

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

Case Officer: **Rhian Thomas**

**58891/APP/2026/107**

Date Application Valid:	<b>16-01-26</b>	Statutory / Agreed Determination Deadline:	<b>30/04/26</b>
Application Type:	<b>Householder</b>	Ward:	<b>West Drayton</b>

Applicant: **Mr Jalil Reza**

Site Address: **38 Frays Avenue, West Drayton, Hillingdon, UB7 7AG**

Proposal: **Conversion of loft space to habitable use to include raising ridge height, roof lights to front, rear and side, rear half-hipped loft window, and amendments to fenestrations.**

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

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



## **Summary of Recommendation:**

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

### **1 Executive Summary**

- 1.1 Planning permission is sought for the conversion of the existing loft space to habitable accommodation, including a 0.6m increase in ridge height, installation of rooflights, and the formation of a rear half-hipped loft window with a small crown-roof element. The property lies within the Garden City, West Drayton Area of Special Local Character (ASLC) and Flood Zone 2.
- 1.2 Following a full assessment, it is concluded that the proposal would integrate appropriately with the varied roofscape of Frays Avenue, would not result in harm to the character or appearance of the ASLC, and would safeguard the amenities of neighbouring properties. The development would provide acceptable internal accommodation, retain well in excess of the required private amenity space, and raise no concerns in respect of flooding, landscaping or parking provision.
- 1.3 Due regard has been given to local residents' representations, including a petition of objection; however, no material considerations have been identified that would justify withholding permission.
- 1.4 The Committee Report seeks to provide a comprehensive assessment of the householder application and supporting documentation. All material planning considerations have been considered.
- 1.5 It is recommended that planning permission is granted subject to conditions (Appendix 1) by virtue that the development would not have a significant impact on the amenities of neighbouring properties, nor would it harm the character and appearance of the Area of Special Local Character, and it would not have a harmful impact on the highway network.

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

- 2.1 The application site comprises a detached two storey property located on the northwest side of Frays Avenue, West Drayton. The principal elevation of the property faces towards the southeast. To the northeast lies 38 Frays Avenue, a two-storey detached dwelling and to the Southwest lies 40 Frays Avenue, a newly

built detached two storey dwelling. Some 90 m to the Southwest lies the Frays River.

- 2.2 The street scene is residential in character and appearance, comprising of a mix of two storey detached houses and bungalows of varying styles. It is noted that on the Northwest side of Fray's Avenue (the side the application site is located on) there is a predominance of two storey dwellings whereas on the opposite side there are predominantly bungalow/chalet bungalow type properties.
- 2.3 To the rear is a large, enclosed garden with an outbuilding structure and a swimming pool. To the front is a driveway with a capacity for several vehicles and there is a vehicular crossover.
- 2.4 To property benefits from a front canopy feature, garage conversion a single storey rear extension and first floor rear additions.
- 2.5 The application site lies within the Garden City, West Drayton Area of Special Local Character (ASLC) and lies within Flood Zone 2.

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



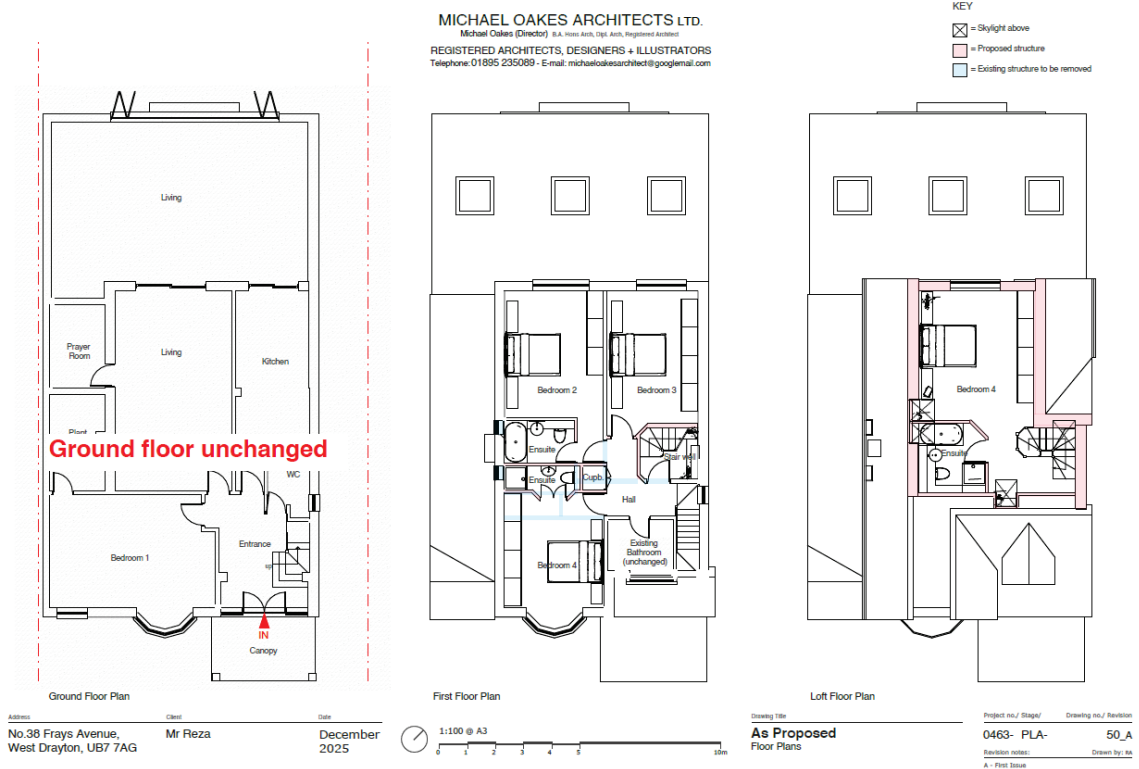
2.7 **Figure 2: Street View Image of the Application Property**



**3 Proposal**

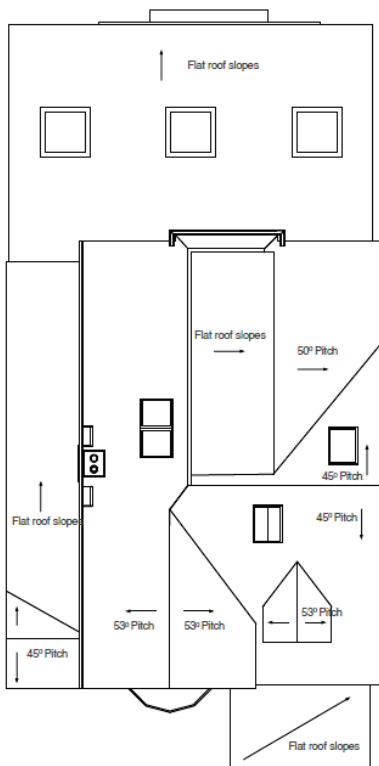
- 3.1 The proposed development involves the Conversion of loft space to habitable use to include raising ridge height, roof lights to front, rear and side, rear half-hipped loft window, and amendments to fenestrations.
- 3.2 **Figure 3: Proposed Plan** (please note – larger version of plan can be found in the Committee Plan Pack)

Proposed floor plans:



Proposed roof plan:

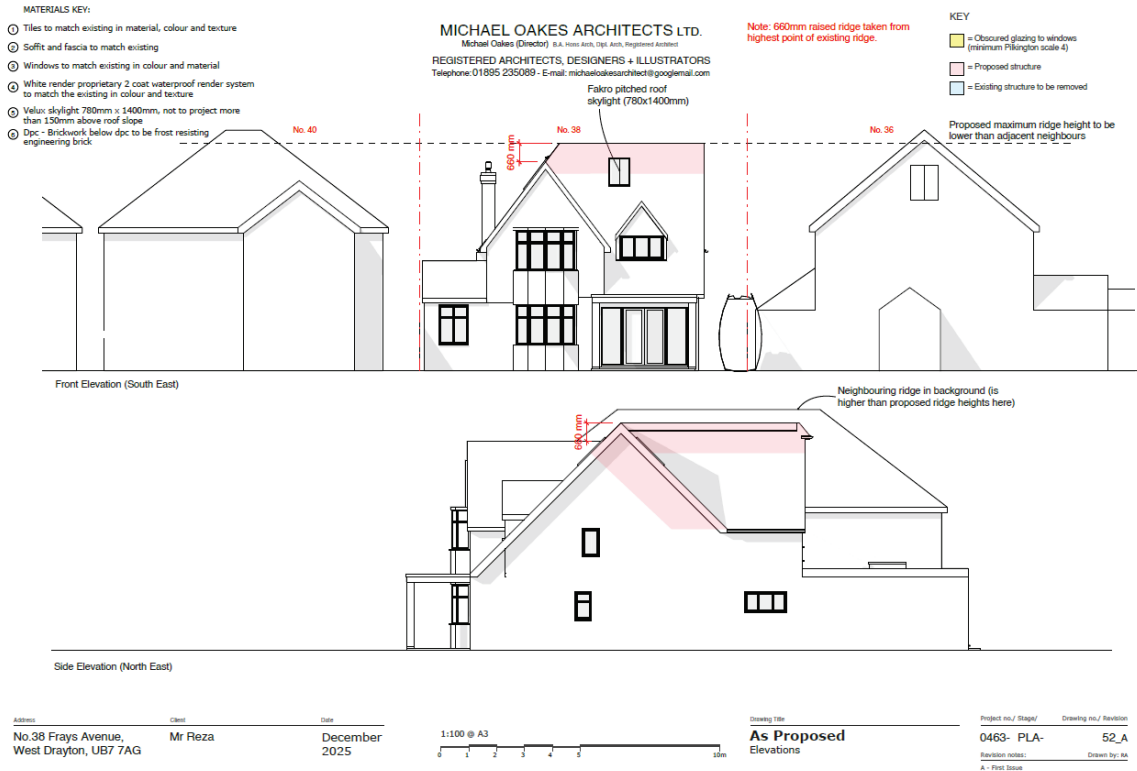
**MICHAEL OAKES ARCHITECTS LTD.**  
 Michael Oakes (Director) B.A., Assoc. Arch., Dip. Arch., Registered Architect  
 REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS  
 Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com



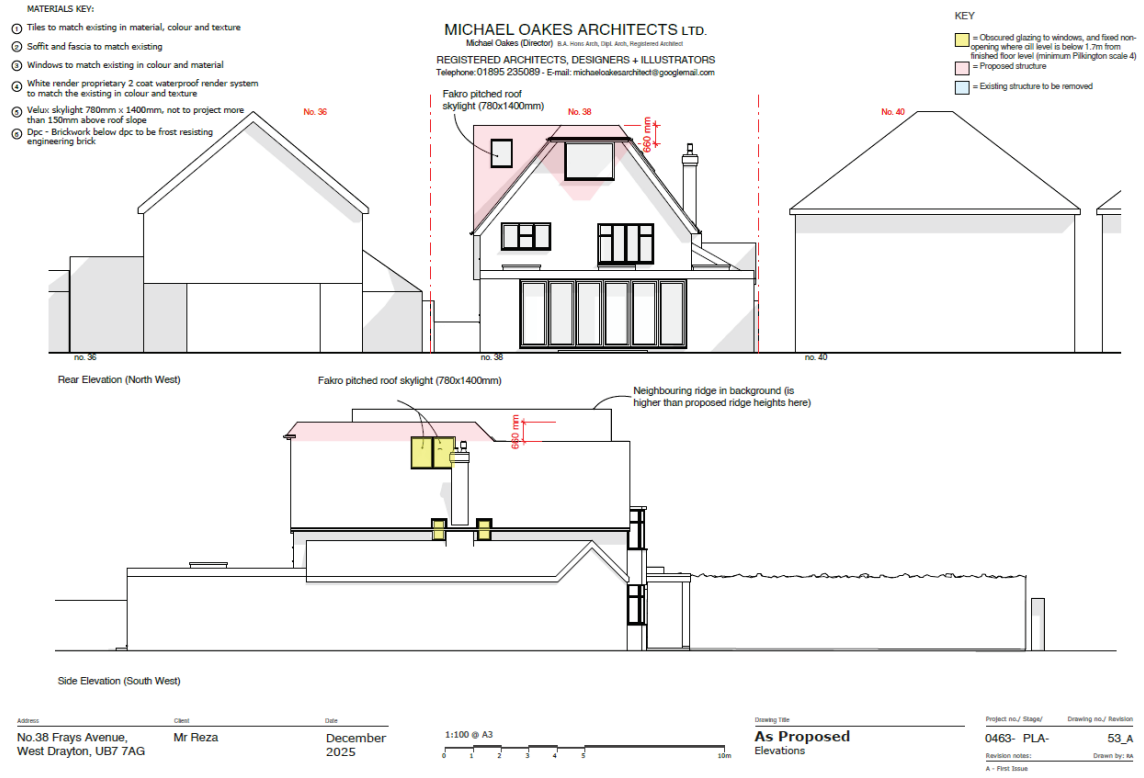
Hillingdon Planning Committee – 21<sup>st</sup> April 2026

PART 1 – Members, Public & Press

## Proposed front and side elevations:



## Proposed rear and side elevations:



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PART 1 – Members, Public & Press

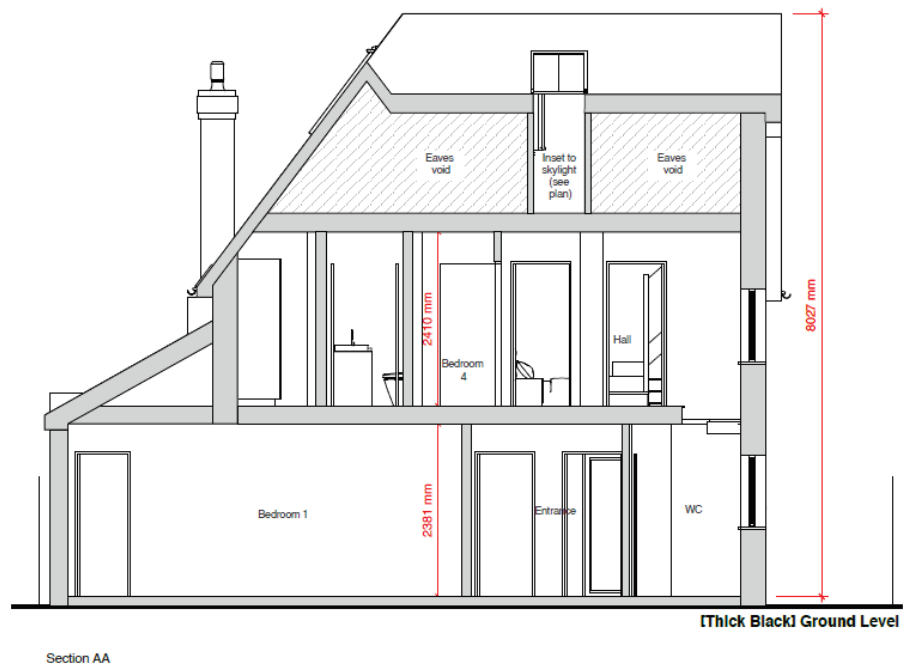
Proposed street scene elevation:



Proposed sections:

MICHAEL OAKES ARCHITECTS LTD.  
Michael Oakes (Director) B.A., Hons. Arch., DipL. Arch., Registered Architect  
REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS  
Telephone: 01895 235089 - E-mail: michaeloakesarchitect@googlemail.com

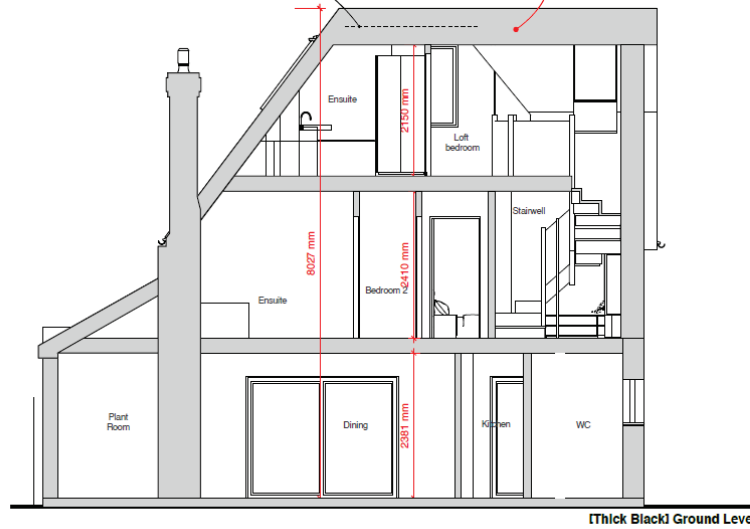
Note: all measurements taken from existing ground floor (finish floor level) - unchanged



Note: all measurements taken from existing ground floor (finish floor level) - unchanged

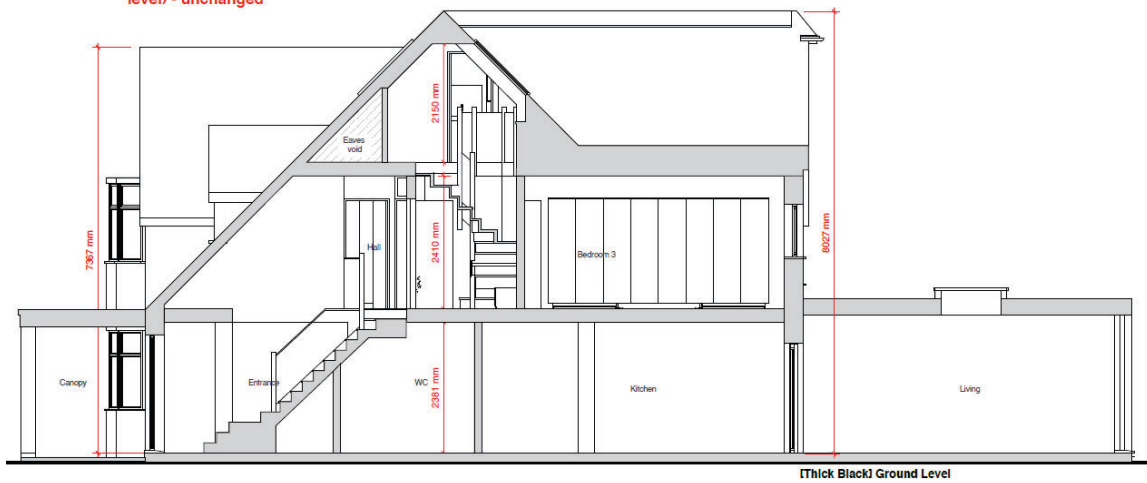
IMPORTANT NOTE: Ridge height larger than roof thickness due to section being taken through the ridge

[Dash] = flat roof height extent (behind section plane)



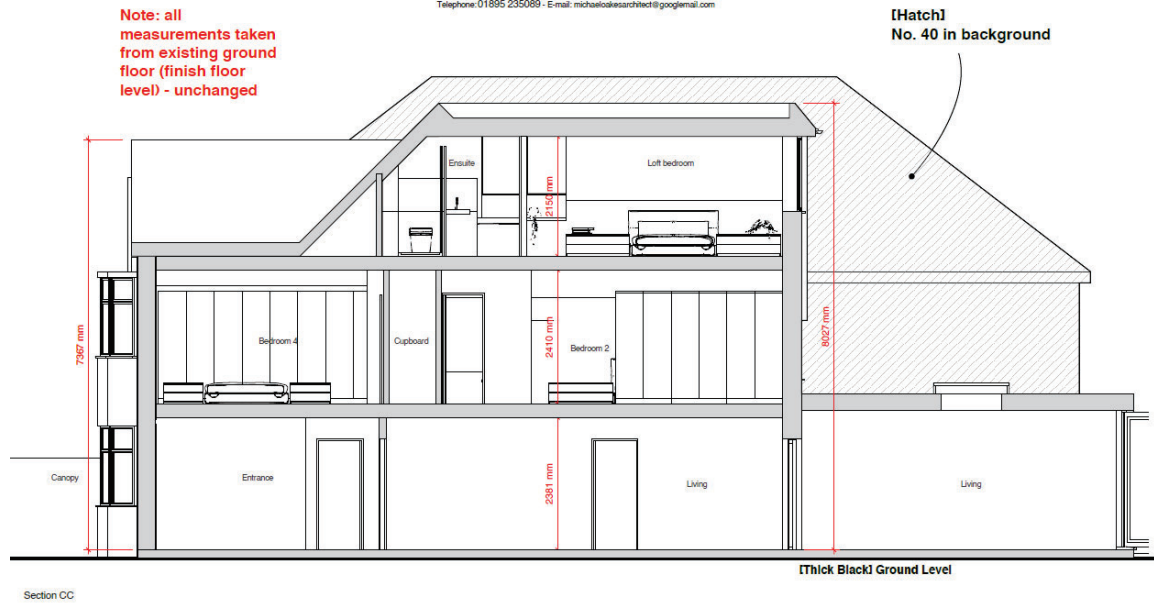
Section BB

Note: all measurements taken from existing ground floor (finish floor level) - unchanged



Section CC

Note: all measurements taken from existing ground floor (finish floor level) - unchanged



#### 4 Relevant Planning History

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

#### 5 Planning Policy

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

#### 6 Consultations and Representations

6.1 Five neighbouring properties were consulted on the application by letter dated 27-01-26.

6.2 A site notice was displayed on 12-02-26 and expired 06-03-26.

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 also separately been made available to Members.

**Table 1: Summary of Representations Received**

Representations	Summary of Issues Raised	Planning Officer Response
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A petition in objection to the development with 23 valid signatures has been received.	1. The development will negatively impact the original character of the property and Area of Special Local Character	This has been discussed at sections 7.2 – 7.13
3 individual letters of objection have been received.  A representation has been received from West Drayton Area Advisory Panel.	I. The development will negatively impact the original character of the property and Area of Special Local Character.	This has been discussed at section 7.2 – 7.13
	II. The proposed extension unbalances the existing property and appears as a box structure added on.	This has been discussed at section 7.2 – 7.13
	III. I am writing on behalf of West Drayton Conservation Area Advisory Panel. Although the proposed extensions are fairly major ones, most of the large-scale changes are to the rear. Those that will affect the street scene in this Conservation Area are modest in relation to those made to the two adjacent houses. We therefore have no objections to this application	This has been noted.

**Table 2: Summary of Consultee Responses**

Consultee and Summary of Comments	Planning Officer Response
Conservation and Urban Design Officer	

<p>This is a pleasant two storey dwelling. We would be concerned that the subservient side roof becomes dominant and the gable loses its prominence within the composition of the facade. This would have a detrimental impact on the character of the building as a whole and the wider area of special local character. If you wish to discuss further, please bring to design surgery.</p> <p>Should the officer be minded to approve we would recommend matching external materials and finishes.</p>	<p>These comments have been noted and an assessment of the development on the impact on the character of the building and the Area of Special Local Character has been made in sections 7.2 – 7.13</p>
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## 7 Planning Assessment

### Principle of Development

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

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

- 7.2 Policies\_D3 of the London Plan (2021), BE1 of the Hillingdon Local Plan Part 1 – Strategic Policies (2012), DMHB 5, DMHB 11, DMHB 12, 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 and Area of Special Local Character 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.
- 7.3 The proposed development involves the conversion of roof space to habitable use including the raising of ridge height, rear half hipped loft window including small crown roof elements. Rooflights to the front, side and rear of the property along with internal alterations.
- 7.4 The application site is located within the Garden City, West Drayton Area of Special Local Character. The surrounding area is residential and comprises a varied mix of property types and architectural styles, including both two-storey dwellings and bungalows. Most properties along Frays Avenue are detached and many have been subject to substantial extensions and alterations over time. As a result, the street scene displays a wide variety of roof forms, building heights and external materials, with limited symmetry or uniformity between plots.

- 7.5 The existing property comprises an attractive two storey detached property set within a spacious plot on Frays Avenue. The dwelling itself features a half hipped roof form with projecting front gable and front facing dormer window. To the rear the property has been extended by way of a single storey rear extensions and projecting first floor rear gables. The exterior is finished in render. The site presents as a large, individually designed dwelling within a verdant and well-established residential setting.
- 7.6 The proposed development includes increasing the ridge height by approximately 0.6m, resulting in an overall height of 8.2m. While Policy DMHD 1 generally discourages increases to ridge height, the proposal must be considered in the context of the surrounding built form. The street is characterised by dwellings which vary in height, form and design. There are multiple examples of varying roof heights with the most obvious being the transition between the bungalow, 1.5 storey and two storey dwellings. The transition of heights is less obvious between the two storey dwellings due to the properties being significantly set back from the public highway. Furthermore No. 40 Frays Avenue to the southwest has recently been redeveloped under planning permission ref. 3650/APP/2019/3036, comprising two detached dwellings each with a ridge height of approximately 8.6m, and these have now been constructed (see Figure 4). Similarly, the neighbouring property at No. 36 Frays Avenue was originally a bungalow but has been extended to a full two-storey dwelling (ref. 46581/APP/2000/1720), also achieving a ridge height of around 8.6m. In this context, the proposed ridge height at the application property would remain lower than both adjoining dwellings. Officers consider the perception of the 0.6 m high raising of the ridge would be minimal and no different to the relationship between other properties within the street. As such the roof extension would not appear incongruous, over-dominant or out of keeping within the established streetscene.

Figure 4 – No. 40 Frays Avenue approved under ref. 3650/APP/2019/3036



- 7.7 The applicant has provided an existing and proposed street scene elevation drawing to demonstrate how the extended property would be viewed within the street scene. As seen in Figure 5 the dwelling would appear in keeping with the overall roof heights of the neighbouring properties and does not appear over dominant. While the extended roof would extend above the existing front gable, this is not considered to significantly detract from the original character of the property to warrant refusal.

Figure 5 – Existing and proposed street scene elevations





- 7.8 Turning to the rear of the property, the proposal includes alterations to the existing roof form, which currently comprises a dual-gable arrangement with limited headroom and usability. The scheme would replace this configuration with a single enlarged rear gable incorporating a half-hipped roof and a modest crown-roof element, as shown on the proposed rear elevation and 3D views. Importantly, the development does not extend the dwelling beyond the existing first floor rear wall; the changes relate solely to the roof structure above the existing footprint.
- 7.9 These alterations would not be visible from the street scene due to their position on the rear elevation and the fact that the crown-roof section is set down below the main ridge. While Policy DMHD 1 discourages the use of large crown roofs, it is necessary to consider local context. Both recently constructed dwellings at No. 40 Frays Avenue incorporate pronounced crown-roof forms which are more visually prominent than what is proposed here. In this case, the crown element is limited in scale and would be screened from public views.
- 7.10 Neighbouring representations have described the roof alterations as “box-like,” presumably referring to the crown-roof section. However, the design incorporates a hip and gable arrangement that aligns with the architectural form of the existing dwelling, avoiding a visually bulky or incongruous appearance. The applicant’s 3D visuals illustrate that, when viewed from public vantage points, the increased roof height and revised rear form would remain subordinate to the main roof structure and would not appear discordant within the street scene.

**Figure 6 – 3D views of the development**



- 7.11 The development also involves the installation of front, side and rear elevation roof lights. Subject to a condition requiring the rooflight to be of a conservation style which sit flush to the roof, these are not considered to cause harm to the character and appearance of the original property, street scene nor the Area of Special Local Character.
- 7.12 A condition is recommended to ensure all proposed materials match those of the existing dwelling, thereby securing a cohesive appearance and ensuring the development integrates well with the host property.
- 7.13 Taking all matters into account, the proposal is considered to respect the character and appearance of the host dwelling, the surrounding street scene and the Area of Special Local Character, in accordance with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies and Policies DMHB 5, DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020), as well as relevant design guidance contained within the London Plan (2021) and NPPF (2024).

#### Heritage

- 7.14 The site is not located within a designated area and as such this section is not applicable to the assessment of this application.

#### Impact on the Green Belt

- 7.15 The site is not located within the Green Belt and as such this section is not applicable to the assessment of this application.

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## Residential Amenity

- 7.16 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, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.
- 7.17 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.
- 7.18 No. 40 Frays Avenue lies to the southwest and is separated from the application site. This recently built dwelling extends beyond the rear building line of the host property. The proposed works do not project beyond either the front or rear elevation of No. 40 and therefore would not result in harmful loss of light, overshadowing, or an overbearing impact. Side-facing rooflights are proposed facing this neighbour; however, these are shown to be obscurely glazed and non-opening below 1.7m, preventing overlooking or loss of privacy and are considered acceptable.

Figure 7 – Rear view of neighbour No.40 from application site



7.19 No. 36 Frays Avenue, located to the northeast, also sits on a separate plot. The proposals do not extend further to the rear than the existing built form and therefore would not impact this neighbour in terms of light, overshadowing or overbearing sense of enclosure. This property contains both ground- and first-floor side-facing windows, which a site visit confirmed to be obscurely glazed and serving non-habitable rooms. As no new side-facing windows are proposed on the host dwelling, there would be no harmful loss of privacy or overlooking.

Figure 8 – Rear view of neighbour No.36 from application site



7.20 The proposed 0.6m increase in ridge height would not materially affect either neighbour given the separation distances and existing context and is not considered to result in any unacceptable loss of light, overshadowing or sense of dominance.

7.21 Overall, the proposed development would not harm the amenities of neighbouring properties complying with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Quality of Residential Accommodation

##### Internal

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- 7.22 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).
- 7.23 Proposed section drawings demonstrate that the loft conversion would achieve a floor-to-ceiling height of approximately 2.15m, which is considered sufficient to provide usable and functional internal space. Policy D6 of the London Plan (2021) requires new residential development to achieve a minimum floor-to-ceiling height of 2.5m for at least 75% of the internal area; however, this standard applies principally to new-build development. The existing property does not currently meet this requirement, as shown on the existing section drawings, and it would therefore be unreasonable to require full compliance as part of a loft conversion within an existing dwelling. On this basis, the proposed internal height is considered acceptable.

#### External

- 7.24 Policy DMHB 18 (Table 5.3) requires properties with four or more bedrooms to provide a minimum of 100sqm of private, well-located external amenity space. The application site benefits from a spacious plot with a large rear garden that comfortably exceeds this requirement. The proposed development would retain ample garden space well in excess of the policy minimum, and as such, the scheme is considered to comply with Policy DMHB 18.

#### Highways and Parking

- 7.25 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.
- 7.26 The existing dwelling benefits from a vehicle crossover and area of hardstanding to the front of the site to provide off street parking for multiple vehicles. This would remain in place and as such there would be adequate parking for the dwelling complying with Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Trees and Landscaping

- 7.27 The application site is not located within an area covered by a Tree protection order nor would the proposed development impact any onsite trees. As such, the proposed development would comply with Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

#### Trees and Landscaping

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

#### Flooding and Drainage

- 7.29 The application site lies within Flood Zone 2, indicating a medium probability of fluvial flooding. The proposal does not include any ground-floor extensions or alteration to the building footprint, nor does it involve the creation of additional impermeable surfaces within the site. As such, the development would not increase surface-water run-off or displace floodwaters, and it is not considered to raise flood-risk concerns either to the host property or the surrounding area.
- 7.30 The applicant has acknowledged the site's flood-zone designation and submitted a historic flood report, demonstrating an understanding of the localised flood constraints and historic events affecting the area. Given that the proposal is confined to roof-level alterations with no change to ground conditions, no further flood-risk mitigation is required in this instance. The development is therefore considered acceptable in relation to flooding considerations.

## **8 Other Matters**

#### Human Rights

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

#### Equality

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

#### Local Finance Considerations and CIL

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

## **9 Conclusion / Planning Balance**

- 9.1 The proposal is considered to comply with the Development Plan and no material considerations indicate that a contrary decision should be taken. Consequently,

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

## **10 Background Papers**

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

# **APPENDICES**

## **Planning Application**

**58891/APP/2026/107**

## Appendix 1: Recommended Conditions and Informatives

### Conditions

#### 1. HO1 **Time Limit**

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

#### REASON

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

#### 2. HO2 **Accordance with approved**

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

01\_A  
50\_A  
51\_A  
52\_A  
53\_A  
54\_A  
60\_A  
61\_A  
62\_A  
63\_A

#### REASON

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

#### 3. HO4 **Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

#### 4. NONSC **Rooflights**

All proposed rooflights across the development shall be conservation style rooflights and

installed fully flush with the plane of the roof. The rooflights shall thereafter be retained and maintained as approved.

#### REASON

To preserve the character and appearance of the Garden City, West Drayton, Area of Special Local Character, in accordance with Policy DMHB 5 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), and the London Plan (2021).

#### 5. HO5 **No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing numbers 36 and 40 Frays Avenue.

#### 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 side facing windows and rooflights facing number 40 Frays 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).

### Informatives

#### 1. 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.

## **2. I2 Encroachment**

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

## **3. 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](http://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. 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).

### 153 Compulsory Informative (2)

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

DMEI 9	Management of Flood Risk
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHB 5	Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
LPP SI12	(2021) Flood risk management
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change

## Appendix 2: Relevant Planning History

58891/APP/2004/1645 38 Frays Avenue West Drayton Middlesex

ERECTION OF A SINGLE-STOREY SIDE EXTENSION AND TWO-STOREY REAR EXTENSION (WORKS INVOLVE THE DEMOLITION OF AN EXISTING GARAGE)

**Decision:** 24-09-2004 Approved

58891/APP/2004/350 38 Frays Avenue West Drayton Middlesex

ERECTION OF PART SINGLE, PART TWO STOREY SIDE EXTENSION, TWO STOREY REAR EXTENSION INCORPORATING A REAR FACING DORMER WINDOW, AND NEW PITCHED ROOF TO EXISTING REAR DORMER WINDOW

**Decision:** 31-03-2004 Refused

58891/APP/2016/1957 38 Frays Avenue West Drayton Middlesex

Single storey rear extension, single storey front extension and porch to front involving conversion of garage to habitable use

**Decision:** 15-02-2017 Approved

58891/APP/2017/4188 38 Frays Avenue West Drayton Middlesex

Canopy to front (Part Retrospective)

**Decision:** 26-01-2018 Refused **Appeal:** 06-06-2018 Allowed

### **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:

- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHB 5 Areas of Special Local Character
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHB 14 Trees and Landscaping
- DMHB 18 Private Outdoor Amenity Space
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D6 (2021) Housing quality and standards
- LPP T6 (2021) Car parking
- DMEI 9 Management of Flood Risk
- DMT 6 Vehicle Parking
- LPP T4 (2021) Assessing and mitigating transport impacts
- LPP SI12 (2021) Flood risk management
- NPPF12 -24 NPPF12 2024 - Achieving well-designed places
- NPPF14 -24 NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change