

Report of the Head of Planning, Sport and Green Spaces

Address MIDHURST COTTAGE HIGH ROAD EASTCOTE

Development: Part single and part two storey rear extension.

LBH Ref Nos: 73006/APP/2017/3705

Drawing Nos: ZS.PA.2017.A101 Rev P03
ZS.PA.2017.A103 Rev P03
ZS.PA.2017.A102 Rev P05
ZS.PA.2017.A104 Rev P04
Location Plan

Date Plans Received: 12/10/2017

Date(s) of Amendment(s): 11/10/2017

Date Application Valid: 12/10/2017

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached property situated on the North side of High Road with the principal elevation facing South East. There are a total of 8 properties here fronting the High Road which run in a slight stagger to one another with some having been extended over the years, whilst others have not. The property is a brick built two storey dwelling set under a main hipped roof. To one side is an integral garage set under a cat-slide roof projecting down from the main roof which also has a dormer window under a flat roof set in this roof slope. There is a small roof canopy cover over the front entrance. To the front is a good sized garden area which is laid to lawn and a hard-standing driveway leading to the garage. To the rear is a small patio section and a landscaped rear garden surrounded by mature trees and hedges with the majority laid to lawn.

The adjacent property to the South West, Long Meadow, has a single storey rear extension with a pitched roof that extends beyond the rear elevation of the application site. To the North East, Wynnstay has a rear conservatory. The street scene is residential in character and appearance comprising on the whole detached properties of varying design and styles in good size plots.

The application site is located within the Developed Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

The application is seeking planning permission for a two storey rear extension.

The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres at first floor level. The first floor rear elevation has now been reduced in width to 5.74 metres which is now set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metres high.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414.

1.3 Relevant Planning History

73006/APP/2017/2414 Midhurst Cottage High Road Eastcote

Single storey rear extension.

Decision Date: 12-09-2017 **Approved** **Appeal:**

Comment on Planning History

73006/APP/2017/2414 - Single storey rear extension with 2 roof lanterns above measuring 6 metres deep, no wider than the existing house and 3 metres high with a flat roof. The single storey rear extension would be set in 1.9 m from the side boundaries. The proposal comprises a kitchen/dining room and materials would match the existing house. Approved at Committee on 14.09.2017.

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

5 neighbouring properties along with Northwood Hills and Eastcote Residents Association were notified of the proposed development by letter on 19.10.2017. A site notice was displayed to the front of the site on 27.10.2017.

Following the receipt of revised plans the application was re-consulted for an additional 14 day period and consultation closed on 18.01.2018.

Further revisions were received and a further reconsultation was undertaken for a 14 day period on 24th Jan 2018, which ended on 7th Feb 2018.

A petition with 33 signatures was received which objects to the proposal and asks for it to be refused.

By the close of the consultation periods 4 households had objected to or made comments on the proposed development.

The objections from the first consultation are summarised as the following:

- the single storey rear extension was approved by the Planning Committee despite objections from the immediate neighbours and the majority of the residents in Larkwood Rise and High Road.
- in the presentation to Committee for the last application it was stated that this was likely to be but the beginning of several further planning applications.
- this would result in over development of the site.
- if the planning applications had been submitted all together this would have been refused - 'planning by stealth'.
- hope that this extensive building programme is not permitted thus preventing spoiling a rural environment which the residents of Larkwood Rise and High Road Eastcote have preserved.

- inaccuracies in the drawings/statements.
- matching the existing bricks should be old London stocks.
- 2nd storey will extend beyond the adjacent corner of our house and the bulk mass will increase the impact considerably.
- new 1st floor window on the side adjacent to Long Meadow which will cause overlooking and privacy issues.
- Wynnstay, South Lawn and Eversholt are also impacted by removal of trees and overdominance of the new building with loss of light to Wynnstay.
- proposed crown roof will change the existing character of the house and road and allow further extension into the loft.

The following additional comments were received during the reconsultation stating:

- proposal still grossly overdominates the view from their property and will cause overshadowing.
- now be a side bedroom window overlooking property and outdoor area.
- would 'destroy' the original road plan with staggering at the rear of the houses.
- should the application be approved conditions added to remove p.d rights, ensure London stock bricks are used and; a Party Wall Agreement is mandated and that the applicant pays the neighbouring properties costs to employ Independent Surveyors both before and after the development has been completed.
- Request that the external alteration changes now proposed are not allowed.
- If plans are approved request an obscure glazing condition that all bathroom, shower room and bedroom windows on the side elevations are permanently obscure glazed and non opening below 1.8 m.
- The bedroom on the left elevation had swapped places with the bathroom on the right elevation AND an additional 3rd window which directly overlooks the French doors and patio of Long Meadow had been put in the left elevation This additional window is for the rear bedroom which already has 2 good size rear facing windows on the plans. We do not think it is very democratic that a material change externally which greatly affects a neighbouring property should be allowed during this re-consultation period although we accept that changes to the internal layout are reasonable.
- Due to inaccurate annotation, the plans sent on 11/1/18 were corrected and are dated 12/01/18. We note on these plans of 12/01/18 that very belatedly the inaccurate measurement to the Long Meadow boundary on all previous drawings before 11/01/18 has been corrected to 1.6 m from 1.9 m and, therefore, also question if such a large ground floor extension (Ref 73006/APP/2017/2414) would have been approved if the correct proximity had been presented.
- Request external changes on plans dated 12.01.18 i.e. a 3rd window on the left elevation are not allowed and that the approval of 73006/APP/2017/2414 is reviewed.
- If plans are approved request that it is a stated condition that all windows (bathroom, shower room or bedroom) on side elevations are permanently of obscure/frosted glass and non-opening below a height of 1.8m.

OFFICER COMMENTS:

These objections are duly noted and the relevant planning matters will be considered in the main body of the report below. It should be noted that this application seeks planning permission for a 'two storey rear extension' and as the plans illustrate, includes the ground floor extension. Therefore in determining this application the existing grant of planning permission will be a material planning consideration. Amended and accurate plans have also been received. The amended plans also illustrate the set in to be 1.6 metres from the side boundary with Long Meadow. Party wall agreements are not a matter for consideration under this planning application and should be addressed through the appropriate channels

elsewhere.

All appropriate and necessary conditions would also be included with any grant of planning permission.

Concerns have been raised regarding public consultation, but the Council has sought to reconsult on revisions with local residents as and when they are received.

EASTCOTE RESIDENTS ASSOCIATION :An objection was received confirming their support for the previously submitted objections (overdevelopment) and requesting the removal of permitted development rights.

NORTHWOOD HILLS RESIDENTS ASSOCIATION: raised objections and requested that the application be re-consulted on with regard to revisions received in December 2017; the comments are summarised below:

1) While the plans shows the proposed windows on the first floor which will overlook the neighbouring property (Long Meadow) the size of the larger window does not seem to have been disclosed.

2) We believe the proposed development, if approved, will significantly impact the amount natural light to the lower level, patio area and garden of the neighbouring property, Long Meadow. No evidence has been produced to show this is not the case.

3) The plans propose a second floor extension across the whole of the rear of the property. Neighbouring properties have only been permitted to build second floor extensions across part of the rear of the property.

4) This clear is a over development, over dominance of the property

5) The proposal to be lacking in detail , accurate drawings and statements and the

6) We note that the applicant has submitted two planning applications 73006/APP/2017/3705 and 73006/APP/2017/2014 and believe that this is perhaps an attempt to mislead the Planning Officers and Members of the Committee and mask the overdevelopment of the site.

We request that the proposal be refused. Additionally, should the Committee determines to approve these plans we request

1) this be subject to all Permitted Development Rights are removed (to stop further overdevelopment) and all glazing to windows on the side elevations be of frosted obscure glass.

2) This be subject to agreement that the applicant pays the neighbouring properties costs to employ an Independent Surveyors cost both before and after the development has been completed. Required due to the close distance between the properties.

FURTHER COMMENTS FROM RESIDENTS ASSOCIATION STATING:

"On the basis of A102 Rev P03, we ask why side elevation windows to the now designated bedrooms 2 & 3 need to be installed at all, as both rooms are shown as having rear elevation windows as well. However, if these side windows must remain to meet valid planning criteria, we ask for your confirmation that, as indicated in your email, any approval of this application will add the condition that all windows that are approved on the side elevations of the property must have obscured glass and be non-opening below a height of 1.8 metres, this to include for the side windows to bedrooms 2 & 3 and to the bathroom and ensuites, as now shown. Your original Officer's Report stated the option for a condition of obscured glass but this was not followed through as an actual condition of approval in that document, nor was the non-opening element mentioned."

INTERNAL COMMENTS

Conservation - October 2017

This application would have no bearing upon the nearby Eastcote Village Conservation Area.

Jan 2018

No impact on any known heritage assets, no comments.

OFFICER COMMENTS:

The site is outside the Conservation Area whose boundary is on the other side of High Road at the front of the property. Even if Policy BE4 were to be applied, and which reflects the relevant legal duties and assessments of impacts upon the settings of such areas, this is for a proposal to the rear of the property and would cause no harm to the character and appearance of the conservation area.

Landscape Officer October 2017

Comment: This site was the subject of a previous application, ref. 2017/2414, which was approved. The response to the planning questionnaire (Q7) states that no trees will be affected by the development. However, site photographs indicate that there are trees / tall hedge to the rear / side boundary which will be close to the proposed extension. These trees should be protected from accidental damage during the construction operations. Recommendations: No objection subject to conditions RES8 and RES10.

Jan 2018

Comment: No trees or other landscape features of merit will be directly affected by the proposal. Care should be taken to protect the neighbouring tree from any indirect damage resulting from the building operations. Recommendation: No objection subject to conditions RES8 and RES10.

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:

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

BE4 New development within or on the fringes of conservation areas

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues to be considered are the effect of the proposal on the character and appearance of the original building, its impact on the surrounding area, any potential impacts on the amenities of the adjoining occupiers and the requirements of future occupants of the dwelling.

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.

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) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered acceptable where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached properties should not exceed a maximum depth of 4 metre. Paragraph 6.6 of the HDAS states the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line.

The proposal has been revised and amended drawings submitted illustrate the complete removal of the crown roof element and reduction in the width at first floor level. The submitted plans illustrate that the proposal will extend to 6 metres at ground floor level across the full width of the rear elevation and a maximum of 4 metres in width at first floor level. The first floor rear elevation measures 5.74 metres in width which is set in by 4 metres from the North East corner. The single storey element is set under a flat roof 3 metres high. Amended plans confirm that the dwelling is set in 1.6 metres from the boundary to the West and 1.9 metres to East.

It is noted that the ground floor element has already been granted planning permission under reference, 73006/APP/2017/2414. The previous officer's report confirmed that adjoining properties have been extended to the rear or have single storey extensions that extend beyond the rear elevation of Midhurst Cottage. Taking into consideration the overall size, scale, orientation height, design and the 1.6 metre and 1.9 metre set in from the side

boundaries, the proposal would not result in an unacceptable impact on Long Meadow or Wynnstay in terms of unacceptable; overdominance, causing overshadowing, loss of light and loss of outlook.

With regard to the first floor element proposed under this application, the proposal is in accordance with HDAS requirements as it would extend to a maximum of 4 metre from the rear elevation. This would not run the full width and would be 5.74 metres wide which would ensure it would be set in from the North East corner by 4 metres. This ensures that the proposal would not impinge any of the 45 degree lines taken from either neighbouring property.

The roof form has now also been significantly revised and importantly the crown roof element has been removed together with the reduction in width at first floor level. This results in a much more sympathetic design which maintains the integrity of the original dwelling and provides a subservient extension.

It is considered that the proposed extension taken in its entirety would not represent a visually over-dominant or unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be in compliance with Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15, BE19 and BE21 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies.

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 should protect the privacy of the occupiers and their neighbours.

The proposal by virtue of its height, depth and set-in dimensions would not result in any unacceptable impact on the residential amenities of the neighbouring dwellings to the South and to the North by reason of unacceptable; over-dominance, overshadowing, visual intrusion, loss of light and outlook.

Following the objections and concerns raised in regards to the size and position of the side windows on the West elevation, the internal layout has been revised which results in the change to the fenestration to the side elevation on the West. Three small obscure glazed windows are proposed in the western flank elevation facing Long Meadow and all serve non-habitable rooms such as en-suites. The two proposed side windows on the Eastern flank elevation would be for an en-suite and a small secondary window for a habitable room. All of these windows are proposed to be conditioned to be permanently obscurely glazed. It is considered that the proposal would therefore not have any detrimental impact on the residential amenities of the occupiers of the neighbouring properties, and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

Policy BE23 states all extensions should provide or maintain external amenity area which is sufficient to serve the occupants of the property in terms of its size and usability. The application site would maintain a rear amenity area of well over 100 square metres to continue to accord with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

The parking provision remains unchanged and therefore would continue to accord with Policy AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions (December 2008).

Given the above considerations, this application, as amended, is considered to be acceptable and is therefore recommended for approval, subject to conditions. Given the alterations currently recommended for approval, it is considered necessary to impose a separate condition restricting any further development under certain permitted development hereafter. This would also help to ensure that issues regarding privacy and overlooking can be controlled and monitored in the long term.

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 plan, numbers ZS.PA.2017.A101 Rev P03, ZS.PA.2017.A102 Rev P05, ZS.PA.2017.A103 Rev P03, ZS.PA.2017.A104 Rev P04

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 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) 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 Long Meadow and Wynnstay.

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 HO6 Obscure Glazing

All new proposed windows on both side elevations facing Long Meadow and Wynnstay shall be glazed with permanently obscured glass with no less than Level 4 Obscurity on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

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 HO7 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).

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2, Part 1, Class A,B,C,D,E (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s); nor any extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 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 (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).

- 3 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.

- 4 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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:

HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
BE4	New development within or on the fringes of conservation areas
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2016) Quality and design of housing developments
LPP 5.3	(2016) Sustainable design and construction

- 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.

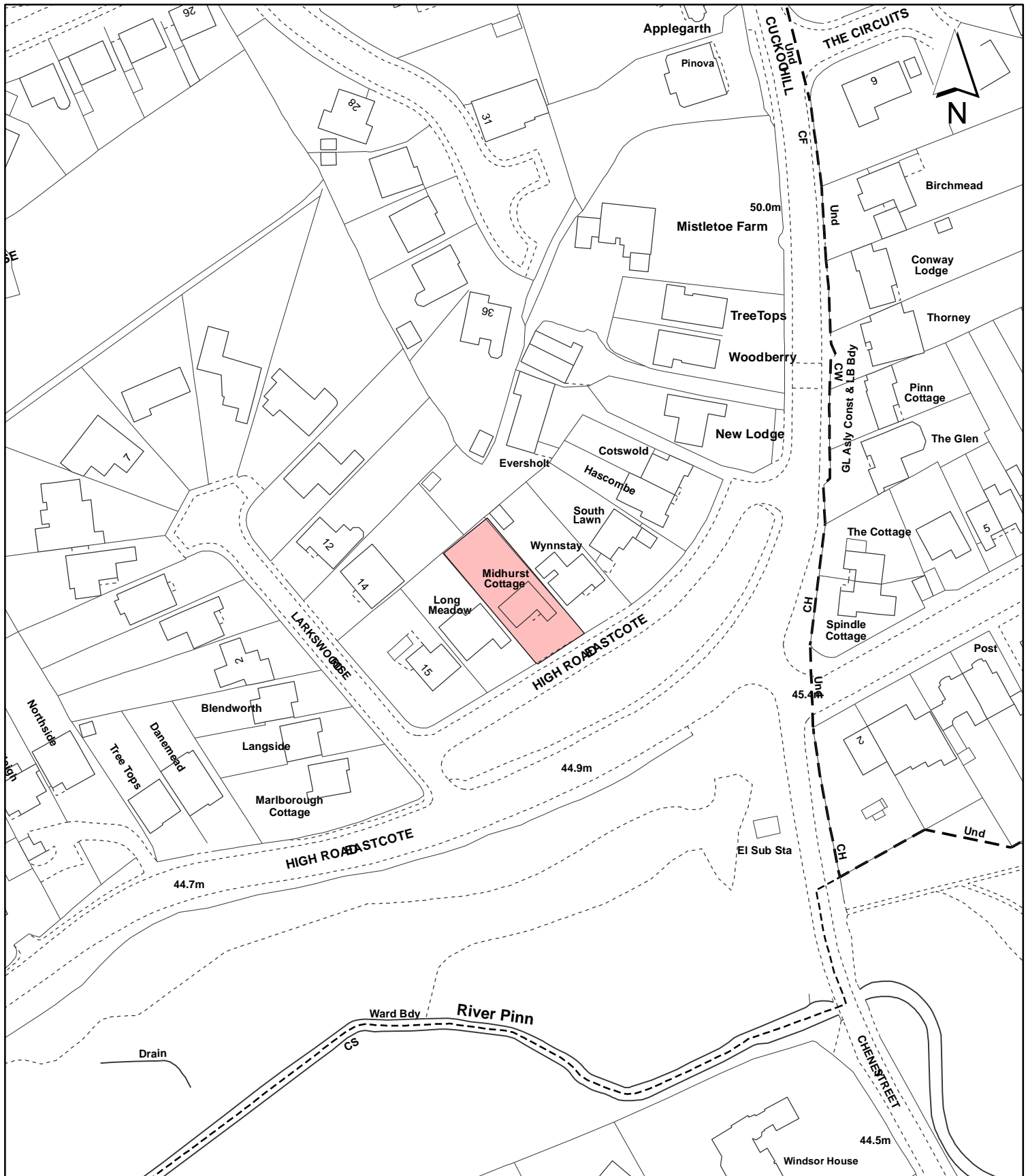
D) No bonfires that create dark smoke or nuisance to local residents.

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: Hardeep Ryatt

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Midhurst Cottage
 High Road**

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

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

Planning Application Ref:

73006/APP/2017/3705

Scale:

1:1,250

Planning Committee:

North

Date:

February 2018



HILLINGDON
 LONDON