

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

Case Officer: Katherine Mills	79635/APP/2025/2209
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Date Application Valid:	18.08.25	Statutory / Agreed Determination Deadline:	16.02.26
Application Type:	Householder	Ward:	Ruislip

Applicant: **Mr Gutteridge**

Site Address: **11 ELLESMERE CLOSE
RUISLIP**

Proposal: **Erection of a single storey side and rear extension, following demolition of existing garage.**

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

Reason Reported to Committee: **Required under Part 2 of the Planning Scheme of Delegation (Member call-in request)**



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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 erection of a single storey side and rear extension, following demolition of the existing detached garage.
- 1.2 The proposed development 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 application property or to the character and appearance of the immediate street scene and surrounding area.
- 1.3 The proposal would have an acceptable impact on neighbouring residential amenity and would not adversely affect highway safety, or cause harm in other respects.
- 1.4 Subject to compliance with the Flood Risk Assessment and flood risk measures, the proposed development would not significantly impact on flood risk within the application site and neighbouring properties.
- 1.5 Due regard has been given to local residents' objections; however it is concluded that the proposal complies with the 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 site comprises a detached dwelling located on the southern side of Ellesmere Close, at the end of the cul-de-sac.
- 2.2 10 Ellesmere Close is located along the eastern site boundary. 12 Ellesmere Close is located along the western site boundary.
- 2.3 To the south, the rear of the site backs onto the River Pinn Corridor (near Kings College Fields & Manor Farm), which is a Nature Conservation Site of Metropolitan or Borough Grade I Importance: Addition to Nature Conservation Site Grade I, and forms part of the 20m River Bank Top Protection Area.

The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3.

- 2.4 The surrounding area is residential in character comprising of detached bungalows, some with accommodation within the roof space, of a similar style and age to the application property. The site lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 2.5 The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

Figure 1: Location Plan (application site edged red)

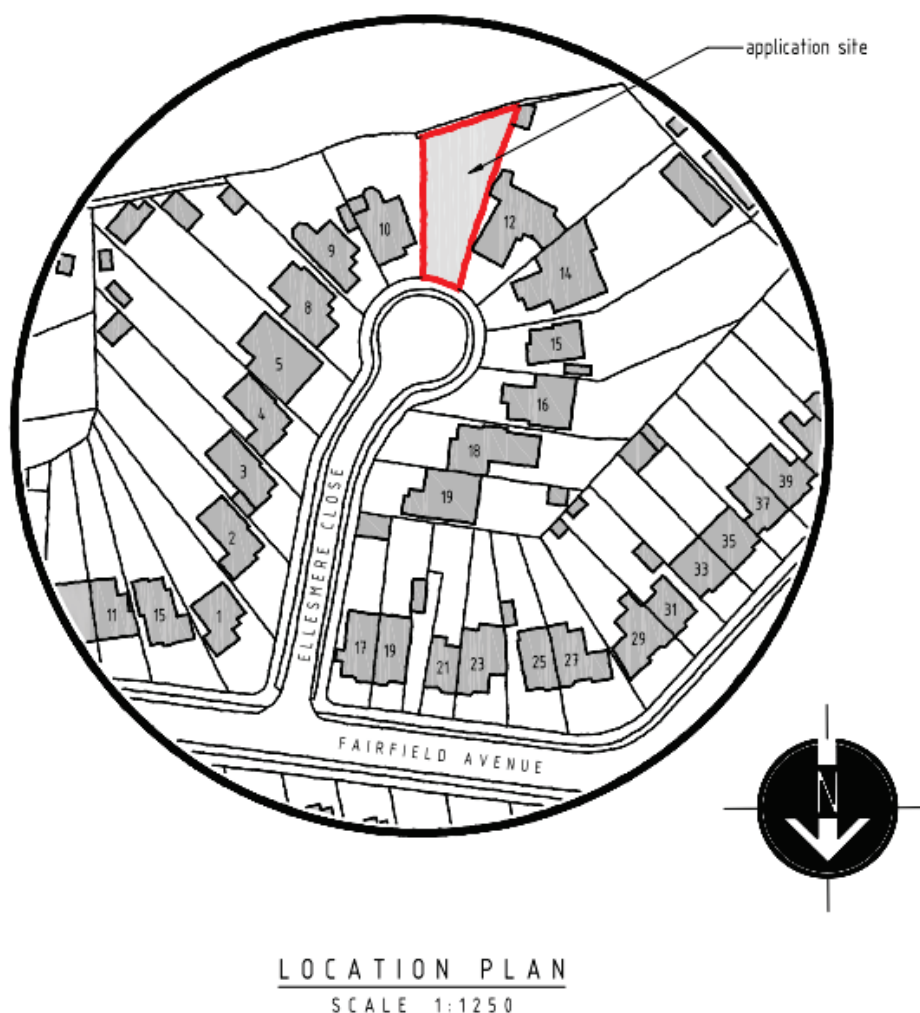


Figure 2: Street View Image of the Application Property



Figure 3: Existing rear elevation of the property



3 Proposal

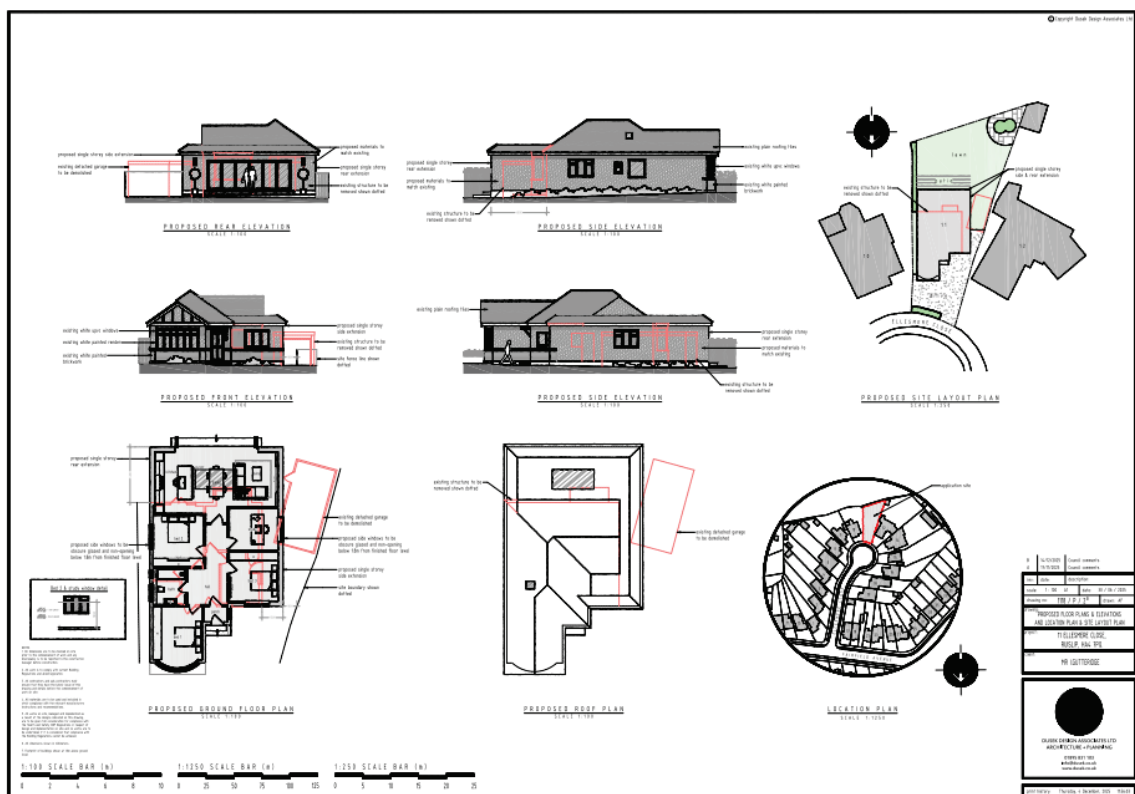
- 3.1 Planning permission is sought for the erection of a single storey side and rear extension, following demolition of the existing detached garage.

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- 3.2 The proposed side and rear extension would extend 1.508m beyond the existing western side elevation and would extend 4m beyond the existing rear building line. The proposed extension would be set back 4.05m from the front building line and would be set in 1m from the shared site boundary with 12 Ellesmere Close. The proposed pitched roof would be 3.6m high at the front and 3.7m high at the rear, with a rooflight and eaves to match the existing eaves height. The proposed side and rear extension would provide a bedroom, study and kitchen/dining/living room.
- 3.3 Three windows would be provided on the side elevation facing 10 Ellesmere Close. A window would be provided on the side elevation facing 12 Ellesmere Close.

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



4 Relevant Planning History

There is no relevant planning history related to the property.

5 Planning Policy

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

6 Consultations and Representations

- 6.1 Consultation letters were sent to 4 local owners/occupiers and the Ruislip Residents Association, with the consultation period dating between 8th September 2025 and 29th September 2025. Five objections were received.
- 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
5 letters of objection have been received.	i) Flood risk – area is a flood plain/ next to the River Pinn - the Flood Risk report does not consider the impact of the proposed development on neighbouring properties/rear gardens which have been flooded over the years – damage to properties	The position of the River Pinn is noted. The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	ii) The extent of proposed structure would reduce valuable green space that is part of the flood plain	Amended plans were received that reduce the size of the proposed side and rear extensions. The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	iii) The proposed kitchen window would overlook neighbour and would need to be obscure glazed	The impact of the proposed development on the residential amenity of neighbouring properties has been discussed at

		paragraph 7.16-7.24 of this report.
	iv) There is only space for 3 cars on driveway	The impact of the proposed development on parking has been discussed at paragraph 7.34-7.35 of this report.
	v) No site notice was displayed	Consultation was carried out in accordance with statutory legislation.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Ruislip Residents Association No response was received.	
Local Ward Councillor: I am aware this is an area which frequently floods and a factor in this already densely developed area is lack of rainwater run off. Further development will only add to the flood risk and this is a consideration which needs to receive significant weight in the overall assessment of the planning balance. I would like to exercise my right to request a call in in the event officers are minded recommending approval.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

Following the submission of amended plans, a 14 Day Re-Consultation was carried out between 5th December 2025 and 19th December 2025. 2 objections were received.

Representations received in response to public re-consultation are summarised in Table 3 (below).

Table 3: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
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2 letters of objection have been received.	i) Flood risk – in a flood area – property has been flooded and had to move out – a large extension would leave neighbours vulnerable – nowhere for water to go	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.
	ii) What amendments have been made? Minor internal changes to door positions and Bedroom 4 renamed as Study; no alterations to room sizes/size of extension	During the course of the assessment, minor design amendments were submitted. These amendments were requested by Officers and included reducing the size of the proposed side/rear extension by setting the rear/side extension in line with the proposed side extension at the front, and side windows being obscure glazed.
	iii) Amended plans still extends the existing property by approximately 4m to the rear & 1.5m to the side, increasing the building by approx. 33%	The size/depth of the proposed side and rear extension has been assessed against relevant policies of the Hillingdon Local Plan. The impact of the proposed development on the character and appearance of the application property and the surrounding area has been discussed at paragraph 7.2-7.15 of this report.
	iv) The submitted Flood & Drainage Assessment does not consider impact on neighbouring properties and the extent of the extension will use valuable green space/part of the flood plain – rear gardens	The impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

	already flood - increased flood risk	
	v) Opening part of the proposed side windows are not obscure glazed.	The proposed side windows would be obscure glazed and non -opening below 1.8m above finished floor levels. The opening part of the window is above 1.8m above finished floor level. The side window treatment is discussed at paragraph 7.19-7.23 of this report.

Table 4: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Ruislip Residents Association No response was received.	
Ward Councillor My objections remain for these albeit amended plans, as does my request for a committee call in should officers be minded to recommend approval.	The proposed development has been assessed against relevant policies of the Hillingdon Local Plan and the impact of the proposed development on flood risk has been discussed at paragraph 7.36-7.48 of this report.

7 Planning Assessment

Principle of Development

- 7.1 The proposal is for an extension to an existing residential dwelling. 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 BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that new developments achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place.
- 7.3 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.
- 7.4 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.5 Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) sets out specific requirements for rear extensions. Single storey rear extensions on detached houses with a plot width of 5m or more should not exceed 4m in depth. Single-storey extensions with flat roofs should not exceed 3m in height.
- 7.6 Part C of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that side extensions should not exceed half the width of the original property, appear subordinate to the main house and reflect the architectural style of the main building.
- 7.7 Part D of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that alterations and extensions to the front of a house must be minor and not alter the overall appearance of the house or dominate the character of the street.
- 7.8 The existing detached garage located along the shared site boundary with 12 Ellesmere Close would be demolished to allow for the proposed side and rear extension; a condition requiring the detached garage be demolished/removed from the site prior to the construction of the proposed extension shall be added to any consent granted.
- 7.9 The proposed side and rear extension would extend 1.508m beyond the existing western side elevation and would extend 4m beyond the existing rear building line. The proposed extension would be set back 4.05m from the front building line and would be set in 1m from the shared site boundary with 12 Ellesmere Close. The

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proposed pitched roof would be 3.6m high at the front and 3.7m high at the rear, with a rooflight and eaves to match the existing eaves height.

- 7.10 The proposed side and rear extension would not exceed half the width of the original property and would not exceed the Council's recommended depth standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). The proposed extension would be set back a sufficient distance from the front building line and would be set in an appropriate distance from the shared site boundary with 12 Ellesmere Close.
- 7.11 Whilst the proposed pitched roof over the proposed side and rear extension would exceed the Council's recommended height standard set out in Part B of Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), taking into account existing ground levels, the modest increase above the recommended pitched roof height and that the eaves would match the existing eaves height, it is considered that the proposed side and rear extension would be acceptable in regard to height.
- 7.12 Overall, it is considered that the proposed side and rear extension would appear as a subordinate addition to the application property and would not cause harm to the character and appearance of the application property or to the character and appearance of the immediate street scene and surrounding area.
- 7.13 Three windows would be provided on the side elevation facing 10 Ellesmere Close. A window would be provided on the side elevation facing 12 Ellesmere Close.
- 7.14 The proposed windows would be obscure glazed and non-opening below 1.8m from finished floor level; the proposed windows to the study and Bedroom 2 would have two clear glazed sections above 1.8m from finished floor level. The overall size and design of the proposed windows 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.
- 7.15 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

- 7.16 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that new developments should not result in loss of privacy, overlooking and loss of sunlight and daylight.
- 7.17 Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires that alterations and extension of dwellings do not result in an unacceptable loss of outlook to neighbouring occupiers.

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- 7.18 10 Ellesmere Close is located along the eastern site boundary. The proposed extension would not extend more than 4m beyond the existing rear building line and would be policy compliant in regard to depth. Given that the proposed side element would be located on the opposite side of the property and set back from the existing front building line, the proposed side extension would not be visible from 10 Ellesmere Close. Combined with the acceptable pitched roof height and eaves height, it is considered that the proposed side and rear extension would not impact on the residential amenity of 10 Ellesmere Close through the loss of light or overbearing form.
- 7.19 Three windows would be provided on the side elevation facing 10 Ellesmere Close. Two windows on the eastern side elevation would be to a bathroom whilst the other window would be to Bedroom 2.
- 7.20 The two-bathroom windows would be obscure glazed and non-opening below 1.8m from finished floor level (to be secured by condition on any consent granted). The proposed bathroom windows would therefore not result in the loss of privacy or overlooking of 10 Ellesmere Close.
- 7.21 The proposed Bedroom 2 window would be obscure glazed and non-opening below 1.8m from finished floor level and would have two clear glazed sections above 1.8m from finished floor level. The fixed-shut obscure glazing to the proposed window would ensure that there would not be a loss of privacy or overlooking of 10 Ellesmere Close. Whilst two sections of the window would be clear glazed and openable, given these sections would be above 1.8m above finished floor levels, there would not be an issue of loss of privacy or overlooking of 10 Ellesmere Close. Therefore, it is considered that the proposed side window would not cause harm to the residential amenity of 10 Ellesmere Close through the loss of privacy or overlooking; the proposed window design would be secured by condition on any consent granted.
- 7.22 12 Ellesmere Close is located along the western site boundary. The existing detached garage along the shared site boundary would be demolished to allow for the proposed side and rear extension, and a condition requiring the detached garage be demolished/removed from the site prior to the construction of the proposed extension shall be added to any consent granted. The proposed side and rear extension would be policy compliant in regard to width and depth and would be set in an appropriate distance from the shared site boundary. Combined with the acceptable pitched roof height and eaves height, it is considered that the proposed side and rear extension would not impact on the residential amenity of 12 Ellesmere Close through the loss of light or overbearing form.
- 7.23 A window would be provided on the side elevation facing 12 Ellesmere Close. This window would be to a Study. The proposed window would be obscure glazed and non-opening below 1.8m from finished floor level and would have two clear glazed sections above 1.8m from finished floor level. The fixed-shut obscure glazing to the proposed window would ensure that there would not be a loss of privacy or overlooking of 12 Ellesmere Close. Whilst two sections of the window would be

clear glazed and openable, given these sections would be above 1.8m above finished floor levels, there would not be an issue of loss of privacy or overlooking of 12 Ellesmere Close. Therefore, it is considered that the proposed side window would not cause harm to the residential amenity of 12 Ellesmere Close through the loss of privacy or overlooking; the proposed window design would be secured by condition on any consent granted.

- 7.24 The proposal thereby complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

External Amenity Space

- 7.25 Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) requires developments to provide good quality and useable private outdoor amenity space in accordance with the Council's standards (as per Table 5.2), whilst Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that proposals to extend dwellings retain adequate garden space.
- 7.26 The application site has a rear garden of 215sq. The proposed extensions to the application property would not result in a significant loss of rear garden and so would comply with Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Outlook/Light to Proposed Habitable Rooms

- 7.27 Three windows would be provided on the eastern side elevation facing 10 Ellesmere Close. A window would be provided on the western side elevation facing 12 Ellesmere Close.
- 7.28 Two windows on the eastern side elevation would be to a bathroom whilst the other window would be to Bedroom 2. The window on the western side elevation would be to a study. The proposed windows would be obscure glazed and non-opening below 1.8m from finished floor level; the proposed windows to the study and Bedroom 2 would have two clear glazed sections above 1.8m from finished floor level. The use of obscure glazing to the proposed side windows would be provided specifically to avoid overlooking of the neighbouring properties.
- 7.29 Whilst the use of fixed-shut obscure glazing on the side windows to Bedroom 2 and the study would impact on outlook, any outlook would be quite limited given the proposed side view from these rooms would be towards the side of the neighbouring properties.
- 7.30 The proposed side windows to Bedroom 2 and the Study would be similar to a recent appeal decision (Planning Inspectorate ref: APP/R5510/D/25/3373495, 95 Pole Hill Road, Hillingdon, dated 26 November 2025) against the Council's refusal of Planning Application ref: 282/APP/2025/1939 for the "erection of single storey

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extension to the rear, first floor rear extension, conversion of roof space to habitable use to include 4 side dormers, 2 rooflights and 2 new gable end windows. The proposed side windows would have been fixed shut with obscure-glazing below 1.8m above floor level, but would have clear glazing and be opening only above 1.8m from floor level.

- 7.31 The Council had refused the application on the grounds that the outlook from a proposed bedroom in the extension would not be acceptable in regard to amenity of future occupiers. In the Planning Inspector's view, whilst obscure glazing would restrict outlook and avoid overlooking, given the proposed bedroom would have limited outlook due to views being towards the side of the neighbouring property, *"the practical harm in terms of the reduced outlook from one of these rooms would be insignificant in the circumstances"*. The Planning Inspector therefore considered that the use of fixed-shut obscure glazing below 1.8m above finished floor levels, combined with the use of clear glazing/openable windows above 1.8m above finished floor levels, would not result in unacceptable outlook from the proposed bedroom.
- 7.32 Taking into account the recent appeal decision, it is considered that the proposed side window design, obscure glazed and non-opening below 1.8m from finished floor level and two clear glazed sections above 1.8m from finished floor level, would be acceptable in this instance and would not result on harm to outlook/natural light to the proposed Bedroom 2 and Study whilst maintaining privacy.
- 7.33 All the proposed habitable rooms would therefore maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (March 2021).

Highways and Parking

- 7.34 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) states that development proposals must ensure they provide safe and efficient vehicular access to the highway network and do not contribute to the deterioration of the safety of all road users and residents. Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide acceptable levels of car parking in line with the Council's Parking Standards (Appendix C Table 1).
- 7.35 The application site has a driveway and parking area for up to two vehicles at the front of the site, along with an existing garage. Whilst the existing garage would be removed to allow for the proposed extension, given that the existing parking provision at the front of the site would be retained, it is considered that acceptable parking provision would be provided on the site and so would not impact on the local highway. The proposal is thereby in accordance with Policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Drainage/Flood Risk

- 7.36 Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the principles of sustainable drainage should be used in any development of this site which should seek to manage storm water as close to its source as possible.
- 7.37 Policy DME1 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) seeks to ensure that developments provide appropriate management of flood risk.
- 7.38 To the south, the rear of the site backs onto the River Pinn Corridor (near Kings College Fields & Manor Farm), which is a Nature Conservation Site of Metropolitan or Borough Grade I Importance: Addition to Nature Conservation Site Grade I, and forms part of the 20m River Bank Top Protection Area.
- 7.39 The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3.
- 7.40 The following concerns regarding flooding were raised during the public consultation:
1. Impact on neighbouring properties and gardens.
 2. Lack of greenspace which helps with run off
 3. The impact on run off
- 7.41 The application site has a curtilage of 430sq.m. The application property has an existing footprint of 86sq.m and the existing detached garage has a footprint of 18.7sq.m, resulting in a total footprint of 104.7sq.m (24.35% of the overall site curtilage).
- 7.42 The existing detached garage would be demolished whilst the proposed side and rear extension would add 46.6sq.m to the existing footprint of the application property. The proposed enlarged footprint would be 132.6sq.m, thereby resulting in an increased footprint of 27.9sq.m.
- 7.43 Given the modest increase in the footprint of the application property and the removal of the existing detached garage, it is considered that there would not be a significant increase in the built-up form of the application site; the proposed footprint would be 30.8% of the overall site curtilage. Combined with the overall size of the rear garden (220.5sq.m) (51.3% of the overall site curtilage) and the large area of soft landscaping retained within the rear garden, it is considered that a sufficient amount of greenspace would be provided at the rear of the application site to allow for runoff of surface water; no specific surface water flow path is identified through the application property (it is not in a mapped critical drainage flow route). The proposed side and rear extension would not substantially increase the risk of flooding to the application site and neighbouring properties. The very

nature of the extension to the rear would not be too dissimilar to what would be allowed under permitted development.

- 7.44 As the application site is located within Flood Zone 3 (an area considered to be at high risk with a fluvial risk of flooding of greater than 1% a year, inside the 100 year flood extent, or the 200 year in tidal areas), a Flood Risk Assessment (FRA) was submitted with the application. Whilst the chance of flooding is greater than 1%, and there is a moderate risk of groundwater flooding due to the vicinity of the River Pinn, the submitted Flood Risk Assessment sets out the following proposed flood risk measures to ensure that the proposed development does not significantly increase the risk of flooding. These measures include
- the use of mortar mix made from flood protective materials
 - the proposed finished floor level would be set at the existing finished floor level (450mm from ground level at the rear of the house)
 - the proposed finished floor level would be 300mm up from the existing raised patio level (150mm from ground level)
 - the use of concrete ground floor
 - doors should be suitably floodproof
- 7.45 The Flood Risk Assessment confirms that the proposed finished floor levels would match those of the existing dwelling, with no lowering of ground levels within the floodplain and no introduction of more vulnerable forms of development. As a result, the extension would be no more susceptible to flooding than the existing property. Whilst the development would result in a small increase in built footprint and impermeable area, the FRA demonstrates that surface water runoff can be appropriately managed through the use of sustainable drainage measures, including soakaways, ensuring that runoff rates would not exceed existing conditions. The surface water from the proposed extension would be managed via a soakaway within the curtilage of the site, ensuring that surface water runoff would not increase flood risk elsewhere. The assessment also confirms that the proposal would not obstruct flood flow routes or result in a material loss of floodplain storage capacity.
- 7.46 As demonstrated from the proposed block plan, the rear garden of the property would largely remain as soft landscaping in a garden with additional soft landscaping provided in the area where the existing outbuilding is situated. Whilst this soft landscaping may not prevent the river flooding, it will provide a natural soakage area that can act as a mitigation measure.
- 7.47 It is worth noting a similar style development (55695/APP/2021/1401) was at 14 Ellesmere Close, have previously been supported by detailed Flood Risk Assessments which concluded that, notwithstanding the Flood Zone 3 designation, modest residential extensions can be accommodated without materially increasing flood risk where appropriate mitigation is secured. The circumstances of the current proposal are materially similar in terms of scale, flood risk context, and mitigation approach.

- 7.48 A condition requiring the development to be carried out in accordance with the flood risk measures set out in the submitted Flood Risk Assessment shall be added to any consent granted. Additionally, an informative advising the applicant that water run off should be directed to a soakaway, tank or permeable surface shall be added to any consent granted. Therefore, subject to compliance with the Flood Risk Assessment and the associated flood risk measures, it is considered that the proposed development would comply with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

8 Other Matters

Human Rights

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

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

Not applicable. The proposed development is not CIL liable.

9 Conclusion / Planning Balance

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

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.

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APPENDICES

Planning Application

79635/APP/2025/2209

Appendix 1: Recommended Conditions and Informatives

Conditions

1. HO1 Time Limit

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

REASON

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

2. HO2 Accordance with approved plans

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

1118/P/1 Site Location Plan, Existing Site Plan, Existing Ground Floor & Roof Plans and Existing Elevations

1118/P/2 Rev B Site Location Plan, Proposed Site Plan, Proposed Ground Floor & Roof Plans and Proposed Elevations

and shall thereafter be retained/maintained for the lifetime of the development.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), and the London Plan (March 2021).

3. HO3 Flood Risk Assessment (Compliance)

The development hereby permitted shall be carried out in compliance with the details and mitigation measures contained within the Flood Risk Assessment accompanying the application by DDA (received 26.08.25).

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

REASON

To ensure that the development complies with the objectives of Policy DMEI 9 of the Hillingdon Local Plan Part 2 (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

4. 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

Delegated -

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 Two - Development Management Policies (January 2020).

5. HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 10 and 12 Ellesmere Close.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

6. HO6 Obscure Glazing (Bathroom Windows)

The bathroom windows facing 10 Ellesmere Close 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 Two - Development Management Policies (January 2020).

7. HO6 Obscure Glazing (Bedroom 2 & Study)

The Bedroom 2 window facing 10 Ellesmere Close, and the Study window facing 12 Ellesmere Close 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. The clear glazed sections shall remain above 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 Non Standard Condition

The existing garage at the side of the property shall be demolished/removed from the site

prior to the construction of the extension hereby approved.

The land formerly occupied by the garage shall be restored to garden space and soft landscaping, and shall be laid out as permeable ground within the first available planting season following the completion of the extension, and shall be thereafter be retained as such.

REASON

To prevent an adverse cumulative impact on the character and appearance of the application site and to reduce hardstanding and restore the land to permeable ground thereby mitigating flood risk in accordance with Policies DMHD 1 and DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Informatives

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

2. I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

3. I15 Control of Environmental Nuisance from Construction Work

Delegated -

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.

4. 12 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.

5.

The application site is located within the Flood Map for Surface Water, as identified in the Surface Water Management Plan (SWMP) for Hillingdon, and within the Functional Floodplain and Flood Zone 3. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run-off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

Appendix 2: Relevant Planning History

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.EM6 | (2012) Flood Risk Management |

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 |
| DMEI 9 | Management of Flood Risk |
| LPP D6 | (2021) Housing quality and standards |