

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

**Address** 22 BREAKSPEAR ROAD SOUTH ICKENHAM

**Development:** Part two storey, part single storey side/rear extension, enlargement of roof space to create additional habitable roof space, creation of basement level, porch to front and single storey outbuilding to rear for use as a gym

**LBH Ref Nos:** 51947/APP/2019/1144

**Drawing Nos:** MOHAMMED/PLAN/007  
MOHAMMED/PLAN/008  
MOHAMMED/PLAN/001  
MOHAMMED/PLAN/003  
MOHAMMED/PLAN/011  
MOHAMMED/PLAN/006  
MOHAMMED/PLAN/009  
MOHAMMED/PLAN/010 Received 11-06-2019  
MOHAMMED/PLAN/005 Received 11-06-2019  
MOHAMMED/PLAN/004 Received 11-06-2019  
MOHAMMED/PLAN/002 Received 11-06-2019  
Surface Runoff (SuDS) Strategy  
Daylight and Sunlight Assessment

**Date Plans Received:** 03/04/2019      **Date(s) of Amendment(s):** 03/04/2019  
**Date Application Valid:** 12/04/2019      11/06/2019

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application comprises a two-storey detached dwellinghouse on the South East side of Breakspear Road South with the principal elevation facing North-West. The dwellinghouse is of traditional construction and detailing and includes a pitched tiled roof with a catslide incorporating a dormer window and integral garage to the side. It is a sizeable rectangular shaped plot, with a mixture of hard and soft landscaping to the front and a rear garden space which is predominantly laid to lawn. The site is not covered by any recognised Tree Preservation Orders, however there are large mature trees to both the front and rear.

The area is predominantly residential in character and appearance, consisting of similar detached properties. The properties fronting Breakspear Road South have a staggered formation, such that the application site sits behind no.20 to the South by approximately 7 metres and forward of no.24 to the North by approximately 7 metres.

The site is situated within the 'developed area' as identified in the policies of the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning consent for the erection of a part two storey, part single

storey side/rear extension, the enlargement of the roof space to create additional habitable space and the creation of a basement level to form a home cinema and games room.

### 1.3 Relevant Planning History

51947/APP/2018/2469      22 Breakspear Road South Ickenham

Single storey rear extension, first floor rear/side extension with habitable roof space with enlargement of existing dormer and 6 x side roof lights, creation of basement, conversion of garage to habitable use to include alterations to front elevation, porch to front and single storey outbuilding to rear for use as a gym

**Decision Date:** 30-10-2018      Refused      **Appeal:** 18-MAR-19      Dismissed

51947/PRC/2018/258      22 Breakspear Road South Ickenham

1st floor side, 2 storey rear extensions, garage conversion, basement, front porch, rear dormer and outbuilding

**Decision Date:** 14-02-2019      OBJ      **Appeal:**

#### Comment on Planning History

The previous application was refused on the basis of the size and bulk, which failed to harmonise with the architectural composition of the original dwelling. It was also considered to impact on the amenity of the neighbouring occupiers and the proposed basement failed to allow space for groundwater to pass without being pushed onto neighbouring properties. The loss of the tree to the front and total coverage of the front garden with hard surfacing was also unacceptable.

At Appeal the Planning Inspector did not consider that the proposal would be out of keeping with the character of the street scene, however he agreed that the two storey rear extension would have a detrimental impact on the amenity of the occupiers of no. 20 to the south. He also agreed the proposal may have an unacceptable effect on flood risk.

### 2. Advertisement and Site Notice

**2.1**      Advertisement Expiry Date:-      Not applicable

**2.2**      Site Notice Expiry Date:-      22nd May 2019

### 3. Comments on Public Consultations

#### PUBLIC CONSULTATION

15 neighbours and the Ickenham Residents' Association were consulted for a period of 21 days expiring on the 11 May 2019. A site notice was also erected on the lamppost to the front of the site expiring on the 22 May 2019. There were nine responses received raising the following issues:

- Disruption during construction. Already significant disruption due to HS2.
- Detrimental impact on the neighbouring properties
- Impact on flooding from the basement
- Concern the outbuilding could be used independently of the main residence
- Potential for the building to be rented out as a 7 or 8 bedroom property creating car parking issues more noise and traffic
- Inconsistency in plans
- In my previous objection I requested a bat survey and traffic management plan be

prepared

**OFFICER COMMENTS:**

For ease of reading a response to the above points is set out below:

- Disruption caused by a development is considered transitory in nature and not sufficient reason to refuse a proposal in its own right.
- Revised plans have been submitted to address any inconsistencies. The agent has also provided a statement to demonstrate that a survey was undertaken in order to establish the location of each property which was used to form the set of existing plans
- The proposed plans demonstrate the outbuilding is to be serve as an ancillary room to the main dwelling (not independent living accommodation) and the local planning authority can only determine the application based on the plans submitted.
- The remaining garden space illustrated in the proposed plans is sufficient to serve the property and complies with the amenity space guidance set out in the councils adopted SPD - HDAS- residential extensions.
- The rental of the property is not a material planning consideration and therefore cannot be included within the assessment of the application
- The proposed basement plans and submitted documents have been assessed by the councils Flooding Officer who raises no objection to the proposal subject to further information being submitted which will be secured by condition. It should be noted that the development of the basement cannot be commenced until the information requested is submitted and deemed acceptable by the LPA.

**FLOOD WATER MANAGEMENT COMMENTS:**

The application has now been revised so that there is a smaller basement than that previously proposed. However the last application submitted some ground water investigations which were undertaken at the wrong time of year to understand the risk of groundwater.

Therefore an appropriate survey should be undertaken to determine the presence of groundwater in order that any appropriate mitigation can be put in place to ease the passage of groundwater round the building.

The same SuDs proposals as were submitted previously which were not acceptable in the last application. Appendix D shows a proposals for a tank of 12m<sup>3</sup> which is the least sustainable option. It is also based on an assumption that the flow control device will only limit flows to 5ls which is not greenfield run off rates and could increase flood risk.

Therefore the SuDs elements of the application are not accepted and plans provided should not be referred to in any permission granted and the following conditions are required:

**Basement**

Prior to the commencement of development (excluding site clearance and demolition) details of an appropriate site investigation including detailed proposals for mitigation of any groundwater risks found shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

REASON: The proposal could increase flood risk unless suitable mitigation is proposed and therefore requires further information to be submitted to ensure that flood risk is not increased in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

All developments in this area contribute to manage the risk from surface water and groundwater, and reduce the run off from their site.

#### Surface Water:

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and;
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

- iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

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

#### REASON

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),

Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,

Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

#### HIGHWAY OFFICER COMMENTS:

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

#### TREES AND LANDSCAPES COMMENTS

- No objection subject to conditions for tree protection and landscaping.

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- LPP 3.5 (2016) Quality and design of housing developments
- LPP 5.12 (2016) Flood risk management
- LPP 5.13 (2016) Sustainable drainage
- LPP 5.15 (2016) Water use and supplies
- 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.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- DMEI 10 Water Management, Efficiency and Quality
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHB 11 Design of New Development
- DMHD 2 Outbuildings
- DMHD 3 Basement Development
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

#### **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, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

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 (2011) 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 a minimum of 1m from the side boundary. HDAS advises that rear extensions will only be allowed where there is no significant over-dominance. In particular the extension should not protrude too far out from the rear wall of the original dwelling and should not extend beyond a 45 degree angle; if this can be achieved then a maximum depth of 4 m would be acceptable. The height for single storey extensions with a pitched roof not exceeding 3.4m or a flat roof of 3m would be acceptable.

The proposal includes a single storey outbuilding which would be positioned at the bottom of the garden and set in 0.60m from adjoining boundaries. The outbuilding would have a footprint of 32sq.m, considered too small to be used as a self-contained unit. To the front of the dwelling is also proposed a porch, which measures 1.65m in depth and 2.59m in width with a pitched roof of 3.4m in height. These are as previously considered and deemed acceptable.

The proposed two storey side extension is set beneath an extended main roof and incorporates the existing garage. It measures 2.7m in width, 13.47m in depth (including a rear projection of 4.2m) with the rear projection then returning across the rear elevation by a further 2.65m. The rear extension is set beneath a hipped roof set down 0.5m from the main ridgeline. To the rear of this is an additional single storey extension of 4m in depth with a flat roof of 3m in height. To the side of the two storey rear extension is an additional single storey flat roofed extension of 0.65m in depth.

This proposal is a reduction in depth and width at two storey level on the previously refused scheme. In consideration of the appeal for the previous application the Inspector advised the 2 storey side extension would replace the existing garage and its associated lean-to roof. It would take the same eaves and ridge height. When viewed from the road, the proposal would result in a wider front elevation, but space would still exist between the northern side elevation and the plot boundary. The siting of the building would not change. Due to the width and depth of the proposal, the roof of the extended property would incorporate a central area of flat roof that would be visible in the street due to the staggered building line of the houses. There are other examples of similar roof forms in the street. However, although these alter the appearance of the houses, the extended dwellings remain to be primarily defined by their consistency of fenestration and facing materials. Consequently, where they are apparent, the elements of flat roof do not harm the character and appearance of the area. As such in terms of appearance the proposal would be acceptable and would comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), policy DMHB 12 of the Hillingdon Local Plan Part 2 - Development Management Policies and HDAS: Residential Extensions.

Policy BE20 states that buildings should be laid out to allow adequate daylight to penetrate

and amenities of existing houses safeguarded. Due to the staggered nature of the properties no. 20 is set forward and no. 24 is set back from the existing building line of application property. Concerns were raised over the depth of the proposed extension in relation to no. 20. The depth of the single storey element has been reduced to ensure this would not project more than 4m beyond the rear of that property where it is adjacent to the boundary. The plans also indicate the two storey rear extension would not compromise a 45 degree line of sight from the first floor windows. To the other side concerns were raised in the previous application over the side windows of no. 24 facing the application site. In consideration of this the Inspector concluded that the proposal would bring the built form closer to these windows however they are all glazed with obscure glass. As such their outlook is already restricted and consequently the proposed extension would not make the situation materially worse.

Moreover, although the amount of daylight received by these windows would reduce as a result of the proposal, due to the use of obscure glass, I am satisfied that this would not be materially detrimental to the enjoyment of the property. Policy BE24 states that the proposal should protect the privacy of the occupiers and their neighbours. The proposed side facing windows serve as secondary non habitable room windows and as such could be conditioned to be obscure glazed and non opening below 1.8m to ensure the proposal would not result in an additional loss of privacy to that already existing, As such, the proposal complies with the requirements of Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (March 2019).

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).

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 garden in excess of adopted standards. There is no impact on parking provision as a result of this proposal.

In considering the application of policy DMEI 10 with regard to this application, as the property is a detached property and the basement is set in from side boundaries and away from existing trees, the sole criteria which could be used to refuse an application is the flood and drainage implications. In the previously refused scheme, the basement spanned the width of the site. This has been reduced in scale to ensure a minimum set back from the side boundaries of 1.2m. With the previous submission the Inspector advised that a revised basement plan had been submitted, which the Council's Flood and Water Management Specialist had indicated would be acceptable. The appeal was also accompanied by a revised SuDS Strategy but the Inspector was unclear whether this had been seen by the Council. Consequently he did not give any weight to this in his assessment.

Notwithstanding the inspectors view of the SuDS Strategy the Councils Flood and Water Management Officer has review the submitted information and whilst the smaller basement is considered acceptable, concerns have been raised with regards to the groundwater investigation and the fact that the investigation has been undertaken at the incorrect time of year to allow us to understand the true risk of groundwater flooding. Subsequently two pre-commencement conditions have been included to ensure further groundwater investigation is undertaken and a suitable SuDS Strategy agreed.

No objections have been put forward by the Flood and Water Management Officer in regard to the current proposal.

The proposed application and supporting information resolve the issues raised within the refusal of previous applications as well as the concerns raised within the consultation period. As such the application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MOHAMMED/PLAN/002 Received 11-06-2019, MOHAMMED/PLAN/004 Received 11-06-2019, MOHAMMED/PLAN/005 Received 11-06-2019, MOHAMMED/PLAN/007, MOHAMMED/PLAN/008, MOHAMMED/PLAN/009 and MOHAMMED/PLAN/010 Received 11-06-2019.

#### **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 (as amended) (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 20 or 24 Breakspear Road South.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with policy BE24 of the



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

**5**            **HO6**            **Obscure Glazing**

The windows facing 20 and 24 Breakspear Road South shall be glazed with permanently obscured glass to at least scale 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 (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**            **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. Unless otherwise agreed in writing by the Local Planning Authority. 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.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to 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 (2012)

#### **8** RES9 Landscaping (car parking & refuse/cycle storage)

Prior to the commencement of the superstructure works a landscape scheme shall have 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 Car Parking Layouts

2.c 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **9** RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

#### REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **10** NONSC Non Standard Condition

Prior to the commencement of development (excluding site clearance and demolition) details of an appropriate site investigation including detailed proposals for mitigation of any groundwater risks found shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

#### REASON

The proposal could increase flood risk unless suitable mitigation is proposed and therefore requires further information to be submitted to ensure that flood risk is not increased in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DMHD 3: Basement Development in emerging Hillingdon Local Plan Part 2 Development Management Policies, 5.12 Flood Risk Management of the London Plan (March 2016) and National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

#### **11 NONSC Non Standard Condition**

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

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

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

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

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

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

#### **REASON**

Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),

Policy DMEI 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies,

Policy 5.12 Flood Risk Management of the London Plan (March 2016) and

To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and

Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

National Planning Policy Framework (July 2018), and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

#### **INFORMATIVES**

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

2 The Council will recover from the applicant the cost of highway and footway

repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

## **Standard Informatives**

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

### **Part 1 Policies:**

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management

### **Part 2 Policies:**

LPP 3.5	(2016) Quality and design of housing developments
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
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.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
DMEI 10	Water Management, Efficiency and Quality
DMHD 1	Alterations and Extensions to Residential Dwellings
DMHB 11	Design of New Development
DMHD 2	Outbuildings
DMHD 3	Basement Development
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.

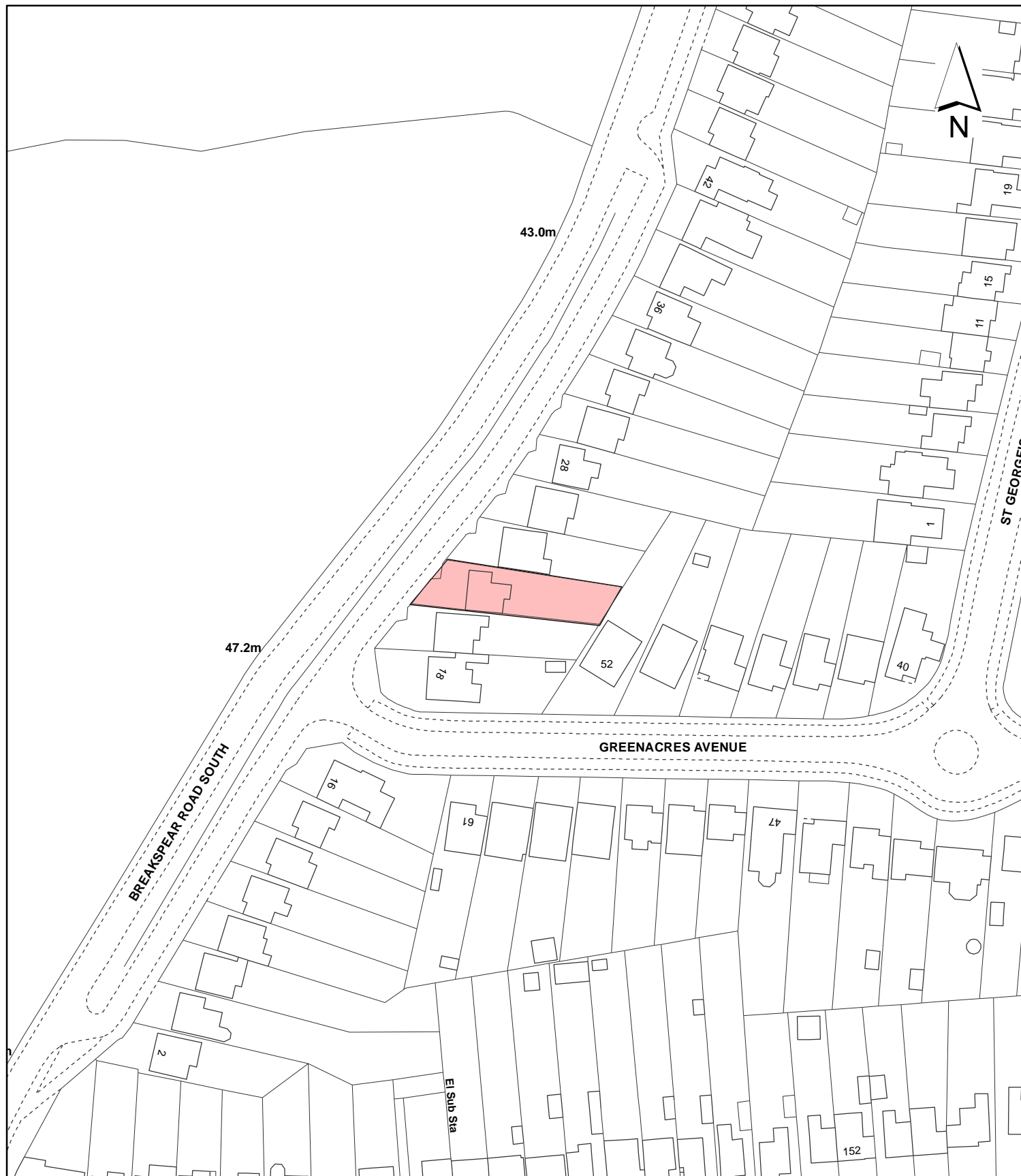
D) No bonfires that create dark smoke or nuisance to local residents.

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:** Christopher Brady

**Telephone No:** 01895 250230



# Notes:

 Site boundary

For identification purposes only.

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Site Address:

**22 Breakspear Road South  
Ickenham**

Planning Application Ref:

**51947/APP/2019/1144**

Planning Committee:

**North**

Scale:

**1:1,250**

Date:

**August 2019**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON