

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

**Address** 18 HIGHFIELD DRIVE ICKENHAM

**Development:** Part two storey, part single storey rear extension, two storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, 2 front dormers, 4 side rooflights and conversion of garage to habitable use to include alterations to elevations.

**LBH Ref Nos:** 33211/APP/2016/4580

**Drawing Nos:** Proposed Ground Floor Plan  
Proposed First Floor Plan  
Proposed Front and Side Elevations  
Proposed Rear and Side Elevations  
Proposed Loft Plan  
Proposed Roof Plan  
Existing First Floor Plan  
Existing Front and Side Elevations  
Existing Rear and Side Elevations  
Location/Block Plan  
Existing Ground Floor Plan

**Date Plans Received:** 20/12/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 17/01/2017

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached two-storey dwelling with a hipped roof. The property has an integral garage and a second garage to the side of the property. There is a porch with a hipped roof centrally located to the front of the property. To the rear of the property is a two storey rear element with two hipped roofs set down from the main roof of house; and a rear conservatory addition. To the North of the application site lies No.16 Highfield Drive, a two-storey detached property. To the South of the application site lies No.22 Highfield Drive, also a two storey detached property. Both properties project further to the rear, beyond the rear building line of the application site.

The front of the property is laid in hardstanding and provides parking for at least 3-4 vehicles. The principal elevation faces South East.

The street scene is residential in character and appearance comprising detached properties, the majority of which have been substantially extended. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

The development comprises the erection of a part two storey, part single storey rear

extension, two storey front extension, first floor side extension, raising of roof to create habitable roofspace to include a rear dormer, 2 front dormers, 4 side rooflights and conversion of garage to habitable use to include alterations to elevations.

The two storey rear extensions would comprise 2 x two storey rear projections separated by a single storey element with a terrace above.

The two storey side extensions would measure 5.7 M and 5.5 M wide respectively. They would have a hipped roof profiles and would be set 1.25 M below the main roof profile. They would project 4.25 M deep.

The single storey element would measure 4.22 M wide x 3.0 M high with a flat roof, and 4.25 M deep. The terrace area above the ground floor element would also measure 4.25 M deep and would be accessed via bi-fold doors on the first floor. The terrace would be fully screened on both sides by the flank walls of the two-storey rear elements.

The front extension would measure 3.25 M wide x 1.8 M deep x 7.0 M high with a pitched roof over.

The side element would comprise a first floor extension over the existing side garage measuring 3.2 M wide with hipped roof profile which extends to the main roof slope. A gap of 1.2 M would remain to the side boundary.

The front dormer windows would have a pitched roof over and measure 1.45 M deep x 1.25 M wide x 1.6 M high.

The rear dormer would be centralised into the main rear roof slope and measure 3.25 M wide x 1.5 M high with a flat roof, providing set ins of 3.5 M - 4.0 M to the side boundaries, and 1.45 M to the ridge and eaves. The main roof would be raised approximately 1.0 M high.

The proposal would accommodate the enlargement of the ground floor; two additional bedrooms (currently the property is a three bedroom house); and a games room in the loft space.

### 1.3 Relevant Planning History

12536/APP/2009/1896      36 Highfield Drive Ickenham

Erection of a two storey four-bedroom detached dwelling with habitable roofspace and associated parking, involving demolition of existing dwelling.

**Decision Date:** 29-07-2010      Approved      **Appeal:**

33211/APP/2013/3453      18 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 3.25 metres, and for which the height of the eaves would be 3.1 metres

**Decision Date:** 23-12-2013      Refused      **Appeal:**

33211/APP/2014/4      18 Highfield Drive Ickenham

Demolition of existing utility room and 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 3.25 metres, and for which the height of the eaves would be 3.10 metres

**Decision Date:** 11-02-2014      **PRN**      **Appeal:**

33211/APP/2015/1061      18 Highfield Drive Ickenham

Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations

**Decision Date:** 02-06-2015      **Approved**      **Appeal:**

6546/APP/2010/2228      38 Highfield Drive Ickenham

Two storey, five-bedroom detached dwelling with habitable roofspace, involving demolition of existing dwelling.

**Decision Date:** 29-11-2010      **Refused**      **Appeal:**27-JUN-11      **Allowed**

6653/APP/2016/967      1 Highfield Drive Ickenham

Part two storey, part single storey rear extension, two storey front extension, extension to roof to rear to allow for additional habitable roof space and conversion of garage to habitable use involving alterations to front

**Decision Date:** 16-08-2016      **Approved**      **Appeal:**

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

Planning permission was approved at Committee for a similar scheme on the 02.06.15; application ref.33211/APP/2015/1061 comprising:

A part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations.

The main changes to this scheme involve the introduction of a second two storey rear extension and the reconfiguration of first floor side extension.

It should also be noted that there are a number of extensions and properties within Highfield Drive that also have crown roofs, namely the following:

- 1 Highfield Drive - an extension incorporating a crown roof.
- 36 Highfield Drive- a new build property, currently under construction.
- 36 Highfield Drive- allowed on appeal.

Please note the relevant planning history's have been included.

## **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**

Four neighbouring properties, Ickenham Residents Association x 2 were consulted on 19.03.17.

2 responses have been received as follows:

- The plan to build a second storey extension will cause a loss of light.
- new high wall would cause visual intrusion.
- the side elevation plan there are to be windows in the side elevation would cause overlooking.
- the overall mass of the proposed new building is far too large and unseemly from the front road scene.

Ickenham Resident's Association:

The roof which had been approved under 2015/1061 on 02.06.15 has now been changed to be one hipped roof with previously set-back side extension now coming forward and creating a substantially new massive front and elongated side elevations, which will represent a very prominent appearance in the street scene compared to other houses in the road. The proposed new roof design will accentuate even more the proposed new entrance, which comes forward by approx. 2.5 m, approved by your team on 02.06.15, but still contrary to HDAS guidelines, section 8.4. Still no dimensions appear to have been submitted for the proposed raised height of the roof in relation to neighbouring properties. The rear elevations now show two gabled two-storey extensions.

OFFICER COMMENT: The above concerns have been considered in the main body of the report below.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- |      |  |
|------|--|
| AM14 | New development and car parking standards.                                   |
| BE13 | New development must harmonise with the existing street scene.               |
| BE15 | Alterations and extensions to existing buildings                             |
| BE19 | New development must improve or complement the character of the area.        |
| BE20 | Daylight and sunlight considerations.  |
| BE21 | Siting, bulk and proximity of new buildings/extensions.                      |
| BE22 | Residential extensions/buildings of two or more storeys.                     |
| BE23 | Requires the provision of adequate amenity space.                            |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

## 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 existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

### Character of the Property

Policy BE15 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all extensions and alterations to harmonise with the architectural composition of the original house.

Section 3.0 of the adopted Supplementary Planning Document HDAS: Residential Extensions requires single storey rear extensions to be no more than 4.0 m deep and 3.0 m high with a flat roof.

Section 6.0 discusses two-storey rear and first floor rear extensions. Paragraph 6.4 states that the extension should be designed to appear subordinate to the original house. In particular extensions should not protrude too far from the rear of the property, as such guidelines have been imposed. On the basis that the 45-degree line of sight is not breached, then a maximum depth can be applied. In this case, in order for an extension to appear subordinate, the maximum depth permitted for a detached property is 4 M. Paragraph 6.6 states that the height of the building should not exceed the height of the existing building.

Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey buildings to be set-in by 1 M from the side boundary line, for the full height of the building.

Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Where a roof can be extended, the Council would recommend small dormer(s) window(s) or roof lights. Section 7.0 of HDAS states "it is important to create an extension that will appear secondary to the size of the roof face within which it will be set". Specific guidance is set for rear dormer extensions to terraced and small semi-detached properties as follows: any roof extension...should be set at least 1m below the ridge level, at least 1 M above the eaves level and at least 1 M from the sides of the roof.

The depth of the ground and first floor rear elements exceeds the prescribed 4.0 M, measuring 4.25 M. This is considered to be acceptable, given that the adjoining properties currently project beyond the rear building line of the application site. Overall, the width, height and roof profiles of the proposed single storey and two storey rear extension would be consistent with Sections 3.0 and 6.0 adopted Supplementary Planning Document HDAS: Residential Extensions and the materials proposed match the existing house.

The dormer extension to the rear complies with the minimum requirements by being sited

sufficiently away from the sides, eaves and ridge. Therefore it is considered that the proposed is acceptable and would appear subordinate to the original roof. The front dormers would appear minimal and subordinate by way of their small size and design. The proposed roof lights would provide additional light into the room and would be minimal in terms of their appearance and siting.

A separation distance to the boundary of 1.225 M-1.5 M is provided. This accords with Policy BE22 and it is considered that the set-in reduces the overall bulk and massing of the scheme.

Thus, it is considered that the proposed extension by virtue of its size, scale, height and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Supplementary Planning Document HDAS: Residential Extensions Sections 3.0 and 6.0.

#### Visual Amenities of the Street scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require all extensions to harmonise with the streetscene and complement or improve the character of the area.

Section 8.0 requires front extensions to be in keeping with the character of the property and not to appear prominent in the street scene. Section 8.4 states "Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected".

The first floor rear extensions would be set in the required distance from each of the side boundaries such that it would ensure that the separation between the neighbouring properties is sufficient, at first floor level, to not result in any form of a terracing effect or over-dominance.

It is noted that the majority of the properties in the immediate locality have been extended with differing elevational treatment and designs, footprints and roof heights. The raising of the ridge height would be marginal, as per the already approved application.

It is considered that the crown roof profile is considered acceptable on the basis that many properties in the area have crown roof profiles (please refer to the planning history section for recently approved schemes); the crown roof would be relatively small and would not dominate the roof slope and would not be visible within the street scene. Thus, on balance, it is considered that the proposal is acceptable in design terms and would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies.

It is noted that many properties within Highfield Drive have ornate frontages and front projections, which has formed part of the character of the area. Many of these front projections come forward of the main building line. The proposed two-storey front extension, would provide a degree of articulation to the existing property, which currently has a front projecting centralised porch feature. It is considered that given the varied character of the street scene this element of the scheme would be a welcome addition to the property and would not detract from the visual amenities of the streetscene.

The proposal would therefore accord with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Overall, it is considered that the overall siting, size, scale, massing and bulk of the proposed development would ensure that it would have an acceptable impact on the surrounding area and harmonise with the visual amenities of the locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Impact on Neighbouring Properties

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions 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".

Objections have been received regarding the potential impact on the neighbouring occupiers in terms of loss of daylight and sunlight, overlooking and overdominance. Paragraph 6.22 explains that in order to ascertain the impact a two-storey rear extension would have on the daylight and sunlight of a neighbouring property, the 45-degree line of sight is implemented and used to assess the impact. No. 16 to the North of the application site and No. 22. to the South currently project beyond the original building line of the application site. The submitted plans demonstrate that the proposed two storey elements would not breach the 45-degree line of site from either of the neighbouring properties nearest habitable room windows.

It is considered that the 2 M high boundary fence would be acceptable and would retain the openness which exists at the rear of the properties, given the extensive rear gardens.

It is noted that the proposed rear extensions would have windows on the side elevation directly facing the adjoining occupiers of No. 22. It is considered that windows were positioned on the side elevation of the previously approved scheme; and at present the existing conservatory provides direct views onto No. 22. The proposed scheme would not worsen or exacerbate the existing situation. Therefore given the boundary treatment and existing (and previously approved) relationship, overall no undue overlooking/loss of privacy would occur.

The proposed roof lights would be positioned a level above head height and would provide oblique views, which are considered acceptable and similar to those of the adjoining occupiers.

The proposed first floor terrace area (above the single storey rear extension) would be fully screened to the North and South by way of the proposed flank walls of the two storey rear extension. This would prevent any overlooking to neighbouring properties. The terrace

areas would provide views to the rear garden, similar to the views afforded by the fenestration in the rear elevation.

The proposed extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, over-dominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Garden Space

The resulting amenity space of approximately 600 square metres would exceed 100 square metres which is considered adequate for a four bedroom property, and would be in compliance with paragraph 5.13 of HDAS and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Parking

The application proposal would not result in the loss of parking on the site. At least three parking spaces are available at the front of the property which would be sufficient for the extended property. In addition a garage space would be retained. Therefore it is considered that the proposed development would not impact on existing on-site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### Conclusion

The proposed development complies with the Policies of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is 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 Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Front and Side Elevations, Proposed Rear and Side Elevations, Proposed Loft Plan and Proposed Roof Plan.

#### **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 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 facing 16 or 22 Highfield Drive.

**REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the 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** Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

**Standard Informatives**

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
  
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
  
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
  
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
  - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

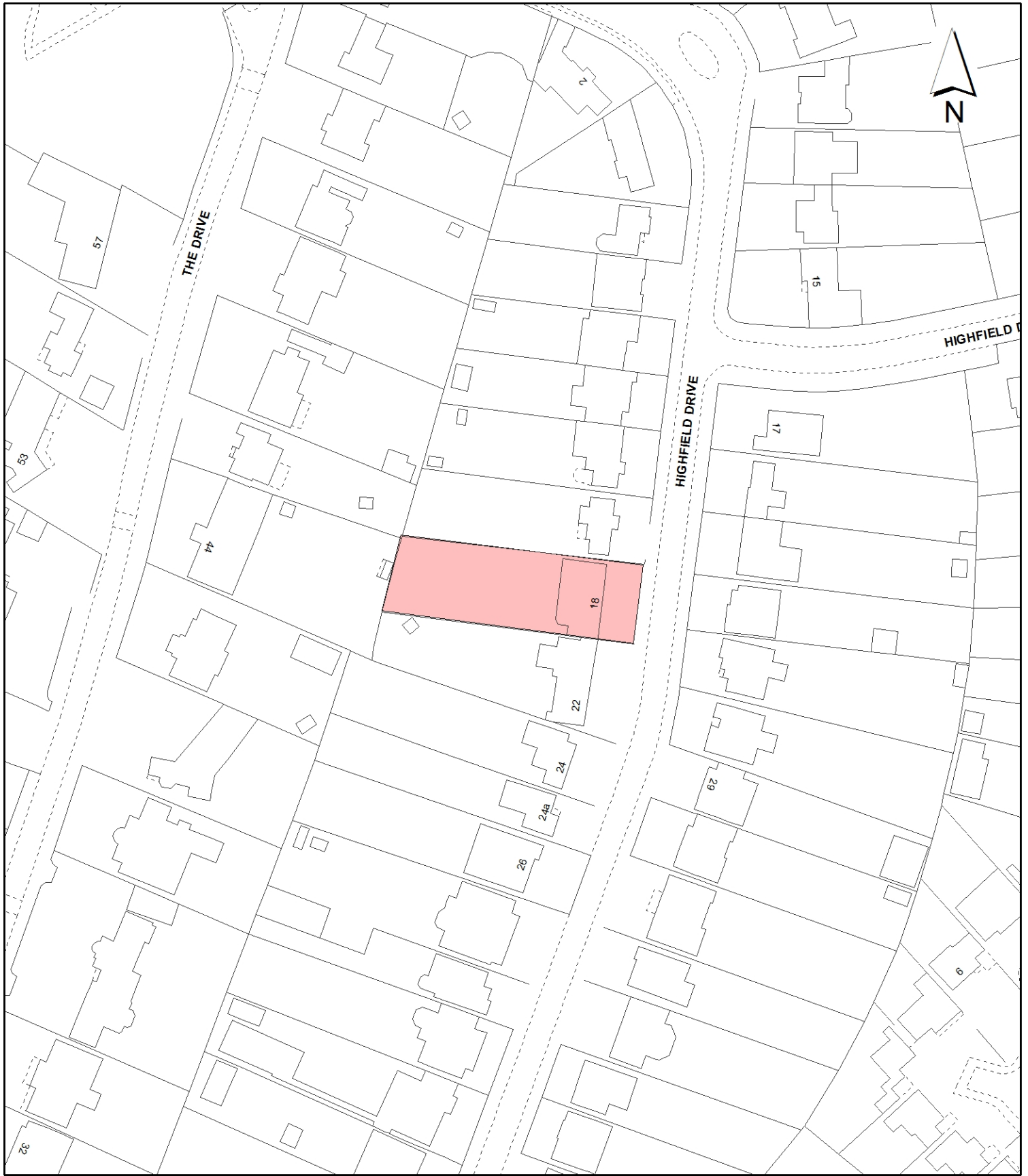
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**18 Highfield Drive**

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

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

Planning Application Ref:  
**33211/APP/2016/4580**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**April 2017**



**HILLINGDON**  
 LONDON