



Thomas Oconnor
T O C
12 Cambridge Road
Sandy
SG19 1JE

Application Ref: 4913/APP/2016/4358

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

Description of development:

Two storey, 3-bed, detached dwelling and conversion of dwelling house into 1 x 1-bed and 1 x 2-bed self-contained units involving single storey rear extension with associated parking and amenity space, involving demolition of existing garage.

Location of development: 52 Field End Road Eastcote Pinner

Date of application: 16 December 2016

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 11 September 2017

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

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

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SCHEDULE OF REASONS

- 1 · The proposed development results in inappropriate development of garden land, resulting in harm to the character and appearance of the surrounding area. The current garden land has a spaciousness and openness which makes an important contribution to local character and the setting of the adjoining Grade II Listed Building. There is insufficient space to do significant boundary planting to mitigate the impact on the setting of the Grade II listed Tudor lodge hotel which will appear more enclosed as a result of the proposal to the detriment of the setting of the listed building, furthermore it is considered that existing boundary trees within the grounds of the Tudor Lodge would be damaged or have to be removed as result of the proposal exacerbating the impact. The loss of the garden land will be detrimental to the visual amenity of the area and the wider street scene which is characterised by development in landscaped grounds. The development would be cramped and the layout, siting and scale of the new dwelling would not respect or improve the existing pattern of buildings. There is also considered to be harm caused by the amount of hardstanding proposed to the side and rear of the existing dwelling and proposed attached dwelling in order to gain rear access and to provide rear parking. The proposals would therefore be contrary to Policies 7.4 and 7.6 of the London Plan (2016), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE4, BE10, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2015) and the NPPF (March 2012).
- 2 · The proposed development, by reason of the close proximity of the proposed parking spaces, would be detrimental to the residential amenity of the occupants of Number 54 Field End Road by reason of the noise, disturbance and potential light pollution. As such the proposal would fail to comply with Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES:

- 1 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 · In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

END OF SCHEDULE

SCHEDULE OF REASONS

Address:

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

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SCHEDULE OF PLANS

Planning Statement - received 12 Apr 2017

PL01 E - received 12 Jul 2017

PL02 E - received 12 Jul 2017

PL03 E - received 12 Jul 2017

PL04 E - received 12 Jul 2017

LTH01 E - received 12 Jul 2017

PL05 E - received 12 Jul 2017

Planning Statement Addendum - received 12 Jul 2017

Arbtech Package Tree Survey - received 01 Dec 2016

Arboricultural Method Statement - received 16 Dec 2016

Abtech TPP 01 - received 16 Dec 2016

Arbtech AIA 01 - received 16 Dec 2016

01-C - received 01 Dec 2016

os01 - received 01 Dec 2016

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.