



Appeal Decision

Site visit made on 25 February 2025 by Elizabeth Davies BSc (Hons) MIEMA, CEnv

Decision by F Wilkinson BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27th May 2025

Appeal Ref: APP/R5510/D/24/3357442

47 Daleham Drive, Uxbridge, Hillingdon UB8 3HP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Adbul Malik against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref is 64868/APP/2024/2763.
 - The development is described as 'Demolition of the existing outbuilding. Erection of an outbuilding to be used as a 1-bedroom residential annexe (retrospective application)'.
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of the existing outbuilding. Erection of an outbuilding to be used as a 1-bedroom residential annexe at 47 Daleham Drive, Uxbridge, Hillingdon, UB8 3HP in accordance with the terms of the application, Ref 64868/APP/2024/2763, subject to the following conditions:
 - 1) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown in the approved plans.
 - 2) The development hereby permitted shall be carried out in accordance with the approved plans: PL01 (dated 10/10/24) and PL02 (dated 10/10/24).
 - 3) The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 47 Daleham Drive, Uxbridge, Hillingdon.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. It is noted that the description of development was changed and agreed with the Council during the planning application process. I have used the amended description in my assessment.
4. The outbuilding is already in place and the appeal has been considered on this retrospective basis.

Main Issue

5. The main issue is whether the development allows for satisfactory living conditions for current and future occupiers of the appeal property with regard to outdoor amenity space.

Reasons for the Recommendation

6. The appeal property is a semi- detached dwelling. It has recently been extended to provide accommodation in the loft space, including a rear dormer which, along with the annex has increased the number of bedrooms at the property to four or more.
7. The outbuilding has been built at the far end of the garden and there are no other buildings or structures of note which leaves the remaining garden area as usable amenity space.
8. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) (the 'Local Plan: Part Two') states, amongst other things, that planning applications relating to alterations and extensions of dwellings will be required to ensure adequate garden space. Policy DMHB 18 of the Local Plan: Part two requires new 4 bedroom houses to have at least 100 square metres of private outdoor amenity space. The National Planning Policy Framework (the 'Framework') also requires development to provide a high standard of amenity.
9. The Council's decision was based on information that the garden at the appeal property measured around 65 square metres. The appellant has provided a new plan with the appeal, confirming the rear garden measures about 90.16 square metres. Whilst this is larger than the measurements provided to the Council, it is still below the 100 square metres required by Policy DMHB 18. The appeal property could reasonably accommodate a large family. However, notwithstanding the different measurements submitted by the Council and appellant, the remaining garden area provides a good quality private space of sufficient size to accommodate typical garden activities and domestic paraphernalia.
10. Whilst the garden does not meet the size requirements set for outdoor amenity space in Policy DMHB 18, in this particular case, I am satisfied that no harm to living conditions has occurred. I conclude therefore that satisfactory outdoor amenity space is available for current and future occupiers and the development accords with Policy DMHD 1 of the Local Plan: Part Two and the Framework.

Other Matters

11. Whilst I note that neighbouring properties have not been extended to the same degree as the appeal property and are unlikely to have as many bedrooms, the appeal site does not seem overdeveloped or out of proportion with the garden size.

Conditions

12. I have considered the conditions suggested by the Council. Where necessary, and in the interests of clarity and precision, I have slightly altered the conditions to better reflect the advice in the Framework and the Planning Practice Guidance.
13. I have imposed the standard condition specifying the relevant plans in order to provide certainty. I have included a condition requiring the external materials to

match the approved plans to protect the character and appearance of the appeal property.

14. I have also included a condition preventing the outbuilding being used as an independent dwelling, to ensure that it is only used ancillary to the main dwelling house.

Conclusion and Recommendation

15. For the reasons given above, the proposal complies with the development plan when taken as a whole and there are no material considerations, including the Framework, that would outweigh this finding. Consequently, I recommend that the appeal should be allowed.

Elizabeth Davies

APPEAL PLANNING OFFICER

Inspector's Decision

16. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

F Wilkinson

INSPECTOR

Mr Rob Hewson
allPlanning
64 Nile Street
London
N1 7SR

Application Ref: 64868/APP/2024/2763

Date of Decision: 22nd November 2024

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: 64868/APP/2024/2763

Date your planning application was submitted: 21st October 2024

Site location: 47 Daleham Drive Hillingdon Middx UB8 3HP

Description:
Demolition of the existing outbuilding. Erection of an outbuilding to be used as a 1-bedroom residential annexe (Retrospective application).

Application submitted by: Mr Rob Hewson

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 virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property. The proposal is therefore contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Paragraph 135f) of the National Planning Policy Framework (2023).

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 (2021). 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.
2. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

DMHD 2 Outbuildings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D6 (2021) Housing quality and standards

NPPF12 - NPPF12 23 - Achieving well-designed and beautiful places

23

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: 22nd November 2024

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: 64868/APP/2024/2763

SCHEDULE OF PLANS

PL01.	Received	18-10-2024
PL02.	Received	18-10-2024
Supporting Statement, All Planning.	Received	18-10-2024

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.	ADVERTISEMENT 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: 47 DALEHAM DRIVE HILLINGDON MIDDX

Development: Demolition of the existing outbuilding. Erection of an outbuilding to be used as a 1-bedroom residential annexe (Retrospective application).

LBH Ref Nos: 64868/APP/2024/2763

Drawing Nos: PL01
 PL02
 Supporting Statement, All Planning

Date Plans received: 18-10-24 **Date(s) of Amendments(s):**

Date Application valid 21-10-24

1. CONSIDERATIONS

1.1 Site and Locality

The application site forms a pair of semi-detached properties situated on the western side of Daleham Drive. The street scene is residential in character and appearance comprising semi-detached properties uniform in appearance with brick finishing. The dwellings opposite of the site are one-storey semi-detached dwellings.

The application site is located within the Developed Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for the following scheme which is noted to be retrospective - Demolition of the existing outbuilding. Erection of an outbuilding to be used as a 1 bedroom residential annexe.

1.3 Relevant Planning History

64868/APP/2024/1218

47 DALEHAM DRIVE HILLINGDON MIDDX

Conversion of roof space to habitable use, including the construction of a rear dormer, installation of two roof lights to front roof slope, and alteration of roof from hipped to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 28-06-2024

Approved

64868/APP/2021/4646

47 DALEHAM DRIVE HILLINGDON MIDDX

Erection of a front porch extension

Decision: 23-03-2022

Approved

64868/APP/2021/4661

47 DALEHAM DRIVE HILLINGDON MIDDX

Demolition of existing outbuilding and erection of a single storey rear extension

Decision: 22-02-2022

Approved

Comment on Planning History

The relevant planning history is listed above.

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

7 neighbours were consulted by letter dated 29-10-24. No comments received.

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

DMHD 2 Outbuildings

DMT 1 Managing Transport Impacts

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

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

LPP D6 (2021) Housing quality and standards

NPPF12 -23 NPPF12 23 - Achieving well-designed and beautiful places

5. MAIN PLANNING ISSUES

The main planning issues are the principle of development, the effect of the development on the character and appearance of the area, the impact on neighbouring residential amenity, private amenity space and highway safety/parking.

PRINCIPLE:

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states - The Council will require residential outbuildings to meet the following criteria: i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees; iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

It has been established through case law that the distinctive characteristic of a dwelling house is its ability to afford those who use it, the facilities required for day-to-day private domestic existence (Gravesham BC v SSE & O'Brien). Section 254 of the Housing Act 2004 refers to basic amenities comprising a toilet, personal washing facilities and cooking facilities.

The 24.3sq.m GIA is formed of a single room with storage and shower room. The overall footprint and dimensions are considered to be acceptable. The unit would be too small to function independently of the main dwelling. The annexe would be sited in proximity to the main dwelling with its entrance door and main windows facing towards the dwelling. It is noted from the planning statement that the annexe would be occupied by a family member of the household and that meals would be provided in the main house as the annexe does not contain a kitchen facilities. It therefore does not contain the requisite facilities to function independently as a self-contained unit.

Whilst the proposal does not accord with Policy DMHD 2 as it provides primary accommodation, recent appeal decisions (including the two appeal decisions submitted with the application) have determined that the use of the outbuilding as an annexe in connection with the residential use of the host dwelling could be controlled by condition. If planning permission were granted and the structure were not used as proposed, or if there is a material change of use in the future to create a separate dwelling, then a further grant of planning permission would be required, and the building would be at risk of enforcement action if such permission is not granted.

CHARACTER AND APPEARANCE:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (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 Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings, must harmonise with the local context by taking into account the surrounding settings.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible.

The outbuilding is sited along the rear boundary with 50cm side gaps to the shared side boundaries. The height of the outbuilding is 2.7metres set under a flat roof which rises towards the rear and overhangs the front wall by a metre. The footprint is an irregular shape and externally, the outbuilding measures 6metres in width and 5.3metres in depth. It is constructed with red brickwork to the front elevation and rendered to the side and rear.

Notably there are other examples of outbuildings in the rear gardens of neighbouring properties. The development would therefore not introduce an alien feature in the area. With limited visibility of the outbuilding from the public realm, it is considered that there would not be any harm to the character and appearance of the area.

NEIGHBOURING AMENITY:

Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The outbuilding would occupy a portion of the rear garden, however it would be visible from neighbouring properties and there would be little doubt that occupiers would be aware of the nature of activity including both comings and goings and use of lighting etc. However as it is described as an annexe and not a self-contained detached dwelling, it is considered that neighbouring impacts would be limited.

PRIVATE AMENITY SPACE

Paragraph 135f) of the NPPF (2023) states - Planning policies and decisions should ensure that developments 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space in accordance with Table 5.3 which requires a 4 bedroom house to have at least 100 square metres of private outdoor amenity space.

The original 3bed dwelling has been extended by way of a loft conversion including a rear dormer and hip to gable conversion granted under a recent certificate of lawfulness which provides a 4th bedroom in the roofspace. Therefore with the annexe, the dwelling would currently comprise a 5bedroom property.

The retained private amenity space measures 65.sq.m (with existing structure demolished) which represents a significant under-provision in terms of the Local Plan's minimum requirement for 100 square metres of private amenity space for a 4+ bedroom dwelling. The cumulative effect of the extensions to the host dwelling and now the outbuilding, taken together, therefore represents overdevelopment of the site.

The limited rear garden area which would be retained would be insufficient to meet the needs of a family sized house. The retained rear garden would undermine the general outdoor space that occupants could reasonably expect with a property of this size and type. As a result, it is considered

that the proposal would result in poor living conditions for the occupants residing at the site. This forms reason for refusal 1.

While it is noted that the rear gardens of the properties within the street scene do feature outbuildings and some properties benefit from both outbuildings and rear extensions these properties have not been as heavily extended as the application property. The additional bedrooms amount to a significant shortfall in amenity space which is not apparent for the properties within the immediate context.

In light of the above, it is considered that the proposal would have a harmful effect on the living conditions of the occupants of the host property, in terms of the provision of private external amenity space. The proposal therefore fails to comply with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135f) of the NPPF (2023).

HIGHWAY SAFETY AND PARKING:

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The site benefits from on-site car parking provision and no changes are being proposed to the existing vehicle crossover serving the site, which is considered to be fit for purpose. It is therefore considered that the proposal would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

CONCLUSION:

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Private amenity space

The proposed development, by virtue of its failure to maintain an adequate provision of private external amenity space, would have a harmful effect on the living conditions of the occupants of the host property. The proposal is therefore contrary to Policies DMHB 18 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Paragraph 135f) of the National Planning Policy Framework (2023).

INFORMATIVES

1. 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).
2. 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 (2021). 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.
3. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

1. 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).
2. 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
DMHD 2	Outbuildings
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts

DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
NPPF12 -23	NPPF12 23 - Achieving well-designed and beautiful places

Contact Officer: Christos Chrysanthou **Telephone No:** 01895 250230

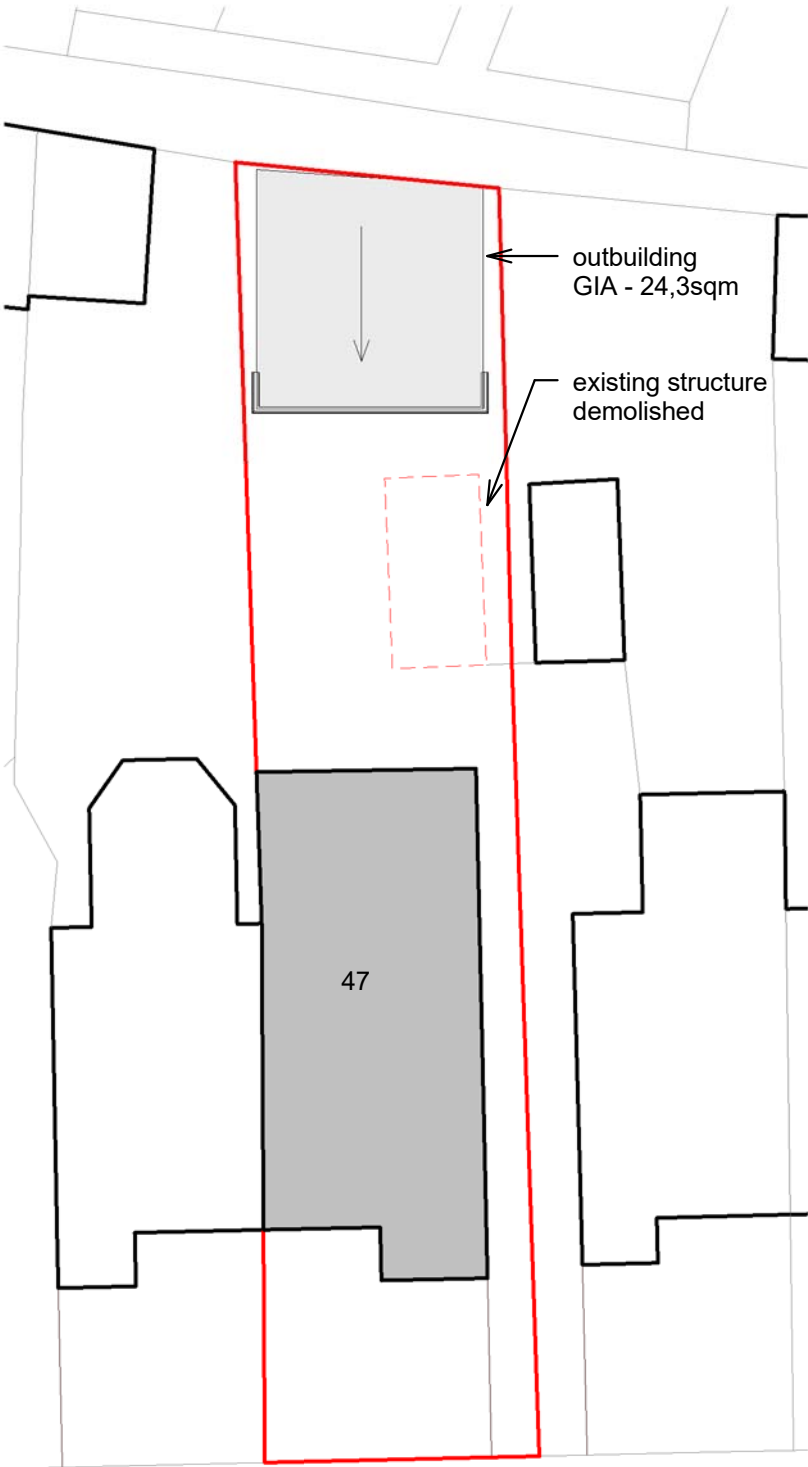
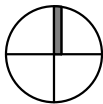


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location plan



scale 1:1250 at A3

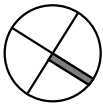


DALEHAM DRIVE

site plan



scale 1:200 at A3



ALL DIMENSIONS MAY VARY ON SITE AND TO BE CHECKED BEFORE COMMENCING WORK. WORKS PROPOSED IN THESE DRAWINGS ASSUMES DEVELOPER / CLIENT COMPLIANCE WITH RELEVANT HEALTH AND SAFETY (CDM) REGULATIONS AND REQUIREMENTS OF THE PARTY WALL AGREEMENTS OF THE PARTY WALL ETC 1996 CDM SERVICE ARE NOT PROVIDED OF OFFERED BY THE AUTHOR OF THESE DRAWINGS

- NOTES
- ALL DIMENSIONS ARE IN MILLIMETRES.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS DRAWINGS, SPECIFICATIONS AND SCHEDULES, AND ANY OTHER CONSULTANT'S DOCUMENTATION AND REPORTS
 - ANY DISCREPANCIES OR INCONSISTENCIES IN THE INFORMATION SHOULD BE REPORTED DIRECT TO THE ARCHITECT FOR CLARIFICATION AND CONFIRMATION OF INSTRUCTION.
 - DO NOT SCALE FROM THIS DRAWING (DRAWINGS MAY BE SCALED FOR LOCAL AUTHORITY AND PLANNING PURPOSES ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE).

Rev	Description	Date
Barralis Ltd		
nicolas.maari@gmail.com 07981958752		

client: Mr Abdul Malik

project: 47 Daleham Drive, Uxbridge, UB8 3HP

drawing: site location & site plan

date: 10/10/24
scale: As indicated

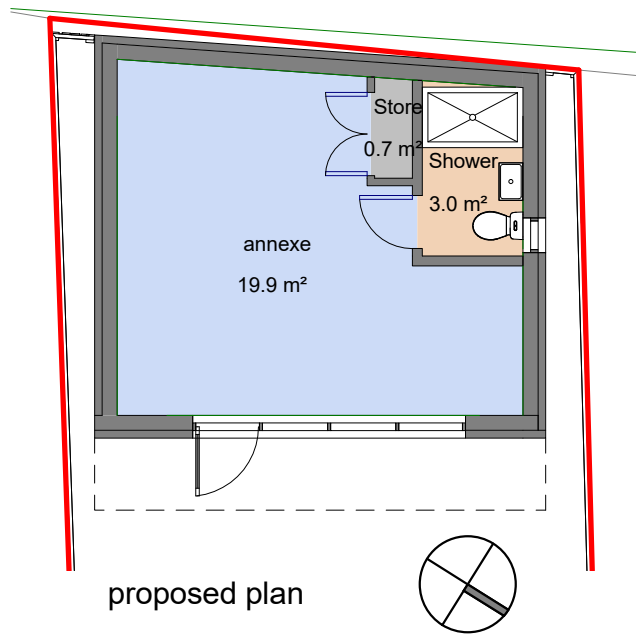
planning

project number	drawing number	revision
005/24	PL01	

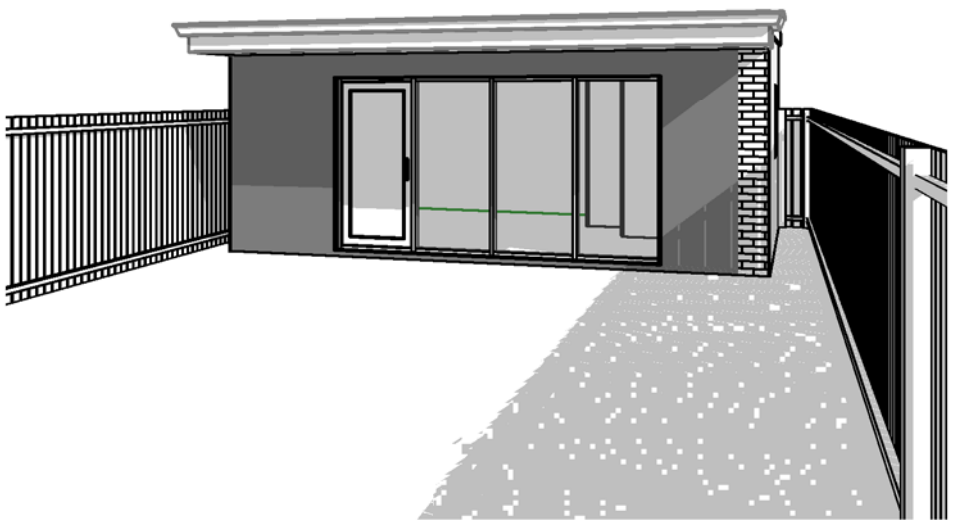
ALL DIMENSIONS MAY VARY ON SITE AND TO BE CHECKED BEFORE COMMENCING WORK. WORKS PROPOSED IN THESE DRAWINGS ASSUMES DEVELOPER/CLIENT COMPLIANCE WITH RELEVANT HEALTH AND SAFETY (CDM) REGULATIONS AND REQUIREMENTS OF THE PARTY WALL AGREEMENTS OF THE PARTY WALL ETC 1996 CDM SERVICE ARE NOT PROVIDED OF OFFERED BY THE AUTHOR OF THESE DRAWINGS

NOTES

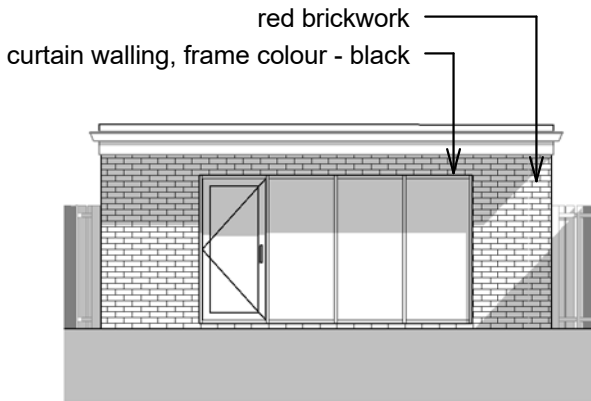
- ALL DIMENSIONS ARE IN MILLIMETRES.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL ENGINEERS DRAWINGS, SPECIFICATIONS AND SCHEDULES, AND ANY OTHER CONSULTANT'S DOCUMENTATION AND REPORTS
- ANY DISCREPANCIES OR INCONSISTENCIES IN THE INFORMATION SHOULD BE REPORTED DIRECT TO THE ARCHITECT FOR CLARIFICATION AND CONFIRMATION OF INSTRUCTION.
- DO NOT SCALE FROM THIS DRAWING (DRAWINGS MAY BE SCALED FOR LOCAL AUTHORITY AND PLANNING PURPOSES ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE.



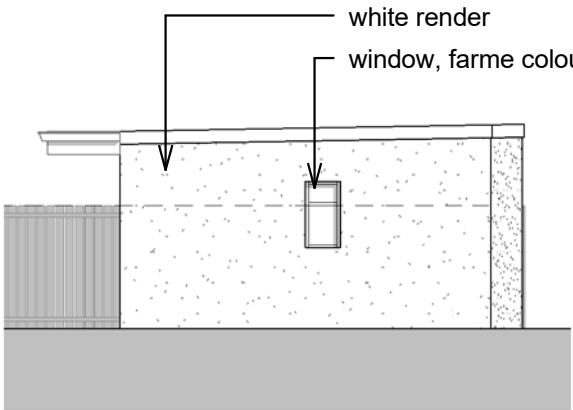
proposed plan



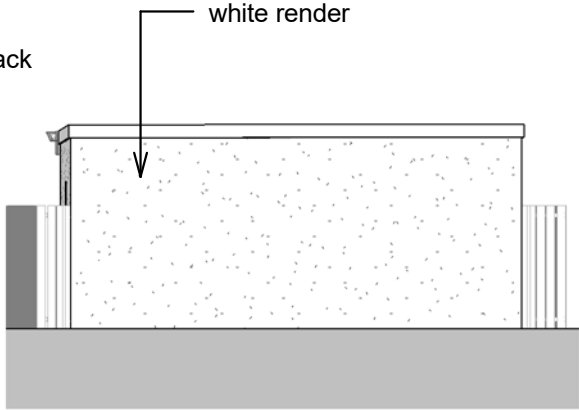
outbuilding front view



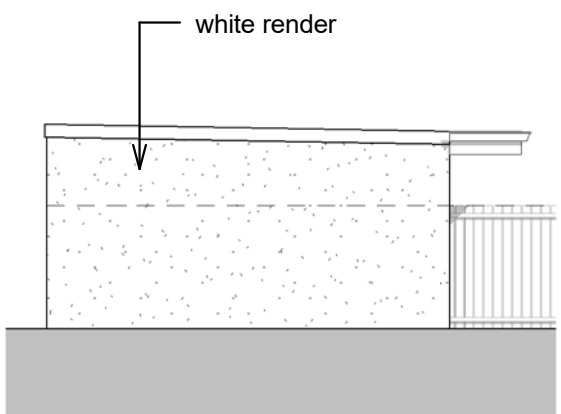
front north-east elevation



side north-west elevation



rear south-west elevation



side south-east elevation

Rev Description Date

Barralis Ltd
nicolas.maari@gmail.com 07981958752

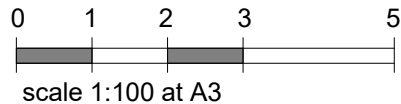
client: Mr Abdul Malik

project: 47 Daleham Drive, Uxbridge, UB8 3HP

drawing: proposed drawings - outbuilding

date: 10/10/24
scale: 1 : 100

pre-application



project number	drawing number	revision
005/24	PL02	