

**GROUND'S OF APPEAL FOR REFUSAL OF PLANNING
PERMISSION AT 87 WIMBORNE AVENUE HAYES UB4 0HH**
APPLICATION REF: 14548/APP/2024/1563

SITE AND LOCALITY

The application property comprises a two storey semi detached dwelling at the junction of Wimborne Avenue and Cranbourne Way. The site is not situated within a conservation Area nor are there any listed Buildings close to the site.

The site is not a designated Flood Risk Zone

There are no trees that are subject to a preservation order within or adjacent to the site.

REFUSAL REASONS

The main refusal reason is that the overall positioning and multiple roof forms and poor design with existing hip to gable and rear dormer roof extension would result in an incongruous and visually awkward form of development that fails to appear subordinate as well as failing to respect the architectural composition of the existing dwelling.

GROUND'S OF APPEAL

There are many examples in the area of identical extensions that have been approved by the Council.

Attached are examples with photos and decision notices highlighting the exactness of these extensions to the appeal site and yet the application was refused.

The Council did not discuss the application before refusing the application. Had they done so, the examples of similar identical approvals would have been discussed.

I feel that with the attached photos it will be quite obvious that the examples of extensions are no different from our proposal.

I would request that the Inspector , looking at the Photos would come to the conclusion that these are Identical extensions to the appeal site and give it a favourable decision.