

Appeal 6004329

Appeal questionnaire

Submitted on 24 February 2026.

Appeal type	Full planning
Appeal site	14 Willow Tree Lane, Hayes, UB4 9BB
Agent contact details	Joseph Orbell josephorbell@tpexpert.co.uk +442392523352
Application number	5516/APP/2025/2441

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Consultation list.pdf (/document/096bb8fa-84c2-4e38-a4d3-cea3fae6b186)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation letter.pdf (/document/26859430-d435-4723-a828-85ce5dbaab94)
Appeal notification letter	Consultation list.pdf (/document/93798afc-e59e-4b56-bbd0-edbe28fc21f6) Notification Letter.pdf (/document/be9fa110-ed78-4d4f-9713-f42aceed28cd)

Consultation responses and representations

Statutory consultees	No
Responses or standing advice to upload	No
Representations from other parties	Yes
Upload representations from other parties	EREPMEMO-5516 APP 2025 2441-LAN-20251013-09131267744.pdf (/document/0c60dced-74d7-459e-8c61-07385be0bbf7) EREPMEMO-5516 APP 2025 2441-YIS-20251121-15531282173.pdf (/document/2a5816ee-8f20-4fb2-bd48-3c46125bd382) EREPMEMO-5516 APP 2025 2441-LGO-20251007-10591266571.pdf (/document/5049fa9e-3ce4-4d81-8952-56fcb725d4e1) EREPMEMO-5516 APP 2025 2441-KTO-20251114-14051278059.pdf (/document/55897b0f-855e-45eb-a43e-79ff5bdd40ea) EREPMEMO-5516 APP 2025 2441-LAN-20250929-09181263938.pdf (/document/20e5c0cc-3e7c-4532-a3c6-91b199a952b6) CRS48637 5516-APP-2025-2441 (2) - 14 WILLOW TREE LANE, HAYES.pdf (/document/8bff3c2e-313f-4856-81b3-dc0b76f412fb)

Planning officer's report and supporting documents

Upload planning officer's report	Officer Report.pdf (/document/8adc3ef5-963a-44af-893b-15d6362ee0de)
Do you have any relevant policies from your statutory development plan?	Yes
Policies from statutory development plan	Cycle Infrastructure Design - Local Transport Note 1-20.pdf (/document/2b01b2b7-12bb-48ee-94b7-001b561cf1db) Adopted DMHB11 - DMHB12.pdf (/document/da1bfff9-5e89-4ab9-82c8-2bc2d7d9688d) London Cycling Design Standards - chapter 8 - cycle parking.pdf (/document/5a4966ff-2784-4ba2-91a3-4306ab2f33dd) Adopted Appendix C - Parking Standards.pdf (/document/2978eccf-c30a-45c9-9bd2-471f838503cc) Adopted DMT1 - DMT7.pdf (/document/c242cf65-cdc0-4ba0-a479-4ec9f130871a) National Planning Policy Framework December 2024.pdf (/document/76629b81-9872-41a2-b88d-5a3e9681de29) Adopted DMHB18.pdf (/document/4cc7b53e-3d94-49d3-833b-6286bf751708) London Plan 2021 Front Cover.pdf (/document/de532dce-87bc-4c26-b403-6a4b5610e3a0) Front Cover and Contents - Local Plan Part 1.pdf (/document/c6382bf5-3ee5-4c05-996a-82e8604e7a3a) Front Cover & Contents - Local Plan Part 2 Development Management Policies.pdf (/document/25a6ac0f-1da6-4d71-9373-cc99c8498c7c) Adopted DMHB16.pdf (/document/be85ca14-3e08-491d-8972-e40e8a1c4c55) London Plan 2021 Policies T4 - T6.5.pdf (/document/51dd805a-59fd-44a5-9d3b-e85bafcd62d7) Adopted DMH Policies.pdf (/document/613db605-8c17-4c9b-acdc-fe624c3419a7)
Emerging plans	No
Do you have any other relevant policies?	No
Supplementary planning documents	No
Community infrastructure levy	Yes
Upload your community infrastructure levy	Adopted CIL Charging Schedule 2014.pdf (/document/a3990378-2539-49b3-907c-c89a9155f542)
Community infrastructure levy formally adopted	Yes

Site access

Access for inspection	No
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Will the inspector need to enter a neighbour's land or property?	No
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Potential safety risks	No
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Appeal process

Procedure type	Written representations
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Appeals near the site	No
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Extra conditions	Yes To follow with Statement of Case.
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