

Report of the Head of Development Management and Building Control

Address: 4 CHURCH LANE UXBRIDGE

Development: Erection of a two storey side extension, front porch, single storey rear extension and conversion of roof space to habitable use to include a rear dormer extension.

LBH Ref Nos: 77634/APP/2023/2012

Drawing Nos: 4CL/P1A
4CL/P4A
4CL/P3A
4CL/P2
4CL/P6
Location plan
Block plan
4CL/P5

Date Plans received: 10-07-2023 **Date(s) of Amendments(s):** DD-07-YYYY

Date Application valid 17-07-2023

RECOMMENDATION: GRANT planning permission subject to conditions

1. CONSIDERATIONS

1.1 Site and Locality

The application property forms a two storey semi-detached dwelling located on the western side of Church Lane, some 40m to the south of its junction with Culvert Lane. The site has a modest sized rear garden with an angled rear boundary which ranges from 5.6m to 8.8m immediately to the rear of the house, which is mainly occupied by a rear conservatory and shed, although the site does benefit from a wide side garden with off-street parking to the front. This and other paired properties on this side of Church Lane have a half gabled side roof form with a half gabled front roof feature and the paired property to the north (No. 3) has been extended with a two storey side extension which mimics the original roof form. The surrounding area is predominantly characterised by a mixture of housing types including two storey semi-detached, detached and terrace dwellings situated on reasonably sized plots, many of which have been altered/extended. The surrounding properties are also characterised by a variety of external finishes and roof form.

The boundary of the Uxbridge Moor Conservation Area lies some 16m to the north east of the application site and includes the terraced properties fronting the southern side of Culvert Lane, with its boundary running along the northern side boundary of No. 30 Church Lane opposite.

1.2 Proposed Scheme

This is a householder application for the erection of a two storey side extension, single storey side / rear extension, front porch and conversion of roof space to habitable use to include a rear dormer extension.

1.3 Relevant Planning History

77634/APP/2023/562 4 CHURCH LANE UXBRIDGE

Erection of a two storey detached dwelling with 2 no. bedrooms and habitable roofspace. Demolition of existing conservatory. Installation of a crossover.

Decision: 18-05-2023 Withdrawn **Appeal:**

77634/APP/2022/3225 4 CHURCH LANE UXBRIDGE

Erection of front and rear dormer extensions

Decision: 07-12-2022 Withdrawn **Appeal:**

Comment on Planning History

There is no relevant planning history on site, given that the two applications submitted in 2022 and 2023 have been withdrawn.

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

EXTERNAL CONSULTEES:

5 neighbouring properties were consulted on this application on 18th September 2023 and the consultation period expired on 9th November 2023. The application has come before the Committee due to the submission of a petition with 24 signatures, objecting to the proposal. The petitioners request that planning permission is rejected on various grounds, which are summarised as follows:-

- The property is being used as an unlicensed HMO as evidenced by postings on room rental websites;
- HMO use with a transitory population changes the family culture / character of the area and has already given rise to anti-social behaviour such as excessive noise, rubbish and littering left on street and drinking at unsociable hours outside the property which will be exacerbated by proposal;
- The redeveloped property would contain more rooms for rent for financial gain;
- The proposal will overpopulate the property and create 'slum style' dwelling;
- The applicant has little regard for planning regulations or ethics - when undertaking renovations to the existing property

tradesmen were permitted to work outside of current legal hours;

- The proposal will exacerbate the parking problems on this already congested street, which will impede emergency and

refuse collection vehicle access;

- Church Lane is a residential area made up of family housing which is safe, peaceful and has fostered a strong

supportive community spirit. The development of the site by extending the no. of HMO rooms would change the culture

of the area and would lead to a loss of community spirit.

- Residents of the property are leaving domestic refuse in recycling bags which has resulted in an increase in vermin and

local residents have been left to address these waste issues and waste storage on the pavement is resulting in

obstructions to the pavement for wheelchairs, prams and the elderly;

- HMO not being licensed / checked presents a risk to residents;

- Drainage problems on Church Lane will be increased

1 neighbouring property has also submitted comments, objecting to the proposal on various grounds, which are summarised as follows:-

Use of Property

(i) The property is being used as an unlicensed HMO and the Council is aware of this and have been investigating for a

number of months. Allowing this development will allow higher numbers / turnover of un-checked residents, putting

more people at risk;

Amenity

(ii) The proposed development will overpopulate the property and create a 'slum style' dwelling which will damage and

change the character of Church Lane, an area of family housing and result in the loss of its community spirit;

(iii) Residents are having to regularly deal with anti-social behaviour, such as excessive noise / music, often late at night,

rubbish and littering which often blocks the pavement, drinking and drug taking outside the property at unsociable

hours which Hillingdon's Anti-Social Behaviour Team is aware of and are taking steps to address.

Increasing the

number of rooms will add to these noise and disturbance issues, making living next door unbearable;

(iv) The current owner has little regard for current planning regulations or ethics. When complain to landlord regarding

noise from his residents at anti-social hours, we do not get any response and previously work undertaken at property

outside of the current legal hours. This will no doubt become an issue again if permission is granted;

(v) Extending into roof will allow adjoining rear garden to be overlooked;

Parking and Access

(vi) The parking problems on this already congested street and the wider area will be exacerbated, which will impede

emergency and refuse collection vehicle access;

Other

- (vii) Drainage problems along Church Lane will increase;
- (viii) Building works will compromise the integrity and structure of the adjoining roof and will cause damage to our property and the party-wall between the properties;
- (ix) We have not been notified of any changes to the proposals and no site notices have been displayed on site, restricting public comment;
- (x) The proposal with more rooms for rent is just for landlord's profit;

PLANNING OFFICER COMMENTS:

The comments received from the petitioners and points (i), (ii) and (iii) from the individual neighbouring consultee regarding the alleged use of the building as an House in Multiple Occupation (HMO) raise a separate enforcement issue that has been reported to the Planning Enforcement Team and the Council's Housing Team for further investigation. To date, evidence has not been substantiated concerning the alleged use of the property as a HMO and the lawful use of the property would be as a dwellinghouse. The proposed development is considered to constitute proposed enlargements to the existing dwellinghouse and the application has been assessed on this basis. This application does not propose a change of use of the premises to a HMO and is only for enlargements to the existing dwellinghouse and accordingly the application needs to be considered on this basis. The petitioners are advised to note that the property may be subject to formal enforcement proceedings should any separate enforcement investigations determine that the property is in use as an unauthorised HMO. A planning condition is recommended that would require that the enlarged property is not used as a HMO or subdivided into flats.

The proposed development is considered to constitute enlargements to the existing dwellinghouse and the application proposes the addition of a dining / living room at ground floor level with the existing kitchen / dining room and the living room becoming an open plan kitchen / breakfast / family room with the retention of the existing shower room. On the first floor, a main bedroom with en-suite facilities would be added to the dwellinghouse with the existing two bedrooms and bathroom retained on the first floor and a new bedroom in the loft space with en-suite w/c facilities would be provided. The level of accommodation proposed, with two of the four bedrooms having en-suite facilities and with the rest of the household sharing the first floor bathroom and ground floor shower room would be consistent with a typical layout for a dwellinghouse.

As regards the other points (notably (iii) and (iv)), anti-social behaviour matters are dealt with by Environmental Health Legislation (Environmental Protection Act 1990). Points (v) and (vi) are dealt with in the main report. It is considered that points (vii) and (viii) would fall outside of the remit of planning control and legislation. As regards point (ix), revisions have been made to this scheme during the application process however these revisions have only resulted in a reduction of the built form and accordingly it was determined that there is no requirement to re-consult neighbours as the scale of the proposed development was being reduced. Previous comments / objections to the scheme are considered to stand and there is no requirement to display a site notice in this case. Point (x) does not raise a material planning consideration.

It is noted that concerns have been raised regarding refuse/bin storage arrangements at the property and a suitably worded condition is recommended that would require for bin storage details to be submitted and approved.

INTERNAL CONSULTTEES:

Highway Officer:

Site Description

The application site is located on Church Lane, a narrow residential road with a 30mph speed limit and no waiting or parking restrictions. A narrow footway runs outside the dwelling from Culvert Lane to Church Close with no footway opposite on the eastern side of Church Lane from Culvert Lane to 29 Church Lane.

The application site is located in an area with a PTAL ranking of zero indicating that the proposal would be located in an area with very poor access to public transport which is likely to increase reliance on the private motor car as the main form of transport to and from the site, which does not concur with the London Plan (2021), The Mayors Strategy (2022) and NPPF 9 Promoting Sustainable Transport (2021).

Access and Parking

The application proposes to extend the three-bedroom dwelling to provide a four-bedroom dwelling. Access to the site will remain as existing which will be acceptable.

The published London Plan (2021) Table 10.3 - Maximum Residential Parking Standards allows dwellings with 3+ bedrooms in Outer London with a PTAL ranking of 0 to have up to 1.5 parking spaces maximum per dwelling. Drawing 4CL/P1A titled Proposed Site Plan shows that the application site provides 1no. parking space which will be acceptable.

Electric Vehicle Charging Points (EVCP's)

The published London Plan (2021) requires that 1no. EVCP is provided for the proposed parking. A suitable condition should be applied to secure provision and retention of an active 7Kw EVCP.

Cycle Parking

The published London Plan (2021) Table 10.2 - Minimum Cycle Parking Standards requires four-bed dwellings to have a minimum of 2no. cycle parking spaces which should concur with the London Cycling Design Standards (LCDS) 8.5.3 Residential Cycle Parking which requires cycle parking to be well located, close to the entrance of the property and should avoid obstacles such as stairs, multiple doors, narrow doorways (less than 1.2 metres wide) and tight corners. A revised drawing will be required showing 2no. secure and enclosed cycle stores to comply with LCDS and should not require the parked car to be moved which detracts from the attractiveness and convenience of trip making by bicycle suggesting that residents would resort to using the private car instead which is not acceptable and does not comply with the Mayors Transport Strategy or NPPF 9: Promoting Sustainable Transport

Recommendation

There are no highway objections to this proposal, however, the Highway Authority would require a suitable condition being applied to any approval to ensure the provision and retention of 2no. cycle parking spaces with suitable access and an active 7Kw EVCP.

PLANNING OFFICER COMMENTS:

This application is for a residential extension and it is considered that it would not be proportionate or reasonable to add a restrictive condition requiring an electric charging point and cycle spaces for proposals that are seeking to secure an enlargement to an existing dwellinghouse.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

LPP D6 (2021) Housing quality and standards
DMH 1 Safeguarding Existing Housing
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 18 Private Outdoor Amenity Space
DMT 6 Vehicle Parking
DMHD 1 Alterations and Extensions to Residential Dwellings

5. MAIN PLANNING ISSUES

The main considerations are the design and impact of the proposals on the character of the existing property and the visual amenity of the streetscene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and appearance:

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to rear extensions, Policy DMHD 1 states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

- v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;
- vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;
- vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;
- viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and
- ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regard to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) side extensions should not exceed half the width of the original property;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation.

With regards to roof extensions, Policy DMHD 1 states:

- i) roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line;
- ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;
- iii) raising of a main roof above the existing ridgeline of a house will generally not be supported;
- iv) all roof extensions should employ appropriate external materials and architectural details to match the existing dwelling.

Two Storey Side Extension

The proposals have been revised during the application process with a view to redressing preliminary concerns regarding the scale of the proposed domestic enlargements. The revised plans have secured a reduction in the width of the proposed two storey side extension which has been reduced from 4.475m to 2.79m and the proposed side extension would now retain a 4.6m gap to the nearest part of the flank elevation of No. 5 Church Lane. The proposed side extension as revised would not exceed half the width of the original property. At first floor, the proposed two storey side extension would be set back from the principle elevation by 1m and its roof would be set down from the existing roof ridge of the main dwelling-house by 0.4m.

Notwithstanding the benefits that have been secured from the overall reduction in the scale of the proposed two storey side extension, it is accepted that the proposed development would result in the half-gabled roof of the existing dwelling-house being replaced by a full gable roof and the two storey side extension would not set back from the front building line of the existing dwelling-house by 1m at both ground and first floor levels. An assessment of the built environment on Church Lane has revealed that No.3 Church Lane (forms part of this pair of semi-detached properties) has a larger two storey side extension, which although it does have a half gabled roof, has not been set back from the front building line of the original dwelling-house. Furthermore, there are numerous examples of full gable roofs in the vicinity of the site, including the extended gabled roof at No. 5 Church Lane which immediately adjoins this site.

As such, it is considered that the proposed two storey side extension would maintain an appropriate subordinate appearance and would not unduly unbalance this pair of semi-detached properties or appear as an incongruous feature in the street scene along Church Lane.

Front Porch Extension

The proposed front porch would project 1m from the existing front elevation of the property and would not exceed more than half the width of the original front elevation. It is considered that porch projections are prevalent within the wider streetscene on Church Lane and whilst it is noted that the width of the porch projection would exceed typical dimensions for a front porch extension of this nature, it is noted that there are existing front canopy projections with greater width projections at Nos.3 and 5 Church Lane. Accordingly, it is considered that the proposed front porch projection would not have an unduly detrimental impact on the character and appearance of the street scene and surrounding area.

Alterations to R/O Dwelling-house

At the rear of the proposed side extension, the proposal includes a single storey side / rear element that would extend approximately 1.3m beyond the existing rear building line of the original dwelling-house. At roof level, the proposal would include a rear dormer roof extension that would be set in from both flank walls by at least 1m and would be set down from the existing roof ridge.

It is considered that the proposed rear dormer roof extension would respect the architectural character and appearance of the existing dwelling-house and the surrounding area along this part of Church Lane having regard to the fact that the roof extension would be subservient to the scale of the existing roof and would not exceed more than two thirds the average width of the original roof slope.

The proposed development would be constructed in external materials, i.e., fair faced brickwork, plain clay roof tiles and white aluminum framed windows to match the existing dwelling.

Overall, it is considered that the revised scheme satisfactorily integrates with the appearance of the original dwelling-house. Taking into account the surrounding context of neighbouring development, it is considered that the proposed development would not harm the character, appearance and visual amenities of the area. As such, the development proposal would accord with the requirements of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local plan - Part Two - Development Management Policies (2020).

Neighbouring residential amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposed two storey side extension would not extend beyond the main front or rear building lines of this property and it is considered that the design approach would restrict the potential for impact on the residential amenity of the adjoining property at No.3 Church Lane . The proposed single storey rear extension would be obscured by the existing conservatory when view from No.3 Church Lane and would be sited approximately 5.2m from the shared side boundary with No.3. The front porch would be sited approximately 3.7m from the shared side boundary with No.3 Church Lane. Due to the sufficient separation distances from the shared side boundary with No. 3 Church Lane, the proposed development would not result in any undue impact on this neighbour's amenity as regards to loss of light, outlook and / or enclosure.

As regards the potential for overlooking, the proposal would include the provision of a new rear dormer roof extension and a first floor rear window in the proposed two storey side extension, but these windows would provide similar views and afford a similar level of overlooking as existing first floor windows so that the proposal would not result in any additional overlooking and loss of privacy to this property.

The proposed development would be sited 4.6m from the shared side boundary with No.5 Church Lane. Due to the sufficient separation distance from the shared side boundary with No. 5 Church Lane, the proposed development would not result in any undue impact on this neighbour's amenity with regards to loss of light, outlook and enclosure.

Similarly, the proposed front and rear windows in the extension and the rear dormer would not give rise to any additional overlooking of this property as compared to the existing situation. The proposal does include a new first floor window above the ground floor in the side elevation of the proposed side extension, but this would face onto the existing blank elevation at No. 5 Church Lane and being a secondary window, this can be conditioned to be non-opening and obscure glazed. A suitably worded condition forms part of the officer's recommendation.

The properties which adjoin the site at the rear (fronting Culvert Lane) are also sufficiently separated from the proposal and would not be any more greatly overlooked as compared to the existing situation.

The proposed development is not considered to significantly impact on neighbour amenity and accords with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Living/amenity standards:

Policy D6 of the London Plan (2021) states that housing development should be of high quality design and provide adequately sized rooms.

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 Housing quality and standards of the London Plan (2021).

External Amenity Space Provision:

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space. Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that adequate garden space is retained.

In terms of the garden area, the development would retain adequate garden space of 70 sq.m to the rear and side of the site. Policy DMHB 18 and Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) recommend that 4 + bedroom houses should have a minimum of 100 sq.m of outdoor amenity space. Although there would be a shortfall of amenity space, it is considered that a refusal of permission could not be justified on this ground, given the proximity of public outdoor space in the locality.

Parking:

Policy DMT 6: Vehicle Parking states: Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

The existing dwelling comprises 3 bedrooms and as a result of the proposal, one additional bedroom would be added to the property. The plans show that the existing parking arrangements would be retained to accommodate at least one off-street parking space. The Council's Highway Officer has reviewed the proposal and confirms that the proposed access and parking arrangements are acceptable and accord with standards.

Conclusion:

For the reasons covered in this reports, it is considered that the proposal would accord with the policy objectives set out in the Hillingdon Local Plan: Part One and Two. It is therefore recommended that the application be approved, 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 Drawing Nos. 4CL/P1A, 4CL/P3A, 4CL/P4A and 4CL/P6.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4. OM5 Provision of Bin Stores

The development hereby permitted shall not be carried out until details of covered and secure storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. 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 extensions, windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. HO6 Obscure Glazing

The first floor side bedroom window(s) facing No. 5 Church Lane 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. NONSC Restriction of Use

The extensions hereby approved shall only be used as part of the dwelling-house (Class C3) as shown on the approved plans and the enlarged dwelling-house shall not be used as a House in Multiple Occupation or subdivided into separate units of accommodation.

REASON

To ensure that the development is occupied in accordance with the submitted plans in order to ensure that family accommodation is retained, adequate amenities are provided for the occupiers of the property and the residential amenities of adjoining properties are not adversely affected, in accordance with Policies DMH 1 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1. 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

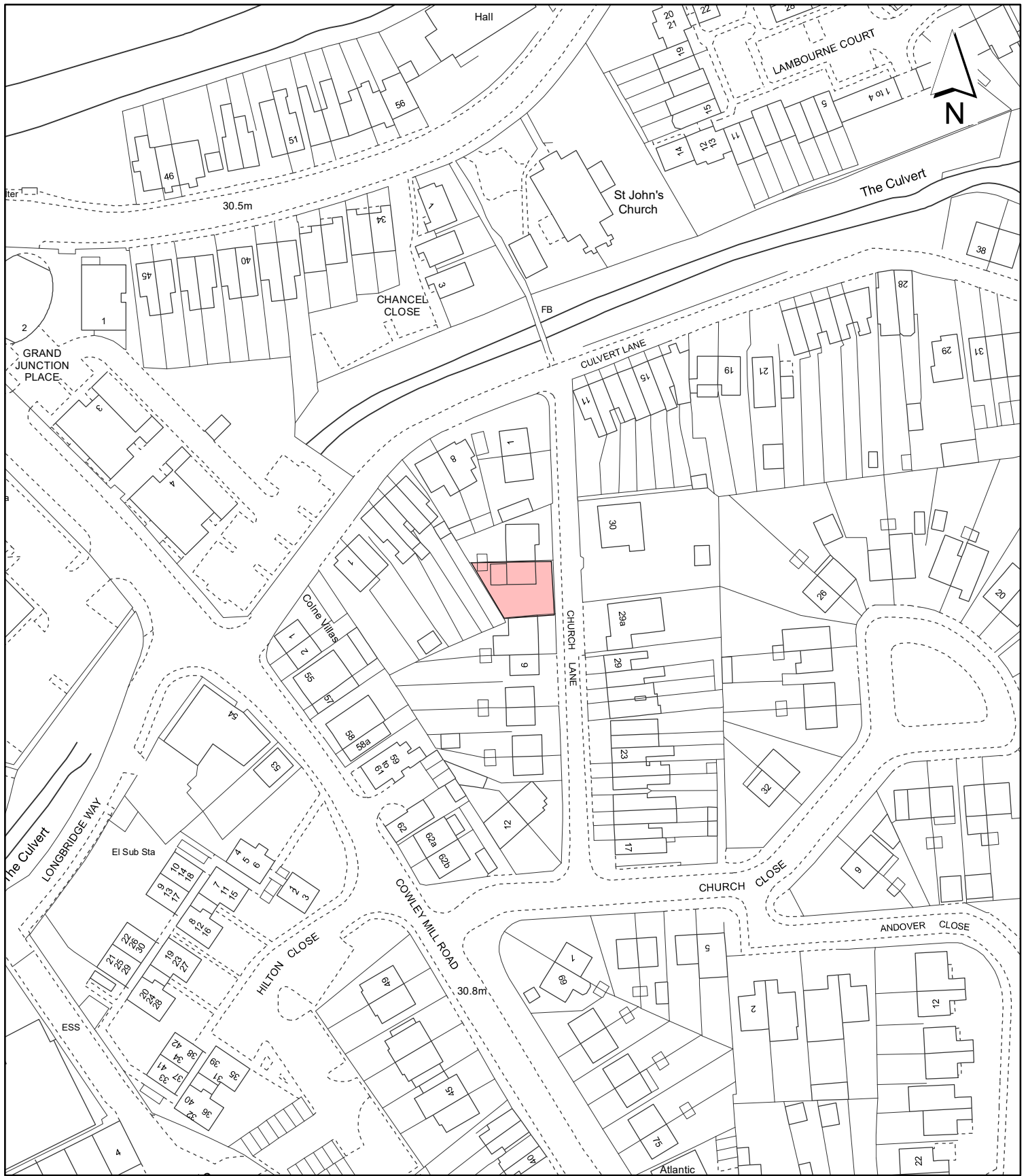
made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Contact Officer:

Natasha Vernal

Telephone No:

01895 250230



Notes:

 Site boundary

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Site Address:

**4 Church Lane
 Uxbridge**

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

Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 01895 250111

Planning Application Ref:

77634/APP/2023/2012

Scale:

1:1,250

Planning Committee:

Minor

Date:

January 2024



HILLINGDON
 LONDON