



Appeal Decision

Site visit made on 19 February 2024

by Chris Couper BA (Hons) Dip TP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27.02.2024

Appeal Ref: APP/R5510/D/23/3333501

51 Weymouth Road, Hayes, Hillingdon UB4 8NG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Abid Shabir against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 14121/APP/2023/1724, dated 14 June 2023, was refused by notice dated 1 September 2023.
 - The development proposed is described as the 'erection of a part single storey side/rear extension and part first floor side extension following demolition of garage'.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

3. The host and No 49 form a semi-detached pair. It is set back from the road amongst other similarly styled pairs on this stretch of Weymouth Road. Some of the houses have had their original hipped roof extended to form a gable. Additionally, as illustrated by the photographs in the appellant's statement, a few have two storey side extensions, but these are typically either set well down from the host's ridge, set well back from its front face, or have a hipped roof.
4. Notwithstanding those examples and a mix of facing materials, given their fairly regular spacing and their broadly similar form and proportions, the properties have a fairly consistent and cohesive appearance in the streetscene.
5. The proposed side extension would be set back 0.5 metre from the host's principal front face at first floor level, but as it would be only marginally set down at roof level, it would not achieve a fully subordinate appearance. Moreover, whilst its gable would match the host's existing gabled form, it would be at odds with the building's original appearance and with the retained hipped roof at No 49.
6. Considered together with the existing hip to gable extension, the resultant property would have markedly longer proportions across its front face at first floor and roof level compared to its attached neighbour. The scheme would thus further unbalance this semi-detached pair.

7. As 53 Weymouth Road has an attached single storey garage and the house retains its original hipped roof, the proposed side extension, which would be built up to the boundary with that property, would not give rise to a significant terracing effect. However, given its form, scale and bulk, the resultant property would also appear at odds with that typical semi-detached house, and it would disrupt the rhythm and grain of development in the streetscene.
8. The harmful impacts would continue in private views to the rear. Considered cumulatively alongside the existing hip to gable extension, the large rear dormer which covers almost all of the extended roof, and the large conservatory, the proposal would overwhelm the original property, such that very little of its original form and style would remain.
9. For these reasons, notwithstanding the proposed use of matching materials and matching fenestration, the scheme would significantly harm the character and appearance of the host property and the area. It would therefore conflict with that part of Policy DMHD 1 of the Hillingdon Local Plan Part Two: Development Management Policies (2020) ('HLPP2') which states that extensions should appear subordinate to the main dwelling and should respect its original design.
10. Additionally, whilst the two storey side extension would be less than half the width of the original property, it would conflict with Policy DMHD 1's stance that it should be set in a minimum of 1 metre from the side boundary and a similar distance behind the main front elevation. That policy also states that a two storey side extension will not be supported where a hip to gable roof extension already exists, as is the case here.
11. It would also fail to comply with Policy BE1 of the Hillingdon Local Plan Part One: Strategic Policies (2012), and HLPP2 Policies DMHB 11 and DMHB 12. In general terms these require high quality design which improves and maintains the built environment and local distinctiveness, harmonises with the local context and streetscene, and complements townscape character, having regard to matters such as rhythm, scale, form, height and bulk.
12. Finally, although the scheme would optimise the use of the site, as it would not be sympathetic to local character, it does not find support from the National Planning Policy Framework when considered as a whole.
13. Having regard to all other matters raised, the appeal is therefore dismissed.

Chris Couper

INSPECTOR

Mr Fayyaz Uppal
Uppal Design
1 London Road
Slough
SL3 7RD

Application Ref: 14121/APP/2023/1724

Date of Decision: 1st September 2023

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

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

Application number:	14121/APP/2023/1724
Date your planning application was submitted:	15th June 2023
Site location:	51 Weymouth Road Hayes

Description:

Demolition of garage and erection of part single storey, part two storey extension to side and rear.

Application submitted by: Mr Fayyaz Uppal

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

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

1. The proposed two storey side extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
 2. The two storey side extension, by virtue of its proximity to the boundary would result in the harmful loss
-

of a first floor gap and an associated terracing effect, which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

STANDARD INFORMATIVES

1. The decision to **REFUSE** planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

2. The decision to **REFUSE** planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Date of Decision: 1st September 2023

R Johnson

Roz Johnson
Head of Development Management and Building Control

END OF SCHEDULE

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 14121/APP/2023/1724

SCHEDULE OF PLANS

PP-09 LOFT FLOOR PLAN.	Received	16-06-2023
PP-10 ROOF TOP PLAN.	Received	16-06-2023
PP-15 EXISTING BLOCK AND LOCATION PLAN.	Received	16-06-2023
PP-05 ELEVATIONS.	Received	16-06-2023
PP-01 GROUND FLOOR PLAN.	Received	16-06-2023
PP-04 ROOF TOP PLAN.	Received	16-06-2023
PP-06 EXITING SECTION A.	Received	16-06-2023
PP-11.	Received	16-06-2023
PP-13 EXISTING 3D VIEW.	Received	16-06-2023
PP-16 PROPOSED BLOCK AND LOCATION PLAN.	Received	16-06-2023
PP-07 GROUND FLOOR PLAN.	Received	16-06-2023
Site Location Plan.	Received	16-06-2023
PP-03 LOFT FLOOR PLAN.	Received	16-06-2023
PP-02 FIRST FLOOR PLAN.	Received	16-06-2023
PP-08 FIRST FLOOR PLAN.	Received	16-06-2023
PP-14 PROPOSED VIEW.	Received	16-06-2023
PP-12 PROPOSED SECTION A.	Received	16-06-2023

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).

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Item No. **Report of the Head of Development Management and Building Control**

Address: 51 WEYMOUTH ROAD HAYES

Development: Demolition of garage and erection of part single storey, part two storey extension to side and rear.

LBH Ref Nos: 14121/APP/2023/1724

Drawing Nos: Site Location Plan
PP-16 PROPOSED BLOCK AND LOCATION PLAN
PP-02 FIRST FLOOR PLAN
PP-03 LOFT FLOOR PLAN
PP-04 ROOF TOP PLAN
PP-05 ELEVATIONS
PP-06 EXITING SECTION A
PP-07 GROUND FLOOR PLAN
PP-08 FIRST FLOOR PLAN
PP-09 LOFT FLOOR PLAN
PP-10 ROOF TOP PLAN
PP-11
PP-12 PROPOSED SECTION A
PP-13 EXISTING 3D VIEW
PP-14 PROPOSED VIEW
PP-15 EXISTING BLOCK AND LOCATION PLAN
PP-01 GROUND FLOOR PLAN

Date Plans received: **Date(s) of Amendments(s):**

Date Application valid

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two-storey semi detached property which is located on the north side of Weymouth Road. The property has undergone a hip to gable conversion and contains a large rear dormer extension.

The surrounding area is mostly residential in nature comprising of detached and semi-detached dwellings.

There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. The site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings.

1.2 Proposed Scheme

The current application seeks planning permission for the erection of a single storey rear extension, and double storey side extension.

1.3 Relevant Planning History

14121/APP/2023/1849

51 WEYMOUTH ROAD HAYES

Erection of a part first floor rear extension with amendments to fenestration

Decision:

14121/E/89/1720

51 WEYMOUTH ROAD HAYES

Installation of side dormer window and formation of rooms in roofspace

Decision: 18-10-1989

Approved

14121/B/82/1498

51 WEYMOUTH ROAD HAYES

Porch and front extension to garage.

Decision: 19-04-1983

Approved

Comment on Planning History

Relevant history attached.

A hip to gable conversion and erection of a rear dormer has been built but there is no planning history associated with it.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: Not applicable

2.2 Site Notice Expiry Date: Not applicable

3. Comments on Public Consultations

6 neighbouring properties were consulted by letter on 19-06-23.

One comment was received and can be summarised as:

- Is the side extension going to be adjoining the neighbouring property and will it cause damage to the wall.

Officer response: The comment refers to private matters outside the scope of planning legislation.

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

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
LPP D6	(2021) Housing quality and standards

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) 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. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) requires that alterations and extensions of dwellings not to have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regards to two storey rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states 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;

vi) two storey extensions should not extend into an area provided by a 45-degree line of sight drawn from the centre of the nearest ground or first floor habitable room window of an adjacent property and should not contain windows or other openings that overlook other houses at a distance of less than 21 metres;

vii) flat roofed two storey extensions will not be acceptable unless the design is in keeping with the particular character of the existing house;

viii) pitched roofs on extensions should be of a similar pitch and materials to that of the original roof and subordinate to it in design. Large crown roofs on detached houses will not be supported; and

ix) full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings.

With regards to side extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that:

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.

The proposal would create a wrap around extension at ground floor level and the erection of a two storey side extension.

The two storey side extension would be less than half the width of the original dwelling, with the ground floor following the building line of the front elevation and the first floor being set back 0.5m. The first floor side extension would be characterised with a gabled roof form, with a marginal set down of from the existing roof ridgeline. A hip to gable to extension has been implemented on the roof of the application site. The introduction of this gable end roof form on the side extension would read as incongruent when viewed in the context of the surrounding area and out of keeping with the architectural integrity of the host building, as well as substantially unbalancing the pair of semi detached houses. There would be no set in from the side boundary, which would create a terracing effect.

The result is the extension having an awkward appearance with respect to the juxtaposition of the existing roof extension and proposed roof form form at front, side and rear elevations. The excessive width of the side extension with no set in from the side, appear visually dominant, disruptive of the existing rhythm of both the host building and wider area. It is considered that this proposal would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The single storey side/rear element would be 2.2m in depth and is considered an acceptable

addition, given its height and depth fit within the criteria set out in Policy DMHD1.

Residential Amenity:

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers. Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Primary consideration is given to the adjoining neighbour No 53 Weymouth Road. .

The depth of the extension would be compliant with Policy DMHD1, which seeks to protect residential amenity, as well as the height.

The proposed two storey side element would be set up against the boundary, with windows on the side elevation of No 53 Weymouth Road. Whilst one appears to be servicing a bathroom, there is another which would be impacted through the bulk and massing of the proposal in such close proximity. However given that this window would rely on 'borrowed light' from across the application site, it is not considered on balance that any amenity harms would be sufficient to warrant refusal. It is noted that there have been no objections.

External Amenity Space:

Over 110 square metres of rear garden space would be retained at the site, it is considered that the proposal would not undermine the provision of external amenity space for the existing occupiers at the site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part 2 (2020)

Parking and Highway Safety:

There would be no impact to the existing parking situation.

Conclusion:

The proposed two storey side/rear extension would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area. The proposal would therefore conflict with the NPPF (2021) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 (2020).

It is therefore recommended that the application be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed two storey side extension, by virtue of its size, scale, bulk and design, including the awkward juxtaposition of the proposed roof with the existing roof works, would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2. NON2 Non Standard reason for refusal

The two storey side extension, by virtue of its proximity to the boundary would result in the harmful loss of a first floor gap and an associated terracing effect, which would appear cramped and incongruous with the character and appearance of the wider street scene. As a result the development as a whole would fail to comply with Policies DMHD1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

1. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

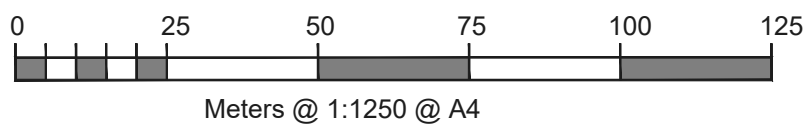
Part 1 Policies

PT1.BE1	(2012) Built Environment
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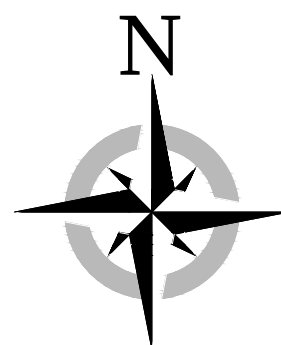
Part 2 Policies:

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
LPP D6	(2021) Housing quality and standards

Contact Officer:	Hardev Gill	Telephone No:	01895 250230
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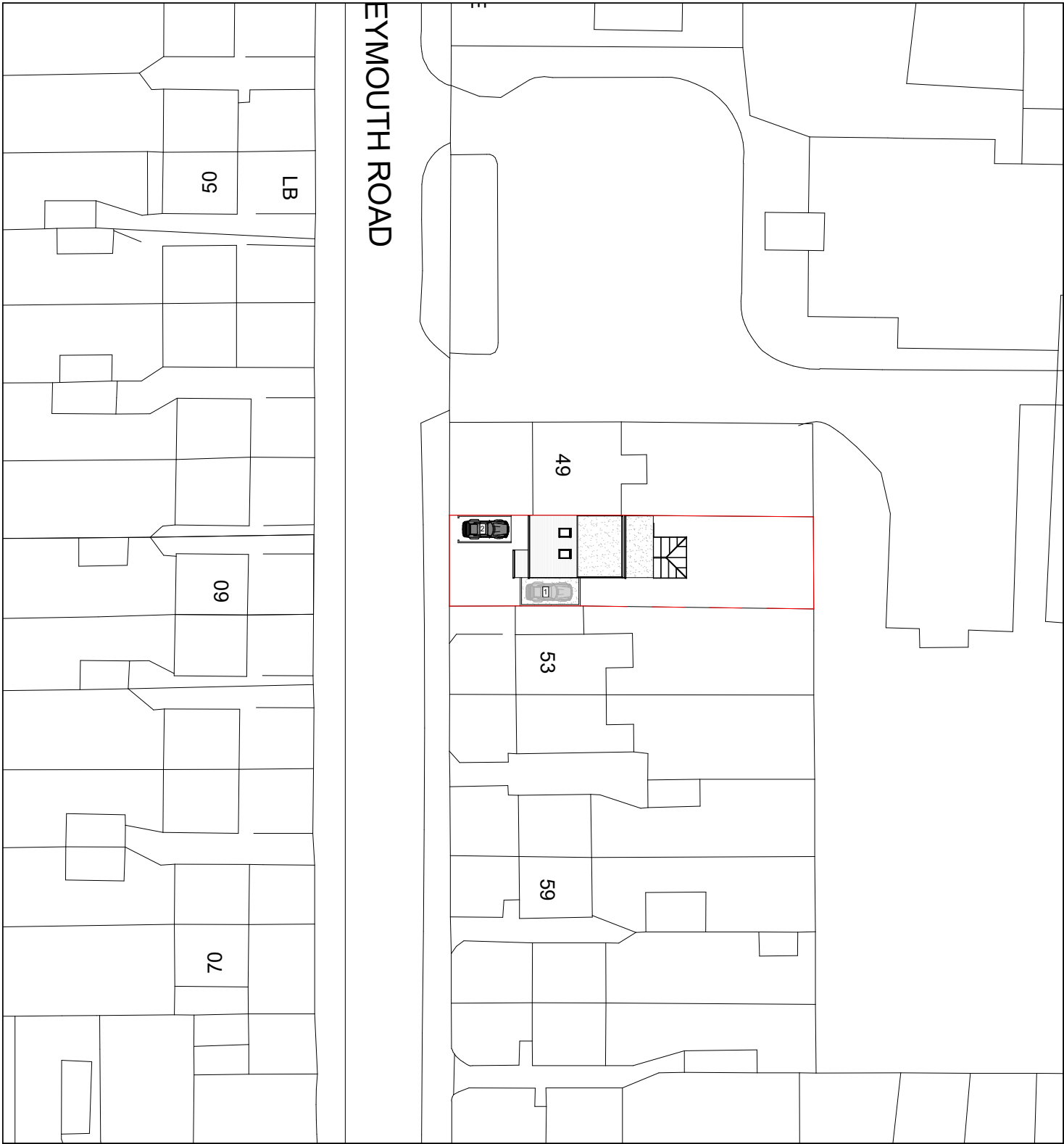


SITE LOCATION PLAN
SCALE 1:1250 @ A4
51 WEYMOUTH ROAD
HAYES UB4 8NG





PP-EXISTING LOCATION PLAN
1 : 1250



PP-EXISTING BLOCK PLAN
1 : 500

CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING BLOCK AND
LOCATION PLAN

DRAWING NO.

PP-15

REV.

DRAWN

FU

SCALE

As indicated@A3

DATE

14-06-23



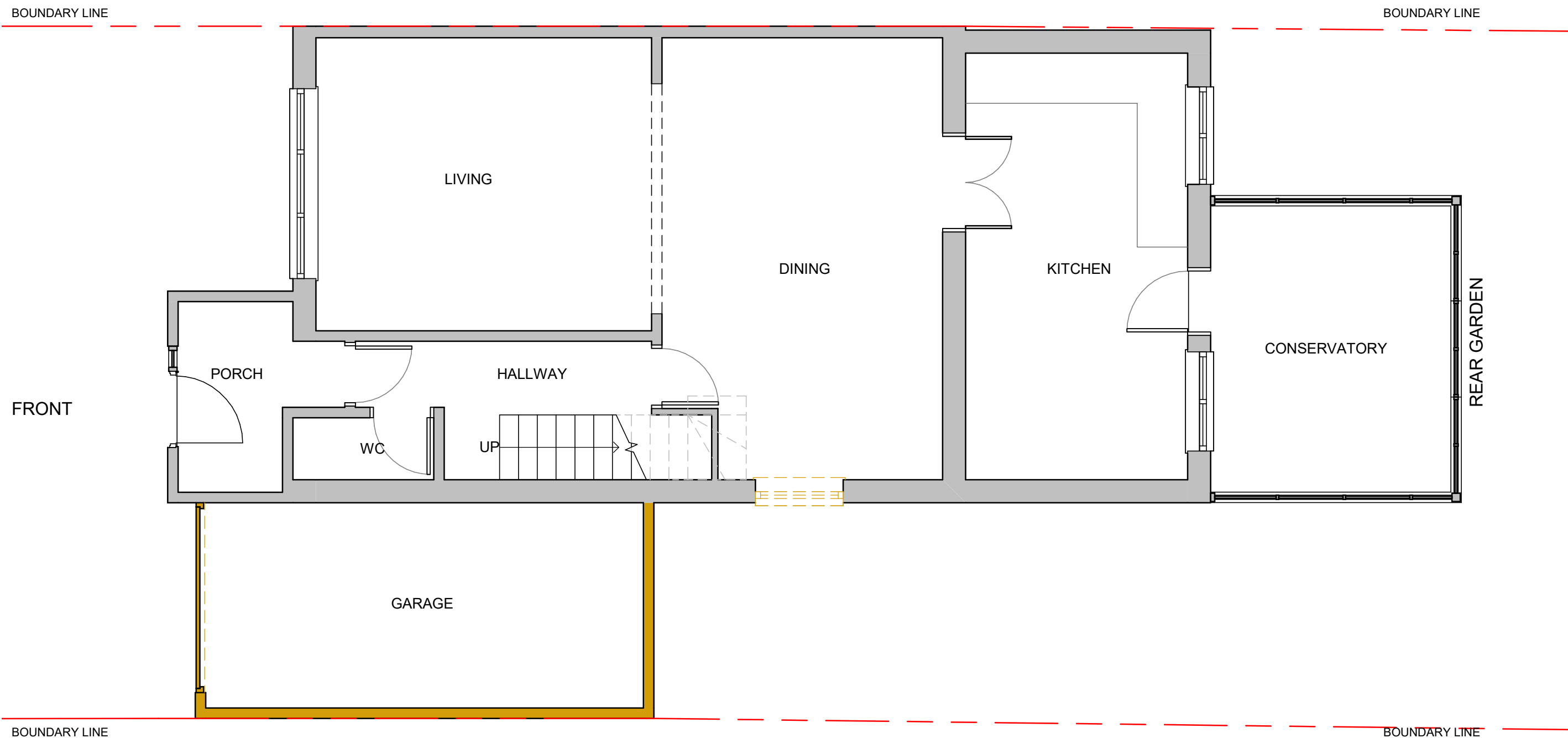
Meters @ 1:500 @ A3

REV DATE NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ONSITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER TO ORDER ALL STEEL WORKS AFTER SEEKING THE APPROVAL OF BUILDING CONTROL OFFICER. IN THE EVENT THAT A CONTRACTOR OTHER THAN UPPAL DESIGN IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HEREWITH.



1 London Road Slough SL3 7RD
Tel: +44-3301332883
Email: info@uppaldb.co.uk
Web: www.uppaldb.co.uk



PP-EXISTING GROUND FLOOR PLAN
1 : 50



CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING GROUND FLOOR
PLAN

REV DATE NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ON-SITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER TO ORDER ALL STEEL WORKS AFTER SEEKING THE APPROVAL OF BUILDING CONTROL OFFICER. IN THE EVENT THAT A CONTRACTOR OTHER THAN UPPAL DESIGN IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HEREWITH.

DRAWING NO.

PP-01

REV.

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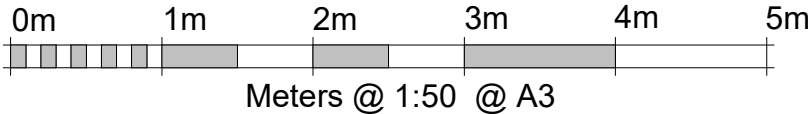
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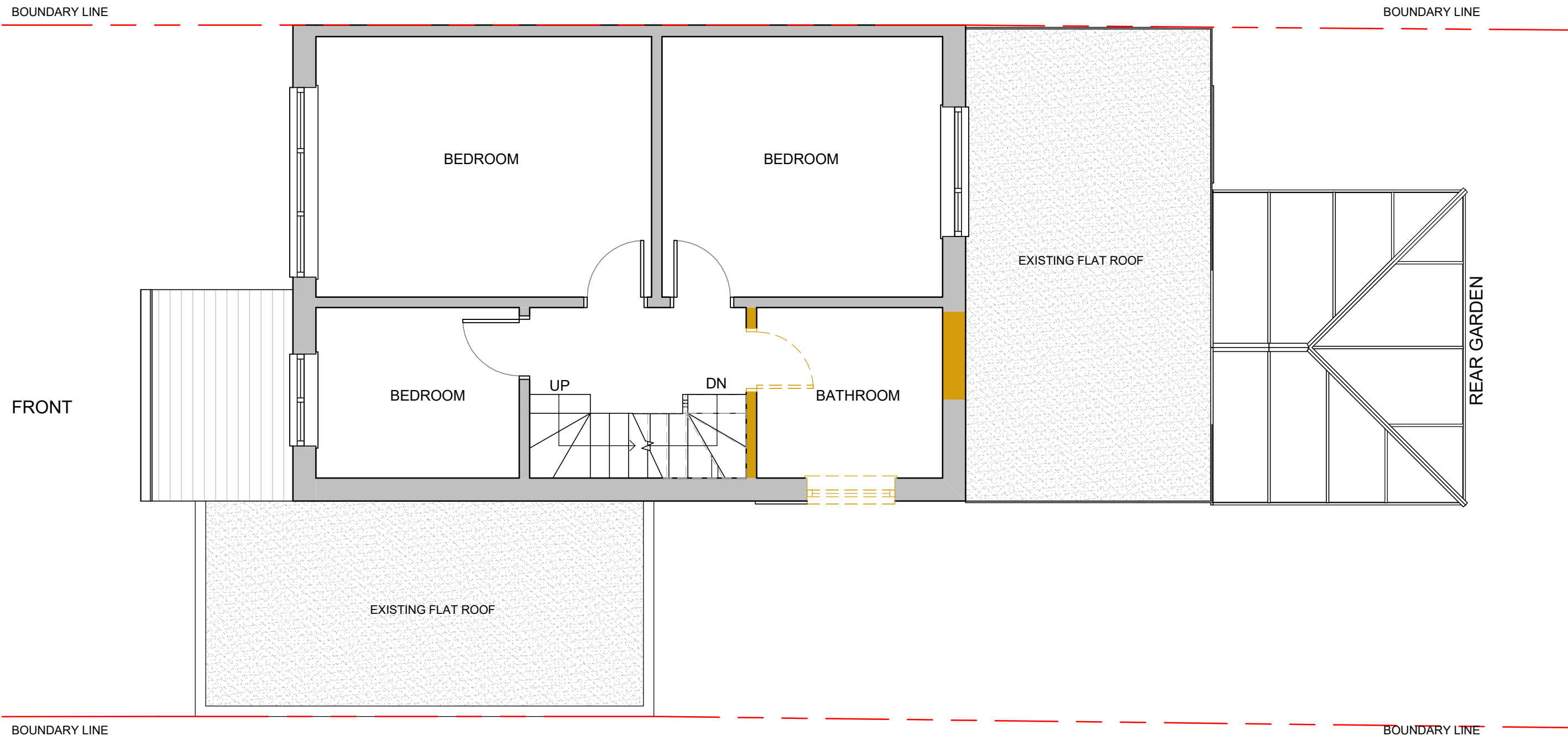
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DATE

14-06-23



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PP-EXISTING FIRST FLOOR PLAN
1 : 50



CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING FIRST FLOOR PLAN

REV DATE NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ON-SITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER TO ORDER ALL STEEL WORKS AFTER SEEKING THE APPROVAL OF BUILDING CONTROL OFFICER. IN THE EVENT THAT A CONTRACTOR OTHER THAN UPPAL DESIGN IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HEREWITH.

DRAWING NO.

PP-02

REV.

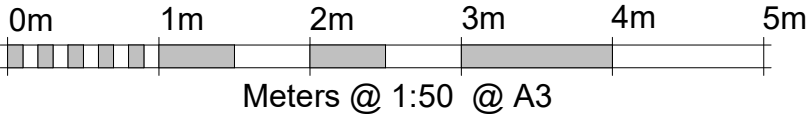
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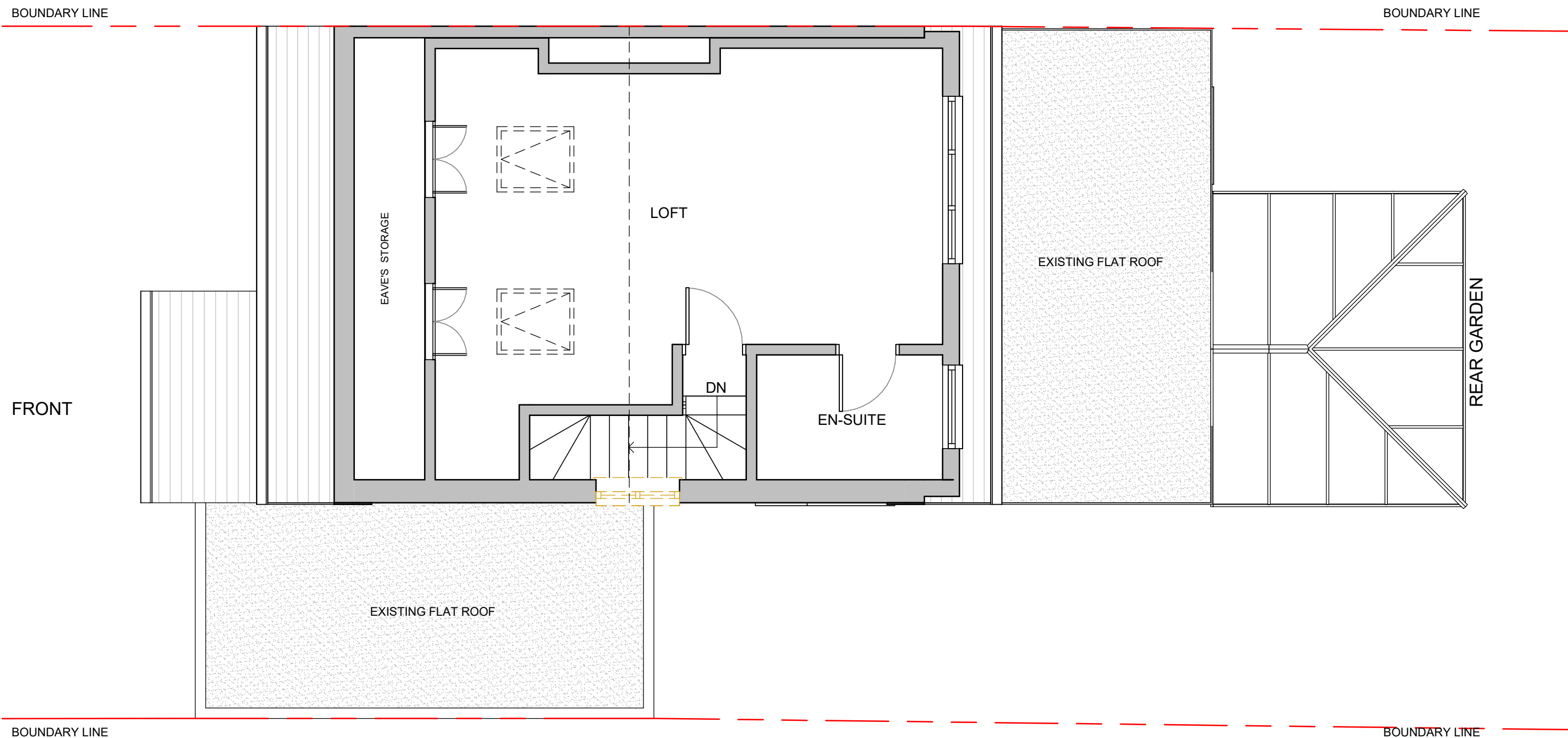
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PP-EXISTING LOFT FLOOR PLAN
1 : 50



CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING LOFT FLOOR PLAN

REV DATE NOTES

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DRAWING NO.

PP-03

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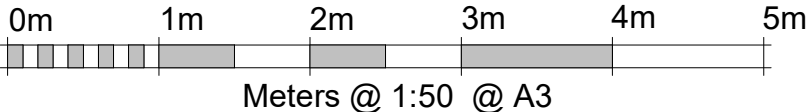
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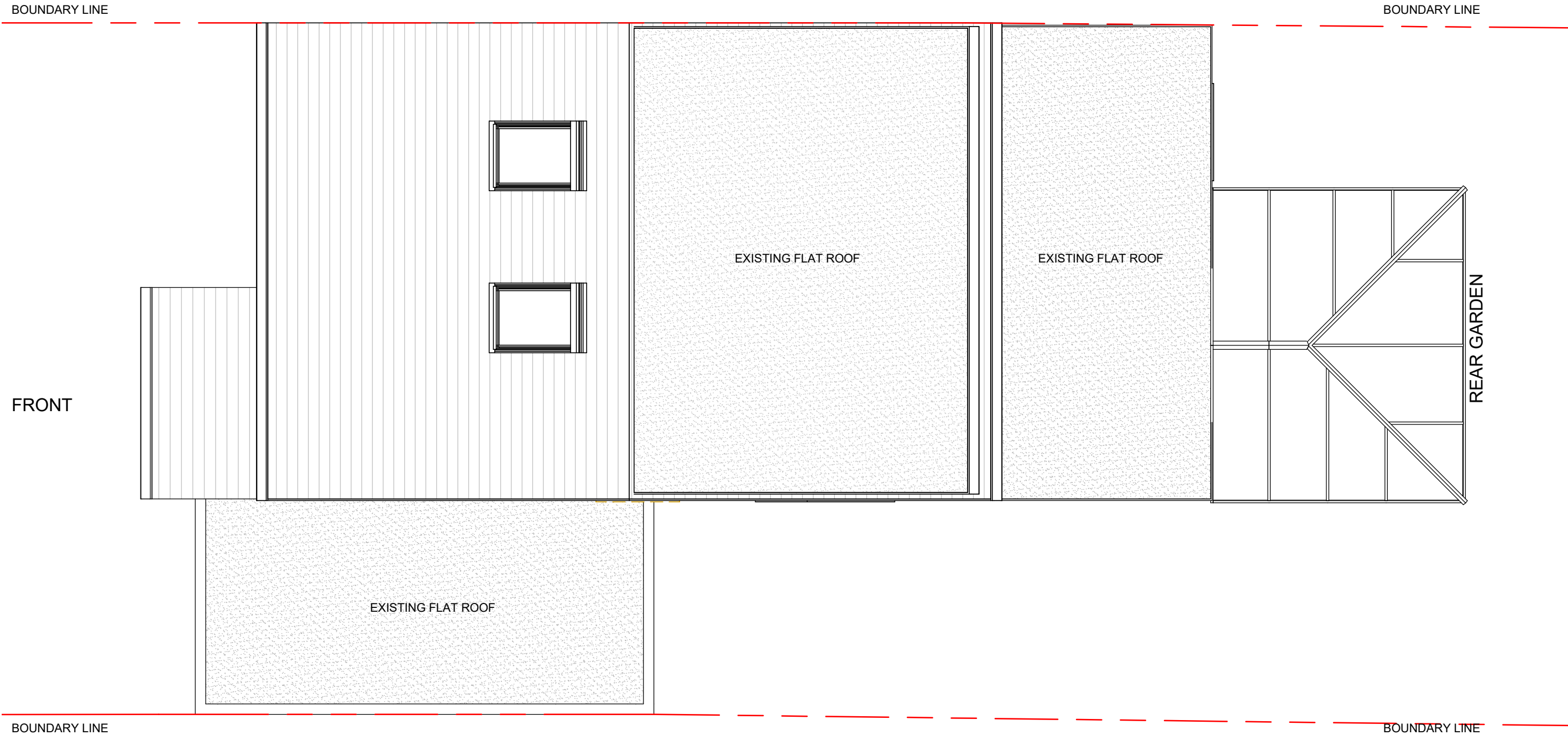
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PP-EXISTING ROOF TOP PLAN
1 : 50



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PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING ROOF TOP PLAN

REV DATE NOTES

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DRAWING NO.

PP-04

REV.

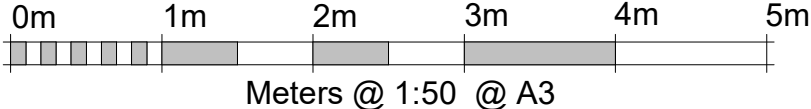
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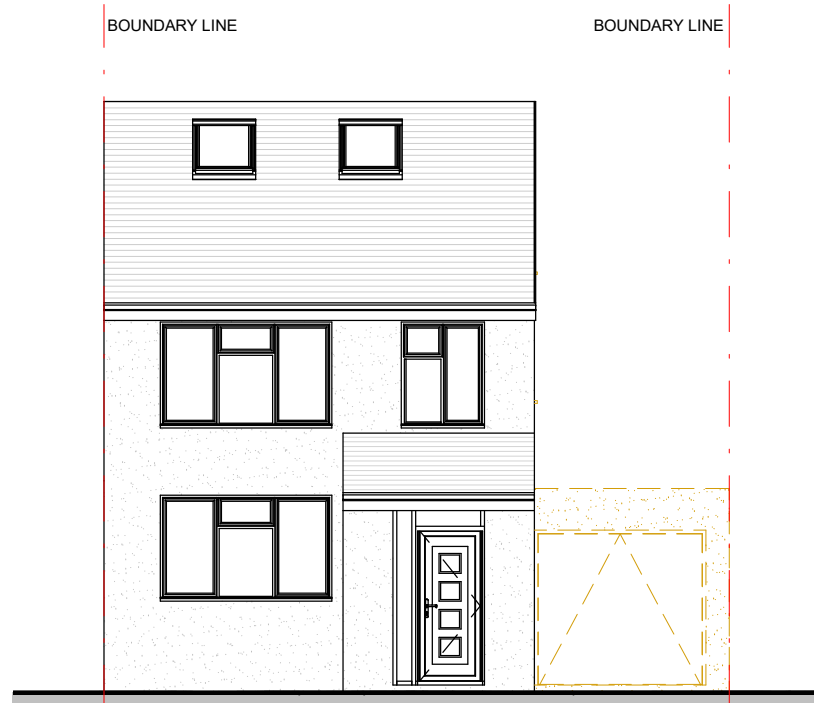
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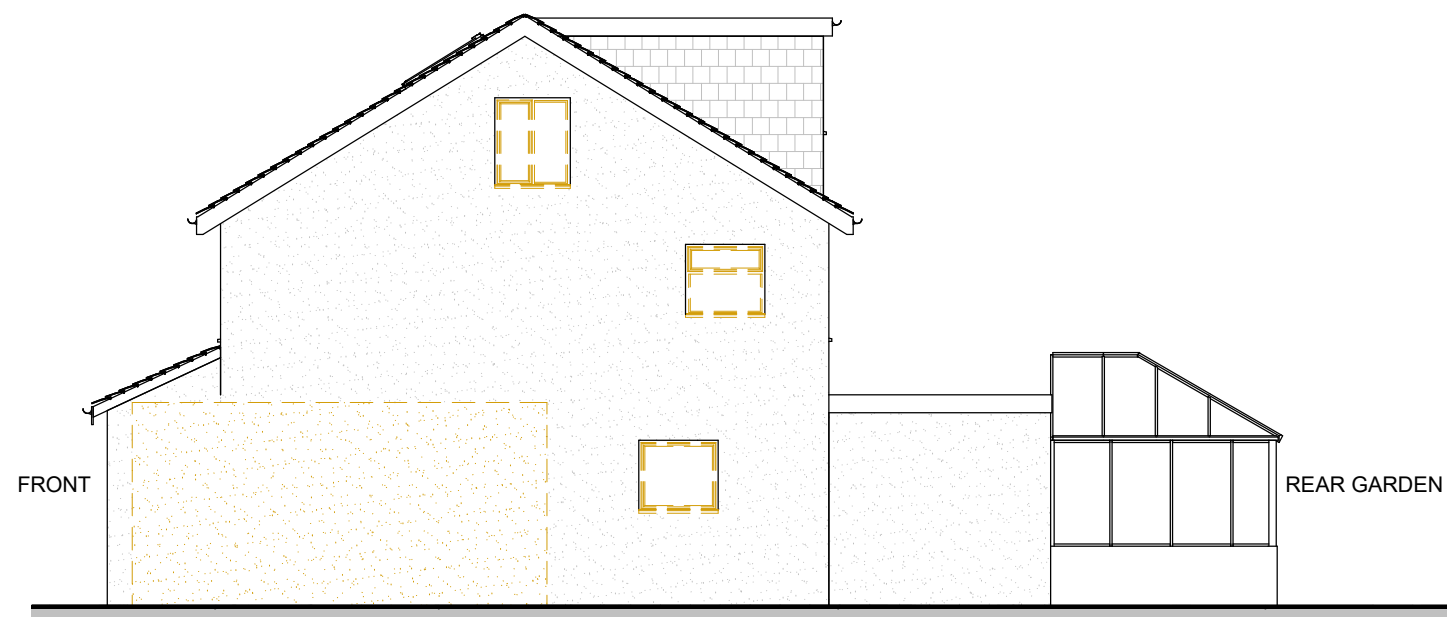
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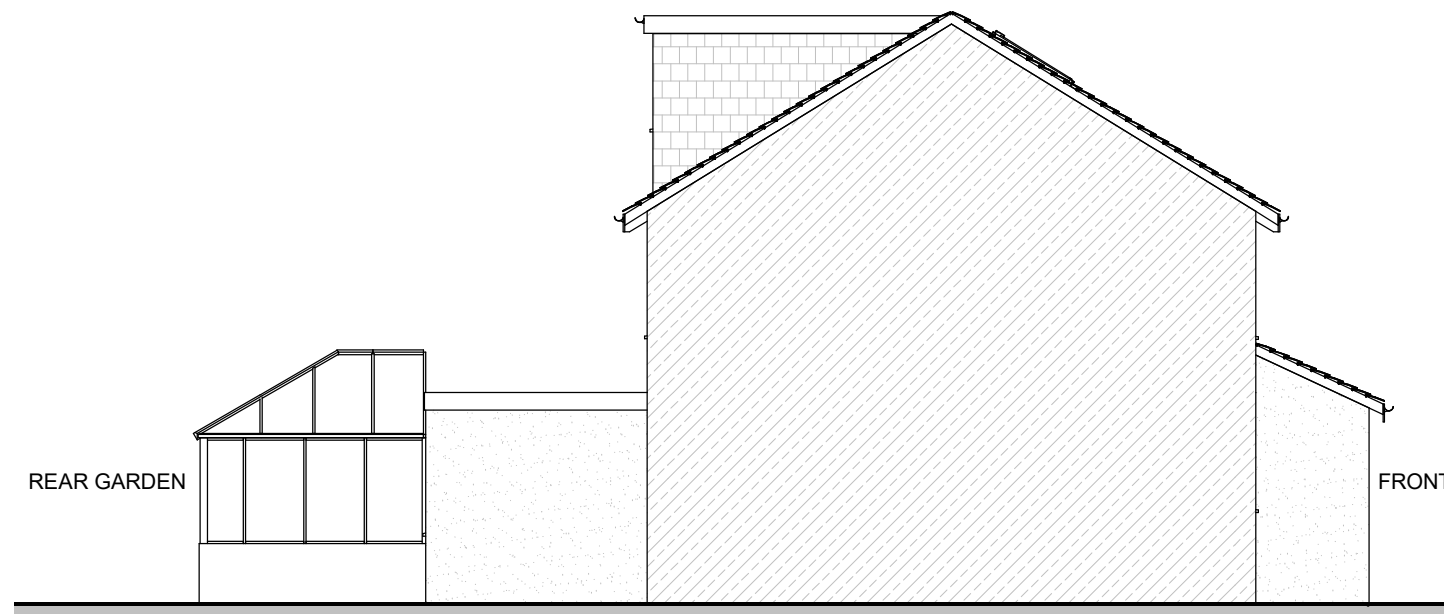
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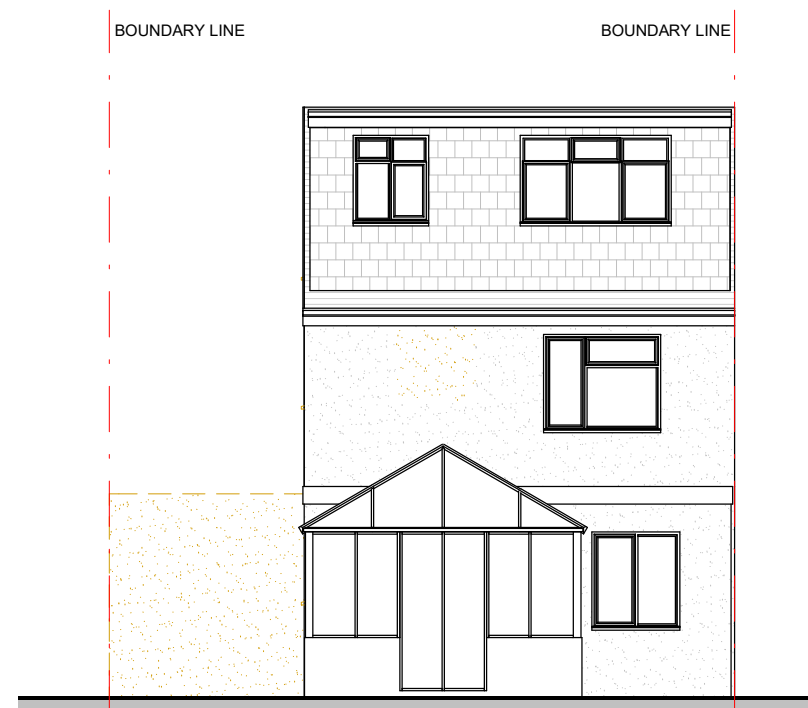
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PP-EXISTING RIGHT SIDE ELEVATION
1 : 100



PP-EXISTING REAR ELEVATION
1 : 100

CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTIN ELEVATIONS



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DRAWING NO.

PP-05

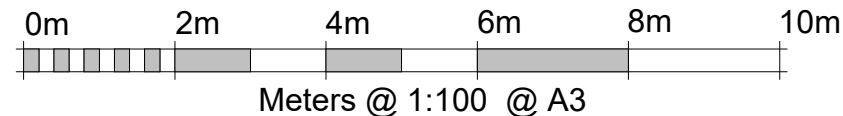
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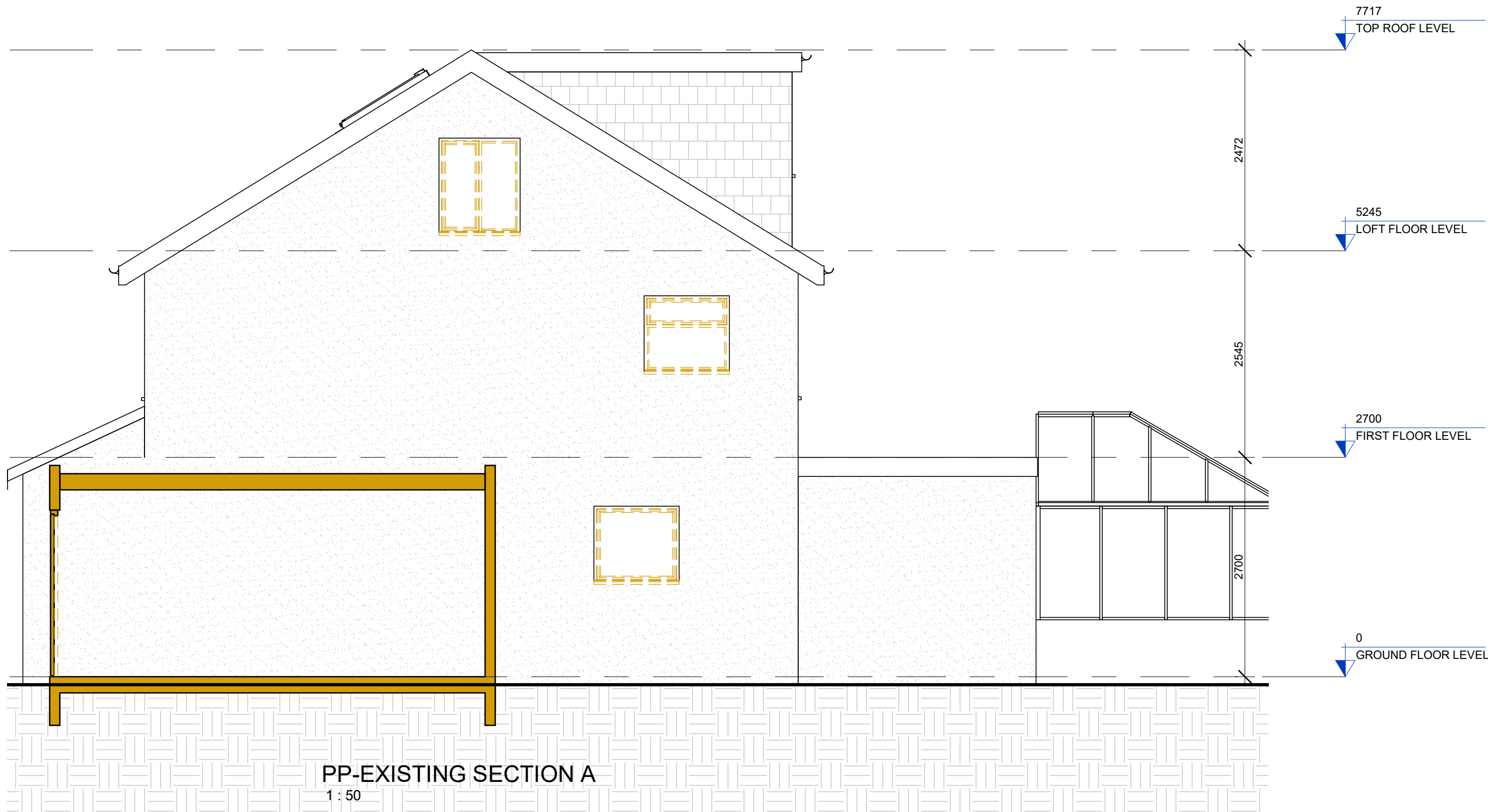
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DATE

14-06-23



REV DATE NOTES



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ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING SECTION A

REV DATE NOTES

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DRAWING NO.

PP-06

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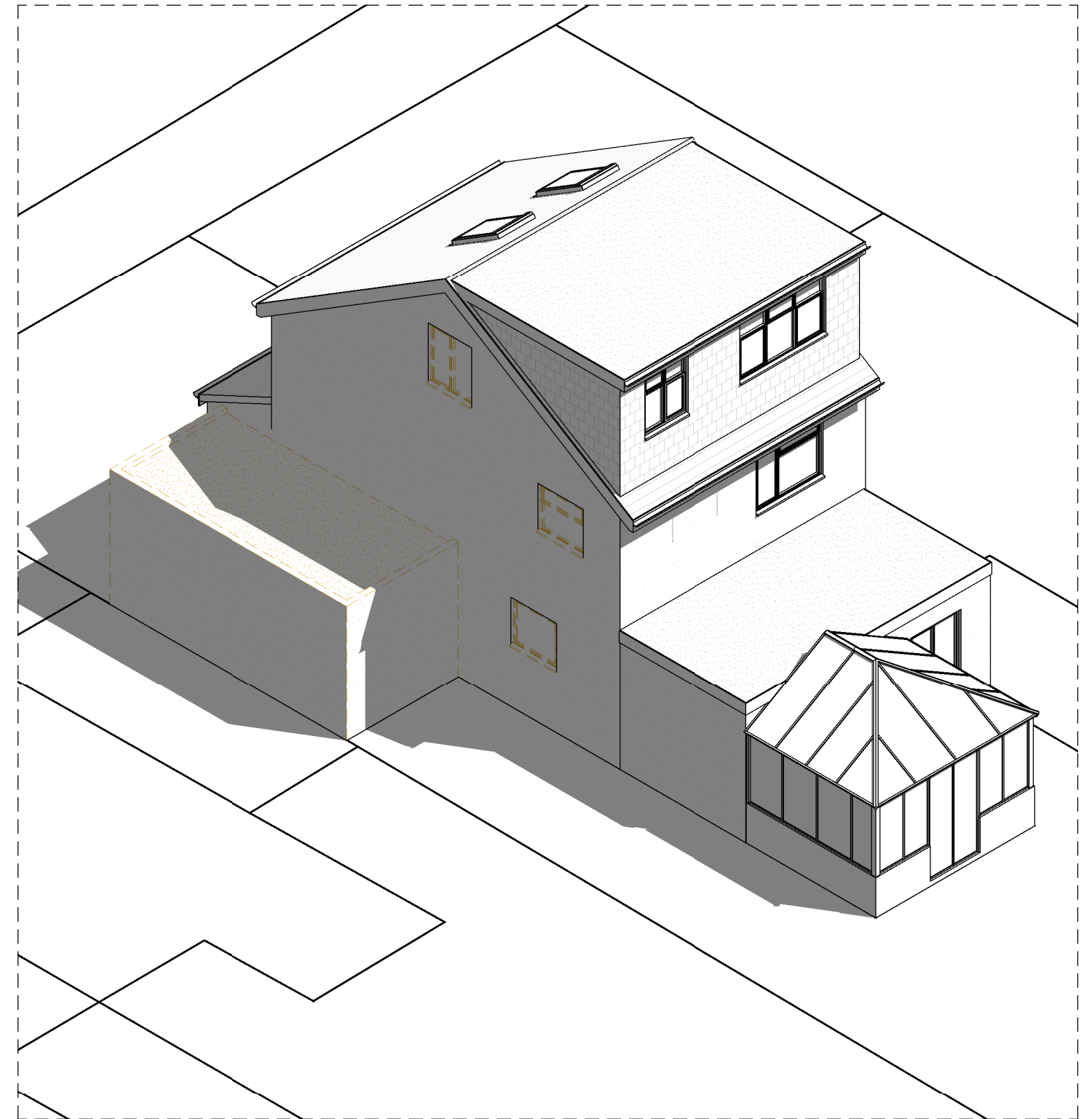
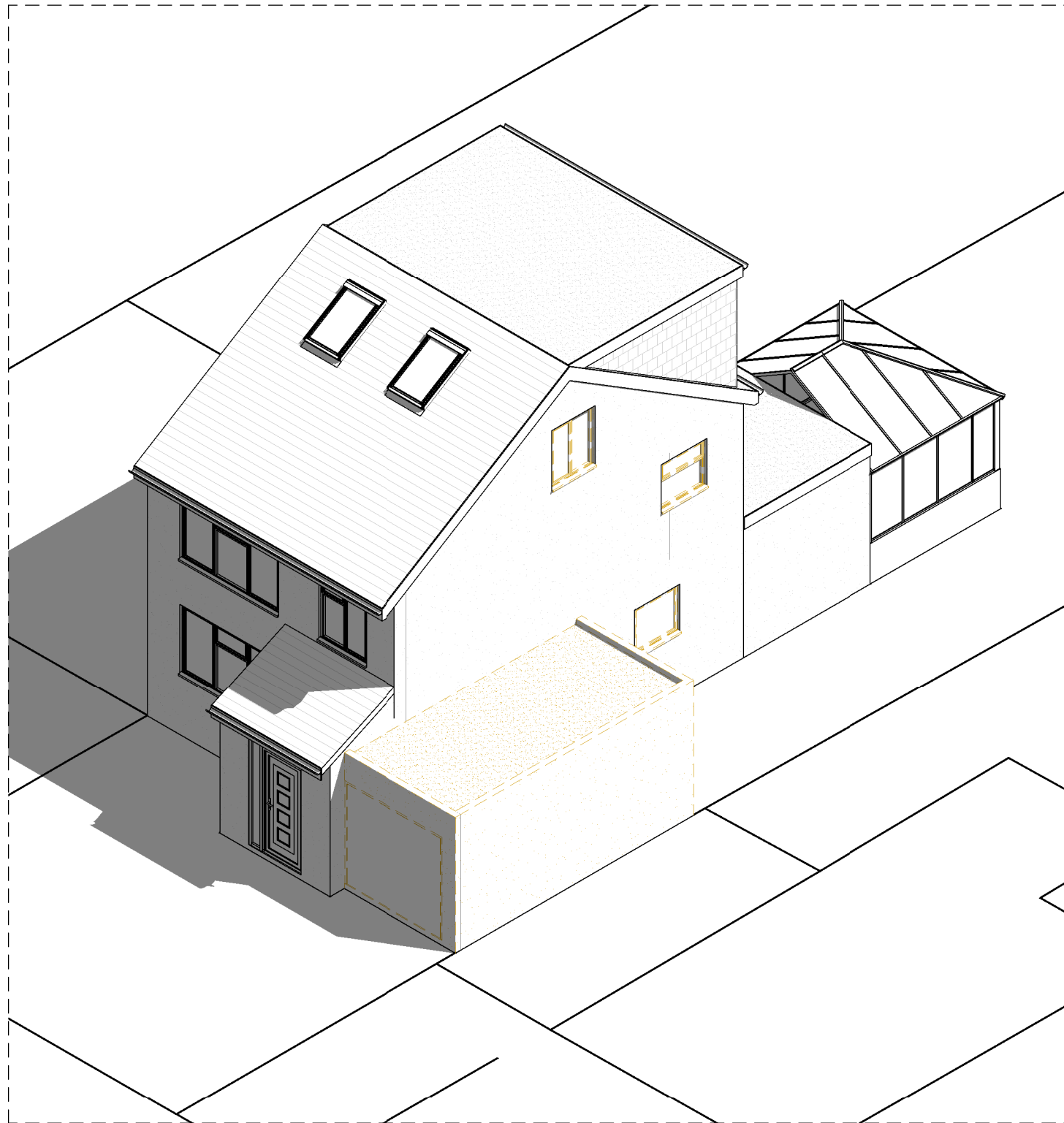
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1

PP-EXISTING VIEW

2

PP-EXISTING VIEW B

CLIENT

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PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

EXISTING VIEW

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PP-13

REV.

DATE

14-06-23

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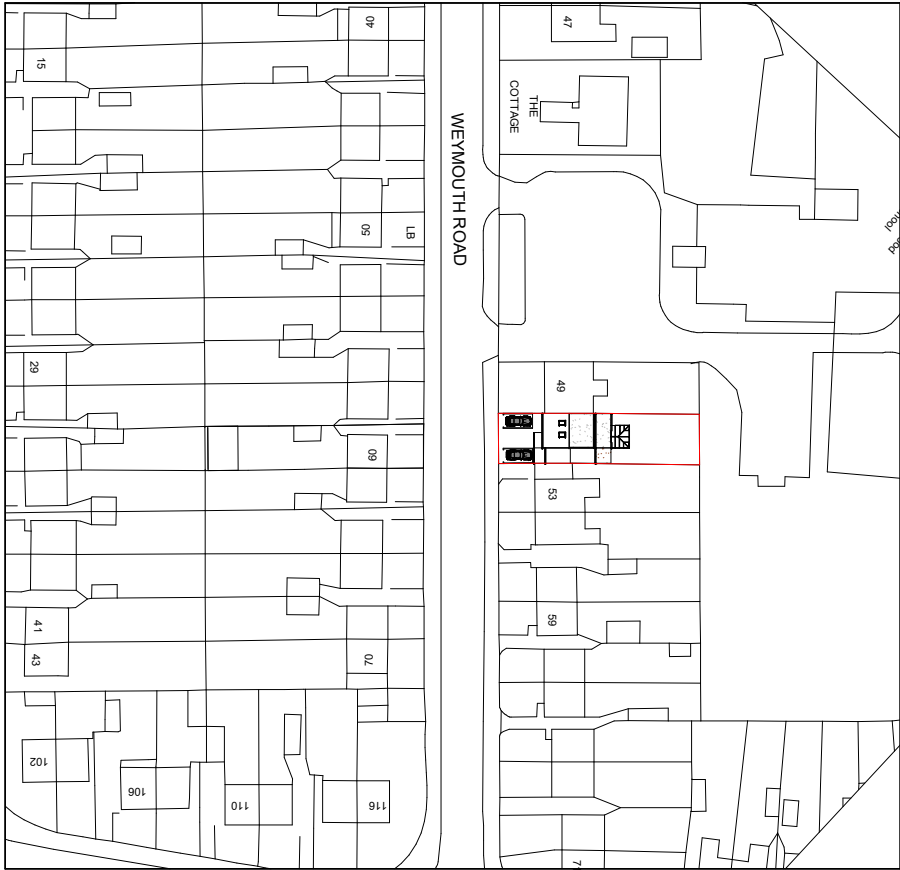
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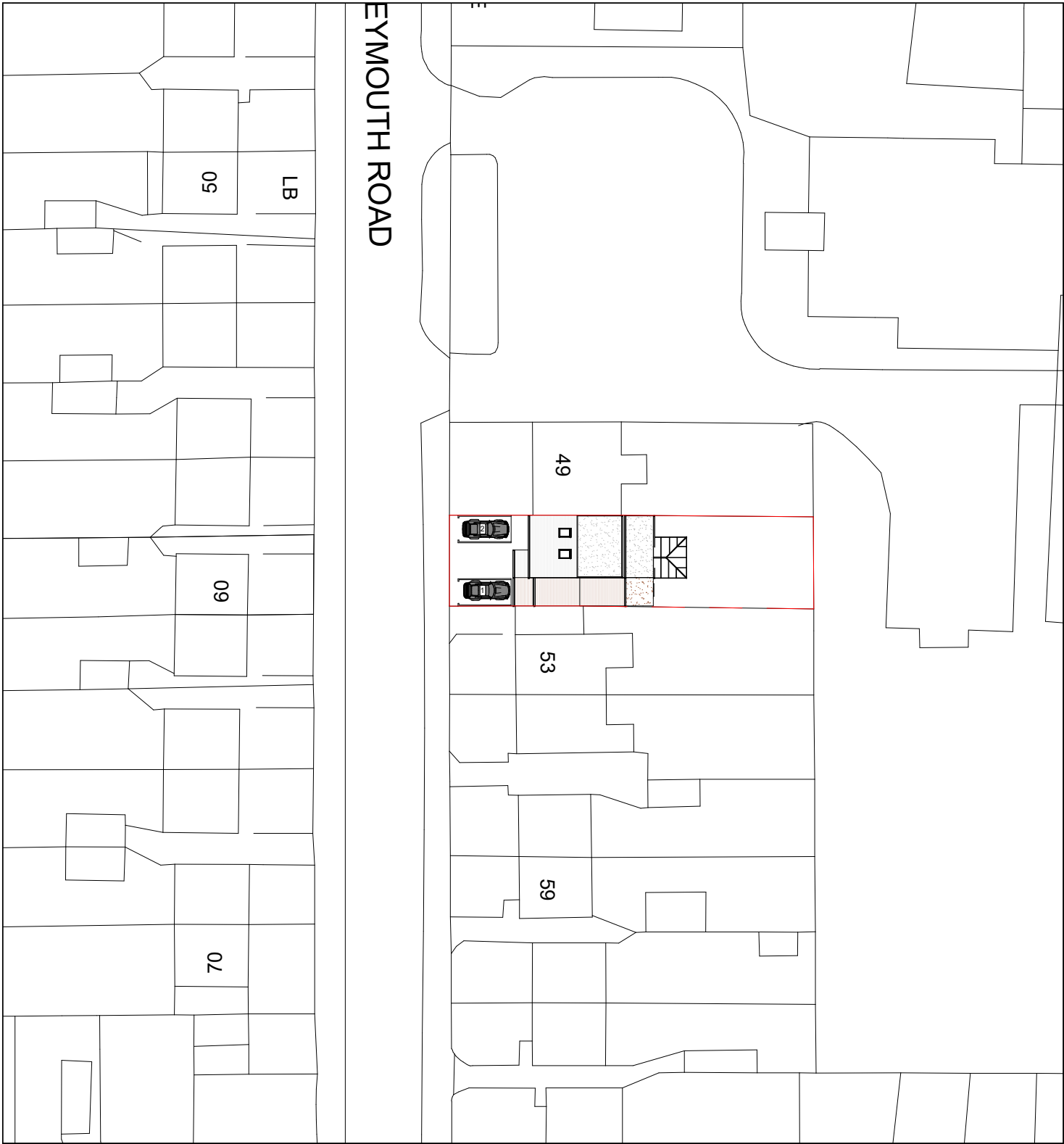
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PP-PROPOSED LOCATION PLAN
1 : 1250



PP-PROPOSED BLOCK PLAN
1 : 500

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PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

PROPOSED BLOCK AND
LOCATION PLAN

DRAWING NO.

PP-16

REV.

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SCALE

As indicated@A3

DATE

14-06-23



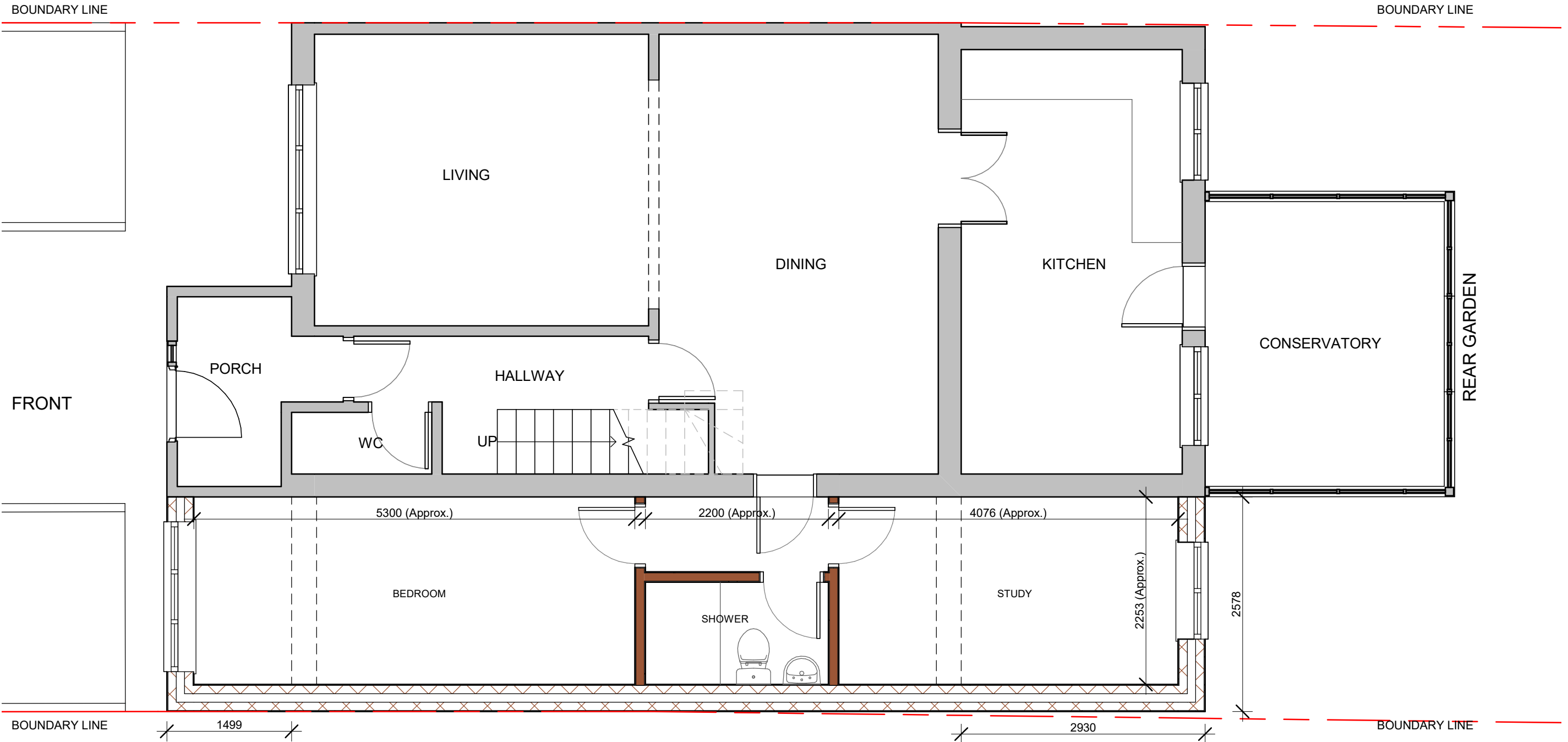
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REV DATE NOTES

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PP-PROPOSED GROUND FLOOR PLAN
1 : 50



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PROJECT

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UB4 8NG

DRAWING TITLE

PROPOSED GROUND FLOOR
PLAN

REV DATE NOTES

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DRAWING NO.

PP-07

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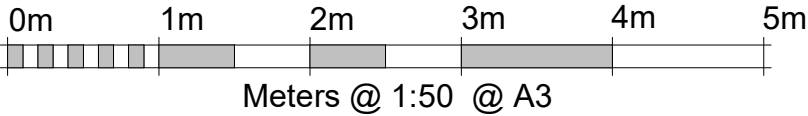
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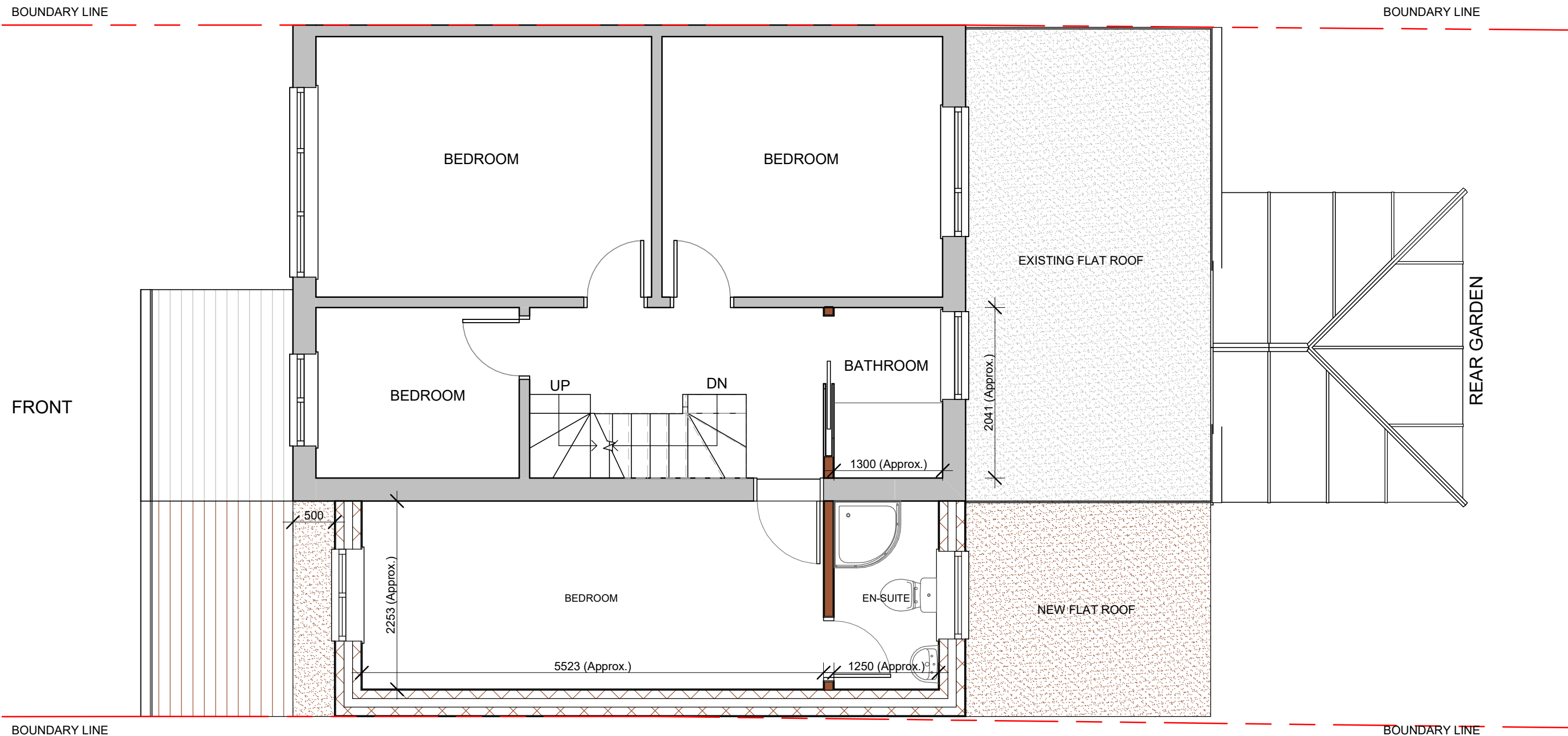
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PP-PROPOSED FIRST FLOOR PLAN
1 : 50



CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

PROPOSED FIRST FLOOR
PLAN

REV DATE NOTES

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PP-08

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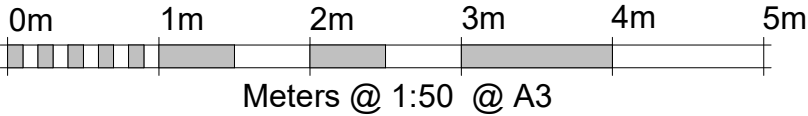
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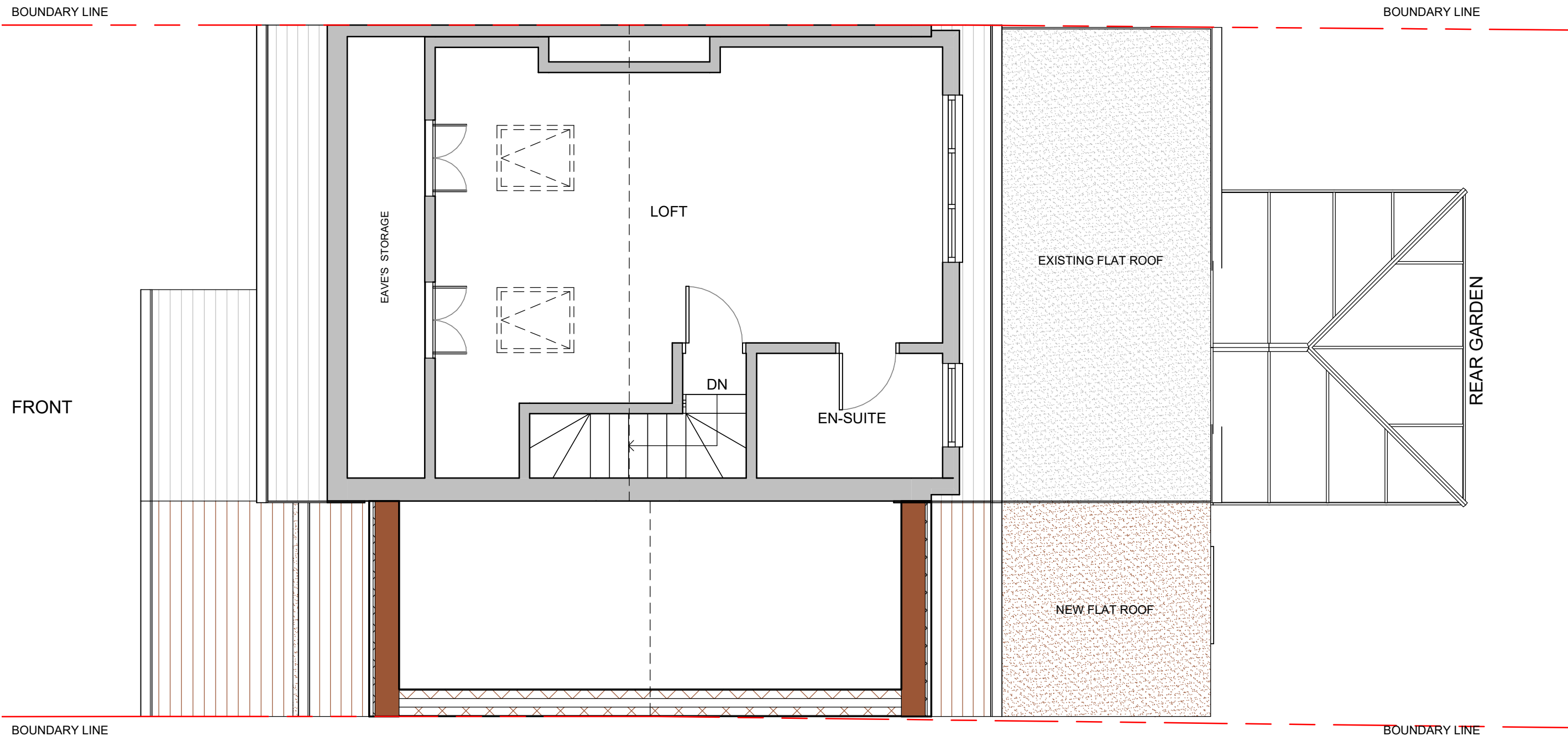
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PP-PROPOSED LOFT FLOOR PLAN
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DRAWING TITLE

PROPOSED LOFT FLOOR
PLAN

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PP-09

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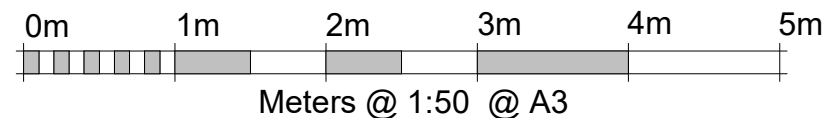
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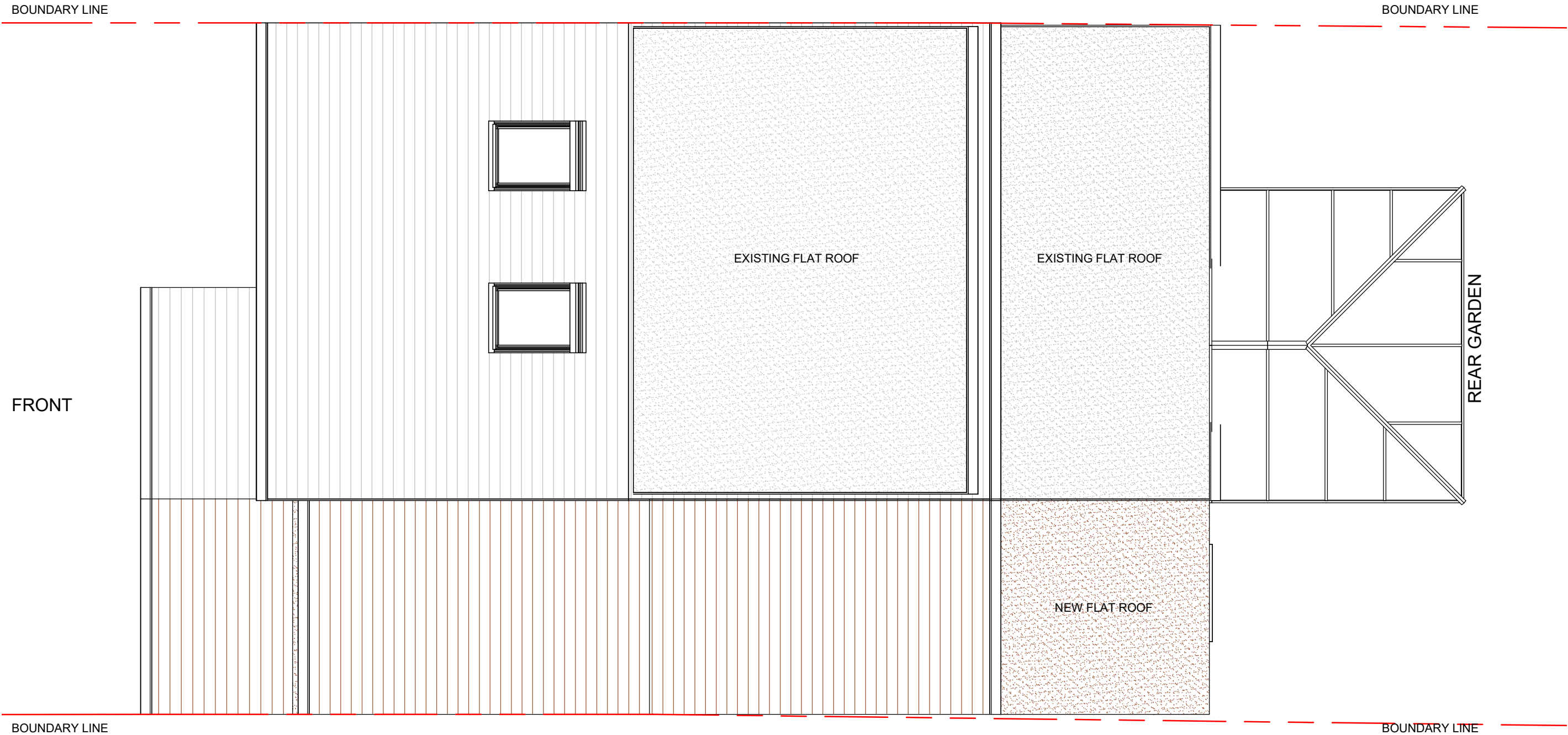
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14-06-23



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PP-PROPOSED ROOF TOP PLAN
1 : 50



CLIENT

ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
UB4 8NG

DRAWING TITLE

PROPOSED ROOF TOP PLAN

REV DATE NOTES

THESE DRAWINGS WILL BE RECONCILED WITH UPPAL DESIGN QUOTATION. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. FIGURED DIMENSIONS FOR PLANNING AND BUILDING CONTROL APPROVALS ONLY. DIMENSIONS SHOULD NOT BE RELIED UPON FOR THE PURPOSES OF ORDERING MATERIALS OR PLACING SUB-CONTRACT ORDERS, OR THE PLACEMENT OF ORDERS WITH THIRD PARTIES. THIRD PARTY SUPPLIERS TO TAKE THEIR OWN SITE MEASUREMENTS. INTERNAL LAYOUTS ARE TO BE FINALIZED WITH PROJECT MANAGER ON SITE. THE PROJECT MANAGER WILL MAKE HIS OWN INITIAL ASSESSMENT OF DRAWINGS AND WILL NEED TO CONTACT US FOR ANY AMENDMENTS OR ALTERATIONS TO DRAWINGS IF REQUIRED AFTER HIS OWN ONSITE INVESTIGATION PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS. DESIGN TEAM ACCEPT NO LIABILITY WHATSOEVER IF ANY ISSUES IN PROPOSED DESIGN NOT RAISED BY THE PROJECT MANAGER BEFORE COMMENCEMENT OF BUILDING WORKS. THE PROJECT MANAGER TO ORDER ALL STEEL WORKS AFTER SEEKING THE APPROVAL OF BUILDING CONTROL OFFICER. IN THE EVENT THAT A CONTRACTOR OTHER THAN UPPAL DESIGN IS APPOINTED TO EXECUTE THE WORKS, UPPAL DESIGN ACCEPT NO LIABILITY WHATSOEVER FOR THE SPECIFICATION, CALCULATION OR OTHER STRUCTURAL OR NON-STRUCTURAL INFORMATION AS IT SO EXISTS PERTAINING TO THE PROPOSED WORKS CONTAIN HEREWITH.

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PP-10

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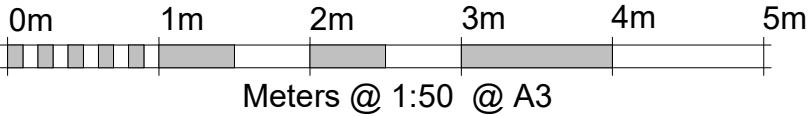
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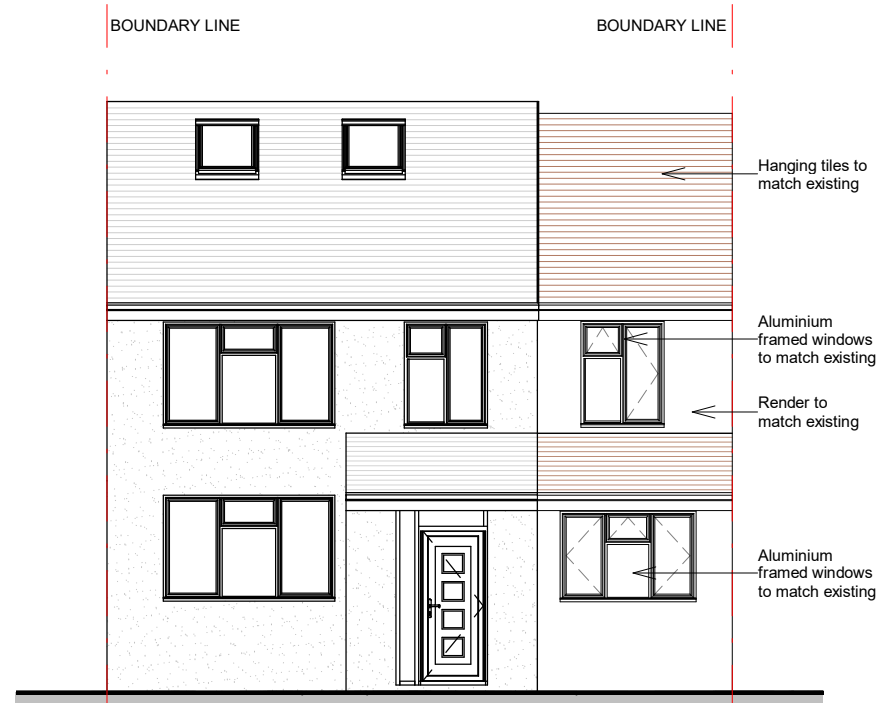
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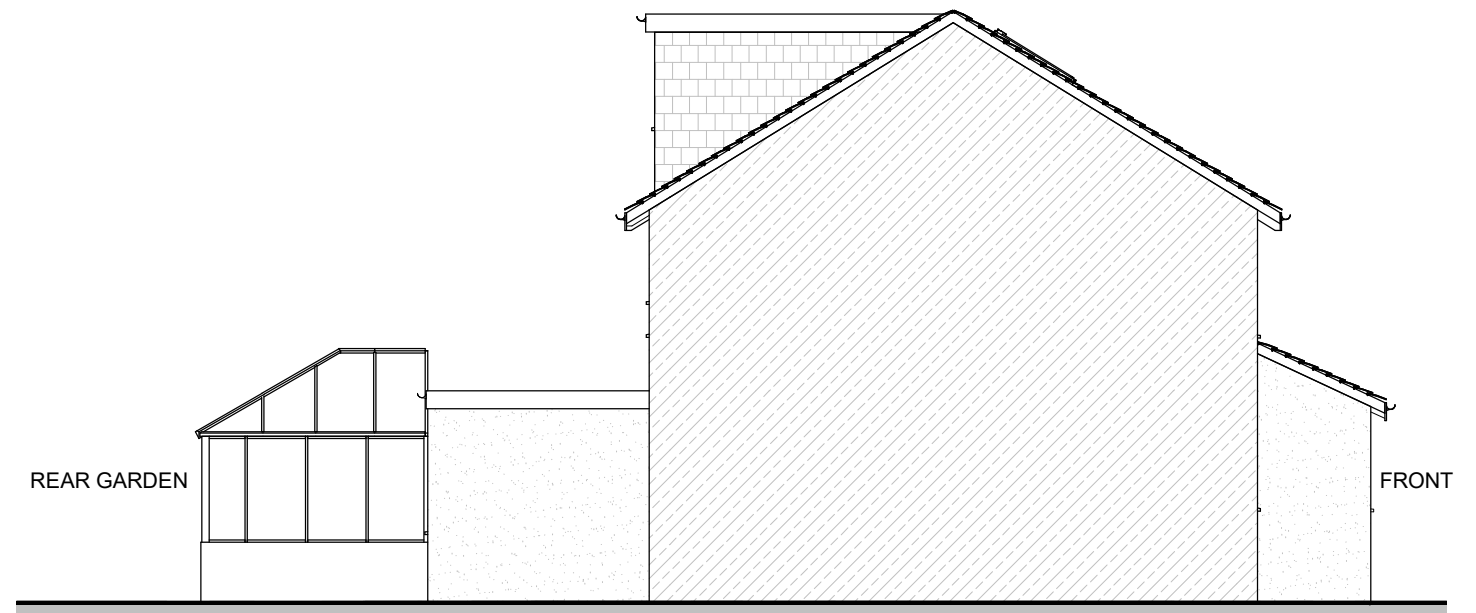
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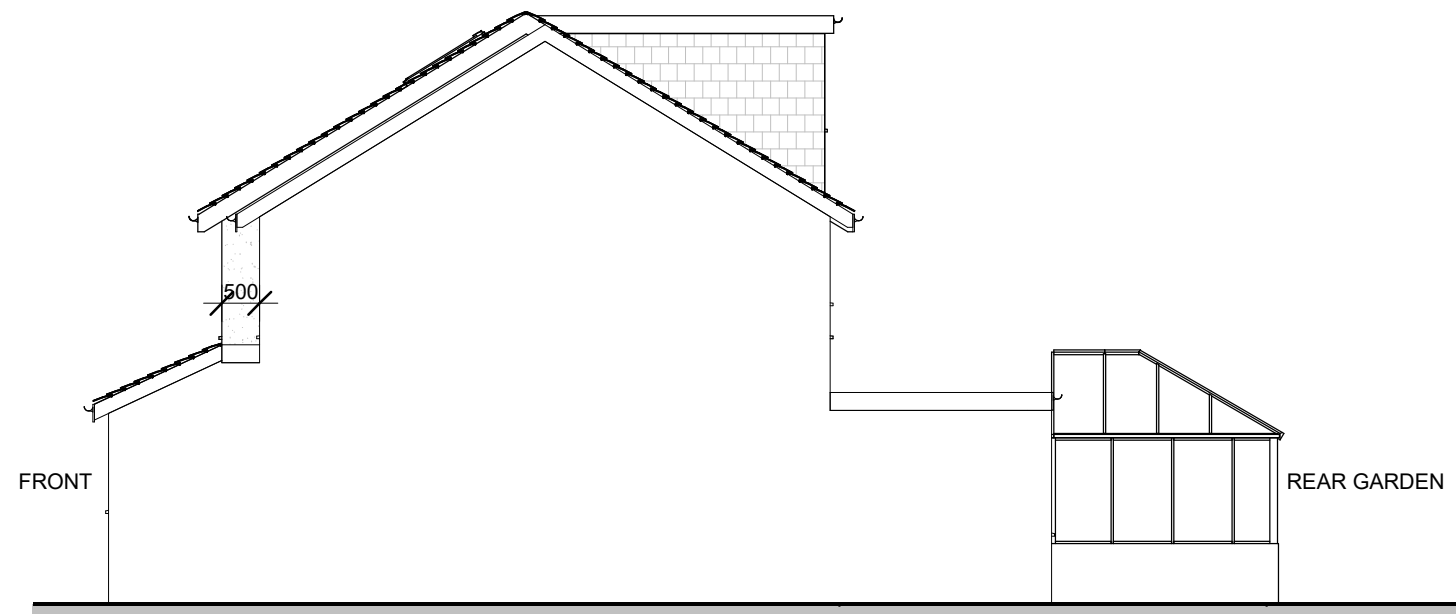
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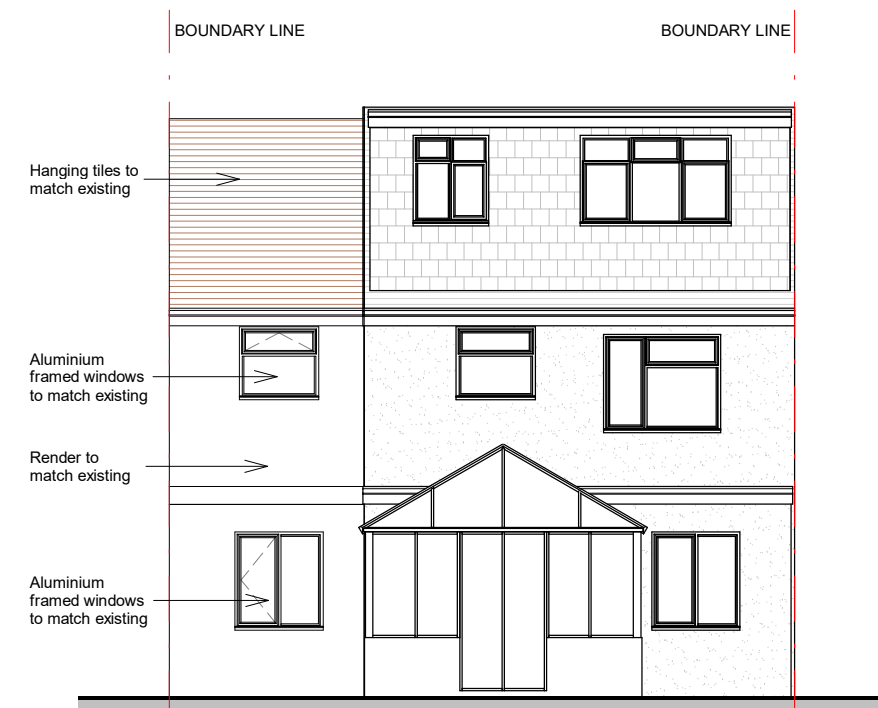
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1 : 100



PP-PROPOSED RIGHT SIDE ELEVATION
1 : 100



PP-PROPOSED LEFT SIDE ELEVATION
1 : 100



PP-PROPOSED REAR ELEVATION
1 : 100

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ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
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DRAWING TITLE

PROPOSED ELEVATIONS

DRAWING NO.

PP-11

REV.

DRAWN

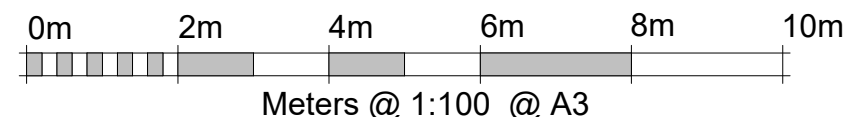
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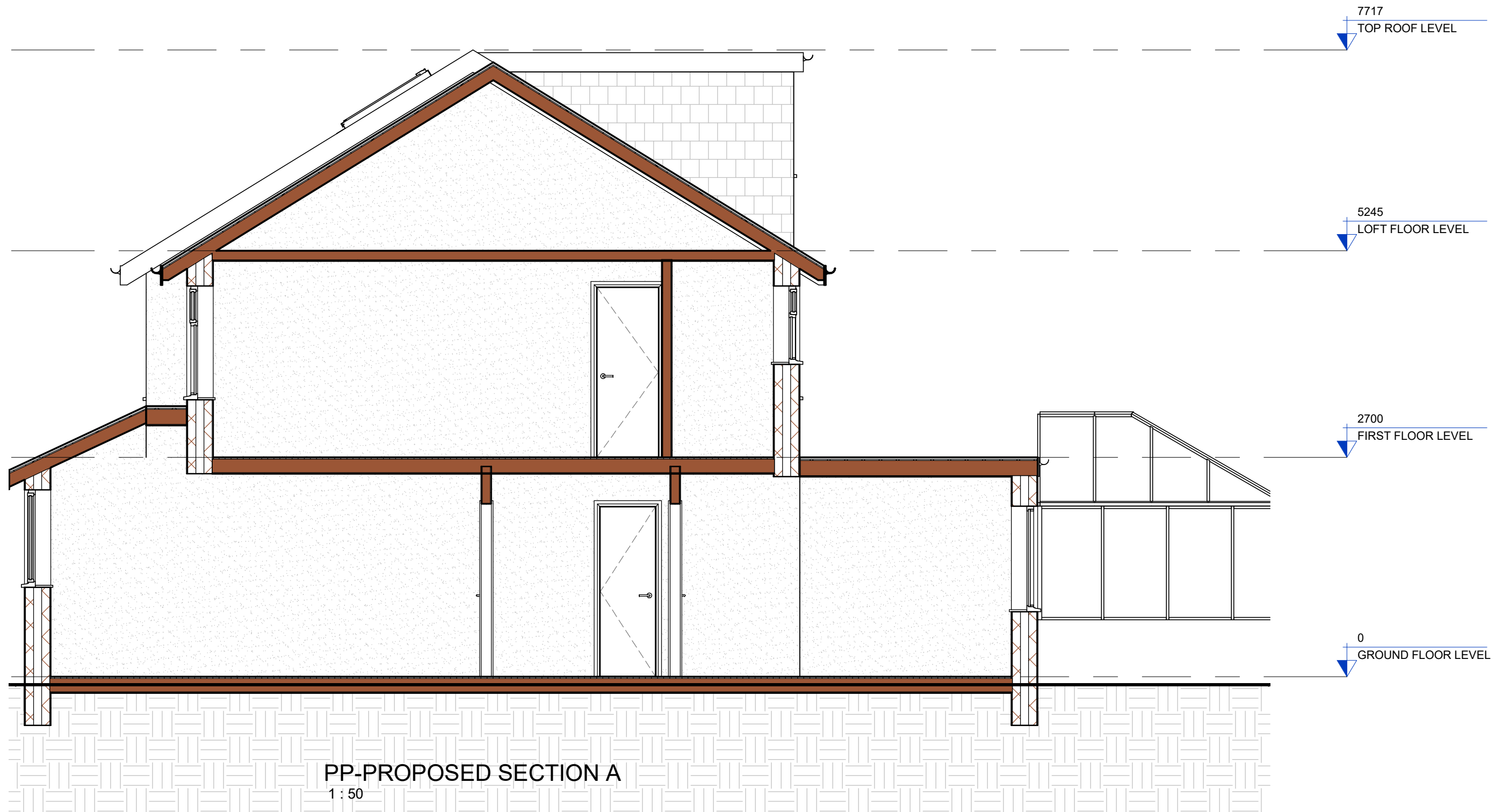
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DRAWING TITLE

PROPOSED SECTION A

DRAWING NO.

PP-12

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14-06-23

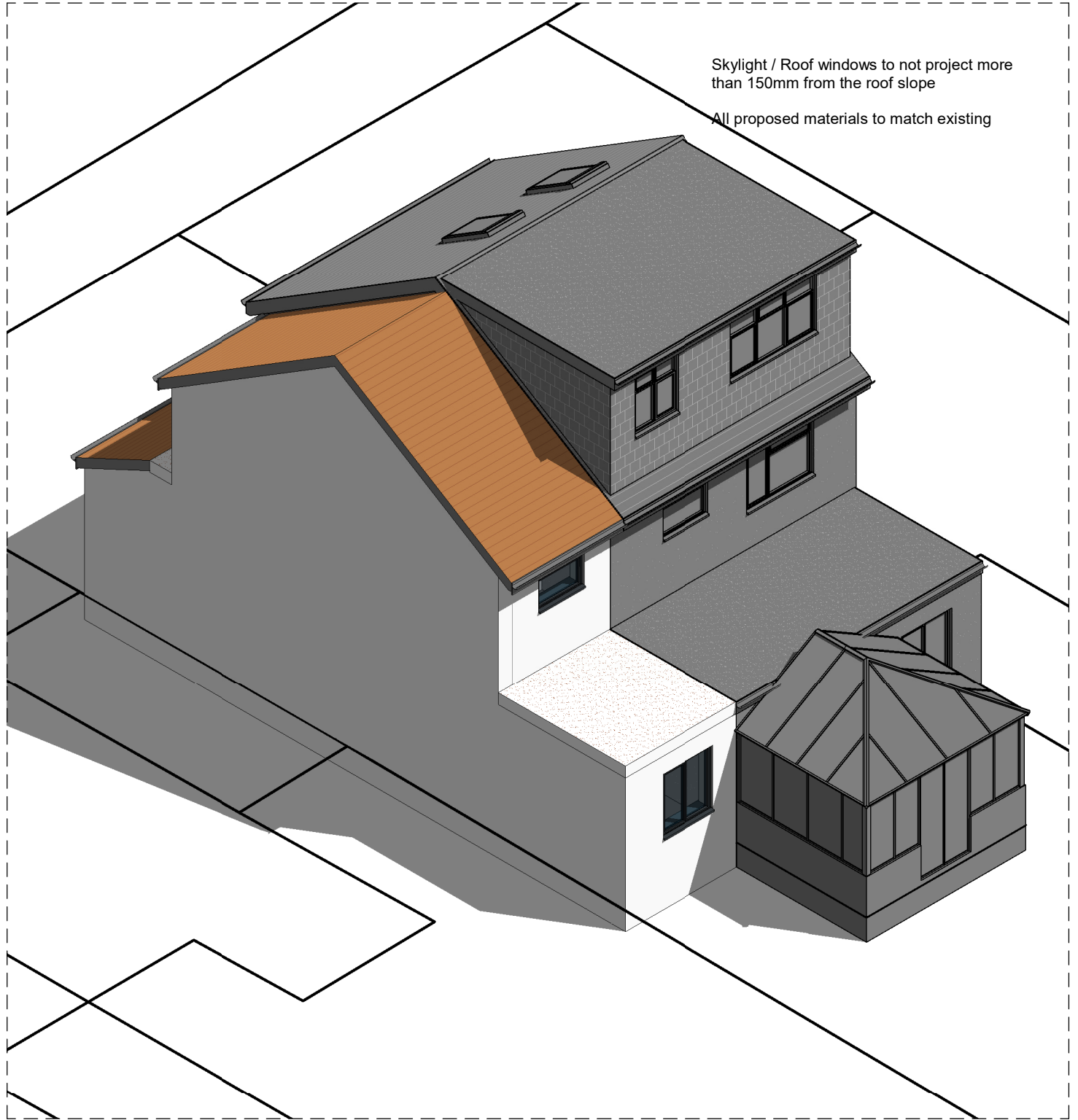
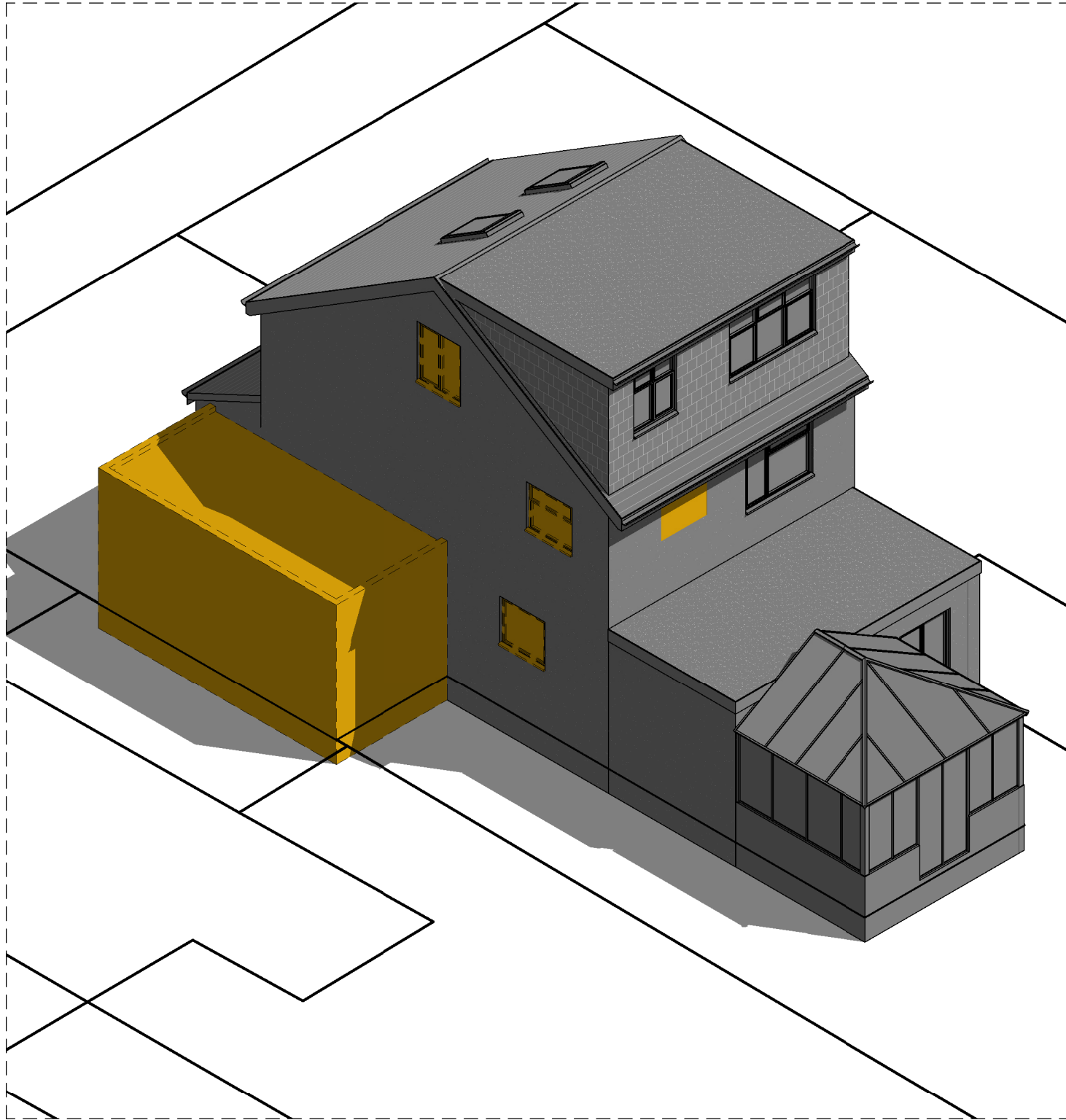
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REV DATE NOTES



1 PP-EXISTING

2 PP-PROPOSED

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51 WEYMOUTH ROAD HAYES
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DRAWING TITLE

COVER PAGE

REV DATE NOTES

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14-06-23

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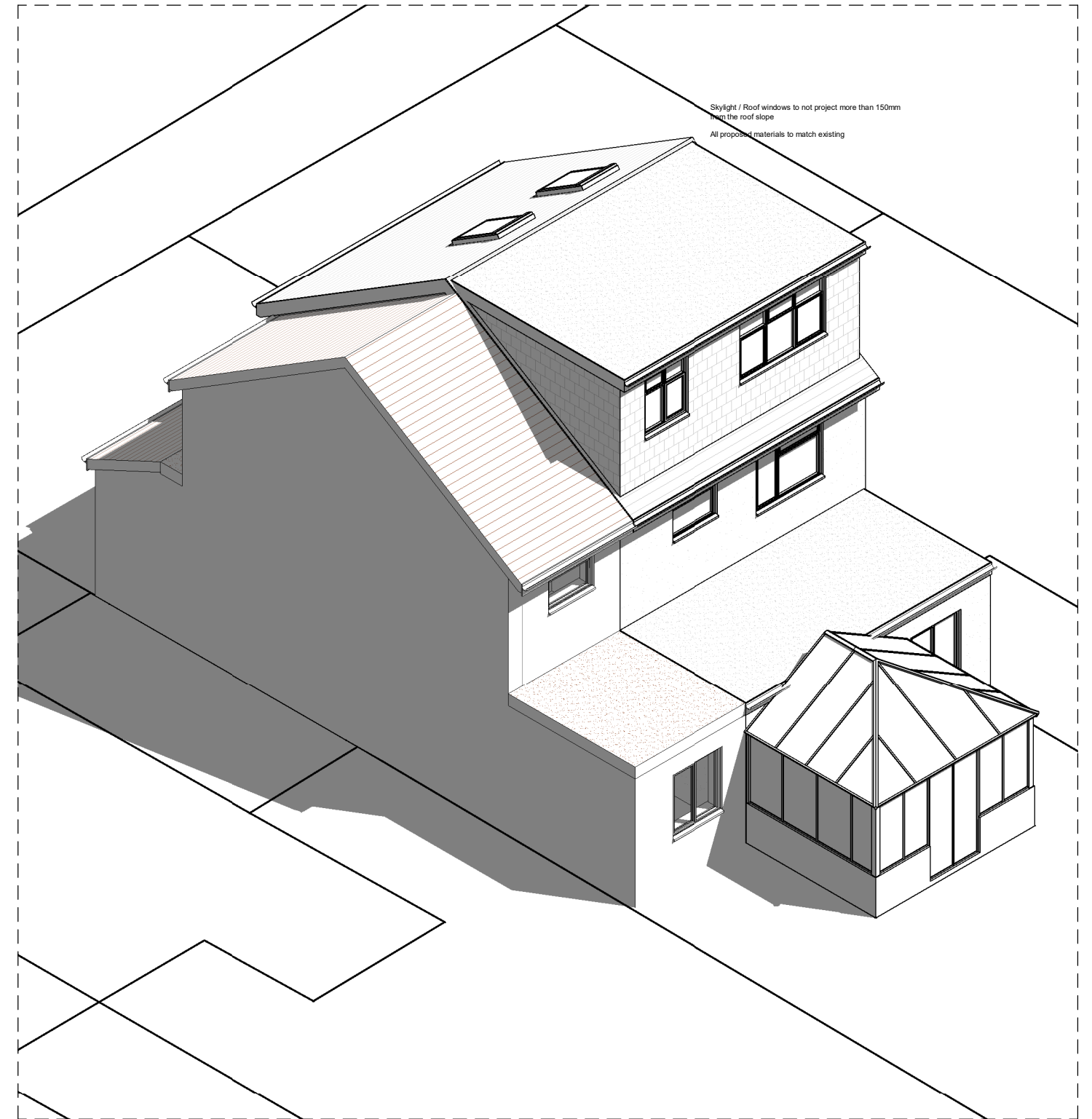
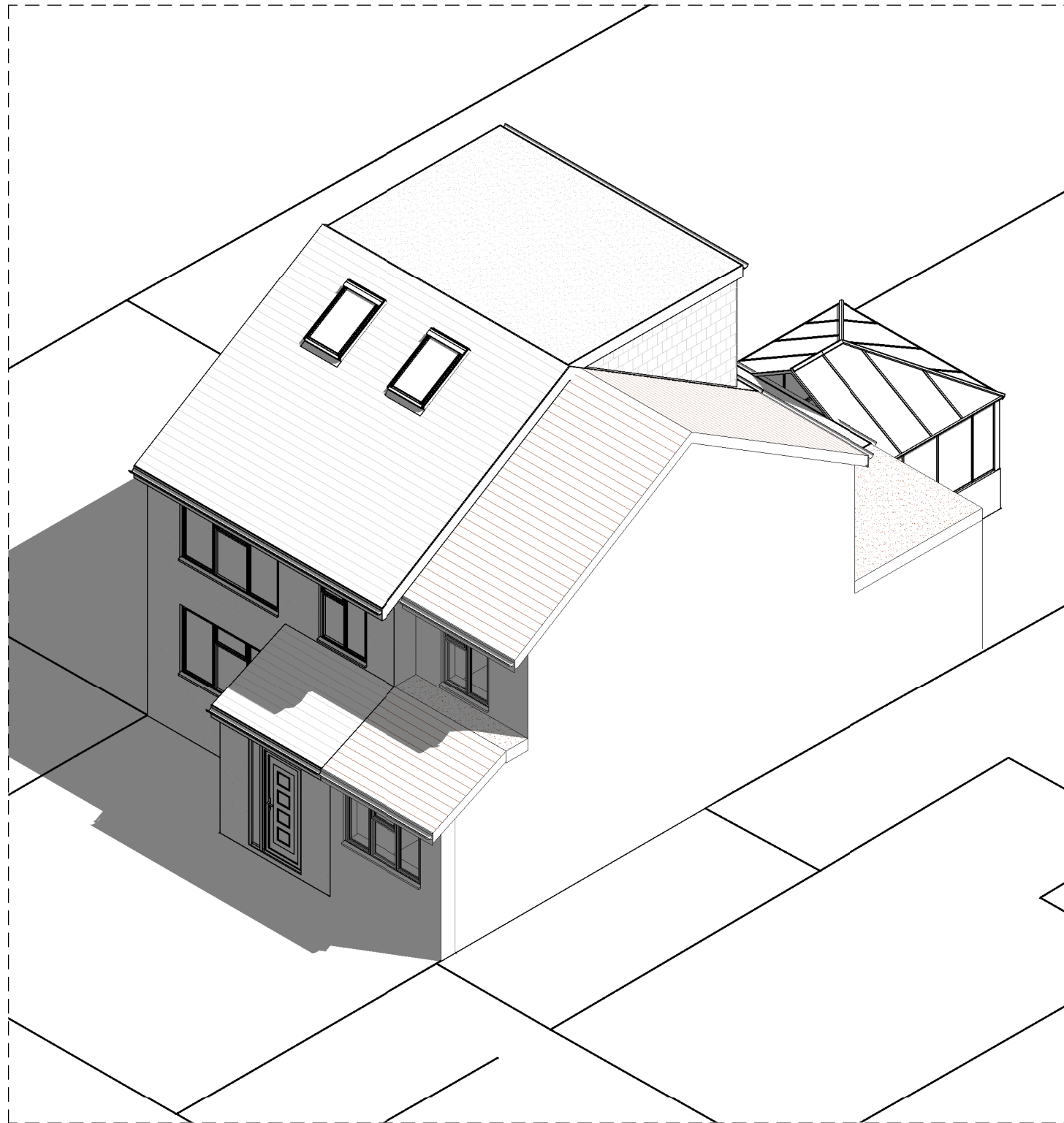
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Skylight / Roof windows to not project more than 150mm from the roof slope
All proposed materials to match existing

1

PP-PROPOSED VIEW

2

PP-PROPOSED VIEW B

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ABID SHABIR

PROJECT

51 WEYMOUTH ROAD HAYES
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DRAWING TITLE

PROPOSED VIEW

REV DATE NOTES

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