date: 10-06-2013 Approved **Appeal:**
29765/APP/2014/169 35 Shakespeare Avenue Hayes
Conversion of two storey and single storey extension roof from hip to gable end

Decision Date: 21-03-2014 Refused **Appeal:**
29765/APP/2015/3240 35 Shakespeare Avenue Hayes
Alterations to as built scheme for 2 storey side and loft extension to dwellinghouse.

Decision Date: 27-08-2015 NFA **Appeal:**

Comment on Planning History

There has been an extensive planning history at the site for various forms of extensions which are listed above.

The most relevant applications to the consideration of this submission are as follows:

29765/APP/2010/2080 - First floor side/rear extension and conversion of roofspace to habitable use to include 1 dormer to rear and two rooflights to front. This application was refused on the basis that the size and scale of the dormer would dominate the rear elevation of the building. The dormer proposed was approximately 5.1 metres in width, 2.2 metres in height and 3.6 metres in depth, therefore much larger than that proposed within this current application. No objection was raised to the addition of a first floor side and rear extension, which matches that proposed within this application.

29765/APP/2011/144 - Approval for the erection of a first floor side and part rear extension, conversion of roof space into habitable use with rear dormer and 1 rooflight to front. The first floor side and rear extension is identical to that proposed within this application. The dormer approved within this application was 2.4 metres in width, 1.9 metres in height and 3.3 metres in depth.

29765/APP/2013/466 - This application granted consent for the erection of a first floor side and rear extension. The plans approved as part of this application were an extension to the original hipped roof property. The current application proposes a first floor extension of a similar depth to that approved within this application, however the width of the extension approved within this application at the rear was 5.6 metres. This current application seeks consent for a first floor extension that is only 3.3 metres front and rear, and which does not wrap around the rear wall of the dwelling.

29765/APP/2013/2094 - This was an application for a certificate of lawful development for the conversion of the roof of the original dwelling involving a hip to gable extension and insertion of a large box dormer within the rear roof slope. It was certified on the 9th August 2013 that the proposed development as submitted would be permitted development.

During 2013, work was carried out to alter and extend the house. However the development as constructed included the conversion of the sloped hip-end roof to a flat gable-end roof and the construction of the dormer window in the rear roof slope, which were not shown on the approved plans of application 29765/APP/2013/466. Given the sequence of construction on site, the works detailed above were all carried out as part of one building operation and as such, neither of the works benefit from a planning consent.

In order to regularise the situation, an application was submitted in January 2014 reference 29765/APP/2014/169. This application was refused on the 21st March 2014 on the basis that the gable roof design would unbalance the pair of semi detached properties and appear as an incongruous addition.

Of relevance within the history for the site is the enforcement appeal. An enforcement notice was issued on the 19th November 2014 identifying the alleged breach of planning control as being the erection without planning permission of a two storey side/rear extension incorporating a hip to gable loft conversion with rear dormer. The notice was appealed by the applicant (appeal reference APP/R5510/C/3001517). The enforcement notice was upheld and varied to require the applicant to either demolish the two storey side/rear extension and hip to gable loft conversion with rear dormer or demolish the hip to

gable loft conversion with rear dormer and comply with the terms of application 29765/APP/2013/466.

This appeal was on grounds (a), (c) and (f) of Section 174(2) of the Town and Country Planning Act and provided conclusions relevant to the consideration of this current application which are summarised as follows:

- Ground (c)

The appellant asserted that the hip to gable and rear dormer construction were lawful as the works were completed before the 2013 planning permission was implemented.

The Inspector stated that in the case where works are being implemented under permitted development and planning permission, it is not enough to simply commence the development permitted under the GPDO rights; the works must be substantially completed in accordance with those rights. Therefore if there is a change which takes the development outside the GPDO rights, puts into question whether the development remains lawful.

In the case of No.35, there was insufficient evidence submitted to demonstrate that the conversion of the hip end roof to a gable end roof and construction of a dormer was substantially completed in accordance with the GPDO rights, before other works to enlarge and alter the house were commenced. The appeal therefore failed on these grounds.

- Ground (a)

The Inspector examined under this part whether planning permission should be granted for the hip to gable, dormer and two storey side extension.

The Inspector considered that the extensions "disrupted the design and proportions of the host building" and given its prominent corner location, the development was deemed to have an "intrusive and discordant effect on the street scene". The Inspector considered the presence of other extensions within the area, however concluded that many of these had been done to the "detriment of their aesthetic quality" and failed to provide a strong case for approving the extensions at No. 35.

- Ground (f)

The Inspector amended the requirements of the notice to provide two options. These are set out above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 residents were notified of the application and a site notice displayed. No comments were received to this consultation.

4. UDP / LDF Designation and London Plan

Standard Informatives

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

LPP 7.4 (2015) Local character

NPPF National Planning Policy Framework

5. MAIN PLANNING ISSUES

This application seeks consent for amendments to the unauthorised 'as built' development to revert the gable-end roof back to a hip-end, retain a first floor side extension and reduce the size of the dormer on the rear roof slope.

The main issues for consideration with this application are whether the proposed works overcome the concerns and comments of the Planning Inspector, and propose a scheme which is acceptable in the context of the surrounding area and extensive planning history for the site.

The National Planning Policy Framework (NPPF) advises the Government to attach great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass, and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

Policy BE1 of the Hillingdon local Plan: Part One - Strategic Policies states that the Council will require all new development to improve and maintain the quality of the built environment. This policy seeks to ensure that all new development achieves a high quality of design which enhances the local distinctiveness of the area, are designed to be appropriate to the identity and context of the buildings, 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.

Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies state that development will not be permitted if the appearance fails to harmonise, complement or improve the existing street scene or other features of the area that the Local Planning Authority considers it desirable to retain or enhance.

GABLE-END TO HIP-END

The property forms one half of a semi-detached pair and the Council's HDAS 'Residential Extensions' guidance states that unbalancing a semi detached pair with one converting the roof to a gable-end, is generally not supported. In its current form, the 'as built' extensions to No. 35 unbalance the semi-detached pair to an unacceptable degree and create an extension which is unduly dominant in terms of its scale and massing. The proposed reversion of the gable-end to a hip-end, which reverts the roof back to its original form is supported, as this will help to ensure that the pair is balanced. The reversion of the roof is also compliant with the steps required by the Enforcement Notice for the site and therefore no objection is raised to such an alteration.

FIRST FLOOR SIDE EXTENSION

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and sections 5.0 and 6.0 of the HDAS 'Residential Extensions' seek to ensure that first floor extensions are set back a minimum of 1.5 metres from the side boundary where an existing single storey extension exists, and 1 metre set back from the front elevation of the dwellinghouse. The width of such extensions should be considerably less than that of the original house and between half and two thirds of the main house width.

The extension is set back 1 metre from the main front wall of the house and 2 metres in from the side wall of the existing single storey extension, which complies with the Council's policies and guidance. Further the extension at 3.3 metres in width, projecting 1.7 metres from the rear wall of the dwellinghouse and set down approximately 300mm from the main ridge, is considered to appear as a subordinate addition. The size and scale of the first floor extension is identical to that approved within application 29765/APP/2011/144 and given that the Council's and National Policies and Guidance have not changed considerably since this consent and therefore no objection is raised to this addition.

REAR DORMER

The 'as built' dormer on the rear roof slope is to be retained but reduced.

The Council's HDAS 'Residential Extensions' states that dormer extensions should appear secondary to the size of the roof face within which they are set. They should be set at least 0.3 metres below the ridge level, 0.5 metres above the eaves and at least 0.5 in from the sides of the roof.

Whilst the dormer proposed is set only 0.3 metres down from the main ridge (extends out at the same height as the first floor side/rear extension), it is set in 0.5 metres from the party boundary and approximately 0.7 metres from the eaves and 2.7 metres from the hipped roof of the first floor extension. Within application 29765/APP/2011/144, the dormer approved was located in a similar location on the roof, to which no objection was raised.

Therefore, whilst the roof extension would be visible as a result of the corner location of this site, the presence of a first floor extension, siting of the dormer proposed and its modest size and scale, it is considered that this complies with the Council's policies and guidance and no objection is therefore raised to the retention and alteration of this addition.

IMPACT TO NEIGHBOURS

In terms of the impact of the proposals on the amenities of the neighbouring occupiers, given the location of the site and distance of the extensions to its immediate neighbours (Nos. 33 and 37 Shakespeare Avenue and 1 Spencer Avenue), the proposals by reason of their acceptable, design, size, scale and siting are not considered to appear unduly overbearing or visually intrusive to these occupants, or to result in an unacceptable loss of privacy or overshadowing.

Overall, when all of the alterations to the 'as built' scheme are considered, the alterations proposed are deemed to comply with Policies BE13, BE15, BE19, BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved Policies, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies and HDAS: Residential Extensions. The alterations to ensure that the works proposed broadly comply with the requirements deemed acceptable by the Planning Inspector and previous approvals for the property are supported and approval of this application is recommended.

6. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

Within two calendar months of the date of this decision, the approved alterations and works to the dwellinghouse, shall be carried out and completed in strict accordance with the approved plans, or in accordance with a timetable to be submitted to the Local Planning Authority within one calendar month of the date of this decision.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the unauthorised extensions and alterations are rectified, and to preserve and enhance the visual amenities of the locality in compliance with Policies BE1 of the Hillingdon Local Plan: Part One - Saved Policies and BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

2 RES4 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 02A and shall

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

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 (2015).

3 RES7 Materials (Submission)

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 unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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 (2015). 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 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).

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

- 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 (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**35 Shakespear Avenue
 Hayes**

Planning Application Ref:

29765/APP/2015/3825

Planning Committee:

Central and South

Scale:

1:1,250

Date:

January 2016

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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



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