

## Report of the Head of Development Management and Building Control Committee Report

Case Officer: **Rhian Thomas**

**27254/APP/2025/1529**

Date Application Valid:	<b>02.06.25</b>	Statutory / Agreed Determination Deadline:	<b>09.10.25</b>
Application Type:	<b>Householder</b>	Ward:	<b>Colham and Cowley Ward.</b>

Applicant: **Dr Ayazul Haq**

Site Address: **5 The Meads, Cowley, Uxbridge**

Proposal: **Erection of a single storey rear extension and double storey side extensions to both sides of property following the demolition of existing garage and removal of two chimney stacks (amended description)**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



## **Summary of Recommendation:**

GRANT planning permission subject to the conditions set out in Appendix 1.

### **1 Executive Summary**

- 1.1 The application seeks planning permission for the erection of a single storey rear extension and double storey side extensions to both sides of property following the demolition of existing garage and removal of two chimney stacks.
- 1.2 During the processing of the application, a petition in objection to the development was received requiring the determination at planning committee. The main issues which shall be addressed within this committee report relate to the impact to neighbouring properties in terms of loss of light, overshadowing and overbearing impact, the impact on the character and appearance of the surrounding area and existing property and parking impact.
- 1.3 Also during the processing of the application, revised drawings and an updated Sunlight and Daylight report were submitted to overcome officers' concerns.
- 1.4 The committee report seeks to provide a comprehensive assessment of the householder application and supporting documentation. All material planning considerations have been considered.
- 1.5 It is recommended that planning permission is granted subject to conditions (Appendix 1) by virtue that the development would not have a significant impact on the amenities of neighbouring properties, nor would it harm the character and appearance of the existing property and surrounding area. It also would not have a harmful impact on the highway network.

### **2 The Site and Locality**

- 2.1 The application site comprises a two-storey detached property located within the cul-de-sac of The Meads, Cowley. Uxbridge. The property is linked to No.3 The Meads by attached garage structures.
- 2.2 The surrounding area is predominantly residential in character comprising similar two storey linked detached properties, many of which have benefited from extensions. To the north of the site lies Greenbelt land and to the west of the site is Cowley Church and Cemetery which lies within Cowley Church Conservation Area. Cowley Church is a Grade II\* listed building. The site has a PTAL ranking of 2.

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**Figure 1: Location Plan (application site edged red)**



**Figure 2: Street View Image of the Application Property**



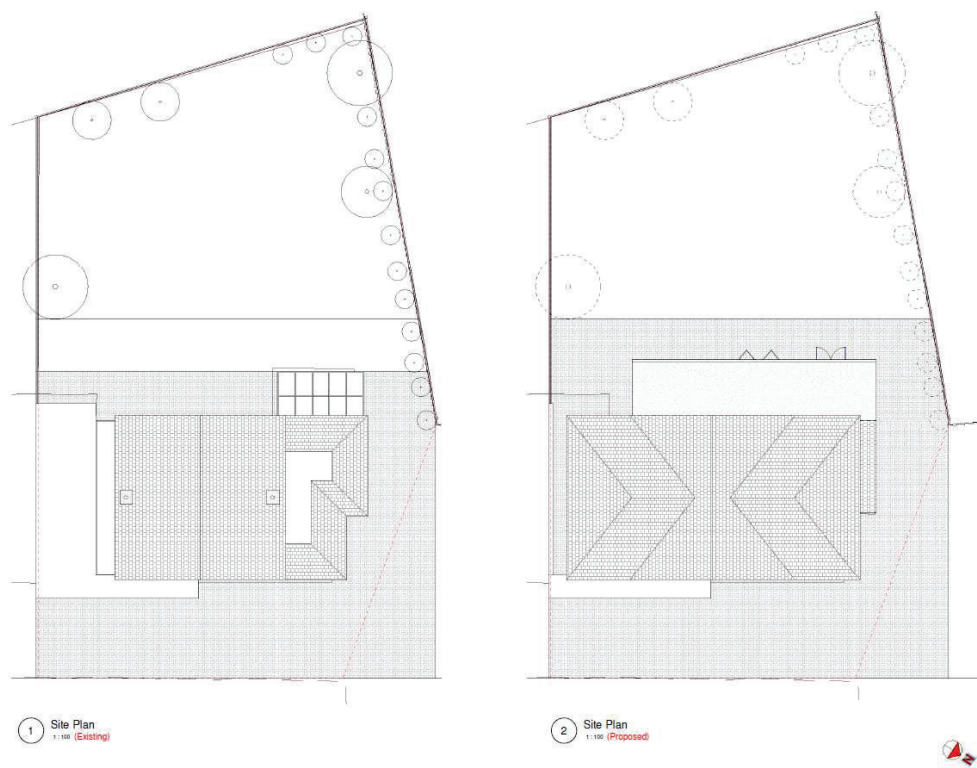
### **3 Proposal**

- 3.1 Planning permission is sought for the erection of a single storey rear extension and double storey side extensions to both sides of property following the demolition of existing garage and removal of two chimney stacks.
- 3.2 During the processing of the application, the description of the development was revised and amended drawings were sought and received. The amendments sought to reduce the width of the first-floor side extension on the northern elevation and amend the internal layout, reducing the overall number of bedrooms and removing the second staircase.
- 3.3 During the processing of the application, additional neighbouring properties within the cul-de-sac were consulted on the application.

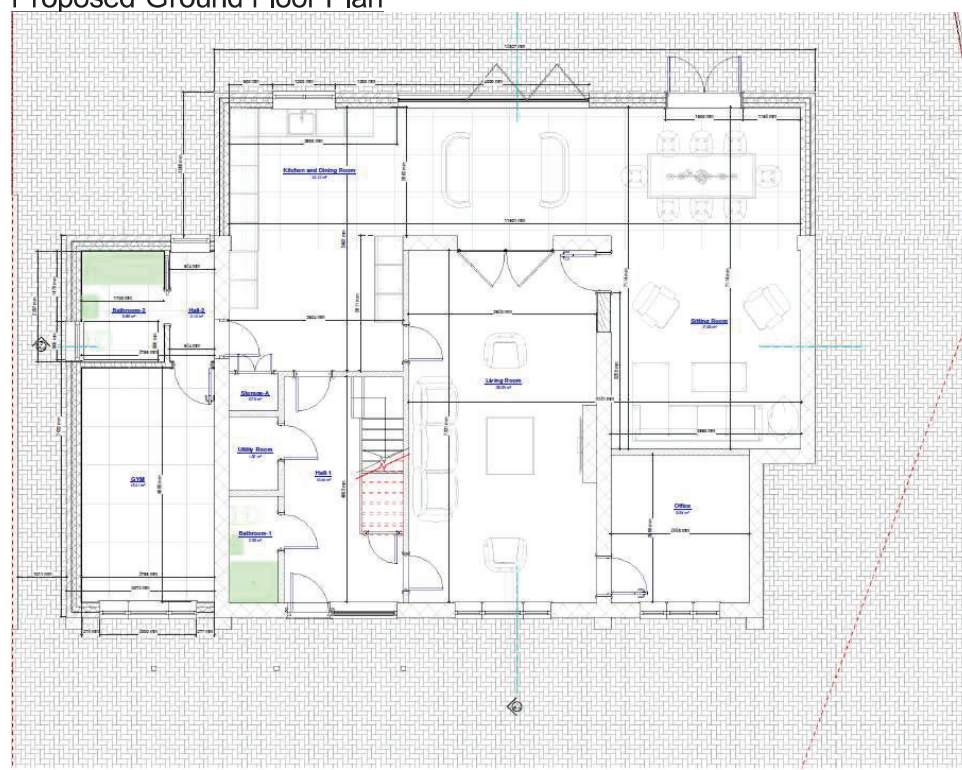


**Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)

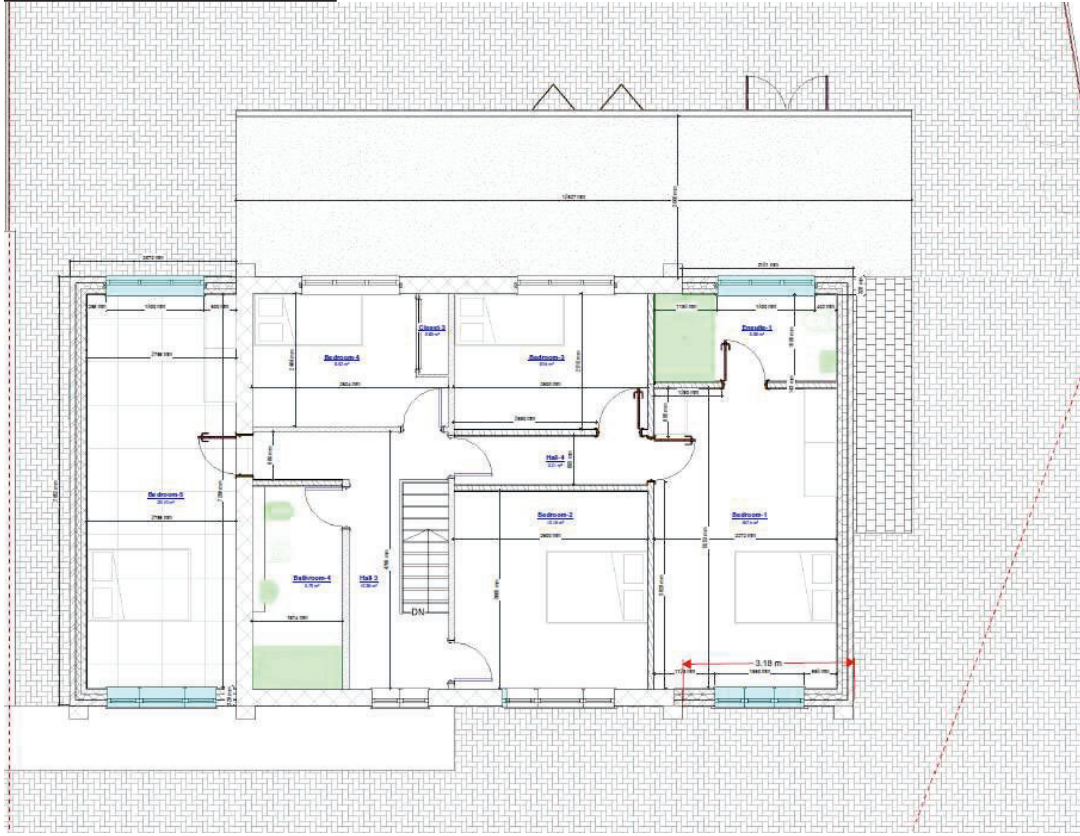
### Existing and Proposed Site Plan



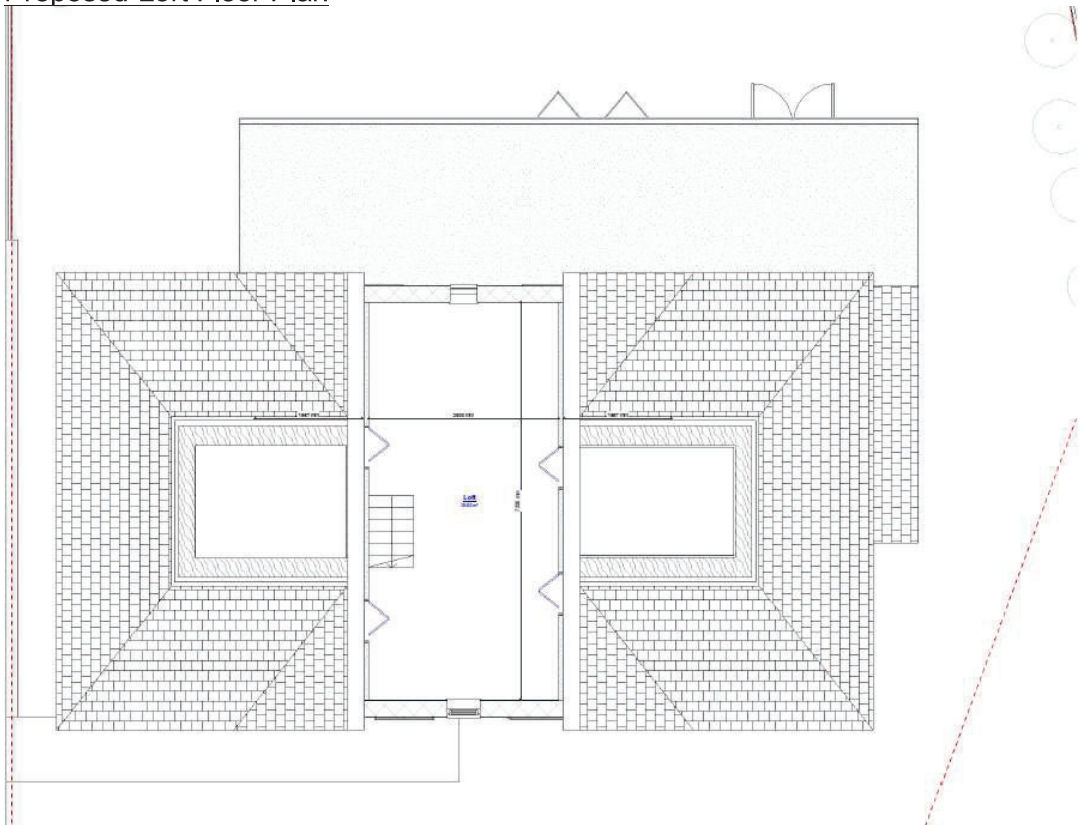
### Proposed Ground Floor Plan



Proposed First Floor Plan

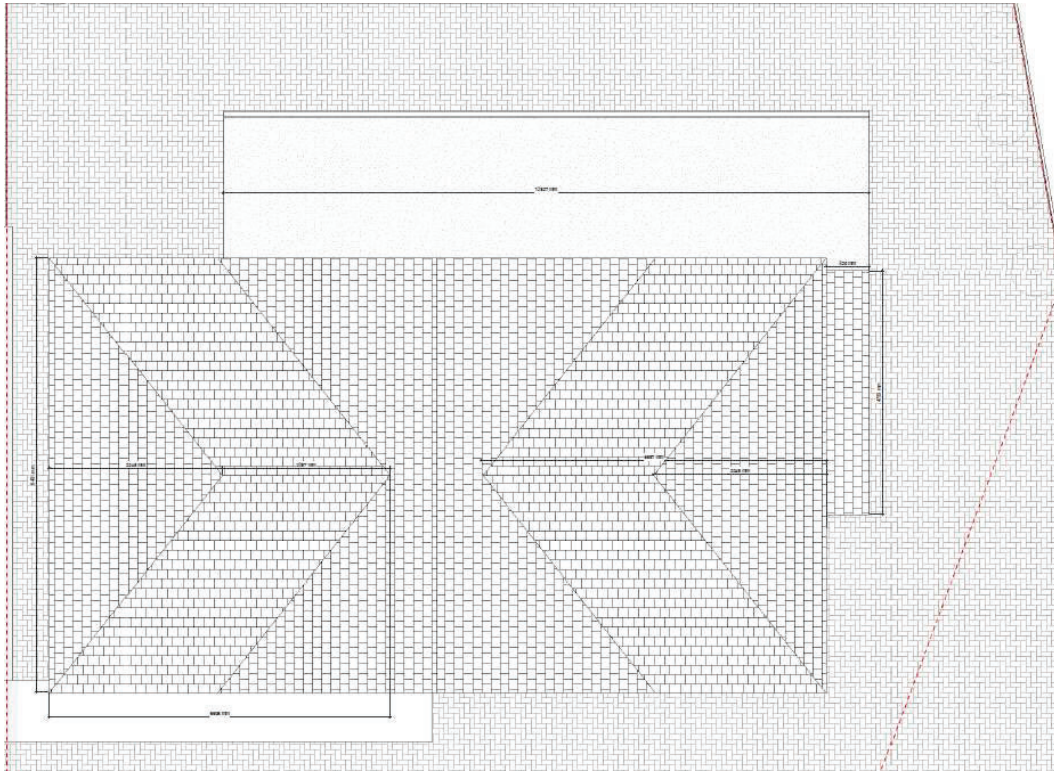


Proposed Loft Floor Plan





### Proposed Roof Plan



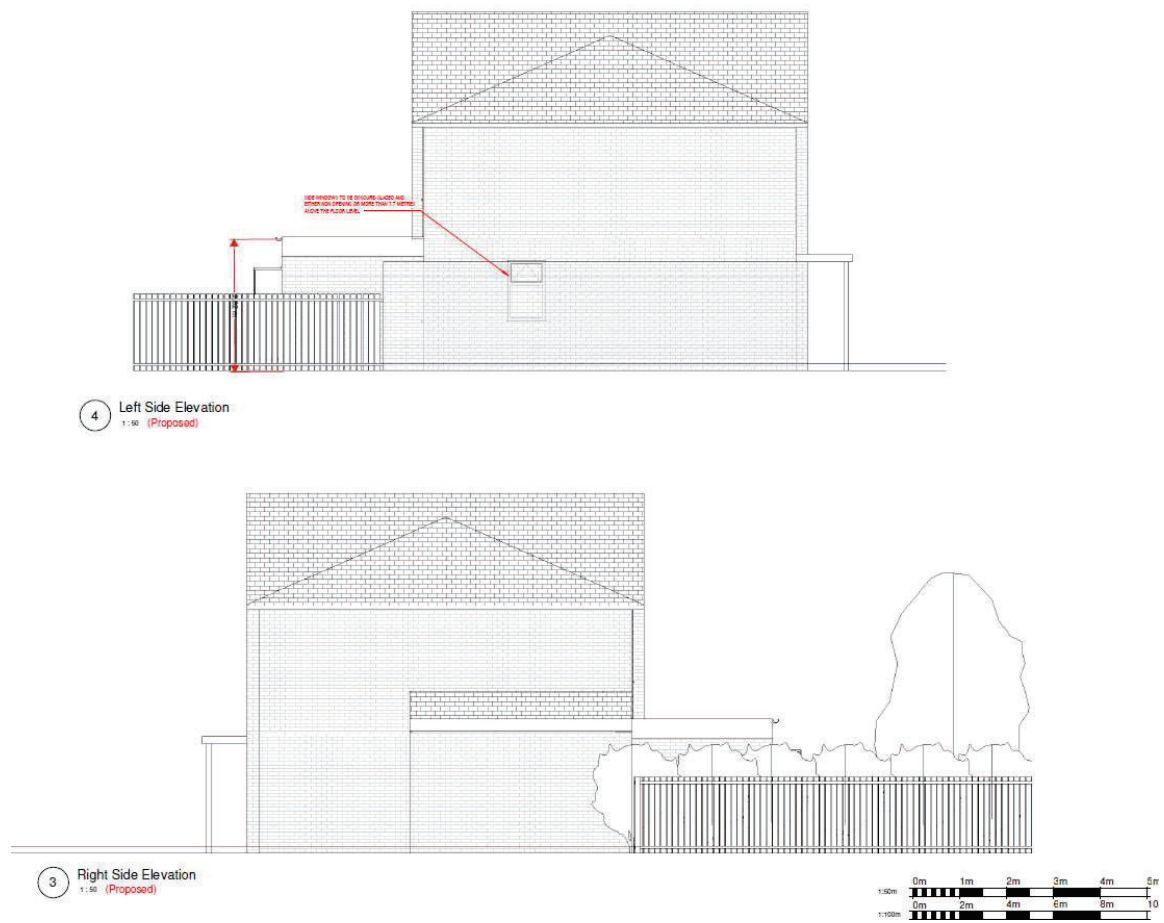
### Proposed Front and Rear Elevation



1 Front Elevation  
1:50 (Proposed)



## Proposed Side Elevations



## **4 Relevant Planning History**

- 4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

## **5 Planning Policy**

- 5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

## **6 Consultations and Representations**

- 6.1 3 neighbouring properties and St Laurence (Cowley) Residents Association were consulted on the application by letter dated 18/06/25. During the processing of the application, the description of development was amended and as such these neighbours were re-consulted for 14 days.

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- 6.2 5 additional neighbours within the cul-de-sac were consulted on the application for 21 days. The consultation period expired 11/08/25.
- 6.3 During the processing of the application, a site notice was displayed for 21 days and expired 13/09/25. This was due to a small section of land to the north of the site having no address to be notified.
- 6.4 Internal consultations were also sent out and a summary of the comments received are noted below in Table 2.
- 6.5 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

***Table 1: Summary of Representations Received***

<b>Representations</b>	<b>Summary of Issues Raised</b>	<b>Planning Officer Response</b>
A petition of 29 valid signatures has been received in objection to the application.	1. Negatively impact the amenity of neighbouring properties in terms of loss of sunlight and daylight, overshadowing and will impact the skyline view.	During the process of the application a BRE Sunlight and Daylight Assessment was received to assess the impact on the neighbouring properties.  An updated Sunlight and Daylight Assessment Report was received on 09/09/25 due to a drafting error.  This is discussed within section 7.19 to 7.27 of this report.
	2. Lack of communication to residents and no site notice has been displayed. The description of development was incorrect.	The LPA has followed the statutory requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order.  A site notice was displayed outside of the site due to the fact that the owner of the land to the north could not be identified. Letters

		were also sent to the neighbouring properties.
	3. The development is not in character with the surrounding area.	This is discussed in sections 7.2 to 7.11 of this report.
	4. Concerns regarding the internal layout and number of bedrooms causing parking issues	During the process of the application, revised drawings were sought and received to amend the internal layout and reduce the number of bedrooms.  Parking matters are discussed at sections 7.30 to 7.32 of this report.
	5. Concerns regarding devaluing of neighbouring properties	This is not a material planning consideration.
	6. The development does not conform to planning policies.	The development has been assessed against the relevant planning policies through this committee report.
12 letters of objections from neighbouring properties, non-neighbouring properties and 1 objection for a Cllr have been received.  The applicant has also commented on the application.	I. Negatively impact the amenity of neighbouring properties in terms of loss of sunlight and daylight, overshadowing and will impact the skyline view.  Concerns regarding the accuracy of the submitted Sunlight and Daylight Report.	During the process of the application a BRE Sunlight and Daylight Assessment was received to assess the impact on the neighbouring properties.  An updated Sunlight and Daylight Assessment Report was received on 09/09/25 due to a drafting error.  This is discussed within section 7.19 to 7.27 of this report.
	II. Overdevelopment of the existing dwelling	This is discussed at sections 7.2 to 7.11 of this report.
	III. Concerns regarding internal layout and	During the process of the application, revised

	number of bedrooms creating parking issues and increased noise and disturbance.	drawings were sought and received to amend the internal layout and reduce the number of bedrooms.  Parking matters are discussed at sections 7.30 to 7.32 of this report.
	IV. Concerns the property will be sub-let or will be used as an HMO	The proposed development is for extensions to an existing C3 residential property. There is no change of use proposed within this application.  Planning permission would be required for the change of use to a HMO as the site is located within an Article 4 area which removed permitted development rights for conversions to HMOs.
	V. Lack of communication to residents and no site notice has been displayed. The description of development was incorrect.	The LPA has followed the statutory requirements set out in Article 15 of the Town and Country Planning (Development Management Procedure) (England) Order.  A site notice was displayed outside of the site due to the fact that the owner of the land to the north could not be identified. Letters were also sent to the neighbouring properties.
	VI. The development is not in character with the surrounding area.	This is discussed at sections 7.2 to 7.11 of this report.
	VII. The development does not conform to planning policies	The development has been assessed against the relevant planning policies



		through this committee report.
	III. Concerns the development will create a precedent for similar schemes	Each application is assessed on its own merits.
	IX. Concerns regarding impact to mature trees, wildlife and the Conservation Area	This has been discussed at section 7.34

**Table 2: Summary of Consultee Responses**

<b>Consultee and Summary of Comments</b>	<b>Planning Officer Response</b>
<b>Conservation and Urban Design Officer</b>  No objection, no impact on the setting of the Conservation Area. Please ensure the materials match the existing materials.	The comments are noted. A condition is attached requiring that the materials to be used match the existing materials.

## **7 Planning Assessment**

### Principle of Development

- 7.1 The site is located within the developed area of the Borough, where the extension and alteration of an existing residential property is acceptable in principle, subject to compliance with other relevant policies as set out in this report.

### Design / Impact on the Character and Appearance of the Area

- 7.2 The proposed development involves the erection of a single storey rear extension and double storey side extensions to both sides of property following the demolition of existing garage and removal of two chimney stacks.
- 7.3 The application site comprises a two-storey linked detached property located within the cul-de-sac of The Meads, Cowley, Uxbridge. The existing property has a single storey side extension on the northern elevation and a garage structure on the southern elevation. To the front of the dwelling is an area of hardstanding used for off street parking and to the rear is an enclosed garden which acts as private amenity space. The surrounding area is comprised of two storey detached and linked detached properties of a similar style to the host. Many of which have benefitted from double storey side and rear extensions.

### **Figure 4 (surrounding context)**

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No.7 The Meads



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**PART 1 – Members, Public & Press**

No.4 The Meads



No. 2 The Meads



No. 1 The Meads

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- 7.4 During the processing of the application, revised drawings were sought and received to reduce the width of the northern double storey side extension and amend the internal layout of the property to decrease the number of bedrooms and remove the second staircase.
- 7.5 The proposed single storey rear extension would measure 3m in depth, 12.5m in width and approx. 2.8m in height characterised with a flat roof.
- 7.6 The proposed development would also include the erection of two double storey side extensions following the demolition of existing garage. The extensions would measure approx. 3.1m in width, 8m in depth and be characterised with hipped roofs set down from the main ridge. Whilst it is noted that the development would not strictly comply with Policy DMHD 1 of the Local Plan Part 2 (2020) as the side extensions would not be set back from the front elevation it should be noted that other properties within The Meads benefit from similar designed extensions.
- 7.7 It is acknowledged that the extensions would add additional bulk and mass to the property and increase its overall footprint, however it is important to note the surrounding context. Many properties within The Meads benefit from large extensions, including No. 2 The Meads. This neighbouring property benefits from two double storey side extensions of a similar design and size to the proposed development. The two double storey side extensions at No.2 were approved at different stages, the most recent approval for a first-floor extension was made under reference 30973/APP/2020/3676 dated 28-01-21, it is also important to note that this was determined under the Local Plan Part 2 (2020) policies. Figure 5

shows the street view image of No.2 The Meads compared to the proposed development at No.5.

- 7.8 From reviewing the permission at No.2 The Meads and the surrounding context, it is assessed that the proposed development would not be out of character within the street scene. It would be finished in materials that would match the existing dwelling, and a condition has been secured to ensure this, thereby ensuring that the extensions relate appropriately to the host dwelling and the surrounding context. A section of the side extension would project beyond the two-storey extension at ground floor level, however a similar projecting element exists at ground floor level; and is considered to be a modest addition that would not cause harm to the character and appearance of the surrounding area or existing property given its set back from the front elevation and minimal width.

**Figure 5 (No.2 The Meads)**



Proposed development at No. 5





- 7.9 The proposed rear extension is modest in depth and would not be visible from the street scene and as such is considered an acceptable addition. The development, whilst not strictly compliant with Policy DMHD 1 would not appear overly cramped within its plot given the set in from the side boundaries, it would not appear out of character within the street scene given existing development, such as at No.2 The Meads and as such refusal would not be justified on this basis.
- 7.10 During the processing of the application, revised drawings were received to amend the internal layout of the property and reduce the number of bedrooms. The proposed extensions would now provide a 5-bed single family dwelling. There is no indication on the drawings or application form that the development would be used as an HMO or sub-divided. It should also be noted that the site is located within an area covered by an Article 4 Direction which has removed permitted development rights for conversions to HMO's and as such planning permission would be required should an HMO be proposed in future.
- 7.11 Taking into consideration the above, it is considered that the proposal would respect the character and appearance of the surrounding area in compliance with Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020); Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies; Policy D3 of the London Plan (2021); and the relevant paragraphs of the NPPF (2024).

#### Heritage

- 7.12 The site itself is not located within any heritage designations, however to the west of the site lies Cowley Church (St Laurence) Conservation Area and the Church of St Laurence, a Grade II\* Listed Building.
- 7.13 In line with Paragraph 212 of the NPPF (2024) consideration must be given to the impact of a proposed development on the significance of designated heritage assets and great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. This is similarly reflected within Policies DMHB1 and DMHB 2 of the Local Plan Part 2; and Policy HC1 of the London Plan.
- 7.14 Given the separation distance between the development and these designated heritage assets and accounting for the scope of the development it is not considered that the development would cause harm to the significance of these heritage assets.
- 7.15 The Council's Conservation Officer has been consulted on the application and has raised no objection to the development.

#### Impact on the Green Belt

- 7.16 Whilst the boundary of the Green Belt extends up to the site edge, the development itself would be located outside the parameters of the Green Belt and



the development would not therefore conflict with the relevant local and national policy provisions relating to development within the Green Belt.

### Residential Amenity

- 7.17 Number 3 The Meads is located south of the application site and is attached to the host property by a ground floor garage structure. The proposed single storey rear extension would be located approx. 4.25m away from the shared boundary with this neighbouring property. Given this separation distance, its modest height and depth, the single storey extension would not cause harm to the amenities of this neighbour in terms of loss of light, overshadowing or overbearing impact. The proposed double storey side extension would be set off the boundary of this neighbouring property by approx. 1.1m, there are two upper floor side windows along the side elevation of No.3 that would face the development; however, these windows serve a bathroom and w/c and would be classed as non-habitable rooms. There would be one new ground floor side window which would face the direction of this neighbour; however, this would serve a bathroom and would face the existing garage at this neighbour. In addition to this, the window is shown to be obscurely glazed and non-opening to prevent any overlooking or loss of privacy.
- 7.18 Number 7 The Meads is located north of the application site and is separated from this neighbouring property. This neighbouring property benefits from a double storey side extension approved under reference 29507/APP/2017/4565. Due to the position of both properties, No.7's front elevation faces the side of the host property. The proposed double storey extension on the northern elevation would be located approx. 7.8m away from the front elevation of this neighbour.
- 7.19 During the processing of the application, the applicant submitted a revised BRE Sunlight and Daylight Assessment (Rev B dated 08/09/2025) by a consultant due to drafting errors with the original document. The assessment has followed the BRE 2022 Guidance (*Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice*), which is the industry standard for assessing daylight and sunlight impacts in the UK. It includes an assessment on the following factors:
- Vertical Sky Component (VSC)
  - Annual Probable Sunlight Hours (APSH)
  - No Sky Line (NSL)
  - Overshadowing
  - Daylight Factor (DF)
  - Illuminance Level (Lux)
- 7.20 The report uses IES VE (Integrated Environmental Solutions Virtual Environment) which is considered an accurate and reliable platform for modelling in architecture and planning. The report includes a 3D model of the site and surrounding context and has used the approved planning application reference 29507/APP/2017/4565 to accurately reflect the neighbouring property No.7 The Meads. As such, the report is considered acceptable, and the LPA are not in possession of any evidence to the contrary to disprove the finding within the report.
- 7.21 The study provides an assessment of the vertical sky component, annual probable sunlight hours, No Skyline (NSL) and an overshadowing assessment in relation to

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No.3 and 7 The Meads. It should be noted that the assessment is based on the set of drawings before the revised layout was received. However, the previous design was closer in proximity to No. 7 and as such the assessment given is a worst-case scenario. It is not considered that a revised assessment is required given the development has been reduced in size.

- 7.22 In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), each main habitable-room window in an existing building should retain a Vertical Sky Component (VSC) of at least 27% following the proposed development. If the post-development VSC falls below 27%, it should remain at no less than 0.80 times its former value. The assessment concludes that the proposed development complies with this standard and will have no adverse impact on the daylight amenity of the neighbouring properties in the context of VSC and as such would not result in a noticeable reduction in daylight to the affected windows of the neighbouring dwellings as the VSC values remain above 27%, which is the threshold value specified in the 2022 BRE guidance.
- 7.23 In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), the No-Sky Line (NSL) is used to evaluate the distribution of daylight within a room. It divides the working plane into areas that can and cannot see the sky. Following development, if the area of the working plane that continues to receive direct skylight is reduced to less than 0.80 times (80%) of its former value, the occupants are likely to notice the resulting loss of daylight. Such a reduction will cause a significant portion of the room to appear gloomier and more reliant on artificial lighting. Pages 14 and 15 of the Daylight and Sunlight Assessment provide an assessment of the rooms within No.7 The Meads and concludes that there is no effect on the No Sky Line (NSL) for the mentioned rooms and therefore in compliance with the 2022 BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice.
- 7.24 In accordance with the 2022 BRE guidance (Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice), if a main habitable-room window faces within 90° of due south, it should retain at least 25% of Annual Probable Sunlight Hours (APSH) for the whole year, including 5% in the winter months. The assessment concludes that the Annual Probable Sunlight Hours (APSH) for the neighbouring property No. 7 remains within the acceptable limits defined by the BRE Guidelines ("Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice"). The analysis confirms that the proposed development at 5 The Meads will not cause a significant loss of sunlight to the main habitable rooms of the neighbouring dwellings. As such, it is concluded that the proposed development will have no adverse impact on the sunlight availability of the neighbouring properties in the context of APSH.
- 7.25 Regarding potential overshadowing of garden areas, the submitted Daylight and Sunlight Report includes an assessment of the impact of the proposed development on No.7 The Meads. To comply with guidance, at least 50% of the area of each amenity space should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sunlight on 21

March is less than 0.8 times its former value, then the loss of light is likely to be noticeable. The assessment concludes that the front garden area will continue to receive more than two hours of direct sunlight on over 98% of the area on 21 March, exceeding the minimum threshold set out in the BRE 2022 Guidance. In addition to this, the front garden area of No.7 is not the primary external amenity space for the occupiers. The property contains a private rear garden which acts as the main amenity space area for the occupiers which would remain unaffected from the proposed development.

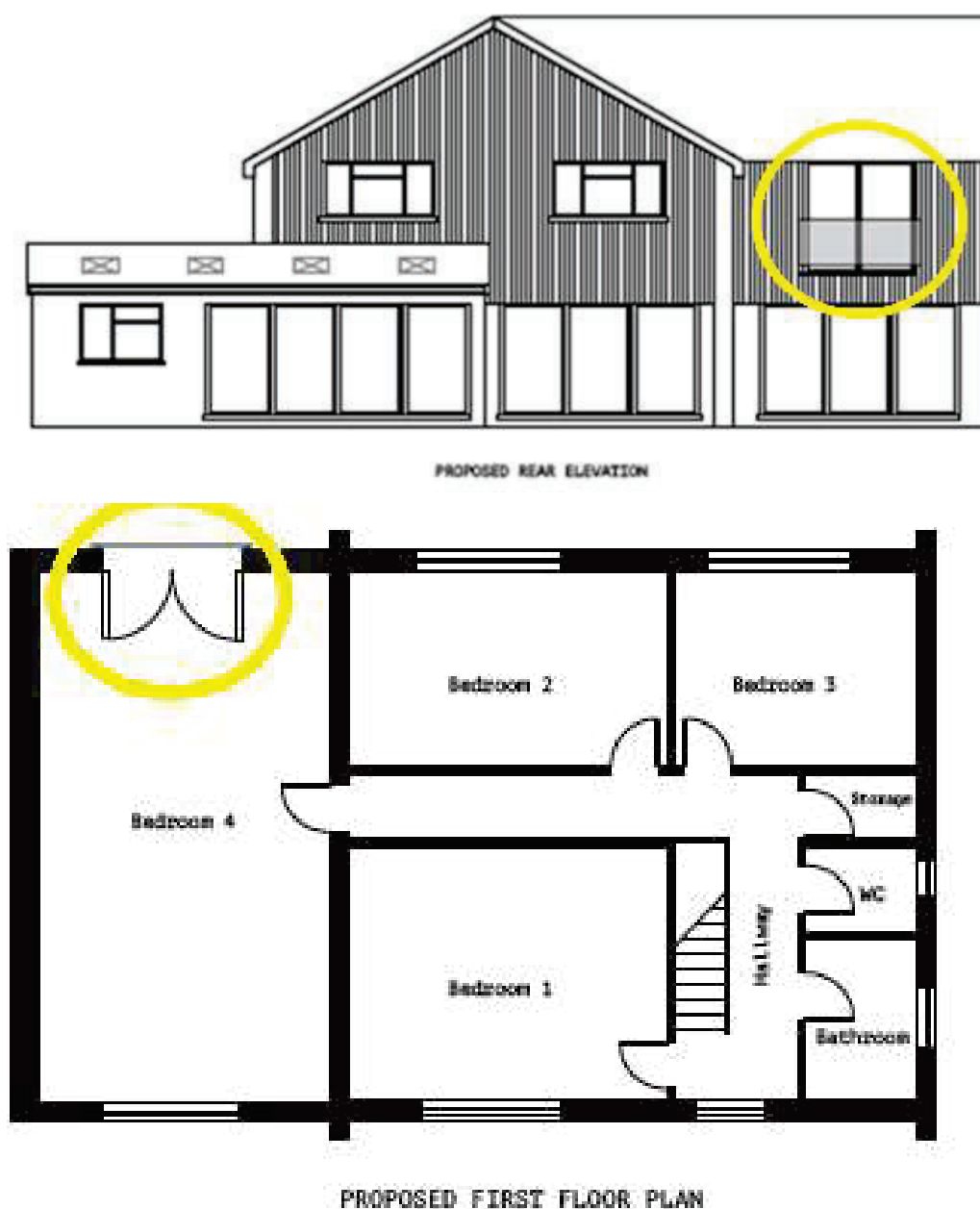
- 7.26 It should also be noted that the closest windows to the proposed development at No.7 The Meads is a ground floor study/office room and a first-floor bedroom (see Figure 6). As discussed in the above paragraphs, the submitted Sunlight and Daylight Report concludes that proposed development would not have a significant impact to the study room in compliance with the 2022 BRE Guidance: Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice. The first-floor bedroom within the extension to No.7 includes a Juliette balcony within the rear elevation of the property which allows additional light and outlook to be provided to this habitable room. (See Figure 7) As such it is considered that the development would not appear significantly overbearing in relation to this property, also accounting for the separation distance between the front elevation of No.7 The Meads and the proposed side extension to No.5 (approx. 7.8m). As such, it is concluded that the proposed development would not have an unacceptable impact on the amenities of No.7 The Meads in terms of loss of light or overshadowing.

***Figure 6 (Site Photo taken by planning officer indicating the closest rooms within No.7 The Meads to the application site)***





**Figure 7 (Planning permission reference 29507/APP/2017/4565 showing first floor rear facing Juliet balcony of No. 7 The Meads)**



The development would not contain any side windows facing this neighbour and as such, there would be no loss of privacy or overlooking.

- 7.27 Overall, the proposed development would have an acceptable impact on the amenities of neighbouring properties and complies with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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## Quality of Residential Accommodation (Internal and External)

### Internal

- 7.28 It is considered that all of the proposed habitable rooms, and those altered by the proposed development, would maintain an adequate outlook and source of natural light, therefore complying with the requirements of Policy D6 of the London Plan (2021).

### External

- 7.29 Table 5.3 of Policy DMHB 19 requires 4+ bedroom properties to have a minimum of 100sqm of private, well located external amenity space. Over 290sqm of private rear garden space would be retained post permission which accords with this standard.

## Highways and Parking

- 7.30 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that 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
- 7.31 The proposed development would involve the demolition of an existing garage structure. Appendix C of the Local Plan Part 2 (2020) requires garages to measure 3m x 6m internally. The existing garage has internal dimensions of approx. 2.65m x 3.6m showing that it is of an insufficient size to house a modern vehicle. As such, the development would not result in the loss of a parking space. The front of the property is laid to hardstanding and has two dropped kerbs to facilitate off street parking for at least 3 vehicles. The dwelling would be retained as a Class C3 residential dwelling, and it is not considered that there would be an increased demand in parking or result in additional parking stress or highway safety. As such the development would comply with Policy DMT 6 of the Local Plan Part 2 (2020).
- 7.32 Given the household nature of the development, it is not considered necessary for the submission of a Construction Management Plan. It should be noted that other developments approved along The Meads did not contain such condition.

## Trees and Landscaping

- 7.33 The application site is not located within an area covered by a Tree protection order nor would the proposed development impact any on site trees. As such, the proposed development would comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 7.34 A condition has been secured to ensure the existing trees and hedges that are shown to be retained on the proposed plans are not felled or removed as these are considered to make a positive contribution to the site. In terms of the concerns raised regarding the potential impact to local wildlife, the site is not subject to any ecological or wildlife specific designations. As the application submitted is a

Householder Application, in accordance with the NPPF the proposal is exempt from the provision of on-site biodiversity net gain. Given these two points and the condition pertaining to the retention of the existing trees shown on the submitted drawings as being retained, Officers have no concerns relating to the developments potential to impact local wildlife.

#### Air Quality

- 7.35 The site lies within the Hillingdon Air Quality Management Area; however, the proposal raises no significant issues in this regard due to the nature of the proposed development (householder development).

#### Drainage

- 7.36 The proposed development site is not located in Flood Zones 2 or 3. Nor is it located within a critical drainage area, or an area known for surface water flooding. As such, no additional information is required.

### **8 Other Matters**

#### Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

#### Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

#### Local Finance Considerations and CIL

- 8.3 Not applicable. The proposed development is not CIL liable.

### **9 Conclusion / Planning Balance**

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently, the application is recommended for approval subject to the conditions set out in Appendix 1.

## **10 Background Papers**

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at [planning@hillingsdon.gov.uk](mailto:planning@hillingsdon.gov.uk).



# **APPENDICES**

## **Planning Application**

**27254/APP/2025/1529**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 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:

PL2 Rev 1  
PL3 Rev 2  
PL9 Rev 2  
PL10 Rev 2  
PL11 Rev 2  
PL12 Rev 2  
PL13 Rev 2  
PL14 Rev 2  
PL15 Rev 2

#### 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. 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 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 windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing numbers 3 and 7 The Meads.

#### 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 ground floor side window facing number 3 The Meads 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. RES10 **Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard



Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### Informatives

##### 1. I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

##### 2. I47 Damage to Verge - For Council Roads:

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.

## Appendix 2: Relevant Planning History

27254/B/87/0301                      5 The Meads Cowley Uxbridge

Erection of a single storey side extension and rear extension to garage.

**Decision:** 06-04-1987      Approved

## Appendix 3: List of Relevant Planning Policies

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

### Part 1 Policies:

PT1.BE1            (2012) Built Environment

### Part 2 Policies:

DMHB 11           Design of New Development

DMHB 12           Streets and Public Realm

DMHB 14           Trees and Landscaping

DMHB 18           Private Outdoor Amenity Space

DMHD 1            Alterations and Extensions to Residential Dwellings

DMT 6              Vehicle Parking

LPP D6              (2021) Housing quality and standards

LPP D3              (2021) Optimising site capacity through the design-led approach

LPP T6              (2021) Car parking

NPPF12 -24        NPPF12 2024 - Achieving well-designed places

DMHB 1            Heritage Assets

DMHB 2            Listed Buildings

DMHB 4            Conservation Areas

LPP HC1            (2021) Heritage conservation and growth

NPPF16 -24        NPPF16 2024 - Conserving and enhancing the historic environment