

Mr Taran Sura
Concept 55 Ltd
95
Springfield Drive
Barkingside
Ilford
IG2 6QT

Application Ref: 8306/APP/2024/1179

Date of Decision: 28th June 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: 8306/APP/2024/1179

Date your planning application was submitted: 3rd May 2024

Site location: 74 Tolcarne Drive Pinner

Description:
Erection of a single storey rear and side extension.

Application submitted by: Mr Taran Sura

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

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

1. The proposed side extension by reason of overall size, scale and bulk would represent poor design which would not appear as subordinate to the host dwelling, particularly given the openness of the plot following removal of trees and landscaping within the front garden. The proposed side extension would therefore be detrimental to the character and appearance of the original dwelling and surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMDH 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

DMEI 10 Water Management, Efficiency and Quality

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

LPP SI13 (2021) Sustainable drainage

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

NPPF4 - NPPF4 23 - Decision making

23

NPPF14 - NPPF14 23 - Meeting the challenge of climate change
23

NPPF15 - NPPF15 23 - Conserving and enhancing the natural environment
23

NPPF12 - NPPF12 23 - Achieving well-designed and beautiful places
23

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).
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Date of Decision: 28th June 2024



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

C55/74TOL/24/OS.	Received	03-05-2024
C55/74TOL/24/PL1.	Received	03-05-2024
C55/74TOL/24/PL2.	Received	03-05-2024

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).