



Appeal Decision

Site visit made on 6 July 2021

by Caroline Mulloy BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18th August 2021

Appeal Ref: APP/R5510/D/21/3272937

37 Frays Way, Uxbridge UB8 2QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr John O'Reilly against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 75562/APP/2021/202, dated 18 January 2021, was refused by notice dated 15 March 2021.
 - The development proposed is single storey outbuilding to rear garden.
-

Decision

1. The appeal is allowed and planning permission is granted for a single storey outbuilding to rear garden at 37 Frays Way, Uxbridge UB8 2QU in accordance with the terms of the application, Ref 75562/APP/2021/202, dated 18 January 2021, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: location and block plans S-01a; existing site plan S-02; proposed site plan 262/PD0-01 Rev A; proposed plans and elevations 262/PD0-02 Rev A.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 4) The building hereby permitted shall not be occupied until the measures set out in the Flood Risk Assessment dated January 2021 shall have been completed in accordance with the submitted details. The measures shall be maintained thereafter in accordance with the approved details.
 - 5) The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 37 Frays Way, Uxbridge UB8 2QU.

Background

2. A Certificate of Lawful Development (CLD) was granted for a single storey outbuilding to rear for use as a garage/home office on 23 June 2020. The building approved under the CLD would be the same height, width, depth and overall appearance as the outbuilding subject to this appeal. The CLD proposal

indicated that half the building would be used as a garage and the other half as an office.

Main Issues

3. The main issue in this case is the effect of the proposal on the character and appearance of the host property and the surrounding area.

Reasons

4. The appeal property is a two storey, mid-terrace dwelling which has a single storey extension to the rear. The property has a large rear garden backing onto a private access road. A large storage container was situated at the end of the garden at the time of my site visit.
5. Policy DMHD 2 of the Council's Local Plan Part 2 – Development Management Policies 2020 (LPP2 DMP) requires residential outbuildings to meet a number of criteria in order to safeguard the character and appearance of the area and the amenity of local residents.
6. The single storey outbuilding would have a footprint of around 38m² and a height of around 2.5m. Whilst the proposal would be slightly larger than the 30m² stated as guidance at paragraph A1.34 of the supporting text to Policy DMHD 2 it would, nevertheless, be proportionate to the footprint of the host property and it would leave ample garden space for existing occupiers. Furthermore, it would have a similar size to other outbuildings which have been erected in the area. The proposal would be constructed of yellow stock brick to match the first storey of the host dwelling and although it would have a flat roof, this would be consistent with other outbuildings.
7. Moreover, the proposal would be the same height, width, depth and overall appearance as the CLD proposal and would, therefore, have a similar effect on the character and appearance of the area. Whilst I acknowledge that the CLD serves a different purpose, the presence of the CLD is, nevertheless, a material consideration in this case. Having sought permission for the CLD, I consider that there is a greater than theoretical possibility that the appellant would implement it in the event that this appeal failed. I, therefore, attach moderate weight to this fall-back position in my decision.
8. Overall, I consider that the proposal would be of a similar size, design and appearance to other outbuildings which have been erected in the area. The proposal would not, therefore, harm the character and appearance of the area and would comply with criteria i, and ii of Policy DMHD 2 in this regard.
9. Criterion iii of Policy DMHD 2 requires the use of an outbuilding to be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation or contain primary living accommodation such as a bedroom, bathroom or kitchen. It seeks to avoid proposals for detached outbuildings which effectively constitute a separate dwelling in a position where a dwelling would not be acceptable.
10. In contrast to the CLD which proposed an office and a garage, the appeal proposal would contain a home office, a studio for children, with a sofa bed for occasional sleeping for guests/occupants and a bathroom.

11. I am satisfied that the office and use of the studio by children would be ancillary to the main house. Although the studio would have a sofa bed this would only be for occasional sleeping for guests. The proposed outbuilding would have a shower room but not a kitchen and so any occupants would need to share the kitchen facilities. As such, there would be a degree of interaction between the outbuilding and the host dwelling which would reinforce the ancillary nature of the building's use.
12. Furthermore, the proposed outbuilding would have a solid back wall and so access to the building would only be possible via the rear garden. This combined with the limited size would render the occupation of the outbuilding as a separate dwelling very unlikely. Whilst a bathroom would be provided which would be in conflict with criterion iv of Policy DMHD 2, for the reasons given above and in the particular circumstances of this case, the use of the proposal would be ancillary to the main house and not create a separate dwelling and it would, therefore, meet criterion iii) of Policy DMHD 2. The proposal would not, therefore, contravene the overall objective of the Policy to avoid the creation of an independent dwelling.
13. Whilst the Council is concerned that the proposal would be capable of occupation as an independent dwelling in the future, that is not the nature of the proposal before me. Were the outbuilding not built or utilised as proposed, or if there is a material change of use in the future to create a separate dwelling, then a separate grant of planning permission would be required and the building would be at risk of enforcement action.
14. A condition requiring that the outbuilding should not be occupied independently of the dwelling house is necessary and enforceable in case the building were to be physically altered to allow for independent access from the private road to the rear which could result in the creation of a separate planning unit. With such a condition, I consider that the proposal would not result in the creation of a separate dwelling in the future.
15. The outbuilding would be situated at a sufficient distance from the main house and the rear elevations of the neighbouring properties and there are no side facing windows which would result in the loss of privacy. Furthermore, the frequency of movements would be unlikely to go beyond that expected from the use of an ancillary summerhouse. Consequently, there would be no implications in terms of the effect on the living conditions of the occupiers of the host and neighbouring properties. As the outbuilding would not be occupied as an independent dwelling any potential impacts of such a use on adjoining occupiers would not occur.
16. In conclusion, the proposal would not have a harmful effect on the character and appearance of the host property and the surrounding area. As such, I find no material conflict with Policy DMHD 2 of the LPP2 DMP. Conflict would also not arise with Policies DMHD 1, DMHB 11, DMHB 18 and DMT 6 of the LPP2 DMP or Policy BE1 of the Council's Part 1 – Strategic Policies Local Plan (2012) which collectively seek to ensure high quality design which reflects the character and appearance of the area, ensure the provision of good quality private outdoor amenity space and vehicle parking.
17. In addition to the standard time limit, I have imposed a condition requiring that the proposal is built in accordance with the approved plans in the interests of

certainty. A condition requiring that the materials match those of the existing building is necessary in the interests of character and appearance.

18. The appeal proposal would be situated within Flood Zone 2 and a Flood Risk Assessment (January 2021) has been submitted. A condition requiring that the measures set out in the Flood Risk Assessment are completed prior to occupation is necessary to ensure that the building is safe from potential flooding given the potential for occasional overnight occupation. Finally, for the reasons discussed above a condition requiring that the building should not be occupied at any time other than for purposes ancillary to the residential use of the dwelling is necessary.

Conclusion

19. For the reasons set above and having had regard to all other matters raised, the appeal should succeed.

Caroline Mulloy

Inspector



Mr Surinder Gill
20 Pillions Lane
Hayes
UB4 8HG

Application Ref: 75562/APP/2021/202

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:-

Description of development:

Single storey outbuilding to rear for use as a studio/en-suite/office

Location of development: 37 Frays Waye, Uxbridge

Date of application: 18 January 2021

Plan Numbers: See attached Schedule of plans

Permission is refused for the reason(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 15 March 2021

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 75562/APP/2021/202

SCHEDULE OF REASONS

- 1 . The proposal is for a detached structure which, by reason of its size, scale, layout and independent access, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be acceptable as it could result in unacceptable impact on adjoining occupiers and additional requirements for parking and amenity space. The proposal is therefore contrary to policies DMHB 11, DMHD 2, DMHB 18 and DMT 6 of the London Borough of Hillingdon Local Plan Part Two-Development Management Policies and Policy D6 of the London Plan (2021).
- 2 . The proposed outbuilding, by reason of its design and appearance would be a discordant and incongruous addition which would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character and appearance of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHD 1 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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 (2016). 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.

SCHEDULE OF REASONS

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
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMHD 2 Outbuildings
- DMHB 11 Design of New Development
- DMEI 9 Management of Flood Risk
- DMT 6 Vehicle Parking
- LPP D6 (2021) Housing quality and standards
- LPP SI12 (2021) Flood risk management
- NPPF- 14 NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 75562/APP/2021/202

SCHEDULE OF PLANS

Flood Risk Assessment - received 18 Jan 2021

Planning Statement - received 18 Jan 2021

262/PDO-01 Rev. A - received 18 Jan 2021

262/PDO-02 Rev. A - received 18 Jan 2021

S-01a - received 18 Jan 2021

S-02 - received 18 Jan 2021

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Transportation and Regeneration**

Address 37 FRAYS WAYE UXBRIDGE

Development: Single storey outbuilding to rear for use as a studio/en-suite/office

LBH Ref Nos: **75562/APP/2021/202**

Drawing Nos: Flood Risk Assessment
Planning Statement
262/PDO-01 Rev. A
262/PDO-02 Rev. A
S-01a
S-02

Date Plans Received: 18/01/2021

Date(s) of Amendment(s):

Date Application Valid: 18/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

This application site relates to a two storey mid-terrace dwelling situated on the eastern side of Frays Waye. The property has been extended by way of a single storey rear extension and has a large rear garden which backs onto a private access.

Both of the neighbouring properties have been extended by way of single storey rear extensions.

The street scene is residential in character and appearance comprising similar two-storey properties.

1.2 Proposed Scheme

The proposal is for a single storey outbuilding in the rear garden of the site for use as a studio/en-suite/office.

1.3 Relevant Planning History

75562/APP/2020/1412 37 Frays Waye Uxbridge

Conversion of roof space to habitable use to include a rear dormer with juliet balcony and 3 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-06-2020 Approved

75562/APP/2020/1413 37 Frays Waye Uxbridge

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.9 metres

Decision Date: 23-06-2020 PRN

75562/APP/2020/1417 37 Frays Waye Uxbridge

Single storey outbuilding to rear for use as a garage/home office (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-06-2020 Approved

75562/APP/2020/1959 37 Frays Way Uxbridge

Single storey rear extension involving demolition of existing rear extension

Decision Date: 01-09-2020 Approved

75562/APP/2020/2909 37 Frays Way Uxbridge

Part two storey, part single storey rear extension

Decision Date: 19-11-2020 Refused

Comment on Planning History

The above CLD granted for the erection of a single storey outbuilding is the same height, width, depth and overall appearance as the outbuilding proposed under this application. The main difference between this proposal and the proposal approved under the CLD application is that the CLD application proposed that half of the outbuilding would be used as a garage with the other half used as an office.

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

2 neighbours were consulted on the 21st January 2021 giving 21 days for comments. No comments were 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

PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHD 2 Outbuildings

DMHB 11 Design of New Development

DMEI 9 Management of Flood Risk

DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards

LPP SI12 (2021) Flood risk management

NPPF- 14 NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the

proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

The Hillingdon Local Plan: Part One Strategic Policy BE1 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 Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions of dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also requires that there is no unacceptable loss of outlook to neighbouring occupiers. This sets out the design criteria including external dimensions by which proposals are assessed with the general aim of ensuring that these are subordinate to the original building.

Policy DMHD 2 of the Local Plan specifically relates to outbuildings and requires that outbuildings meet the following criteria:

- The proposed outbuilding by virtue of its detailed design and proximity to the boundary, would result in harm to the character and appearance of the site, the adjoining properties
- The building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers.
- The developed footprint of the proposed building must proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to trees.
- 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 primary living accommodation such as a bedroom, bathroom or kitchen will not be permitted.

The proposed outbuilding would be located away from the main house and from the rear elevations of the neighbouring properties. At a height of 2.5m it is considered that the outbuilding would not be of an excessive height. The outbuilding would not result in harm to any trees. There are no side facing windows proposed that would result in loss of privacy.

In assessing the previous CLD application as discussed above it was considered that the outbuilding in terms of its footprint would be acceptable and that overall the outbuilding would be incidental to the enjoyment of the main house. Whilst the footprint of the proposal is unchanged its use differs from the CLD proposal in that the internal arrangements of the outbuilding would comprise of more than one room and would include a bathroom facility as well as a large 'studio' area which is clearly could be used as a primary living area. As such in this case it is considered that the outbuilding would be capable for use as a separate independent use.

The purpose of this policy is to ensure that any separate independent accommodation created in the Borough is of an appropriate design and scale providing an adequate level of internal amenity for occupants with sufficient provision of separate, private garden space and parking. This development would fail to make such provisions and overall is not in keeping with the character of the site and the prevailing character of development in the area.

In terms of its detailed design the outbuilding would not reflect the appearance of the host property in that it would be of a contemporary design with a flat roof which would be at odds with the traditional characteristics of the host property. It could be argued that an outbuilding of a similar design and appearance can be built on site under the CLD. However this is a full planning application for an outbuilding which would be used for a different purpose to the CLD proposal and should be assessed on its planning merits.

The site of the outbuilding is located within Flood Zone 2 and a flood risk assessment has been submitted. In the event of an approvable scheme a condition would have been included requiring mitigation measures to be implemented on site.

Overall it is considered that the outbuilding would be capable of independent living for which a poor level of internal and external amenity as well as parking would be provided. Furthermore the outbuilding would be harmful to the character and appearance of the host property and the character and appearance of the wider area. The development would therefore be contrary to policies DMHD 2, DMHB 11 and DMHD 1 of the Council's adopted Local Plan.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal is for a detached structure which, by reason of its size, scale, layout and independent access, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be acceptable as it could result in unacceptable impact on adjoining occupiers and additional requirements for parking and amenity space. The proposal is therefore contrary to policies DMHB 11, DMHD 2, DMHB 18 and DMT 6 of the London Borough of Hillingdon Local Plan Part Two-Development Management Policies and Policy D6 of the London Plan (2021).

2 NON2 Non Standard reason for refusal

The proposed outbuilding, by reason of its design and appearance would be a discordant and incongruous addition which would fail to harmonise with the architectural composition of the host dwelling and would be detrimental to the character and appearance of the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHD 1 and DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

- 1** On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). 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.

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 Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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
PT1.EM6	(2012) Flood Risk Management

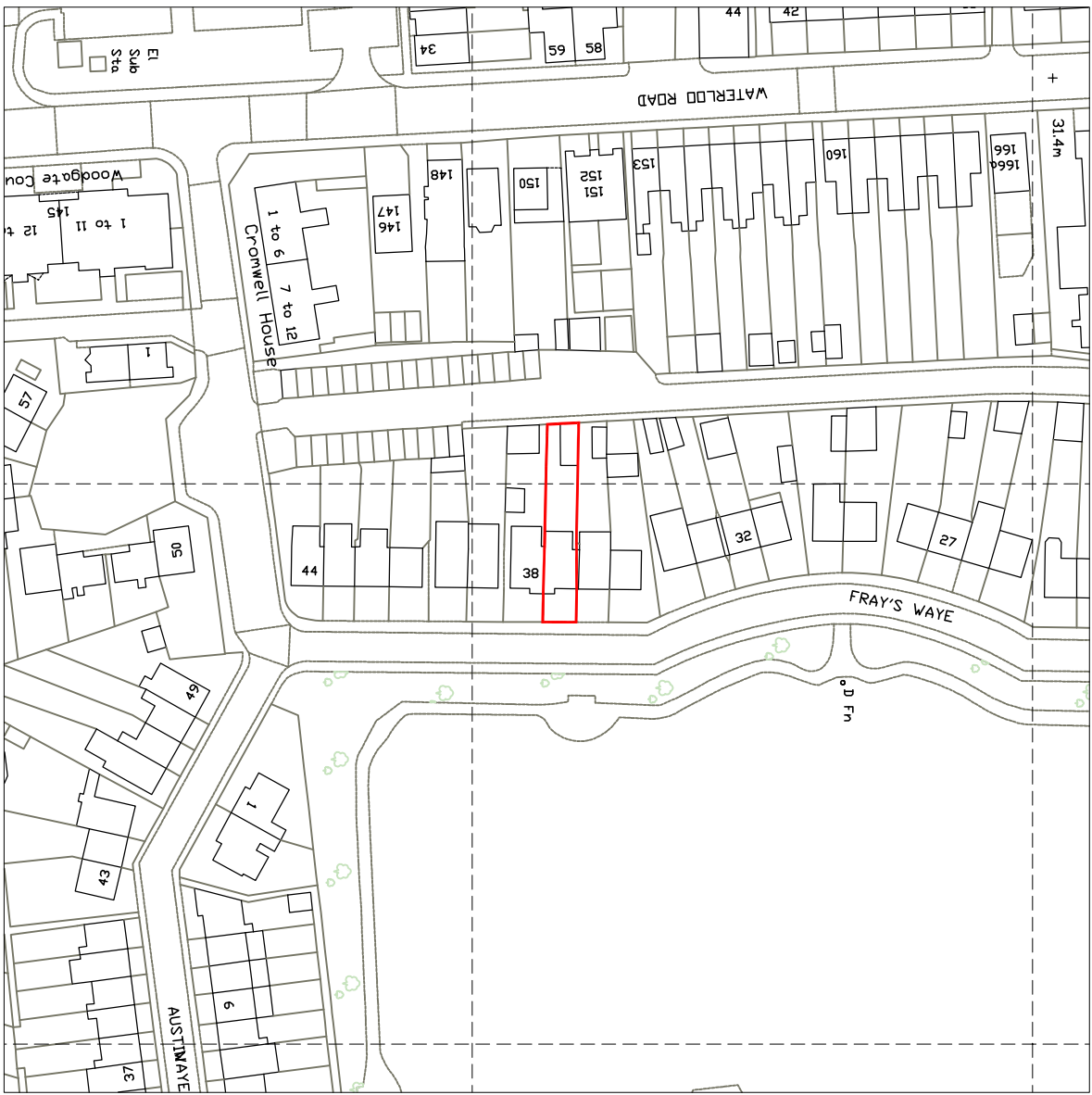
Part 2 Policies:

DMHD 1	Alterations and Extensions to Residential Dwellings
DMHD 2	Outbuildings
DMHB 11	Design of New Development
DMEI 9	Management of Flood Risk
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
LPP SI12	(2021) Flood risk management
NPPF- 14	NPPF-14 2018 - Meeting the challenge of climate change, flooding and coastal change

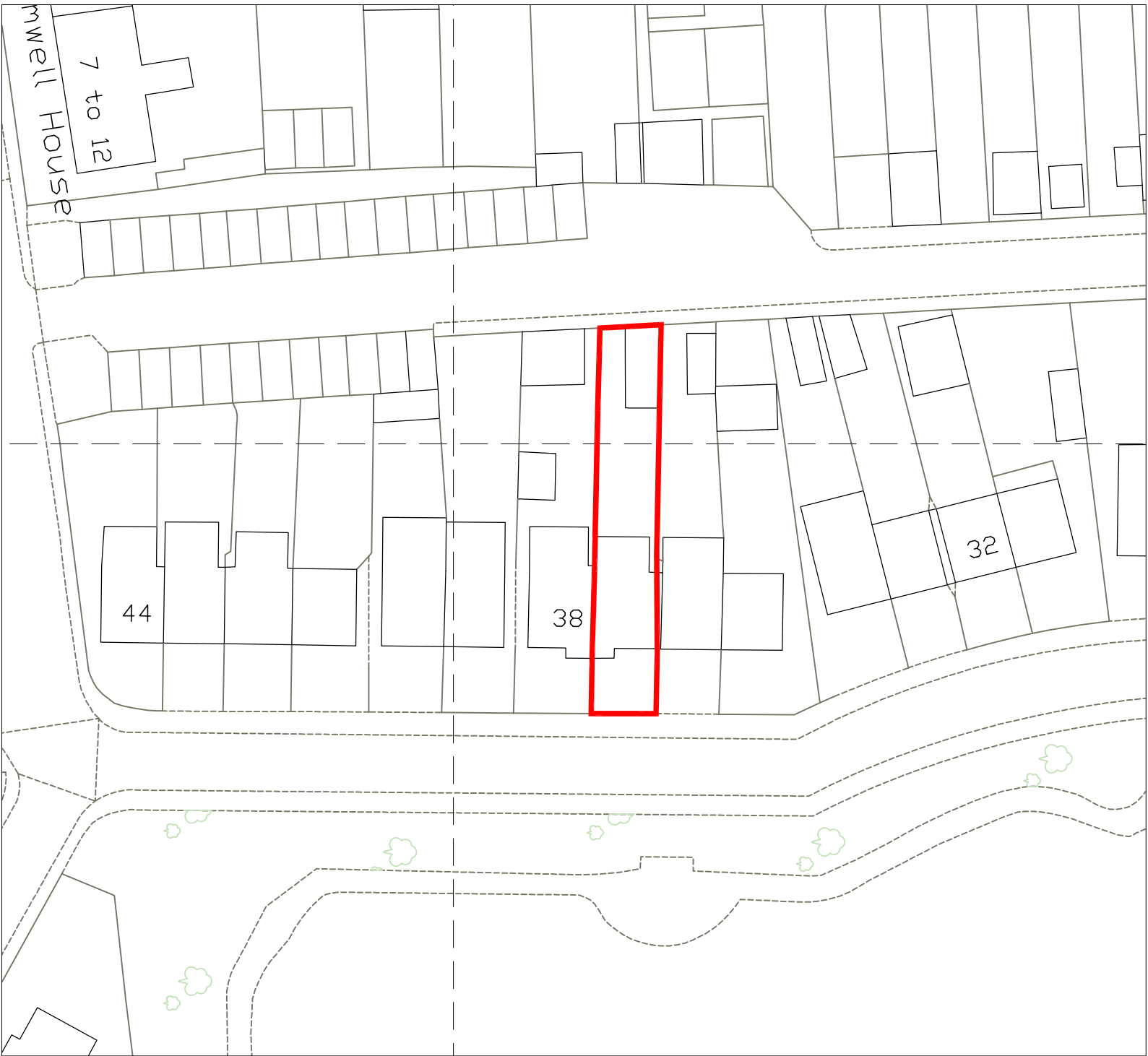
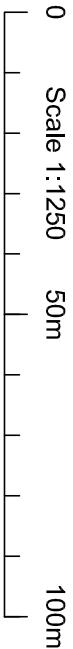
Contact Officer: Kelly Sweeney

Telephone No: 01895 250230

37 Fray's Way, Uxbridge UB8 2QU

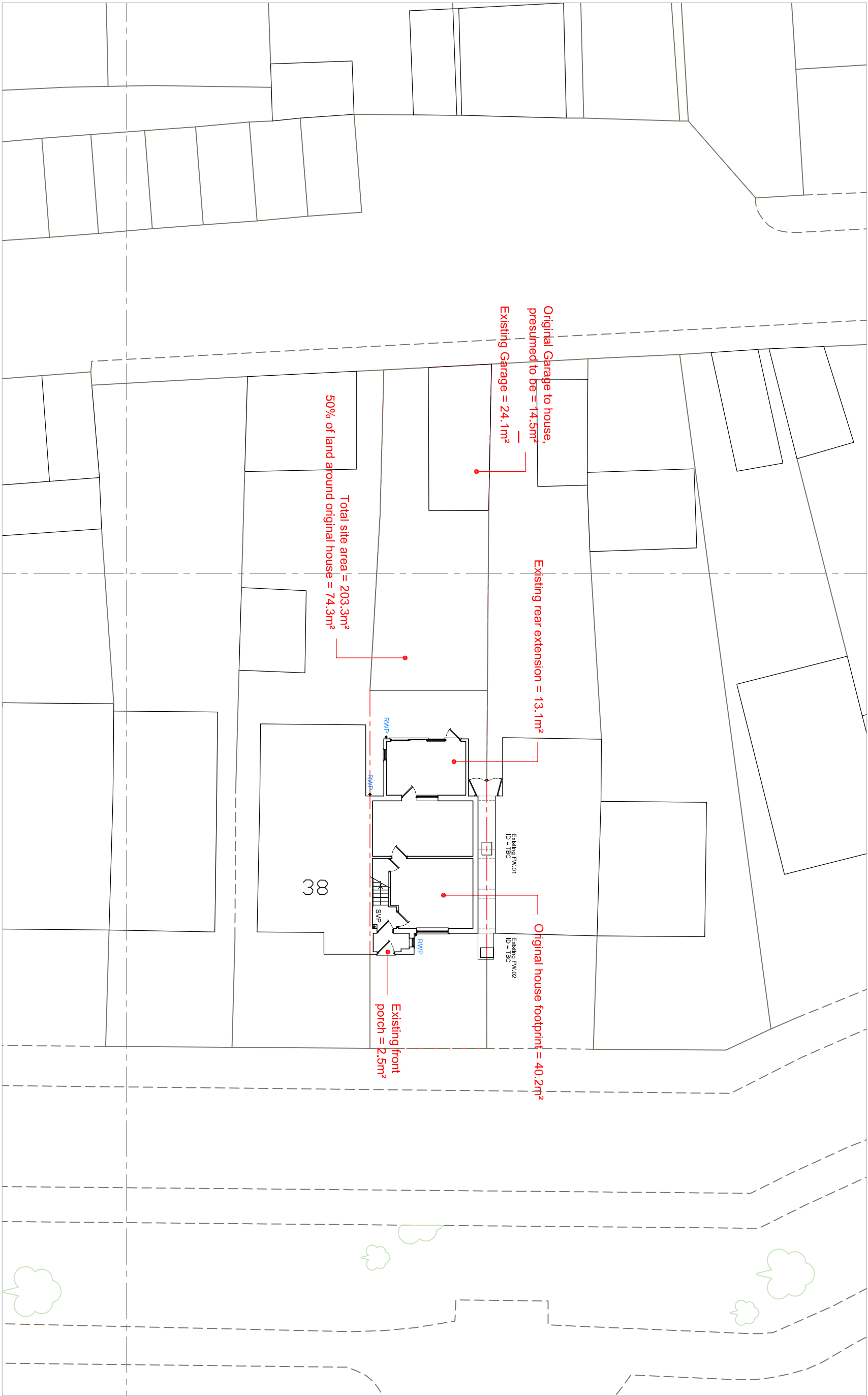


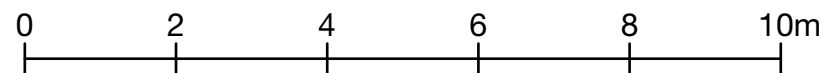
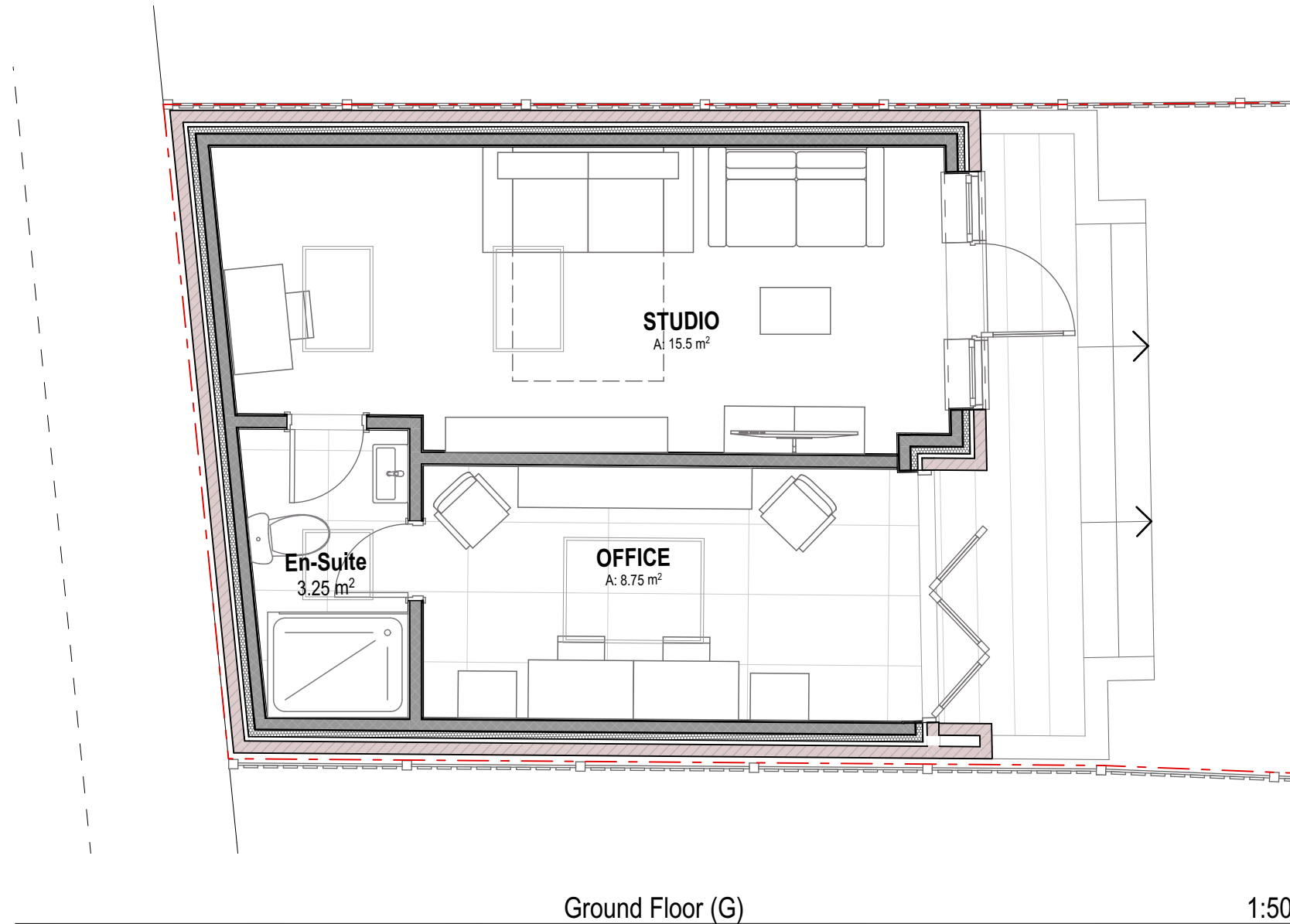
LOCATION PLAN
1:1250



BLOCK PLAN
1:500







Notes

Do not scale from this drawing. All dimensions to be site checked and verified. Any deviations to be reported and confirmed. If in doubt ask.

This document is for the sole and specific use of the Client. KNM Designs shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided.

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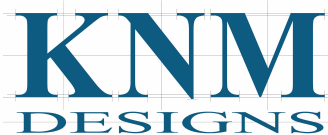
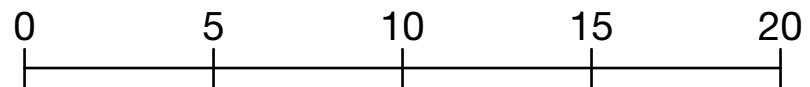
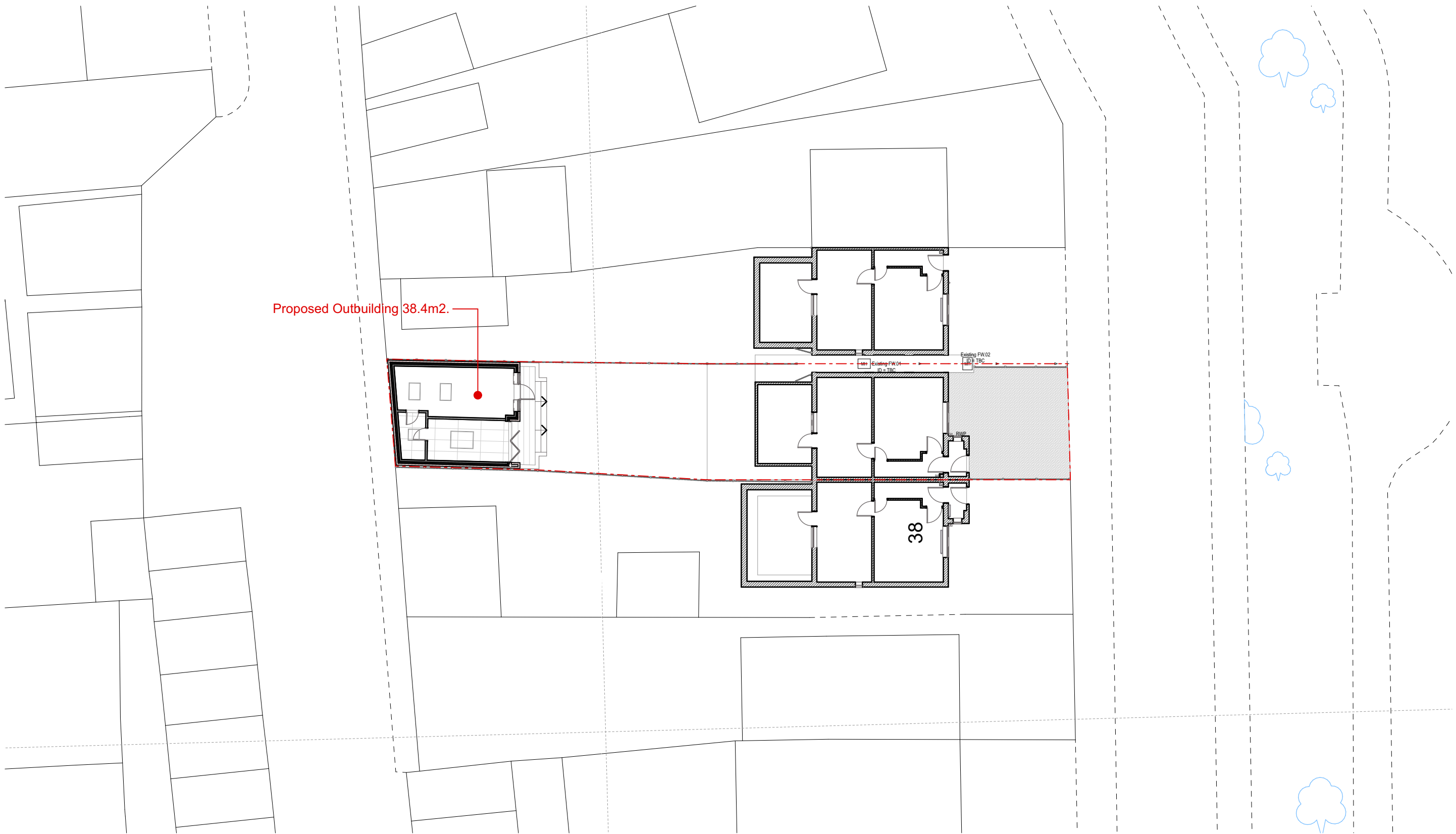
Rev	Date	Comment	Published by
-	-	-	-

Job Title
**37 Fray's Way
Uxbridge
UB8 2QU**

Drawing Name
**Proposed Plan &
Elevations**

Drawing Status	PLANNING
Published by SG	Date 16/01/2021
Checked by SG	Date 16/01/2021

Drawing Scale	Revision
1:50 @ A3	
Drawing no. 262/PDO-02	A



Notes

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Job Title

**37 Fray's Way
Uxbridge
UB8 2QU**

Drawing Name

Proposed Site Plan

Drawing Status	PLANNING
Published by	Date 16/01/2021
SG	
Checked by	Date 16/01/2021
SG	

Drawing Scale	1:50 @ A3
Drawing no.	Revision
262/PDO-01	A