

Mr Idris Anjary
Active Architecture
68 High Worples
London
HA2 9SZ

Application Ref: 60552/APP/2025/2102

Date of Decision: 24th September 2025

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:	60552/APP/2025/2102
Date your planning application was submitted:	4th August 2025
Site location:	113 Nield Road Hayes Middlesex UB3 1SH
Description:	Erection of a first floor side extension.
Application submitted by:	Mr Idris Anjary
Plans that this decision was based on:	See attached Schedule of Plans

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

1. The proposed development by reason of its overall, width, undercroft design, siting, multiple roof forms and poor design when combined with the existing hip to gable and rear dormer roof extensions would result in a cramped, incongruous and visually awkward form of development that fails to appear subordinate as well as failing to respect the architectural composition of the existing dwellinghouse. The proposed development would therefore fail to harmonise with the established built environment resulting in a detrimental impact on the character and appearance of the immediate street scene and the wider surrounding area. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3 and D4 of the London Plan (2021) and Chapter

12 of the National Planning Policy Framework (2024).

2. The proposed development, by reason of the inadequate level and poor standard of private amenity space, would fail to provide a satisfactory living environment for future occupants. The quantity, quality, and layout of the amenity space does not meet the minimum requirements set out in Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), which seeks to ensure all new residential development is provided with usable, functional, and high-quality amenity space. Furthermore, the proposal is contrary to Policy DMHD 1, which requires that all new housing development delivers a high standard of amenity for future occupiers. As such, the proposal would result in substandard living conditions and is therefore contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan Part 2 (2020), as well as the design and amenity objectives of the National Planning Policy Framework (NPPF).

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 (2021) and national guidance.

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

DMEI 12 Development of Land Affected by Contamination

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

LPP D3 (2021) Optimising site capacity through the design-led approach

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: 24th September 2025



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

AA113NR01.	Received	04-08-2025
AA113NR02.	Received	04-08-2025
AA113NR03.	Received	04-08-2025
AA113NR04.	Received	04-08-2025
AA113NR05.	Received	04-08-2025
AA113NR06.	Received	04-08-2025
AA113NR07.	Received	04-08-2025

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).