

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

Case Officer: **Daniel Ambrose**

15756/APP/2024/3112

Date Application Valid:	26/11/24	Statutory / Agreed Determination Deadline:	26/01/2026
Application Type:	Full	Ward:	Hillingdon East

Applicant: **Mr Kiran Bhatia**
Site Address: **47 Sweetcroft Lane, Uxbridge**
Proposal: **Demolition of the existing house and erection of a two storey, new build house consisting of 6no. bedrooms with a basement and garage outbuilding to the front.**
GRANT planning permission subject to conditions
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 Planning permission is sought for the demolition of the existing house and erection of a two storey, new build house consisting of 6no. bedrooms with basement and a garage outbuilding to the front.
- 1.2 The application follows on from the submission of application reference 15756/APP/2023/2417 which was withdrawn on 09-11-2023. It should be noted that whilst the application was withdrawn, Officers had concerns with the application based on the proposed new dwelling's siting, design and massing and the subsequent impact this would have on the street scene and Hillingdon Court Park Area of Special Local Character. A further issue with the previous application related to the absence of a tree report to demonstrate that there would be no unacceptable loss of trees to facilitate the development.
- 1.3 This revised application demonstrates that the applicant has taken on board the points that were raised during the assessment of the previous application. This revised scheme illustrates a reduction in the massing, particularly the height of the proposed dwelling and the reduction in the scale of the crown roof. An Arboricultural Impact Assessment has also been submitted, which has been reviewed by Officers and out of the 31 trees surveyed, 2 would require removal. These are category U and C trees which have the lowest value and therefore their removal is not considered to result in an objection. Furthermore, an enhanced landscaping scheme has been submitted, and further details are proposed to be secured by condition. It is considered that the revised submission satisfactorily addresses and resolves the issues raised during the assessment of the previous application.
- 1.4 During the processing of the application, a petition in objection to the development was received with 41 signatures.
- 1.5 The main issues, which shall be addressed within this Committee Report, relate to the impact on neighbouring dwellings and the impact on the character and appearance of the street scene.
- 1.6 The Committee Report seeks to provide a comprehensive assessment of the application and supporting documentation. All relevant material planning considerations have been considered.
- 1.7 The proposal is considered to comply with the Development Plan, and no material considerations indicate that a contrary decision should be taken. Consequently,

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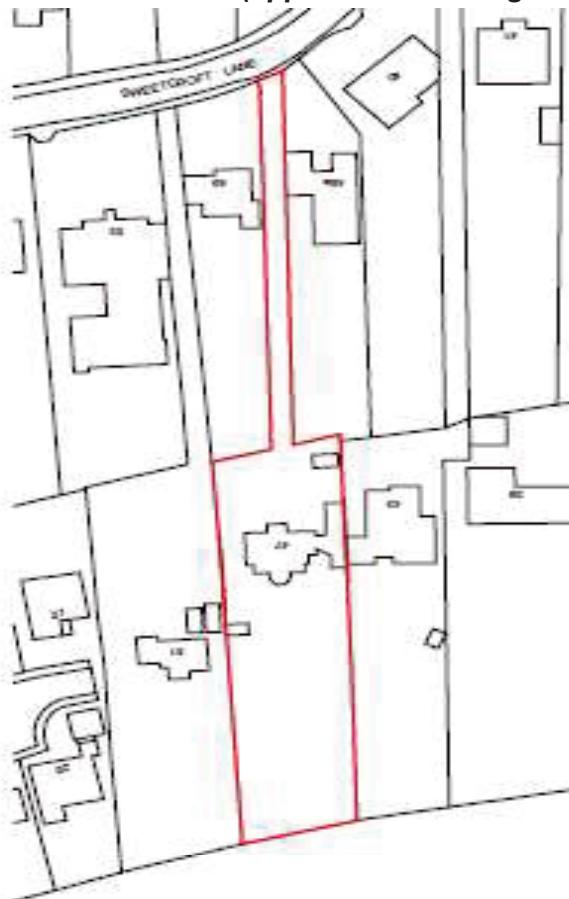
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the application is recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The site is approximately 1,854 sqm in area and is located on the south side of Sweetcroft Lane. There is currently a large detached, single storey, single family dwelling known as No. 47 Sweetcroft Lane on the site, with associated parking and private amenity space. The existing site contains 1 main building and two small out-buildings, one at the front of the site and the other at the rear for storage.
- 2.2 The site is accessed via a narrow strip of land between two houses, numbers 45a and 49, which are situated on the frontage of Sweetcroft Lane. Number 47 Sweetcroft Lane sits to the rear of these properties and therefore comprises a backland site. This property sits amongst a number of other backland properties, including numbers 31, 35, 39, and 43 Sweetcroft Lane which are situated to the East of the application site.
- 2.3 The site is located within the Hillingdon Court Park Area of Special Local Character and is subject to Tree Protection Order (TPO 32a) and is also within a Critical Drainage Area. The site is also bound to the south by the Hillingdon Court Park which is an area of Nature Conservation Site of Grade II Borough Importance and forms part of the Green Belt. The area also forms part of the declared Hillingdon Air Quality Management Area.

Figure 1: Location Plan (application site edged red)



1 Site Location Plan
1:1250

Figures 2-5: Agent Photographs of the Application Property



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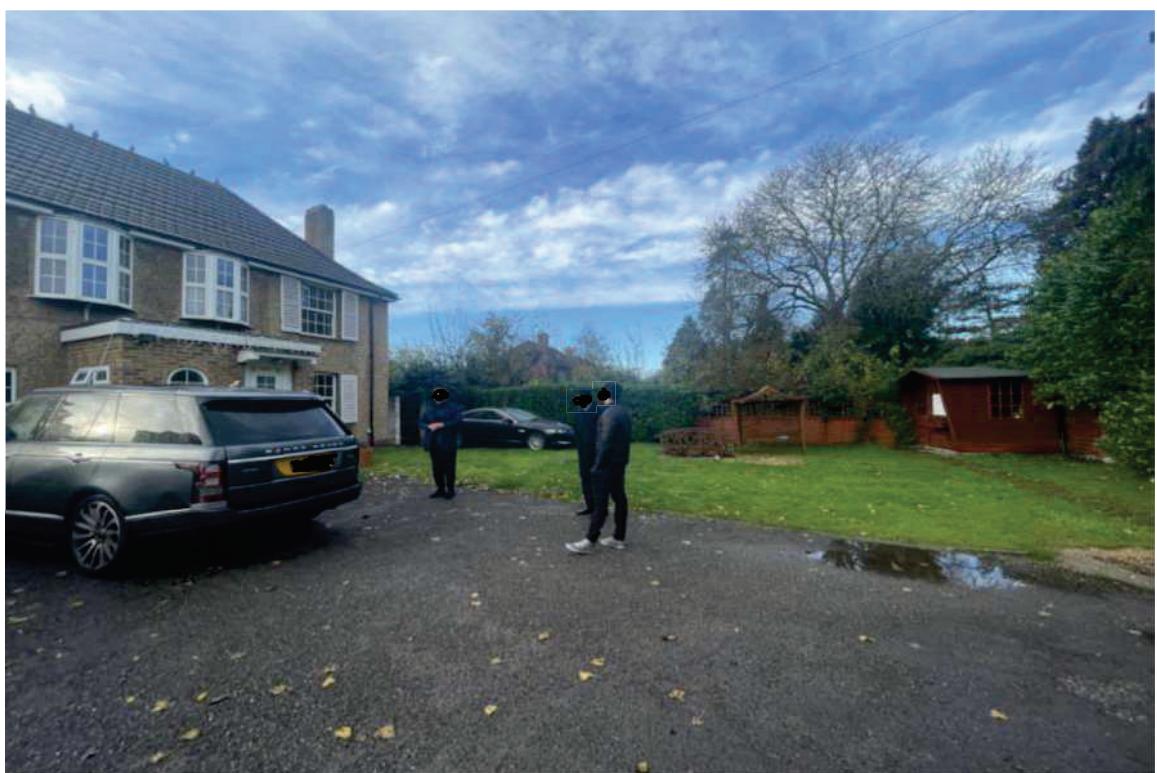
Figures 6: Agent Photograph of the driveway



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Figures 7-8: Agent Photographs of the front lawn and parking area



Figures 9-10: Agent Photographs of neighbouring property of no. 43 Sweetcroft Lane



Figures 11-12: Agent Photographs of neighbouring property of no. 51 Sweetcroft Lane and Portman Gardens viewed from the upper floor windows of the existing dwelling



Figures 13-14: Agent Photographs of existing dwelling when viewed from Portman Gardens



3 Proposal

3.1 The application proposes the demolition of the existing house and erection of a three storey, new build dwelling consisting of 6no. bedrooms with a basement and garage outbuilding to the front as depicted in the proposed plans. Whilst the description refers to a three storey dwelling, the dwelling would comprise of a two storey dwelling with accommodation provided in the roof. The previous applications on the site referred to the development as being 3 stories in height therefore in the interest of consistency the reference to heights is retained within the description of development for the current application.

Figure 15: Proposed Site Plan (please note – larger version of plan can be found in the Committee Plan Pack)

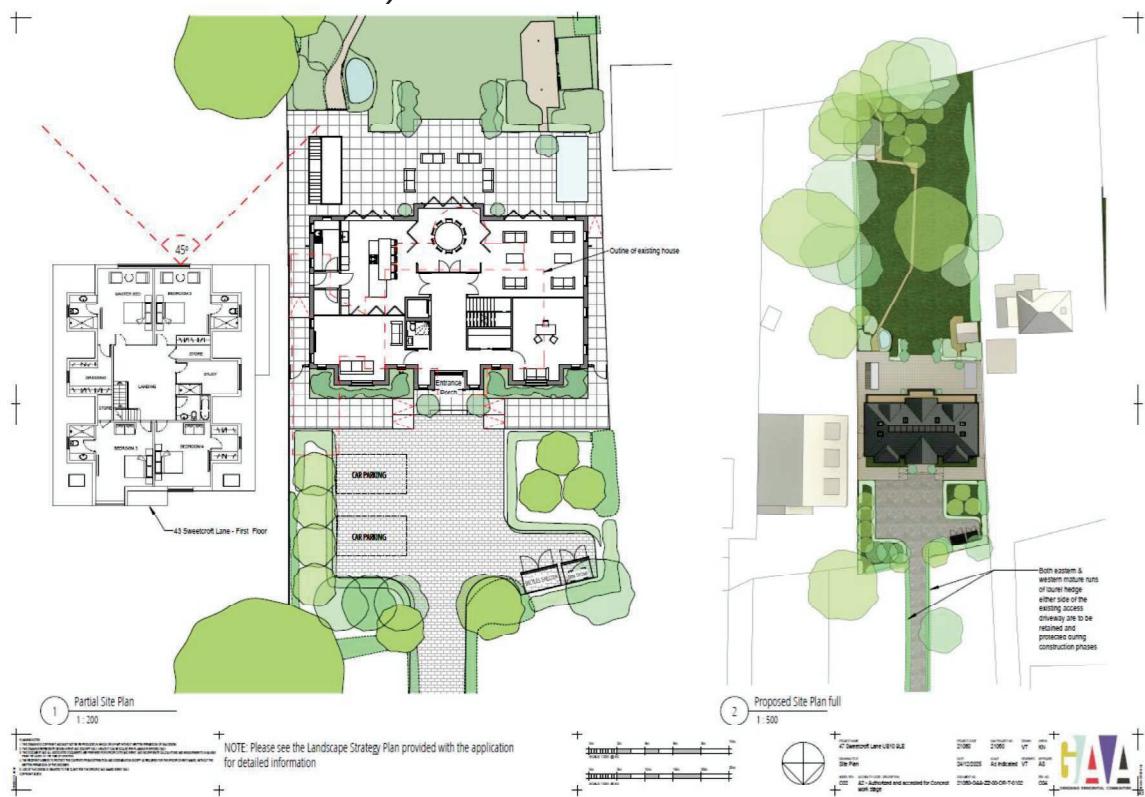
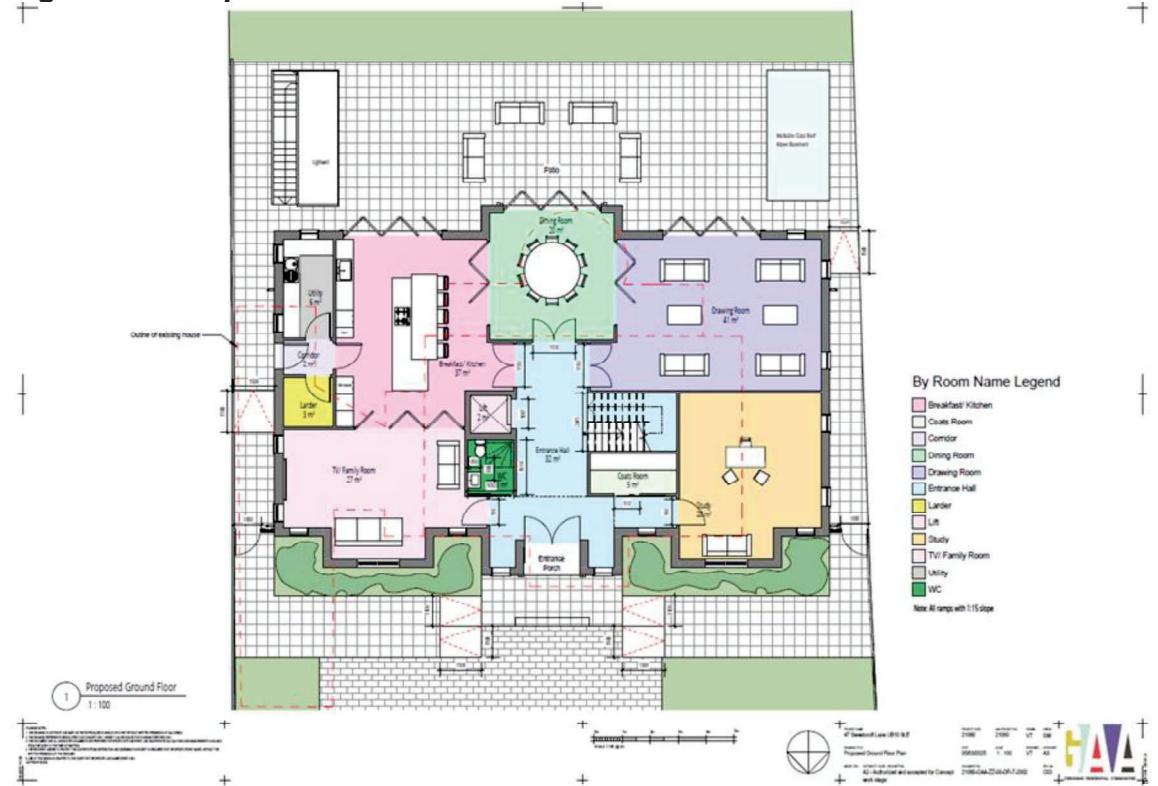


Figure 16: Proposed Basement Floor Plan



Figure 17: Proposed Ground Floor Plan



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Figure 18: Proposed First Floor Plan

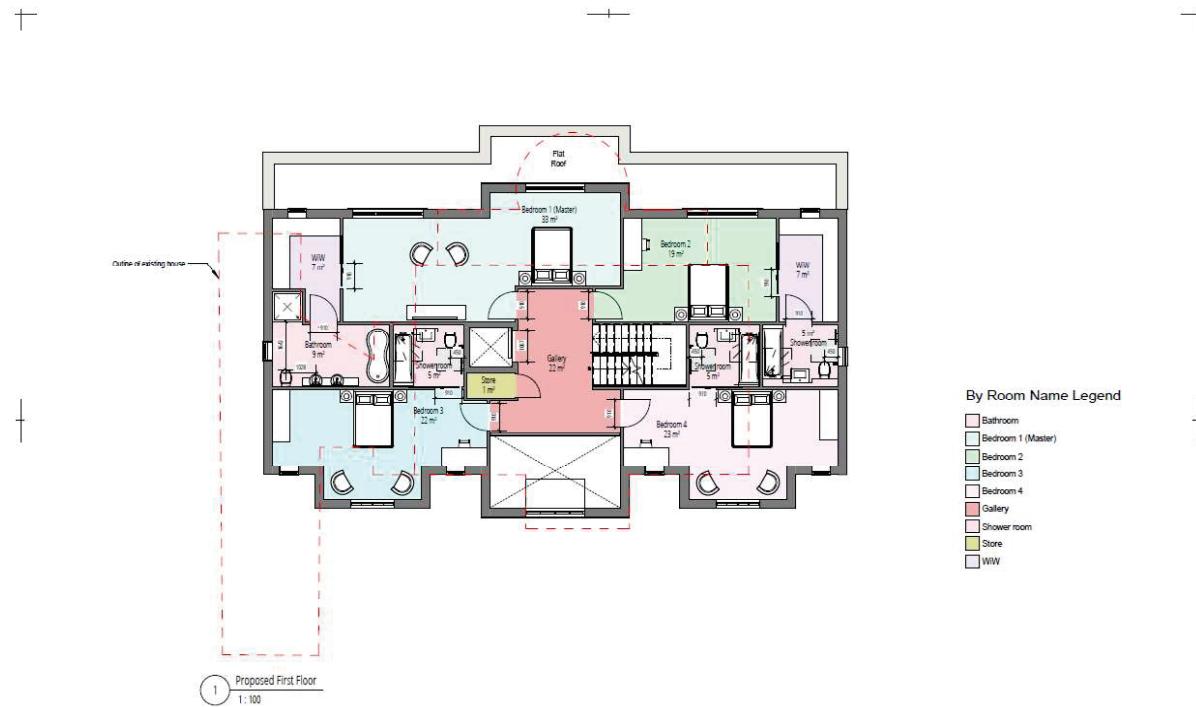
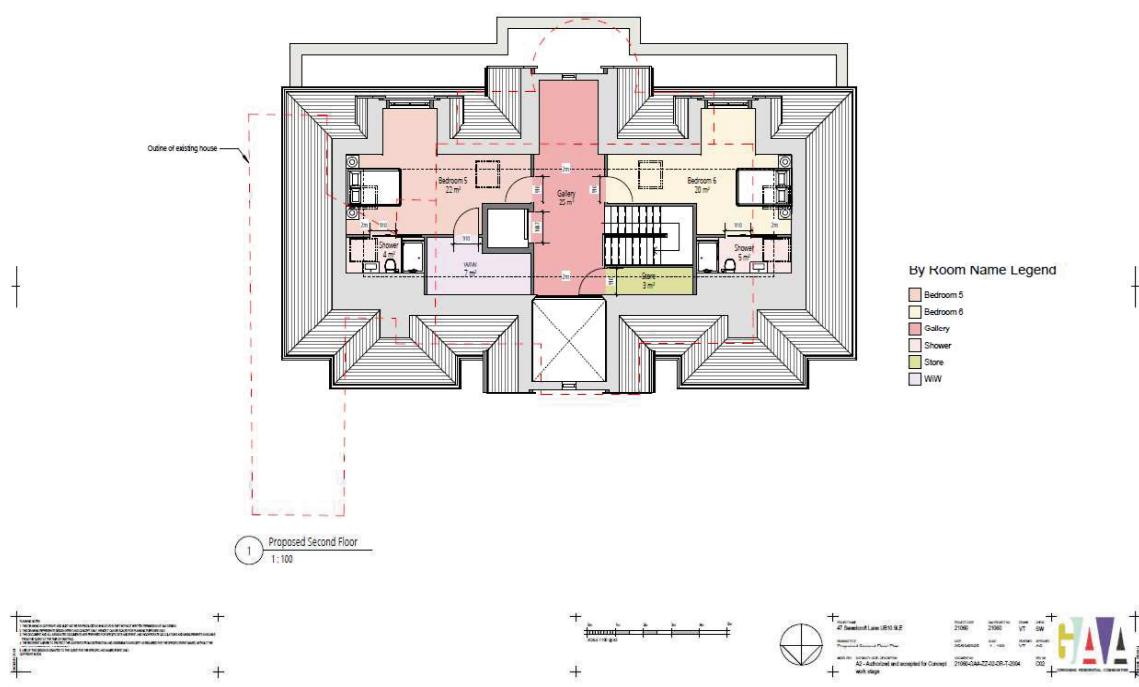


Figure 19: Proposed Second Floor Plan



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Figure 20: Proposed Roof Plan

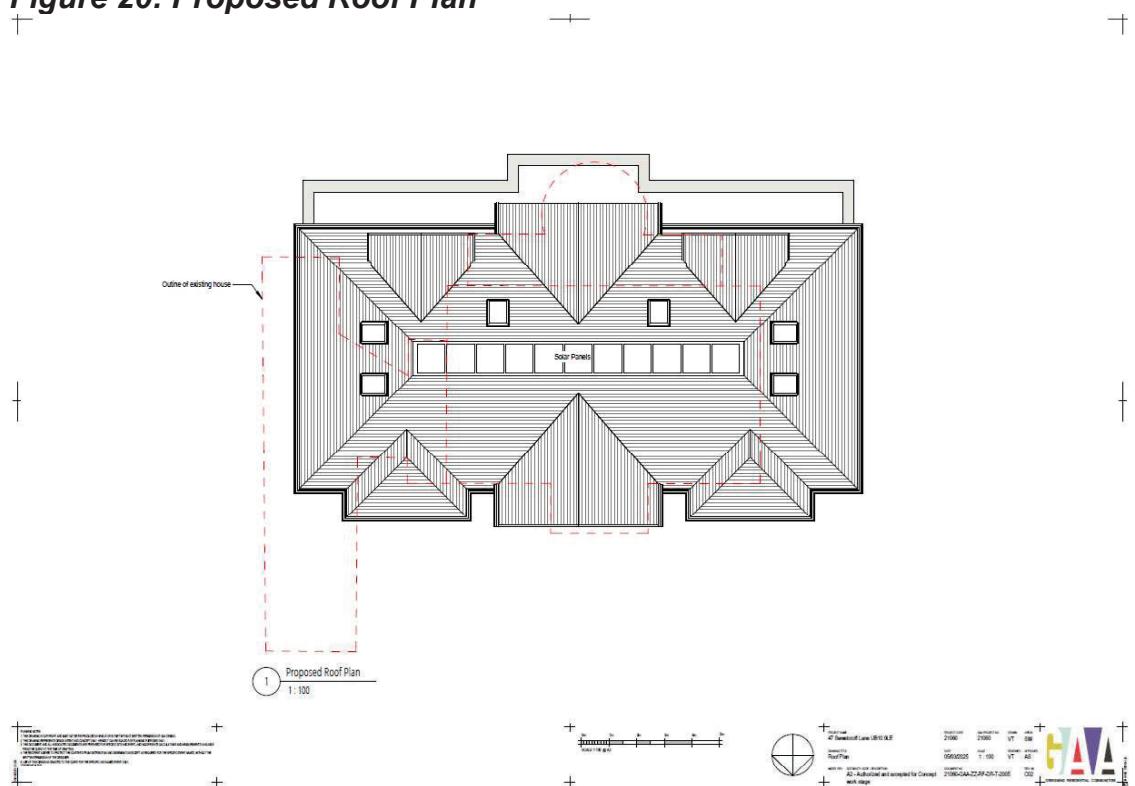


Figure 21: Proposed North and South Elevations



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Figure 22: Proposed East and West Elevations



Figure 23: Proposed Site Sections



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4 Relevant Planning History

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

4.2 Application ref 15756/APP/2023/2417 was withdrawn on 09-11-2023. Officers had concerns with the application based on the proposed new dwelling's siting, design and massing and the subsequent impact this may have on the street scene and Hillingdon Court Park Area of Special Local Character. A further issue with the previous application related to the absence of a tree report to demonstrate that there would be no unacceptable loss of trees to facilitate the development.

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 4 neighbouring properties were consulted on the application by letter dated 11-12-24. The consultation period expired 12-01-25. However, re-consultation was required again due to the Christmas and New Years break and to include some additional neighbouring properties. A final re-consultation was undertaken upon the submission of revised information to address initial inconsistencies in the supporting documents, this consultation expired 08-10-25.

6.2 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

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 41 valid signatures has been received against the application seeking refusal	I. Out of character – overdevelopment with substantial massing	Discussed at paragraph 7.5 to 7.19 of this report.
	II. Impacts neighbouring amenity of other properties on	Discussed in paragraph 7.20 to 7.25

	Sweetcroft Lane and Portman Gardens	
	III. Removal of trees	Discussed in paragraph 7.49 to 7.54
	IV. Impact of construction traffic	A construction management plan condition is to be added to decision notice.
	V. Feasibility of the basement	Discussed at paragraph 7.40 to 7.46 of this report.
15 individual letters of objection have been received across the 3 rounds of consultation	I. Out of character and excessive in size	Discussed at paragraph 7.5 to 7.19 of this report
	II. Gardens have flooding issues and a basement will make this worse	Discussed at paragraph 7.40 to 7.46 of this report.
	III. The construction will generate noise and dirt pollution	An informative relating to construction hours is to be added and a construction management plan condition is to be added to the decision notice
	IV. Removal of existing screening (trees and hedging)	2 trees out of the 31 on site would be removed. The revised landscaping scheme would result in an enhancement in terms of planting in comparison with the existing situation on site.
	V. Loss of privacy	Discussed in paragraph 7.20 to 7.25 of this report.
	VI. Height is excessive	Discussed at paragraph 7.5 to 7.19 of this report.
	VII. The proposal is too large, will be overdominant and overshadowing	Discussed at paragraph 7.5 to 7.19 of this report.

Table 2: Summary of Consultee Responses

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Consultee and Summary of Comments	Planning Officer Response
<p>Access Officer:</p> <p>The entrance level WC is acceptable as it is the step free access arrangement to the principal entrance. Level access via the rear entrance should be annotated to confirm that step free access would be achieved.</p>	<p>The comments from the access officer are noted and it is now acceptable from an accessibility perspective subject to a condition to secure further step free access details.</p>
<p>Highways Officer:</p> <p>The reduction to two on-plot parking spaces is now policy compliant so the only further requirement would be to install 'Electric Vehicle Charging Points' for both spaces via planning condition. In all other respects, the proposal is considered acceptable hence there is no objection to the application.</p>	<p>The comments from the Highways Officer are noted and the relevant condition is recommended to be added to the decision notice.</p>
<p>Design and Conservation Officer:</p> <p>No objection</p>	

7 Planning Assessment

Principle of Development

7.1 Policies DMHB 11 and DMHD 12 states that new development proposals should ensure that development contributes positively to the built environment and enhances the character and quality of places in Hillingdon and improve the quality of streets. Policy DMHB 5 seeks to protect the unique character and appearance of Areas of Special Local Character.

7.2 The Hillingdon Court Park Area of Special Local Character (ASLC) is a non-designated heritage asset. It is noted that the Council's Conservation Officer did not previously object in respect to the loss of the existing property and its current contribution to the ASLC. It is considered that a refusal of the application on this ground alone would be unsustainable in the event of an appeal.

7.3 The existing property is not a statutory listed building, nor is it a locally listed building. Subject to compliance with relevant planning policies and other material

considerations, the principle of replacing the existing dwelling with another dwelling is considered acceptable.

7.4 Overall, the principle of the proposed development is accepted and complies with Policies DMHB 11, DMHB 12 and DMHB 5 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020). These policies can be read in full in the Committee Report Part 3 - Policy Appendix.

Design / Impact on the Character and Appearance of the Area

7.5 Policies DMHB 11 and DMHD 12 states that new development proposals should ensure that development contributes positively to the built environment and enhances the character and quality of places in Hillingdon and improve the quality of streets. Policy DMHB 5 seeks to protect the unique character and appearance of Areas of Special Local Character.

7.6 As the site is located within an Area of Special Local Character, proposed development should consider the architectural style and formation of the originally established building patterns, specifically in regard to the design, height and architectural language. To respond to this, the scheme has been redesigned to imitate an Edwardian style of architecture, which is much more reminiscent of the street scene on Sweetcroft Lane.

7.7 At present, the application site is characterised by a large detached two-storey property. Sweetcroft Lane does not feature a uniformed set of building lines, the road itself is undulating with one gradual and one sharper bend, which has informed the location of the buildings within their respective plots.

7.8 As noted above, the site is located to the rear of the rear gardens of the properties which front Sweetcroft Lane. The application property forms a row of 6 properties, which do not share uniformed building lines. The dwelling at No. 51 Sweetcroft Lane (directly adjacent to the west of the application site) has been demolished, following a grant of planning permission reference 33932/APP/2021/1920 for the erection of 2 x 4 bedroom dwellinghouses with associated parking and landscaping. It is evident from visiting the site that its surrounding context and the street scene comprises of large residential properties of varying designs. The existing building is set back quite significantly from the front boundary and can only be accessed via an extensively deep access road in between 49 and 45A Sweetcroft Lane. The existing dwelling features a hipped roof, two stories in height with a modest rear porch and modest single storey side outrigger. There is also a conservatory feature which is single storey in height and attached to the rear elevation. The existing building is not considered to contribute significantly to the character and appearance of the area, it is not a listed building and is of modest architectural merit, as such its replacement would not be harmful in principle.

7.9 As noted above the previous application proposing a replacement dwelling at 47 Sweetcroft Lane was not determined, however it does provide a useful reference to describe the reduction in the bulk, scale and massing of the proposed building. The previous submission proposed a two-storey dwelling with accommodation in the roof (although referred to as three storey in the description). The height of the dwelling measured 10.7m, the footprint would have been increased from 85m² to 236m².

7.10 Whilst the footprint of the building would remain circa 236m² in the current application, the height of the building has been reduced to 9.2m, the rear upper floor has already been reduced in depth by 1.3m and due to the reduction in the roof height, the extent and scale of the crown roof has been significantly reduced.

7.11 In assessing whether the bulk, scale and mass of the building is appropriate, consideration has been given to other developments within the immediate area. Below are some examples of developments which are considered similar in scale overall:

- No. 39 Sweetcroft Lane is a two-storey property with a traditional pitched roof and small crown roof, measuring circa 8m in height and 160m² in footprint plus circa 40m² footprint in later additions;
- No. 43 Sweetcroft Lane is a new chalet bungalow with accommodation in the roof, with a pitched roof, measuring circa 8.1m in height and 247m² in footprint.

7.12 Having regard to the site context and the location of the proposed dwelling within its generous plot, it is considered that the height, scale and mass of the proposed dwelling would be acceptable and would not give rise to any significant harm to the streetscene / character and appearance of the area. Furthermore, it should be noted that crown roofs are not uncommon in this area with No.50 and No.59 being two examples close to the site. The Sweetcroft Care Home is another property of note that extends much deeper into the site and has a much greater footprint than the proposed development. It extends almost the entire width of the site and is located next to single family dwelling houses.

7.13 Turning to the increase in footprint, it is useful to note that an overlay is provided on the site plan which illustrates the extent of the existing dwelling. The front building line would be brought forward modestly, and the 3 front gabled projections provide an element of articulation that aid in reducing the bulk of the front elevation. The two-storey building has been set in by at least 1m from the side boundaries and given the spacious plot, it is considered that the development would not appear cramped.

7.14 With regards to the architectural design, the front elevation would feature a stepped building line formed by 3 gabled projections which are a common feature within the Area of Special Local Character. This creates articulation within the front elevation by the gabled roofs being set down from the main ridge and the various set ins applied across the width of the façade. Mock Tudor beams are to be constructed to the upper floor level with an alternative set of coloured windows compared with the ground floor to break up the bulk and extent of the façade. To the rear the first-floor element has

been set back from the ground floor by 2m which reduces the prominence of the side and rear elevations at upper floor level. A central gabled feature is proposed with modest rear dormers set comfortably within the roof space, which break up the bulk and massing of the rear elevation. The entire property would be constructed of a red external brick finish and grey roof tile. These design features and materials are not uncommon with the street scene and therefore would not appear out of character within the street or the wider Area of Special Local Character.

- 7.15 Whilst the adjacent dwelling at number 51 has been demolished (as noted above), it is considered that the proposed dwelling would relate satisfactorily to a development in the form of the previous planning permission at number 51 were such a development to come forward.
- 7.16 To conclude whilst this proposal is greater in bulk and scale than the existing dwelling to be demolished, it will be similar in mass to several other two-storey dwellings in the area, including the adjacent dwelling at no. 43. Furthermore, the bulk and scale of the proposed development are further mitigated by the deep nature of the site allowing the dwelling to sit comfortably on the property. The design features provide articulation to the elevation and break up the scale and massing of the building. As such, it is considered the proposed dwelling, while large, would be compatible with the existing varied character of the area, more recently approved developments and would not unduly harm the character of the streetscape or wider Area of Special Local Character.
- 7.17 As the site is located to the rear of existing gardens which serve the properties which front Sweetcroft Lane the site is considered to constitute as backland. Accordingly, consideration has been given to Policy DMH 6 of the Hillingdon Local Plan Part 2. However, importantly, the site already accommodates a dwelling and sits within a row of other backland properties. The proposed replacement of the existing dwelling is accepted in principle and despite the new dwelling being larger than the existing, it would sit comfortably within its large plot and therefore would not appear cramped or contrived. It is also noted that properties within the area benefit from a larger built form than the existing property and a similar bulk, mass and scale to the proposed dwelling. As such for the reasons mentioned above, the proposed new dwelling would not appear overly dominant, cramped or otherwise result in any significant harm to the area that would warrant the refusal of planning permission. The proposal is therefore deemed acceptable and accords with the principle of DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 7.18 It is not considered that the proposed development would cause harm to the Area of Special Local Character. It is acknowledged that although modest a sufficient separation distance is retained between the proposed dwelling and site boundaries which is extended due to the neighbouring buildings also being set away from the shared boundary, as such the development would not appear cramped within the plot.
- 7.19 Taking into consideration the above, the proposal would respect the character and appearance of the surrounding area in compliance with Policy BE1 of the Hillingdon

Local Plan: Part 1 - Strategic Policies and Policies DMHB 5, DMHB 11, DMHB 12 and DMHB 14 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2024).

Residential Amenity

7.20 Policy DHMB 11 of the Hillingdon Local Plan Part 2 (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. An assessment of the potential impact on neighbouring residential amenity is discussed as follows.

7.21 The existing dwelling sits some 2.5m away from the neighbour at No. 43, this gap would be increased to approximately 2.9m. Given the large plot sizes and the proposed size, mass and scale of the new dwelling, there would be some impact of the proposed dwelling on this neighbour. However, it is considered that there would be no undue harm. Application reference 17412/APP/2020/3984 as amended by 17412/APP/2021/2904, includes approved drawings relevant to the redevelopment at No.43. The plans illustrate the upper floor side facing windows within the roof slope are obscurely glazed. These side facing windows do not serve a primary habitable room window and are obscurely glazed, therefore the proposed dwelling would not result in a reduction of privacy or outlook to this neighbouring dwelling.

7.22 The application is supported by a Daylight and Sunlight Assessment. The assessment makes reference to compliance with the BRE Guidance but also references the mirror image methodology within the assessment. This methodology was replaced by the NSL (no skyline limit) and VSL (vertical skyline) assessments in the update to the BRE Guidelines adopted in 2022. Notwithstanding this point, the submission includes the floor plans for the neighbouring property at No.43 on drawing reference 21060-GAA-ZZ-00-DR-T-0102 Rev C04, this illustrates that the location of the new dwelling would not breach the 45-degree line of sight drawn from the centreline of the nearest neighbouring primary window serving a habitable room. is an appropriate baseline test for overshadowing as set out within Policy DMHB 11 of the Local Plan Part Two. There is a side facing window which serves a room labelled "dressing room", it is considered that given the use of this room, not only would it not meet the description of a habitable room, but the nature of the use would indicate that it would need to be private and therefore obscurely glazed. The approved drawings indicate this to be the case. Based on the orientation of the primary habitable room windows and the 45-degree line shown on drawing reference 21060-GAA-ZZ-00-DR-T-0102 Rev C04 which is not breached, Officers conclude that the proposed development would not result in a level of overshadowing to the neighbouring property at No.43 which would be harmful.

7.23 Turning to the adjacent plot at No.51, the dwelling on this site has now been demolished. Nevertheless, it is considered that were a development to come forward on the site in the form previously approved under application reference 33932/APP/2021/1920, the proposed new dwelling would relate satisfactorily.

Officers have reviewed the previously approved drawings 20-036-P04 Rev B & 20-036-P03 Rev A which are the ground and first floor plans. These drawings illustrate that the development previously approved at No. 51 does not feature side facing primary habitable room windows (with those windows located in the front and rear elevations of the two dwellings). Having regard to the relative siting, it is not considered that the proposed dwelling at 47 would give rise to harmful overshadowing, overbearing or loss of privacy impacts in respect of 51 Sweetcroft Lane.

- 7.24 All other properties are considered to be located sufficiently far from the application site, so as not to be adversely affected in respect of residential amenity impacts.
- 7.25 Having regard to the above, it is considered that the proposed development would not unduly impact on the living conditions of neighbouring occupiers. It would therefore comply with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Quality of Residential Accommodation (Internal and External)

- 7.26 Regarding internal accommodation, Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy. Table 3.1 of the London Plan (2021) set outs the same gross internal area space standards set out in the technical housing standards - nationally described space standard (2015). Policy DMHB 16 of the Local Plan (2020) aligns with this policy.
- 7.27 The proposed development comprises a spacious dwelling with multiple living and utility areas. The dwelling would meet all internal space standards of the London Plan (2021). The development proposes a large basement which would provide ancillary leisure and living space for the enjoyment of future occupiers. No primary living space (such as a bedroom) is illustrated within the basement therefore no concerns are raised regarding the lack of outlook due to the absence of windows. A modest amount of natural light will be provided via the lightwell indicated on drawing ref 21060-GAA-ZZ-B1-DR-T-2001 Rev C02. It is considered all habitable rooms would have an adequate source of light and outlook. As such the proposed development complies with Policy D6 of the London Plan (2021) and Policy DMHD 16 of the Local Plan (2020).
- 7.28 With regard to external amenity space, Policy DMHB 18 of Local Plan (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires a 4-bedroom plus house to provide a minimum of 100 square metres of private genuinely usable amenity space.

7.29 The site would retain in excess of 100sqm of rear garden for private external amenity space. The external private amenity space provision is of a sufficient size, usability and functionality, in accordance with Policy DMHB 18 of the Hillingdon Local Plan (2020).

Highways and Parking

Parking

7.30 The existing property is a family sized dwelling, the proposal would replace this dwelling with a new family sized dwelling and would be served by two car parking spaces to the front. This accords with the maximum car parking standards set out within Policy T6.1 of the London Plan.

Cycle Parking

7.31 The Published London Plan (2021) Table 10.2 Maximum Cycle Parking Standards requires dwellings with two or more bedrooms to have a minimum of 2no. cycle parking spaces. Cycle storage has been identified on the submitted plans and is secure and accessible cycle storage to the front of the site.

Electric Vehicle Charging Points

7.32 In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this particular case, 1 'active' and 1 'passive' space should be provided in order to future proof for anticipated demand. As the submitted plans do not acknowledge this requirement, it is recommended provision of the EVCP is secured by way of condition.

Vehicular Access Provision

7.33 The established driveway from Sweetcroft Lane will remain and is considered fit for purpose.

Vehicular Trip Generation

7.34 Policies DMT 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) requires the council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. The Highways Officer considers there would be no discernible difference in vehicle bound activity as compared to the scale and single tenure of the existing dwelling hence any generated activity can therefore be readily absorbed within the local road network without notable detriment to traffic congestion and road safety. The application is in accordance with Policies DMT 1 and DMT 2.

Operational Refuse Requirements

7.35 Refuse collection will continue via Sweetcroft Lane as is the case at present. In order to conform to accepted 'waste collection distances' from the public highway, the bin storage area should be positioned within 10m of a refuse vehicle. Although the positioning of the waste storage at the front lawn is more than 10m from the public highway, this is the current arrangement with the existing dwelling where they take the bins to the public highway on collection days.

Construction Management Plan

7.36 The Highways Officer considers a full and detailed CMP should be required given the constraints and sensitivities of the local road network to avoid/minimise potential detriment to the public realm. It is recommended provision of a CMP is secured by adding a condition to the decision notice.

Conclusion

7.37 The Highway Authority have been consulted on the application and are satisfied that the proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns and offer no objection to the application subject to certain conditions.

Noise

7.38 The site would be used in an exclusively residential capacity. Therefore, in terms of the operational phase of the proposed development (occupation of the dwelling), no significant issues are raised by the proposal in respect to noise.

7.39 Given the built-up residential nature of the area, a Construction Management Plan will be necessary to minimise noise and other emissions caused during the construction phase as far as practicable. It is recommended this is added as a condition to the decision notice.

Basement Impact & Flood Risk

7.40 Policy DMHD 3 requires the submission of a Basement Impact Assessment of developments which include a basement. Applicants must demonstrate that the construction of the basement would not result in a potential increase in floodrisk or structural integrity.

7.41 The proposal involves a significant basement measuring 292sqm in total. The basement would be split into rooms for different uses such as a gym, entertainment room and space for the properties plant equipment and thus would remain ancillary to the main dwelling. As none of the illustrated spaces are to provide primary accommodation the lack of windows to provide outlook, daylight and sunlight does not raise a concern that would warrant a refusal reason based on internal amenity.

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7.42 In order to demonstrate that the principle of a basement in this location is acceptable and that it's construction would not result in structural harm to neighbouring properties or disrupt the free flow of ground water, the applicant has submitted a Basement Impact Assessment and Flood Risk Assessment. These documents confirm that the site is located within Flood Risk Zone 1 which means there is no significant risk of flooding from rivers or the sea.

7.43 The reports considered the existing geology, the existing water table and the potential flood risk both fluvial and pluvial. The groundwater levels are below the proposed basement level and would therefore not impede the free flow of water.

7.44 Although there is an increase in built form proposed, the site area is significant which is of benefit as it provides the opportunity to increase natural attenuation features. The report states that a pond would be constructed within the rear garden, soft landscaping and permeable paving would be introduced to the front above an underground attenuation tank and rainwater harvesting will be used to ensure that the development would not result in an increase to potential flood risk.

7.45 Following a review of the report it is noted that there are some minor inaccuracies which are not likely to have been intentional or significantly material to the assessment of the application. The report refers to there being no evidence of subsidence within the local area. This is not strictly correct, however it should be noted that such information would not be available publicly as it would be contained within building control files (if known and recorded with the Council's Building Control Service) and these files are not publicly available. As such the consultant can only produce a report based on the information available to them. Notwithstanding this point, Officers have reviewed a secondary report submitted by the applicant which provides not only information on geology and ground water which are relevant considerations to both flooding and structural integrity, but also a methodology to be followed during the construction of the development. Furthermore, the proposed basement would be set away from the elevations of the neighbouring properties. Whilst the public consultation responses raise some concerns regarding the proposed basement and the potential for an increase in flood risk, it should be noted that the site is not located within an area identified as being at risk of flooding, including surface water. The applicant has submitted a BIA in two parts which covers both the structural elements for constructing a basement in a residential area and also the drainage requirements. It is recognised by Officers that the report in drainage terms does not elaborate on the potential drainage needs to serve the basement. Notwithstanding this point the report does demonstrate that the construction of the development as a whole would not pose an increased risk of flooding and therefore Officers considered that the detailed drainage design that includes specific reference to any drainage requirements needed to serve the basement shall be conditioned.

7.46 Although the basement would measure circa 290 sqm, which is significantly sized, the site is not located in an area identified as being at risk of potential fluvial or pluvial flooding. The application is supported by a specialist report which demonstrates that

basement can be constructed without risk to the free flow of ground water or structural stability of neighbouring properties. Adequate drainage mitigation and enhancements are provided both naturally and through an underground attenuation tank. Officers are mindful that the report provides information to address the planning considerations of Policy DMHD 3 and DEMI 9 and any further considerations would be matters to be considered outside of the planning regulations such as civil matters. Officers therefore consider the proposal acceptable and would accord with Policies DMHD 3 and DMEI 9 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Accessibility

- 7.47 Policy D5 and D7 of the London Plan requires the design of new development meet the highest standards of accessibility and inclusive design.
- 7.48 The Council's Access Officer has been consulted on the application and has no objection to the proposed development in terms of accessibility, subject to securing conditions pertaining to ensuring step free access to the dwelling. It is recommended this is added as a condition to the decision notice. Subject to this condition the proposal accords with Policies D5 and D7 of the London Plan (2021).

Trees and Landscaping

- 7.49 Policy DMHB 14 requires developments to contribute towards greening through comprehensive landscaping both soft and hard through the retention of existing trees and new planting.
- 7.50 The site is subject to a Tree Preservation Order Area, however no trees on the site are protected. There are mature trees located within the gardens of the site. The new dwelling is to be located mostly within the footprint of the existing dwelling.
- 7.51 An Arboricultural Impact Statement, Method Statement and Tree Protection Plan have been submitted to ensure the safety and protection of the onsite trees during the construction works.
- 7.52 The site accommodates 31 trees according to the Arboricultural Survey ranging from category A to U. Two of the 31 trees would be felled to facilitate the development which are category C and U. Given their low grade no objection is raised to the loss of the two trees, a landscaping plan has been submitted which illustrates enhancements and a condition is to be added to the decision notice to secure further details including implementation and maintenance.
- 7.53 In addition to the two trees to be felled, crown works, and lopping would need to be undertaken. No objection is raised to the type of tree works proposed subject to the agreement of a tree retention condition, which will ensure that it is only the two trees proposed for removal within the assessment that would be felled.

7.54 The landscaping plan illustrates an enhancement to the existing landscaping arrangement on site. In addition to 29 of the 31 trees being retained, additional trees will be planted, soft landscaping is to be planted to the front of the property and a modest pond is to be constructed within the rear garden. The proposed landscaping scheme is supported by Officers and a condition to secure further details including implementation and maintenance is to be added to the decision notice. Subject to these conditions the proposal accords with DMHB 14 Hillingdon Local Plan Part Two (2020).

Biodiversity Net Gain

7.55 During the processing of the application a Biodiversity Net Gain Assessment was requested and provided. The report states that achieving the statutory 10% gain is not possible on-site and off-site compensation will be required.

7.56 The application is supported by a BNG assessment in the form of a statutory metric and ecological report. The ecology report concludes that the site does not display any features which would provide an established and attractive habitat environment for local wildlife including bats. It is suggested within the conclusion of the report that enhancement features are secured, this has been added to the landscaping condition.

7.57 It is noted that there is a discrepancy in the submitted BNG metric which refers to the presence of a pond within the pre-development calculation which would infer that the pond exists on site at present. Having visited site and reviewed the images of the rear garden Officers have confirmed that there is not a pond within the boundary of the site at present. In terms of how this impacts the outcomes of the statutory metric, the document states there to be a shortfall in on site provision of 0.0816 credits. Noting that the pond has been included in the pre-development and not post-development calculation clearly this would have a negative impact on the metric calculation and post-development outcome. Based on the outcome which is presented in the document and the fact that once the pond is placed within the post-development calculation the level of on site provision in terms of credits secured would increase, it is considered that the development could provide adequate provision of on-site biodiversity, and this can be secured by way of an appropriately worded condition. As such it is recommended that a condition be attached to the decision notice for an accurate BNG report and statutory metric submitted prior to the commencement of development and this will need to demonstrate how an on site 10% net gain will be achieved or evidence of the purchase of off-site credits to off-set the shortfall in on-site provision.

7.58 A condition has been added to the decision notice to secure an updated BNG assessment and if required evidence to demonstrate that the shortfall in on-site net gain would be offset by the purchase of statutory credits.

Waste Management

7.59 Policy DMHB 11 part(d) of the Hillingdon Local Plan (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours. To conform with the Council's 'waste-collection' distance parameter of 10 metres, refuse, recycling and food waste would need to be deposited kerbside on collection day.

7.55 As stated in paragraph 7.33, the proposed plans show provision for refuse and recycling storage that is well-designed and screened from the street and neighbours. For the reasons explained it is deemed satisfactory.

Sustainability

7.60 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

7.61 The proposed development is of a minor scale therefore whilst the principle of SI 2 (carbon reduction) is applicable, the London Plan Policy applies more specifically to major scale applications. The applicant is therefore not required to submit an energy statement with the application or demonstrate a policy level of on-site savings.

7.62 However, to ensure the development is in accordance with SI 2, it is recommended to require the proposed development to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the option requirement defined within Approved Document G of the Building Regulations). It is recommended this is secured via a condition (see Condition 17 of the condition list) to the decision notice.

7.63 The proposal would therefore be compliant with Policy SI 2 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Airport Safeguarding

7.64 Policy DMAV 1 of the Hillingdon Local Plan (2020) states that the Council will ensure that uses such as housing, education and hospitals are not located in areas significantly affected by aircraft noise without acceptable mitigation measures.

7.65 The application site is within 3km of the RAF Northolt Zone. However, as the site is within an established residential area within this zone, it is considered that visibility and audibility of aircraft operations associated with RAF Northolt would not be of significant harm to the living conditions of future occupiers. It is therefore considered that it would be unreasonable to refuse the application on the ground of harm to the

residential amenity of the future occupiers, in respect to aircraft noise associated with RAF Northolt.

Land Contamination

- 7.66 Policy DMEI 12 of the Local Plan (2020) states that for sites which are identified as being at potential risk of land contamination a contaminated land report detailing the history of contamination on site, relevant survey work and findings should be submitted in support of the application.
- 7.67 The application site is not located on contaminated land therefore a survey is not required nor are conditions pertaining to the submission of further information.

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 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of a new dwelling and is therefore CIL liable if planning permission is granted.

9 Conclusion / Planning Balance

- 9.1 The proposal is for a replacement of an existing family sized dwelling. Notably the new dwelling would be larger in scale bulk and massing, however the development would not result in a significant departure from the prevailing character and appearance or established pattern of development within the Area of Special Local Character. The proposal would not result in a harmful reduction of daylight, sunlight

or outlook for neighbouring properties, nor would there be any notable impact upon the local highway network. The design is complementary to the character of the area which does vary and despite the scale of the basement it has been sufficiently demonstrated that the development would not result in an increase to the free flow of ground water or potential flooding. An appropriate standard of living accommodation is proposed including an enhancement upon the existing landscaping on site. Based on these points and the more detailed assessment set out above, the application is recommended for approval subject to conditions.

9.2 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@hillingdon.gov.uk.

APPENDICES

Planning Application

15756/APP/2024/3112

Appendix 1: Recommended Conditions and Informatives

Conditions

1. RES3 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. RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

PJC.1235.001 Rev B
21060-GAA-ZZ-XX-DR-T-2201 Rev C02
21060-GAA-ZZ-XX-DR-T-2102 Rev C02
21060-GAA-ZZ-XX-DR-T-2101 Rev C02
21060-GAA-ZZ-RF-DR-T-2005 Rev C02
21060-GAA-ZZ-B1-DR-T-2001 Rev C02
21060-GAA-ZZ-02-DR-T-2004 Rev C02
21060-GAA-ZZ-01-DR-T-2003 Rev C02
21060-GAA-ZZ-00-DR-T-2002 Rev C03
21060-GAA-ZZ-00-DR-T-0103 Rev C01
21060-GAA-ZZ-00-DR-T-0102 Rev C04
21060-GAA-ZZ-00-DR-T-0101 Rev C02

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3. RES7 Materials (Submission)

Notwithstanding any of the approved plans, no development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. RES9 Landscaping (car parking & refuse/cycle storage)

Notwithstanding any of the approved plans, no development shall take place until a landscape scheme has 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 (including pollution absorbing plants), plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Accessible Cycle Storage for 2no bicycles

2.c Means of enclosure/boundary treatments

2.d Car Parking Layout for 2 vehicles including electric vehicle charging points to serve both spaces.

2.e Hard Surfacing Materials

2.f External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of turfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. 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 DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

5. RES8 Tree Protection and Method

The development hereby approved shall be carried out strictly in accordance with the recommendations contained within the approved Arboricultural Method Statement, Impact Assessment and Tree Protection Plan, PJC/6711/24-01 Rev 02.

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 DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

6. RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 No's 51 and 39 Sweetcroft Lane.

REASON

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

7. RES13 Obscure Glazing

The windows at first floor and roof level in the side elevations facing Nos. 51 and 39 Sweetcroft 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).

8. NONSC Basement Impact and Drainage

No development shall commence (excluding demolition and site clearance) until an updated Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include, but not be limited to:

1. Full surface water and foul water drainage design details for the entire development, including:
 - a. Detailed layout drawings of the proposed drainage network;
 - b. Pipe sizes, gradients, flow rates and attenuation volumes;
 - c. Calculations demonstrating compliance with greenfield runoff rates or the maximum allowable discharge rate;
 - d. SuDS features (above-ground and/or below-ground), their design specifications and maintenance arrangements.

2. Basement drainage details, including:

- a. Measures to prevent sewer surcharge and groundwater ingress (e.g., sump pumps, non-return valves, waterproofing classification);
- b. Groundwater risk assessment and evidence demonstrating that the design will not result in increased flood risk to the site or neighbouring land;
- c. Details of any proposed pumped systems, including capacity calculations and secondary/backup arrangements.

The development shall thereafter be carried out in full accordance with the approved details, and the drainage systems shall be retained and maintained for the lifetime of the development.

REASON

To ensure that adequate and sustainable foul and surface water drainage arrangements are provided for the development, including the basement, in order to prevent increased flood risk, manage groundwater impacts, and ensure long-term resilience. This is required to comply with Hillingdon Local Plan: Part 2 Policies DMHB 11 and DMEI 10, and with the London Plan (2021), including policies SI 12 and SI 13.

9. NONSC Step free Access

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit (excluding the basement lightwell) shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

10. NONSC M4(2) Dwelling

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance

with Policy D7 of the London Plan (2021).

11. NONSC Demolition and Construction Management Plan

No development shall take place until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- a) The phasing of development works
- b) Types of vehicles accessing the site, including their ability to enter the Frays Avenue without affecting neighbouring properties
- c) The hours during which development works will occur
- d) How vehicles will access the site whilst protecting neighbouring sites
- e) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)
- f) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours)
- g) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process
- h) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020).

12. NONSC Non Standard Condition

No development shall take place on any part of the site until a Biodiversity Gain Plan for the site, demonstrating compliance with the 10% biodiversity net gain requirement in accordance with the Environment Act 2021, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Gain Plan should include:

- i. Baseline Biodiversity Assessment: Using the latest Defra Biodiversity Metric, a report of the site's pre-development biodiversity value; and
- ii. On-Site Enhancement and 30-year Habitat Management Plan (HMP) detailing measures to achieve BNG on-site, including species protection, habitat creation, and ongoing management strategies to maintain gains for a minimum of 30 years. The HMP should, as a minimum, include:
 - a) Description and evaluation of the features to be managed.

- b) Aims, objectives and targets for management.
- c) Description of the management operations necessary to achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a works schedule, including an annual works schedule.
- f) Details of the monitoring needed to measure the effectiveness of management.
- g) Details of the timetable for each element of the monitoring programme.
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

Where a biodiversity net gain of 10% is not achievable on site, in addition to the Baseline Biodiversity Assessment (i), the following shall be included in the BGP:

iii. Off-Site Biodiversity Credits or Statutory Credits: Where on-site measures do not achieve the 10% net gain, confirmation of the purchase of off-site biodiversity credits or statutory credits must be provided, including a receipt or proof of transaction as part of the Plan

The approved Biodiversity Gain Plan shall be strictly adhered to, and development shall commence and operate in accordance with it.

REASON

To ensure the development delivers a Biodiversity Net Gain and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 of the Hillingdon Local Plan Part 2.

Informatives

1. I52 Compulsory Informative (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. I59 Councils Local Plan : Part 1 - Strategic Policies

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2021) and national guidance.

3.

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

4.

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

5.

It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway.

6.

The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

7. I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of

Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents. You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8. IT05 Wildlife and Countryside Act 1981

You are advised that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats, nesting birds or any other protected species.

9. I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

10. I6 Property Rights/Rights of Light

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.

11. I73 Community Infrastructure Levy (CIL) (Granting Consent)

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London

Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:
www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

Appendix 2: Relevant Planning History

15756/APP/2023/2417 47 Sweetcroft Lane Hillingdon

Demolition of existing house and erection of a three storey 6-bedroom dwelling with a basement and garage outbuilding to the front.

Decision: 09-11-2023 Withdrawn

15756/B/90/0442 47 Sweetcroft Lane Hillingdon

Erection of a single storey side and front extension for granny annexe, erection of detached double garage and erection of a front porch

Decision: 09-11-1990 Approved

15756/C/91/0121 47 Sweetcroft Lane Hillingdon

Installation of a rear dormer (Application for determination under Section 64 of the Act)

Decision: 28-02-1991 General
Perm.Devt.

15756/F/97/0464 47 Sweetcroft Lane Hillingdon

Erection of a rear conservatory

Decision: 10-06-1997 Approved

15756/PRC/2022/115 47 Sweetcroft Lane Hillingdon

Demolition of existing house and erection of a three storey, new build house consisting of 7 bedrooms

Decision: 07-09-2022 Objection

15756/PRC/2024/16 47 Sweetcroft Lane Hillingdon

Demolition of existing house and erection of a three storey 6-bedroom dwelling with a basement and garage outbuilding to the front, and installation of solar panels to the roof crown.

Decision: 19-07-2024 Pre-App Advice
Given

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
PT1.H1	(2012) Housing Growth
PT1.EM6	(2012) Flood Risk Management
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 9	Management of Flood Risk
DMHB 15	Planning for Safer Places
DMHB 5	Areas of Special Local Character
LPP SI12	(2021) Flood risk management
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMT 1	Managing Transport Impacts

DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP H1	(2021) Increasing housing supply
LPP H2	(2021) Small sites
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport