

Mr Prashant Patel
CRAFTED SPACES ARCHITECTURAL A
5 Lakeland Drive,
Aylesbury
HP18 0ZU

Application Ref: 77167/APP/2023/2854

Date of Decision: 30th November 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES:** permission for the following:-

Application number: 77167/APP/2023/2854

**Date your planning
application was submitted:** 29th September 2023

Site location: 48 Myrtle Avenue Ruislip HA4 8RZ

Description:
Conversion of roof space to habitable use including raising the ridge height and alterations to roof profile with 2 x rear dormers, 3 x front roof lights (revised description)

Application submitted by: MR PRASHANT PATEL

**Plans that this decision was
based on:** See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposal, by reason of its excessive width, depth, siting, scale, bulk, massing and design would be completely unduly prominent, visually incongruous and unsympathetic to the original architectural composition of the host dwelling, resulting in the proposed development having a harmful impact to original dwelling, and the character, appearance and visual amenities of the area. The proposal would therefore conflict with Paragraphs 130b) and 134 of the National Planning Policy Framework (2021), Policies D3 and D4 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATIVES

1. 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.

STANDARD INFORMATIVES

1. The decision to **REFUSE** 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.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHB 11 Design of New Development

NPPF12 NPPF 2021 - Achieving well-designed places

DMHB 12 Streets and Public Realm

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

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

2. The decision to **REFUSE** 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).

Date of Decision: 30th November 2023

R Johnson

Roz Johnson
Head of Development Management and Building Control

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

PA3-21118-01 - EXISTING GROUND FLOOR PLAN.	Received	04-10-0023
PA3-21118-02 - EXISTING ROOF PLAN.	Received	04-10-0023
PA3-21118-03 - EXISTING ELEVATIONS.	Received	04-10-0023
PA-21118-05 - PROPOSED LOFT PLAN.	Received	29-09-0023
PA3-21118-00 - location plan.	Received	29-09-0023
PA3-21118-04 - PROPOSED GROUND FLOOR PLAN.	Received	29-09-0023
PA3-21118-06 - PROPOSED ROOF PLAN.	Received	29-09-0023
PA3-21118-07 - PROPOSED ELEVATIONS.	Received	29-09-0023

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).