

Professional Plans

Written Representations: Appeal Statement

On behalf of:

Mr Amarjit Singh Dhunna

Following the refusal of planning permission by:

The London Borough of Hillingdon Council

LPA Reference(s):

18611/APP/2025/1405

Permission refused for:

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

At:

Pub Punjabi

10-11 Broadway Parade

Coldharbour Lane

Hayes

UB3 3HE

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1.0 BACKGROUND

- 1.1 This appeal relates to the refusal of planning permission for the proposed 'Erection of a single-storey and first-floor rear extension to the existing public house' at 10-11 The Broadway, Coldharbour Lane, Hayes.
- 1.2 The planning application (assigned reference number 18611/APP/2025/1405) was dated 19th May 2025 and was subsequently refused on 14th August 2025 by the London Borough of Hillingdon Council. The decision notice provided just one reason for refusal, as noted below:
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 Considering the council's reason for refusal, the following statement will seek to demonstrate why the council's decision is deemed unsound in this instance and how the scheme aligns with the aims of national and local planning policy.

2.0 APPEAL PROPERTY AND SITE LOCATION



10-11 The Broadway, Coldharbour Lane, Hayes.

- 2.1 The subject of this appeal is a double-fronted commercial building currently operating as a public house, located on the eastern side of Broadway Parade. It is a three-storey building with residential accommodation on the first and second floors.

- 2.2 At the rear is a small yard designated as a 'beer garden.' The property features a rear dormer and backs onto a private access road.
- 2.3 No. 9, the adjoining property to the south, is a single-fronted unit used as a bathroom supplier. In contrast, the neighbouring property to the north (No. 12) is a single-fronted unit split into two, serving as a beauty salon and a newsagent. Both properties have substantial rear extensions and residential accommodation on the upper floors.
- 2.4 The site is located within Hayes Town Centre and a secondary shopping area. Due to its town centre location, the surrounding area is characterised by a mix of retail and commercial uses, with residential units on the upper floors and along adjacent roads.
- 2.5 The site is situated in an area with good public transport accessibility (PTAL 3), where 0 represents the worst rating and 6b the best.
- 2.6 The existing building is not subject to any heritage designations and does not lie within a Conservation Area.
- 2.7 Google Earth view shows the site and surroundings below:



Source: Google Earth Pro, dated March 2021

3. PLANNING HISTORY

- 3.1. A full search of the London Borough of Hillingdon's website on the planning history for the appeal site has been carried out in preparation for the appeal statement. The following decisions are relevant to this appeal:

Reference	Location	Proposal	Received	Status
18611/APP/2021/2387	10a Broadway Parade Coldharbour Lane Hayes	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights	14/06/2021	Approval
18611/APP/2021/2390	11a Broadway Parade Coldharbour Lane Hayes	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights	14/06/2021	Approval
18611/APP/2019/3970	10-11 Broadway Parade Coldharbour Lane Hayes	Part two storey, part single storey rear extension attached to existing single storey rear element	07/12/2019	Refusal
18611/APP/2019/1088	10-11 Broadway Parade Coldharbour Lane Hayes	Single storey rear extension	01/04/2019	Approval

Source: <https://planning.hillingdon.gov.uk/OcellaWeb/planningSearch>

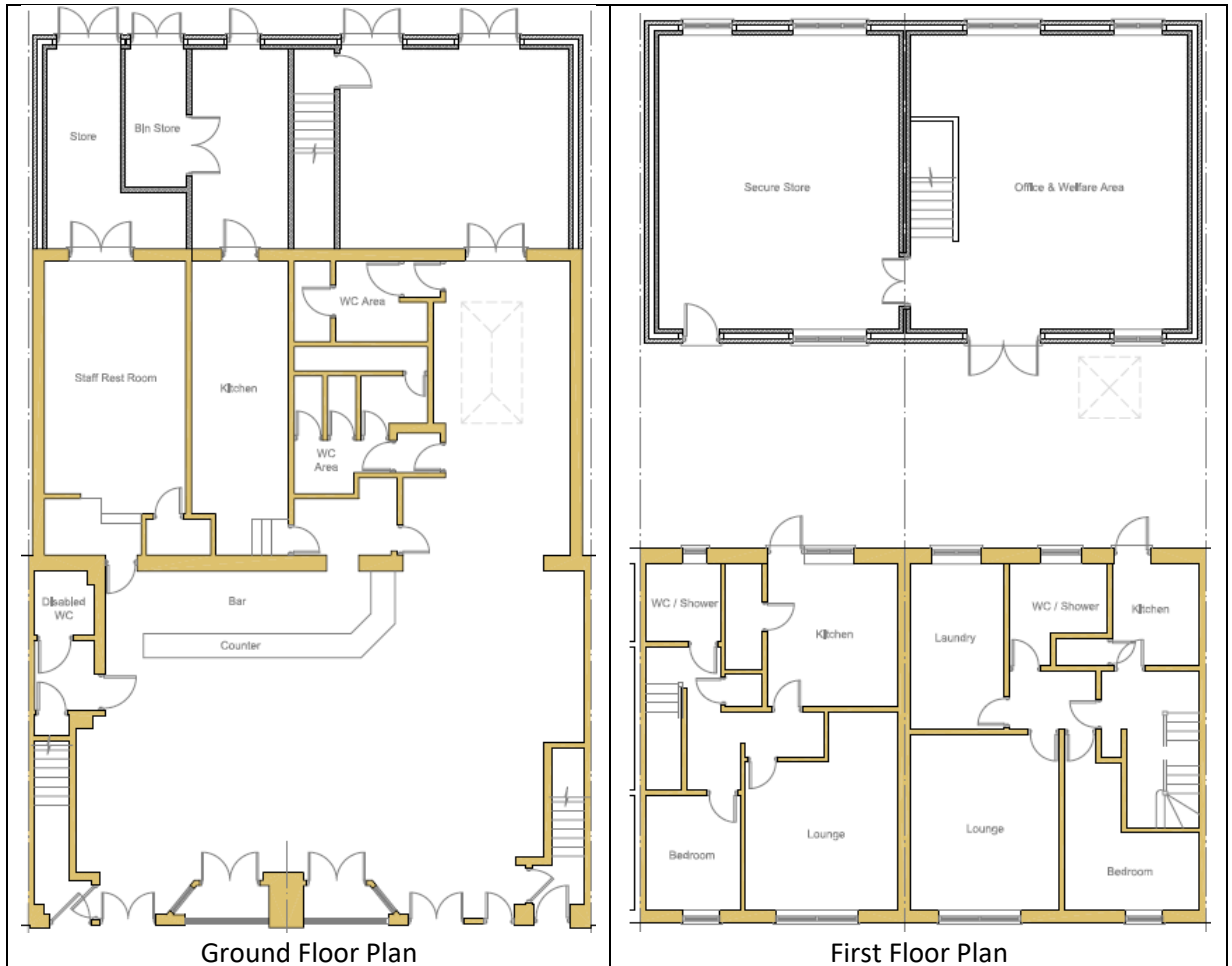
4.0 PROPOSAL

- 4.1 The proposal is to erect a single-storey and first-floor rear extension.
- 4.2 It is important to note that planning permission reference 18611/APP/2019/1088 was granted in 2019 for a single-storey rear extension at 10-11 Broadway Parade, which has since expired. Accordingly, the single-storey rear extension is considered acceptable in principle.
- 4.3 The proposed single-storey rear extension would be 5.3 metres deep and span the entire width of the existing building. It would provide additional storage space, improve kitchen functionality, and add seating for the public house.
- 4.4 In the rear elevation of the extension, it is proposed that each of the three distinct areas will have its own doors opening onto the private access road.
- 4.5 The proposed first-floor rear extension would be 8 metres deep and span the full width of the existing site. It aims to provide secure storage and office areas that are ancillary to the public house. The doors for the two distinct areas are proposed in the front elevation of the extension.
- 4.6 The roof will be flat and 6.3 metres high. In the front elevation of the extension, it is proposed that the storeroom and office have their own doors opening onto the

balcony on the first floor. Brick walls and UPVC windows/ doors are proposed to match the existing.

4.7 In summary, the proposed works create additional floor areas of much-needed space for this expanding business, which will also generate additional footfall for the business and the surrounding area.

4.8 Proposed Floor Plans:



4.9 Proposed Elevation Plans:



5.0 RELEVANT PLANNING POLICY

- 5.1 Planning law stipulates that decisions on planning applications must be made in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 5.2 The relevant parts of the development plan for the area include the Hillingdon Local Plan: Part One - Strategic Policies (2012), the Hillingdon Local Plan: Part Two - Development Management Policies (2020), and the London Plan (2021).
- 5.3 The reason for refusal refers to Policy DMHB 11 of the Development Management Policies, as well as Policy D3 of the London Plan (2021).
- 5.4 Although not referenced within the decision, the National Planning Policy Framework is also regarded as relevant. The following paragraphs will provide a brief summary of the applicable policies. The paragraphs are organised hierarchically according to the significance of national and local planning policies.

National Planning Policy Framework 2023 (NPPF)

- 5.5 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Presumption in Favour of Sustainable Development

- 5.6 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

- 5.7 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

- 5.8 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

- 5.9 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Hillingdon Local Plan: Part Two - Development Management Policies (2020)

- 5.10 The Local Plan Part Two: Development Management Policies and Site Allocations and Designations was adopted as part of the borough's development plan at Full Council on 16 January 2020. Policy DMHB 11 was mentioned as the reason for refusal.
- 5.11 Policy DMHB 11 (Design of New Development) requires that all new development exhibit a high quality of design. Development should harmonise with its surroundings in terms of its scale, size and detailed design. It should use high quality materials. It should not unacceptably harm the residential amenity of close neighbours.

London Plan 2021

- 5.12 The council endorses the sentiments of the London Plan, which provides a clear framework for considering local development needs, taking into account the borough's unique character. Policy D3 was mentioned as the reason for refusal.
- 5.13 Policy D3 (Optimising site capacity through the design-led approach) requires that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site.

6.0 THE APPELLANT'S CASE

- 6.1 The appellant's case will address the concerns raised in the sole reason for refusal, notably:
- a) Whether the proposed first floor rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the adjoining occupier at 10a and 11a Broadway Parade, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.
- 6.2 The following planning considerations are deemed relevant in the determination of this appeal:
- Background
 - Impact on the amenities of the occupiers of neighbouring residential properties
 - Impact on Street Scene
 - Traffic Impact, Pedestrian Safety, Car Parking & Layout
- Background**
- 6.3 The current proposal is a resubmission of an earlier design (18611/APP/2019/3970) that was refused permission due to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and the impact of the part two-storey on the neighbouring occupiers at 10a and 11a Broadway Parade.
- 6.4 The internal layout included with the resubmission has been revised to ensure that no habitable rooms in 10a and 11a have rear windows at the first floor level. The reason for refusal in the current application is the same as that of the previous one. It incorrectly repeats the council's earlier objection that the first-floor rear extension would harm the amenities of the neighbouring properties at 10a and 11a Broadway Parade.
- 6.5 The delegated report does not object in principle to the appeal proposal for the erection of a single-storey building, which was previously granted under application reference 18611/APP/2019/1088, which has since lapsed.

- 6.6 Therefore, the following statement will seek to demonstrate that the Council's assessment of the proposal's character and appearance, and impacts on neighbouring properties at 10a and 11a Broadway Parade, is unwarranted.
- 6.7 The council assessed the proposed development concerning its impact on the amenities of neighbouring residential occupiers, the street scene, traffic and pedestrian safety, and car parking and layout.

Impact on the amenities of the occupiers of neighbouring residential properties

- 6.8 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.
- 6.9 The delegated report also confirms that the proposed first-floor extension would not harm the amenity of the neighbouring properties at Halsway through scale, outlook, or light loss. Moreover, this could be protected by including a condition that requires obscure glazing to be fitted to the rear-facing windows of the extension.
- 6.10 It is therefore considered that the proposed first-floor extension would not have an adverse impact on the amenity, daylight, and sunlight of neighbouring properties and open spaces, and complies with the requirements of Policy D3 of the London Plan (2021) and Policy DMHB 11 of the Local Plan (2020).

Impact on Street Scene

- 6.11 As confirmed in the delegated report, the proposed extensions would be located at the rear of the site, where several existing extensions and alterations to neighbouring properties already exist. Although the extensions are large in scale, it is considered, on balance, that given the appearance and nature of similar developments in the immediate area, the extensions would not be detrimental to the character and appearance of the site or the wider area.

Traffic Impact, Pedestrian Safety, Car Parking & Layout

- 6.12 The appeal site is located in an area with a PTAL ranking of 5, indicating good access to public transport. This complies with the Mayor's Transport Strategy, which aims to encourage walking, cycling, and public transport over the use of private motor vehicles, as well as with National Planning Policy Framework (NPPF) 9: Promoting Sustainable Transport. The site has zero parking, and the proposed development will also have zero parking, which is considered acceptable due to its town centre location and PTAL rating of 5, as confirmed by the delegated report.

7 SUMMARY AND CONCLUSION

- 7.1 The NPPF emphasises the importance of promoting healthy and safe communities (Paragraph 99). Public houses can foster social interaction and community well-being. Therefore, the ancillary use of the extensions aligns with this objective.
- 7.2 The proposed single-storey and first-floor rear extension provides additional storage, an enlarged kitchen, and an office area, enabling the applicant to enhance the eating and drinking experience for patrons. This, in turn, aims to increase footfall for the business and the surrounding area.
- 7.3 Planning permission reference 18611/APP/2019/1088 was granted in 2019 for a single-storey rear extension at 10-11 Broadway Parade, which has since expired. Accordingly, the single-storey rear extension is considered acceptable in principle.
- 7.4 This revised application has been carefully amended following the refusal decision of application ref 18611/APP/2019/3970. The internal layout included with the resubmission has been revised to ensure that no habitable rooms in 10a and 11a have rear windows at the first floor level. Therefore, the proposal will not have any harmful effect on nearby occupiers of the residential properties.
- 7.5 The delegated report also confirms that the proposed first-floor extension would not harm the amenity of the neighbouring properties at Halsway through scale, outlook, or loss of light.
- 7.6 The proposed extensions would be situated at the rear of the site, where several existing extensions and modifications to neighbouring properties already exist. Therefore, considering the appearance and characteristics of similar developments in the immediate area, the extensions would not harm the character and visual appeal of the site or the broader area.
- 7.7 Taken together, the appellant has clearly demonstrated that the proposed use is ancillary, proportionate and policy-compliant. The development provides multiple benefits, including increased storage capacity, enhanced kitchen functionality, additional seating for the public house, and the creation of an office area.
- 7.8 The appeal proposal accords with the overarching aims of the National Planning Policy Framework (2024), including the promotion of inclusive, safe, and healthy living environments. It also aligns with Policy D3 (Optimising Site Capacity Through a Design-Led Approach) of the London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).
- 7.9 In light of the above, and in the absence of any demonstrable harm, we respectfully request that this appeal be allowed, subject to any reasonable and necessary planning conditions that may be deemed appropriate in safeguarding the ancillary nature of the proposal.