



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By: Mr Amarjit Singh Dhunna

Proposal: Erection of a single-storey and first-floor rear extension to the existing public house.

Appeal Site: Pub Punjabi, 10-11 Broadway Parade, Coldharbour Lane HAYES, UB3 3HE

Our Ref:
Your Ref:

18611/APP/2025/1405
APP/R5510/W/25/3374178

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant permission for the erection of a single-storey and first-floor rear extension to the existing public house.
- 1.2 The LPA refused planning permission on 14th August 2025 for the following reason (as stated on the decision notice):
 1. The proposed first floor rear extension by reason of its siting, size, scale, bulk, height and proximity would be detrimental to the amenities of the adjoining occupier at 10a and 11a Broadway Parade, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policy D3 of the London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies.
- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The appellant states that the submitted plans indicate that the rooms with rear-facing windows on the first floor are designated for kitchens, bathrooms, and a laundry room, rather than bedrooms or a lounge. The delegated report confirms that the 2nd-floor rear-facing bedrooms within the loft conversion are less affected by the proposed first-floor rear extension due to their height. The proposed first-floor extension would be situated 5.1 metres from the neighbouring flats 10A and 11A, which is considered sufficient to ensure adequate open space, daylight, and sunlight for the adjoining properties.
- 2.2 The Council maintains that whilst the submitted plans indicate the use of the rooms served with rear facing windows at first floor level serve kitchens, bathrooms and a laundry room, officers remain concerned about the impact of the proposed first floor extension on the occupants of the residential properties given the lack of relative separation distance and corresponding impact on outlook, privacy and natural light. This concern was previously raised during the consideration of application reference 18611/APP/2019/3970. The current scheme differs from that which was previously refused in that the internal layout has been amended to show a laundry room and there is also loft accommodation with rear facing kitchen windows to both 10A and 11A The Broadway. The laundry room is of a size which could be used as a habitable room with no control being possible by the Council to prevent its use as such. The introduction of 2nd floor rear facing bedrooms within the loft conversion would also be impacted, albeit to a lesser extent given their height.
- 2.3 The Council maintains its position that the proposed first-floor extension would not harm the amenity of the neighbouring properties at Halsway through scale, outlook, or light loss.
- 2.4 However, given the concerns raised in terms of its siting, size, scale, bulk, height and proximity would be detrimental to the amenities of the adjoining occupier at 10a and 11a Broadway Parade, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore, the proposal would be contrary to Policy D3 of the London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies.

3. Conclusion

- 3.1 For the reasons set out in the delegated report and this statement, the Council considers that the proposed. The Inspector is therefore respectfully requested to dismiss the appeal.
- 3.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 2.

Appendices

Appendix 1 – Planning Officer's Delegated Report

Appendix 2 – The LPA's Recommended Conditions