

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

Case Officer: **Sharan Singh**

7881/APP/2025/2964

Date Application Valid:	26-11-25	Statutory / Agreed Determination Deadline:	23-04-26
Application Type:	Householder	Ward:	Ruislip

Applicant: **Mr Tim Harris**

Site Address: **163 EASTCOTE ROAD, RUISLIP**

Proposal: **Demolition and rebuild of the front porch., single-storey wrap around side and rear extension with amendments to the fenestration.**

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)**



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 163 Eastcote Road ('The site'). It proposes the demolition and rebuild of the front porch and a single storey wrap around side and rear extension with amendments to the fenestration. The matter is being determined by Committee due to a Member's call-in.
- 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 Eastcote Road have been altered with front porches or with extensions. 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. The garden areas and neighbouring windows would continue to receive sufficient daylight and sunlight. It would also not lead to a significant increase in overlooking over and above what would be expected from a domestic location. The extension to the rear would also not lead to a sense of enclosure or loss of outlook. 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.
- 1.5 Due regard has been given to the consultee objection, 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 property is a semi-detached dwelling, located on the middle of Eastcote Road (refer to figure 1 below) on the northern site of the highway. The application dwelling has a hipped to gable conversion with rear dormer extension within the rear roof. To the front there is a gable and square-bay front projection and off white roughcast render external facings. The dwelling has a front porch with pitch canopy to the of the front elevation.
- 2.2 The dwelling has a spaciouly sized rear garden, which is enclosed by close-boarded fencing and small trees. The property has an existing single storey rear extension which projects approximately 1.7m in depth out from the main rear elevation. There is an existing outbuilding positioned along the shared eastern boundary with No 165 Eastcote Road.
- 2.3 The application property benefits from off street parking accessed via a vehicular cross-over with parking for 2 vehicles.
- 2.4 The site lies between two, two-storey dwellings with Number 161 Eastcote Road located to the west (adjoining property) and Number 165 Eastcote Road located to the east. Number 165 is set slightly behind the building line of the site. The streetscene of the immediate locality is residential in character and appearance and comprises a mixture of two storey semi-detached and detached dwellings with similar architectural styles and roofscape. Several properties on the streetscene have garage additions and extensions to their side elevations.
- 2.5 The application site does not lie within a conversation or within the setting of any listed buildings of note. It is however noted that the property does lie within Ruislip Motte and Bailey Archaeological Priority Area.

Figure 1: Location Plan (application site edged red)



Figure 2: Aerial View of Application Property



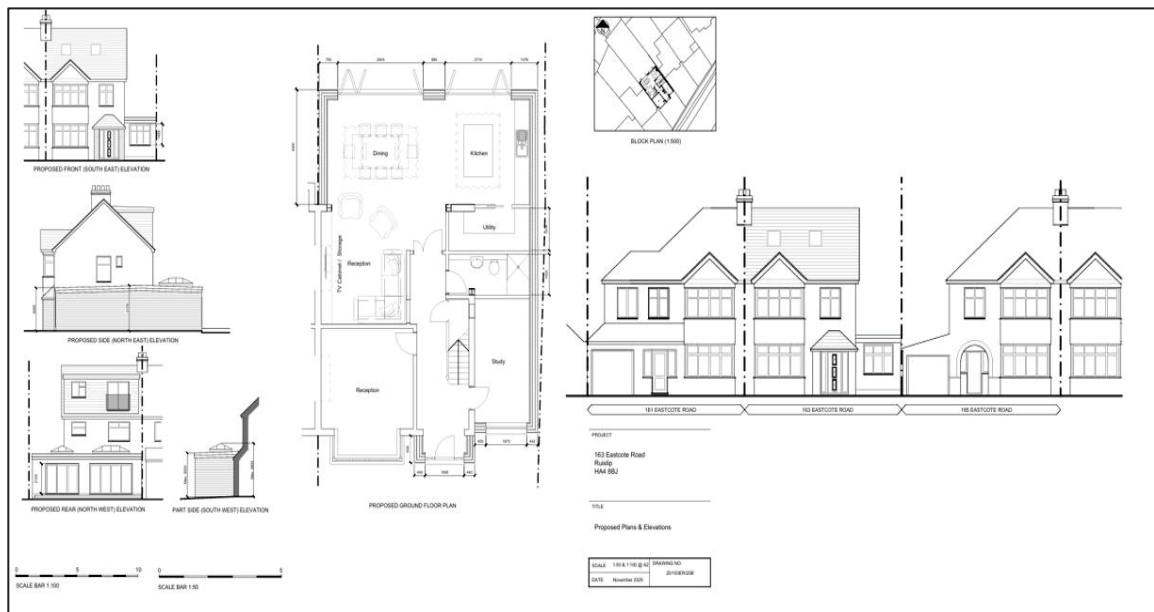
Figure 3: Street View Image of the Application Property



3 Proposal

- 3.1 The application proposes demolition and rebuild of the front porch, single-storey wrap around side and rear extension with amendments to the fenestration.
- 3.2 The proposed elements are as outlined:
- Side extension: Approx. – 3m in height, 2.6m in width and 11.7m in depth (including 4m to the rear)
 - Rear extension: approx. – 9m in width, 3m in height and 4m in depth.
 - Front porch: Approx. – 2.5m in width, 0.93m in depth and 3m in height.
- 3.3 The proposal would also demolition of the rear outbuilding to accommodate the side and rear extension. The roof of the porch would be finished with a hipped style form with a flat roof serving the side and rear extensions. Two lantern style roof lights would provide additional light to the rear extension serving the kitchen and dining area. The fenestration and materials would generally match those existing on the dwelling.

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



4 Relevant Planning History

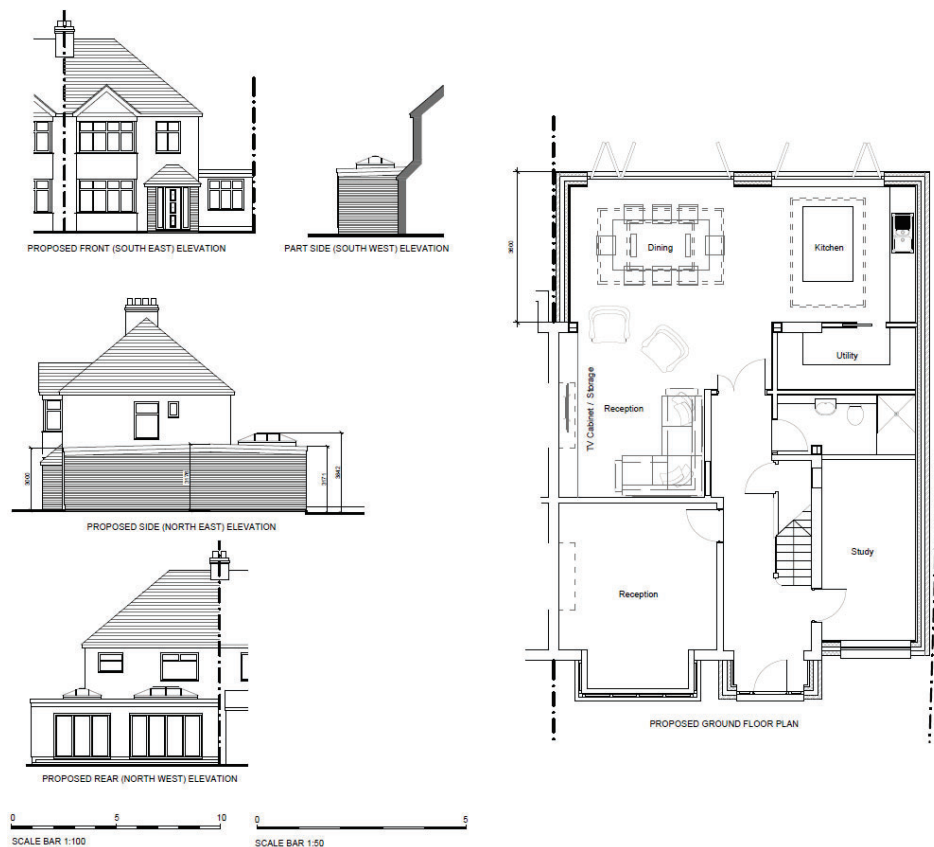
- 4.1 A list of the planning history related to the property can be found in Appendix 2.
- 4.2 It should be noted that the scheme does planning history. A prior approval had previously been granted in 12-11-25 (7881/APP/2025/2499) for the erection of a

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single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.80 metres, and for which the height of the eaves would be 3.00 metres. This scheme can be implemented as it stands. Another scheme was also approved 08-09-25 (7881/APP/2025/1833) for the erection of a single storey side and rear extension, and front porch, following demolition of existing conservatory and front porch. This scheme can also be implemented. The key difference between this scheme and the currently proposed scheme is the additional depth of 0.4m to the side and rear extension.

Figure 5: Proposed plans approved under (7881/APP/2025/1833)



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 Ten neighbouring properties and the Ruislip Residents Association were consulted on 1st December 2025. Consultation expired on 22nd December 2025. One objection was received, as well as a call in from a local Ward Councillor.

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6.2 Following this the application was referred to committee.

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
1 objection has been received.	I. Harm to character and appearance of the area / will change the street scene	Discussed at paragraphs 7.2-7.13 of this report. The proposed scheme respects the host dwelling and the character of the wider street scene.
	II. Potential for flooding and environmental damage	Discussed at paragraphs 7.28-7.29 of this report. This can and will be conditioned
	III. Loss of light and view already experienced because of the roof height at Fairacres.	Discussed at paragraphs 7.16-7.18 This property is not within close proximity to the site and hold no bearing on this application.
	IV. Concern about change of use – suspicion that the property may be intended to operate like a hotel for asylum seekers rather than a normal house. The size of the proposed building is considered much larger than a typical semi-detached house.	The area has an Article 4 whereby HMO properties would require planning permission. Nonetheless the properties within this ward are larger and that is a key feature. Each application is determined on their own merits and cannot be determined on a foreshadowing basis.
A local Ward Councillor has also requested	i. The scale of the development is not in keeping with the existing street scene	Discussed at paragraphs 7.4 to 7.13

the scheme be called in.	and is an overdevelopment of the current site	
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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 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 comprises a semi-detached dwelling located on the central side of Eastcote Road. The property is attached to 161 Eastcote Road along the western site boundary. 165 Eastcote Road is located along the eastern site boundary. To the north, the rear of the site backs onto the rear gardens of 13A, 14 and 15 Fairacres. 142, 144 (which are located over 20m away) and 150 Eastcote Road are located to the south, on the opposite side of the road. The site does not have any planning restrictions.
- 7.5 From the site inspection, it was quite evident that there was a variety of dwellings which have extended to different calibres within the immediate area. 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

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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.

Impact on Immediate Local Character

- 7.6 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.
- 7.7 From the site survey of the prevailing local character, the extensions would not cause any significant visual impact to the street scene it would be situated on. The height would be modest at 3m would not be overbearing or overshadowing. 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.
- 7.8 This is understood by the officers that the rear element exceeds policy DMHD1 by 0.4m with the rear projection measuring 4m rather than 3.6m. It must however be noted that the scheme would only exceed the neighbouring building line by 3.2m approx. and respects the building line and surroundings the scheme is acceptable. The proposed materials would match those of the host dwelling. All windows are front or south facing. The rear extension itself would be proportionate to both the existing dwelling and the garden it would be situated within. It is also noted that as part of the scheme, the outbuilding situated along the eastern boundary would be removed which would further open up the garden space.
- 7.9 The proposed side extension would have a depth of 11.7m and a width of 2.6m, with a height of 3m with a flat roof. This element is also set in from 0.1m to 0.3m from the boundary. Although this gap is infilled to the edge of the boundary to the rear of the side element, and the setting off the boundary allows for some breathing space between 163 Eastcote Road (Host property) and 165 Eastcote Road. Number 165 Eastcote also has a side garage element which would be the closest to this proposed element and is also set behind the host dwelling.
- 7.10 The site sits between two established two-storey houses, and the scheme has been designed to complete the rhythm of the street while maintaining elements of the original dwelling's character. 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. Importantly, the proposal preserves several features including the arrangement of window openings and a sympathetic roof profile. These elements ensure that, while the extension looks appropriate.
- 7.11 It must be noted that there is a variety of extensions added along this section of Eastcote Road with the attached property at No 161 having a part two story part single story side extension which already breaks the level of symmetry to the semi-detached properties as a pair. It is also worth noting that there is a fall-back planning permission (7881/APP/2025/1833) in place with the side extension and

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porch already approved. The key change would be additional depth of 0.4m to the rear. The additional increase in depth over and above the previously approved scheme is not overly excessive to cause visual harm. The overall scale, depth and design would continue to appear subordinate to the dwelling and proportionate to the site curtilage.

- 7.12 The materials palette and architectural detailing are consistent with those of host dwelling and the neighbouring houses, reinforcing visual continuity and ensuring that the dwelling integrates harmoniously with the established suburban character. A condition would be attached to ensure that external materials are consistent with the character and appearance of the street scene on Eastcote Road. 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 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. It is therefore considered that the scheme 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.

Daylight Sunlight/ Privacy/Outlook and Sense of Enclosure

- 7.16 161 Eastcote Road is located to the West and is the adjoining property. The single storey side element would not impact the neighbourhood amenity of this neighbour. The rear element would surpass this neighbour's rear window by 3.2m. The level of projection beyond this neighbouring property is considered acceptable and would not cause significant harm to this adjoining neighbour. It would not impact the daylight and sunlight to impact the amount that any habitable rooms are not usable. The level of projection beyond this neighbour would not infringe

on their daylight to a negative level. This alongside the modest height of 3m is deemed acceptable and considerate.

- 7.17 The additional 0.4 metres in depth would not significantly increase the sense of enclosure, loss of outlook, or overshadowing beyond that which would result from a policy compliant extension. Although the proposal would project approximately 3.2 metres beyond the rear wall of the adjoining dwelling, the single-storey height and flat roof design reduce its overall bulk and visual impact. The extension remains subordinate to the main dwelling and maintains adequate separation from neighbouring windows. In design terms, the extension follows the existing building's proportions and materials, ensuring it integrates well with the host property. Given the limited scale of the exceedance, and in light of the absence of demonstrable harm to residential amenity, it is considered that the proposal accords with the overall aims
- 7.18 165 Eastcote Road is the neighbouring property to the east of the site and has a side garage element. The rear and side element would be approx. 2.5m from the nearest wall of this neighbour. The side extension would not cause significant harm to this neighbour in terms of daylight sunlight as the rear building line of this neighbour is set further into the garden. No 165 Eastcote Road is also set away significantly from the boundary. Given this distance there would be no overbearing or overdevelopment concerns on this neighbour.
- 7.19 As such, the impact on neighbouring privacy would fall below the threshold of material harm. Dwellings to the front and rear (Fairacres) 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.
- 7.20 Given the positioning of the development above the original footprint with no projecting above the single storey rear element, the development would not lead 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.
- 7.21 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

- 7.22 It is considered that all 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 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

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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

- 7.24 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. Also, 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.
- 7.25 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 refuse, 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 on collection days thereby conforming to waste collection distance parameters.

Trees and Landscaping

- 7.26 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 Hillingdon Local Plan Part 2 (2020) would not be appropriate to impose as a planning condition in this case.
- 7.27 No other significant issues are raised in respect of trees and / or landscaping.

Flooding and Drainage

- 7.28 Concerns have been raised by neighbours regarding 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 extension would give rise to an increased risk of flooding or drainage failure that would justify refusal on these grounds.
- 7.29 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.

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Archaeological Issues

- 7.30 The site is located within the Ruislip Motte and Bailey Archaeological Priority Area, as identified on the Council's Policies Map. This designation highlights the potential for archaeological remains to be present, however it does not preclude development. The proposed development comprises the demolition of an existing garage and the erection of a single-storey side and rear extension to an established residential property. The works are limited in scale and involve typical domestic construction methods with relatively shallow foundations. The application site has been subject to previous development and associated ground disturbance, which is likely to have reduced the potential for any intact archaeological deposits within the footprint of the proposed works.
- 7.31 The site falls outside Tier 1 of the Greater London Archaeology Advisory Service risk to archaeological model. Under this tier system, householder applications without basements are classed as very minor that would have negligible impact. Under their criteria, it means developments only rarely causing harm to heritage assets of archaeological interest and hardly ever causing significant harm. Having regard to the modest scale of the extension, the confined extent of ground excavation, and the previously developed nature of the site, it is considered that the proposal would not give rise to harm to any archaeological remains of significance.
- 7.32 The development is therefore consistent with the objectives of the London Plan Policy HC1 and the National Planning Policy Framework, which require a proportionate approach to the assessment of heritage assets, including those of archaeological interest. In this instance, it is not considered reasonable or necessary to require the submission of further archaeological information or the imposition of a planning condition requiring investigation, given the low likelihood of significant remains being affected

Noise/Construction Management

- 7.33 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
- 7.34 The application seeks a domestic extension to an existing dwelling which would remain an exclusively residential capacity. Any noise from the building is not expected to be over and above the noise levels expected from a dwelling house. Therefore, in terms of the operational phase of the proposed development (occupation of the dwelling), no significant issues are raised by the proposal in respect to noise.
- 7.35 Given the proposal and the built-up residential nature of the area, a Construction Management Plan would not be necessary.

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.

APPENDICES

Planning Application

7881/APP/2025/2964

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 Drawings Numbered:

Proposed Plans 25/163ER/20 REV B

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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 ensure the development complies with the provisions of the Hillingdon Local Plan: Part 2 - Development Management Policies and the London Plan (2021).

4. 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.

REASON

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

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

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

2. 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.

3. 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

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 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF4 -24	NPPF4 2024 - Decision making

Appendix 2: Relevant Planning History

7881/APP/2024/3277 163 Eastcote Road Ruislip

Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 2 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 24-01-2025 Approved

7881/APP/2025/1833 163 Eastcote Road Ruislip

Erection of a single storey side and rear extension, and front porch, following demolition of existing conservatory and front porch.

Decision: 08-09-2025 Approved

7881/APP/2025/2466 163 Eastcote Road Ruislip

EHA NFA -

Erection of single storey rear, and part rear part side extension.

Rear extension extend beyond 4m of the original house, Side extension will extend beyond 2.9m from the right wall of the original house.

For which the height of all extensions eaves would be 3.00m to 3.17m, and maximum height would be 3.8m.

Decision: 08-10-2025 No Further
Action(P)

7881/APP/2025/2499 163 Eastcote Road Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.80 metres, and for which the height of the eaves would be 3.00 metres

Decision: 12-11-2025 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 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF12 -24 NPPF12 2024 - Achieving well-designed places

NPPF4 -24 NPPF4 2024 - Decision making