

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: Sharan Singh	43100/APP/2025/1424
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Date Application Valid:	02.06.25	Statutory / Agreed Determination Deadline:	16.01.26
Application Type:	Householder	Ward:	South Ruislip

Applicant: **Mr P Valamiya**

Site Address: **31 Great Central Avenue, Ruislip**

Proposal: **Erection of a first-floor extension over existing bungalow to create a two-storey dwelling**

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 This householder planning application proposes an extensions and alterations to number 31 Great Central Avenue ('The site'). It proposes the erection of a first-floor extension over the existing building to alter the bungalow to a two-storey dwelling
- 1.2 Cumulatively, the proposed extension is considered to comply with the objectives of the relevant planning policies, and the proposal would not give rise to any significant harm to the character and appearance of the host dwelling, street scene or impact on the wider character in which the site is situated. It is noted that several properties within the section Great Central Avenue have been altered from a bungalow to a two-storey dwelling including No. 18 Great Central Avenue and the adjoining neighbouring properties at No 29 and 29a Great Central Avenue which received planning permission historically for demolition of bungalow and erection of pair of two storey semi-detached three-bedroom house (61409/APP/2005/3470). The prevailing character along the street scene is quite varied and overall, the scheme is finished to a quality design, with matching materials and would not cause harm to the street scene.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity. During the course of the assessment, a Daylight Sunlight Assessment has been submitted with the findings of this report demonstrating full compliance with the BRE Daylight Sunlight standards for Daylight, Sunlight and Overshadowing. The garden areas would also continue to receive sufficient sunlight. It would also not lead to a significant increase in overlooking over and above what would be expected from a domestic location. It is also noted that the site currently benefits from a lawful certificate for a roof conversion 43100/APP/1425 which would include windows within the existing roofslope which would have a similar level of overlooking were it to be implemented. Consequently, the proposal does not result in harm to neighbouring residential amenity that would warrant a reason for refusal.
- 1.4 It would not adversely affect highway safety, or cause harm in other respects. The Highways Officer has been consulted and raised no objections to the development with a similar number of car parking spaces retained. As the property would continue to operate as a C3 Dwelling House, it would not lead to any adverse pressures on the local Highway Network and would also meet the maximum regional parking standards as set out in the London Plan.
- 1.5 Due regard has been given to residents' objections (including the petition against the application), however it is concluded that the proposal complies with the

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Development Plan and no material considerations indicate that a contrary decision should be taken.

- 1.6 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1.

2 The Site and Locality

- 2.1 The application property is a detached dwelling, located on the middle of Great Central Avenue (refer to figure 1 below).
- 2.2 The surrounding area is residential with mixed bungalows and two-storey detached and semi-detached dwellings. The dwellings within this character area are lack uniformity in design and appearance.
- 2.3 The application property benefits from off street parking accessed via a vehicular cross-over with parking for 2 vehicles. To the rear is a moderately sized private garden.
- 2.4 The site lies between two, two-storey dwellings with Number 29A Great Central Avenue located to the west and Number 33a Great Central Avenue located to the east. Number 29a is set slightly behind the building line of the site.

Figure 1: Location Plan (application site edged red)



Figure 2: Aerial View of Application Property

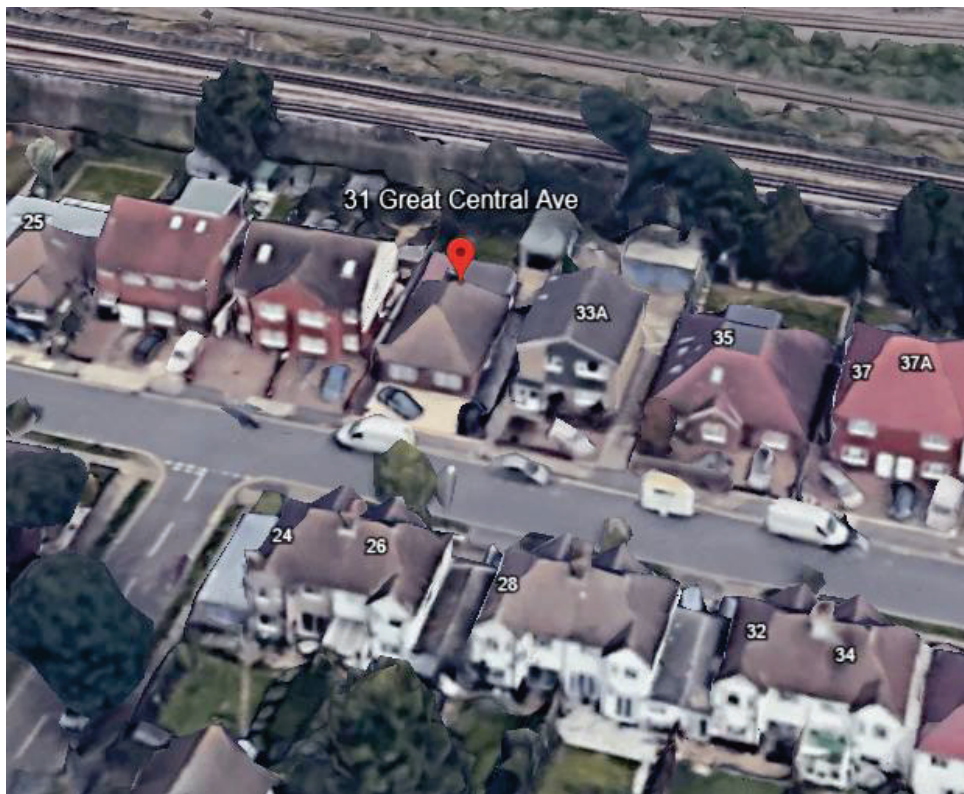


Figure 3: Street View Image of the Application Property



3 Proposal

- 3.1 The application proposes the erection of a first floor extension which would create a two storey dwelling. As part of the development, the existing footprint for the ground floor would not change.
- 3.2 The proposal would involve the removal of the existing roof and creating a first floor extension that would align with the original footprint of the building. The eaves and ridge height would thereby naturally be increased to approximately 5.1m and 8m respectively. This would be consistent with the 2 adjoining buildings at 29 and 33 Great Central Avenue which serve a pair of semi-detached dwellings and 2 maisonettes. Consultation for the scheme started on 03-06-25 and expired on 24-06-25. Following the objections and comments received, a 45-degree line plans was requested (1GCA/ HHA- 07 and 1GCA/ HHA- 06) whereby the impact of the first-floor extension is assessed. A Daylight Sunlight Assessment has also been submitted. Following receipt of this document, a re-consultation of residents took place on the 14-11-25.

Figure 4: Proposed Plans (please note – larger version of plan can be found in the Committee Plan Pack)

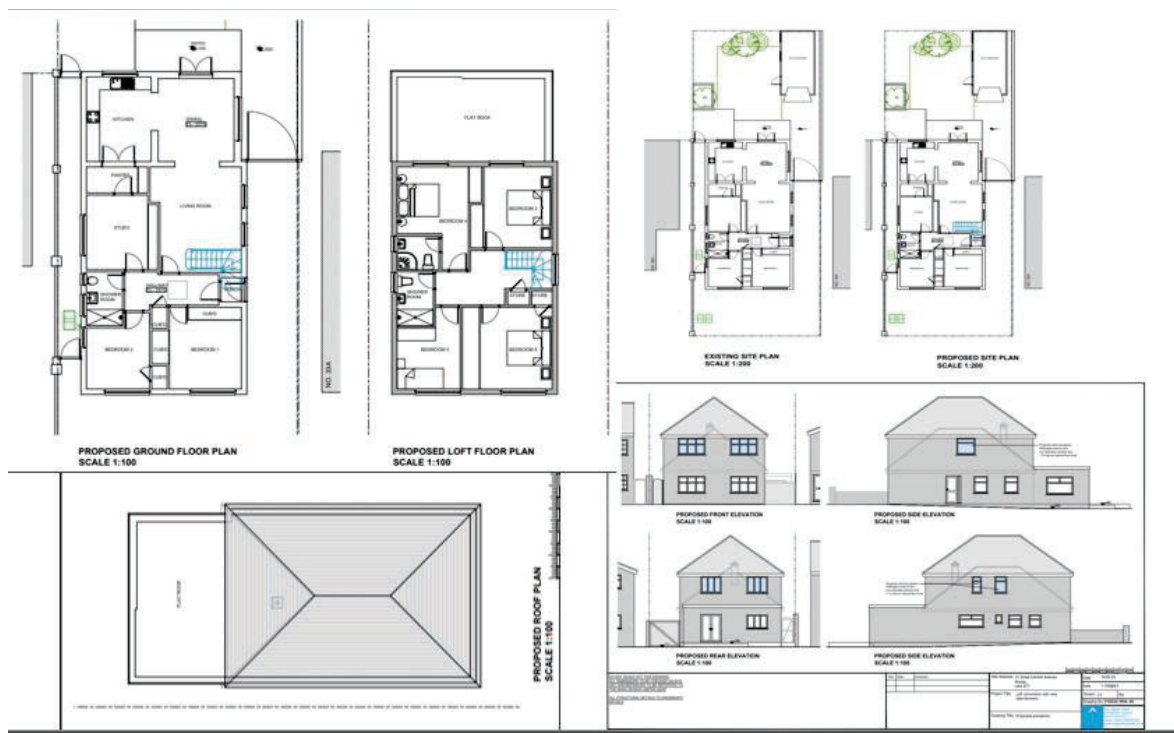


Figure 5: Existing and Proposed Street Elevation showing the application site in the context of neighbouring properties



4 Relevant Planning History

- 4.1 A list of the planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that the scheme does not have an extensive planning history. A lawful certificate had previously been granted in July 2025 (43100/APP/1425) for conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear, installation of 3 no side facing windows and the installation of 1 no roof light. This scheme can be implemented as it stands.
- 4.3 Were the current application to be approved, the applicant would have to implement one or the other scheme as both schemes could not be implemented simultaneously given the nature of the works proposed under the current application with the erection of an additional floor.

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 Eleven neighbouring properties and the South Ruislip Residents Association were consulted on 3rd June 2025. Consultation expired on 24th June 2025. Six individual

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objections were received, as well as a petition (in objection) with 101 signatures and an objection from a local Ward Councillor.

- 6.2 Re-consultation of the residents and the South Ruislip Residents Association took place on the 14th November following receipt of a Daylight Sunlight Assessment. The consultation period expired on the 28th November 2025 and a further six individual objections have been received.
- 6.3 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 been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
A petition of 101 valid signatures has been received against the application.	1. Concern about effect on the character and appearance of the area.	Discussed at paragraphs 7.2-7.13 of this report.
	2. Significant intensification of residential use and no further parking	While the proposal increases the number of bedrooms, planning decisions must consider against local and regional car parking policies. This is discussed at paragraphs 7.43-7.47 of this report
	3. Loss of amenity on the neighbouring properties	This is discussed in Paragraph 7.14-7.40
	4. Site Notice not displayed during full consultation	Consultation has been carried in accordance with the requirements of the local Hillingdon Constitution and the Town and Country Planning (Development Management Procedure) (England) Order 2015. As this application is a householder development, the adjoining neighbours have been notified. Whilst a site notice was also displayed by the council on

		05-06-25, this was not a statutory requirement. All applications are published online, and site notices are displayed where required and given this the council has fulfilled its requirements and due diligence.
	5. Road cannot accommodate large and frequent HGV vehicles (construction phase)	Any planning approval would be subject to a Construction Management Plan which would need to demonstrate how the development can be undertaken without causing any significant implications to the local Highway Network.
	6. Result in oversized property and intensification of residential use	The property would now provide a family sized dwelling which there is a shortage of within the Borough. Discussed at paragraphs 7.1 of this report.
	7. Potential overloading of the drainage and sewerage infrastructure	There is no evidence that an extension on a single-family dwelling would result in drainage and sewerage infrastructure as the property is still inhabited by a single family. Any planning permission approved would be subject to meeting other regulations including the Building Regs which would deal with sewerage infrastructure amongst other things.
	8. Scale of development does not harmonise with our local environment or the wider street scene	Discussed at paragraphs 7.2-7.13 of this report

	9. Concern about construction impact - no room for delivery vehicles or skips	A Construction Management Plan has been recommended by Highways which would ensure further details are provided prior to commencement in regard to the management of the site during the construction phase.
6 individual objections have also been received.	I. Harm to character and appearance of the area / will change the street scene – overall height of the building. Oversized development	Discussed at paragraphs 7.2-7.13 of this report.
	II. Precedent of conversion of bungalows into houses – the conversion from bungalow to two storey dwelling at No 18 Great Central Avenue does not have similar parameters as the application site – more impact on the gardens.	Each planning application is assessed on its individual merits. This is considered in detail within Section 7 of the report below.
	III. Traffic movements and parking for the residents	Discussed at paragraphs 7.43-7.47 of this report
	IV. Loss of privacy / overlooking to neighbouring properties and their gardens from the first floor windows.	Discussed at paragraphs 7.35-7.40 of this report.
	V. Loss of daylight sunlight to neighbouring properties including the private garden area. Lack of a daylight sunlight study to support the proposal	During the course of the application a daylight sunlight report was submitted in support of the application. These findings are discussed in detail at paragraphs 7.22-7.34

	VI. "Right to light" for the neighbouring properties	It should be noted that matters relating to a "right to light" constitute a private legal issue under separate legislation (Right to Light Legislation) and do not form a material planning consideration in the assessment of this application. The impact on daylight sunlight however is discussed within the amenity section of the report in line with the BRE Daylight Sunlight Guidance 2022.
	VII. Concern about construction impact - no room for delivery vehicles or skips.	A Construction Management Plan has been recommended by Highways which would ensure further details are provided prior to commencement in regards to the management of the site during the construction phase.
	III. Noise and disturbance from construction; together with traffic movements and parking from Heavy Goods Vehicles for delivery of construction materials bedrooms	This is addressed at paragraph 7.56 of this report.
	IX. Drainage Concerns	This is addressed at paragraph 7.52-7.53 of this report.
	X. The removal of Site Notice early	Consultation has been carried in accordance with the requirements of the local Hillingdon Constitution and the Town and Country Planning (Development Management Procedure) (England) Order 2015. As

		this application is a householder development, the adjoining neighbours have been notified. Whilst a site notice was also displayed by the council on 05-06-25, this was not a statutory requirement
6 additional individual objection letters were received following consultation on the 14th November 2025.	1) Loss of Light to the flank windows including hallway, entrance doors and bathroom windows not covered in the Daylight Sunlight Report	This is discussed at paragraphs 7.20-7.21
	2) Remained concerned by the height and loss of light to garden	This is discussed at paragraphs 7.31-7.34
	3) Privacy concerns remain with overlooking of garden from elevated windows	Discussed at paragraphs 7.35-7.40 of this report
	4) Overdevelopment and harm to local character	Discussed at paragraphs 7.2-7.13
	5) Noise and disturbance from construction	This is addressed at paragraph 7.56 of this report.
	6) Impact on parking	Discussed at paragraphs 7.43-7.47 of this report
	7) Six-bedroom home out of character, disproportionately large for plot	Discussed at paragraph 7.1
	8) Impact on drainage	This is addressed at paragraph 7.52-7.53 of this report.
A local Ward Councillor has also objected to the proposed development.	i. The scale of the development is not in keeping with the existing street scene and is an overdevelopment of the	Discussed at paragraph 7.1-7.13

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	current site – majority of houses are 3-4 bedrooms and the plans propose 6 bedrooms	
	ii. An increase in size of property with 6 bedrooms indicates a significant increase in the occupancy of the property leading to increased movement in and out of the house having a negative impact on adjoining properties	Discussed at paragraph 7.55 of this report.
	iii. The property does not deliver any further off street parking which will lead to additional stress on congested road	Discussed at paragraphs 7.43-7.47 of this report.
	iv. The overall increase in scale of the proposed development would be detrimental to the amenities of neighbouring properties due to the increased size, scale and bulk. This will also create loss of outlook, light and sense of enclosure	Discussed at paragraphs 7.2-7.13

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Highways Officer: No objection subject to conditions. As the property is to remain in single tenure, the regional parking standard would only require a single car parking space for a 3-bedroom (or above) property, hence the proposed additional bedrooms would not	The comments from the Highways Officer are noted and the relevant condition is recommended to be added to the decision

demand any further provision over and above the existing parking on the frontage.	notice. This is discussed in paragraph 7.43-7.49 of this report.
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7 Planning Assessment

Principle of Development

- 7.1 The proposal is for extensions and alterations to an existing residential dwelling, and the erection of a first-floor extension on top of the existing dwelling. The proposal would be altered from a two-bedroom unit to a six-bedroom dwelling house. The increase in the overall size would create a larger family sized dwelling which there is significant demand within the borough. Given the demand for larger family sized units, ensuring that the dwelling is maintained within C3 Class would maintain the supply of larger units. It is worth noting that further planning consent would be required to convert to a House of Multiple Occupation given the recent Article 4 Direction which has been adopted, removing permitted development rights that previously allowed for the change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small house in multiple occupation) without the need for planning permission. As such, the principle of development is supported by national, regional and local planning policies, subject to the considerations set out below.

Impact on the Character and Appearance of the Area

- 7.2 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires all development to be designed to the highest standards and incorporate principles of good design, either complementing or improving the character and appearance of the area. Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to protect and improve the public realm, including streets.
- 7.3 In addition to the above, policies D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHD 1 of the Hillingdon Local Plan Part 2 – Development Management Policies (2020) are all directly relevant to the proposal. These policies can be read in full in the Committee Report Part 3 - Policy Appendix, and in summary, seek to secure a high quality of design that enhances and contributes to the area in terms of form, scale and materials, is appropriate to the identity and context of the townscape and would improve the quality of the public realm and respect local character. These aims are also supported by the NPPF at chapter 12.

Site Context

- 7.4 The application site is situated on the north-eastern side of Great Central Avenue almost opposite the junction with Manor Gardens. The application property

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comprises red brick bungalow characterised by a hipped roof. The site benefits from a single storey flat roof rear extension which currently serves the property kitchen dining room. The property to the front is currently hard surfaced with parking provision for up to 3 vehicles.

- 7.5 From the site inspection, it was quite evident that there was a variety of dwellings and flat developments within the immediate area with no predominant housing type which could be considered as the prevailing architectural style. On both sides of the site, there are larger two storey dwelling houses in situ. To the west lies No.29A Great Central Avenue which forms one side of a pair of semi-detached dwelling houses which received planning permission in December 2005 (61409/APP/2005/3470 – Demolition of bungalow and erection of pair of two storey semi-detached three-bedroom house). As such, the overall design of this neighbouring building is relatively modern in architectural style with a projecting gable feature and gable ended roof form. Similarly, directly east lies No 33 Great Central Avenue, which is also two storeys in height with gable front which is also unique in its own architectural form and materials.

Impact on Immediate Local Character

- 7.6 As noted, the application site is located between 2 x two storey dwellings. It is evident from the plans and from the site visit, the bungalow appears awkward between these two dwellings. The proposed scheme would be a modest and simple addition, similar to other examples in the area and would marry into the street scene and neighbouring properties well. There are also recent approvals for similar extensions on the street. This includes number 18 Great Central Avenue (12980/APP/2022/2843).

Figure 5: Street photo showing application site in the context of the two storey properties at No.29a and 33 Great Central Avenue.



Figure 6: Street photo showing the recently completed extension at No 18 Great Central Road and the previous bungalow on site prior to completion



- 7.7 From the images above and the site survey of the prevailing local character, it is clear that the conversion of the bungalow to a two-storey dwelling house would not cause any significant visual impact to the street scene. The height would be consistent with the two adjoining properties at Nos 29a and 33 Great Central Avenue. Figure 6 above also shows a similar conversion that has taken place in recent times at No. 18 Great Central Avenue. The overall variety of architectural styles along this section of the street ensures that the extension would not appear at odds with the prevailing character.

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- 7.8 The proposal seeks the conversion of the existing bungalow at No. 31 Great Central Avenue into a two-storey dwelling. The new first floor element would be directly above the original footprint of the bungalow but would not project over the existing single storey rear extension. It would be direct vertical extension whereby the ground floor floorspace and style would remain generally as existing. It would not go beyond the rear two storey building line. The design has been carefully conceived to reproduce the traditional roof style which is a feature of the existing dwelling and character area.
- 7.9 The proposed first floor extension is set in from the boundary from either side and sits on top of the ground floor level. The building height of the existing bungalow to the ridge is 5.5 metres. Following removal of the existing roof structure, the first-floor extension would increase the building height to approximately 8 metres. The first-floor extension would be formed under a hipped roof, which is similar to the existing roof profile albeit of a higher ridge line. The proposed first floor extension would maintain a sufficient spacing to the side boundaries, retaining a satisfactory degree of openness whereby it is set in 1m from the common boundary along the west (29a Great Central Avenue) and 2.3m from the common boundary with No.31 Great Central Avenue to the east. A further additional gap is maintained between both flank walls of these adjoining neighbours.
- 7.10 Both these neighbouring properties are two-storey in height, and the scheme has been designed to complete the rhythm of the street while maintaining elements of the original dwelling's character. The neighbouring property at No.29a Great Central Avenue previously sited a single storey bungalow that received permission for demolition and rebuild. Similar rebuilds have also occurred in recent times including 18 Great Central Avenue. Given the variety of architectural forms, the additional storey would not cause harm to the street scene character.
- 7.11 Furthermore, the design retains the original building footprint and principal elevation alignment, ensuring that the proposed development continues to sit comfortably within the existing plot and streetscape. The new first-floor addition follows the proportions, roof pitch, and eaves lines characteristic of surrounding properties, creating a coherent and balanced relationship with adjoining dwellings. Importantly, the proposal preserves several features that reference the existing bungalow, including the arrangement of window openings and a sympathetic roof profile. These elements ensure that, while the building increases in height, it continues to show elements associated with the original build.
- 7.12 The materials palette and architectural detailing are consistent with those of neighbouring houses, reinforcing visual continuity and ensuring that the dwelling integrates harmoniously with the established suburban character of Great Central Avenue. A condition would be attached to ensure that external materials are consistent with the character and appearance of the streetscene on Great Central Avenue. Overall, the proposal represents a proportionate and contextually appropriate enhancement to the existing dwelling, strengthening the consistency of the street scene without appearing overbearing or out of keeping.

- 7.13 It is therefore considered that the proposed first floor extension to create a two-storey dwelling would be acceptable and would not cause harm to the character and appearance of the application property or to the character and appearance of the surrounding area. The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Residential Amenity

- 7.14 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.15 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Impact on Daylight Sunlight (45-degree sight line)

- 7.16 The proposed first floor extension would result in an increase in height whereby the eaves of the dwelling would align with the neighbouring property at No.29a Great Central Avenue. This proposed extension would be a vertical addition on the existing footprint; maintaining a respectable distance from the common boundaries (1m to west and 2.3m to the east). This visual gap is further increased between the flank walls. A visual gap of approximately of 2.1m is maintained between the flank elevation serving No.29a Great Central Avenue and the extended flank wall of the application site. Along the eastern side, the visual gap between flank wall serving the maisonette property at No 33 Great Central Avenue would be even greater with approximately 3.3m maintained. This ensures no undue overbearing or overshadowing impact upon the neighbours as there is still breathing space and space for daylight and sunlight to penetrate.
- 7.17 In terms of neighbouring windows, the proposed first-floor level is set in line with adjoining properties and does not introduce new projections or flank elevations that would unduly restrict light to habitable rooms at Nos. 29A or 33A. The 45-degree lines taken from neighbouring rear-facing windows are respected, and the proposal would not give rise to an undue sense of enclosure, overshadowing, or loss of outlook.

Figure 7: Demonstrates neighbouring properties habitable windows complying with the 45-degree site line



7.18 Figure 7 shows the proposed first floor plan in the context of both these neighbours. This demonstrates the extent of the gap, and it also shows the windows of both neighbours along the flank wall. There are also no side windows proposed that would serve a habitable room.

7.19 Although concerns have been raised by the neighbours regarding the impact on overshadowing the two-storey property, the proposal does meet the requirements of the policy. As can be seen on figure 7, the applicant has demonstrated that both neighbouring properties pass the 45-degree line test from the centre of the nearest rear window. The floor plan also shows that the footprint of No.29a Great Central Avenue does project further beyond the proposed first floor element. This further ensures that this nearest window of the adjoining neighbour to the west would not be affected in terms of loss of daylight or sunlight.

Non-habitable windows

7.20 It must also be noted that the flank windows of both neighbouring properties are served by non-habitable rooms. In the case of No. 29a, the ground floor is served by the entrance door and hallway with the windows at first floor serving a stairs. Similarly, along the boundary with the maisonettes at Nos.33, the plan demonstrates that the nearest habitable window passes the 45-degree requirements. Whilst the flank windows that would face onto the application site are non-habitable windows serving a bathroom and staircase and therefore would not receive the same protections as a habitable room.

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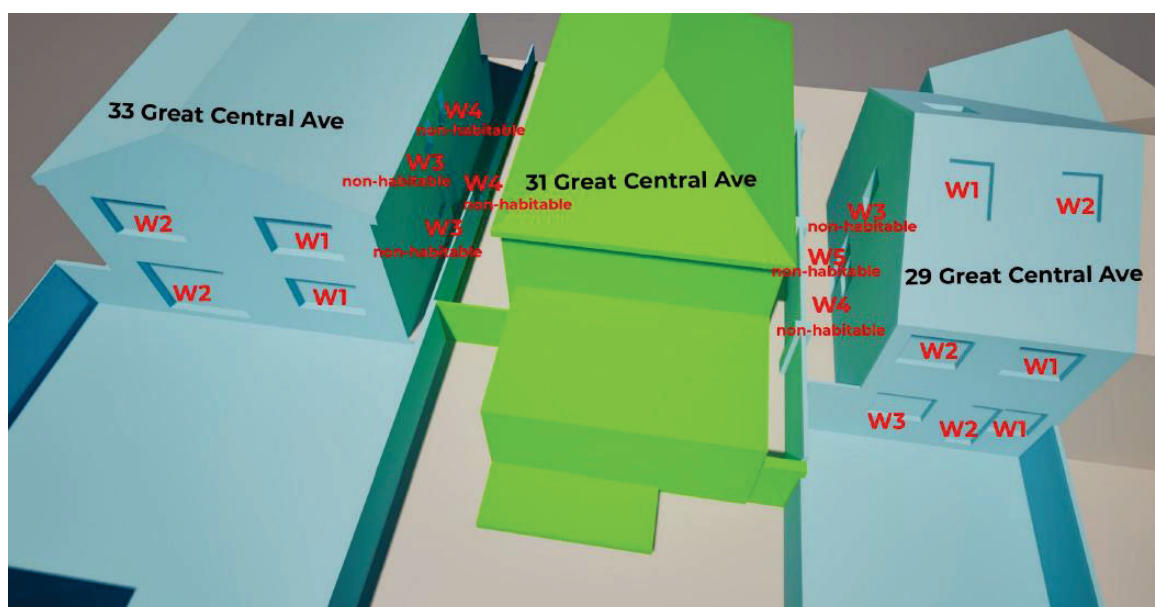
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- 7.21 The concerns raised regarding loss of light to a flank hallway and bathroom window have been fully considered. However, both the Council's Development Management Policies (Para 5.41) and the BRE daylight and sunlight guidance confirm that the planning assessment relates to habitable rooms only, and not to bathrooms, hallways, landings or other ancillary spaces. These windows are therefore not protected for daylight and sunlight purposes in planning policy. The submitted technical assessment (discussed further below) demonstrates that all habitable room windows to adjoining properties comfortably meet the BRE standards, with no noticeable loss of daylight or sunlight. Any change to non-habitable spaces is not regarded as material or harmful in planning terms and would not justify withholding permission.

Daylight Sunlight Report Assessment

- 7.22 To further confirm the negligible impact on the adjoining neighbours, the applicant has submitted a Daylight Sunlight Assessment which assesses the neighbours windows and garden space using the Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) which is the recognised standard for daylight and sunlight assessments.

Figure 8: Windows tested within Daylight Sunlight Assessment



Daylight findings within Daylight Sunlight report

- 7.23 The daylight report has applied the Vertical Sky Component (VSC) to assess the neighbouring windows against loss of daylight. The BRE Guidelines stipulate at paragraph 2.2.23 that:
If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lower window, subtends an angle of more than 25 degrees to the horizontal, then

the diffuse daylighting of the existing building may be adversely affected. This will be the case if either:

- The VSC measures at the centre of an existing main window is less than 27%, and less than 0.80 times its former value.
- The area of the working plane in a room which can received direct skylight is reduced to less than 0.8 times its former value.

7.24 In simpler words, the BRE Guidance advises that a room with 27% VSC or at least 80% of the former value, will be adequately lit. In cases where rooms are lit by more than one window, the average of their VSC should be taken.

Table 3: Daylight impact assessment on tested windows demonstrating compliance with BRE guidance (Taken from Daylight Sunlight report)

Vertical Sky Component (VSC) results

Building Name	Floor Name	Window Name	Window Orientation	VSC Existing	VSC Proposed	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	First	W1	32°N	39.62	39.62	1	YES
29 Great Central Ave	First	W2	32°N	39.62	39.62	1	YES
29 Great Central Ave	First	W3	122°	36.57	25.67	0.7	non-habitable
29 Great Central Ave	First	W4	212°	33.52	32.08	0.96	YES
29 Great Central Ave	First	W5	212°	39.61	39.5	1	YES
29 Great Central Ave	Ground	W1	32°N	37.71	37.71	1	YES
29 Great Central Ave	Ground	W2	32°N	35.74	35.74	1	YES
29 Great Central Ave	Ground	W3	32°N	37.85	37.85	1	YES
29 Great Central Ave	Ground	W4	122°	24.06	11.62	0.48	non-habitable
29 Great Central Ave	Ground	W5	122°	20.19	8.89	0.44	non-habitable
29 Great Central Ave	Ground	W6	212°	29.72	28.23	0.95	YES
29 Great Central Ave	Ground	W7	212°	39.49	39.33	1	YES
29 Great Central Ave	Second	W1	32°N Inc	91.5	91.5	1	YES
29 Great Central Ave	Second	W2	32°N Inc	91.5	91.5	1	YES
29 Great Central Ave	Second	W3	212° Inc	91.49	91.3	1	YES
33 Great Central Ave	First	W1	32°N	39.62	39.62	1	YES
33 Great Central Ave	First	W2	32°N	39.62	39.62	1	YES
33 Great Central Ave	First	W3	302°N	35.39	26.22	0.74	non-habitable
33 Great Central Ave	First	W4	302°N	35.39	26.1	0.74	non-habitable
33 Great Central Ave	First	W5	212°	39.62	39.61	1	YES
33 Great Central Ave	First	W6	212°	39.62	39.62	1	YES

33 Great Central Ave	Ground	W1	32°N	38.13	38.13	1	YES
33 Great Central Ave	Ground	W2	32°N	36.78	36.78	1	YES
33 Great Central Ave	Ground	W3	302°N	26.12	15.49	0.59	non-habitable
33 Great Central Ave	Ground	W4	302°N	23.53	13.22	0.56	non-habitable
33 Great Central Ave	Ground	W5	212°	39.62	39.62	1	YES
33 Great Central Ave	Ground	W6	212°	39.62	39.62	1	YES
33 Great Central Ave	Ground	W7	212°	38.1	38.1	1	YES
33 Great Central Ave	Ground	W8	212°	39.57	39.56	1	YES

7.25 The Vertical Sky Component (VSC) results confirm that all habitable room windows assessed retain levels comfortably within the BRE recommended thresholds, with all windows meeting the test for minimal change (0.8 ratio or above), except for a small number of non-habitable windows which the BRE specifically notes should not be determinative in such assessments

Sunlight findings within Daylight Sunlight report

- 7.26 The effect on sunlight has been evaluated through the Annual Probable Sunlight Hours (APSH) test. This tests sunlight to windows of habitable rooms which fall within 90-degrees due south of the development and calculates how many hours in a year a window would receive direct sunlight. The BRE Guidelines state that sunlight will be adversely affected if after the development, sunlight received in a year is less than 25% of APSH (or less than 5% annual probable sunlight hours between 21st September and 21st March). Where a development causes a reduction below these values, the reduction should not be greater than 20% of its former value.
- 7.27 Paragraph 3.2.3 of the BRE Guidelines is quite clear in the windows that need to be assessed for loss of sunlight. It states
“To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings and conservatories, should be checked if they have a window facing within 90 degrees of due south. Kitchens and bedrooms are less important, although care should be taken not to block too much sun. Normally loss of sunlight need not be analysed to kitchens and bedrooms.” (Quotation from *Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice* (2022) page 24)
- 7.28 As such, it is important to emphasise that there is no requirement within the BRE Guidance to analyse North-facing windows for sunlight or non-habitable windows. It is only habitable windows within 90 degrees of due south that should be tested. In the case of both neighbouring properties, a total of 18 windows were either north facing or non-habitable rooms and therefore did not require an assessment.
- 7.29 The sunlight assessment confirms that all habitable room windows at Nos. 29 and 33 Great Central Avenue that face within 90 degrees of due south retain BRE-compliant levels of annual and winter sunlight. The proportion of sunlight retained comfortably exceeds the BRE’s minimum threshold of 0.8 times the previous value, with most windows experiencing either no change or only a very minor reduction that is not considered noticeable. Windows showing larger proportional reductions are identified within the submitted report as non-habitable rooms (e.g., bathrooms or secondary spaces), to which the BRE guidance does not apply. Overall, the results demonstrate that the proposed extension would not result in any material or unacceptable loss of sunlight to neighbouring properties.

Table 4: Impact on sunlight to applicable neighbouring windows demonstrating compliance with BRE guidance

Annual probable sunlight hours (APSH) results

Building Name	Floor Name	Window Name	Window Orientation	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	First	W1	32°N	20	20	North	North	2	2	North	North
29 Great Central Ave	First	W2	32°N	20	20	North	North	2	2	North	North
29 Great Central Ave	First	W3	122°	66	51	0.77	non-habitable	21	14	0.67	non-habitable
29 Great Central Ave	First	W4	212°	65	59	0.91	YES	25	20	0.8	YES
29 Great Central Ave	First	W5	212°	79	79	1	YES	27	27	1	YES
29 Great Central Ave	Ground	W1	32°N	19	19	North	North	1	1	North	North
29 Great Central Ave	Ground	W2	32°N	18	18	North	North	0	0	North	North
29 Great Central Ave	Ground	W3	32°N	17	17	North	North	0	0	North	North
29 Great Central Ave	Ground	W4	122°	49	19	0.39	non-habitable	14	4	0.29	non-habitable
29 Great Central Ave	Ground	W5	122°	38	17	0.45	non-habitable	9	5	0.56	non-habitable
29 Great Central Ave	Ground	W6	212°	58	49	0.84	YES	20	18	0.9	YES
29 Great Central Ave	Ground	W7	212°	79	77	0.97	YES	27	26	0.96	YES
29 Great Central Ave	Second	W1	32°N Inc	83	83	North	North	15	15	North	North
29 Great Central Ave	Second	W2	32°N Inc	83	83	North	North	15	15	North	North
29 Great Central Ave	Second	W3	212° Inc	95	93	0.98	YES	30	28	0.93	YES
33 Great Central Ave	First	W1	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	First	W2	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	First	W3	302°N	27	20	North	non-habitable	6	4	North	non-habitable
33 Great Central Ave	First	W4	302°N	28		North	non-habitable	7	6	North	non-habitable
33 Great Central Ave	First	W5	212°	80		1	YES	28	28	1	YES
33 Great Central Ave	First	W6	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W1	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	Ground	W2	32°N	20	20	North	North	2	2	North	North
33 Great Central Ave	Ground	W3	302°N	24	18	North	non-habitable	5	5	North	non-habitable
33 Great Central Ave	Ground	W4	302°N	22	17	North	non-habitable	5	5	North	non-habitable
33 Great Central Ave	Ground	W5	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W6	212°	80	80	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W7	212°	73	73	1	YES	28	28	1	YES
33 Great Central Ave	Ground	W8	212°	79	79	1	YES	28	28	1	YES

7.30 In conclusion, the submitted Daylight and Sunlight Assessment demonstrates that the proposed first-floor extension would not give rise to any unacceptable loss of daylight or sunlight to neighbouring habitable room windows. All relevant windows at Nos. 29 and 33 Great Central Avenue meet the BRE criteria for both Vertical Sky Component (VSC) and Annual Probable Sunlight Hours (APSH), with any reductions falling well within the thresholds considered “not noticeable”. The only windows experiencing larger percentage changes are identified in the assessment as non-habitable and therefore not determinative in BRE analysis. Overall, the proposal is fully BRE-compliant and would not materially harm neighbouring daylight or sunlight levels.

Overshadowing of garden finding within Daylight Sunlight Report

7.31 Another concern that has been raised from the representations received is the level of overshadowing to the rear garden from the proposed development. The

Daylight Sunlight Assessment has also undertaken a review of the level of sunlight received to both neighbouring properties.

Figure 9: Sunlight map of garden sun on March 21st as per BRE Guidance



7.32 In paragraph 3.3.17 of the BRE Daylight Sunlight Guidance document it states

It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on the 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area that can received two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. (Quotation from Building Research Establishment guide: Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022) page 29)

Table 5: Sunlight to Gardens findings demonstrating compliance with BRE guidance

Garden Amenity, Sun On Ground (SOG) results

Building Name	Floor Name	Amenity Name	Amenity Area	Lit Area Ex	Lit Area Pr	Existing %	Proposed %	Pr/Ex	Meets BRE Criteria
29 Great Central Ave	Ground	A1	102.96	70.22	69.37	68%	67%	0.99	YES
33 Great Central Ave	Ground	A2	167.18	135.42	135.25	81%	81%	1	YES

7.33 The assessment of garden amenity space demonstrates that the proposal would have no material impact on the levels of sunlight received by the rear gardens of Nos. 29 and 33 Great Central Avenue. The BRE test requires that at least 50% of a garden receives a minimum of two hours of sunlight on 21 March, and that the sunlit area should not fall below 80% of its former value. The submitted analysis confirms that both gardens comfortably exceed these benchmarks.

7.34 At No. 29, the lit area changes only marginally from 70.22m² to 69.37m², retaining 99% of its existing sunlit area. At No. 33, the garden retains 135.25m² of sunlit

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area compared with 135.42m² at present, amounting to virtually no change and full (100%) compliance. These results demonstrate that the development causes no noticeable reduction in garden sunlight, and the outdoor amenity spaces will continue to be well-lit and fully usable throughout the year.

Privacy/Outlook and Sense of Enclosure

- 7.35 The proposal introduces first-floor windows to serve bedrooms at the front and rear elevations. These windows would align with the existing pattern of fenestration observed along Great Central Avenue and would not result in any harmful overlooking beyond that already typical of the surrounding two-storey dwellings. The first floor layout also shows that there would be 2 windows along the flank elevation facing onto No 29A serving a bathroom and shower room and 1 window facing onto 33a serving a stairwell. As these are all secondary or non-habitable room windows, a condition has been recommended to ensure that they are obscure glazed. The separation distances between the application property and neighbouring dwellings remain consistent with established suburban spacing standards, ensuring an acceptable degree of privacy for both existing and future occupiers.
- 7.36 Concerns have been raised regarding the windows serving bedroom 3 and 4 overlooking the gardens of the neighbouring properties. Whilst it is acknowledged that there would be additional windows at a higher level than currently existing, these would align with the building line of No. 33A Great Central Avenue. The nearest window proposed are also set in approximately 1.5m from the flank wall of the building and a further distance from the common boundaries. This would ensure that the immediate outside private amenity area is protected to an extent from overlooking. Although the proposed first-floor windows would introduce some additional overlooking towards the neighbouring garden, the degree of impact would not be materially greater than could occur under the applicant's fallback position, where similar windows could be installed under permitted development.
- 7.37 It must be noted that a lawful certificate under permitted development in July 2025 (43100/APP/1425) for conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear. This fallback scheme does include a similar window at a higher level which would have a similar level of overlooking.
- 7.38 The degree of impact would not be materially greater than could occur under the applicant's fallback position. Any additional overlooking of gardens arising from the proposed first floor windows would be limited and comparable to that which could reasonably be expected in this residential context. As such, the impact on neighbouring privacy would fall below the threshold of material harm. Dwellings to the front are situated approximately 21m from the site. This distance would be sufficient to ensure no undue loss of amenity to those neighbouring occupiers. Whilst to the rear the application site abuts the railway line.
- 7.39 Given the positioning of the development above the original footprint with no projecting above the single storey rear element, the development would not lead

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to any overbearing impact or sense of enclosure to either adjoining neighbouring property. Both neighbours would continue to receive unrestricted outlook towards their rear gardens.

- 7.40 For the reasons outlined above, it is concluded that the proposal would have an acceptable impact on neighbouring residential amenity in compliance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Residential Amenity – Application Property

- 7.41 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).
- 7.42 A sufficient amount of private amenity space would be retained post development to meet the standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 and Policy DMHD 1 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Highways and Parking

- 7.43 Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. London Plan (2021): Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.

Site Characteristics

- 7.44 The application site is a single residential 2-bedroom detached bungalow that is inclusive to a 1930's residential catchment in Ruislip. It is situated in relative proximity of South Ruislip LU station but exhibits a public transport accessibility level (PTAL) rating of 2 which is considered as 'poor'. The locality is extensively covered by all day parking controls via a controlled parking zone operating from 9am to 5pm - Monday to Friday.

Parking Provision

- 7.45 It is proposed to provide an additional floor to facilitate 4 extra bedrooms with a provision of several on-plot parking spaces which are already established and served by an existing carriageway crossing. Whilst concerns have been raised that the additional bedrooms could lead to parking pressures locally, as already noted there is a controlled parking zone operating on the street which would mitigate some of these parking pressures during daytime. Given the Article 4

Direction, the property would also be restricted from conversion to a Small C4 HMO without securing planning permission. This would further control the potential use of the property by individual tenants. Furthermore, the overriding regional parking standard demands a maximum parking requirement in the order of up to 1 on-plot space for 3-bedroom + dwellings hence the existing provision already exceeds this parameter which formally negates the need for the imposition of any further on-plot parking provision.

- 7.46 The drawings submitted provide comfort that two vehicles could be parked off road within the site frontage. Parking provision for two vehicles would be the maximum expected for a residential dwelling and consequently the proposal raises no significant concerns in respect of parking and highway safety.

Vehicular Trip Generation

- 7.47 Local Plan: Part 2 Policies DMT 1 and DMT 2 require 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. Given the scale and single tenure status of proposal, there are no specific concerns raised in regard to any generated vehicular activity which is likely to be imperceptible on the local network. In terms of concerns to do with HGV vehicles, the street can accommodate two-way traffic and given that construction will be limited, this is not a major concern. Notwithstanding this, the Highways Officers has recommended a construction management plan to be submitted and approved prior to commencement of the development. This is secured by condition.

Cycle Parking and Refuse

- 7.48 In terms of cycle parking, the Highways Officer has suggested 2 secure parking spaces be supplied in a secure location. As this relates to an existing householder application, it would not be reasonable to apply this condition. Refuse collection would continue to be undertaken from the immediate roadway. Although no specific bin storage provision is shown, it would be anticipated that refuse would be positioned on the property frontage in proximity of Great Central Avenue on collection days thereby conforming to waste collection distance parameters.

Highways Conclusion

- 7.49 The application has been reviewed by the Highway Authority who are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 & DMT 6 and Policy T4 and T6 of the London Plan (2021).

Trees and Landscaping

- 7.50 The proposal would maintain the existing use of the site frontage for parking provision. As such, the 25% soft landscaping stipulation in Policy DMHD 1 of the

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Hillingdon Local Plan Part 2 (2020) would not be appropriate to impose as a planning condition in this case.

- 7.51 No other significant issues are raised in respect of trees and / or landscaping.

Drainage

- 7.52 Concerns have been raised by neighbours regarding the capacity of the existing drainage infrastructure in light of the increase in the size of the dwelling. The application site, however, lies within Flood Zone 1 (Land having a less than 0.1% (1 in 1000) annual probability of flooding) and is also not located within a Critical Drainage Area. As such, there is no evidence to suggest that the proposed two-storey dwelling would give rise to an increased risk of flooding or drainage failure that would justify refusal on these grounds.
- 7.53 Matters relating to foul and surface water drainage are controlled by separate legislation. The development will be required to comply with Building Regulations, which include detailed requirements for the design, capacity and connection of drainage systems. These controls ensure that any necessary upgrades or safeguards are implemented as part of the construction process were planning permission to be granted.

Noise/Construction Management

- 7.54 Policy D14 of the London Plan requires that proposals minimise noise pollution and Policy EM8 of the Hillingdon Local Plan Part 1 promotes the maximum possible reduction in noise levels and seeks to ensure that noise impacts can be adequately controlled and mitigated
- 7.55 The application seeks a domestic extension to an existing dwelling which would remain an exclusively residential capacity. Concerns have been raised regarding the increase in number of bedrooms and the impact on comings and goings. The provision of larger family sized units is supported within policy terms as highlighted within para 7.1 of the report. The application form confirms that the development relates to a householder application (extensions to C3 Dwelling House). It would therefore be envisaged that the property would be occupied by a sole householder unit rather than individuals. In such cases, comings and goings from a sole household unit would not cause significant adverse harm in terms of coming and goings than what would be reasonably expected within this neighbourhood. It is worth noting that further planning consent would be required to convert to a House of Multiple Occupation given the recent Article 4 Direction which has been adopted, removing permitted development rights that previously allowed for the change of use from Use Class C3 (dwellinghouse) to Use Class C4 (small house in multiple occupation) without the need for planning permission.
- 7.56 Given the built-up residential nature of the area, a Construction Management Plan would be necessary to minimise noise and other emissions caused during the construction phase as far as practicable. This would be secured by condition. The level of development proposed is modest in overall scale. In order to minimise

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noise disruption, it would be expected that the construction works would comply with the environmental regulations including the Control of Pollution Act 1974, the Clean Air Acts and other related legislation. This legislation requires demolition and construction works which are audible at the site boundary to take place solely 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. An informative has been attached advising the applicant of this requirement. Details of these hours of work would also need to be submitted as part of the CMP condition.

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

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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.

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APPENDICES

Planning Application

43100/APP/2025/1424

Appendix 1: Recommended Conditions and Informatives

Conditions

1. COM3 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. COM4 Accordance with Approved Plans

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

31GCA/ HHA-01 - Location Plan & Existing & Proposed Site Plan

31GCA/ HHA-04 - Proposed floor plans and roof plan

31GCA/ HHA-05 - Proposed Front and Rear Elevations

331GCA/ HHA- 06 - Proposed First Floor with neighbouring properties - 45 degree

31GCA/ HHA- 07 - Existing and proposed street elevation

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

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 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. NONSC Construction Management Plan

Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works

- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) 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).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) 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 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.

REASON

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

6. HO6 Obscure Glazing

The first floor windows in the side elevation facing No. 29A and 33A Great Central Avenue 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. 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).

Informatives

1. 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.

2. 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).

3. 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.

4. 170 LBH worked applicant in a positive & proactive (Granting)

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Appendix 2: Relevant Planning History

43100/APP/2004/2553 31 Great Central Avenue Ruislip

ERECTION OF SINGLE STOREY REAR EXTENSION

Decision: 08-11-2004 Approved

43100/APP/2025/1425 31 Great Central Avenue Ruislip

Conversion of roof space to habitable use to include 2 side dormers and the conversion from a hipped to gable end roof to the rear, installation of 3no. side facing windows and the installation of 1no. roof light.

Decision: 14-07-2025 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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D6 (2021) Housing quality and standards

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF4 -24 NPPF4 2024 - Decision making