

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN,
LONDON,
WC2H 9JQ



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT
2004)
SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF
OF THE APPELLANT**

APPELLANT : MR JAGDISH KESHWALA

**APPEAL SITE : 1 HATCH LANE
HAMONDSWORTH
UB7 0BH**

OUR REF : B2031/2024

LPA REF : 69207/APP/2024/271

DATE : 10TH JUNE 2024

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1.0 INTRODUCTION

- 1.1 The London Borough of Hillingdon refused planning permission at 1 Hatch Lane Harmondsworth UB7 0BH for Erection of a double storey extension to the side, conservatory and single storey extension to the rear following the demolition of existing side garages on 25th March 2024, application reference 69207/APP/2024/271, for the following reason:

Due to the excessive massing, size, bulk, depths and design of the extensions, the proposal would form a disproportionate and overly dominant collections of additions to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance. Furthermore due to the design and prominent open plot location, the resulting property would appear unduly prominent and overdeveloped when viewed from the flats at Littlefield Court and from the main road, causing significant harm to the character and appearance of the surrounding area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 4, DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

2.0 THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal comprises a two storey detached dwelling located on the east side of Hatch Lane, Harmondsworth.
- 2.2 The property benefits from a large single storey rear extension and garages at the rear. To the front of the site is a large area of hardstanding and to the rear is an enclosed garden which acts as private amenity space.

- 2.3 The site set in a dominantly residential area situated within a Developed Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).
- 2.4 The site is not located within a Conservation Area nor does it relates to any listed building or subjected to Article 4 direction or any other restrictions.



The arrow on the photo shows the site of the proposed development

3.0 THE APPEAL PROPOSAL

- 3.1 The appellant sought planning permission for the erection of a double storey extension to the side along with a conservatory and single storey extension to the rear following the demolition of existing side garages.
- 3.2 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The existing and proposed layout plans, are illustrated on drawings attached. The photographs of the site are enclosed in Appendix D.

4.0 POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. **The National Planning Policy Framework (July 2023) must be taken into account in preparing the development plan, and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible.**
- 4.4 Advice in Paragraph 51 states that **Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable**, and in particular where this would promote economic, social or environmental gains for the area.
- 4.5 Advice in Paragraph 55 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable development could be made acceptable through the use of conditions or planning obligations**. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

4.6 Advice in Paragraph 70 states that **Small and medium sized sites can make an important contribution to meeting the housing requirement of an area**, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;

c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and

d) **work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.**

4.7 Advice in Paragraph 71 highlights that Neighbourhood **planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites** (of a size consistent with paragraph 69a) suitable for housing in their area.

4.8 Advice in Paragraph 123 states that **Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁹.

4.9 Advice in Paragraph 124 advocates that Planning policies and decisions should:

a) **encourage multiple benefits from both urban and rural land, including through mixed use schemes** and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be

used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).

- 4.10 Advice in Paragraph 128 underscores that **Planning policies and decisions should support development that makes efficient use of land, taking into account:**

a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;

- 4.11 Advice in Paragraph 129 states that Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.** In these circumstances:

a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible.

c) **local planning authorities should refuse applications which they consider fail to make efficient use of land,** taking into account the policies in this Framework.

- 4.12 Paragraph 131 highlights that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.** Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

4.13 Paragraph 135 underscores that Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.14 **The London Plan 2021**

- Policy GG2- Making the best use out of land
- Policy D1-London's form, character and capacity for growth
- Policy D4- Delivering good design
- Policy Policy D3- Optimising site capacity through the design-led approach

4.15 **Hillingdon Local Plan: Part One - Strategic Policies (November 2012)**

- Policy BE1: Built Environment.

4.16 Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)

- Policy DMHB11: Design of New Development
- Policy DMHB12: Streets and Public Realm
- Policy DMHD 1: Alterations and Extensions to Residential Dwellings

4.17 Adopted Supplementary Planning Document HDAS:

- Residential Extensions

5.0 THE PLANNING CONSIDERATIONS

5.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that this appeal should be upheld.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- The policies quoted in the decision notice in relation to the Development Plan Document provide only general guidance, each case is to be judged on its own merits, having regard to the circumstances at the site and the design of the proposal.

5.2 The refusal raised the following planning issues which will be discussed strand by strand:

- 1- History of the site
- 2- Principle of the development
- 3- Design considerations (impact on the original dwelling)

- 4- Impact on the character, appearance and visual amenities of the street scene and the surrounding area

5.3 **History of the site**

The appeal site has been subjected to previous planning scrutiny:

Planning application reference No. 69207/PRC/2020/2, 1 HATCH LANE HARMONDSWORTH was objected for Demolition of existing dwelling and erection of two storey, 23 bed hotel on 10/03/2020.

Planning application reference No. 69207/APP/2013/2043, 1 HATCH LANE HARMONDSWORTH was granted planning permission for Extension to front dormer, extension to side dormer, infill porch to front and render to elevations (Retrospective Application) on 09/10/2013.

5.4 **Principle of the development**

Although the Council did not raise any concern with the principle of development, it is however important that the principle of development should be taken into consideration.

The principle of development is supported by Paragraph 123, 124 and 127 of the revised NPPF July 2023. Paragraph 123 advice that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions; while Paragraph 124a highlights that **Planning policies and decisions should encourage multiple benefits from both urban and rural land**.

And Paragraph 128d. states that Planning **policies and decisions should support development that makes efficient use of land**.

- 5.5 Furthermore paragraph 125 highlights that where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site**. In these circumstances:

a) plans should contain **policies to optimise the use of land in their area and meet as much of the identified need for housing as possible**; and that **local planning authorities should refuse applications which they consider fail to make efficient use of land**, taking into account the policies in this Framework.

- 5.6 Paragraph 135(e) stressed Planning policies and decisions should ensure that developments **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.

- 5.7 More importantly, Policy GG2 of the London Plan 2021 advocates that to **create successful sustainable mixed-use places that make the best use of land**, those involved in planning and development must:

A-enable the development of brownfield land, particularly in **Opportunity Areas**, on surplus public sector land, and sites within and on the edge of town centres, as well as **utilising small sites**

B prioritise sites which are well-connected by existing or planned public transport

C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling and

D applying a design-led approach to determine the optimum development capacity of sites.

- 5.8 Moreover, Policy GG2.c of the London Plan 2021 advice that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must: proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in

locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

- 5.9 In this case, the Appellant considers the existing site/ property to be underutilised and the site to be grossly underdeveloped and therefore sought to extend the property to create additional space. The proposal would optimise the potential of the property plus ensure the site is put in effective use as encouraged by Paragraph 123, 124, 128, 129 and 135 of the NPPF 2023 which urge LPAs to support such developments; and Policy GG2 of the London Plan 2021 which advocates that those involved in planning and development must proactively explore the potential to intensify the use of land to support additional homes

The principle of development is a material consideration in this case, and it should be given heavy weight.

- 5.10 **Reason for Refusal: Due to the excessive massing, size, bulk, depths and design of the extensions, the proposal would form a disproportionate and overly dominant collections of additions to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance. Furthermore due to the design and prominent open plot location, the resulting property would appear unduly prominent and overdeveloped when viewed from the flats at Littlefield Court and from the main road, causing significant harm to the character and appearance of the surrounding area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 4, DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).**

- 5.11 **Design considerations (impact on the character and appearance of the host building).**

In refusing planning permission, the Council claimed that due to the excessive massing, size, bulk, depths and design of the extensions, the proposal would form a disproportionate and overly dominant collections of additions to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance.

- 5.12 The main planning consideration in this case is whether the proposal would form a disproportionate and overly dominant collections of additions to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance area or not.

It is the Appellant grounds of appeal that the proposed development would not be detrimental to the character and appearance of the host dwelling.

- 5.13 The proposed development would involve the erection of a double storey extension to the side along with a conservatory and single storey extension to the rear following the demolition of existing side garages.

Double storey extension to the side.

The proposed development would involve the erection of a double storey side extension to the flank elevation.

The Council delegated officer's report started that, the side extension would not measure more half the width of the existing dwelling making it policy compliant in that regard, however it would not be set back from the front elevation by 1m, not set in from the side boundary by 1m and not set down from the main ridgeline which overall fails to comply with Policy DMHD.

- 5.14 Guidance in Policy DMHD 1 requires:

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;

iii) garages should reflect the size guidelines set out in Appendix C Parking standards;

iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;

v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and vii) in Conservation Areas, single storey side extensions may be required to be set back.

5.15 Guidance in paragraph 6.3 (Detached properties) highlights that for detached houses, the approach taken will depend on the architectural style of the house, its relationship to neighbouring dwellings and the character of the street. Side extensions to detached houses may be constructed to the full height of the existing building, provided they appear as an integral part of the original house rather than an unrelated addition.

5.16 With regards to the two storey side extension, the proposal due to its moderate scale would not measure more than half the width of the existing dwelling, would not be set back from the front elevation by 1m, not set in from the side boundary by 1m and not set down from the main ridgeline, and therefore fails to comply with Policy DMHD because the appeal property is detached. Policy DMHD guidelines are tailored to semidetached and terrace dwellings.

5.17 With guidance to SPG. the proposal has retain valuable aspects of the architectural style of the main house, the proposal is constructed to the full height of the existing building would appear as an integral part of the original house rather than an unrelated addition, the proposal is considered to have a functional relationship with neighbouring dwellings and the

character of the street even though the buildings on Hatch Lane are of different scales and styles.

5.18 It is acknowledged the requirement to erect a two storey side extension not more than half the width of the existing dwelling, with a set back from the front elevation by 1m, set in from the side boundary by 1m and set down from the main ridgeline is to create a subordinate addition, reduce the bulk and to avoid a terrace effect, having taking these factors into consideration, this appeal argues that the proposal relates to a detached dwelling and therefore would not have a harmful impact on the character and appearance of the host dwelling nor the street scene.

5.19 Regarding the single storey rear extension. The proposal would be single storey by design, the extension would measure 6m in width and 7.6m in depth and would have a flat roof profile with an addition of a conservatory.

Policy DMHD 1 underscores that:

i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;

ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;

iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted;

5.20 Guidance in SPG (Contemporary design of rear extensions) highlights in paragraph 5.16 that in most instances an extension which closely matches the design of the original property in terms of roof style, materials and

window size is likely to be the most appropriate design solution, particularly where the extension can be seen from the front or side of the property. While in paragraph 5.17 states that, in some instances contemporary design solutions may be appropriate for rear extensions, through the use of high quality materials and design which complements the original house and has minimal impact on neighbouring properties. The use of high-quality light-weight materials such as timber and glazing can create a bright and usable extension.

- 5.21 The proposed rear extension combined with the conservatory by virtue of their scale and design would sit well within the rear façade and would appear congruous and sympathetic to the character of the host dwelling. The proposal irrespective of their combined scale is considered acceptable in planning terms taking into consideration the size of the rear garden and the plot ratio.
- 5.22 The Council delegated officer's report commented that "The overall proposed development would, by virtue of its excessive scale and bulk, and its breach of the return building line, represent an over-development of the site to the detriment of the character and the visual amenities of the surrounding area, and leading to insubordinate additions to the host dwelling".
- 5.23 This appeal argues that cumulatively, the proposed development would not constitute an overdevelopment of the site, contrarily to the Council's claim, the proposed development is aimed at making effective and potential use of the site as encouraged by The London Plan 2021 and NPPF 2023 in the following paragraphs: Paragraph 123 advice that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions; while Paragraph 124a highlights that Planning policies and decisions should encourage multiple benefits from both urban and rural land.

And Paragraph 128d. states that Planning policies and decisions should support development that makes efficient use of land.

- 5.24 While Policy GG2:C of the London Plan 2021 advocates that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

The ground of appeal is that based on both the regional and national policies guidelines, the proposed development would not represent an overdevelopment of the site rather, it will put the site in effective use.

- 5.25 **Impact on the character, appearance and visual amenities of the street scene and the surrounding area**

The refusal raised concern about the character, appearance and visual amenities of the street scene and the surrounding area. The proposed development although would be visible from the street scene, would not have a significant impact on the character of the area.

- 5.26 Guidance in Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Subsequently, Policy DMHD 1 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. Extensions to the front of the house must be minor.

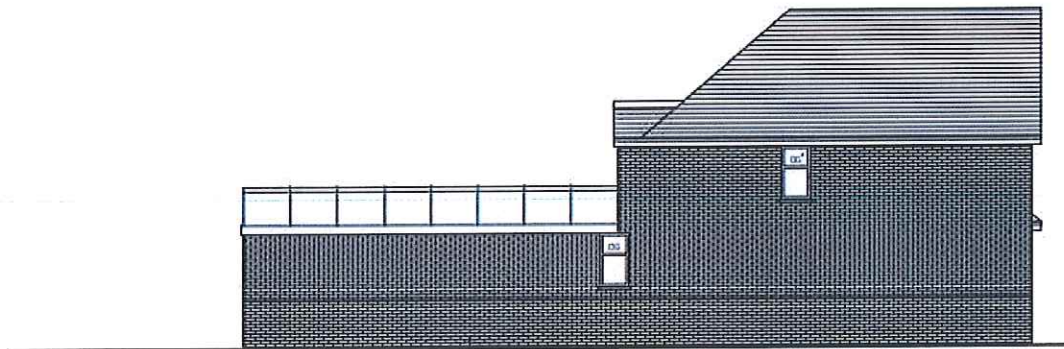
5.27 Advice in paragraph 135 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

5.28 The appeal argues that the proposed development responds sympathetically to the site and its local context and is well integrated in terms of functionality with the surrounding area. The proposal in terms of size and scale would appear subservient, the proposal will retain the special architectural character of the main façade of the building, the proposal would maintain building visual gaps and therefore will not be harmful to the surrounding character. The appeal proposal provides a development that would appear subordinate and congruous by virtue of its design and position.



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

The drawing shows that, the proposal will retain the special architectural character of the main façade of the building, and therefore the development would not be harmful to the host dwelling or the visual amenities of the character of the street.

Moreover, the proposal is considered sympathetic to local character, including the surrounding built environment and landscape setting, while enhancing and adding appropriate innovation to the streetscene.

- 5.29 Based on the site considerations, the proposed development will not have a harmful impact on the character of the area by virtue of its, sizes, design, height, scale and massing. The proposal will not be considered visually intrusive or dominant and therefore, it would not detract from the visual amenity or character and appearance of the street scene

The proposal would appear moderate, and sympathetic to the main residential dwelling while respecting the character and appearance of the surrounding area in response to Paragraph 135 of NPPF and Policy DM18:1-2 of the Local Plan.

- 5.30 Moreover, this appeal argues that the proposed development is not in a conservation area nor the property of any listed value. In addition to that, the area is characterised by side and rear extensions of various shape and sizes, and therefore the proposal would not have a detrimental impact on the character and visual amenities of the street scene nor the character of the wider area.

6.0 APPEAL PRECEDENT

- 6.1** Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.
- 6.2** The following are examples of similar side dormers that have been granted planning permission by Hillingdon Council:

Example 1

Planning ref: 23608/APP/2009/1638

Address: 31 HATCH LANE HARMONDSWORTH

Proposal: Part single storey, part two storey front / side / rear extension to include 1 rear rooflight, conversion of roofspace to habitable use to include a rear dormer and 2 front and one side rooflights, involving demolition of existing detached garage to rear and rear conservatory.

Status: Approved

Dated granted: 29-09-09

Example 2

Planning ref: 19988/APP/2006/3492

Address: 21 HATCH LANE HARMONDSWORTH

Proposal: ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION AND INSTALLATION OF REPLACEMENT PORCH ROOF (INVOLVING DEMOLITION OF EXISTING GARAGE AND CAR PORT).

Status: Approved

Dated granted: 16-03-07

7.0 CONCLUSIONS

- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The development would not harm the character of the original dwelling or the visual amenity of the locality.
- 7.2 The ground of appeal is that the proposed extension with reference to (HDAS) Would not harm the character of the host dwelling. The proposal when view from street or side elevation would appear as a congruous and subordinate form of addition that would not represent a visually unsympathetic form of development that would fail to harmonise with the architectural composition of the original dwelling.
- 7.4 Taking into consideration, the design, scale and size of the proposed extension, the proposal would appear subservient, the would retain the special architectural character of the main façade of the building, the proposal would maintain building visual gaps and therefore will not be harmful to the surrounding character. The appeal proposal provides a development that would appear subordinate and congruous by virtue of its design and position.

7.5 In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.

APPENDIX A



1 HATCH LANE HARMONDSWORTH UB7 0BH
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 505926, 177231



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05/01/2024 15:34

LOCATION PLAN
SCALE - 1: 1250.



EXISTING
PROPOSED
SITE PLAN
SCALE - 1: 500.

PROJECT:	1 Hatch Lane, Harmondsworth, LE18 0BH
DRAWING:	Location Plan & Site Plan
SCALE:	1:1250 (1:500 @A3)
DATE:	Jan 2024
PAGE NO:	1 of 1 (2022 - 01)
STATUS:	PLANNING DRAWINGS
All dimensions to be checked on site prior to construction.	

APPENDIX B



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	1
Suffix	
Property Name	
Address Line 1	Hatch Lane
Address Line 2	
Address Line 3	Hillingdon
Town/city	West Drayton
Postcode	UB7 0BH

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
505926	177231
Description	

Applicant Details

Name/Company

Title

Mr

First name

Jagdish

Surname

Keshwala

Company Name

Address

Address line 1

1 Hatch Lane

Address line 2

Address line 3

Town/City

West Drayton

County

Hillingdon

Country

Postcode

UB7 0BH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Proposed two storey side extension and single storey rear extension and a rear single storey conservatory.

Demolition of existing garage and garden store and part two storey side extension

Has the work already been started without consent?

☐ Yes

☒ No

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes

☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

106.00	square metres
--------	---------------

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

06/2024	
---------	---

When are the building works expected to be complete?

11/2024	
---------	---

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

material)

Type: Walls Existing materials and finishes: Render Proposed materials and finishes: Render
Type: Roof Existing materials and finishes: Tiled and flat Proposed materials and finishes: Tiled, flat and glazed
Type: Windows Existing materials and finishes: UPVC Proposed materials and finishes: UPVC
Type: Doors Existing materials and finishes: UPVC Proposed materials and finishes: UPVC

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Existing and proposed floor plans and elevations and location plans and photos
--

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes
☒ No

Pedestrian and vehicle Access, Roads and Rights of way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Joga

Surname

Jutley

01/02/2024

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Joga Jutley

Date

01/02/2024

APPENDIX C

Mr Joga Jutley
JSJ Designs
17 Gledwood Crescent
Hayes
UB4 0AX

Application Ref: 69207/APP/2024/271

Date of Decision: 25th March 2024

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: 69207/APP/2024/271

Date your planning application was submitted: 2nd February 2024

Site location: 1 Hatch Lane Harmondsworth UB7 0BH

Description:

Erection of a double storey extension to the side, conservatory and single storey extension to the rear following the demolition of existing side garages.

Application submitted by: Mr Joga Jutley

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

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

1. Due to the excessive massing, size, bulk, depths and design of the extensions, the proposal would form a disproportionate and overly dominant collections of additions to the host dwelling which would fail to respect its original size or architectural composition, subsequently causing harm to its character and appearance. Furthermore due to the design and prominent open plot location, the resulting property would appear unduly prominent and overdeveloped when viewed from the flats at Littlefield Court and from the main road, causing significant harm to the character and appearance of the surrounding area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 4, DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Inspectors Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

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

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

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: 25th March 2024

END OF SCHEDULE

R Johnson

Roz Johnson
Head of Development Management and Building Control

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 69207/APP/2024/271

SCHEDULE OF PLANS

1 / P / 2022 - 01.	Received	02-02-0024
1 / P / 2022 - 08.	Received	02-02-0024
1 / P / 2022 - 09.	Received	02-02-0024
1 / P / 2022 - 02.	Received	05-02-0024
1 / P / 2022 - 03.	Received	05-02-0024
1 / P / 2022 - 06.	Received	05-02-0024
1 / P / 2022 - 07.	Received	05-02-2024

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.

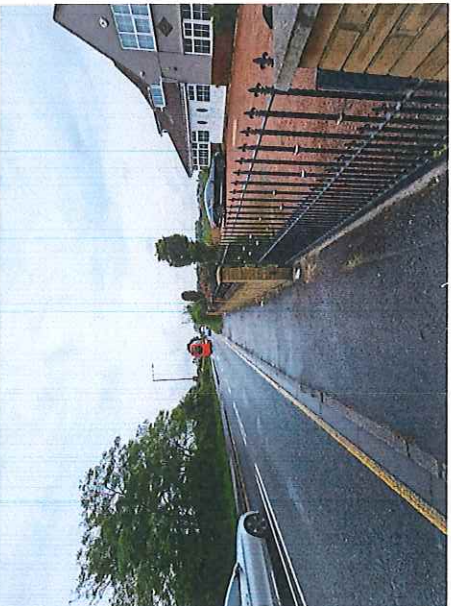
If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

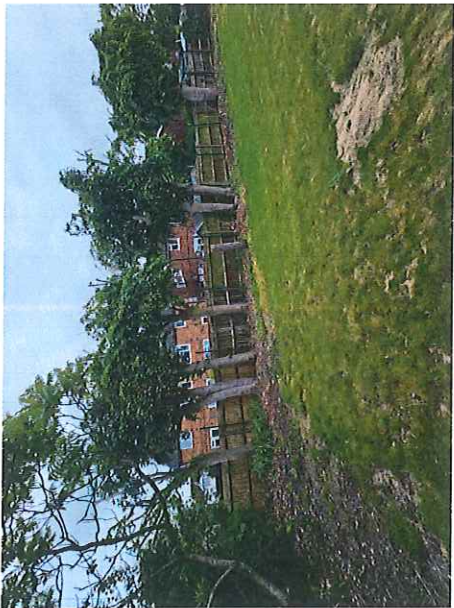
You'll need some documents to hand, so before you start, read the guidance and access the service at:

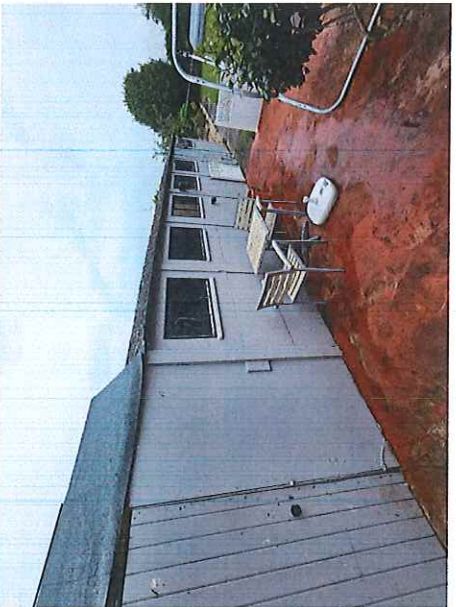
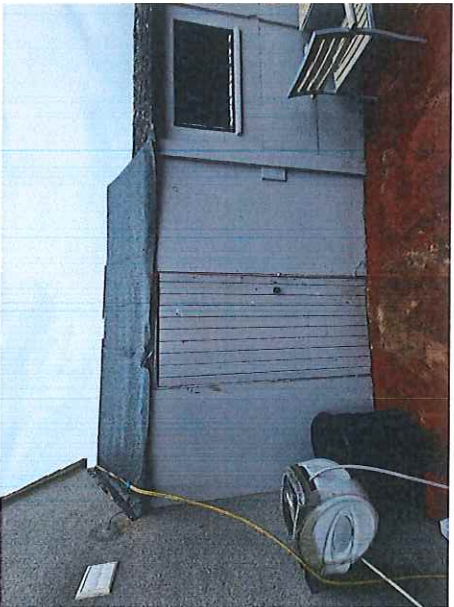
<https://appeal-planning-decision.planninginspectorate.gov.uk>

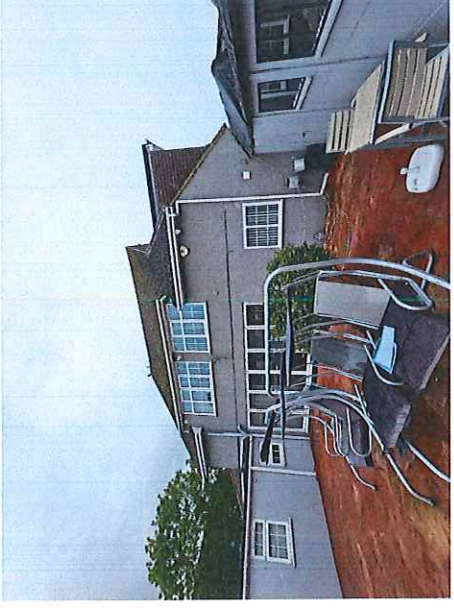
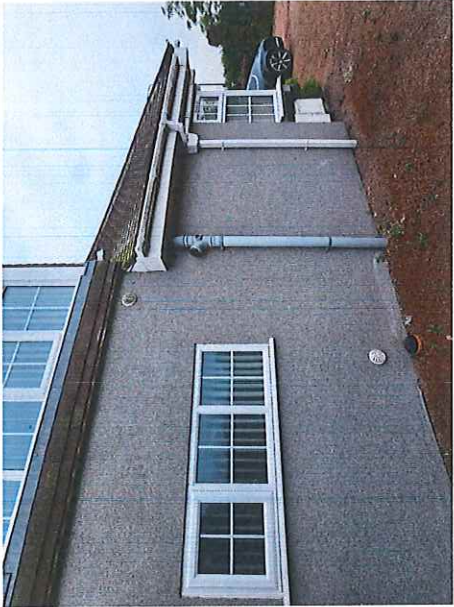
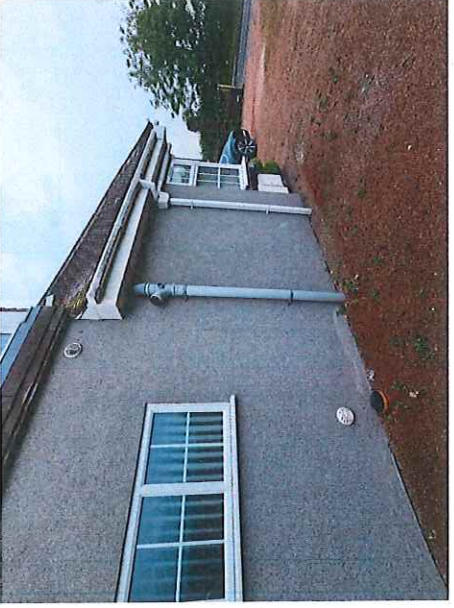
If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

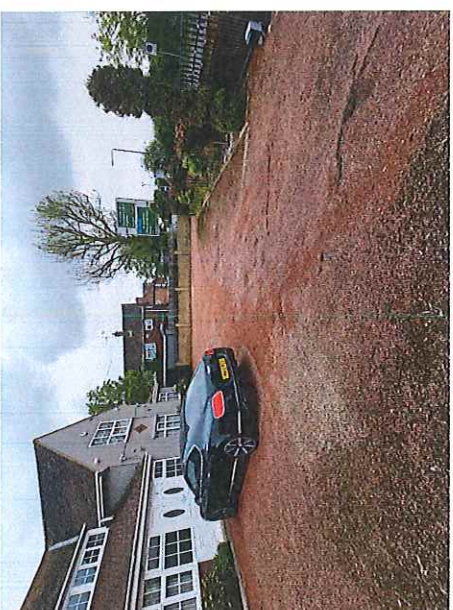
APPENDIX D











APPENDIX E

APPEAL PRECEDENT

1



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

Mr Abdul Sheikh
Planning Additions
22 South Lane West
New Malden
Essex
KT3 5AQ

Application Ref: 23608/APP/2009/1638

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

Description of development:

Part single storey, part two storey front / side / rear extension to include 1 rear rooflight, conversion of roofspace to habitable use to include a rear dormer and 2 front and one side rooflights, involving demolition of existing detached garage to rear and rear conservatory.

Location of development: 31 Hatch Lane, Harmondsworth

Date of application: 04 August 2009

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Corporate Director of Planning & Community Services

Date: 29 September 2009

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 23608/APP/2009/1638

SCHEDULE OF CONDITIONS

- 1 · 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 · The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 3 · 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.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 nos. 29 and 33 Hatch Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 5 · The side rooflight facing no. 29 Hatch Lane shall be glazed with permanently obscured glass and 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 BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

- 6 · No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -
- Planting plans (at not less than a scale of 1:100),
 - Written specification of planting and cultivation works to be undertaken,
 - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
 - Implementation programme.
- The scheme shall also include details of the following: -
- Proposed finishing levels or contours,
 - Means of enclosure,
 - Car parking layouts,
 - Other vehicle and pedestrian access and circulation areas,
 - Hard surfacing materials proposed (including permeability),
 - Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
 - Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
 - Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 7 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

SCHEDULE OF CONDITIONS

- 8 · The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES:

- 1 · Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standards Code of Practice for the safe use of cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4. Cranes and Other Construction Issues (available at www.aoa.org.uk/publications/safeguarding.asp).

SCHEDULE OF CONDITIONS

Standard Informatives

- 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).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework): 3.0-Rear Extensions and Conservatories: Single Storey . 4.0-Side Extension: Single Storey. 5.0-Side and First Floor Side Extensions: Two Storey. 6.0-Rear and First Floor Rear Extensions- Two Storey. 7.0-Loft Conversions and Roof Alterations. 8.0-Front Extensions, Porches and Bay Windows. 11.0-Front Gardens and Parking.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

SCHEDULE OF CONDITIONS

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific

SCHEDULE OF CONDITIONS

consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

END OF SCHEDULE

SCHEDULE OF CONDITIONS

Address:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 23608/APP/2009/1638

SCHEDULE OF PLANS

Design and Access Statement - received 27 Jul 2009

N/03 - received 27 Jul 2009

N/04 - received 27 Jul 2009

N/05 - received 27 Jul 2009

N/06 - received 27 Jul 2009

N/07 - received 27 Jul 2009

N/01 - received 27 Jul 2009

N/02 - received 27 Jul 2009

Block plan to 1:500 scale - received 19 Sep 2009

N/08a - received 21 Sep 2009

N/09a - received 21 Sep 2009

N/10a - received 21 Sep 2009

N/11a - received 21 Sep 2009

N/12a - received 21 Sep 2009

N/13a - received 21 Sep 2009

N/14a - received 21 Sep 2009

N/15a - received 21 Sep 2009

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

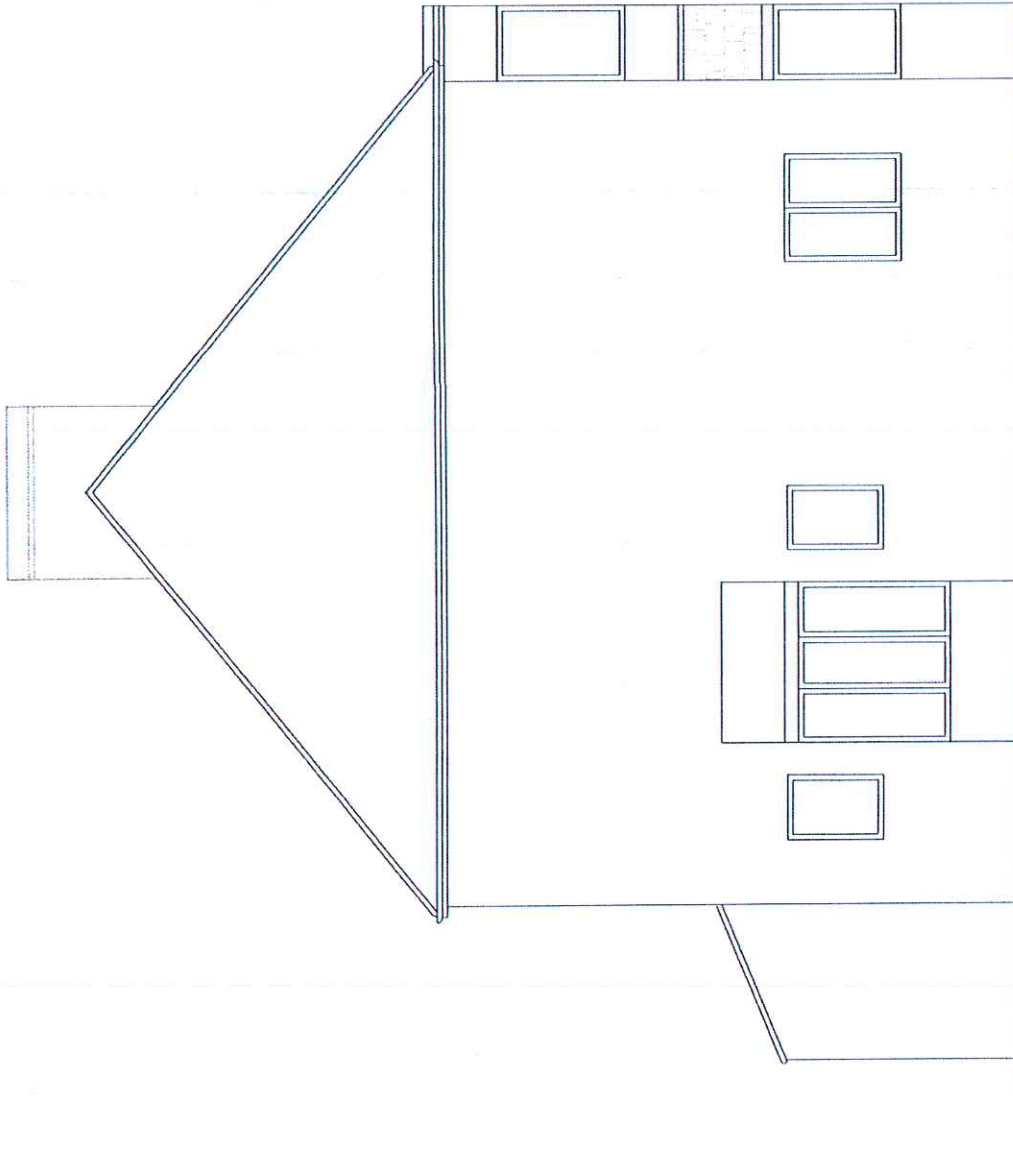
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pes.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.



LONDON BOROUGH OF
HILLINGDON
RECEIVED
27 JUL 2009
PLANNING & COMMUNITY
SERVICES

PLANNING SUBMISSION DRAWING

ADDITIONS ALTERATIONS TO
31 HATCH LANE
HARMONDSWORTH UB7 0BJ
SCALE 1:50 DWG NO N/06

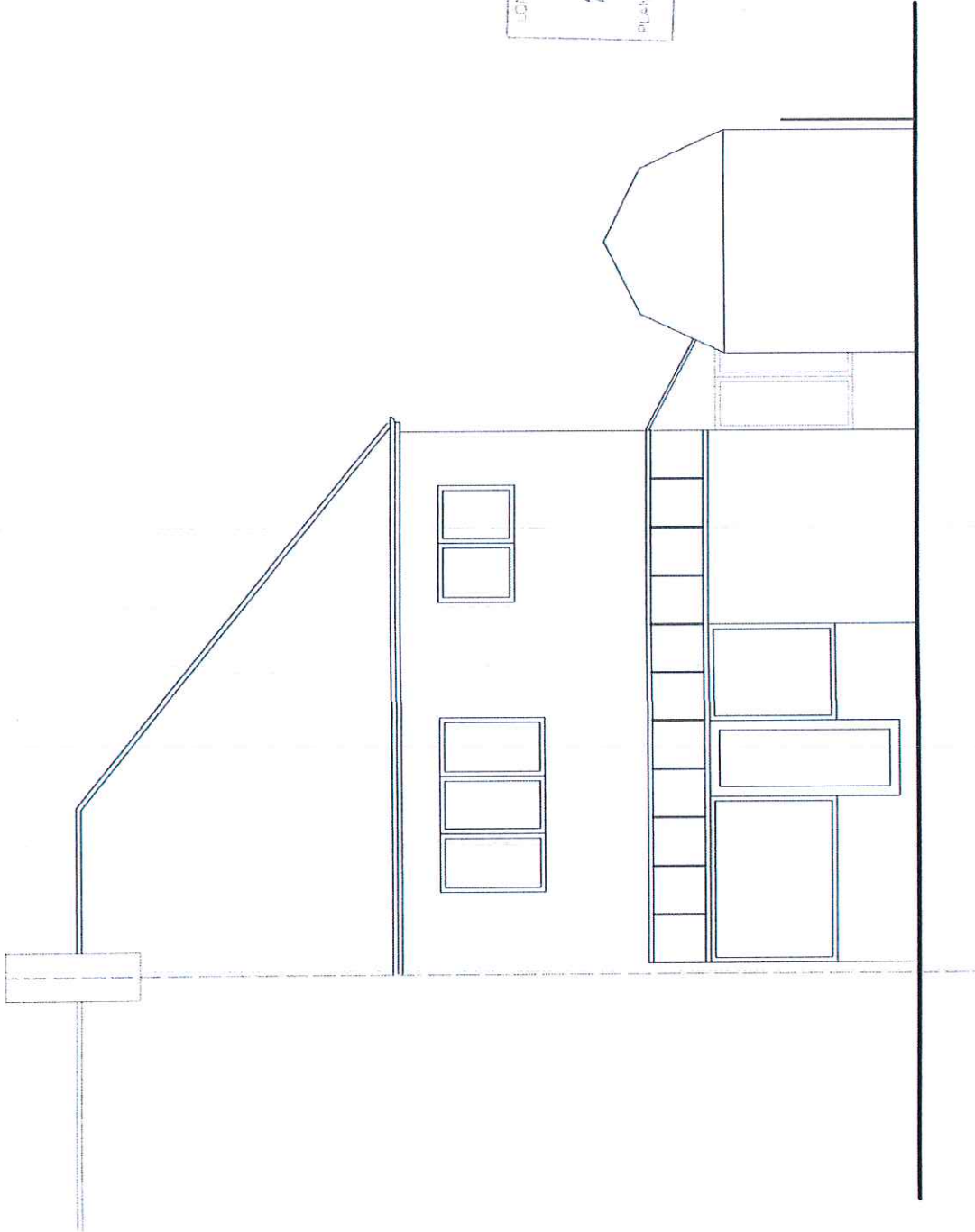
FOR:
MR AKBER ALI



planning additions
planningadditions@yahoo.co.uk
VOICE: 07788617753

EXISTING SIDE ELEVATION

NOTES:
1- ALL DIMENSIONS TO BE CHECKED
ON SITE ANY DISCREPANCY BROUGHT
TO THE ATTENTION IMMEDIATELY
2- ALL STRUCTURAL WORKS TO BE
CARRIED OUT TO ENGINEERS DESIGN
AND STRICTLY UNDER HIS SUPERVISION



LONDON BOROUGH OF
HARINGTON
RECEIVED
27 JUL 2009
PLANNING & COMMUNITY
SERVICES

NOTES:
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EXISTING REAR ELEVATION



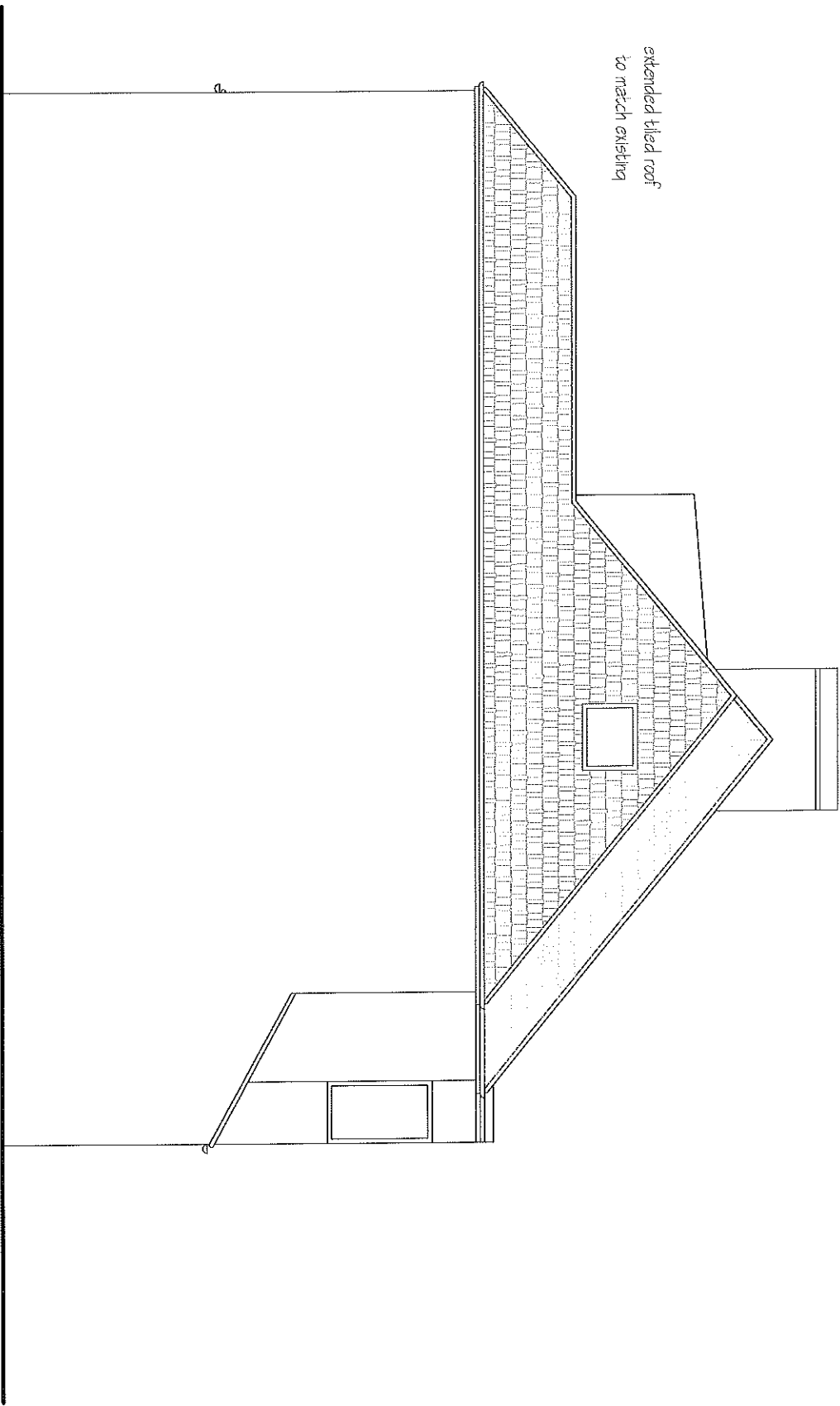
planning additions
planningadditions@yahoo.co.uk
VOICE: 07788617753

FOR:
MR AKBER ALI

PLANNING SUBMISSION DRAWING

ADDITIONS ALTERATIONS TO
31 HATCH LANE
HARMONDSWORTH UB7 0BJ

SCALE 1:50 DWG NO N/07



extended tiled roof
to match existing

2

PLANNING SUBMISSION DRAWING

NOTES:
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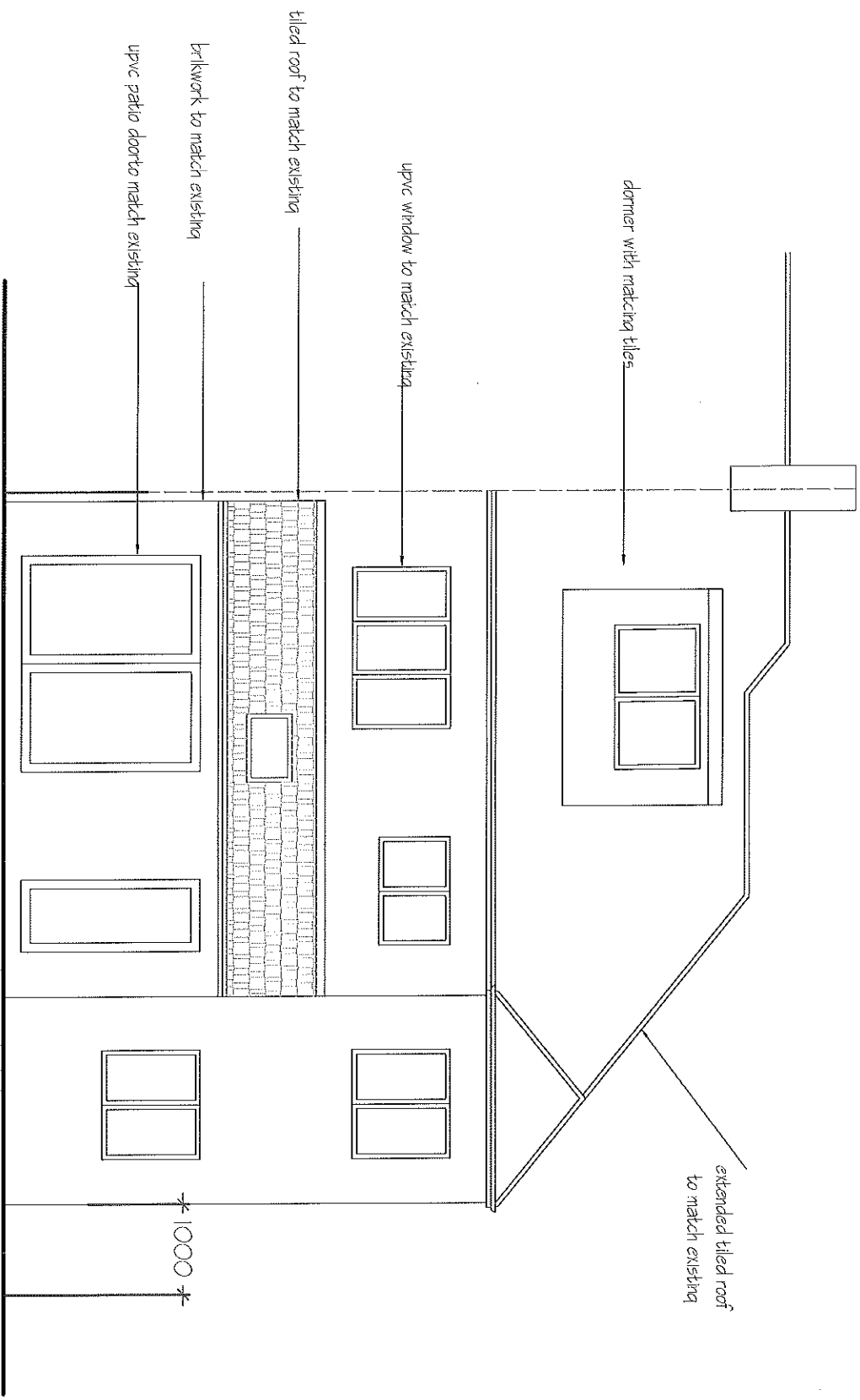
PROPOSED SIDE ELEVATION



planning additions
planningadditions@yahoo.co.uk
VOICE: 07388617753

FOR:
MR AKBER ALI

ADDITIONS ALTERATIONS TO
31 HATCH LANE
HARMONDSWORTH UB7 0BJ
SCALE 1:50 DWG NO N/13a



NOTES:
1- ALL DIMENSIONS TO BE CHECKED
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PROPOSED REAR ELEVATION

PLANNING SUBMISSION DRAWING



planning additions
planningadditions@vapo.co.uk
V01CE07788017753

FOR:
MR AKBER ALI

ADDITIONS ALTERATIONS TO
31 HATCH LANE
HARMONDSWORTH UB7 0BJ
SCALE 1:50 DWG NO N/14a

APPEAL PRECEDENT

2



*Planning and Transportation Group
Civic Centre, High Street, Uxbridge
Middlesex UB8 1UW*

Tel: 01895 250400 / 250401

Fax: 01895 277086

Web: www.hillingdon.gov.uk

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

Mr F Hussain
88 Farm Road
Maidenhead
Berkshire
SL6 5JF

Application Ref: 19988/APP/2006/3492

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

Description of development:

ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION AND INSTALLATION OF REPLACEMENT PORCH ROOF (INVOLVING DEMOLITION OF EXISTING GARAGE AND CAR PORT)

Location of development: 21 Hatch Lane, Harmondsworth

Date of application: 19 January 2007

Plan Numbers: 1:1250 scale location plan, 1:500 scale block plan, 03-01-01 and 02 received 19/01/2007

Permission is subject to the condition(s) listed on the attached schedule:-

Signed:.....

.....

**CORPORATE DIRECTOR OF PLANNING & COMMUNITY
SERVICE**

Date: 16 March 2007

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 19988/APP/2006/3492

SCHEDULE OF CONDITIONS

- 1 · 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 · 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.

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 BE15 of the Hillingdon Unitary Development Plan.

- 3 · Prior to the commencement of works on site a revised side elevation shall be submitted to and approved by the Local Planning Authority to show an amended side elevation of the porch roof that corresponds with the mono-pitch design shown on the proposed front elevation.

REASON

In the interests of the avoidance of doubt and to ensure that the roof provides a satisfactory appearance, in accordance with Policies BE13 and BE15 of the adopted Unitary Development Plan.

- 4 · Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 Nos. 19 and 23 Hatch Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan.

- 5 · The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the granting of further specific permission from the Local Planning Authority.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan.

INFORMATIVES:

- 1 · The decision to GRANT planning permission has been taken having regard to all

SCHEDULE OF CONDITIONS

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).

- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
UDP Policies:
BE13: New development to harmonise with the appearance of the existing street scene
BE15: Extensions to harmonise with the scale, form, architectural composition and proportions of the original building
BE19: New development within residential areas - complementing and improving amenity and character of the area
BE20: Ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguard
BE21: Siting, bulk and proximity of extensions not to result in a significant loss of residential amenity
BE23: External amenity space and new residential development
BE24: Requires new development to ensure adequate levels of privacy to neighbours
AM14: New development will only be permitted if in accordance with the Council's parking standard

HDAS Supplementary Planning Document 'Residential Extensions'
Council's Interim Car Parking Standards (December 2001)
3.0 - Rear extensions and conservatories
4.0 - Side extensions single storey
- 3 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 . 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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control,

SCHEDULE OF CONDITIONS

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 . You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning and Transportation Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 8 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 . You are advised that the Certificate of Lawfulness (Ref:19988/APP/2006/1379) issued on the 5th July 2006 will only remain valid if the single storey rear extension to which it related is substantially completed before the development hereby permitted commences. If the single storey rear extension is not substantially completed at the time of commencement of this development then it would not be unlawful and a further application for planning permission would be required.
- 10 . You are advised that 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).

SCHEDULE OF CONDITIONS

- 11 . Written notification of the intended start of works shall be sent to Planning and Transportation Group, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

END OF SCHEDULE

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

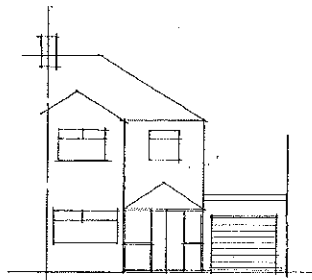
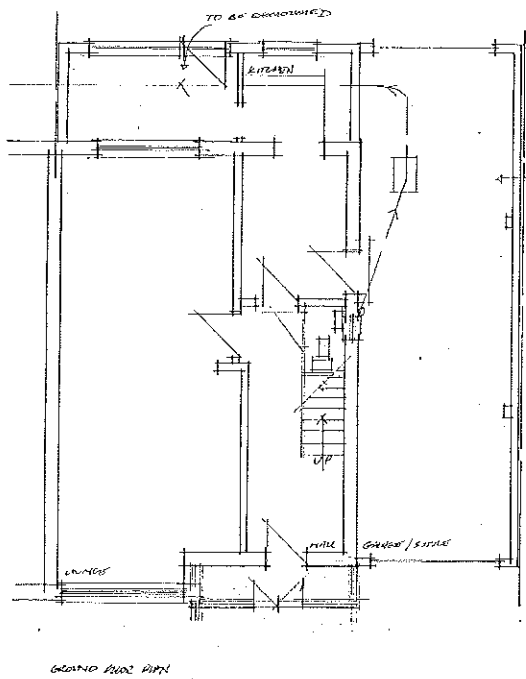
- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

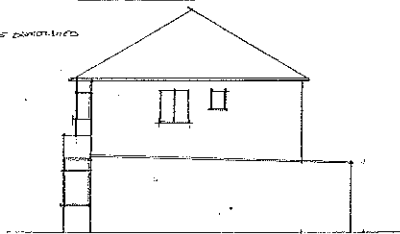
- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

06/3492 ①

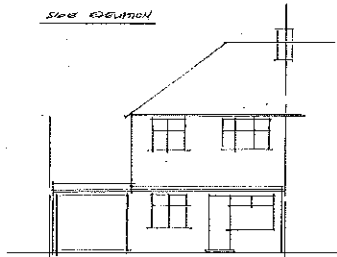
Notes:
All dimensions must be checked on site and not
scaled from this drawing



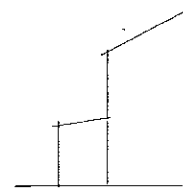
FRONT DENTALLY



Side Equation



Signature: E. J. G. H. S. 2014



FINITE DIVISION

A	Date	Revisions
© copyright		
Client		
Mr KHAMISANGA (P)		
Job Title		
21 HARSH LINE HARMONISED NIPROTEXT		
Drawing Title		
EXISTING GROUNDS AND PLAN AND CONTIGUOUS		
Scale		
Date MARCH 1986		
Dwg No.	Rev.	
03-01-21		

2

1/2/02

- [illegible]

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REAPPROPRIATE

Year	Number of people (millions)
1980	20
1985	25
1990	30
1995	35
2000	40

05-07-2008

420-594 A2

428:54 A2