

## Report of the Head of Planning, Transportation and Regeneration

**Address** 5 CHILTERN ROAD EASTCOTE MIDDLESEX

**Development:** Part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers.

**LBH Ref Nos:** 54673/APP/2018/1363

**Drawing Nos:** Location Plan  
MKM/17/CHI05/PL12 pg02  
MKM/17/CHI05/PL12 pg03  
MKM/17/CHI05/PL12 pg04  
MKM/17/CHI05/PL12 pg01

**Date Plans Received:** 20/04/2018                      **Date(s) of Amendment(s):**

**Date Application Valid:** 20/04/2018

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site comprises a detached two-storey dwelling located on the Northern side of Chiltern Road with the principal elevation facing South. The property is brick built set under a hipped roof. To the West side is an attached single storey garage which is in turn attached to the neighbouring property's garage, no.3 Chiltern Road. The area to the front is mainly covered in hard-standing providing off-street parking. To the opposite side is a side gate which leads to the rear. To the rear of the property is a raised patio section which leads down to the main garden which is attractively landscaped with the majority laid to lawn.

To the East of the application site lies No.7 Chiltern Road, a two storey detached property, which is set forward of the application property and has been extended at both ground and first floor level to the rear. To the West of the application site lies No.3 Chiltern Road, a two storey detached property which has been extended at ground level along the boundary with the application site. There are some differences in levels between these individual properties; the land slopes from West to East down Chiltern Road, and slopes to the North to the rear of the properties.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It lies a little distance to the East of the Eastcote Village Conservation Area.

#### 1.2 Proposed Scheme

The application seeks planning permission to erect a part two storey, part single storey side/rear extension and conversion of roofspace to habitable use to include 2 x side dormers.

However it should be noted that planning permission has already been granted

(54673/APP/2017/3666) for the part two storey, part single storey side/rear extension. This element involved a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metres high.

This proposal would involve the addition of the two side dormers. These have been revised with a reduction in size and the position of both dormers amended so that they would be appropriate in terms of set in, set down and set back from their respective roof slopes. In addition the dormer window on the West elevation has been enlarged.

### 1.3 Relevant Planning History

54673/APP/2000/226      5 Chiltern Road Eastcote Middlesex  
ERECTION OF A FIRST FLOOR FRONT EXTENSION OVER ENLARGED NEW OPEN PORCH

**Decision Date:** 05-06-2000      Approved      **Appeal:**

54673/APP/2017/3666      5 Chiltern Road Eastcote Middlesex  
Part two storey, part single storey side/rear extension.

**Decision Date:** 06-12-2017      Approved      **Appeal:**

54673/APP/2018/368      5 Chiltern Road Eastcote Middlesex  
Application for a non-material amendment to planning permission Ref: 54673/APP/2017/3666 dated 06/12/2017 (Part two storey, part single storey side/rear extension) to allow for amendments to drawing numbers to approved plans

**Decision Date:** 07-03-2018      Approved      **Appeal:**

#### Comment on Planning History

54673/APP/2017/3666 - Part two storey, part single storey side/rear extension. Approved on 06.12.2017

54673/APP/2000/226 - Erection of a first floor front extension over enlarged new open porch. Approved 05.06.2000

### 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 Eastcote Residents Association were consulted on 24.04.2018 and a site notice was displayed to the front of the site on 27.04.2018. A further consultation with neighbours took place in respect of the amended plans.

The local ward councillor has called this application in and requested that this be determined at the North Planning Committee.

Two neighbouring objections have been received:

1. Proposal would be detrimental to our property and are not in keeping with the amenity of the local area:

- The proposed loft conversion and side dormers by reason of their design and position would result in a visually intrusive and an un-neighbourly form of development, causing a material loss in residential amenity to the occupiers of No.3 Chiltern Road through loss of privacy.

- The proposed side aspect windows (the loft dormer window and the additional 1st floor window) will have a view directly into one of our bedrooms and through into our bathroom. As a father with a wife and 2 young children I find this positioning entirely unacceptable. Even if these new windows are frosted, they will still have a direct line of sight when the windows are opened for ventilation. This is exacerbated by the lower height of property No 5 relative to property No 3.

- There is no precedent in the road for these style of houses to have dormers visible from the front. It will change the character of the front aspect and be visually obtrusive.

- We would want reassurances that any approved extension will not affect our future ability to extend on top of our garage. If this is the case I would like detailed out what restrictions this would put into place for ourselves.

2. Dormer windows of the roof extension resulting in overlooking and affecting the privacy of our neighbouring property, notably into the front west bedroom window and rear west ground floor roof lantern.

Height and bulk of the roof extension obscuring natural daylight to the existing rooms on the west of our property.

Size, scale and bulk of the proposed development being incongruous with the existing street scene.

Lack of provision for parking necessitated by the additional living space/bedrooms.

Amended drawings were submitted and therefore the application was subject to a second round of consultation. Therefore, in addition to the above, an existing objector submitted a further second detailed objection with photographs. This followed a meeting on site at their property with the officer, who himself took various photographs with the owners full consent. The second letter of objection emailed on the 2nd July states:

The proposed two storey rear extension and additional dormers, by reason of its size, depth, height and proximity to the shared boundary line would result in a visually intrusive and an un-neighbourly form of development, causing a material loss in residential amenity to the occupiers of No.3 Chiltern Road through loss of light, loss of outlook, loss of privacy and overshadowing. I've detailed specific points below that I do not feel I've been addressed in this application.

1. No consideration has been given to the acute drop in garden level at the back of the houses. The garden level is circa 1.14 metres below the floor level in our property. As number 5 would like to continue the floor level of the main house back into the garden, the resulting extension would be very high in comparison to our garden and the rear ground floor windows would be above the fence line causing loss of privacy. This additional height to the single story extension would extend above our existing garage. At garden level this would result in a wall to our eastern edge of some 3.84 metres (approx)

2. The proposed extension will cast much of the Southern part of our garden in shadow over autumn, winter and spring months This will affect the sunlight across the back windows and established flower beds of our North facing garden as currently we receive light from the

East in the morning hours

3. The side windows and windows to the rear of the extension will cause an overlooking problem and loss of privacy into our garden. Even if these windows are frosted, they could be changed in the future. We are fortunate to have a good level of privacy in both gardens, we feel that this would be severely compromised

4. Our side aspect windows in the rear bedroom will be cast into darkness and all views obscured. Our rear bedroom has 2x side aspect windows that we consider a feature of the property and one of the reasons that we bought the property. The rearmost window's view would be completely obscured. Using the 45 degree rule the uppermost extension projects over this line of sight. We feel that the 45 degree angle should be taken from this side aspect window which is part of the feature of the original dwelling.

A note from the planning officers report states,

"Paragraphs 6.2 and 6.3 of the HDAS SPD specify that any two storey/first floor rear extension will only be considered 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. The nearest first floor window is the rear most side aspect window. The proposed second floor extension would breach the 45 degree rule. The rear bedroom of No 3 has 2 side aspect, clear glazed windows. These currently offer plenty of light picturesque views. If the proposed extension went ahead in its current form it would block the view and light from these side aspect windows.

A note from the planning officers report states,

"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."

5. The single floor extension will encroach on the foundations of our garage extension. We feel this intrusion would weaken the wall and cause damp issues.

6. Number 5 is already set back circa 1m from our property We feel that this would accentuate the issues listed above and have a greater effect on our property.

7. The dwellings at both 3 Chiltern Road and 5 Chiltern Road are currently classed as detached. we feel that the current proposal could devalue our property and shift it more towards being seen as 'semi-detached' than it currently is.

8. The proposed side aspect windows (the loft dormer window and the additional 1st floor window) will have a view directly into one of our bedrooms and through into our bathroom. As a father with a wife and 2 young children I find this positioning entirely unacceptable and inappropriate. Even if these new windows are frosted, they will still have a direct line of sight when the windows are opened for ventilation. A top opening aperture would look directly into the bedroom and through to my bathroom door. They would see anyone walking out of the shower. As discussed the 1.8 m height is only relevant if the properties are the same height. My property is around 80 cm higher than number 5's therefore so would then put any opening of this first floor window below eye line rather than above.

In Summary:

Whilst we have no objection to anybody improving their house, we feel that consideration to neighbouring properties has not been given due care and attention in this application. In fact both Cllr's Denys and Haggar whom we have kept in touch with have stated that they can

understand why we are concerned. I have attached their comments below..\*

\*These comments have not been included in this report.

We note with interest that number 7 Chiltern Road were not allowed a 2 story extension and were required to inset the first floor nearest to our neighbours at number 5 in order to satisfy the requirements of number 5 Chiltern Road in 2016. A note from number 7's original planning application (that was turned down) states:

"Planning application ref.58095/APP/2013/1302 for a part two storey, part single storey rear extension, involving demolition of existing rear conservatory was refused for the following reason:

1. The proposed two storey rear extension, by reason of its size, depth, height and proximity to the shared boundary line would result in a visually intrusive and an unneighbourly form of development, causing a material loss in residential amenity to the occupiers of No.5 Chiltern Road through loss of light, loss of outlook and overshadowing.

Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions."

We feel that this is also applicable regarding the proposed extension of number 5.

In addition an existing objector further added,

Dormer windows of the roof extension resulting in overlooking and affecting the privacy of our neighbouring property, notably into our front West bedroom window and rear West ground floor roof lantern. This concern now heightened by the additional window in the East side dormer showing in the amended plan. Height and bulk of the roof extension obscuring natural daylight to the existing rooms on the West of our property. Size, scale and bulk of the proposed development being incongruous with the existing street scene. Lack of provision for parking necessitated by the additional living space/bedrooms, exacerbating an existing issue of lack of parking space for cars residing at No 5.

Officer Comments:

The submitted plans illustrate that all the proposed side windows serve bathrooms or landing areas and can therefore be conditioned to be obscured glazing as the plans indicate. 1.7 m is the usual eye height of a tall adult and is set from within the floorspace; 1.8 m allows for even taller adults. Therefore it is considered there would be no issues in regards to overlooking or privacy. Only relevant planning matters can be considered under this planning application and the proposal is in accordance with the relevant requirements in HDAS Guidance which will be expanded below in the main body of the report. In addition the proposal if granted would not restrict any right for either neighbour to submit their own planning applications. Each planning application before the Council would need to be determined on its individual merits taking all other material factors into consideration.

#### **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.
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.
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	(2011) 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 original dwelling, the impact on the visual amenities of the surrounding area including the setting of the nearby Conservation Area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

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 BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. This policy reflects the relevant legal duties. The Conservation officer does not suggest there is any impact upon the setting of the Conservation Area.

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 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.

Section 7.0 of the Hillingdon SPD relating to Loft Conversions and Roof Extensions states careful consideration should be given to the volume, height, proportion and position and overall appearance of any dormer windows. It is important to create an extension that appears secondary to the size of the roof face within which it will be set. Roof extensions as wide as the house can create the appearance of an effective flat roofed third storey which will be refused permission. Roof slopes which are visible only from other gardens can still impact upon the character and appearance of the residential area, and is just as important for such roof extensions to relate well to the proportions and massing of the existing house and its neighbours.

The proposal involves a double storey rear extension projecting 4 metres from the rear elevation which at ground level wraps around to the side to join the rear of the existing garage. The single storey element to the side would have a flat roof 3 metre high. The two storey and single storey element would not appear disproportionate to the scale and form of the original house. The two storey element would sit directly behind the existing dwelling and would not be visible from the street scene. Both the depths and heights comply with the HDAS guidance and given its position directly to the rear of the main dwelling, would appear subservient to the main roof.

The proposal in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. In addition the Council's conservation officer had also confirmed in the previous application, that they had no objections, stating that the proposals would not have any impact on the character or appearance of the Eastcote Village Conservation Area, (including its setting) or any other heritage assets.

In addition the proposed loft conversion by reason of the overall size, depth and height of the side dormers, are considered not to have a visually intrusive and over-dominant impact upon the residential amenities of the existing and proposed extended property or other nearby properties. There are also examples of similar side dormers in close proximity within the existing street-scene. The proposed windows would provide an adequate outlook and natural light to the rooms they would serve. The proposed internal layout has been appropriately designed such that the proposed side dormers would serve the new staircase and shower room; thus ensuring their respective windows can be obscure glazed and the lower section is non opening. A condition will be included accordingly, that offers a continuing control. The proposed dormer windows have been revised with a reduction in size and the position of both dormers amended so that they would be appropriate in terms of set in, set down and set back from their respective roof slopes. In addition the dormer window on the West elevation has been enlarged in order to soften the appearance to ensure it appears as a glazed dormer window and not simply a flat roof addition. Furthermore the side dormers would be set back from the main front elevation and roof by

7.8 metres and therefore would not be readily visible from the front at street level. As such, the proposal would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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.

Both the neighbouring properties benefit from ground floor extensions. No.3 is to the West and has been extended along the side boundary to the application site such that the proposed extension would not actually extend the 4 metres beyond their extended rear elevation closest to the side boundary. No.7 to the East is set back from the application site and has been extended which results in the proposed ground floor extension sitting behind their rear elevation. The first floor rear extension extends along the original building line, which is set in 0.955 metres from the side boundary to the East with no.7. No.7 is also set back from the application site and has been extended. To the West the application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level. The submitted plans illustrate the proposal would be clear of the 45 degree lines taken from both the neighbouring rear elevations. Side windows which are secondary windows are not applicable for 45 degree assessments under the HDAS requirements contrary to the objection submitted. Reference has also been made to the no.7 Chiltern Road which had a similar first floor extension staggered so that it would not impinge on the 45 degree line for the neighbouring property at no.5 Chiltern Road. The objection raised is that this proposal should follow the same principle and have a staggered rear elevation. However the reason why no such requirement is necessary is because the submitted plans illustrate there is no impingement on the 45 degree lines taken from the main rear elevation. Indeed the plans in fact are taken from the corner of the proposed building line and not from the centre of the rear windows, so the potential impact would actually be less than depicted on the submitted plans. This is also as a result of the separation distances from the properties with no.7 being much closer to no.5 than no.5 being to no.3. The application site is separated from the neighbouring dwelling at no.3 by the widths of their respective garages, resulting in a separation gap of approximately 4 metres at first floor level.

Furthermore it should also be noted that there is an existing window on the side elevation facing no.3 which is obscured glazed and serves the staircase. The proposal additional window on the first floor would serve the new staircase and would be obscurely glazed and non-opening below 1.8 metres. The proposed window on the opposite side would serve the bathroom and so again can be conditioned to be obscurely glazed and non-opening below 1.8 metres, as per the current arrangement on that elevation. The same also applies to the dormer windows which serve the staircase and bathroom. These can safely be conditioned to be obscurely glazed and non-opening below 1.8 metres. Whilst it may well be possible to have some visibility through these windows when they would be open these would be very small and temporary. Clearly, following the officer's site visit there is and would be more visibility from the side windows at no.3 Chiltern Road, which are not obscurely glazed into and towards the application site. Therefore on balance it is not considered sufficient grounds to merit a refusal simply on this basis and the imposition of the condition is regarded as



sufficient to protect the amenity of both neighbours.

In addition following the natural path of the sun rising from the East and setting in the West, it is considered there would be minimal additional adverse impact to no.3, which is located to the West of the application site and has a good separation distance from the existing and proposed extended dwelling. The existing properties tend to cause their own shadow over their rear gardens towards the middle of the day because of their orientation. Therefore it is considered that there would not be any unacceptable loss of amenity or overlooking to the adjacent properties. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

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 proposed development would retain off road car parking spaces to the front of the property and 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).

Therefore taking all matters into consideration the application is recommended for approval subject to conditions.

## **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 MKM/17/CHI05/PL12 pg01, MKM/17/CHI05/PL12 pg02, MKM/17/CHI05/PL12 pg03 and MKM/17/CHI05/PL12 pg04.

#### 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) (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 3 or 7 Chiltern 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** HO6 Obscure Glazing

The windows at ground floor on the side elevation facing 7 Chiltern Road and all the windows on both side elevations at first floor level and the dormer windows, facing both 3 and 7 Chiltern Road shall be glazed with permanently obscured glass to at least Level 4 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 single storey rear 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).

### **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](http://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 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 may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.
- 5 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

## 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.
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.

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	(2011) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take

appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

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

**Contact Officer:** Hardeep Ryatt

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**5 Chiltern Road  
 Eastcote**

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

Planning Application Ref:  
**54673/APP/2018/1363**

Scale:  
**1:1,250**

Planning Committee:  
**North**

Date:  
**July 2018**

