

COMPLETE PLANNING APPEAL SUBMISSION BUNDLE

Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW

Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
LPA	London Borough of Hillingdon
Application	11841/APP/2026/493
Decision date	15 May 2026
Bundle status	Complete combined appeal submission - original documents preserved

Principal document: Appellant's Statement of Case - Version 2

All appended documents are reproduced as their original PDF pages.

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APPELLANT'S STATEMENT OF CASE

Planning Appeal under section 78 of the Town and Country Planning Act 1990

Appeal site	Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW
Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
Local Planning Authority	London Borough of Hillingdon
LPA application	11841/APP/2026/493
Decision date	15 May 2026
Earlier permission	11841/APP/2022/166
Appeal development	Retention of the completed single-storey rear extension and front infill extension
Document status	Version 2 - full substantive statement for submission

Prepared by NorthPoint Planning and Licensing

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10 July 2026

Executive Summary

This appeal seeks retrospective planning permission to retain the completed single-storey rear extension and front infill extension at Greensleeves. The same extensions were approved by the Council in 2022. The 2026 refusal does not identify any unacceptable effect on design, the Conservation Area, neighbouring amenity, daylight, outlook, private amenity space, parking or highway safety. The sole objection is the Council's Green Belt assessment when the extensions are considered cumulatively with a longstanding 70 sq m outbuilding.

The outbuilding and its land were transferred on 25 October 2024 to Micro Max Properties Ltd for a stated consideration of £150,000 and are now registered under separate freehold title AGL638930. The transferred property benefits from an express right of way in common over the shared access. The appellant no longer owns, possesses or controls that land or building and cannot lawfully demolish it.

The primary appeal case is that the separately owned outbuilding is not an extension to Greensleeves and should not be attributed to the original dwelling in the disproportionate-additions calculation. The Inspector may consider its physical presence as part of the wider context, but that is a different exercise from treating its floorspace and volume as additions belonging to Greensleeves. In any event, the actual additional effect of retaining the attached, single-storey extensions is limited in the context of this substantial dwelling, extensive plot, established built form and adjoining residential development.

The alternative case is that, if the development is found inappropriate, the complete circumstances - including the genuine title transfer, absence of appellant control, longstanding baseline, accepted design and amenity effects, limited visual impact, and the fact that dismissal would not secure demolition - amount collectively to very special circumstances.

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1. Introduction and Scope of Appeal

1.1 This Statement of Case is submitted on behalf of Mr Sunny Kumar Puri in support of an appeal against the refusal by the London Borough of Hillingdon of application 11841/APP/2026/493. The application sought retrospective planning permission for retention of the completed single-storey rear extension and front infill extension at Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW.

1.2 The appeal relates only to the two extensions physically attached to Greensleeves. It does not seek permission for the separately owned outbuilding, the land upon which that building stands, any use carried on there, or any operational development within that separate ownership.

1.3 The appeal site lies within the Metropolitan Green Belt and Hillingdon Village Conservation Area. The sole refusal issue is Green Belt impact and, specifically, the Council's decision to assess the extensions in combination with the retained outbuilding.

1.4 The appellant respectfully requests that the appeal be allowed and retrospective planning permission granted for the extensions, subject to appropriate conditions relating to approved plans, external materials, roof use and openings. No condition should require works to land or a building outside the appellant's ownership and control.

2. Site, Development and Planning History

2.1 Appeal property and context

2.1 Greensleeves is a substantial detached two-storey dwelling set within an extensive plot recorded by the Council as approximately 0.809 hectares on the western side of Robinwood Grove. The property contains substantial private amenity space, parking and established landscaping. The rear adjoins Brunel University sports fields. The site is not part of a uniform terrace or conventional suburban building line.

2.2 The immediate locality is residential. To the south is the established gated residential development at Nos. 1-26 Robinwood Grove. Historic permission 6926/J/84/1557 approved 12 one-bedroom flats, 12 one-bedroom houses, two two-bedroom houses and a nature reserve. This historic permission is not relied upon as a direct policy precedent, but it confirms that the appeal property is experienced within an established concentration of residential built form rather than as isolated development in a wholly open landscape.

2.2 Appeal development

2.3 The completed rear extension measures approximately 15.76 metres in width, 7 metres in depth and a maximum of approximately 2.92 metres in height. The front infill extension measures approximately 7.1 metres in width, 4 metres in depth and a maximum of approximately 2.82 metres in height.

2.4 Both are single storey, attached to the principal dwelling and finished to match it. They do not create an additional dwelling or freestanding building.

2.3 Permission 11841/APP/2022/166

2.5 Planning permission was granted on 8 November 2022 for the same rear and front infill extensions. The Council found the extensions acceptable in design, heritage, residential amenity, garden, parking and highway terms. Condition 4 required the 70 sq m outbuilding to be demolished within three months as a Green Belt offset.

2.4 Transfer and title reorganisation

2.6 On 25 October 2024, Sunny Kumar Puri and Raj Kumar Puri transferred the land and outbuilding to Micro Max Properties Ltd. HM Land Registry subsequently registered the land under separate freehold title AGL638930. The register records Micro Max Properties Ltd as proprietor and a price paid of £150,000. The remaining Greensleeves property is shown under title MX459568.

2.7 The transferred title benefits from legal access rights. The arrangement is therefore a genuine registered disposal with defined title boundaries and express easements, not an informal licence or uncompleted proposal.

2.5 Current application and refusal

2.8 Application 11841/APP/2026/493 was validated on 9 March 2026 and refused on 15 May 2026. The red-line application site excluded title AGL638930. The Council nevertheless assessed the extensions in combination with the retained outbuilding and concluded that the cumulative development caused harmful loss of Green Belt openness.

3. Exact Reason for Refusal and Scope of Dispute

3.1 The decision notice gives one reason for refusal:

The proposed extensions, in combination with the retained outbuilding, by virtue of their cumulative size, scale, bulk and spread across the site, is considered to significantly increase the built up appearance of the site and therefore represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the development which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework (2024); Policy G2(A) of the London Plan (2021) and Policy DMEI 4 of the Hillingdon Local Plan - Development Management Policies (2020).

3.2 The appeal therefore turns on whether the Council was correct to attribute the retained outbuilding to the cumulative development at Greensleeves and whether the actual additional effect of the extensions causes unacceptable Green Belt harm.

3.3 There is no separate refusal reason concerning design, heritage, neighbouring amenity, parking, highways, flood risk or garden provision.

4. Legislative and Policy Framework

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the appeal to be determined in accordance with the development plan unless material considerations indicate otherwise. Section 78 of the Town and Country Planning Act 1990 provides the appeal jurisdiction.

4.2 Paragraph 154(c) of the National Planning Policy Framework identifies the extension or alteration of a building as an exception to inappropriate Green Belt development where it does not result in disproportionate additions over and above the size of the original building.

4.3 There is no fixed national percentage defining disproportionate additions. Floorspace and volume are relevant, but planning judgment must also consider footprint, height, bulk, massing, siting, distribution and visual effect.

4.4 Policy DMEI 4 requires consideration of the height and bulk of existing buildings, proportion of the site already developed, footprint and distribution of buildings, relationship with retained development, and visual amenity and Green Belt character.

4.5 Planning conditions must be necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable. A requirement for positive demolition works on land outside an appellant's ownership and control requires particular scrutiny.

5. The Council's Accepted Conclusions - the Strongest Common Ground

5.1 This is the central point of common ground and should carry substantial weight. The Council has assessed the physical extensions twice. In both the 2022 approval and the 2026 report it accepted the extensions themselves on all matters other than the Green Belt offset associated with the outbuilding.

- The rear elevation of Greensleeves has been heavily altered and the rear extension provides continuity and improvement to the design.
- The established character is that of a large detached dwelling with few shared building lines or characteristics with nearby properties.

- The extensions preserve the character and appearance of the dwelling and wider Hillingdon Village Conservation Area.
- The front infill extension is acceptable in design terms.
- The matching materials are acceptable.
- There is no unacceptable effect on neighbouring daylight, sunlight, outlook or overbearing impact.
- The resulting rooms retain adequate light and outlook.
- More than sufficient private amenity space remains.
- Parking provision is unaffected.
- The extensions were previously supported and approved by the Council.

5.2 The Council's 2026 conclusion expressly states that the extensions themselves had previously been supported and that refusal arose because the earlier consent relied on removal of the outbuilding. The dispute is therefore narrow and identifiable. The Inspector is not being asked to revisit a broad range of accepted design or amenity concerns; the appeal concerns the correct treatment of third-party land and the actual Green Belt effect of the extensions.

5.3 This accepted common ground is important to both the primary and alternative appeal cases. It demonstrates that the extensions are not intrinsically unacceptable in form, appearance, residential impact or highway terms. The alleged harm arises only when a separately owned longstanding building is attributed cumulatively to them.

6. Ownership, Title Transfer and Control

6.1 HM Land Registry evidence establishes that the outbuilding land is no longer owned by the appellant. It is separately registered under title AGL638930 to Micro Max Properties Ltd. The transfer was dated 25 October 2024 and the register states that £150,000 was paid.

6.2 The transfer is legally completed and the title is absolute. The current ownership position is therefore objective and independently verifiable.

6.3 The appellant has no keys, possession or control of the transferred property. He cannot lawfully enter it, alter it, disconnect services, demolish the building or carry out reinstatement works without the current owner's authority.

6.4 The appeal does not rely on a future intention to separate the land. The separation has already occurred in law and has been registered. The present appeal must be determined against those current facts.

7. Shared Access and Legal Easements

7.1 The properties share the principal entrance and part of the access route from Robinwood Grove. The appellant does not claim a completely separate access from the public highway.

7.2 The transferred title nevertheless benefits from an express right of way in common over the shared access. Its access is therefore secured by legal easement and is not dependent on revocable informal permission from the appellant.

7.3 Shared access is compatible with separate ownership and separate planning units. Many independent residential and commercial properties share private drives, courtyards, gates or access roads. Shared access is a relevant factual consideration but is not determinative.

7.4 The correct assessment is the overall relationship: separate registered ownership, defined title boundaries, separate control, absence of appellant possession, and legally secured access rights.

8. The Correct Planning Unit

8.1 Identification of the planning unit is a matter of fact and degree. Separate legal ownership is relevant but not conclusive. Equally, historic common ownership does not permanently fix the planning unit where the current legal and functional circumstances have changed.

8.2 The appellant's case is that the following evidence points strongly to the transferred land no longer forming part of the Greensleeves planning unit:

- separate registered freehold title AGL638930;

- different registered proprietor, Micro Max Properties Ltd;
- completed transfer for substantial consideration;
- defined title boundary;
- separate possession and control;
- no keys or present control retained by the appellant;
- legally secured shared access;
- the outbuilding is physically discrete from the main dwelling;
- the outbuilding is outside the appeal red line;
- the appellant cannot use or demolish the building as part of Greensleeves.

8.3 The Inspector may consider the outbuilding as part of the wider physical context when assessing openness. That is distinct from attributing its 70 sq m floorspace and 175 cubic metre volume to the original Greensleeves dwelling as though it were an extension or ancillary building still belonging to the appeal property.

8.4 The Council's assessment conflates those two exercises. The outbuilding's continued visibility in the landscape does not mean that it remains an addition to the current Greensleeves dwelling for the purposes of paragraph 154(c).

9. Council Tax and Matters Outside the Appeal

9.1 The officer report notes that there was no separate Council Tax listing at the time of determination and that the subdivision was referred to planning enforcement.

9.2 Council Tax is an administrative taxation record. A separate listing may follow valuation and administrative processing after ownership separation. Its absence at a particular point in time does not reverse the registered transfer, alter title ownership, confer possession on the appellant or give the appellant power to demolish the building.

9.3 The present appeal concerns the extensions at Greensleeves. It does not seek planning permission for the use of title AGL638930 and does not invite the Inspector to determine the lawful use of that separate property. Any Council Tax, valuation or enforcement matter relating specifically to that land is a matter between the Council and its current owner and can be investigated separately using the correct land interest and evidence.

9.4 It would therefore be wrong to allow the absence of a Council Tax entry to become a substitute for the planning assessment required in this appeal. The Inspector should determine the appeal development, the current ownership and control position, and the actual effect on Green Belt openness.

10. Longstanding Outbuilding and Physical Baseline

10.1 Historical aerial imagery from 1999, 2015 and 2025 shows the outbuilding in substantially the same location over a period exceeding two decades. It was not constructed as part of the appeal extensions and did not arise from the 2022 permission.

10.2 The imagery is relied upon to establish longstanding physical presence, not by itself to prove a particular lawful use or historic planning-unit status.

10.3 Allowing the appeal would not construct, enlarge or intensify the outbuilding. Dismissing the appeal would not remove it. The correct question is therefore the additional effect attributable to retaining the two attached extensions.

11. Assessment of Disproportionate Additions

11.1 The Council accepted the following figures in 2022 and repeated them in 2026: original dwelling approximately 461 sq m; existing dwelling approximately 567 sq m; total existing and proposed extensions approximately 268 sq m, stated as 47.3% of the original; and extension volume approximately 666 cubic metres, stated as 54.2% of the original.

11.2 Those figures were considered notable but acceptable on balance in the context of the site, siting and position of the extensions, subject at that time to removal of the outbuilding.

11.3 The 70 sq m outbuilding and approximately 175 cubic metre volume should not now be counted as additions to Greensleeves. They are contained in a separate registered title and controlled by another legal owner. Excluding them

from the paragraph 154(c) calculation reflects the present ownership and planning reality rather than manipulating the figures.

11.4 Proportionality is not arithmetic alone. The extensions are single storey, attached to the dwelling, low in height, positioned among existing built form and situated within an exceptionally large residential setting. The Council itself concluded that the extensions do not significantly add to bulk and mass to a harmful degree when considered in context.

11.5 The rear extension is substantial and its 7 metre depth exceeds the local guideline. That is acknowledged. However, the Council accepted that the heavily altered rear elevation, atypical scale of the dwelling and site-specific context meant it preserved the building and Conservation Area. The front extension is an infill element between existing built components.

11.6 On the correct planning unit and a balanced assessment of size, bulk, massing, height and siting, the extensions should not be regarded as disproportionate additions.

12. Green Belt Openness and Purposes

12.1 Spatial openness

12.1 The extensions increase the footprint of the dwelling, which is acknowledged. However, they remain attached, single storey and concentrated around established built form. They do not introduce a new freestanding building into open land or extend a new residential use beyond the established residential setting.

12.2 The extensive plot retains a substantial open garden and landscaping. The spatial character remains that of a large dwelling within extensive grounds.

12.2 Visual openness

12.3 The extensions are perceived principally against the existing substantial dwelling. Their limited height, attached form, matching materials, vegetation and boundary treatment moderate their visual effect.

12.4 The Council accepted that the extensions preserve the character and appearance of the property, streetscene and Conservation Area. That finding materially supports the conclusion that their visual effect on openness is limited.

12.3 Green Belt purposes

12.5 The extensions do not cause unrestricted sprawl, merge towns, project a new use into open countryside, harm the setting of a historic town in Green Belt terms, or prejudice regeneration. They are domestic additions contained within a longstanding residential site.

13. Adjoining Residential Context

13.1 The substantial adjoining residential development at Nos. 1-26 Robinwood Grove is an important part of the actual context. The historic permission provided 26 residential units and a nature reserve.

13.2 This permission is not advanced as a direct precedent and the policy framework at the time was different. Its relevance is contextual: the immediate surroundings are not perceived as wholly undeveloped countryside. The appeal extensions sit within an established residential cluster and against the substantial form of Greensleeves.

13.3 This context reinforces the need for a site-specific assessment of visual and spatial openness rather than an abstract assumption that any additional domestic footprint necessarily creates severe encroachment.

14. Why Demolition Cannot Properly Be Required Through This Appeal

14.1 The appellant has no ownership, possession, keys or legal control over title AGL638930. A condition requiring him to demolish the building would depend entirely upon a third party permitting entry and destruction of its property.

14.2 The Council's own 2022 informative stated that planning permission does not empower an applicant to enter land outside their ownership without the owner's specific consent. That principle directly illustrates the present practical difficulty.

14.3 The appellant does not contend that absence of control automatically requires permission. If demolition were truly essential mitigation, lack of control could weigh against the scheme. The primary point is that demolition is no longer necessary once the outbuilding is correctly treated as separate land and the extensions are assessed for their own additional effect.

14.4 Dismissal would not secure the claimed Green Belt offset. The outbuilding would remain in the ownership of Micro Max Properties Ltd. Dismissal would place the attached extensions at risk while leaving the allegedly harmful building untouched.

14.5 The Inspector should not treat an incapable demolition requirement as permanently determinative of all future planning applications at Greensleeves. The current application is a fresh proposal to be assessed against current facts, ownership, control and policy.

15. Character, Heritage, Amenity and Highways

15.1 The Council confirms that the extensions preserve the form and appearance of the dwelling, the streetscene and Hillingdon Village Conservation Area. The matching materials are acceptable.

15.2 The extensive plot and separation from neighbours prevent unacceptable loss of daylight, sunlight, privacy or outlook and avoid an overbearing effect.

15.3 More than sufficient private amenity space remains. Parking provision is unaffected and no highway safety reason for refusal was identified.

15.4 The extensions do not create an additional dwelling or increase the number of households occupying Greensleeves.

16. Alternative Case: Very Special Circumstances

16.1 The primary case is that the extensions are not inappropriate development because, when assessed against the correct original building and planning unit, they are not disproportionate additions. Very special circumstances are therefore not required.

16.2 Without prejudice to that primary case, the following considerations should be weighed collectively if the Inspector finds the development inappropriate:

- the extensions were previously approved and remain accepted in design, heritage, amenity, garden, parking and highway terms;
- the outbuilding has existed physically since at least 1999 and was not created by the appeal development;
- the outbuilding is outside the appeal site and separately registered to Micro Max Properties Ltd;
- the transfer was genuine, completed and for a stated £150,000 consideration;
- the appellant has no keys, possession, control or lawful power to demolish the building;
- shared access is legally secured by express easement and does not negate separate ownership;
- the extensions are attached, single storey and low in height;
- the plot is extensive and retains substantial open land and landscaping;
- the extensions have limited visual prominence and do not project a new use into open countryside;
- the immediate context includes an established 26-unit residential development;
- dismissal would not remove the outbuilding or deliver the offset assumed in 2022;
- the only refusal issue is Green Belt impact and the Council accepts all other substantive planning matters.

16.3 Taken together, these considerations materially reduce the weight of the alleged harm and provide a coherent, site-specific justification. If very special circumstances are required, they clearly outweigh the limited additional harm attributable to the extensions.

17. Suggested Conditions

17.1 If the appeal is allowed, the following conditions would be appropriate:

- retention in complete accordance with the approved appeal plans;
- external materials to match and be retained;

- flat roofs to be used only for maintenance or emergency access and not as terraces, balconies or roof gardens;
- no additional openings where necessary to protect neighbouring amenity;
- any other condition demonstrated to satisfy the six national tests.

17.2 No condition should require demolition, alteration or works to title AGL638930 or any other land outside the appellant's ownership and control.

18. Overall Planning Balance and Conclusion

18.1 The refusal rests entirely on the Council's cumulative treatment of the extensions with the retained outbuilding. The Council accepts that the extensions themselves preserve the dwelling and Conservation Area, cause no neighbour harm, retain sufficient garden, and leave parking unaffected.

18.2 The outbuilding is a longstanding structure contained within separate freehold title AGL638930, owned by Micro Max Properties Ltd following a completed transfer for substantial consideration. The appellant has no keys, possession or control and cannot lawfully demolish it.

18.3 The shared entrance is openly acknowledged. Access to the transferred property is secured by legal easement. Shared access does not reverse the registered ownership or automatically establish a single planning unit.

18.4 Council Tax administration does not determine title ownership, possession or the Green Belt impact of the appeal extensions. Any issue concerning valuation, use or enforcement at AGL638930 can be addressed separately with its current owner and should not displace the planning assessment required in this appeal.

18.5 The outbuilding should not be counted as an addition to the original Greensleeves dwelling. Its physical presence may be considered as context, but allowing the appeal does not create or enlarge it. Dismissal would not remove it.

18.6 The extensions are attached, single storey and situated within an extensive, established residential site. Their actual additional spatial and visual effects are limited and they do not materially conflict with Green Belt purposes.

18.7 The appeal development therefore falls within the paragraph 154(c) exception and accords with relevant design, heritage, amenity and highway policies. Alternatively, the complete material circumstances amount to very special circumstances clearly outweighing any limited harm.

18.8 For these reasons, the Inspector is respectfully requested to allow the appeal and grant retrospective planning permission for retention of the single-storey rear extension and front infill extension at Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW.

Appendix Schedule and Evidence Bundle

Ref.	Document
APP-01	2026 refusal decision notice dated 15 May 2026
APP-02	2026 delegated officer report for 11841/APP/2026/493
APP-03	2026 application acknowledgement dated 1 April 2026
APP-04	2022 delegated officer report and decision for 11841/APP/2022/166
APP-05	2022 approved drawings GRE-02 Rev 1.5 to GRE-12 Rev 1.5
APP-06	Current appeal drawings, including GRE26 Rev 1.0
APP-07	Proposed block plan GRE-01 Rev 1.2
APP-08	Current title plan for Greensleeves, title MX459568
APP-09	Official register and title plan for AGL638930
APP-10	TP1 dated 25 October 2024 and registration completion evidence
APP-11	Historical aerial imagery dated 1999, 2015 and 2025

APP-12	Planning history evidence for Nos. 1-26 Robinwood Grove, reference 6926/J/84/1557
APP-13	Current site and wider-context aerial imagery
APP-14	Suggested schedule of planning conditions

Policy and Legal Sources

- Town and Country Planning Act 1990, section 78
- Planning and Compulsory Purchase Act 2004, section 38(6)
- National Planning Policy Framework, December 2024, including paragraph 154(c)
- Planning Practice Guidance: Use of planning conditions
- London Plan 2021, Policy G2(A)
- Hillingdon Local Plan Part 2, Policy DMEI 4 and relevant design and amenity policies
- *Burdle and Williams v Secretary of State for the Environment* [1972] 1 WLR 1207

Professional note: This Version 2 preserves the substantive Version 1 case while correcting the access evidence, incorporating the exact refusal reason and officer findings, adding the registered title and transfer evidence, addressing the Council Tax point without conceding its determinative relevance, and expanding the Green Belt and alternative very special circumstances cases.



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

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Greensleeves
Address Line 1	Robinwood Grove
Address Line 2	
Address Line 3	Hillingdon
Town/city	Uxbridge
Postcode	UB8 3TW

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
506760	182488
Description	

Applicant Details

Name/Company

Title

Mr

First name

Sunny

Surname

Kumar Puri

Company Name

Address

Address line 1

Greensleeves Robinwood Grove

Address line 2

Address line 3

Duxford

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB8 3TW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Retrospective application for single storey rear extension and front infill extension to the main dwellinghouse.

Has the work already been started without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/06/2023

Has the work already been completed without consent?

- ☒ Yes
- ☐ No

If Yes, please state when the development or work was completed (date must be pre-application submission)

01/12/2023

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:
Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☒ Yes

☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234)

8176-6822-8690-9577-0902

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

132.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

When are the building works expected to commence?

11/2021

When are the building works expected to be complete?

04/2022

Materials

Does the proposed development require any materials to be used externally?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

plain roof tiles, terracotta colour

Proposed materials and finishes:

felt flat roof

Type:

Walls

Existing materials and finishes:

render finish painted white

Proposed materials and finishes:

render finish painted white to match existing

Type:

Windows

Existing materials and finishes:

uPVC double glazed, brown frame

Proposed materials and finishes:

uPVC double glazed, brown frame to match existing

Type:

Doors

Existing materials and finishes:

rear doors - uPVC double glazed, brown frame

Proposed materials and finishes:

uPVC double glazed, brown frame, to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawing References: GRE-00, GRE-01, GRE-02, GRE-03, GRE-04, GRE-05, GRE-06, GRE-07, GRE-08, GRE-09a, GRE-09b, GRE-10, GRE-11, GRE-12.

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
- ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
- ☒ No

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
- ☐ No

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Cars
Existing number of spaces: 4
Total proposed (including spaces retained): 4
Difference in spaces: 0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- ☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Sunny

Surname

Kumar Puri

Declaration Date

01/02/2023

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

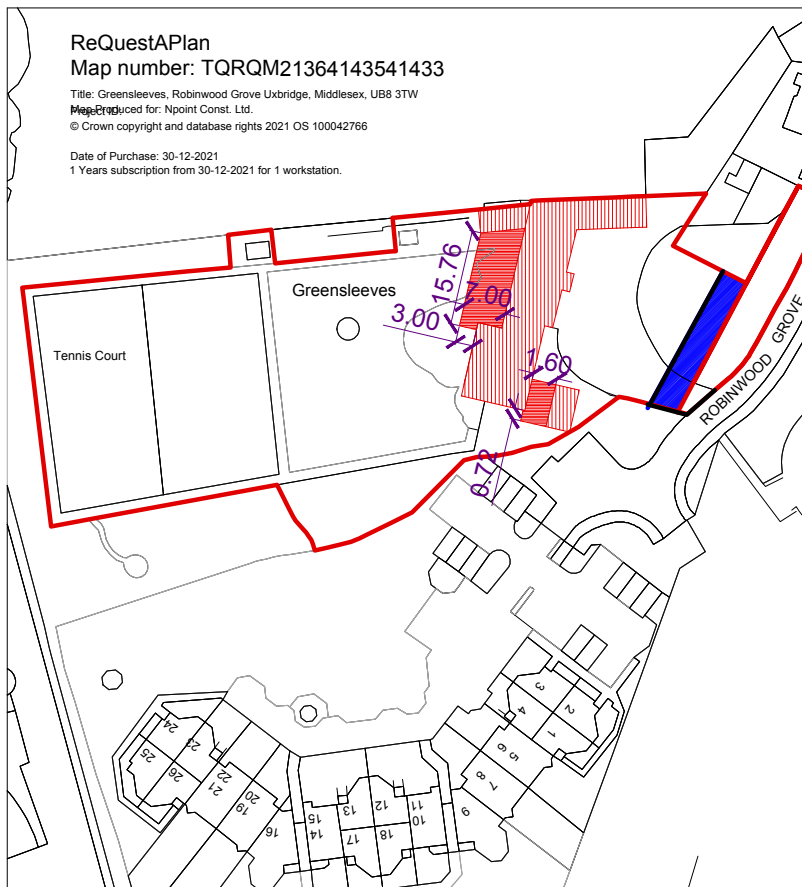
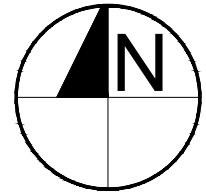
☒ I / We agree to the outlined declaration

Signed

Halit Ertas

Date

17/02/2026



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Cambridge | London, UK

Mob: +44 7516 714536
Email: info@northpointuk.co.uk
Web: www.northpointuk.co.uk

PROJECT:
Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

PROPOSAL / PROJECT:

Retrospective
application for single
storey rear extension
and front infill extension
to the main
dwellinghouse.

DRAWING FOR:
PLANNING APPLICATION

DRAWING:
LOCATION PLAN

Scale: A3	Drawn: H.E	Checked:	Date: 09.03.2026
1:1250			

Drawing / JOB NO	Revision:
GRE-26	1.0

 Site Area
 Existing Buildings

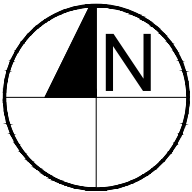
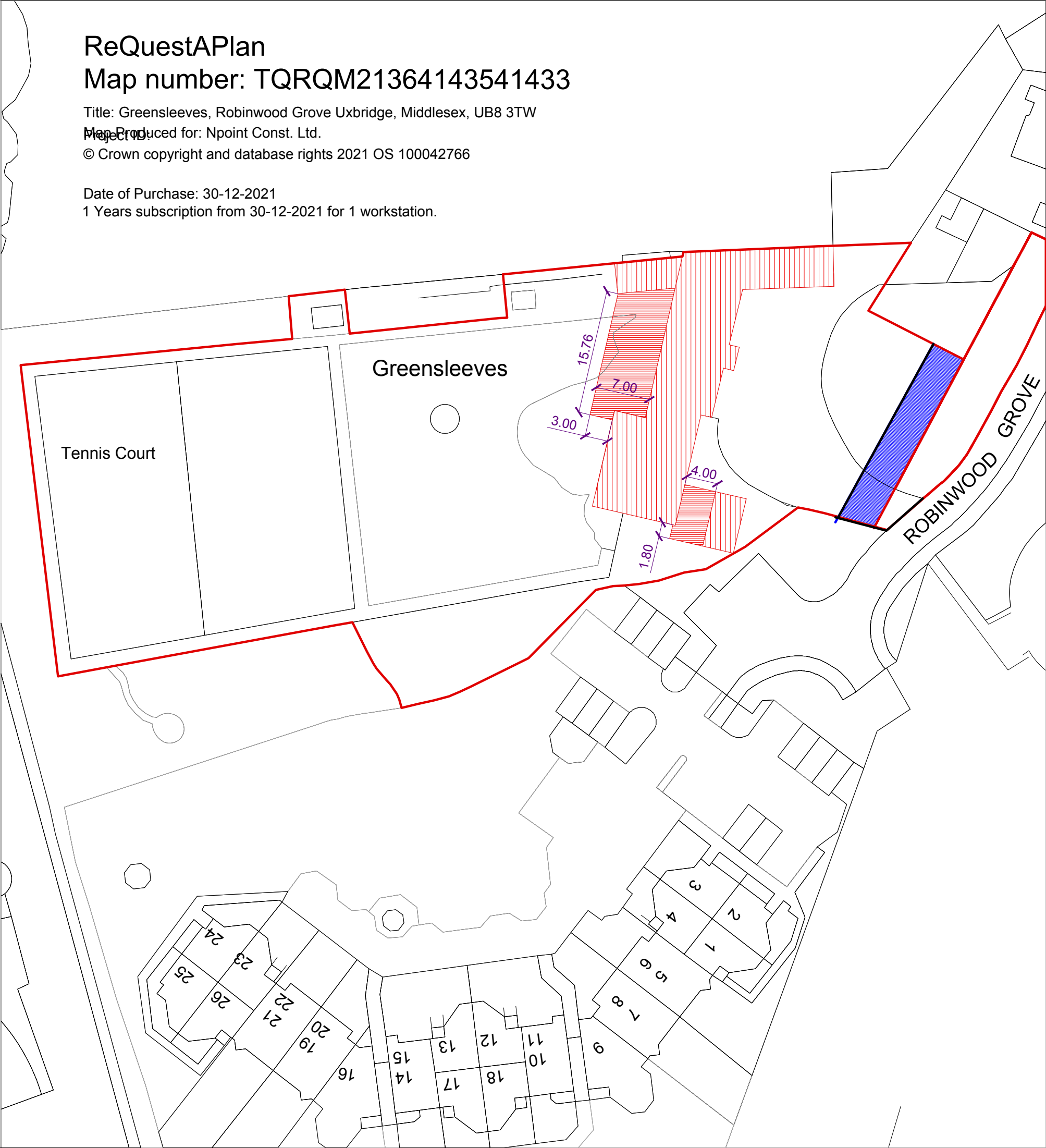
LOCATION PLAN



ReQuestAPlan
Map number: TQRQM21364143541433

Title: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW
Map Produced for: Npoint Const. Ltd.
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Date of Purchase: 30-12-2021
1 Years subscription from 30-12-2021 for 1 workstation.



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Email: info@northpointuk.co.uk
Web: www.northpointuk.co.uk

PROJECT:
Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

PROPOSAL / PROJECT:

SINGLE STOREY
REAR EXTENSION
AND FRONT INFILL
EXTENSION

DRAWING FOR:
PLANNING APPLICATION

DRAWING:
PROPOSED BLOCK PLAN

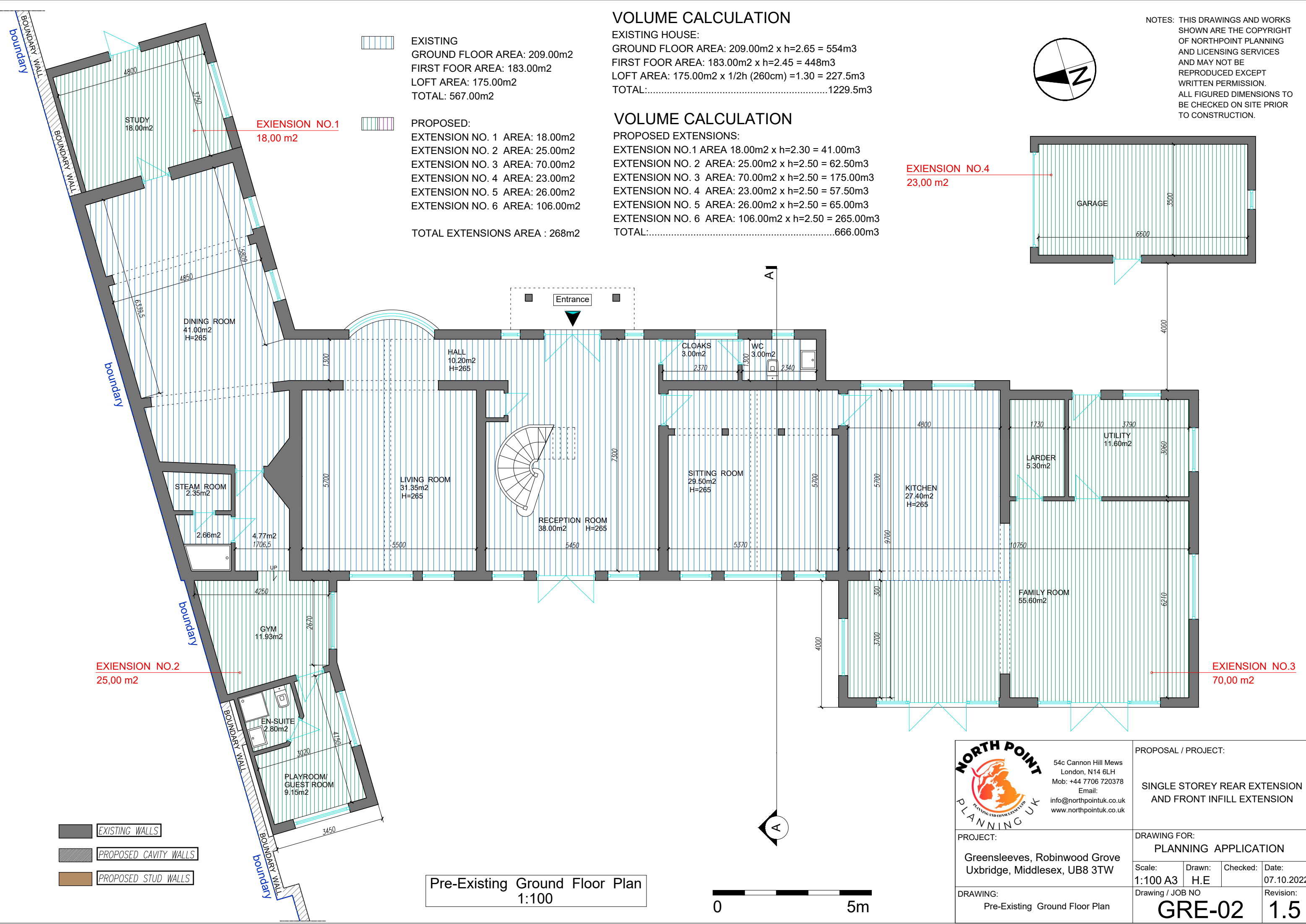
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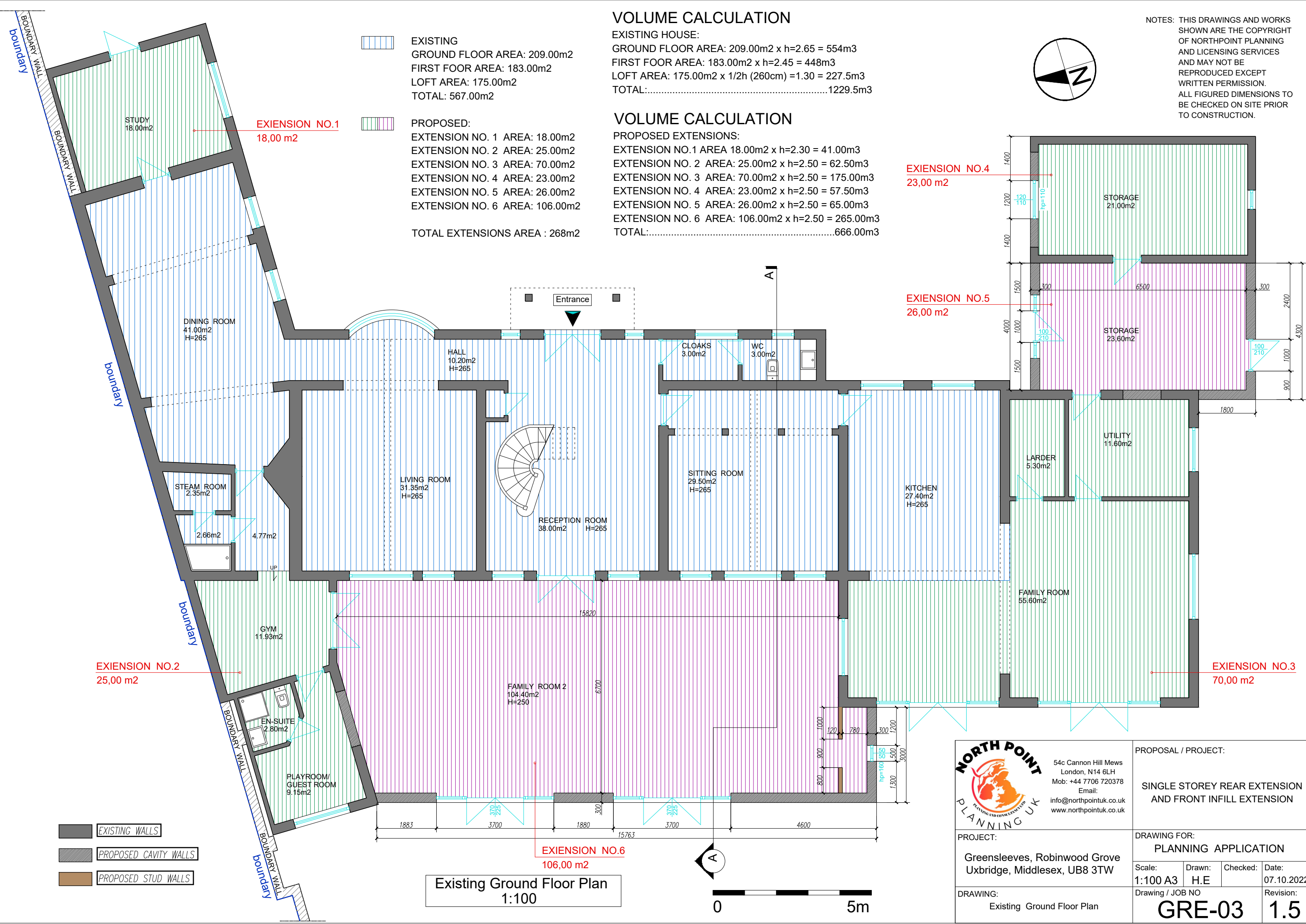
Drawing / JOB NO GRE-01	Revision: 1.2
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- Site Area
- Existing Buildings
- Proposed Extension

PROPOSED
BLOCK PLAN











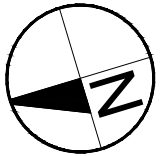
	EXISTING
	GROUND FLOOR AREA: 209.00m2
	FIRST FOOR AREA: 183.00m2
	LOFT AREA: 175.00m2
	TOTAL: 567.00m2
	PROPOSED:
	EXTENSION NO. 1 AREA: 18.00m2
	EXTENSION NO. 2 AREA: 25.00m2
	EXTENSION NO. 3 AREA: 70.00m2
	EXTENSION NO. 4 AREA: 23.00m2
	EXTENSION NO. 5 AREA: 26.00m2
	EXTENSION NO. 6 AREA: 106.00m2
	TOTAL EXTENSIONS AREA : 268m2

VOLUME CALCULATION

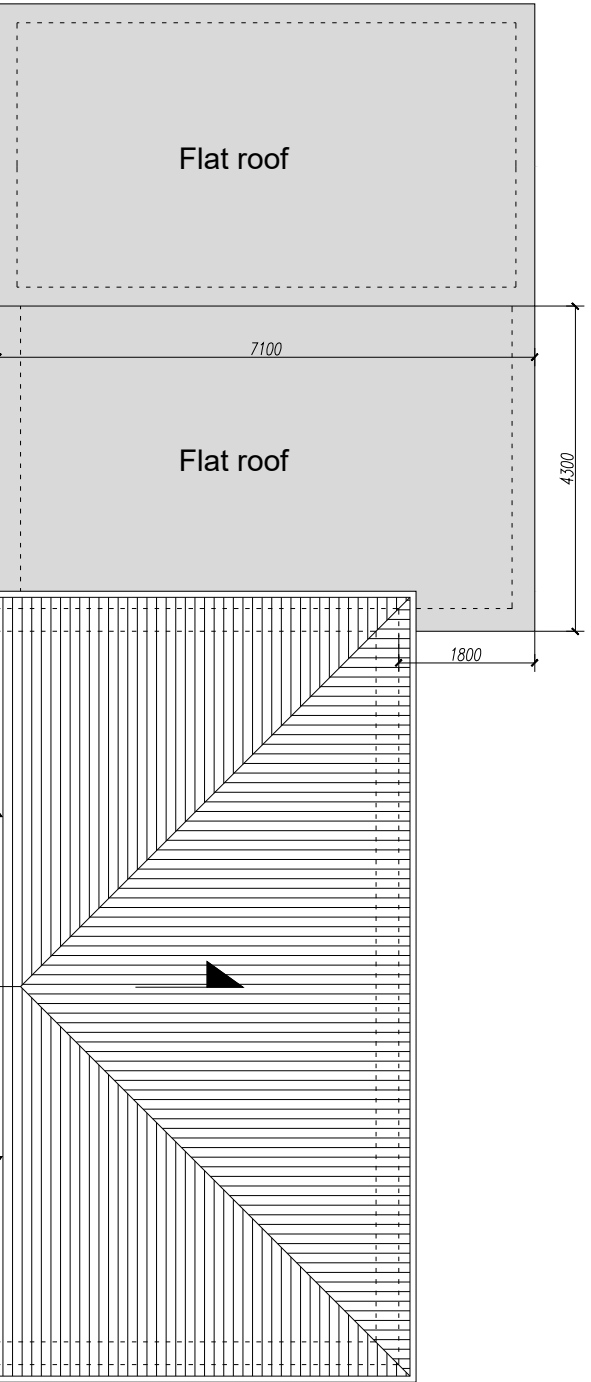
EXISTING HOUSE:
GROUND FLOOR AREA: 209.00m2 x h=2.65 = 554m3
FIRST FOOR AREA: 183.00m2 x h=2.45 = 448m3
LOFT AREA: 175.00m2 x 1/2h (260cm) =1.30 = 227.5m3
TOTAL:.....1229.5m3

VOLUME CALCULATION

PROPOSED EXTENSIONS:
EXTENSION NO.1 AREA 18.00m2 x h=2.30 = 41.00m3
EXTENSION NO. 2 AREA: 25.00m2 x h=2.50 = 62.50m3
EXTENSION NO. 3 AREA: 70.00m2 x h=2.50 = 175.00m3
EXTENSION NO. 4 AREA: 23.00m2 x h=2.50 = 57.50m3
EXTENSION NO. 5 AREA: 26.00m2 x h=2.50 = 65.00m3
EXTENSION NO. 6 AREA: 106.00m2 x h=2.50 = 265.00m3
TOTAL:.....666.00m3



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	EXISTING WALLS
	PROPOSED CAVITY WALLS
	PROPOSED STUD WALLS

Existing First Floor Plan
1:100



54c Cannon Hill Mews
London, N14 6LH
Mob: +44 7706 720378
Email:
info@northpointuk.co.uk
www.northpointuk.co.uk

PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING FOR:

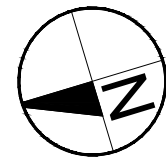
PLANNING APPLICATION

DRAWING:

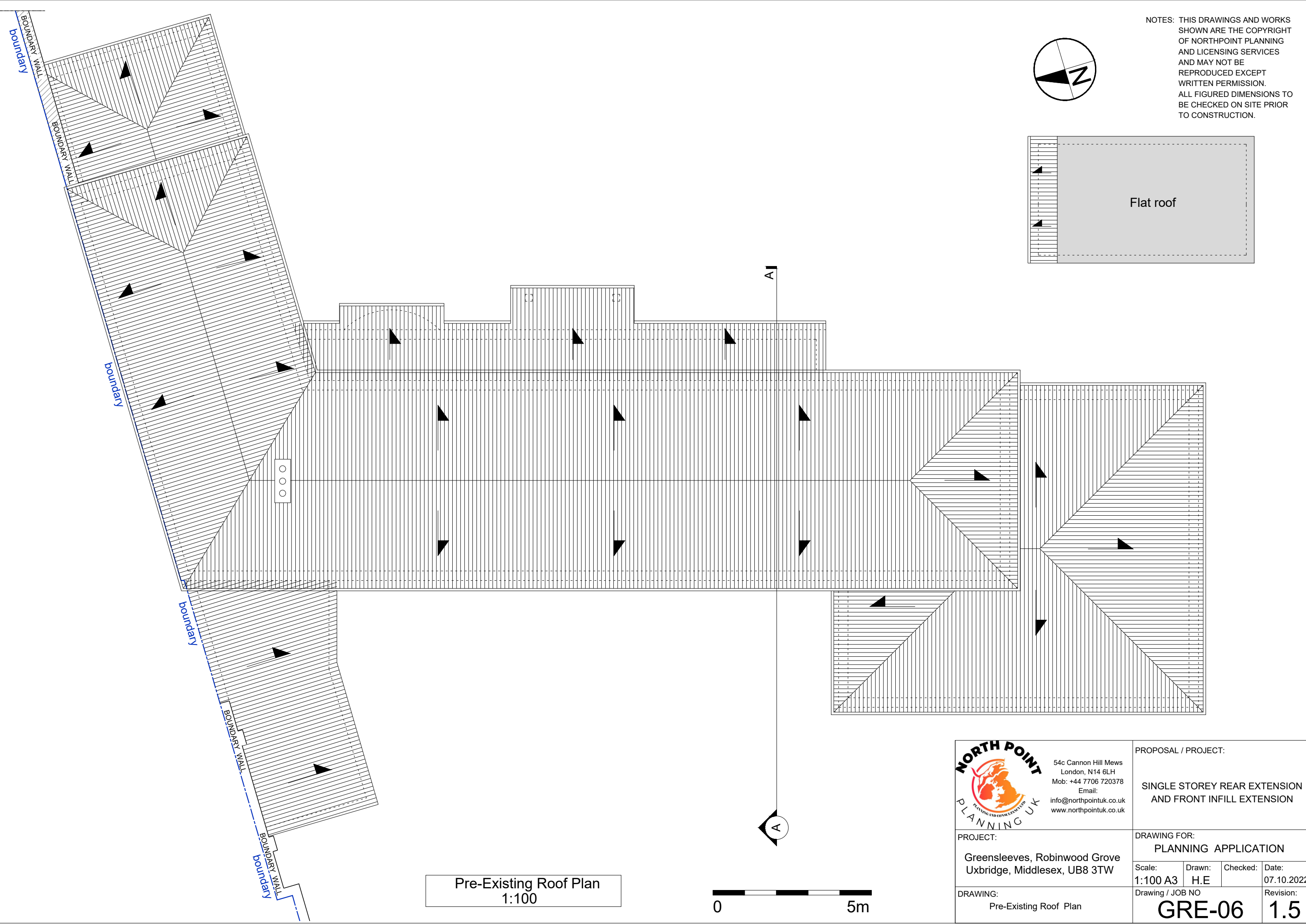
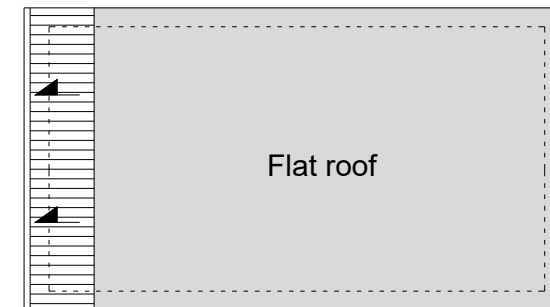
Existing First Floor Plan

Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
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Drawing / JOB NO GRE-05	Revision: 1.5
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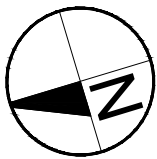
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Pre-Existing Roof Plan
1:100



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
PROJECT:	DRAWING FOR:			
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	PLANNING APPLICATION			
DRAWING:	Scale:	Drawn:	Checked:	Date:
	1:100 A3	H.E		07.10.2022
Pre-Existing Roof Plan	Drawing / JOB NO			Revision:
	GRE-06			1.5

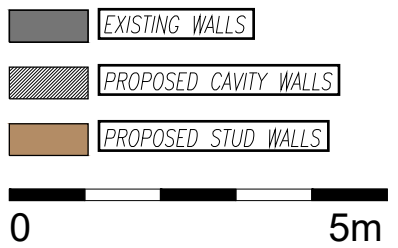


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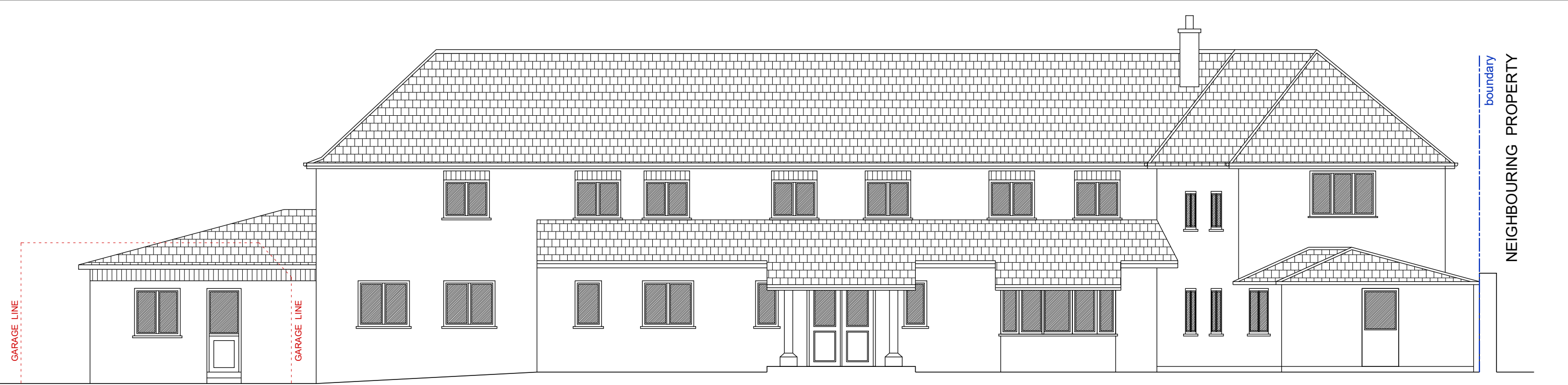


Existing Roof Plan
1:100

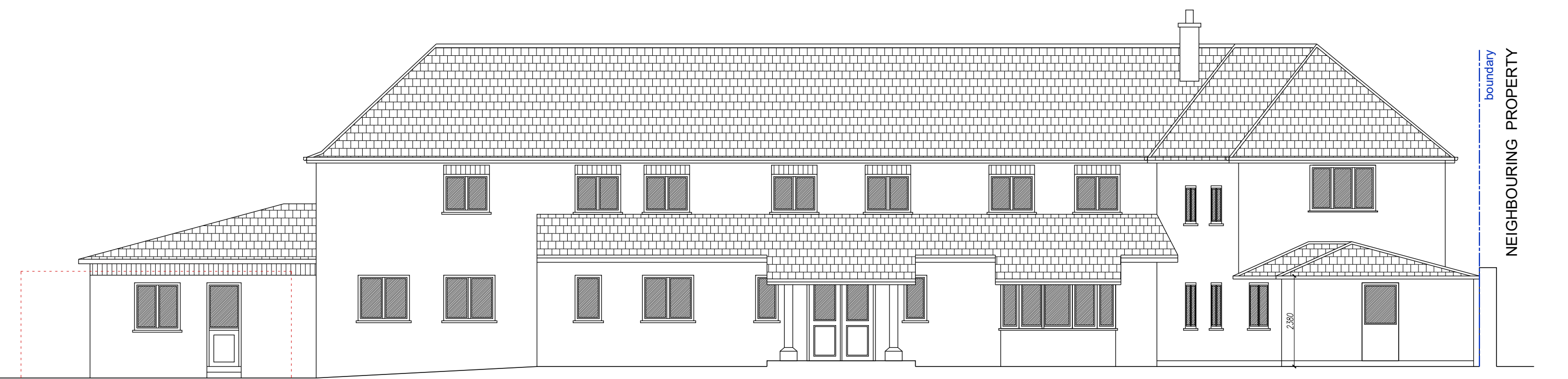
 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
PROJECT:	DRAWING FOR:			
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	PLANNING APPLICATION			
DRAWING:	Scale:	Drawn:	Checked:	Date:
	1:100 A3	H.E		07.10.2022
Existing Roof Plan	Drawing / JOB NO			Revision:
	GRE-07			1.5



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk		PROPOSAL / PROJECT:	
		SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION	
PROJECT:		DRAWING FOR:	
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW		PLANNING APPLICATION	
DRAWING:		Scale:	Drawn:
Pre-Existing Section A-A Existing Section A-A		1:100 A3	H.E
		Checked:	Date:
			07.10.2022
		Drawing / JOB NO	Revision:
		GRE-08	1.5



Pre-Existing Front Elevation
1:100

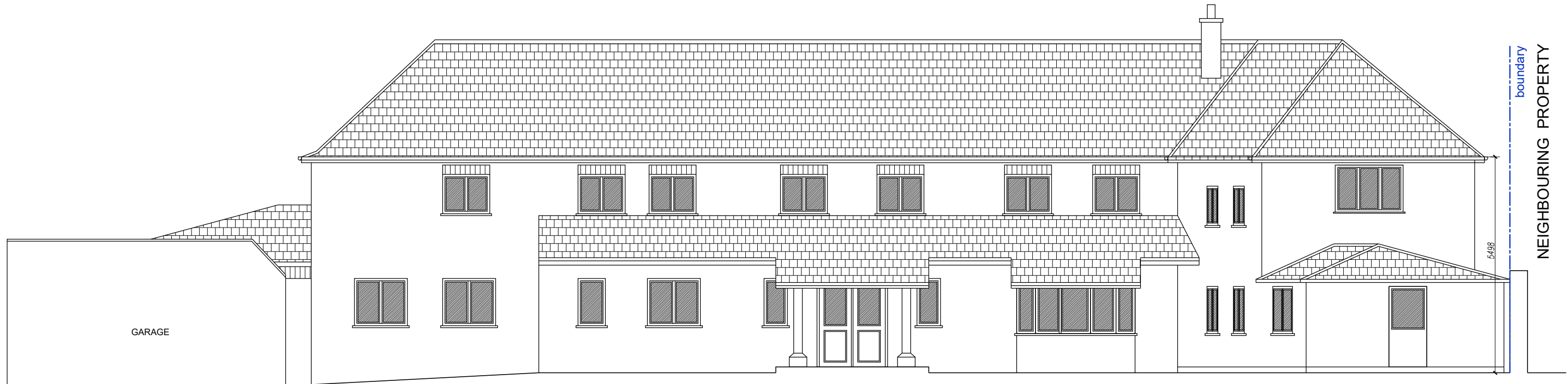


NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Front Elevation
1:100



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
	DRAWING FOR:			
	PLANNING APPLICATION			
PROJECT: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
	Drawing / JOB NO			Revision:
DRAWING: Pre-Existing Front Elevation Existing Front Elevation	GRE-09a			1.5

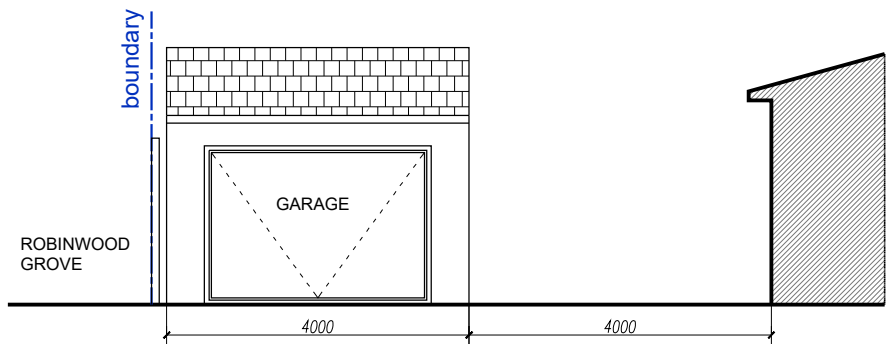


Pre-Existing Front Elevation
1:100

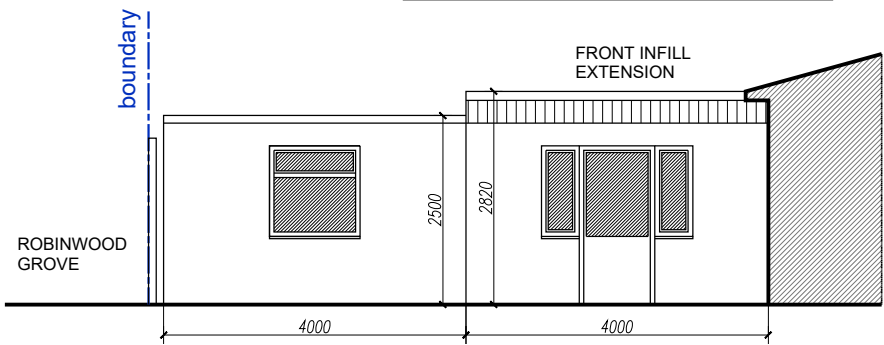


NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Front Elevation
1:100



Pre-Existing Front Garage Elevation
1:100



Existing Front Garage Elevation
1:100



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www.northpointuk.co.uk

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING:

Pre-Existing Front Elevation
Existing Front Elevation

PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

DRAWING FOR:

PLANNING APPLICATION

Scale:

1:100 A3

Drawn:

H.E

Checked:

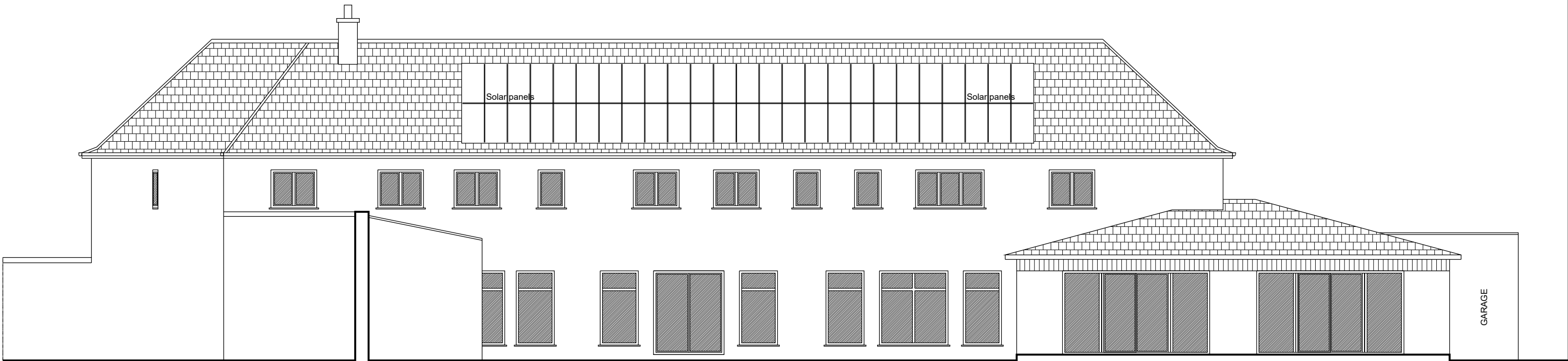
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07.10.2022

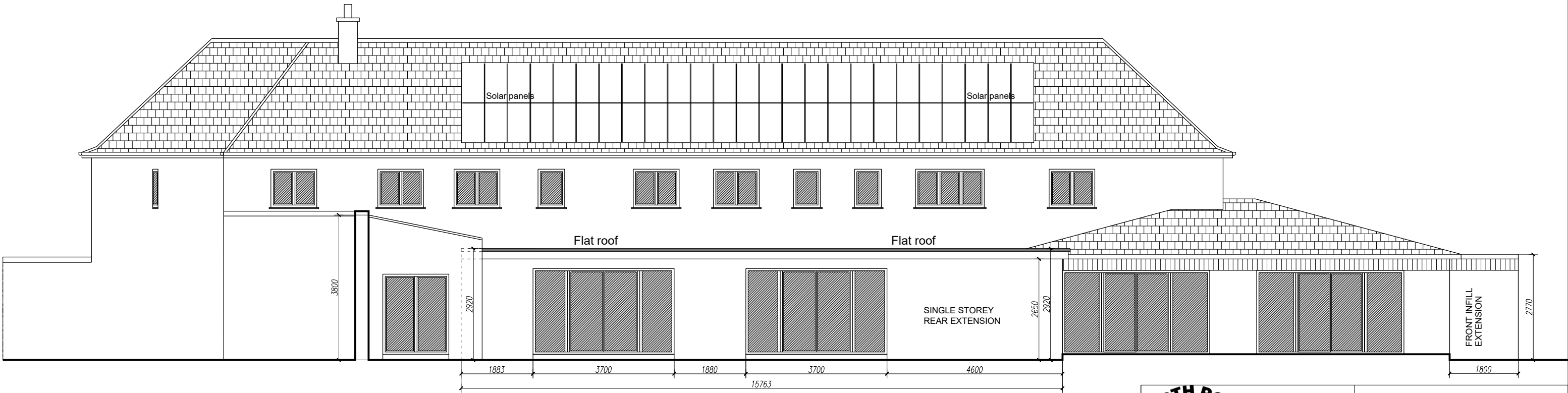
Drawing / JOB NO

GRE-09b 1.5

Revision:



Pre-Existing Rear Elevation
1:100



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Rear Elevation
1:100



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PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING:

Pre-Existing Rear Elevation
Existing Rear Elevation

DRAWING FOR:

PLANNING APPLICATION

Scale:
1:100 A3

Drawn:
H.E

Checked:

Date:
07.10.2022

Drawing / JOB NO

GRE-10

Revision:

1.5



Pre-Existing Side Elevation
1:100



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Side Elevation
1:100



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PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING: Pre-Existing Side Elevation
Existing Side Elevation

DRAWING FOR:

PLANNING APPLICATION

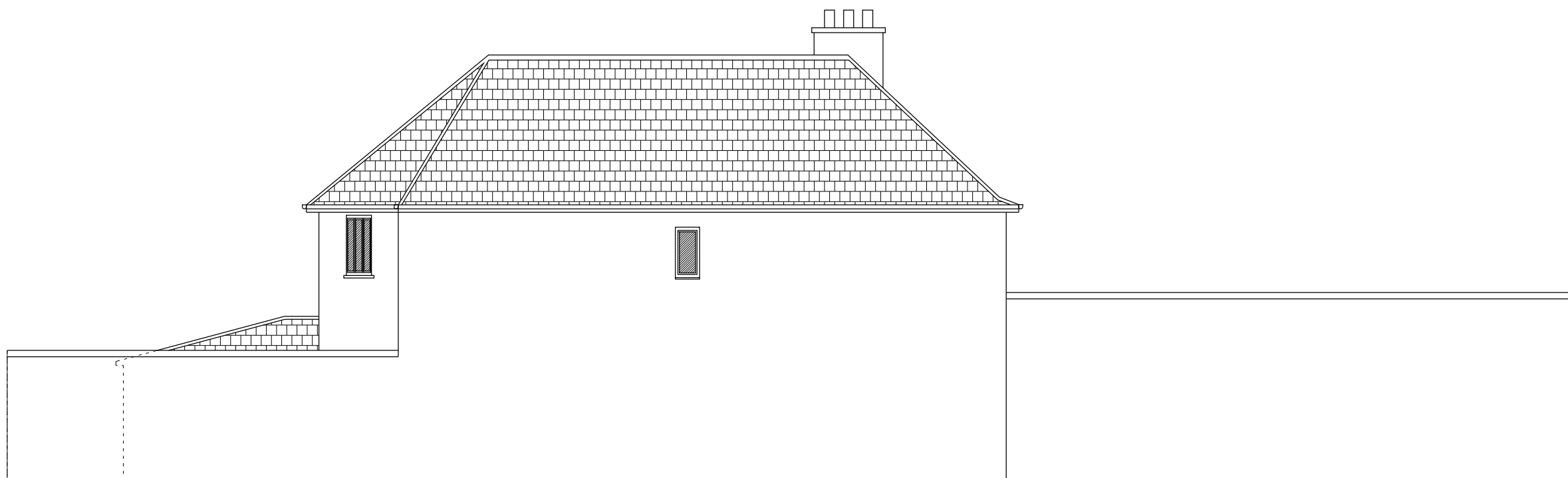
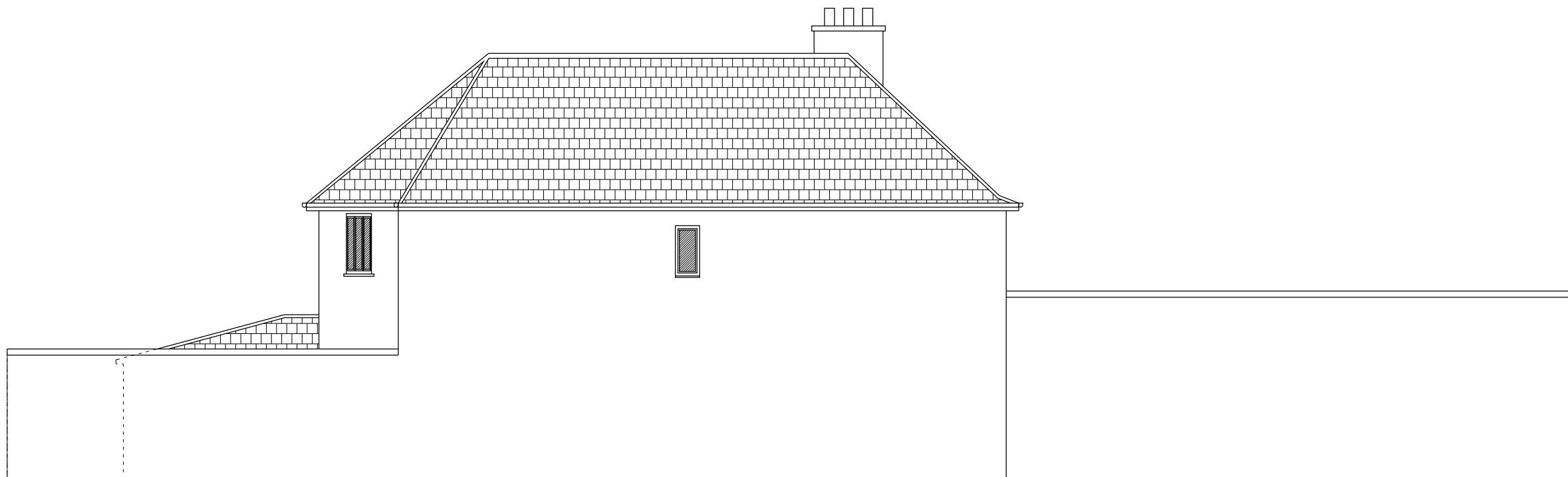
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Drawing / JOB NO

GRE-11

Revision:

1.5



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Side Elevation
1:100



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London, N14 6LH
Mob: +44 7706 720378
Email:
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www.northpointuk.co.uk

PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING:	Pre-Existing Side Elevation
	Existing Side Elevation

DRAWING FOR:	PLANNING APPLICATION
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Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
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Drawing / JOB NO	Revision:
GRE-12	1.5

Planning Statement

Greensleeves, Robinwood Grove, Uxbridge, UB8 3TW

1. Site and Proposal

The application relates to Greensleeves, Robinwood Grove, Uxbridge, Middlesex, UB8 3TW. The property is an established single dwellinghouse located within a residential area of the London Borough of Hillingdon. This submission seeks retrospective planning permission for a single storey rear extension and a front infill extension. The development was completed during 2021–2022. The works relate solely to extensions forming part of the main dwellinghouse. For clarity, this application does not include any outbuilding structure. The proposal under consideration is limited exclusively to the extensions attached to the principal dwelling.

2. Planning History and Context

The scheme reflects the form, scale and layout previously considered under the earlier planning submission. The physical works completed on site correspond to the approved design parameters relating to the rear and front infill extensions. This application regularises the constructed development in its current built form and confirms that only the dwellinghouse extensions are subject to assessment.

3. Design and Scale

The extensions are domestic in scale and subordinate to the host dwelling. The rear extension remains single storey in height and respects the overall ridge and eaves hierarchy of the original property. The front infill extension integrates within the established built envelope and does not materially alter the character of the streetscape. The massing and proportions remain consistent with a large detached dwelling typical of the surrounding area.

4. Materials and Appearance

External materials match the host dwellinghouse in colour and finish. Roof treatments consist of flat roof coverings where appropriate, and rendered external wall finishes align with the existing property appearance. The extensions have been constructed to ensure visual continuity with the original building, preserving the architectural coherence of the dwelling.

5. Residential Amenity

Planning Statement

Greensleeves, Robinwood Grove, Uxbridge, UB8 3TW

The completed development does not result in unacceptable overlooking, loss of daylight, loss of privacy or overbearing impact to neighbouring properties. The extensions are contained within the established curtilage and do not encroach upon neighbouring land. Given the single storey nature of the rear extension and its relationship to surrounding boundaries, the impact on neighbouring amenity is limited and proportionate.

6. Policy Considerations

The proposal accords with the objectives of the Hillingdon Local Plan in respect of design quality, residential amenity protection and compatibility with surrounding character. The development remains residential in nature, does not introduce a new dwelling, and does not represent a material intensification of use.

7. Conclusion

The retrospective application seeks to regularise completed single storey rear and front infill extensions to an existing dwellinghouse. The development is domestic in scale, visually consistent with the host property, and does not give rise to material planning harm. The outbuilding previously referenced under earlier submissions does not form part of this application. It is respectfully submitted that planning permission should be granted.

Mr Halit Ertas
6 Parsonage Close
Duxford
Cambridge
Cambridgeshire
CB22 4SJ

Your Ref:
Our Ref: 11841/APP/2026/493

1st April 2026

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(GENERAL DEVELOPMENT PROCEDURE) (AMENDMENT) ORDER 2016**

Location: GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Development: Erection of single-storey rear extension and front infill extension
(Retrospective Application)

Thank you for your application which was accepted on 9th March 2026 together with the fee of **£528.00** which is hereby acknowledged.

A copy of the documentation comprising of the application can be found on the Council's website www.hillingdon.gov.uk, to view the documentation click on the Quick Link to Planning and follow the instructions on screen.

If by **4th May 2026** you have not been told that your application is invalid; or you have not been told that your fee cheque has been dishonoured; or you have not agreed in writing to extend the period in which the decision may be given, then you can appeal to the Department of Communities and Local Government (DCLG) www.communities.gov.uk, under Section 78 of the Town and Country Planning Act 1990. You must appeal within six months and you must use a form which you can get from The Planning Inspectorate at 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. This does not apply if your application has already been referred to the Secretary of State.

Your co-operation is sought to assist the public participation process by removing any site notices posted

Development Management
Residents Services
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

in the vicinity of the site as soon as the closing date has passed. This will avoid confusion to members of the public and help keep the borough tidy.

If you have any queries please do not hesitate to contact Nicola Taplin via 01895 250230.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'R Johnson'.

Roz Johnson
Head of Development Management and Building Control

Mr Halit Ertas

Application Ref: 11841/APP/2026/493

6 Parsonage Close
Duxford
Cambridge
Cambridgeshire
CB22 4SJ

Date of Decision: 15th May 2026

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:	11841/APP/2026/493
Date your planning application was submitted:	9th March 2026
Site location:	Greensleeves Robinwood Grove Hillingdon UB8 3TW
Description:	Erection of single-storey rear extension and front infill extension (Retrospective Application)
Application submitted by:	Mr Halit Ertas
Plans that this decision was based on:	See attached Schedule of Plans

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

1. The proposed extensions, in combination with the retained outbuilding, by virtue of their cumulative size, scale, bulk and spread across the site, is considered to significantly increase the built up appearance of the site and therefore represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the development which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National

INFORMATIVES

1. 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.

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 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

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

LPP D6 (2021) Housing quality and standards

DMEI 9 Management of Flood Risk

LPP SI12 (2021) Flood risk management

EM6 (2012) Flood Risk Management

DMEI 4 Development on the Green Belt or Metropolitan Open Land

NPPF13 - NPPF13 2024 - Protecting Green Belt land

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: 15th May 2026



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: 11841/APP/2026/493

SCHEDULE OF PLANS

GRE26 REV 1.0.	Received	17-03-2026
GRE-01 Rev 1.2.	Received	26-02-0026
GRE-02 Rev 1.5.	Received	26-02-0026
GRE-03 Rev 1.5.	Received	26-02-0026
GRE-04 Rev 1.5.	Received	26-02-0026
GRE-05 Rev 1.5.	Received	26-02-0026
GRE-06 Rev 1.5.	Received	26-02-0026
GRE-07 Rev 1.5.	Received	26-02-0026
GRE-08 Rev 1.5.	Received	26-02-0026
GRE-09a Rev 1.5.	Received	26-02-0026
GRE-09b Rev 1.5.	Received	26-02-0026
GRE-10 Rev 1.5.	Received	26-02-0026
GRE-11 Rev 1.5.	Received	26-02-0026
GRE-12 Rev 1.5.	Received	26-02-0026
Planning Statement.	Received	26-02-0026

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://www.gov.uk/appeal-householder-planning-decision>

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: GREENSLEEVES ROBINWOOD GROVE HILLINGDON

Development: Erection of single-storey rear extension and front infill extension
(Retrospective Application)

LBH Ref Nos: 11841/APP/2026/493

Drawing Nos: GRE-09a Rev 1.5
GRE-09b Rev 1.5
GRE-05 Rev 1.5
GRE-06 Rev 1.5
GRE-07 Rev 1.5
GRE-10 Rev 1.5
GRE-11 Rev 1.5
GRE-12 Rev 1.5
GRE-02 Rev 1.5
GRE-03 Rev 1.5
GRE-01 Rev 1.2
Planning Statement
GRE-04 Rev 1.5
GRE-08 Rev 1.5
GRE26 REV 1.0

Date Plans received: 25-02-26

Date(s) of Amendments(s):

Date Application valid 09-03-26

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a large, detached two storey dwelling set within a 0.809 hectare plot on the western side of Robinwood Grove. Within the curtilage of the site there are several outbuildings, two detached garages, a tennis court and an outdoor swimming pool to the rear. The rear garden of the property backs onto Brunel University sports field. To the front of the site there is a large driveway which leads from Robinwood Grove. The site is situated within the Hillingdon Village Conservation Area and the Metropolitan Green Belt

1.2 Proposed Scheme

The application seeks retrospective planning permission for the erection of a single-storey rear extension and front infill extension.

1.3 Relevant Planning History

11841/APP/2025/1086 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
EBA INVALID - Variation of Condition (Demolition of Outbuilding) of planning permission ref. 11841/APP/2022/166, dated 08/11/2022 for (Erection of single storey rear extension and front infill extension) to remove condition.

Decision:

11841/PRC/2024/8 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Erection of single storey rear extension, and front infill extension and Outbuilding.

Decision: 26-03-2025 Withdrawn

11841/PRC/2022/16 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Single storey rear extension and front infill extension

Decision: 05-04-2023 No Further Action(P)

11841/APP/2022/166 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Erection of single storey rear extension and front infill extension

Decision: 08-11-2022 Approved

11841/PRC/2019/221 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
extension to existing annex

Decision: 28-02-2022 No Further Action(P)

11841/APP/2019/2915 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Erection of outbuilding (involving the demolition of existing garage).

Decision: 02-12-2019 Refused

11841/PRC/2018/191 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Conversion of existing annex into separate dwelling

Decision: 31-12-2018 Objection

11841/PRC/2016/64 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Proposed extensions and internal alterations

Decision: 23-03-2017 Pre-App Advice Given

11841/APP/2012/2521 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
Details pursuant to conditions 6 and 7 of Planning Permission 11841/APP/2012/1606 dated 29/08/2012 (2 x single storey rear extensions, single storey side extension, single storey front extension, canopy to front, and alterations to all elevation, involving demolition of existing garage to front, existing element to rear and existing canopy to front)

Decision: 06-12-2012 Approved

11841/APP/2012/1606 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

2 x single storey rear extensions, single storey side extension, single storey front extension, canopy to front, and alterations to all elevation, involving demolition of existing garage to front, existing element to rear and existing canopy to front

Decision: 29-08-2012 Approved

11841/APP/2012/832 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

2 x single storey rear extensions, single storey side extension, single storey front extension, canopy to front and alterations to windows and doors, involving demolition of existing garage to front, existing element to rear and existing canopy to front

Decision: 12-06-2012 Refused

11841/APP/2011/1018 GREENSLEEVES ROBINWOOD GROVE HILLINGDON
FOUR DWELLINGS

Decision: 22-06-2011 No Further Action(P)

11841/APP/2010/261 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

Conversion of existing two storey dwelling to 4 two- bedroom dwellings, involving conversion of integral garage at front to habitable use with a first floor extension above, 2 new front porches, alterations to elevations and associated parking, provision for an eco friendly nature garden with separate access and parking.

Decision: 30-04-2010 Refused

11841/APP/2008/3505 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

CONVERSION OF DWELLING TO 1, ONE BEDROOM FLAT, 3, TWO BEDROOM FLATS AND TWO HOUSES INVOLVING A FIRST FLOOR SIDE EXTENSION AND NEW FRONT PORCH AND ASSOCIATED PARKING AND AMENITY SPACE AND MODIFICATION OF EXISTING ACCESS INCLUDING INSTALLATION OF ELECTRONICALLY CONTROLLED ACCESS SYSTEM

Decision: 13-02-2009 Refused

11841/APP/2008/2456 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

Conversion of dwelling to 1 x 1 bedroom flat, 3 x 2 bedroom flats and 2 houses involving a first floor side extension and new front porch and associated parking and amenity space.

Decision: 29-10-2008 Refused

11841/PRE/2005/81 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

T P PRE - CORRES: REDEVELOPMENT OF SITE

Decision:

11841/APP/2001/1761 GREENSLEEVES ROBINWOOD GROVE HILLINGDON

ERECTION OF A SINGLE STOREY CONSERVATORY (RETROSPECTIVE APPLICATION)

Decision: 01-10-2001 Approved

Comment on Planning History

The relevant planning history is listed above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date: 7th May 2026

3. Comments on Public Consultations

31 neighbouring properties have been consulted by letter dated 1.4.26. A site notice was also displayed which expired on 7.5.26

1 letter of objection has been received raising concerns about the scale of the building and the significant number of traffic movements associated with the use of the property.

Conservation Officer - The additional extension would not impact on the conservation area its self however the officer should consider if the removal of the garage is necessary to protect the character of the area and prevent it appearing over developed.

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 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
EM6	(2012) Flood Risk Management
DMEI 4	Development on the Green Belt or Metropolitan Open Land
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene, whether the proposal preserve the character and appearance of the Conservation Area, the impact on the Green Belt, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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.

More specifically to this proposal, Policies HE1, DMHB 1 and DMHB 4 are relevant given that the site forms part of the Hillingdon Village Conservation Area. These three policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of the conservation area.

Other development management policies including Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to 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.

With specific regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

The constructed single storey rear infill extension measures at max approximately 15.76 metres wide, 7 metres deep and a maximum height of 2.92 metres high. It is acknowledged that the constructed single storey rear extension would not be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

With regards to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor, and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The constructed single storey front infill extension measures at max approximately 7.1 metres wide, 4 metres deep and a maximum height of 2.82 metres high. It is acknowledged that the constructed

single storey front infill extension would be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposed rear extension would be a vast addition to the building and the 7m depth of the extension would be contrary to policy DMHD 1B(ii), Hillingdon Local Plan Part 2 (HLPP2, January 2020). Cumulatively the existing and proposed extensions would fail to remain proportionate to the original building, more than doubling its footprint.

However it is noted that the rear elevation of Greensleeves has been heavily altered and the new addition provides some continuity and improvement to the design. Further the established character of this property is a large detached dwelling which shares few key characteristics or building lines with other properties nearby, given its very nature. The extension, whilst large, would preserve the character and appearance of the building and wider conservation area for this reason, as it sets its own character in context.

The proposed infill extension to the front, between an existing garage and side extension would further develop the site to the front. The addition to the front would be acceptable and would have the added benefit of removing an unattractive outbuilding to the front which the Conservation Officer notes as "detracting".

The extensions are constructed with matching materials to the existing, the extension and this has been secured by condition. Overall, they would be proportionate to the dwelling in terms of character and appearance and preserve the conservation area.

Officers note that the extensions themselves have been previously approved under conditional application reference 11841/APP/2022/166. As such, the extensions would not be detrimental to the form, proportion and appearance of the dwelling, character and appearance of the area and the visual amenities of the streetscene, or wider Conservation Area.

Green Belt

Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed; iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

Policy G2 (A) of the London Plan (2021) states 'The Green Belt should be protected from inappropriate development: 1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist'.

It is noted that the existing area of the dwelling is 567m², historically the original dwelling would have been approximately 461sq.m, as established in previous planning applications. It was evident that there has been much change at the property over time, but this figure is not disputed.

The site is located in the Metropolitan Green Belt. The NPPF 2024 provides the most up to date planning guidance for how development in the Green Belt should be treated. It is therefore considered to be a significant material consideration. Paragraph 154 of the NPPF states that 'A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are...c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The previously approved application reference 11841/APP/2022/166 for the same extensions included revisions to include the demolition of an existing outbuilding which totals 70m². This resulted in a change to the overall percentage increase of 268m² in area, which is 47.3% of the original, and 666m³ which is 54.2% of original. The volumetric calculation was considered, in the context of the site, siting and position of extensions to be acceptable, on balance.

The demolition of the outbuilding was secured by way of condition in order to offset the impact of the development on the Green Belt. It has been explained to the applicants planning agent that there was an excessive amount of built form on the site and cumulatively this would be likely to be classed as inappropriate development by definition. The removal of this outbuilding offsets this harm and has the added benefit of opening the site to the front in a more sensitive location, thereby preserving a degree of openness providing a positive contribution to the Green Belt. Condition 3 of planning permission reference 11841/APP/2022/166 was therefore imposed as follows:

Within 3 months of the date planning permission is granted, the outbuilding shown on plan GRE-02a Rev 1.5 shall be demolished and all resultant materials, debris, fixtures and fittings shall be removed from site.

REASON

To offset the cumulative impact of the extensions and to maintain the openness of the Green Belt and Metropolitan Open Land, in accordance with Policy DMEI 4 of the Hillingdon Local Plan Part 2 (2020).

Notwithstanding this significant numerical increase, it is recognised that assessing proportionality is primarily an objective test based on size, and that floorspace is not the only possible measure of the degree of change. It is instructive to compare any changes to the original physical size and scale of a building, including the degree of bulk or mass that might be added. The proposed extensions would be set amongst and adjacent to existing built form at the property and incorporate material finishes to match. However, they would increase the overall depth and projection of the property which would increase the overall footprint. Nevertheless, given the benefit of the outbuilding being removed to the front of the site, and the existing built form, this is acceptable.

The NPPF states that the essential characteristics of Green Belts are their openness and their permanence, and a fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The consideration of openness can have a spatial and visual dimension.

The current application seeks retrospective planning permission for the same extensions as previously approved, but excludes the frontage outbuilding from the application red edged site boundary. The applicant has submitted information to confirm the separate sale of the outbuilding on 25 October 2024. Land registry titles have been submitted to confirm this. Officers note that there is no council tax listing for an annexe or separate dwelling. The planning unit has therefore been subdivided and the matter referred to planning enforcement for investigation.

The proposed extensions would extend the depth of the property, and alter its footprint however, these changes with the removal of the outbuilding would not significantly add to the bulk and mass

of the dwelling. However, in combination with the retention of the outbuilding, the proposed additions result in a loss of spatial openness to a harmful degree.

The proposed extensions, in combination with the retained outbuilding, by virtue of their cumulative size, scale, bulk and spread across the site, is considered to significantly increase the built up appearance of the site and therefore represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the development which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework (2024); Policy G2 (A) of the London Plan (2021) and Policy DME1 4 of the Hillingdon Local Plan - Development Management Policies (2020) .

Residential Amenity:

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 that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

Perspolis House, Robinwood Grove is located to the north-west of property and is a detached bungalow property located on the South-Western side of Robinwood Grove. To the south of the site is a privately gated estate, mainly consisting of flats. Notably 3 Robinwood Grove is the closest to the proposal.

Given the site context and plot size of the dwelling it is considered that the development would not adversely impact on the living conditions of the neighbouring occupiers, in terms of daylight/sunlight, outlook and overbearing effect.

Overall, it is considered that the single storey rear extension would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

More than a sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion

Whilst the extensions themselves have been previously supported by the Council under planning reference 11841/APP/2022/166, the consent was justified on the grounds that the scheme involved the removal of this outbuilding to offset the harm to the openness of the Green Belt. Without the removal of this outbuilding, officers consider that the proposal represents inappropriate development in the Green Belt and accordingly the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1. NON2 Non Standard reason for refusal

The proposed extensions, in combination with the retained outbuilding, by virtue of their cumulative size, scale, bulk and spread across the site, is considered to significantly increase the built up appearance of the site and therefore represents inappropriate development within the Green Belt in terms of the guidance contained in the National Planning Policy Framework which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the development which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework (2024); Policy G2 (A) of the London Plan (2021) and Policy DME1 4 of the Hillingdon Local Plan - Development Management Policies (2020) .

INFORMATIVES

1. 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.

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..

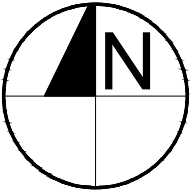
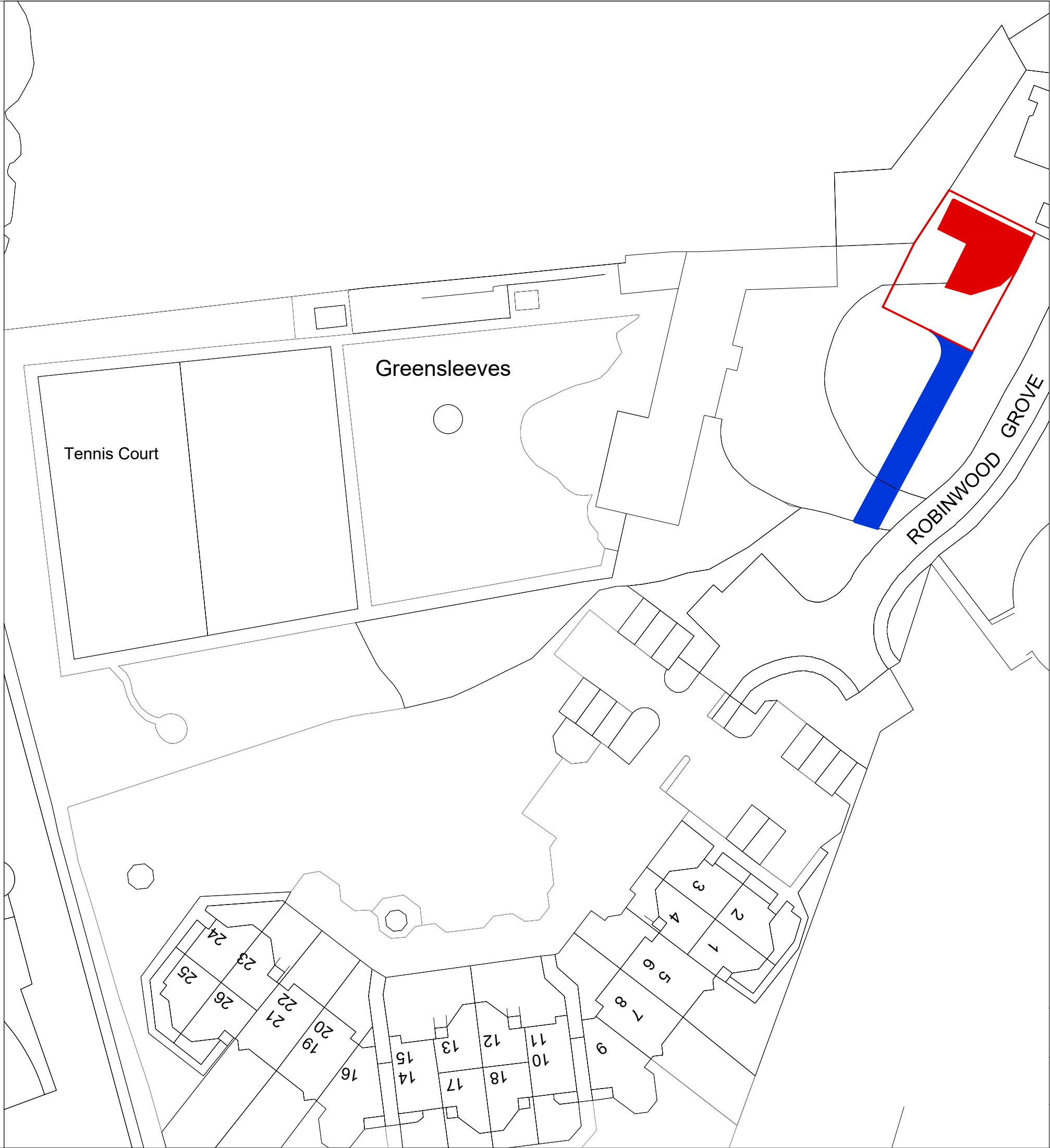
Part 1 Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D6	(2021) Housing quality and standards
DMEI 9	Management of Flood Risk
LPP SI12	(2021) Flood risk management
EM6	(2012) Flood Risk Management
DMEI 4	Development on the Green Belt or Metropolitan Open Land
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

Contact Officer:	Nicola Taplin	Telephone No:	01895 250230
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RED OUTLINED AREAS
SHOW THE DEMISE



BLUE SHADED AREAS IS A
RIGHT WAY

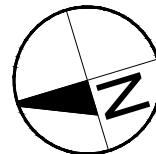


BLOCK LOCATION PLAN

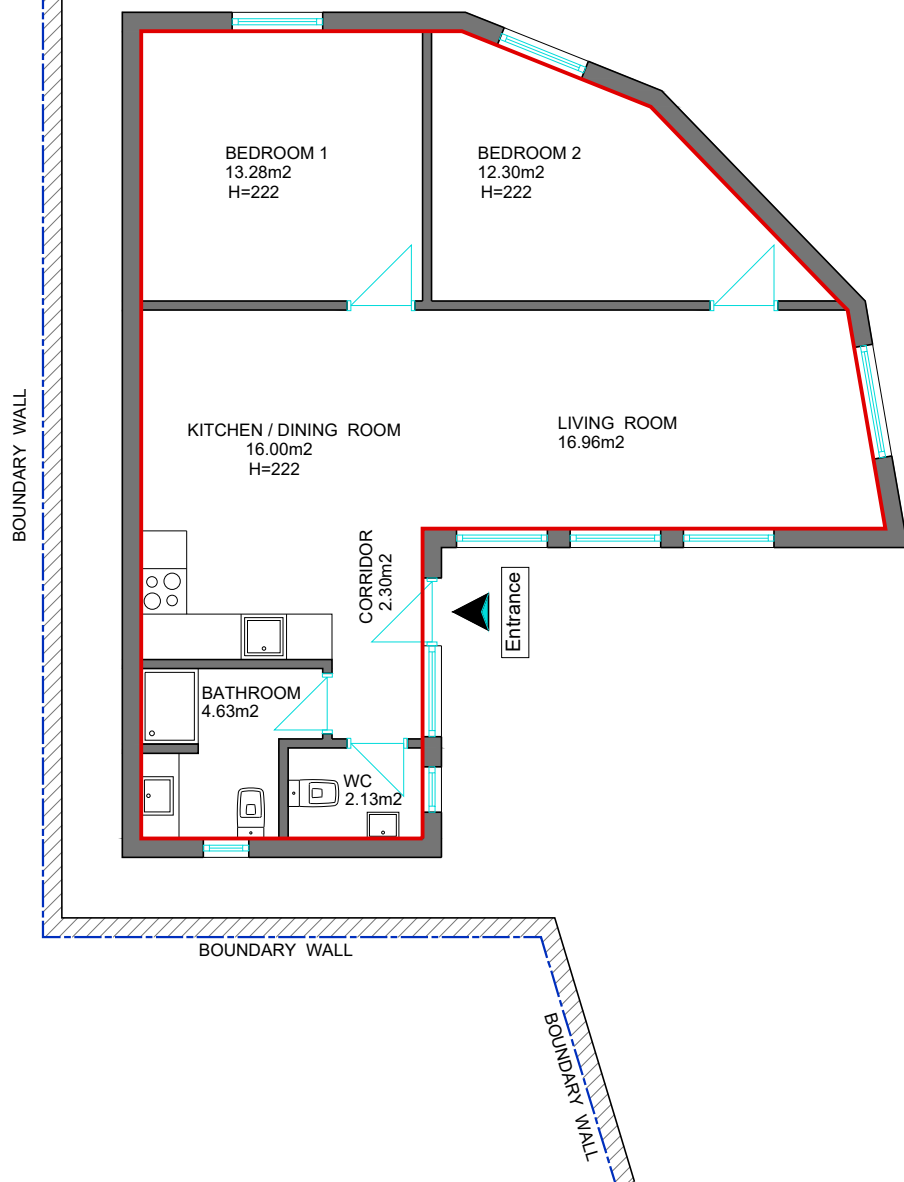
Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

Scale: 1:500 A3

Date: 04.04.2024



EXISTING OUTBUILDING:
GROUND FLOOR AREA: 70.00m²



RED OUTLINED AREAS
SHOW THE DEMISE

Outbuilding Ground Floor Plan
1:100

LAND REGISTRY PLAN

Address:
Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

Scale: 1:100 a4

Date: 04.04.2024

0 5m



BRADBERRYS SOLICITORS LLP
452 UXBRIDGE ROAD
HAYES
MIDDLESEX
UB4 0SD

Date
27 February 2026

Your Ref
1/PURI//RES816

Our Ref
RCS/AGL638930

HM Land Registry
Wales Office
PO Box 7803
Bilston
WV1 9QN

DX 427301
Bilston 3

Tel 0300 006 0009

www.gov.uk/land-registry

Completion of registration

Title number	AGL638930
Property	Land Adjoining Greensleeves, Robinwood Grove, Uxbridge (UB8 3TW)
Registered proprietor	Micro Max Properties Ltd

Your application lodged on 20 January 2025 has been completed. An official copy of the register is enclosed together with an official copy of the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 4:30pm

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number AGL638930

Edition date 20.01.2025

- This official copy shows the entries on the register of title on 27 Feb 2026 at 10:20:03.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Feb 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (17.11.1951) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land adjoining Greensleeves, Robinwood Grove, Uxbridge (UB8 3TW).
- 2 The land has the benefit of a right of way over the land tinted brown on the title plan.
- 3 (06.02.2014) The land has the benefit of the rights granted by a Deed dated 20 December 2013 made between (1) Fairhold (2002) Limited and (2) Oussama Kabbani and Imtissal Kabbani.

NOTE: Copy filed under MX459568.

- 4 (20.01.2025) The title includes any legal easements (except as mentioned in the note below) granted by the Transfer dated 25 October 2024 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: The legal easements granted by Clause 1 and 2 of the Rights granted in the Transfer are included in the title only so far as they are granted over title number MX459568.

- 5 (20.01.2025) The Transfer dated 25 October 2024 referred to above contains provisions as to light or air and boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (20.01.2025) PROPRIETOR: MICRO MAX PROPERTIES LTD (Co. Regn. No. 15881160) care of Micro Max UK Ltd, Unit J3, Charles House, Bridge Road, Southall UB2 4BD.
- 2 (20.01.2025) The price stated to have been paid on 25 October 2024 was £150,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Deed dated 15 April 1953 made between (1) James Routledge and Olive Routledge and (2) John Love Turnbull and Hilda Turnbull contains restrictive covenants.

NOTE: Copy filed under MX249512.

- 2 A Transfer of the land in this title and other land dated 17 September 1963 made between (1) James Routledge and Olive Routledge and (2) Eileen Betty Anderson contains restrictive covenants.

NOTE: Copy filed under MX459568.

- 3 (20.01.2025) A Transfer of the land in this title dated 25 October 2024 made between (1) Sunny Kumar Puri and Raj Kumar Puri and (2) Micro Max Properties Ltd contains restrictive covenants.

NOTE: Copy filed.

End of register

These are the notes referred to on the following official copy

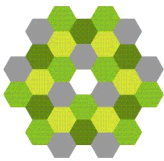
The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

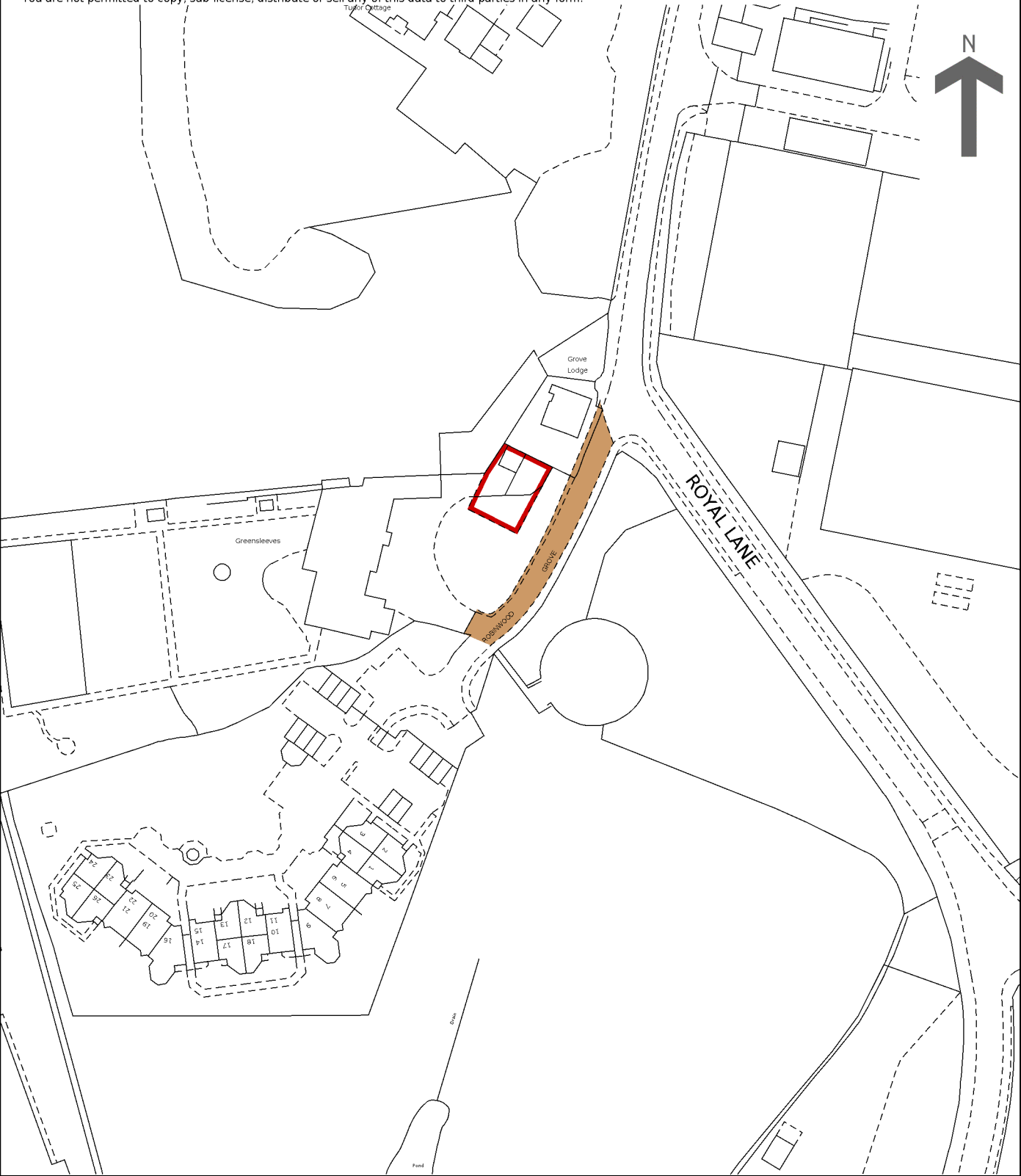
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 27 February 2026 shows the state of this title plan on 27 February 2026 at 10:20:03. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Wales Office .



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I certify this to be a true copy
of the original and that it has
been compared to the original.

Bradberys
12.2.26
BRADBERRYS SOLICITORS LLP
452 UXBRIDGE ROAD
HAYES UB4 0SD
TEL: 0208 813 6962
FAX: 0208 813 5151

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: MX459568
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Outbuildings at Greensleeves, Robinwood Grove, Uxbridge (UB8 3TW). The property is identified ☒ on the attached plan and shown: OUTLINED RED ON PLAN 1 ☐ on the title plan(s) of the above titles and shown:
4	Date: 25 October 2024
5	Transferor: SUNNY KUMAR PURI and RAJ KUMAR PURI <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: MICRO MAX PROPERTIES LTD <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 15881160 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

7 Transferee's intended address(es) for service for entry in the register:
Unit J3 Charles House, Bridge Road, Southall, England, UB2 4BD

8 The transferor transfers the property to the transferee

9 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):
ONE HUNDRED AND FIFTY THOUSAND POUNDS ONLY
(150,000.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

11 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12 Additional provisions

Definitions

- (a) "the land" means the land forming part of the property or any part of such land
- (b) "the dwelling" means the structure erected on part of the land
- (c) "the adjoining land" means the land of the Transferor adjoining or neighbouring the property
- (d) "the adjoining properties" means all and singular the properties adjoining or neighbouring the property which were previously in the ownership of the Transferor or a predecessor in title and which are situate
- (e) The expression "the Transferor" and "the Transferee" shall include their respective successors in title
- (f) Operative period means a period of three years from the date hereof

82

Rights granted for the benefit of the property

Rights granted for the benefit of the property

1. Full and free right of passage drainage and running of water soil gas electricity and electrical currents or impulses in connection with radio or television relay services from and to the property by and through any channels drains sewers pipes watercourses cables wires and waveguides or similar means of transmission laid or to be laid under through or over the adjoining land within the Operative period and/or under through or over the adjoining properties within the existing perpetuity periods (as appropriate)
2. The right to enter upon the adjoining land and/or the adjoining properties at all reasonable times with or without workmen plant and equipment for the purpose of carrying out repairs and maintenance to the buildings and fences erected on the land and of inspecting the condition of and repairing reinstating cleansing maintaining and connecting up with any channels drains sewers pipes watercourses cables wires and waveguides or similar means of transmission laid or to be laid on or within or under the adjoining land and/or the adjoining properties and which provide or shall hereafter provide service to the land PROVIDED THAT the Transferee or other the owner or occupier for the time being of the property (as appropriate) shall cause as little damage and inconvenience as possible in the exercise of such rights and shall make good at the Transferees or other such owners or occupiers expense (as appropriate) any damage or loss caused in such exercise to the adjoining land and/or the adjoining properties or to the Transferor or other the owners or occupiers for the time being thereof (as appropriate)
3. Right of way in common with others with or without vehicles at all times for access to and from the Property over the passageway coloured blue on the plan PROVIDED THAT the Transferee cannot block this passageway at any time whether or not on temporary basis or otherwise.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

1. Any rights of light or air now subsisting or which might (but for this exception) be acquired over the adjoining land to the intent that the Transferor may build or rebuild on any such land in such manner as the Transferor may think fit notwithstanding any interference with the access of light or air to the property thereby occasioned and so that the Transferee shall be deemed to enjoy such access of light and air in the meantime by the consent of the Transferor (which is hereby given) and not as of right
2. Full and free right of passage drainage and running of water soil gas electricity and electrical currents or impulses in connection with radio or television relay services from and to the adjoining land and/or any buildings erected thereon and/or the adjoining properties by and through any channels drains sewers pipes watercourses cables wires and waveguides or similar means of transmission laid or to be laid under through or over the property
3. The right to enter upon the land at all reasonable times with or without workmen plant and equipment for the purpose of carrying out repairs and maintenance to the adjoining land and/or any buildings erected thereon and/or the adjoining properties and for the purpose of repairing reinstating cleansing maintaining and connecting up with any channels drains sewers pipes watercourses cables wires and waveguides or similar means of transmission laid or to be laid on or within or under the land and which provide or shall hereafter provide service to the adjoining land and/or any buildings erected thereon and/or the adjoining properties PROVIDED THAT the Transferor or other the person exercising this right (as appropriate) shall cause as little damage and inconvenience as possible in such exercise and shall make good at its his or her expense (as appropriate) any damage or loss caused in such exercise to the land or to the Transferee or other the owner or occupier for the time being thereof (as appropriate)
4. The rights referred in the Property Register of the Transferor's title to the extent the Transferor can grant subject to payment of proportionate part of the expense if any referred therein.

Include words of covenant.

Restrictive covenants by the transferee

PART I

The Transferee with intent and so as to bind the property into whosoever hands the same may come but not so as to render the Transferee personally liable for any breach of covenant committed after the Transferee shall have parted with all interest in the property COVENANTS with the Transferor and separately COVENANTS with the owners or occupiers for the time being of the adjoining properties to observe and perform the following covenant(s)

1. Not to use or allow or permit to be used the property for any purpose other than as a single private dwelling and garden land used solely in connection with that dwelling (the Transferor provides no warranty of use)

2. Not to carry out or permit or suffer to be carried out on the property without first obtaining consent from the Transferor any building works or alterations to the dwelling include the erection of outbuildings or an extension to the dwelling provided always that any such outbuildings or extension shall be ancillary to and used exclusively in connection with the dwelling
3. Not to use or allow or permit to be used the property for any purpose which may be or become a nuisance or an annoyance or obnoxious to the Transferor and/or the owners or occupiers for the time being of the adjoining land and/or any buildings erected thereon and/or the owners or occupiers for the time being of the adjoining properties or which tends to diminish or lessen the value of the adjoining land and/or any buildings erected thereon and/or the adjoining properties

PART II

The Transferee with intent and so as to bind the property into whosoever hands the same may come and to benefit and protect the adjoining properties FURTHER COVENANTS with the Transferor and (where appropriate) separately FURTHER COVENANTS with the owners or occupiers for the time being of the adjoining properties that the Transferee will at all times hereafter perform and observe the following covenant(s)

1. The Transferee will for ever hereafter maintain and keep in good repair and condition the fence(s) and/or wall(s) marked "T" within the boundaries of the property shown on the plan together with the front boundary wall or fence (if any)

Include words of covenant.

Restrictive covenants by the transferor

None

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other covenants

1. The Transferee for the purpose of affording to the Transferor a complete indemnity but not for any other purpose COVENANTS with the Transferor from the date of this Transfer to perform and observe the covenants and stipulations referred to in the Charges Register of the above-mentioned Title Number so far as they relate to the property and are capable of being enforced and any breach of them would or could expose the Transferor to liability and to that the extent to indemnify the Transferor against all actions proceeding costs claims and demands whatsoever in respect of any breach of them

Other agreed provisions

1. IT IS HEREBY AGREED AND DECLARED:-

- (i) the Transferor does not provide any warranty to the Transferee that the buildings at the property are authorised for their current use as a dwelling
- (ii) that each and every external wall separating the property from any of the adjoining properties or from any dwelling erected on part of the adjoining land which immediately adjoins the property shall henceforth be deemed to be a party wall severed medially and shall be used and repaired accordingly and that all chimney flues roofs spouts fall-pipes channels drains sewers soakaways water and any other pipes wires and conduits whatsoever which serve the said properties jointly shall be maintained and repaired and the costs thereof borne in equal shares by the Transferor and the Transferee and/or by the owners or occupiers for the time being of the said properties (as appropriate)
- (iii) Where the context so admits words importing the singular shall include the plural and vice versa and where the Transferee comprises more than one person all the obligations on the part of the Transferee shall be joint and several

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

Execution

Signed as a deed by
SUNNY KUMAR PURI

S. Puri

(signature)

In the presence of:

[Signature]

(signature of witness)

(print full name and address of witness)

DEEPAK KUMAR
79 FERN LANE, HESTON, TW5 0HH

Signed as a deed by
RAJ KUMAR PURI

R. Puri

(signature)

In the presence of:

[Signature]

(signature of witness)

(print full name and address of witness)

DEEPAK KUMAR
79 FERN LANE, HESTON, TW5 0HH

Executed as a deed by
MICRO MAX PROPERTIES LTD

M-T

Acting by its Director

(signature)

In the presence of:

[Signature]

(signature of witness)

(print full name and address of witness)

DEEPAK KUMAR
79 FERN LANE, HESTON, TW5 0HH

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



RED OUTLINED AREAS
SHOW THE DEMISE



BLUE SHADED AREAS IS A
RIGHT WAY



BLOCK LOCATION PLAN

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

Scale: 1:500

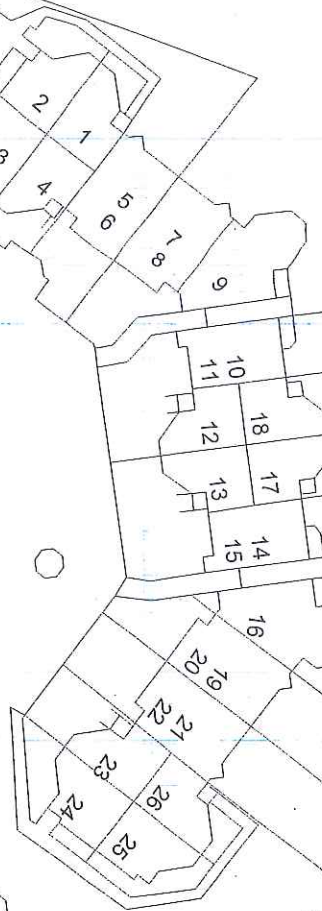
Plan 1

Greensleeves

Tennis Court

ROBINWOOD GROVE

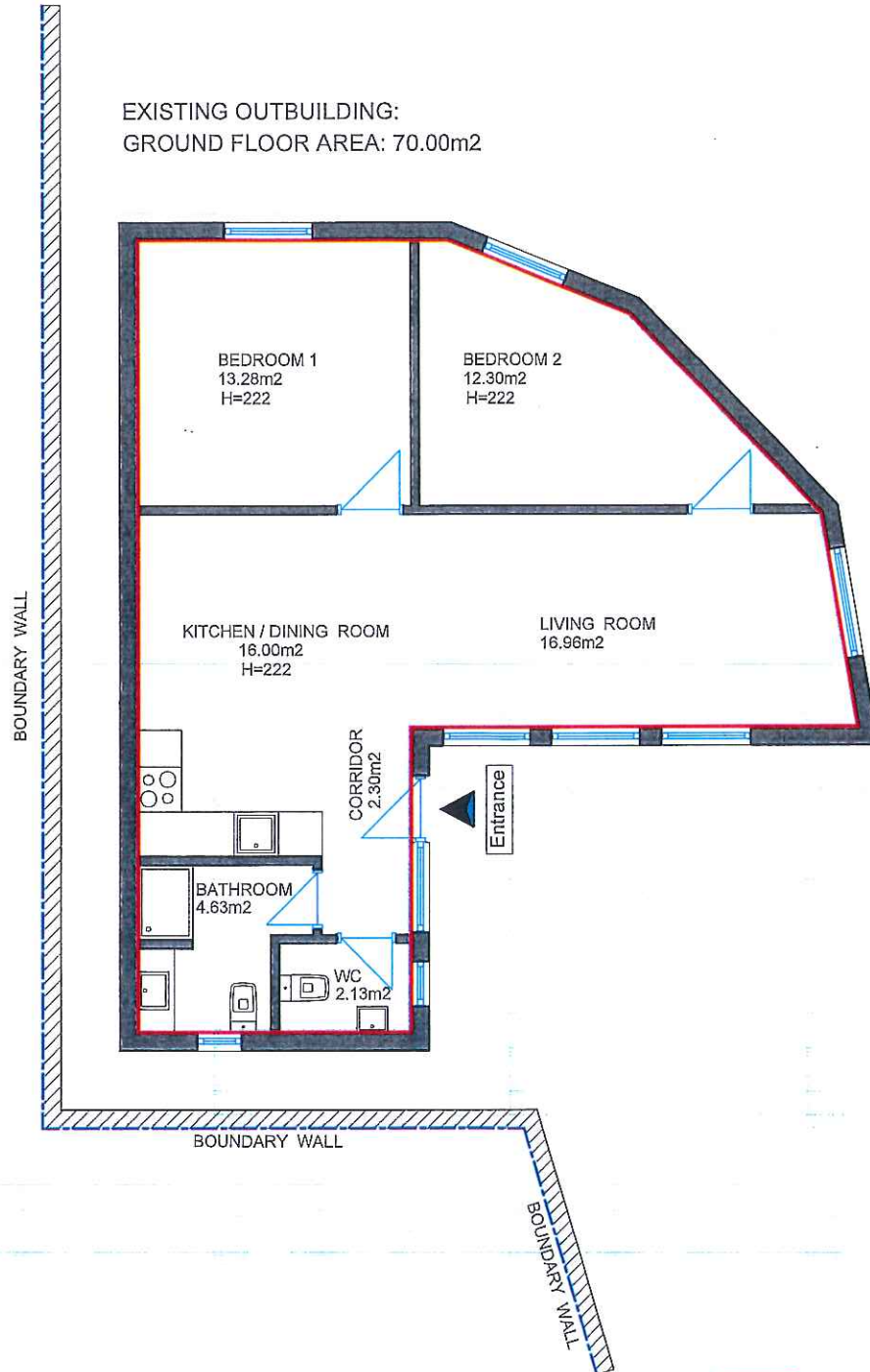
Handwritten notes:
R. Puri
R. Puri
A-7



plan 2



EXISTING OUTBUILDING:
GROUND FLOOR AREA: 70.00m²



R. Puri
D. Puri
A-T

RED OUTLINED AREAS
SHOW THE DEMISE

Outbuilding Ground Floor Plan
1:100

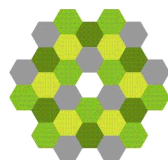
LAND REGISTRY PLAN

Address:
Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

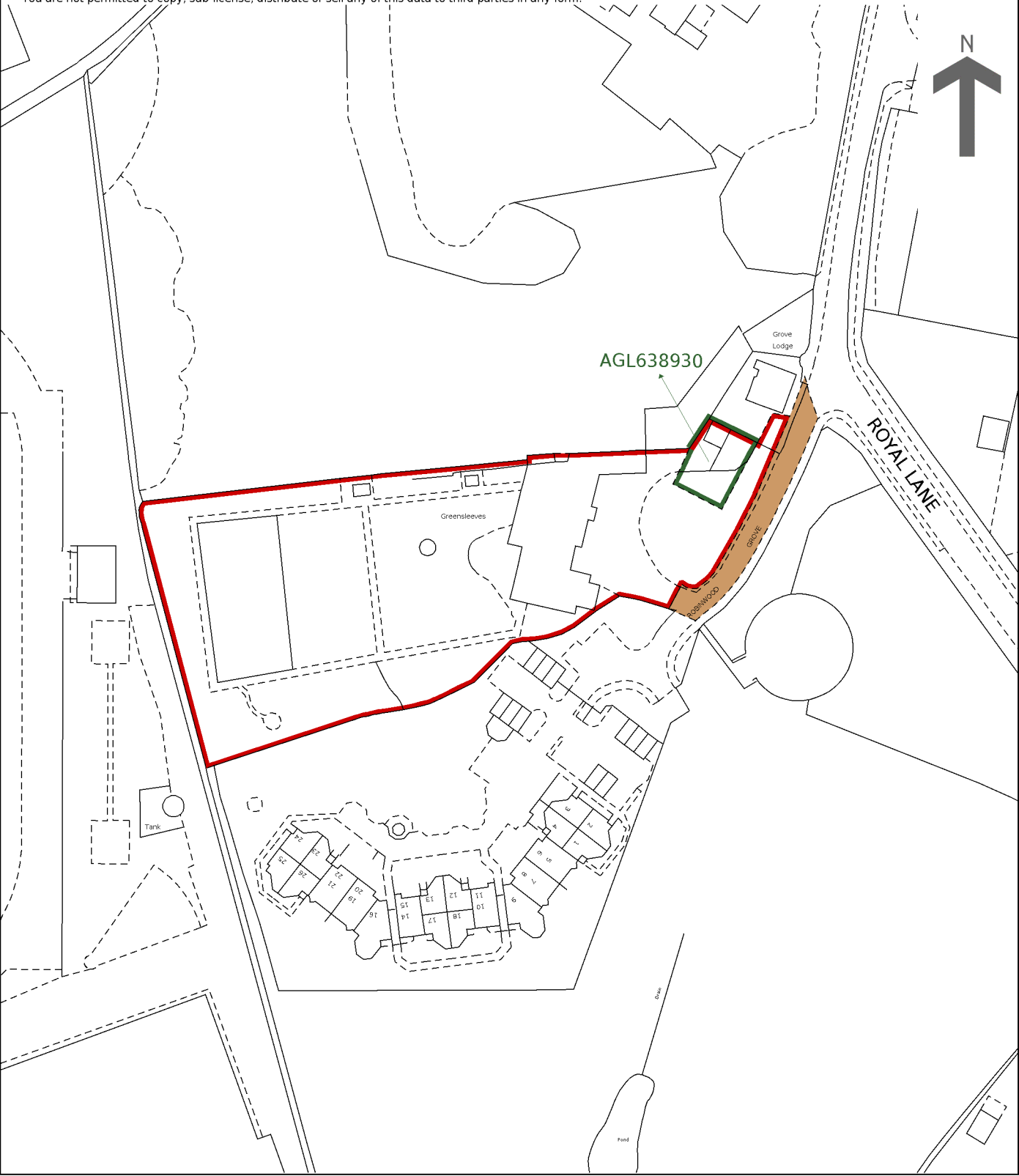
Scale: 1:100 a4

Date: 04.04.2024

0 5m



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This is a copy of the title plan on 24 JUN 2026 at 16:04:07. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Wales Office.

APP-11

HISTORICAL AERIAL IMAGERY

Aerial sequence showing the longstanding physical presence of the outbuilding

Appeal site	Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW
LPA reference	11841/APP/2026/493
Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
Document status	Supporting appeal evidence
Date	10 July 2026

Purpose of this evidence

This appendix demonstrates that the outbuilding was already physically present long before the appeal development. The imagery is relied upon as evidence of longstanding physical existence and site context. It is not relied upon, by itself, as proof of the planning lawfulness of any particular use or as conclusive proof of a separate planning unit.

Aerial image - 1999



Historic aerial image showing the outbuilding already present at the front/eastern part of the wider Greensleeves site.

Aerial image - 2015



Intermediate aerial image showing the continued presence of the outbuilding and the established residential site layout.

Aerial image - 2025



Recent aerial image showing the outbuilding remaining in place and the current wider physical context.

APP-12

PLANNING HISTORY - NOS. 1-26 ROBINWOOD GROVE

Verified evidence of the substantial established residential context adjoining Greensleeves

Appeal site	Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW
LPA reference	11841/APP/2026/493
Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
Document status	Supporting appeal evidence
Date	10 July 2026

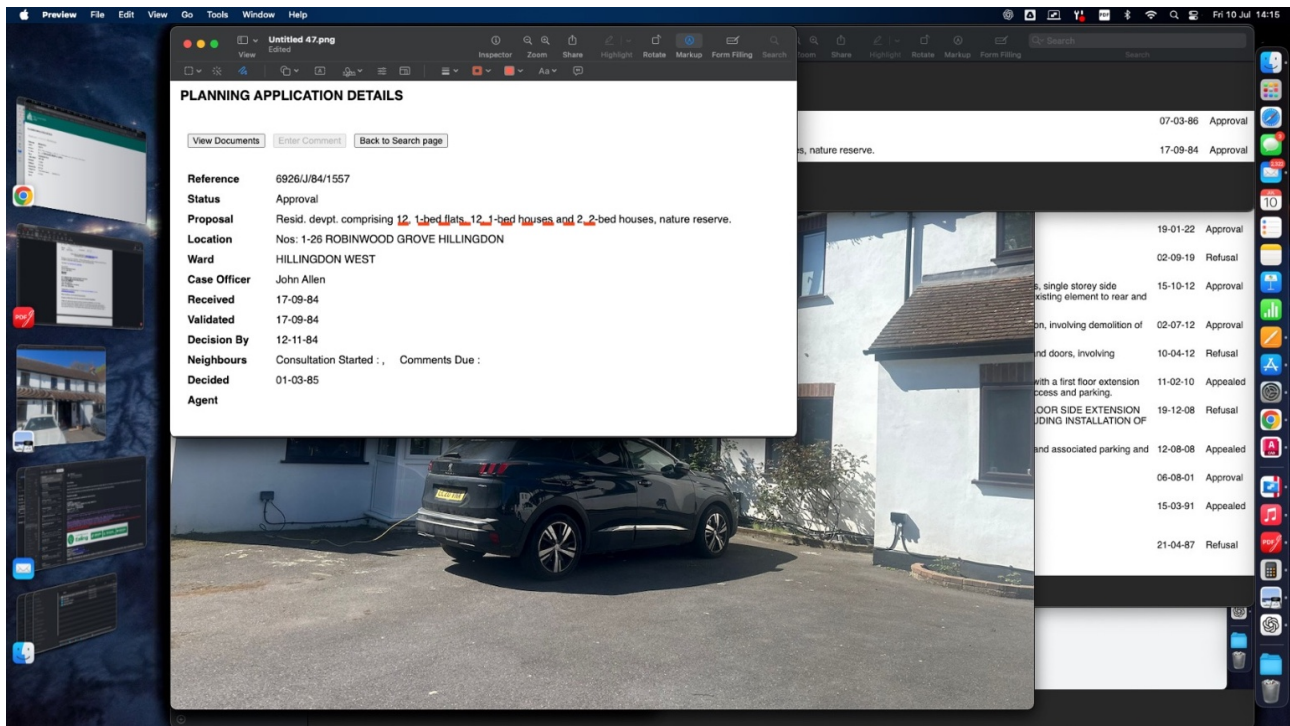
Verified planning record

Reference	6926/J/84/1557
Location	Nos. 1-26 Robinwood Grove, Hillingdon
Status	Approved
Decision date	1 March 1985
Proposal	Residential development comprising 12 one-bedroom flats, 12 one-bedroom houses, 2 two-bedroom

Planning relevance

This historic permission is not relied upon as a direct policy precedent requiring approval of the appeal. Its relevance is contextual: it confirms that the immediate surroundings of Greensleeves contain a substantial planned residential development of 26 units. The appeal extensions should therefore be assessed within the actual developed residential context rather than as isolated development in an otherwise wholly open landscape.

Council planning-history record



Screenshot of the London Borough of Hillingdon planning record confirming reference 6926/J/84/1557, the approved development description and the decision date.

APP-13

CURRENT SITE AND WIDER-CONTEXT AERIAL IMAGERY

Current physical context, shared access arrangement and adjoining residential development

Appeal site	Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW
LPA reference	11841/APP/2026/493
Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
Document status	Supporting appeal evidence
Date	10 July 2026

Purpose of this evidence

This appendix illustrates the current spatial relationship between Greensleeves, the separately titled outbuilding land, the shared access from Robinwood Grove, surrounding landscaping and the adjoining residential development. The images are contextual and should be read together with the registered title plans and TP1.

Current site context



Recent aerial image showing Greensleeves, the outbuilding at the eastern frontage, the common access arrangement and the extensive landscaped site.

Wider residential context



Wider aerial context showing the substantial established residential development adjoining Greensleeves. This image is relied upon as context only and not as a direct precedent.

APP-14

SUGGESTED SCHEDULE OF PLANNING CONDITIONS

Conditions proposed in the event that the appeal is allowed

Appeal site	Greensleeves, Robinwood Grove, Hillingdon, Uxbridge UB8 3TW
LPA reference	11841/APP/2026/493
Appellant	Mr Sunny Kumar Puri
Agent	Mr Halit Ertas, NorthPoint Planning and Licensing
Document status	Supporting appeal evidence
Date	10 July 2026

Suggested conditions

1. Approved plans

The development shall be retained in complete accordance with the plans listed in the appeal decision, including GRE26 Rev 1.0, GRE-01 Rev 1.2 and drawings GRE-02 Rev 1.5 to GRE-12 Rev 1.5, except where another condition expressly requires otherwise.

Reason: To define the permission and ensure the development is retained in accordance with the approved details.

2. External materials

The external materials and finishes of the retained extensions shall match those of the existing dwelling and shall thereafter be retained as such.

Reason: To safeguard the character and appearance of the dwelling and Hillingdon Village Conservation Area.

3. Flat-roof use

Access to the flat roofs of the retained extensions shall be for maintenance or emergency purposes only. The flat roofs shall not be used as a roof garden, terrace, balcony, patio or other amenity area.

Reason: To protect the living conditions and privacy of neighbouring occupiers.

4. Additional openings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, no additional windows, doors or other openings shall be inserted into the walls or roofs of the retained extensions without express planning permission.

Reason: To protect neighbouring amenity and preserve the appearance of the development.

5. Third-party land

No condition shall require demolition, alteration, removal or other works to the outbuilding or land contained within title AGL638930.

Reason: That land is outside the appeal site and is owned and controlled by a third party. Such a requirement would not be directly implementable by the appellant and would not satisfy the tests of enforceability and reasonableness.

Note

The final wording and necessity of conditions are matters for the Inspector. This schedule identifies conditions that would regulate the appeal development without purporting to require works to land outside the appellant's ownership and control.



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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Greensleeves
Address line 1	Robinwood Grove
Address line 2	
Address line 3	
Town/city	Uxbridge
Postcode	UB8 3TW
Description of site location must be completed if postcode is not known:	
Easting (x)	506760
Northing (y)	182488
Description	

2. Applicant Details

Title	Mr
First name	Sunny
Surname	Kumar Puri
Company name	
Address line 1	Greensleeves, Robinwood Grove
Address line 2	
Address line 3	
Town/city	Uxbridge
Country	

2. Applicant Details

Postcode

UB8 3TW

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Halit

Surname

Ertas

Company name

NorthPoint Planning UK

Address line 1

54c

Address line 2

Cannon Hill

Address line 3

Town/city

London

Country

Postcode

N16 6LH

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION.

Has the work already been started without consent?

☒ Yes ☐ No

If Yes, please state when the development or work was started (date must be pre-application submission)

22/11/2021

Has the work already been completed without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

5. Site Information

Title Number	unknown
--------------	---------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☒ Yes ☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)	8176-6822-8690-9577-0902
---	--------------------------

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?	132.00
Number of additional bedrooms proposed	0
Number of additional bathrooms proposed	0

7. Development Dates

When are the building works expected to commence?

Month	November
Year	2021

When are the building works expected to be complete?

Month	April
Year	2022

8. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	render finish painted white
Description of proposed materials and finishes:	render finish painted white to match existing

Roof	
Description of existing materials and finishes (optional):	plain roof tiles, terracotta colour
Description of proposed materials and finishes:	felt flat roof

Windows	
Description of existing materials and finishes (optional):	uPVC double glazed, brown frame
Description of proposed materials and finishes:	uPVC double glazed, brown frame to match existing

8. Materials

Doors	
Description of existing materials and finishes (optional):	rear doors - uPVC double glazed, brown frame
Description of proposed materials and finishes:	uPVC double glazed, brown frame, to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings Ref: GRE-10, GRE-11, GRE-12.

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

14. Authority Employee/Member

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

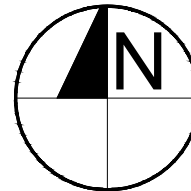
Title	Mr
First name	Sunny
Surname	Kumar Puri
Declaration date (DD/MM/YYYY)	19/01/2022

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	19/01/2022
----------------------------------	---



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London, N16 6LH
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info@northpointuk.co.uk
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ReQuestAPlan

Map number: TQRQM21364143541433

Title: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW

Map Produced for: Npoint Const. Ltd.

© Crown copyright and database rights 2021 OS 100042766

Date of Purchase: 30-12-2021

1 Years subscription from 30-12-2021 for 1 workstation.

 Sita Area

SCALE:

0 5 10 15 20 25 30 35 40 45 50m

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

PROPOSAL / PROJECT:

**SINGLE STOREY
REAR EXTENSION
AND
FRONT INFILL EXTENSION**

DRAWING FOR:

PLANNING APPLICATION

DRAWING:

LOCATION MAP

Scale: A4

1:1250

Drawn:

H.E

Checked:

Date:

11.01.2022

Drawing / JOB NO

GRE-00

Revision:

1.1

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. 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 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 Interim Director of Planning, Regeneration & Public Realm**

Address GREENSLEEVES ROBINWOOD GROVE HILLINGDON

Development: Erection of single storey rear extension and front infill extension

LBH Ref Nos: **11841/APP/2022/166**

Drawing Nos: GRE-00
GRE-01
GRE-01a
GRE-02 Rev 1.5
GRE-2a Rev 1.5
GRE-02b Rev 1.5
GRE-03 Rev 1.5
GRE-04 Rev 1.5
GRE-05 Rev 1.5
GRE-06 Rev 1.5
GRE-07 Rev 1.5
GRE-08 Rev 1.5
GRE-09a Rev 1.5
GRE-09b Rev 1.5
GRE-10 Rev 1.5
GRE-11 Rev 1.5
GRE-12 Rev 1.5

Date Plans Received: 19/01/2022

Date(s) of Amendment(s): 20/10/2022

Date Application Valid: 19/01/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a large, detached two storey dwelling set within a 0.809 hectare plot on the western side of Robinwood Grove. Within the curtilage of the site there are several outbuildings, two detached garages, a tennis court and an outdoor swimming pool to the rear. The rear garden of the property backs onto Brunel University sports field. To the front of the site there is a large driveway which leads from Robinwood Grove.

Perspolis House, Robinwood Grove is located to the north-west of property and is a detached bungalow property located on the South-Western side of Robinwood Grove. To the south of the site is a privately gated estate, mainly consisting of flats. Notably 3 Robinwood Grove is the closest to the proposal.

The site is situated within the Hillingdon Village Conservation Area and the Metropolitan Green Belt, where the prevailing character of the area is residential.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey rear extension and front infill extension.

1.3 Relevant Planning History

11841/APP/2012/1606 Greensleeves Robinwood Grove Hillingdon

2 x single storey rear extensions, single storey side extension, single storey front extension, canopy to front, and alterations to all elevation, involving demolition of existing garage to front, existing element to rear and existing canopy to front

Decision Date: 29-08-2012 Approved

11841/APP/2012/832 Greensleeves Robinwood Grove Hillingdon

2 x single storey rear extensions, single storey side extension, single storey front extension, canopy to front and alterations to windows and doors, involving demolition of existing garage to front, existing element to rear and existing canopy to front

Decision Date: 12-06-2012 Refused

11841/APP/2019/2915 Greensleeves Robinwood Grove Hillingdon

Erection of outbuilding (involving the demolition of existing garage).

Decision Date: 02-12-2019 Refused

Comment on Planning History

No further comments.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 16th March 2022

2.2 Site Notice Expiry Date:- 15th March 2022

3. Comments on Public Consultations

Twenty nine neighbours, Hillingdon Village Residents Association, Hillingdon Village Conservation Panel and the Conservation Officer were consulted on 09-02-22. The consultation period expired on 02-03-22. One representation received by the end of the consultation period.

Conservation Officer:

- There are concerns that the addition and conversion of the garage could result in the request for further additional built forms to the site.
- If a compromise was made for the infill addition to the front all external materials, colours and finishes would need to match the original building. This would need to be appropriately conditioned.
- The proposed rear extension would be a vast addition to the building. The 7m depth of the extension would be contrary to policy DMHD 1B(ii), Hillingdon Local Plan Part 2 (HLPP2, January 2020).
- Cumulatively the existing and proposed extensions would fail to remain subservient to the original building, more than doubling its footprint.
- Whilst the additions may not be publicly visible, it does not lessen the duty to preserve or enhance. Private views also form part of how a heritage asset is experienced.

Officer comments:

Discussed below.

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
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMHB 1	Heritage Assets
DMHB 14	Trees and Landscaping
DMHB 4	Conservation Areas
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

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene, whether the proposal preserve the character and appearance of the Conservation Area, the impact on the Green Belt, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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.

More specifically to this proposal, Policies HE1, DMHB 1 and DMHB 4 are relevant given that the site forms part of the Hillingdon Village Conservation Area. These three policies relate specifically to heritage assets and conservation areas, seeking to avoid harm to heritage assets and ensure the preservation or enhancement of the character and appearance of the conservation area.

Other development management policies including Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design. 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to 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.

With specific regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part

Two - Development Management Policies (2020) states that:

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

The constructed single storey rear infill extension measures at max approximately 15.76 metres wide, 7 metres deep and a maximum height of 2.92 metres high. It is acknowledged that the constructed single storey rear extension would not be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

With regards to front extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

- i) alterations and extensions to the front of a house must be minor, and not alter the overall appearance of the house or dominate the character of the street. Front extensions extending across the entire frontage will be refused;
- ii) porches should be subordinate in scale and individually designed to respect the character and features of the original building; pastiche features will not be supported; and
- iii) notwithstanding the above, at least 25% of the front garden must be retained.

The constructed single storey front infill extension measures at max approximately 7.1 metres wide, 4 metres deep and a maximum height of 2.82 metres high. It is acknowledged that the constructed single storey front infill extension would be in accordance with Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The proposed rear extension would be a vast addition to the building and the 7m depth of the extension would be contrary to policy DMHD 1B(ii), Hillingdon Local Plan Part 2 (HLPP2, January 2020). Cumulatively the existing and proposed extensions would fail to remain proportionate to the original building, more than doubling its footprint.

However, after a site visit, it was noted that the rear elevation of Greensleeves has been heavily altered and the new addition provides some continuity and improvement to the design. Further the established character of this property is a large detached dwelling which shares few key characteristics or building lines with other properties nearby, given its very nature. The extension, whilst large, would preserve the character and appearance of the building and wider conservation area for this reason, as it sets its own character in context.

The proposed infill extension to the front, between an existing garage and side extension would further develop the site to the front. There were concerns raised by the Conservation Officer that the addition and conversion of the garage could result in the request for further additional built forms to the site. However, this has been confirmed by the Applicant as not required. The addition to the front would be acceptable and would have the added benefit of removing an unattractive outbuilding to the front which the Conservation Officer notes as "detracting".

The extensions are constructed with matching materials to the existing, the extension and this has been secured by condition. Overall, they would be proportionate to the dwelling in terms of character and appearance and preserve the conservation area.

As such, the extensions would not be detrimental to the form, proportion and appearance of the dwelling, character and appearance of the area and the visual amenities of the streetscene, or wider Conservation Area.

It is noted that this application site has been heavily extended, but the overall development in this particular case is on balance acceptable, giving due weight to previous decisions and officer reports.

Green Belt

Policy DMEI 4: Development in the Green Belt or on Metropolitan Open Land

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed; iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained; and
- v) the visual amenity and character of the Green Belt and Metropolitan Open Land.

It is noted that the existing area of the dwelling is 567m², historically the original dwelling would have been approximately 461sq.m, as established in previous planning applications. It was evident from the site visit that there has been much change at the property over time, but this figure is not disputed.

The proposal as originally submitted increased the area of extensions above 50% of the original. This figure, over 50%, would undoubtedly have represented disproportionate additions in green belt terms.

The site is located in the Metropolitan Green Belt. Paragraph 147 of the Framework sets out that new development within the Green Belt should be regarded as inappropriate, subject to defined exceptions, and paragraph that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 147(c) of the Framework sets out that the extension or alteration of a building is not inappropriate development where it does not result in disproportionate additions over and above the size of the original building.

However, revisions have been sought to include the demolition of an existing outbuilding which totals 70m². This has resulted in a change to the overall percentage increase. The proposed total of existing and proposed extensions is 268m² in area, which is 47.3% of the original, and 666m³ which is 54.2% of original. The volumetric calculation is still notable, but in the context of the site, siting and position of extensions, this is acceptable on balance.

The demolition of the outbuilding, secured by a condition, is necessary to make the development acceptable. It has been explained to agent that there was an excessive

amount of built form on the site and it was in the realms of being inappropriate development by definition. The removal of this outbuilding offsets this harm and has the added benefit of opening the site to the front in a more sensitive location in Green Belt terms.

Notwithstanding this significant numerical increase, it is recognised that assessing proportionality is primarily an objective test based on size, and that floorspace is not the only possible measure of the degree of change. It is instructive to compare any changes to the original physical size and scale of a building, including the degree of bulk or mass that might be added. The proposed extensions would be set amongst and adjacent to existing built form at the property and incorporate material finishes to match. However, they would increase the overall depth and projection of the property which would increase the overall footprint. Nevertheless, given the benefit of the outbuilding being removed to the front of the site, and the existing built form, this is acceptable.

The Framework at paragraph 137 states that the essential characteristics of Green Belts are their openness and their permanence, and a fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The consideration of openness can have a spatial and visual dimension.

The proposed extensions would extend the depth of the property, and alter its footprint however, these changes would not significantly add to the bulk and mass of the dwelling. The additions would not result in a loss of spatial openness to a harmful degree.

Residential Amenity:

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 that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

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.

Perspolis House, Robinwood Grove is located to the north-west of property and is a detached bungalow property located on the South-Western side of Robinwood Grove. To the south of the site is a privately gated estate, mainly consisting of flats. Notably 3 Robinwood Grove is the closest to the proposal.

Given the site context and plot size of the dwelling it is considered that the development would not adversely impact on the living conditions of the neighbouring occupiers, in terms of daylight/sunlight, outlook and overbearing effect.

Overall, it is considered that the single storey rear extension would not adversely effect the amenities of neighbouring occupiers, in accordance with Policies DMHD 1 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Light and outlook:

It is considered that all the resulting habitable room, and those altered by extension, maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

External Amenity Space Provision:

More than a sufficient amount of private amenity space will be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Parking and Highway Safety:

The parking provision would remain unaffected by the proposal, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Conclusion:

The main body of the report demonstrates that the proposed development complies with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020). It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on Drawing Numbers:

GRE-02 Rev 1.5 GRE-2a Rev 1.5 GRE-02b Rev 1.5 GRE-03 Rev 1.5 GRE-04 Rev 1.5
GRE-05 Rev 1.5 GRE-06 Rev 1.5 GRE-07 Rev 1.5 GRE-08 Rev 1.5 GRE-09a Rev 1.5
GRE-09b Rev 1.5 GRE-10 Rev 1.5 GRE-11 Rev 1.5 GRE-12 Rev 1.5

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3 HO4 Materials

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 and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4 NONSC Non Standard Condition

Within 3 months of the date planning permission is granted, the outbuilding shown on plan GRE-02a Rev 1.5 shall be demolished and all resultant materials, debris, fixtures and fittings shall be removed from site.

REASON

To offset the cumulative impact of the extensions and to maintain the openness of the Green Belt and Metropolitan Open Land, in accordance with Policy DMEI 4 of the Hillingdon Local Plan Part 2 (2020).

5 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (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 (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 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to

make good any damage caused.

- 3** Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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

Part 2 Policies:

DMHB 11 Design of New Development

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 1 Heritage Assets

DMHB 14	Trees and Landscaping
DMHB 4	Conservation Areas
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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control
3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the

adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning Services Reception Desk, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override
does property rights and any ancient rights of light that may exist. This permission
not empower you to enter onto land not in your ownership without the specific
consent of the owner. If you require further information or advice, you should
consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The
Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In
particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the
hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours
of

08.00 hours and 13.00 hours on Saturday. No works shall be carried out on
Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with
British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public
health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02,
Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek
prior

approval under Section 61 of the Control of Pollution Act if you anticipate any
difficulty in carrying out construction other than within the normal working hours
set out in (A) above, and by means that would minimise disturbance to adjoining

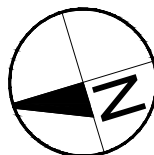
premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Emilie Bateman

Telephone No: 01895 250230

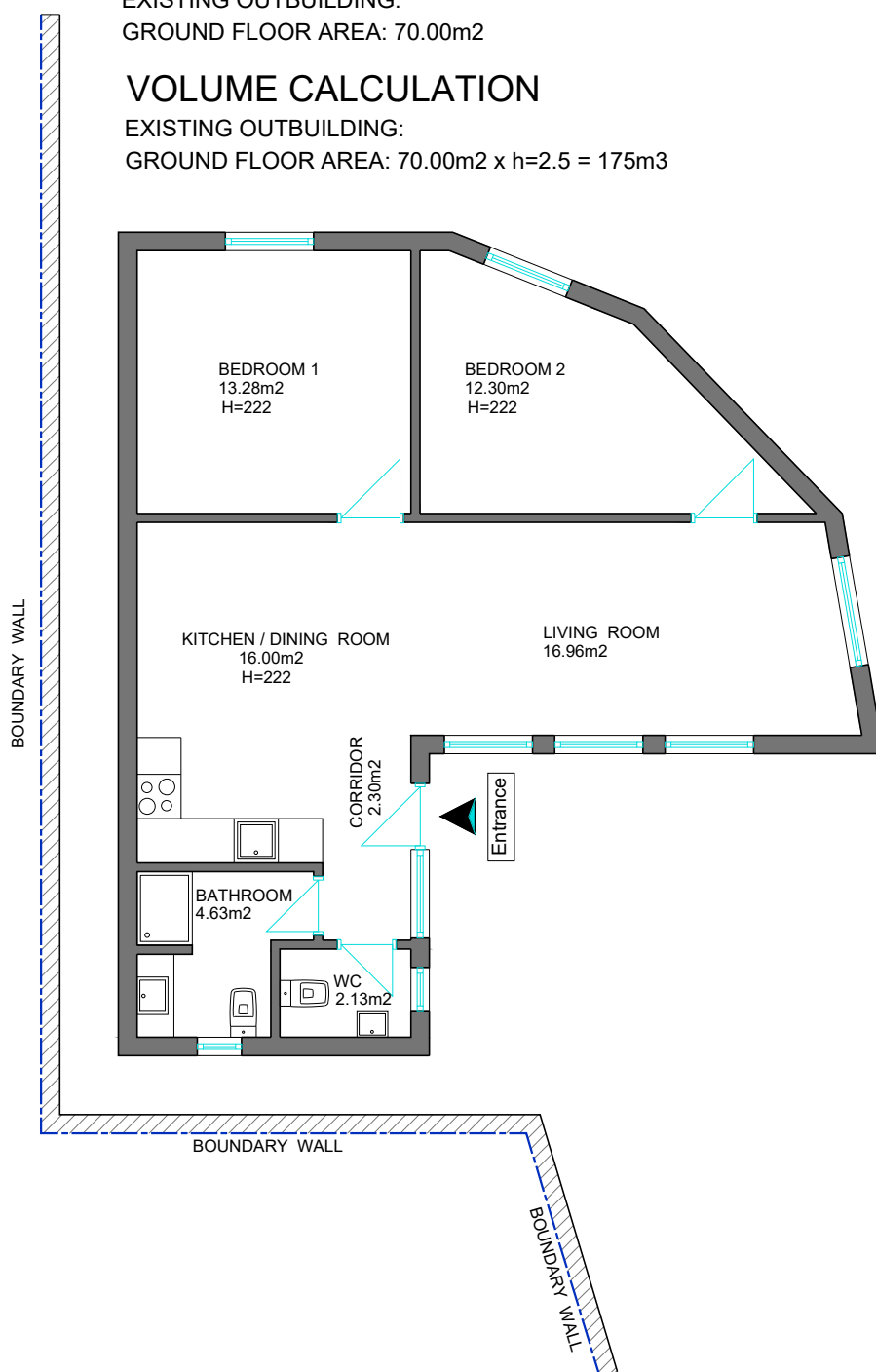
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EXISTING OUTBUILDING:
GROUND FLOOR AREA: 70.00m²

VOLUME CALCULATION

EXISTING OUTBUILDING:
GROUND FLOOR AREA: 70.00m² x h=2.5 = 175m³



EXISTING WALLS

Outbuilding
Pre-Existing Ground Floor Plan
1:100

0 5m



54c Cannon Hill Mews
London, N14 6LH
Mob: +44 7706 720378
Email:
info@northpointuk.co.uk
www.northpointuk.co.uk

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING:

Outbuilding
Pre-Existing Ground Floor Plan

PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

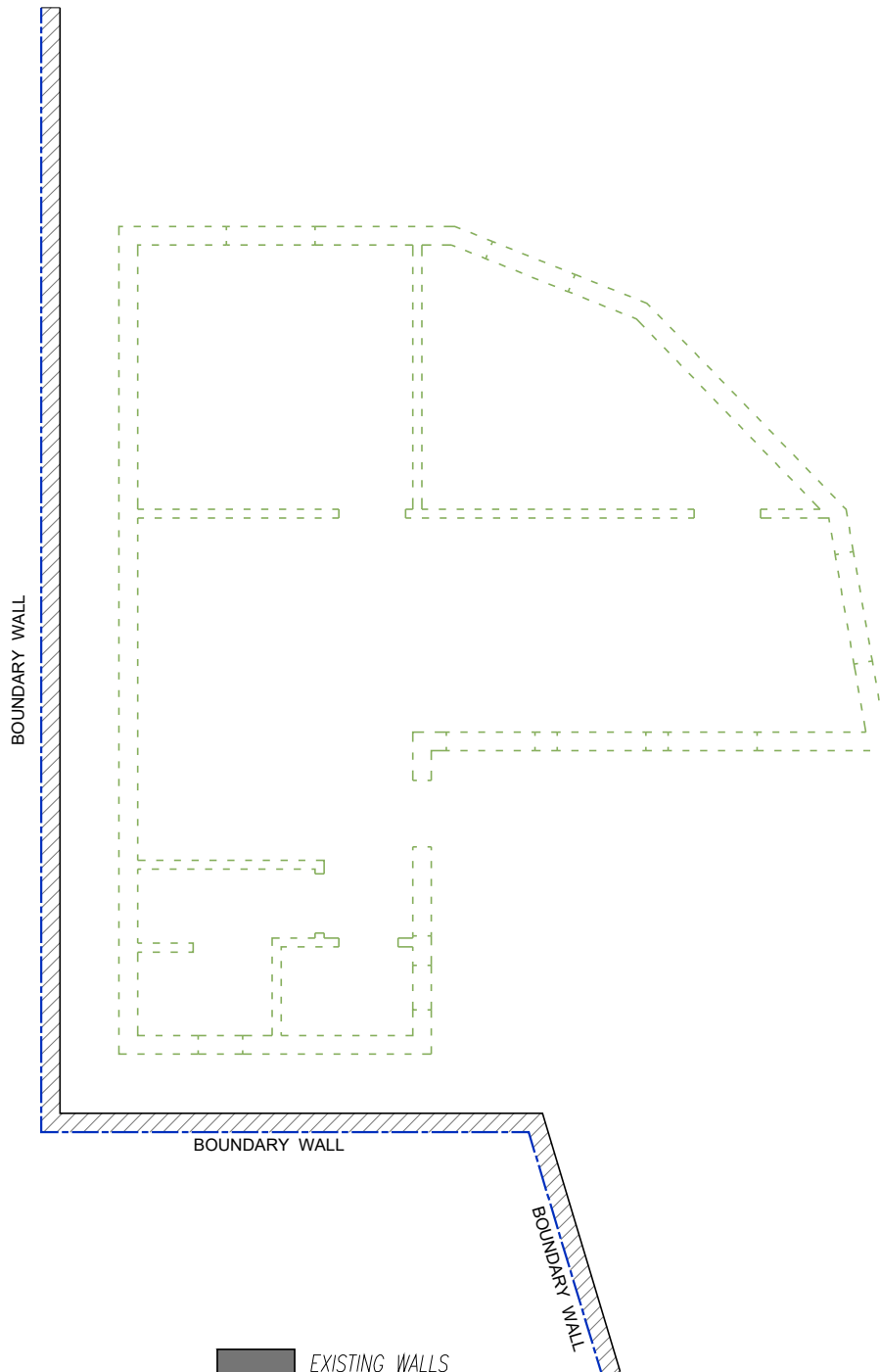
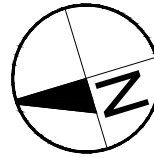
DRAWING FOR:

PLANNING APPLICATION

Scale: 1:100 A4	Drawn: H.E	Checked:	Date: 07.10.2022
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Drawing / JOB NO GRE-02a	Revision: 1.5
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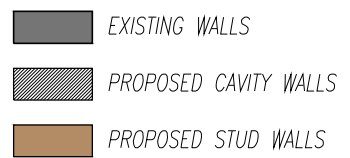
**Outbuilding
Proposed Ground Floor Plan
1:100**

0 5m

NORTH POINT
PLANNING AND CONSULTANCY LTD
PLANNING UK

54c Cannon Hill Mews
London, N14 6LH
Mob: +44 7706 720378
Email:
info@northpointuk.co.uk
www.northpointuk.co.uk

PROJECT:			
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW			
DRAWING:			
Outbuilding Proposed Ground Floor Plan			
PROPOSAL / PROJECT:			
SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
DRAWING FOR:			
PLANNING APPLICATION			
Scale:	Drawn:	Checked:	Date:
1:100 A4	H.E		07.10.2022
Drawing / JOB NO			Revision:
GRE-02b			1.5



Pre-Existing Ground Floor Plan
1:100

VOLUME CALCULATION

PROPOSED EXTENSIONS:

EXTENSION NO.1 AREA: $18.00\text{m}^2 \times h=2.30 = 41.00\text{m}^3$

EXTENSION NO. 2 AREA: $25.00\text{m}^2 \times h=2.50 = 62.50\text{m}^3$

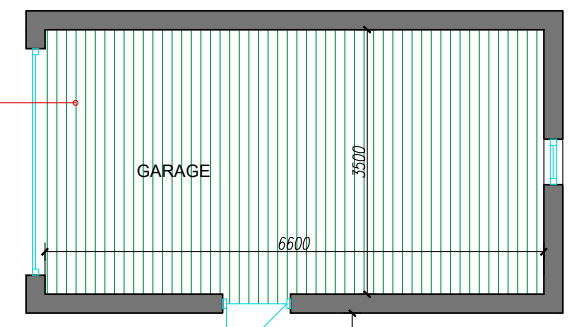
EXTENSION NO. 3 AREA: $70.00\text{m}^2 \times h=2.50 = 175.00\text{m}^3$

EXTENSION NO. 4 AREA: $23.00\text{m}^2 \times h=2.50 = 57.50\text{m}^3$

EXTENSION NO. 5 AREA: $26.00\text{m}^2 \times h=2.50 = 65.00\text{m}^3$

EXTENSION NO. 6 AREA: $106.00\text{m}^2 \times h=2.50 = 265.00\text{m}^3$

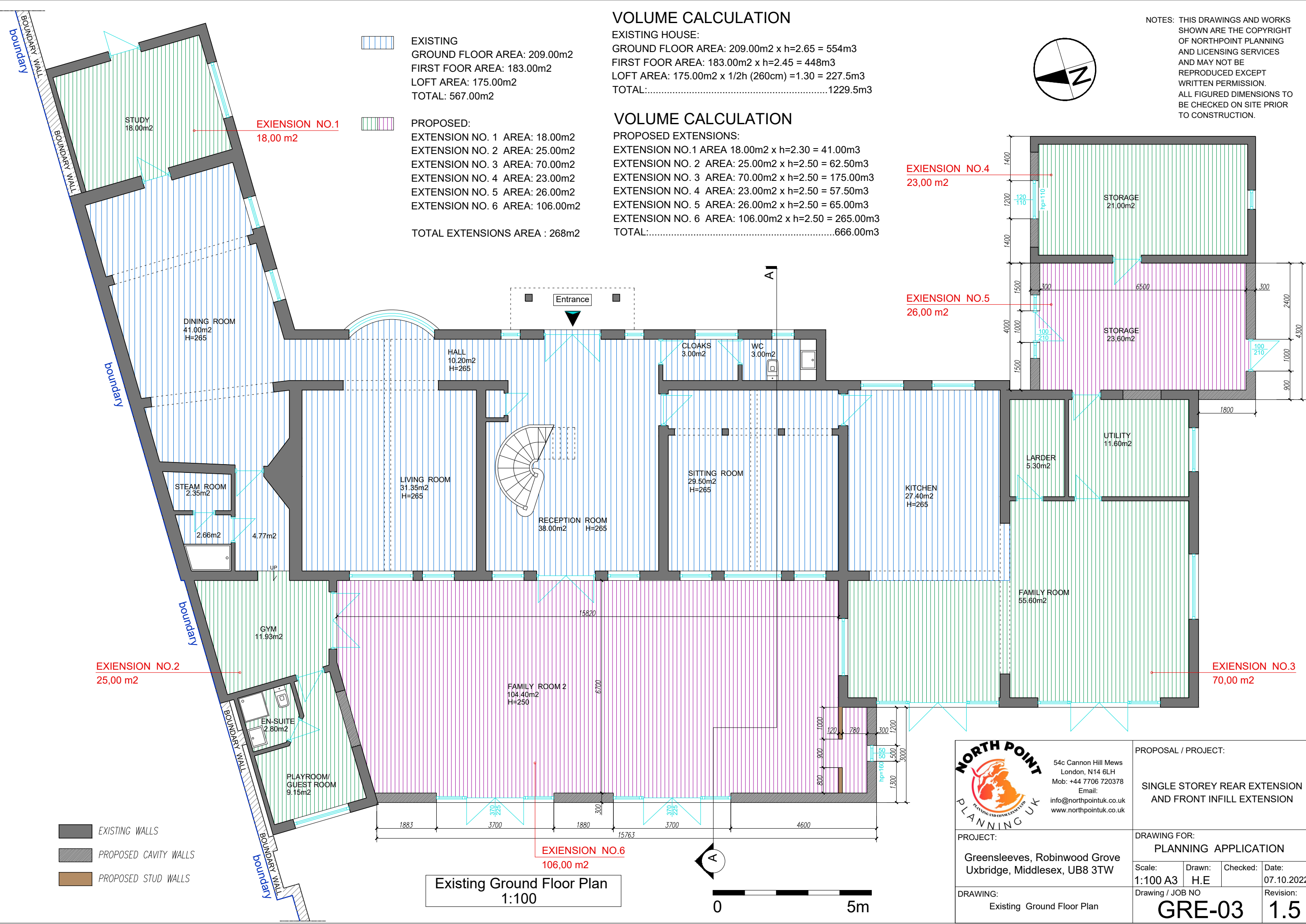
TOTAL:.....666.00m³



EXIENSION NO.4
23,00 m2

EXIENSION NO.3
70,00 m2

 NORTH POINT PLANNING UK PLANNING AND CONSULTANCY LTD	54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk			PROPOSAL / PROJECT: SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION								
PROJECT: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	DRAWING FOR: PLANNING APPLICATION			<table border="1"> <tr> <td>Scale:</td> <td>Drawn:</td> <td>Checked:</td> <td>Date:</td> </tr> <tr> <td>1:100 A3</td> <td>H.E</td> <td></td> <td>07.10.2022</td> </tr> </table>	Scale:	Drawn:	Checked:	Date:	1:100 A3	H.E		07.10.2022
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DRAWING: Pre-Existing Ground Floor Plan	Drawing / JOB NO GRE-02			Revision: 1.5								



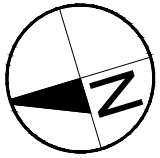
VOLUME CALCULATION

EXISTING HOUSE:
GROUND FLOOR AREA: 209.00m2 x h=2.65 = 554m3
FIRST FOOR AREA: 183.00m2 x h=2.45 = 448m3
LOFT AREA: 175.00m2 x 1/2h (260cm) =1.30 = 227.5m3
TOTAL:.....1229.5m3

VOLUME CALCULATION

PROPOSED EXTENSIONS:
EXTENSION NO.1 AREA 18.00m2 x h=2.30 = 41.00m3
EXTENSION NO. 2 AREA: 25.00m2 x h=2.50 = 62.50m3
EXTENSION NO. 3 AREA: 70.00m2 x h=2.50 = 175.00m3
EXTENSION NO. 4 AREA: 23.00m2 x h=2.50 = 57.50m3
EXTENSION NO. 5 AREA: 26.00m2 x h=2.50 = 65.00m3
EXTENSION NO. 6 AREA: 106.00m2 x h=2.50 = 265.00m3
TOTAL:.....666.00m3

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 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:		
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION		
PROJECT:	DRAWING FOR:		
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	PLANNING APPLICATION		
DRAWING:	Scale:	Drawn:	Checked:
	1:100 A3	H.E	Date:
Existing Ground Floor Plan	Drawing / JOB NO		Revision:
	GRE-03		1.5

Existing Ground Floor Plan
1:100



EXISTING
GROUND FLOOR AREA: 209.00m2
FIRST FOOR AREA: 183.00m2
LOFT AREA: 175.00m2
TOTAL: 567.00m2

PROPOSED:
EXTENSION NO. 1 AREA: 18.00m2
EXTENSION NO. 2 AREA: 25.00m2
EXTENSION NO. 3 AREA: 70.00m2
EXTENSION NO. 4 AREA: 23.00m2
EXTENSION NO. 5 AREA: 26.00m2
EXTENSION NO. 6 AREA: 106.00m2

TOTAL EXTENSIONS AREA : 268m2

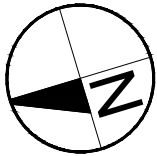
VOLUME CALCULATION

EXISTING HOUSE:
GROUND FLOOR AREA: 209.00m2 x h=2.65 = 554m3
FIRST FOOR AREA: 183.00m2 x h=2.45 = 448m3
LOFT AREA: 175.00m2 x 1/2h (260cm) =1.30 = 227.5m3
TOTAL:.....1229.5m3

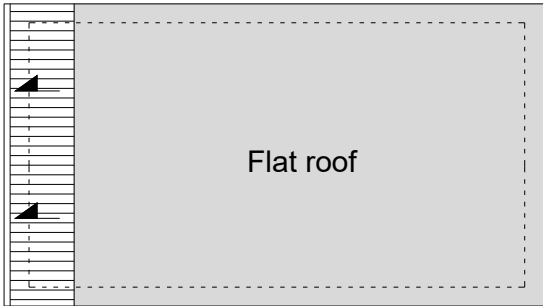
VOLUME CALCULATION

PROPOSED EXTENSIONS:
EXTENSION NO.1 AREA 18.00m2 x h=2.30 = 41.00m3
EXTENSION NO. 2 AREA: 25.00m2 x h=2.50 = 62.50m3
EXTENSION NO. 3 AREA: 70.00m2 x h=2.50 = 175.00m3
EXTENSION NO. 4 AREA: 23.00m2 x h=2.50 = 57.50m3
EXTENSION NO. 5 AREA: 26.00m2 x h=2.50 = 65.00m3
EXTENSION NO. 6 AREA: 106.00m2 x h=2.50 = 265.00m3
TOTAL:.....666.00m3

OUTBUILDING.....175.00m3



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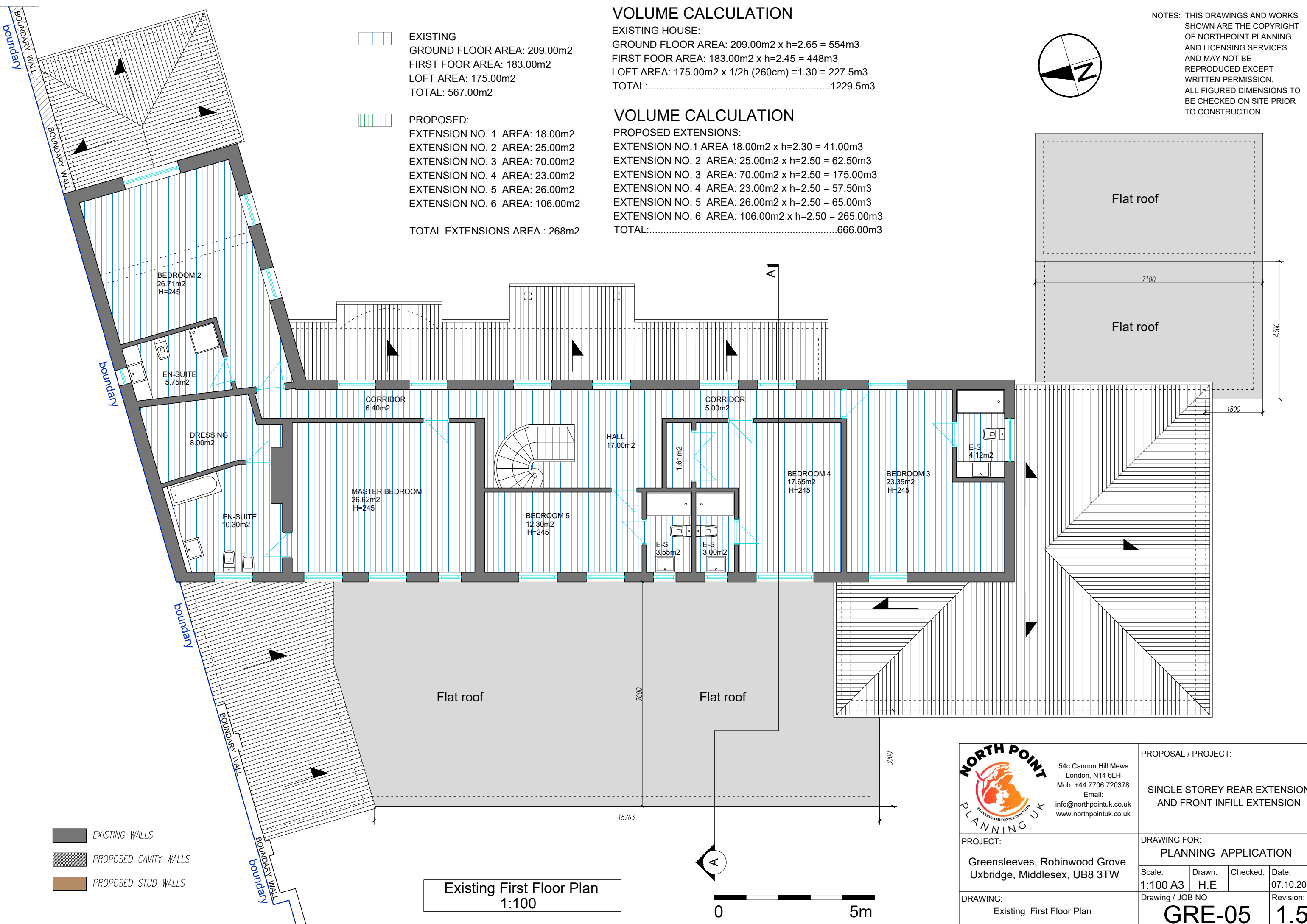


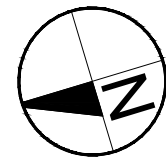
EXISTING WALLS
PROPOSED CAVITY WALLS
PROPOSED STUD WALLS

Pre-Existing First Floor Plan
1:100

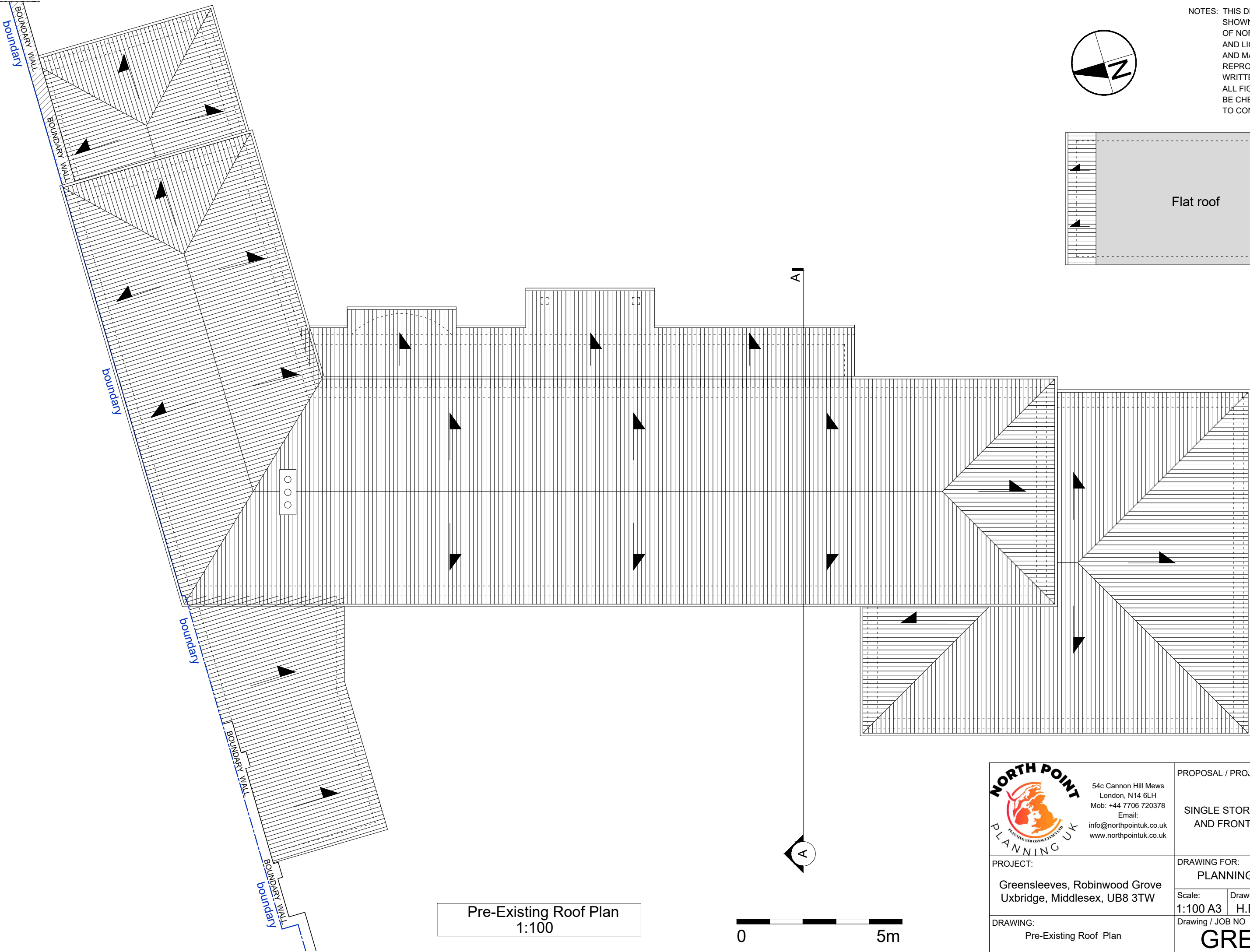
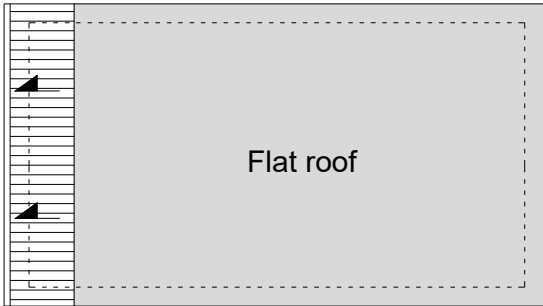


 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
	DRAWING FOR: PLANNING APPLICATION			
	Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
	Drawing / JOB NO GRE-04			Revision: 1.5
PROJECT: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW				
DRAWING: Pre-Existing First Floor Plan				





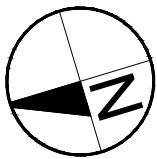
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Pre-Existing Roof Plan
1:100



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
PROJECT:	DRAWING FOR:			
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	PLANNING APPLICATION			
DRAWING:	Scale:	Drawn:	Checked:	Date:
	1:100 A3	H.E		07.10.2022
Pre-Existing Roof Plan	Drawing / JOB NO			Revision:
	GRE-06			1.5

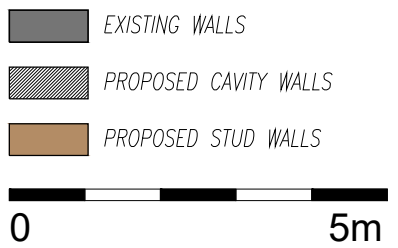


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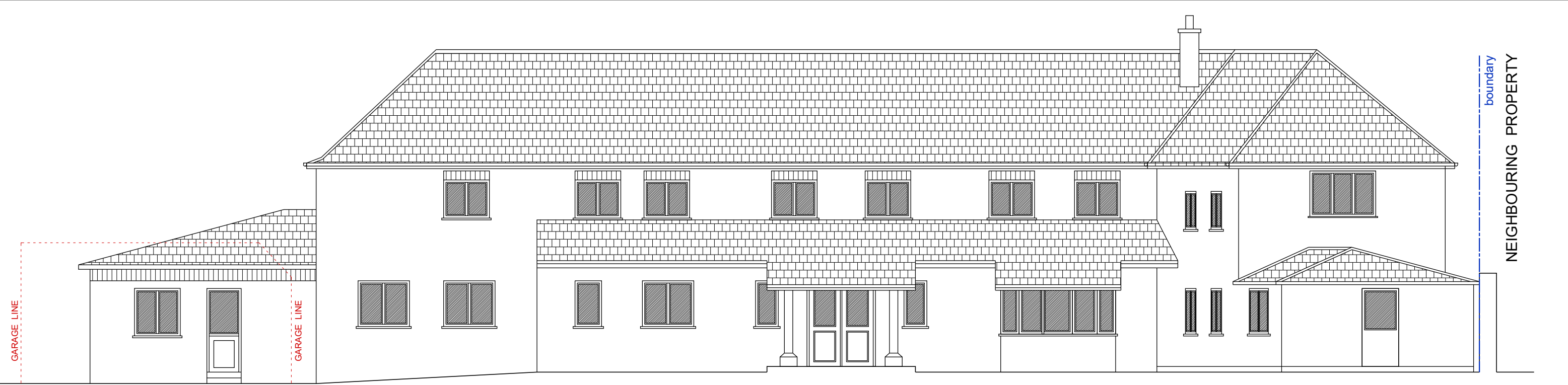


Existing Roof Plan
1:100

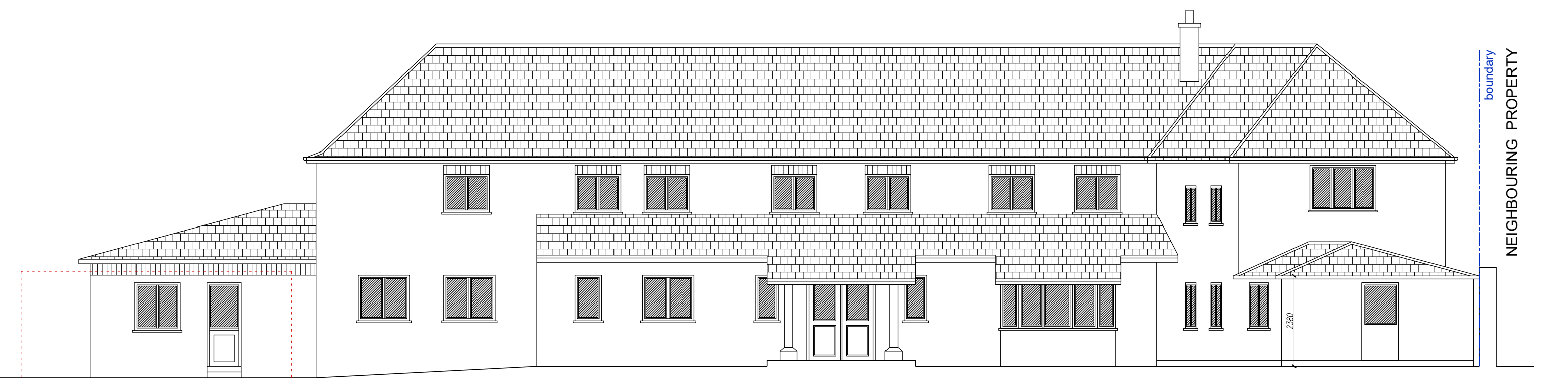
 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
PROJECT:	DRAWING FOR:			
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	PLANNING APPLICATION			
DRAWING:	Scale:	Drawn:	Checked:	Date:
	1:100 A3	H.E		07.10.2022
Existing Roof Plan	Drawing / JOB NO			Revision:
	GRE-07			1.5



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk		PROPOSAL / PROJECT:	
		SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION	
PROJECT:		DRAWING FOR:	
Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW		PLANNING APPLICATION	
Scale:	Drawn:	Checked:	Date:
1:100 A3	H.E		07.10.2022
DRAWING:		Drawing / JOB NO	
Pre-Existing Section A-A Existing Section A-A		Revision:	
		GRE-08 1.5	



Pre-Existing Front Elevation
1:100

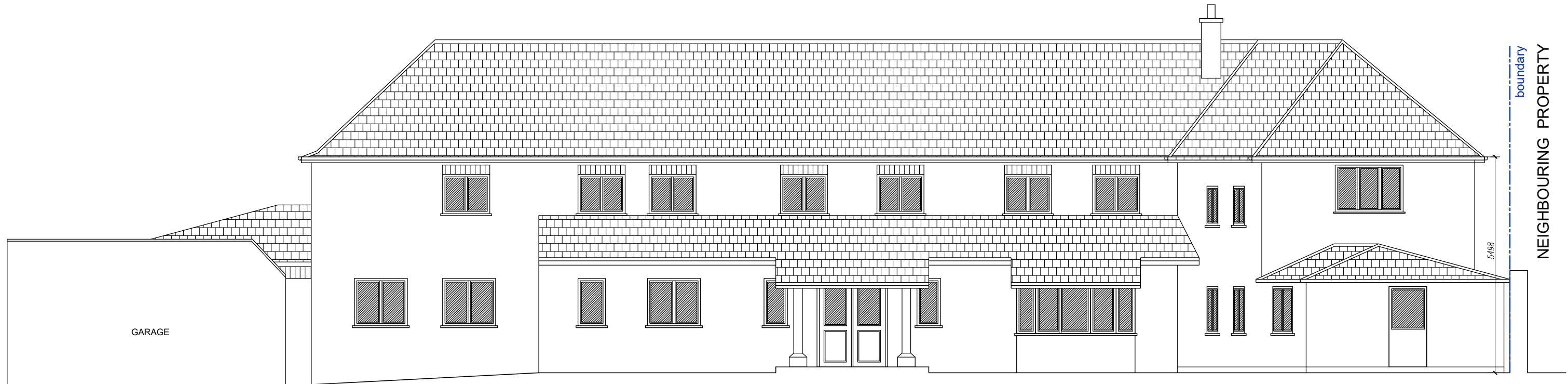


NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Front Elevation
1:100



 NORTH POINT PLANNING UK PLAYING AND CONSERVING THE URB 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
	DRAWING FOR:			
	PLANNING APPLICATION			
PROJECT: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
	Drawing / JOB NO			Revision:
DRAWING: Pre-Existing Front Elevation Existing Front Elevation	GRE-09a			1.5

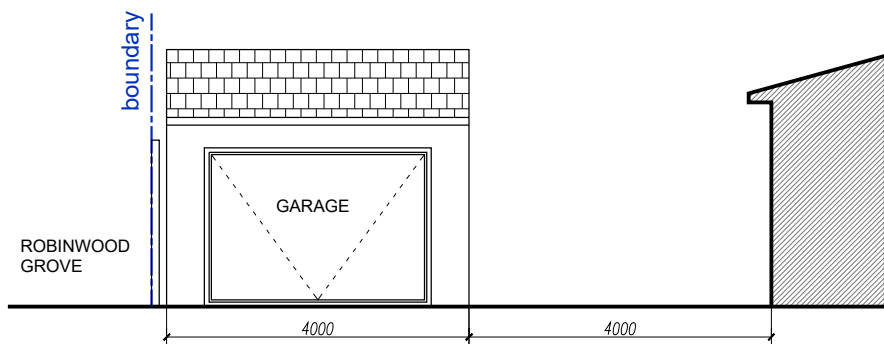


Pre-Existing Front Elevation
1:100

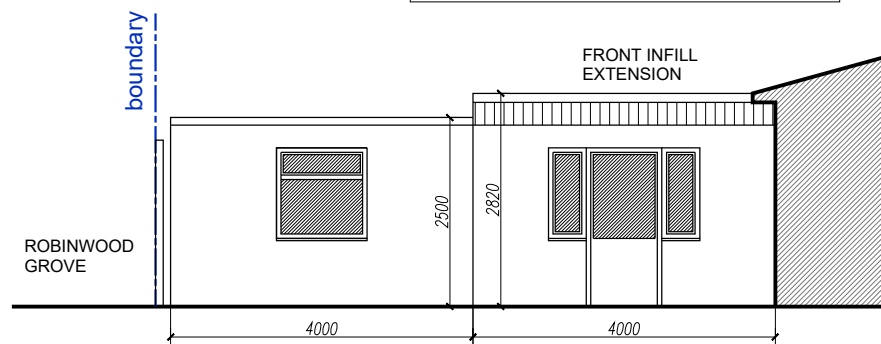


NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Front Elevation
1:100



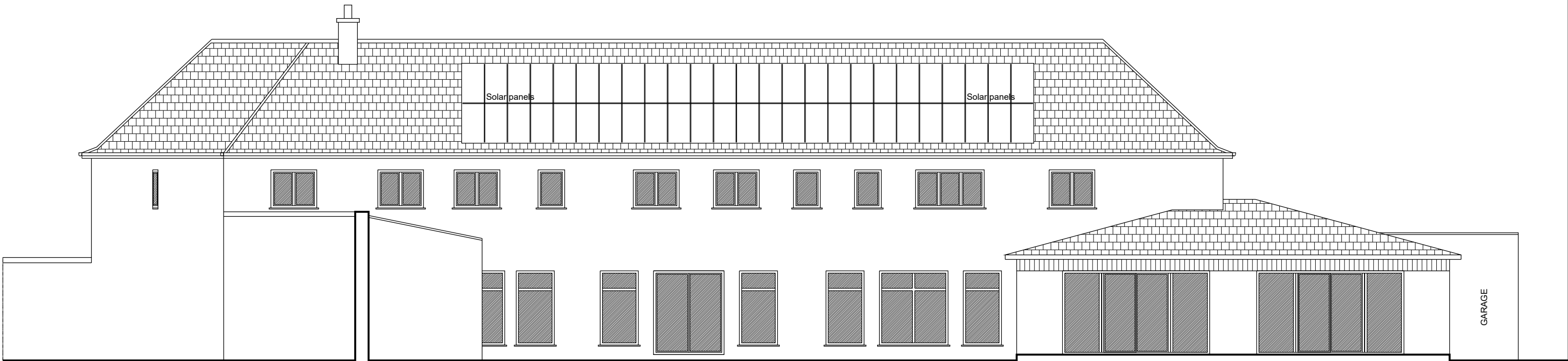
Pre-Existing Front Garage Elevation
1:100



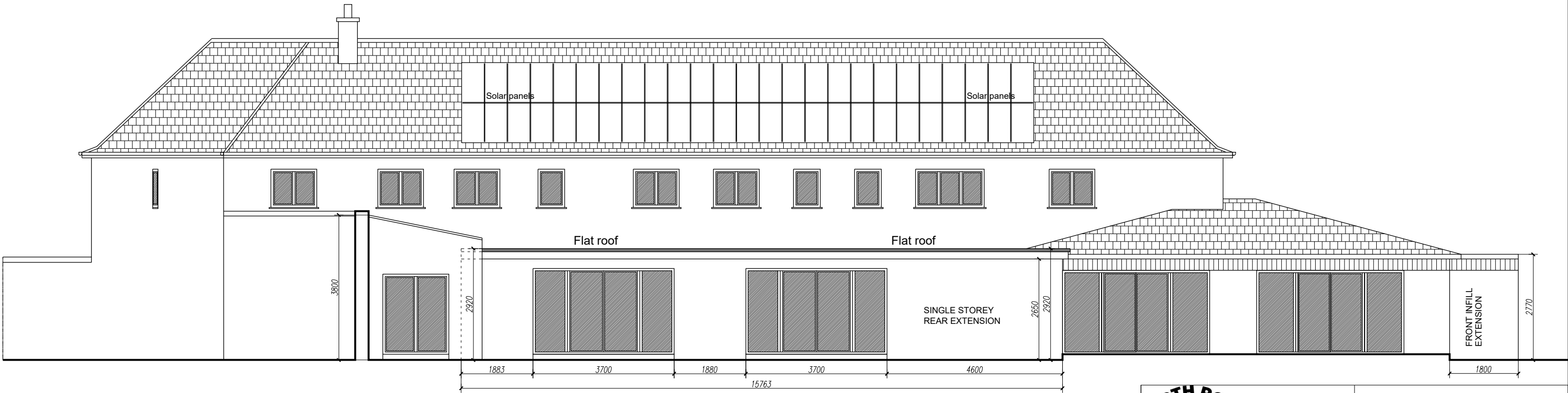
Existing Front Garage Elevation
1:100



 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:			
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION			
	DRAWING FOR:			
	PLANNING APPLICATION			
PROJECT: Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW	Scale:	Drawn:	Checked:	Date:
	1:100 A3	H.E		07.10.2022
	Drawing / JOB NO			Revision:
DRAWING: Pre-Existing Front Elevation Existing Front Elevation	GRE-09b			1.5



Pre-Existing Rear Elevation
1:100



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Rear Elevation
1:100



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PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING:

Pre-Existing Rear Elevation
Existing Rear Elevation

DRAWING FOR:

PLANNING APPLICATION

Scale:

1:100 A3

Drawn:

H.E

Checked:

Date:

07.10.2022

Drawing / JOB NO

GRE-10

Revision:

1.5



Pre-Existing Side Elevation
1:100



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Side Elevation
1:100



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PROPOSAL / PROJECT:

SINGLE STOREY REAR EXTENSION
AND FRONT INFILL EXTENSION

PROJECT:

Greensleeves, Robinwood Grove
Uxbridge, Middlesex, UB8 3TW

DRAWING: Pre-Existing Side Elevation
Existing Side Elevation

DRAWING FOR:

PLANNING APPLICATION

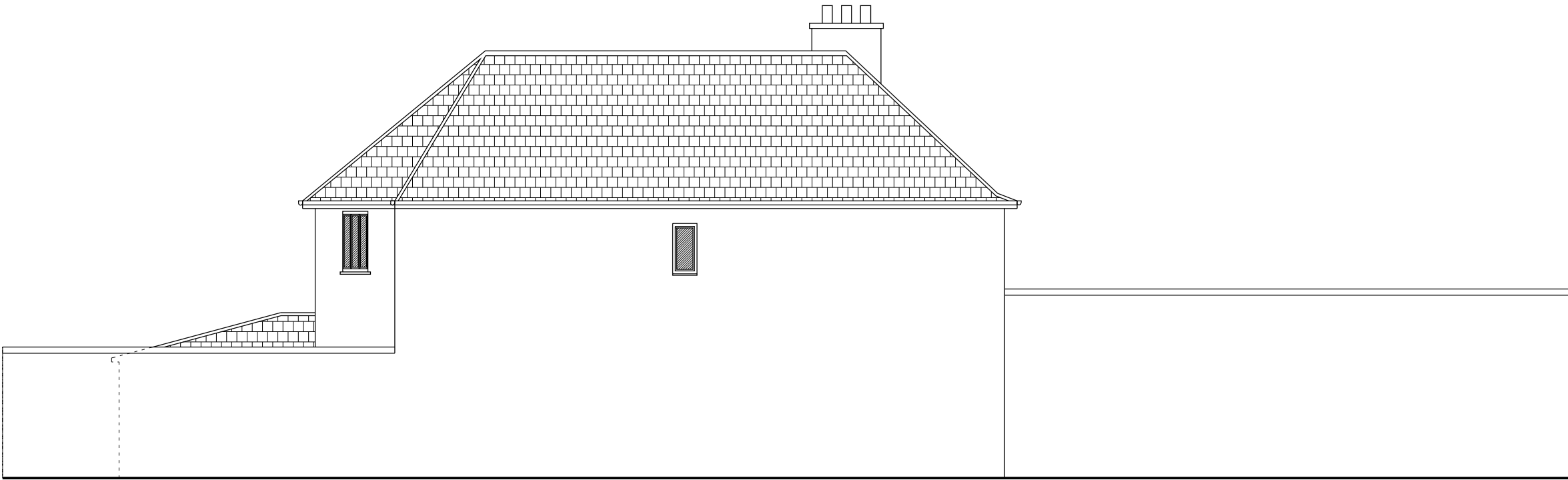
Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
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Drawing / JOB NO

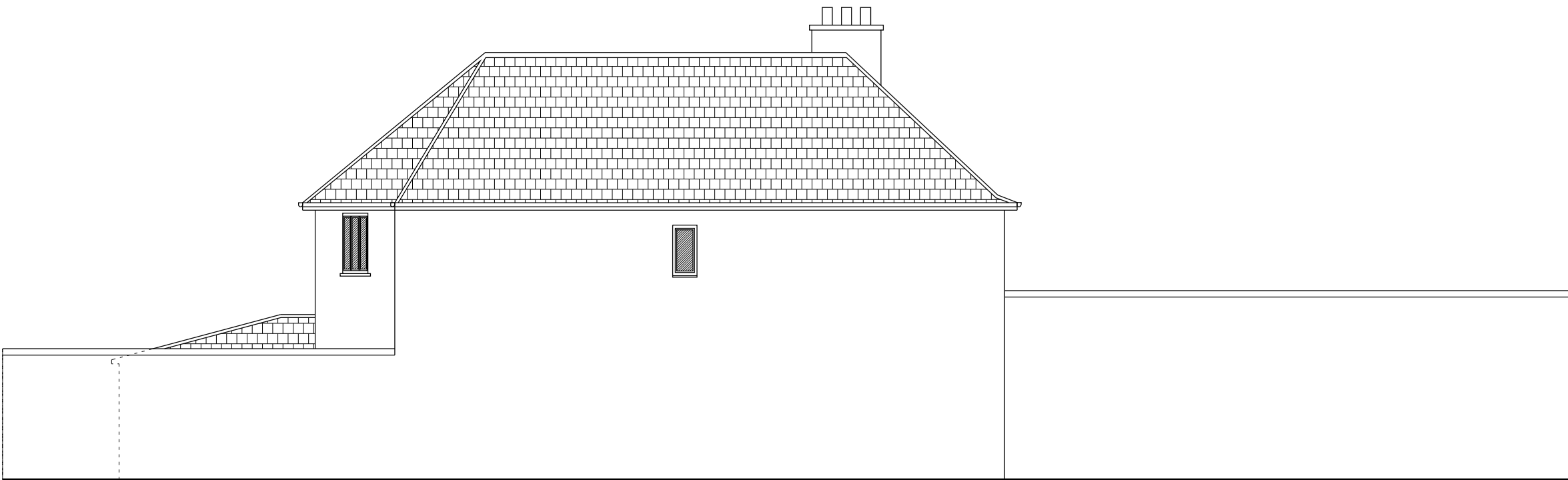
GRE-11

Revision:

1.5



Pre-Existing Side Elevation
1:100



NOTE: RENDER FINISH PAINTED WHITE TO MATCH EXISTING.

Existing Side Elevation
1:100

 54c Cannon Hill Mews London, N14 6LH Mob: +44 7706 720378 Email: info@northpointuk.co.uk www.northpointuk.co.uk	PROPOSAL / PROJECT:						
	SINGLE STOREY REAR EXTENSION AND FRONT INFILL EXTENSION						
	DRAWING FOR: PLANNING APPLICATION						
PROJECT:	Greensleeves, Robinwood Grove Uxbridge, Middlesex, UB8 3TW			Scale: 1:100 A3	Drawn: H.E	Checked:	Date: 07.10.2022
DRAWING:	Pre-Existing Side Elevation Existing Side Elevation			Drawing / JOB NO GRE-12		Revision: 1.5	