

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: First floor rear extension and single storey rear extension

LBH Ref Nos: 69313/APP/2016/2731

Drawing Nos: PL/ASB/A2AMD2
PL/ASB/B2AMD2
Design and Access Statement
Flood Risk Assessment (Ref: C1696) Received 22-09-2016

Date Plans Received: 14/07/2016 **Date(s) of Amendment(s):** 14/07/2016

Date Application Valid: 15/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site now comprises of a large two storey detached dwelling fronting the Western side of Moorfield Road, Cowley. The property benefits from planning permission for the erection of a first floor side extension and raising of the roof, and benefits from an attached/integral single garage with off road parking and a substantial size rear garden measuring approximately 44m deep. Previously the property was a bungalow.

The property falls within a residential area of Cowley comprising of a variety of housing types including terraced, semi-detached and bungalows. The site also backs onto the Metropolitan Green Belt and a Nature conservation Site of Borough Grade ii Local Importance.

The principal elevation of the property faces North West. Adjacent to the site to the North East is a terrace of three two storey properties (16 to 20 Moorfield Road), whilst to the South West are a pair of two storey properties. (10 and 12).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor rear extension and single storey rear extension.

1.3 Relevant Planning History

34264/APP/2012/1322 14 Moorfield Road Cowley Uxbridge

3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space, installation of 3 x vehicular crossovers to front involving demolition of existing detached bungalow

Decision Date: 05-09-2012 Refused **Appeal:**

34264/APP/2014/869 14 Moorfield Road Cowley Uxbridge

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin

house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 22-04-2014 NFA **Appeal:**

69313/APP/2013/1907 14 Moorfield Road Cowley

2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-08-2013 Refused **Appeal:**23-MAY-14 Allowed

69313/APP/2013/1908 14 Moorfield Road Cowley

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 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 09-08-2013 Refused **Appeal:**

69313/APP/2013/2661 14 Moorfield Road Cowley

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 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 24-10-2013 Refused **Appeal:**

69313/APP/2014/1561 14 Moorfield Road Cowley

Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2014 Approved **Appeal:**

69313/APP/2014/1566 14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 16-06-2014 Approved **Appeal:**

69313/APP/2014/2213 14 Moorfield Road Cowley

2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision Date: 29-01-2015 Refused **Appeal:**

69313/APP/2014/2335 14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 11-08-2014 Approved **Appeal:**

69313/APP/2015/669 14 Moorfield Road Cowley

Raising of roof to create first floor

Decision Date: 21-04-2015 Approved **Appeal:**

69313/APP/2016/203 14 Moorfield Road Cowley
First floor rear extension

Decision Date: 09-06-2016 **Approved** **Appeal:**

Comment on Planning History

69313/APP/2016/203 - First floor rear extension (projecting 3.65m in depth) APPROVED.

Officer note: The current scheme differs from the above approval in that the first floor extension is 0.35m deeper. In addition the current application proposes a single storey rear extension to the side of the existing dining room to extend to the flank wall of the property.

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

EXTERNAL:

5 neighbouring properties were consulted by letter dated 21.7.16 and a site notice was displayed to the front of the site which expired on 8.9.16.

A petition of objection with 22 signatures, and 3 letters of objection have been received raising concerns about:

1. Overdevelopment of the site.
2. Loss of outlook.
3. The building footprint should not be increased following previous advice from the Environment agency in terms of flooding.
4. The retrospective nature of the development.

Officer note: The comments raised by neighbours are addressed in the report below. In addition it is confirmed that the proposed works are not retrospective.

INTERNAL:

Floodwater Management Officer:

Fluvial Flood Risk

The site is shown to be partly within the Flood Zone 3 and in Flood Zone 2. The FRA produced by Nimbus dated August 2016 ref C1696 provides information to suggest the finished floor level of the building and the proposed extension is 29.320 m AOD, is above the 1 in 100 year plus 20% climate change flood levels, which is 29.190 m AOD. The front of the building according to the topographic survey is above the 1 in 100 year plus climate change level at 29.299 m. Therefore there are no objections to the proposed extension subject to the provision of the flood mitigation measures suggested within the development.

The following condition is therefore requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates 1 sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

Unless otherwise agreed in writing by the Local Planning Authority, the development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2016 produced by Nimbus and the following mitigation measures detailed within the FRA:

- i). Provision of a Flood Plan to all future residents including plan and locations of appropriate refuge and evacuation routes etc, and explanations that the site is at risk.
- ii) Implement the flood resistance and resilience measures within the FRA.
 - Electricity consumer unit and mains connection point located above the 1 in 1000 year level;
 - The floors consist of a cast concrete slab with screed;
 - Air brick protection.
 - Non return valves to be used in drainage design to prevent back up of flow;
 - All water, electricity and gas meters to be located, as high as possible;
 - Adequate sealing of joints between the internal units required to prevent any penetration of water behind fittings;
 - Heating systems such as boiler units and ancillary devices to be installed as high as possible;
 - Walls to have closed-cell cavity insulation and a damp proof course;
 - Internal walls to be painted, not wallpapered.
 - A flood warning alarm system is provided in the rear gardens of the properties, so that once the flood water enters the rear gardens, an alarm is raised in order to notify the occupants to put flood barriers on the front and rear doors of their properties.
 - Provision of compensatory flood storage on the site to a 1 in 100 year plus climate change standard. As built ground level information submitted.

REASON

To minimise the impact of flooding on the proposed development and future occupants and To minimise the impact of the proposed development on the surrounding area. To comply with Policy 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DME1 9 Management of Flood Risk in emerging Hillingdon Local Plan Part 2 - Development Management Policies,

and Policy 5.12 of the London Plan (March 2016), and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

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
- PT1.EM6 (2012) Flood Risk Management

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.
- AM14 New development and car parking standards.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, the impact on the residential amenity of the adjoining neighbours and the location of the site within Flood Zone 3.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains design guidance for all types of extensions which

should appear subordinate in scale to the original building.

Section 6.0 states that rear and first floor rear extensions should not abut or come close to the shared boundary with the adjoining house(s). Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The extension should always appear subordinate to the original house, and extensions up to 4m to detached properties will normally be acceptable.

The proposed first floor extension would follow the existing South building line to project 4m beyond the rear elevation, would measure 6.6m in width and would be characterised by a hipped roof set 1m below the main ridgeline of the original dwelling. The petition of objection and a number of letters of objection raised concerns about the overdevelopment of this property which was previously a bungalow. It is acknowledged that the application site has, over recent years, been significantly extended. However, consideration is given to the recent and extant planning permission for the first floor rear extension, which was considered to appear subordinate to the extended dwelling. The increase in the depth of this first floor rear extension would remain subordinate to the extended dwelling. The proposed first floor rear extension by reason of its size, scale, design and roof form is considered to be a subordinate addition and would harmonise with the character and appearance of the original dwelling and visual amenities of the street scene.

The proposed development would therefore be in accordance with 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 - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 requires new extensions to protect the privacy of the occupiers and their neighbours.

The application site comprises of a large two storey detached dwelling, with adjoining neighbours to either flank elevation.

16 Moorfield Road forms part of a terrace block to the North Eastern flank elevation which benefits from a two storey rear element and an elongated single storey rear extension along the shared boundary. Neither of these has any side fenestration. It is considered as the proposed first floor extension would be sited to the opposite site of the main dwelling and given the separation distance between the proposed extension and this dwelling, the proposal would not result in an adverse impact upon the residential amenities and light levels of the occupiers of No.16 Moorfield Road.

No. 12 forms half of a semi-detached pair to the South Western side of the application site and is separated by an off road parking area measuring approximately 2.5m in width, which is within the application site, and in addition to being set in from the side of the shared boundary by an additional 1.1m. The proposed extension would follow the Southern building line of the main dwelling to retain the existing separation distance, would measure a maximum of 4m in depth and would ensure that a 45 degree line of sight taken from the

closest first floor rear window of No.12 would not be impeded.

It is considered by reason of the size, siting, orientation and separation distance between the adjoining neighbours at No. 12 and 16 Moorfield Road, the proposed first floor extension would not result in a loss of residential amenity, loss of light, overlooking and overshadowing and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

In terms of the single storey rear extension, paragraph 3.3 of the HDAS states that single storey rear extensions proposed on detached houses with a plot measuring 5m wide or more should be no more than 4m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house. The proposed single storey rear extension would fully comply with this advice and would appear as a subordinate addition to the property. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed single storey rear extension, by virtue of its projection and separation from the boundary, and the extension to the rear of Number 16 Moorfield Road, would not result in an unacceptable loss of light, outlook or privacy to the occupants of this property. The extension would not be visible from Number 12 Moorfield Road. Therefore, it is considered that the proposed single storey rear extension would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Hillingdon Local Plan: Part Two Policy BE23 states that sufficient external amenity space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

Paragraph 3.13 of the SPD recommends that a dwelling with four+ bedrooms should have at least 100 sq.m. of usable amenity space. The one proposed extension would be at first floor level and therefore would not impinge upon the existing rear amenity area, whilst the other which measures under 20sq m, would leave amenity space in excess of 380sq.m and is thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for a dwelling of this size is 2 spaces. The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

The application site benefits from an integral single garage, in addition to an off road parking space along the South Western flank elevation. It was considered necessary within the previous application to prevent the use of the garage from being used for any other purpose.

The traffic generated in association with the proposal is unlikely to have a significant effect on general traffic conditions in the immediate vicinity or the parking requirements for the site and for this reason, the proposal is considered to comply with the aims of Policies AM7 and AM14 of the Local Plan.

The site lies within Flood zone 3. The Flood and Water Management officer has not objected to the proposal, subject to a condition requiring flood mitigation measures.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions

The application is thus, recommended for approval.

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 PL/ASB/A2AMD2 and PL/ASB/B2AMD2.

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 (2016).

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 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without

modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

5 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates 1 sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iii. provide details of water collection facilities to capture excess rainwater; and how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 NONSC Non Standard Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2016 produced by Nimbus and the following mitigation measures detailed within the FRA:

i) Provision of a Flood Plan to all future residents including plan and locations of appropriate refuge and evacuation routes etc, and explanations that the site is at risk.

ii) Implement the flood resistance and resilience measures within the FRA.

· Electricity consumer unit and mains connection point located above the 1 in 1000 year level;

- The floors consist of a cast concrete slab with screed;
- Air brick protection.
- Non return valves to be used in drainage design to prevent back up of flow;
- All water, electricity and gas meters to be located, as high as possible;
- Adequate sealing of joints between the internal units required to prevent any penetration of water behind fittings;
- Heating systems such as boiler units and ancillary devices to be installed as high as possible;
- Walls to have closed-cell cavity insulation and a damp proof course;
- Internal walls to be painted, not wallpapered.
- A flood warning alarm system is provided in the rear gardens of the properties, so that once the flood water enters the rear gardens, an alarm is raised in order to notify the occupants to put flood barriers on the front and rear doors of their properties.
- Provision of compensatory flood storage on the site to a 1 in 100 year plus climate change standard. As built ground level information submitted.

REASON

To minimise the impact of flooding on the proposed development and future occupants, and to minimise the impact of the proposed development on the surrounding area, and to comply with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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 (2016). 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).

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
PT1.EM6	(2012) Flood Risk Management

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.
AM14	New development and car parking standards.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) 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.

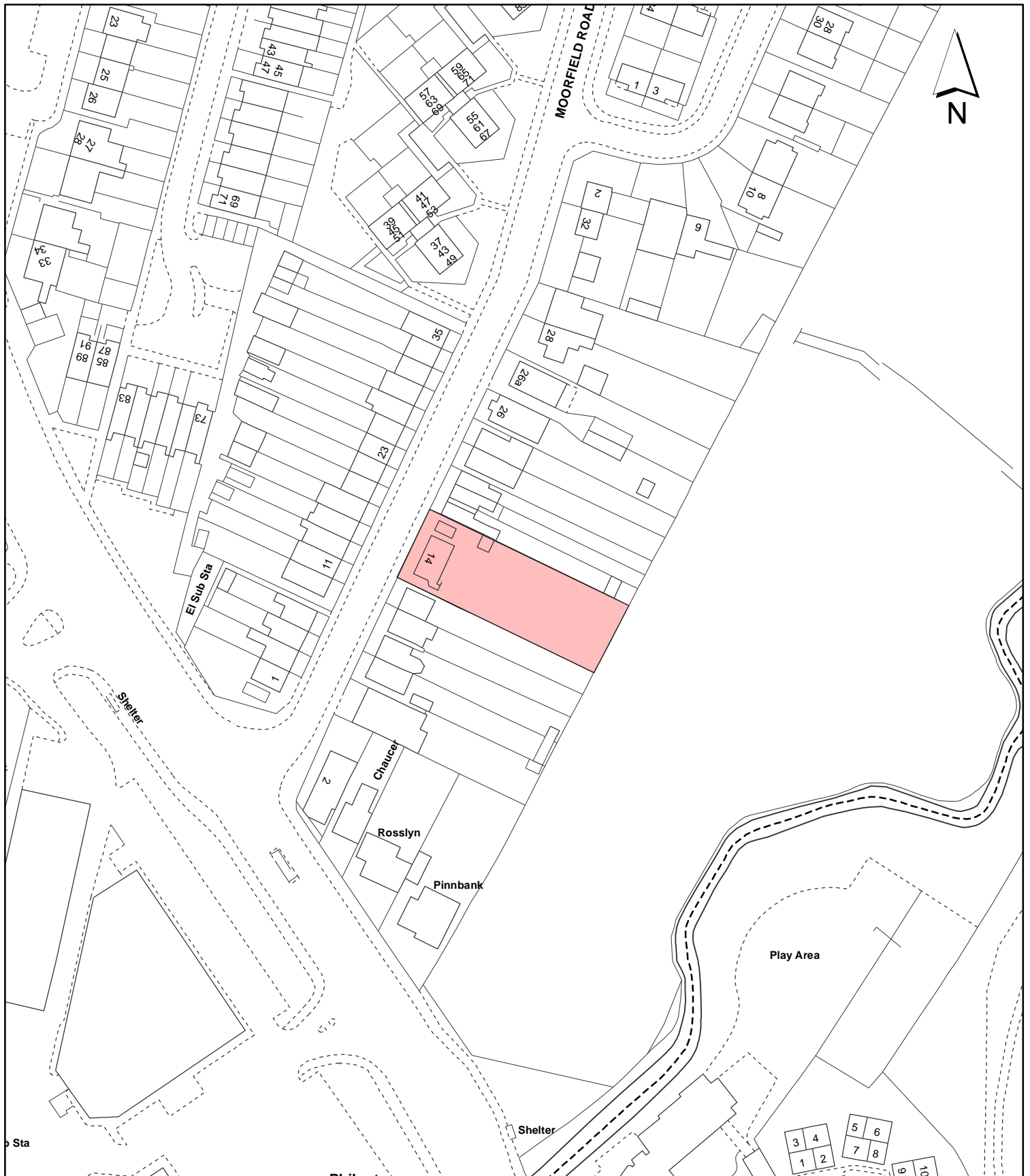
D) No bonfires that create dark smoke or nuisance to local residents.

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 (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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**14 Moorfield Road,
 Cowley**

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

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

Planning Application Ref:

69313/APP/2016/2731

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016



HILLINGDON
 LONDON