



HILLINGDON

LONDON

Meeting:	Central and South Planning Committee	
Date:	8th August 2017	Time: 7:00pm
Place:	Committee Room 5, Civic Centre, Uxbridge	

ADDENDUM SHEET

Item: 6	Page: 11	Location: Land Forming Part of 12 Dagnall Crescent, Cowley
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
Reason 1 for refusal should be amended to read as follows: The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided for the existing dwelling, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety and contrary to policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), to Hillingdon's Adopted Parking Standards as set out in the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.		

Item: 8	Page: 35	Location: 14 Colbrook Close, Hayes
<i>Amendments/Additional Information:</i>		<i>Officer Comments:</i>
The applicant/agent have requested that this application be deferred to allow them "time to discuss the matters with Hillingdon council and make it acceptable." However, members should be aware that the matter of the unauthorised extensions to the property has been ongoing since 2014 and that in that time there have been 3 applications to the Council for a variation on two storey side/rear extension and retention of the hip to gable roof conversion and rear		

dormer. There has also been a formal pre-application request for such a development. It is clear from the decisions on all of these applications and from the service of an enforcement notice that the retention of the hip to gable and the extremely large dormer window is not acceptable in principle. However, the current application includes this as part of the proposal. Your officers, therefore, consider that sufficient time has been allowed, since 2014, for the submission of an application which would comply with the Council's policies and standards as set out in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Reason 4 for refusal should be amended to read as follows:

The proposed two storey side extension, by virtue of its siting in this open prominent position, design, lack of set-in from the side boundary and its relationship with the gable flank wall of the main dwelling, would be detrimental to the character and appearance of the existing dwelling, the street scene and the open character of the area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.