

Report of the Head of Planning, Sport and Green Spaces

Address 7 HEDGESIDE ROAD NORTHWOOD

Development: Part two storey side extension and a single storey rear extension, conversion of roofspace to habitable space, erection of open porch to front, part conversion of garage including associated alterations and landscaping to the front and rear (REVISED PLANS).

LBH Ref Nos: 38605/APP/2017/2296

Drawing Nos: Block Plan
4676/11 Rev E
4676/09 Rev C
4676/10 Rev E
4676/07 Rev H
1476/08 Rev E
Location Plan
4676/03 Rev H

Date Plans Received: 23/06/2017

Date(s) of Amendment(s):

Date Application Valid: 10/07/2017

DEFERRED ON 3rd October 2017 FOR FURTHER INFORMATION ON

This application was deferred at the North Planning Committee on 3rd October 2017 as Members sought clarity over some discrepancies in the report. The application drawings have since been updated after officers undertook a further site visit. Neighbouring residents were re-consulted on the amended plans and the report was updated accordingly. The petitioner has lodged a new petition in objection.

It can be clarified that permission is being sought for an open sided porch. The proposed plan achieves an adequate set back from the side boundary. The amended plans illustrate the balconies from the rear elevations have been removed since the last committee meeting.

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey detached located on the Western side of Hedgeside Road. The property is set beneath a hipped roof with one side extending down to form a cat slide roof feature over the integrated double garage. In the centre of the front elevation there is a two storey gabled projection and a dormer window either side. There are two further dormers on the rear elevation. The property is elevated above the road with the driveway to one side and a set of steps, centrally positioned leading to the front door. There is also a good sized rear garden rises is a level higher than the house. The principal elevation faces East. No 5 is situated to the South and No 9 to the North.

The street scene is residential in character and appearance comprising primarily large

detached properties. The site does not lie within a Conservation Area or an Area of Special Local Character, nor are there listed buildings within the vicinity of the development.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). It is also covered by Tree Preservation Order (TPO) 12.

1.2 Proposed Scheme

This application seeks planning permission for the following:

REAR EXTENSION

- erection of a single storey rear extension which is projected to different depths. At the most southern part of the rear extension extends to 4m, thereafter 3m and the most northern part of the rear extension would extend by 2m.

SIDE EXTENSION

- at ground floor level the side extension is proposed to include a width of approximately 1.5m and a depth of 4.2m;
- at first floor level the width is proposed to be approximately 3.5m and 9m depth; and
- the proposed side extension does not project further than the existing wall at ground floor level retaining a 900mm gap and 1500mm gap at first floor level.

FRONT PORCH

The proposal includes an open sided front porch which is 1.5m deep and 2m wide.

OTHER ALTERATIONS

The proposal also includes the following:

- Internal reconfiguration to provide an accessible bedroom at ground floor level;
- The conversion of the loft space into habitable space;
- 1no traditional dormer and 2no rooflights to the front;
- 1no traditional former to the rear and 2no rooflights;
- 1no rooflight to the side; and
- alterations to the fenestration at ground and first floor levels to the rear.

1.3 Relevant Planning History

38605/APP/2000/1577 7 Hedgeside Road Northwood

CONVERSION OF PART OF GARAGE TO A HABITABLE ROOM

Decision Date: 28-11-2000 **Approved** **Appeal:**

38605/APP/2001/938 7 Hedgeside Road Northwood

REMOVAL OF CONDITIONS 5 (ADDITIONAL LANDSCAPING) AND 6 (CONSTRUCTION OF ADDITIONAL PARKING SPACE) OF PLANNING PERMISSION REF.38605/APP/200/1577 DATED 28/11/00; CONVERSION OF GARAGE TO A HABITABLE ROOM

Decision Date: 13-07-2001 **Approved** **Appeal:**

38605/APP/2004/2982 7 Hedgeside Road Northwood

ERECTION OF SINGLE STOREY PART SIDE, PART REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING KITCHEN)

Decision Date: 23-12-2004 Approved **Appeal:**

38605/APP/2016/3272 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear

Decision Date: 22-11-2016 Withdrawn **Appeal:**

38605/APP/2017/554 7 Hedgeside Road Northwood

Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping.

Decision Date: 30-05-2017 Refused **Appeal:**

Comment on Planning History

39605/APP/2017/554 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use, porch to front, part conversion of garage and alterations to front and rear landscaping (refused)

38605/APP/2016/3272 - Part two storey, part single storey rear extension, conversion of roofspace to habitable use to include 4 rear dormers, 1 rear rooflight and 3 front rooflights, single storey front extension and single storey outbuilding to rear (withdrawn)

38605/APP/2004/2982 - Erection of a single storey part side, part rear extension (approved)

38605/APP/2000/1577 - Conversion of part of the garage (approved)

The previous submission was refused on the basis of the proposed part single, part two storey side/rear extension having a detrimental impact on the amenities of the occupiers of no. 9 Hedgeside Road by virtue of over dominance, visual intrusion and loss of outlook. The proposal also included the provision of habitable rooms with no outlook, natural light or ventilation to the detriment of the current and future occupants.

This application follows pre application advice which overcome the previous reasons for refusal. The scale of the extension to the side and rear has been reduced. The proposal no longer features balconies at first floor level and the proposed front porch is to be open sided.

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

6 neighbouring residents were consulted for a period of 21 days expiring on the 9 August 2017. A site notice was also displayed on the lamp post opposite expiring on 11 August 2017.

There were 8 responses received, raising the following issues:

- Loss of privacy from the windows on the second floor.
- Loss of light and outlook from no. 9.
- The dining room does not have any windows and is surrounded by other rooms.
- The proposal fails to comply with the adopted policy.
- Too large.
- Limited side access to the building will give limited space for construction vehicles, which will impede access to Farm Road.
- Out of keeping with the so-called local street scene.
- The parking issue objection will result in damaging water run-off that will occur with the provision of more parking asphalt, having a hugely negative on my property which is opposite and at a lower level.
- Loss of privacy from the balcony.
- Loss of light to the landing of no. 5.

A petition against the proposal was also submitted with 25 signatories.

Officer response: The comments made are duly noted and are largely addressed within the report. Construction access to the side of the property is not considered to be a material planning consideration. No changes are shown to the front drive; Building Regulations may require new soakaways.

Northwood Residents Association - No response.

Following the application being deferred at planning committee on 12/09/2017. The applicant submitted revised plans which were consulted on for 14 days. The following comments were received in respect of the revised plans:

RE-CONSULTATION

The amended plans were consulted upon on 09 October 2017 and 23 October 2017. 7 objections were received to the application which are summarised below:

- the proposal is out of keeping with the neighbourhood;
- the change from 4 to 8 bedrooms is excessive;
- the proposal reduces car parking;
- the terracing effect is not in keeping with the area;
- spoils the outlook and appearance of the area;
- the proposal would result in substantial loss of garden and increase in hardstanding is a flood risk; and
- the proposal would result in loss of daylight/sunlight and privacy.

INTERNAL CONSULTEES

Trees/Landscaping

The house is situated within the area covered by TPO 12. However, no trees protected or otherwise, will be affected by the proposed extension. Terracing of the rear gardens will require some adjustment to accommodate the rear extension. A eucalyptus to the front will need to be removed to accommodate the front porch. No objection subject to conditions for landscaping and levels.

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:

AM7	Consideration of traffic generated by proposed developments.
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.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

HDAS advises that extensions should always be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. Two storey side extensions should be set back 1 m from the boundary. Rear extensions will only be allowed where there is no significant over-dominance. In particular, the extension should not protrude out too far from the rear wall of the original house and that the maximum depth of

4 metres with a flat roof not exceeding 3 m height would be acceptable.

SIDE EXTENSION

The proposed two storey extension would in-fill the area to the side of the house behind the garage which would be set beneath an extended roof. The side extension incorporates one additional rear dormer window matching the form of the existing dormers. The proposed side extension retains the existing gap of 900mm between No 7 and No 9 at ground floor level. The extension is set away from No 9 by 1500mm at first floor level retaining the a gap between both properties which is characteristic of the area. This element of the proposal is considered to be in keeping with the host dwelling and surrounding area and is therefore considered to be acceptable.

REAR EXTENSION

To the rear the proposed single storey extension is projected to different depths retaining the character of host dwelling. The most southern part of the site is proposed to extend to 4m, thereafter 3m and the most northern part of the site would be 2m.

The rear extension features a flat roof and is of 2.65 m in height. The windows of the two dormers facing this area have been lengthened to allow light into the rooms it serves.

OTHER ALTERATIONS

To the front the proposal includes the replacement of one of the existing dormers with two smaller traditional dormers which are considered to be in keeping with the character of the host dwelling. These measure 2 m in width, 2.6 m in height and 1.65 m in depth.

The proposal also includes the provision of an open sided front porch which measures 1.5 m in depth, 2 m width with a hipped roof detail matching the above dormer windows of 3.5 m in height. It is also proposed to convert the loft space to form two additional rooms, with the inclusion of 5 rooflights.

HDAS advises that extensions should be designed so as to appear 'subordinate' to the original house. The width of a side extension should be considerably less than the original house and be between half and two thirds of the main house. HDAS requires side extensions to retain at least a 1m gap between buildings at ground floor level increasing to 1.5m above ground floor level. This application retains a 1300mm gap at ground floor level between the two dwellings which increases to 1500mm at first floor level.

HDAS further advises that a single storey rear extension not exceeding 4 m in depth with a flat roof of 3 m would be acceptable. This is a large dwelling set within a spacious plot and although the additions are large, the proposed extensions would comply with the requirements set out in the HDAS . The existing house is large and proposed extensions would remain subordinate to the host dwelling and the proposed design is in keeping with the host dwelling.

This area is characterised by large properties of varying architectural styles and designs, a number of which already benefit from extensions. In terms of appearance, the proposed extensions are considered to be in keeping with the character and appearance of the wider area. As such, the development complies with the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

and HDAS: Residential Extensions.

AMENITY

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate and amenities of existing houses safeguarded. The proposed two storey extension would sit adjacent to the boundary with no.9 to the North. However given that No. 9 is set slightly forward in the plot compared to the application site, the new two storey element will project beyond their rear wall by approximately 2.3 m. The extension would be separated from the adjacent property by approximately 2 m and would maintain the 45 degree line of sight from the first floor windows as indicated on drawing ref: 4676/07 Rev H.

To the south No. 5 is set within a deeper plot on a lower slope, and although concerns have been raised over the potential loss of light to the landing of this dwelling, this is not a habitable room. Given the siting and scale of the proposed extension it is not considered the proposal would detrimentally impact on that property. As such, the proposal complies with Policies BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The principle windows will all face the front and rear of the property and would not result in any additional overlooking or loss of privacy to that already in existence. One first floor side window would serve a bathroom and could be conditioned to be obscure glazed and fixed shut below 1.8 m. As such, the proposal would be in compliance with Policy BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The previous submission raised concerns over proposed two habitable rooms serving as a reception room and a dining room, losing their existing external windows. This proposal has removed the existing external doorways opening these areas into the new extension. It also proposes two additional ground floor side facing windows with obscure glazing and trickle ventilation, which would provide additional light and through flow to these room. As such it is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016) and Policy BE20 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and over 90% of the garden space would be retained.

The proposal would result in the partial conversion of the garage and loss of the associated parking space; however the existing hardstanding to the front would provide sufficient on-site parking for 2 vehicles. The application proposal would therefore be in compliance with Policy AM14 and the Council's adopted Car Parking Standards. It is noted that concerns were raised over the provision of more parking asphalt, however the proposal does not include further hardstanding to the front of the property. In the interest of retaining the verdant character of the area, an appropriately worded condition has been included requiring further details relating to hard and soft landscaping to the front and rear of the property should permission be granted.

HIGHWAYS

The application would reduce car parking within the garage to one car, nonetheless the house benefits from existing hardstanding that has sufficient space to provide at least three off street car parking spaces. There is therefore no concern relating to this aspect of the proposal. In light of comments expressed by neighbouring residents in respect of the potential increase in hardstanding, a suitably worded condition is attached to ensure the front of the property remains in keeping with the character of the area.

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:

Block Plan
4676/11 Rev E
4676/09 Rev C
4676/10 Rev E
4676/07 Rev H
1476/08 Rev E
Location Plan
4676/03 Rev H

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 facing 5 and 9 Hedgeside Road.

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 NONSC No Roof Gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

6 RES9 Landscaping (car parking & refuse/cycle storage)

Prior to commencement, a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Means of enclosure/boundary treatments
 - 2.b Hard Surfacing Materials
3. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

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 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).

3 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7 Consideration of traffic generated by proposed developments.

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.

LPP 3.5 (2016) Quality and design of housing developments

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

4 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).

5 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

6 On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

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:

AM7	Consideration of traffic generated by proposed developments.
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.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2016) Quality and design of housing developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 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.

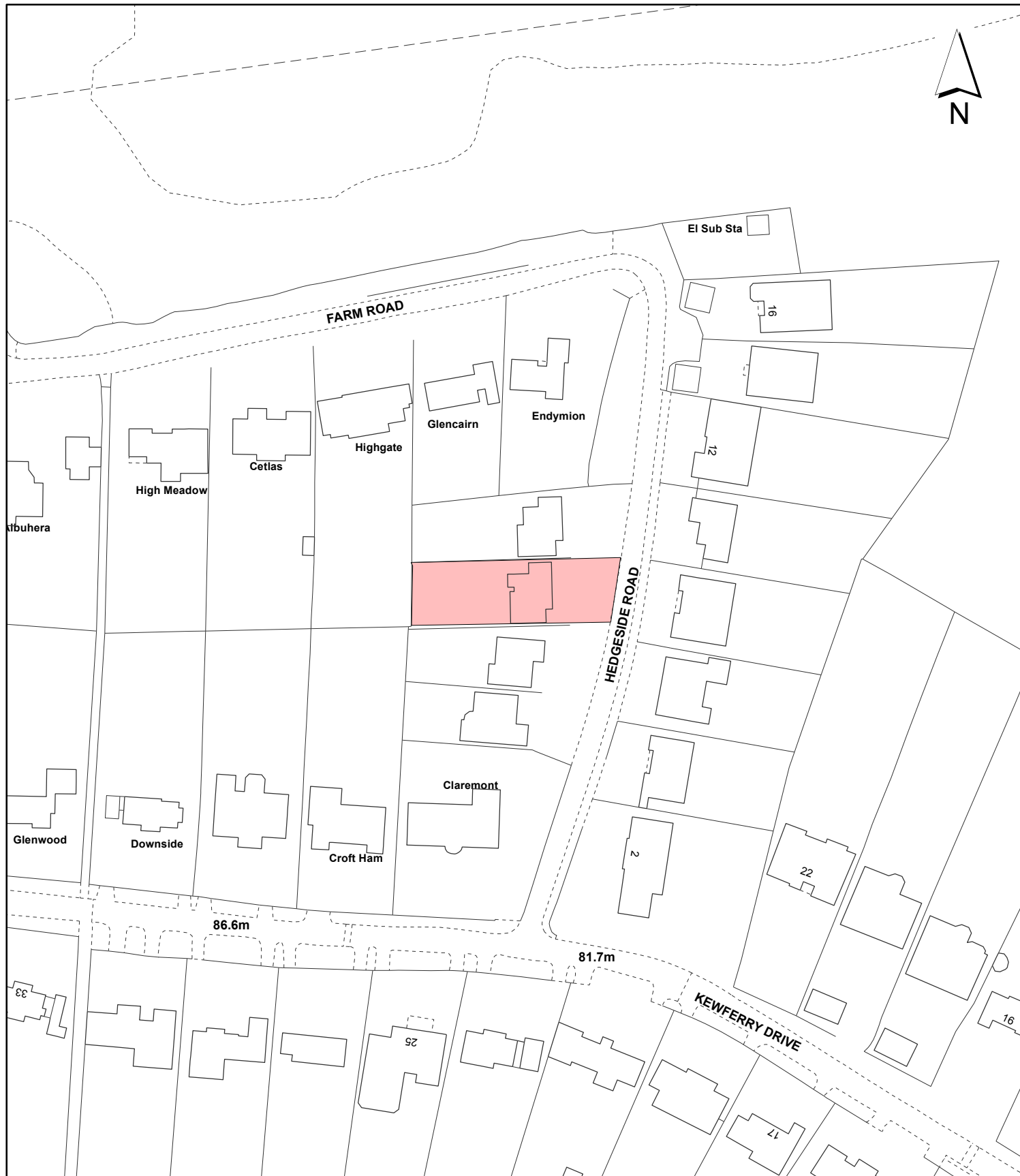
D) No bonfires that create dark smoke or nuisance to local residents.

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: Zenab Haji-Ismail

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

7 Hedgeside Road

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
38605/APP/2017/2296

Scale:
1:1,250

Planning Committee:
North

Date:
November 2017

