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STUART A GREENBERG

COMMENTS ON APPEAL STATEMENT BY THE LONDON BOROUGH OF HILLINGDON
RE APPEAL BY MR R SHANMUGALINGAM
FOR RETENTION OF SDINGLE STOREY REAR EXTENSION (RETROSPECTIVE APPLICATION)
ON APPEAL SITE AT 95 PINNER ROAD, NORTHWOOD, HA8 1QH:
PLANNING INSPECTORATE REF: APP/R5510/W/24/3347991.
LONDON BOROUGH OF HILLINGDON REF: 27283/APP/2023/1732.

COMMENTS AS FOLLOWS:

2.2 OF LPA COMMENTS:

ACCEPTED.

2.3 OF LPA COMMENTS:

ACCEPTED.

2.4 OF LPA COMMENTS:

ACCEPTED.

2.5 OF LPA COMMENTS.

ACCEPTED.

2.6 OF LPA COMMENTS.

THIS IS A MUTE POINT. FOLLOWING MUCH DELIBERATION IT WAS DECIDED THAT THE APPROPRIATE

WAY OF RESOLVING THE SITUATION WAS FOR A PLANNING APPLICATION TO BE LODGED FOR A RETROSPECTIVE CONSENT FOR THE EXISTING REAR EXTENSION TO BE RETAINED. AT NO TIME DID THE LPA PROPOSE/SUGGEST THAT A CERTIFICATE OF LAWFULNESS APPLICATION BE LODGED.

2.7 OF LPA COMMENTS.

THIS IS NOT ACCEPTED OR AGREED. IT IS CONSIDERED THAT BY THE LPA NOT HAVING COMMENTED IN THE REFUSAL NOTICE UPON THE SIZE, APPEARANCE OR EFFECT ON NEIGHBOURING PROPERTIES OF THE EXTENSION, THIS VERY MUCH INFERS ACCEPTANCE OF THE EXTENSION IN ITS CURRENT FORM.

2.8 OF LPA COMMENTS.

THIS IS NOT ACCEPTED IT IS CONSIDERED THE REFUSAL POINTS HAVE BEEN ADDRESSED.

3.2 & 3.3 & 3.4 OF LPA COMMENTS.

IT WAS POINTED OUT THAT THE 6M RULE UNDER PRIOR APPROVAL WOULD LIKELY HAVE BEEN

APPROVED "WHEN THE PROPERTY WAS INDEED A SINGLE FAMILY DWELLING".
WHILST IT IS NOW APPRECIATED THAT THE SITE LIES WITHIN AN ARTICLE 4 DIRECTION, IT IS
CONSIDERED THAT HAD A PLANNING APPLICATION BEEN LODGED WHEN IT WAS A SINGLE
FAMILY DWELLING HOUSE, THAT A 6M REAR EXTESION WOULD LIKELY HAVE BEEN APPROVED
WHEN CONSIDERING THE EFFECT ON NEIGHBOURING PROPERTIES.
IT IS APPRECIATED THAT THERE IS NO PERMITTED DEVELOPMENT FALLB ACK POSITION ON
THIS SITUATION.

CONCLUSION.

FOR THE REASONS GIVEN IT IS REQUESTED THAT THE INSPECTOR FAVOURABLY CONSIDERS
THIS APPEAL.



STUART A GREENBERG
