



APPEAL STATEMENT

SECTION 78 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPEAL AGAINST THE REFUSAL OF PLANNING PERMISSION BY LONDON BOROUGH OF HILLINGDON

APPEAL SITE: 28 HOWLETTS LANE, RUISLIP

APPELLANT: MR HAYAT

APPLICATION REFERENCE: 2263/APP/2020/52

PREPARED BY: LRJ PLANNING LTD

DATE: MARCH 2020



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APPENDICES

Appendix A – Copies of officer report and decision notice

Appendix B –. Photographs of appeal property and surrounding area

Appendix C – Copy of refused plans and decision notice for planning reference:
2263/APP/2019/2696

Appendix D –. Copy of appeal proposal plans

Appendix E – Copy of planning reference: 59971/APP/2007/3347



1 AUTHOR'S BACKGROUND

- 1.1 My name is Lloyd Jones. I am a Chartered Town Planner and I hold a degree in City and Regional Planning from Cardiff University. I am a member of the Royal Town Planning Institute and prior to establishing LRJ Planning I worked in Local Government for 16 years dealing with a range of applications from householder schemes to major residential development.
- 1.2 The evidence which I have prepared and provided for this appeal is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.



2 INTRODUCTION

- 2.1 This Appeal Statement has been prepared by LRJ Planning on behalf of Mr Hayat in support of an appeal against the decision of the London Borough of Hillingdon to refuse planning permission for the following development at 28 Howletts Lane, Ruislip:

“Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.”

- 2.2 The application was validated on 8th January 2020 and was refused by the Council on 4th March 2020 for the following reason:

“The roof alteration and extensions, by reason of the provision of a crown roof, an increase in ridge height and the size, scale, bulk and design of the rear dormer roof extension would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).”

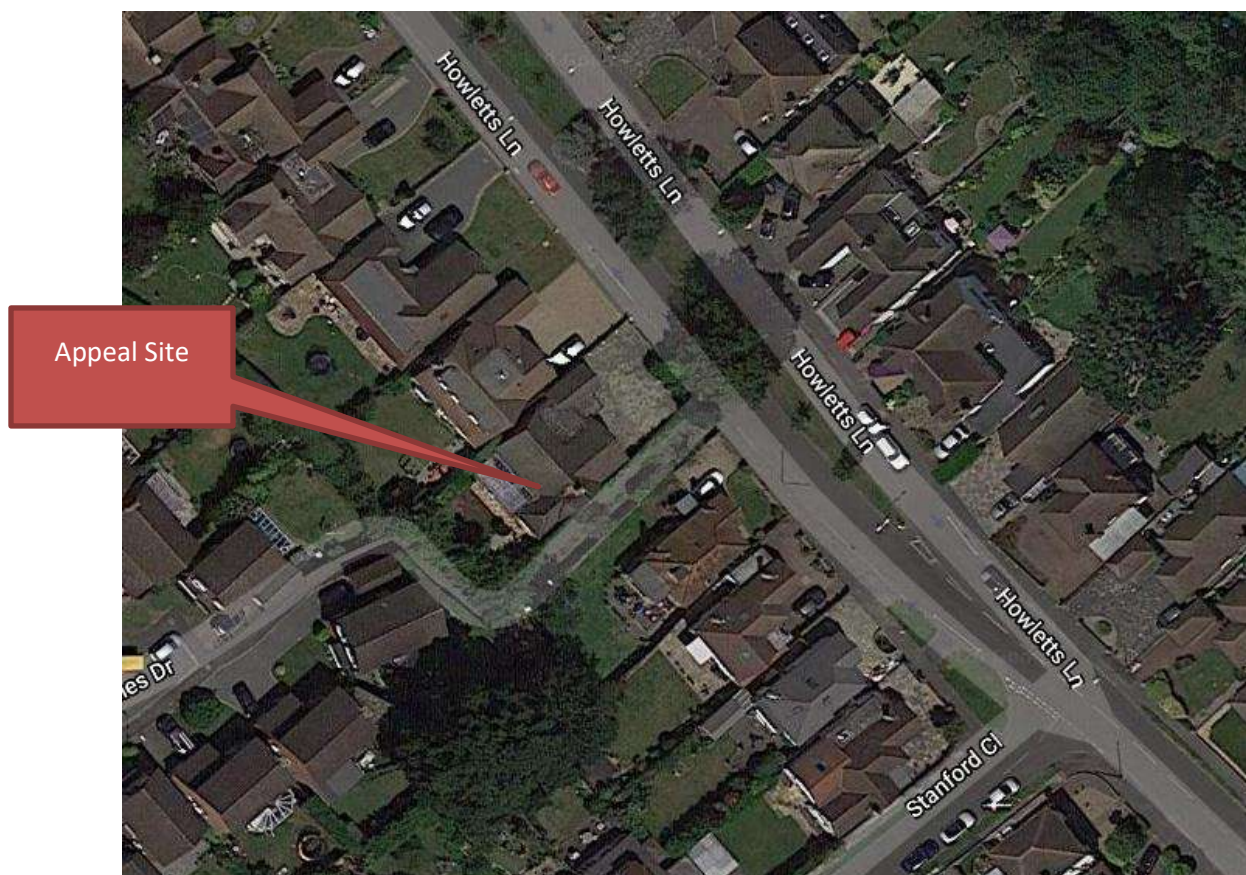
- 2.3 A copy of the officer report and decision notice is exhibited at **Appendix A.**



3 APPEAL SITE LOCATION

3.1 The appeal property comprises a detached, single-storey property that is positioned on the south western side of Howletts Lane. The surrounding area is predominantly residential. A footpath link forms the south eastern boundary that connects to Thames Drive. It is noteworthy that many of the neighbouring properties have been altered/extended, so there is a lack of overall architectural unity. The photographs provided at **Appendix B** illustrate this degree of variety within the surrounding area.

Figure 1 – Aerial Photograph of Appeal Property



3.2 The property does not fall within a designated Conservation Area or adjacent to any Listed Buildings.



4 BACKGROUND AND APPEAL PROPOSAL

Background

4.1 There is a raft of planning history at this site. The most recent planning application is pertinent to this appeal. The appellant previously sought planning permission (planning reference: 2263/APP/2019/2696) for the provision of a single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light. This application was refused on 25th October 2019 for the following reasons:

1. The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London



Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.”

A copy of the decision notice and the refused drawings are produced at **Appendix C.**

Appeal Proposal

- 4.2 It should be noted that the appellant has viewed an appeal as a last resort and has sought to address the reasons for refusal of the above application. The appeal proposal seeks planning permission for the provision of a single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light. As part of the proposal it is intended to demolish the existing front canopy and single-storey rear extension.
- 4.3 The fundamental differences between the appeal proposal and the previously refused scheme includes the following:
- Deletion of conservatory;
 - The front gable at the southern side has been reduced in height from 5.4 metres to 5.1 metres and from 4.4 metres to 4.3 metres on the southern side.
 - The reduction in height of the rear dormer from 2.58 metres to 2 metres;
 - The reduction in the depth of the proposed rear dormer from 3.5 metres to 3.0 metres; and
 - The internal study has been deleted.



- 4.4 The palette of external materials selected are to complement those used in the existing dwelling. A set of the refused plans are provided at **Appendix D.**
- 4.5 The proposal will result in the provision of much needed living accommodation for the appellant and his family.



5. PLANNING POLICY CONTEXT

5.1 In June 2019, the Government published the latest version of National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and sets out how they are expected to be applied. The NPPF took immediate effect.

5.2 Paragraph 2 of the NPPF states that *"Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."* The plan-led approved approach to development as enshrined by Section 38(6) of the Planning and Compulsory Purchase Act 2004. In addition, the NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions, as are previous planning decisions and appeals.

5.3 Paragraphs 7 and 8 confirm that the purpose of the planning system is to contribute to the achievement of sustainable development, which comprises economic, social and environmental dimensions.

5.4 The NPPF retains a presumption in favour of sustainable development. Paragraph 11 reaffirms that *"applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise."*

5.5 In respect of the presumption in favour of sustainable development, Paragraph 11 identifies that development proposals which accord with the development plan should be approved without delay and importantly:

"approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:



- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole..”

5.6 Paragraph 38 of the NPPF relates to decision making and confirm that *“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”*

5.7 The Courts have held that Central Government’s policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions.

5.8 The development plan pertinent to the appeal site and the development proposal comprises the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Hillingdon Local Plan: Part Two – Development Management Policies (2020)

5.9 **Policy DMHD1** provides guidance on the size of rear extensions.



- 5.10 **Policy DMHB11** identifies that all development will be required to be designed to the highest standards and incorporate principles of good design.
- 5.11 **Policy DMHB 12** sets out that development should be well integrated with the surrounding area and accessible.
- 5.12 The statement of case at section 7 will demonstrate how the three appeal proposals comply with the abovementioned policies.



6. MAIN PLANNING CONSIDERATIONS

6.1 I am of the opinion that the principal consideration relating to this appeal is:

- The effect the development has on the character and appearance of the property and the surrounding area.

6.2 The reasons for refusal are considered in depth below. In the first instance it is considered that the proposal comprises sustainable development as defined in the NPPF. Additionally, it is the appellant's grounds of appeal that there are no significant adverse environmental impacts that would outweigh the presumption in favour of sustainable development. The concerns raised by the Local Planning Authority regarding the impact of the proposed development are not accepted by the appellant.

6.3 Overall, as the proposed use represents sustainable development, there is presumption in favour of it, unless there are compelling reasons why planning permission should not be granted.

6.4 Section 7 of this appeal statement will address the above consideration and set out the appellant's case and full grounds of appeal.



7. STATEMENT OF CASE

i) Character and appearance

- 7.1 The appeal property is sited within a part of the street scene where there is a lack of architectural cohesiveness. Moreover, within the immediate vicinity of the appeal site there are numerous examples of similar developments that form part of the established character of the area. The photographs produced at **Appendix B** illustrate this.
- 7.2 The appellant has sought a sensitive design approach, as supported by paragraph 126 of the National Planning Policy Framework. Paragraph 126 states that *“To provide maximum clarity about design expectations at an early stage, plans or supplementary planning documents should use visual tools such as design guides and codes. These provide a framework for creating distinctive places, with a consistent and high quality standard of design. However their level of detail and degree of prescription should be tailored to the circumstances in each place, and should allow a suitable degree of variety where this would be justified.”*
- 7.3 The appellant considers that the Council has sought to stifle an innovative and sensitive approach. Due to the architectural variety in the local area the design approach adopted is acceptable. The Council has failed to fully assess and understand the varied character of the area.
- 7.4 As alluded to above the appellant has amended the proposal and used the previously refused planning application (planning reference: 2263/APP/2019/2696) as a guide. The officer report identifies the alterations that have been made to the appeal proposal. For reasons that will be elaborated below, it is advanced that the revisions have fully addressed the previous refusal reasons.



- 7.5 The photographs of the existing street scape that are provided at **Appendix B**, illustrate that it is extremely varied, Furthermore, the Council has given no weight to the fact that the adjoining properties are materially different. Given the existing situation, there is no symmetry or visual balance within the street scape.
- 7.6 The Council allege that the proposed crown roof with two front gables should match the existing roof and respect local distinctiveness. The Council has failed to take into account a number of important considerations. The proposed height of the gables at the front have been reduced in height so that that they complement the design of the gables at No.30. Further to this, it is evident that the neighbouring property, No.30 benefits from a crown roof. As a result, such features are characteristic and locally distinctive features. Full details of the planning permission (planning reference: 59971/APP/2007/3347) that was approved by the Council at No.30 is provided at **Appendix E**.
- 7.7 The appellant is at a loss to understand the position adopted by the Council and believes it demonstrates an inconsistency in decision making. The Council has clearly failed to objectively assess the planning application. The neighbouring development at No.30 including crown roof, rear dormer and front gable forms part of the site's context. Moreover, due to the separation distance off the frontage of the appeal site, as well as the gables being set down from the main ridgeline, it will ensure that it appears as a subservient to the existing dwelling.



- 7.8 Additionally, it is evident that this property is viewed in the context of a varied street scene and not as an isolated group of properties. Critically, the Council is silent on the fact that the proposed ridge height will only be 0.5 metre higher than that of the ridgeline of the existing dwelling. Further to this, the dwelling will have an identical ridge height to that of No.30. This modest increase in the height of the building will not look out of place when viewed from the street scene.
- 7.9 Turning to the final part of the appeal proposal and the rear dormer, the appellant has sought to adopt a sensitive design approach. The Council are concerned that the proposal would exceed more than two-thirds of the width of the original roof. Be that as it may, the Council has failed to understand a number of important factors. At the rear, there is no architectural unity or cohesiveness of approach. The dormer extension is considered to be of an appropriate design and scale, and one that respects the design of the existing dwelling. The dormer will be set off both edges of the roof, as well as being set above the eaves and below the ridge of the roof. The windows will be aligned with the bi-folding doors below, which will preserve the character and appearance of the property. Due to the location of the dormer at the rear it is not be readily visible from any public vantage points.
- 7.10 Additionally, the Council has failed to give sufficient weight to the design precedents that have been set locally when assessing the application. Again, it is evident that No.30 benefits from a similar dormer to that proposed as part of this appeal. Any views will be read in the context of the adjacent development at No.30.
- 7.11 For the above reasons, it is advanced the dormer is a high quality and sympathetic design that enhances the character of the property and the surrounding streetscape. Finally, the Council has failed to give sufficient



weight to permitted development rights, as it is established in law that permitted development rights represent a material fallback position. A full width rear dormer could be constructed that would be permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Development) Order 2015. The Council has not given this fact any weight when assessing the application.

- 7.12 Overall, the development proposed is of a high quality and sympathetic design that will enhance the character of the property and the surrounding streetscape. It is contended that due to the minor nature of the proposal, along with local precedents that have been established, it will not undermine the character and appearance of the property or street scene.
- 7.13 The proposal will result in significant enhancements to this dwelling and are compliant with the National Planning Policy Framework (2019) and Policies DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

ii) Neighbour Responses

- 7.14 With regards to the neighbour responses relating to the design of the roof, dormer size and overall impact on the character and appearance of the area this has been comprehensively addressed above.
- 7.15 In relation to the points the neighbours make relating to the alleged impact on living conditions the Council assess this matter on pages 6 and 8 of the officer report where it is stated:

“The proposed extension by reason of its size, scale and location would not have an adverse impact on the residential amenities and light levels of



the adjoining and nearby properties along the terrace block. Given the distance from the adjoining properties, the proposal by virtue of its size and scale would not have an adverse impact upon the adjoining neighbours at Nos 26 and 30 Howletts Lane and 28 Thames Drive. Furthermore, the proposed extension would not extend beyond a 45 degree angle. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The proposed development will include windows and doors on the front, rear and side elevations of the property. The windows and doors on the rear elevation of the property will face the rear garden of the application site, and will not overlook into any of the neighbouring properties. The windows on the front elevation will have an outlook of the general street scene and therefore will not directly overlook into any of the neighbouring properties. The windows on the side elevation will either serve the inhabitable rooms or either will be used as a secondary windows, so will be obscured glazed, and therefore will not directly overlook into any of the neighbouring properties.”

- 7.16 The appellant agrees with the above analysis and it is clear that the proposal will not result in any unacceptable impact on the occupants of any neighbouring property, or result in any unacceptable impact on character and appearance of the area.



8 CONCLUSION

- 8.1 The Council has been overly cautious in their assessment of the application, and has not provided any cogent evidence to support their refusal reasons. It does not have any detrimental impact on the character and appearance of the property and surrounding street scene, nor does it materially impact on the living conditions of the occupants of any neighbouring property. Furthermore, the Council has failed to objectively assess the application and the design precedent set at No.30 and within the surrounding area.
- 8.2 Finally, the NPPF places significant emphasis on maximising homeowners' freedom to alter and extend their properties to improve their living conditions. The appeal proposal will create more versatile, long-term living accommodation, which is required to improve the quality of accommodation the property provides to the appellant and his family.
- 8.3 The proposal complies with both local and national planning policy.
- 8.4 The appellant, therefore respectfully requests that the appeal is allowed and that planning permission is granted for the development.

APPENDIX A

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

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

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

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

Address 28 HOWLETTS LANE RUISLIP

Development: Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.

LBH Ref Nos: **22663/APP/2020/52**

Drawing Nos: PL/01
 PL/02
 PL/03
 PL/07
 PL/06
 PL/04
 PL/05
 Supporting Statement

Date Plans Received: 08/01/2020 **Date(s) of Amendment(s):**

Date Application Valid: 08/01/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow dwelling situated on the south western side of Howletts Lane. The property is constructed from brick with a plain clay tile gabled roof and benefits from an attached side garage with the dwelling set back from the adjacent highway to accommodate off road parking for up to two cars to the front. The front garden is complete hardstanding.

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

1.2 Proposed Scheme

The application seeks permission for the single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.

The property benefits from a front canopy and single storey rear extension which will be demolished as a result of the proposal. The property also benefits from an attached side garage that will be demolished as a result of the proposal and the proposed scheme would be extended to the front, side and rear of existing garage and its roof height will be increased by 0.5m.

The current application is a slightly amended version of a previously refused application which was refused on 25/10/19 (22663/APP/2019/2696) . The essential differences are as follows:

- extended conservatory structure has been omitted;
- the height of the proposed front gabled roof has decreased from 5.4m to 5.1m at southern side and from 4.4m to 4.3m at northern side;

- the height of the proposed rear dormer has decreased from 2.58m to 2m;
- The depth of the proposed rear dormer has decreased from 3.5m to 3;
- the internal study room has been omitted

It is realised that some of the previous planning officer's comments have been taken into account but some important issues such as the crown roof, design and dormer size still haven't been sufficiently addressed. Accordingly the proposal is still considered unacceptable and contrary to policy.

1.3 Relevant Planning History

22663/APP/2019/2696 28 Howletts Lane Ruislip

Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light

Decision Date: 25-10-2019 Refused

22663/B/78/0975 28 Howletts Lane Ruislip

Study extension/entrance hall

Decision Date: 19-07-1978 Approved

Comment on Planning History

- 22663/B/78/0975 - Study extension/entrance hall
Approved on 19/7/78

- 22663/APP/2019/2696 - Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light
Refused on 25/10/19

Refusal reasons:

1. The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

6 neighbouring properties were consulted by letter dated 16/1/20 and a site notice was displayed in the area. 2 comments were received by the close of the consultation period who raised their concerns for the following matters:

- impact on neighbour
- dormer size
- gap
- size, scale and design of the proposal specially roof
- lack of privacy
- negative impact on the character of the area

Trees/Landscape:

This site is occupied by a bungalow situated on the south side of Howletts Lane. Most of the front garden is paved, providing off-street parking for several cars, however, there are boundary hedges and an ornamental conifer in one corner which soften the appearance of the site. There are no TPO's or Conservation area designations affecting the site.

COMMENT: This submission follows the refusal of application ref. 2019/2696. Much of the proposal comprises work above / within the existing footprint, however, there is a slight increase of the footprint in the north-west corner. The overall footprint of the building appears to be dominant given the relatively mean residual space in the rear garden.

RECOMMENDATION: If you are minded to approve this proposal, additional space to the front of the property should be restored to soft landscape, secured through conditions RES9 (parts 1,2 and 5)

4. Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

LPP 7.4 (2016) Local character

5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.

Policy DMHD 1: Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area; ii) a satisfactory relationship with adjacent dwellings is achieved; iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height; iv) new extensions respect the design of the original house and be of matching materials; v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained; vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C; viii) trees, hedges and other landscaping features are retained; and ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

Policy DMHB 11: Design of New Development states that:

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Whilst the property is a bungalow, the extension would be two storeys, extending the ground floor and first floor/roof of the dwelling.

The current application is a slightly amended version of a previously refused application which was refused on 25/10/19 (22663/APP/2019/2696) . The essential differences are as follows:

- extended conservatory structure has been omitted;
- the height of the proposed front gabled roof has decreased from 5.4m to 5.1m at southern side and from 4.4m to 4.3m at northern side;
- the height of the proposed rear dormer has decreased from 2.58m to 2m;
- The depth of the proposed rear dormer has decreased from 3.5m to 3m;
- the internal study room has been omitted;

The property benefits from a front canopy which will be demolished as a result of the proposal. The proposed single storey front porch would measure 1.5m in width, 1.5m in depth with a height of 3.1m respectively. The proposed single storey front/side extension would measure 3.97m, 7.2m and 4.4m in width, depth and height respectively. Due to the sufficient set back distance of the host dwelling from the front boundary, the proposed single storey front/side extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

The property benefits from a rear extension which will be demolished as a result of the proposal. The proposed rear extension would have a depth and width of 3.3m and 10.88m respectively. The proposed rear extension would have a depth of 3.3m which complies

with the maximum 4m depth for rear extensions at detached dwellings as specified in DMHD 1. The proposed rear extension would have a pitched roof to height of 6m which would be 0.5m higher than existing roof height.

With regards to the proposed rear dormer, Section E of the Development Management Policies states that roof extensions should be located on the rear elevation only, be subservient to the scale of the existing roof and should not exceed more than two thirds the average width of the original roof.

The proposed dormer would be 8 m wide, 2m high and 3 m deep. The width of the proposed rear dormer would be more than 2 thirds of the width of the original roof (11.18m). As such the size of the proposed rear dormer would not be considered sufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene. Accordingly it is considered that the proposed dormer does not comply with DMHD 1 of the Development Management Policies (2020).

In addition it is considered that the proposed roof profile should match that of the existing roof. This would not be possible as the property would have a crown roof with two high front gabled roofs. Any alterations should respect such local distinctiveness. Policy DMHD 1 suggests that raising of a main roof above the existing ridgeline of a house will generally not be supported. The proposed roof would be 0.5m higher than existing roof. Also two front gable roofs will be 5.1m and 4.3m high at southern side and northern side respectively which would be higher than existing gable roofs by 0.4m and 0.8m respectively. The proposal would fail to be subordinate to the original property and wider area. This results in an unbalanced appearance between the other dwellings in wider area and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

It is noted that the applicant has cited the development at 30 Howletts Lane as a precedent for these proposals.

However it is considered that the development is not characteristic in the streetscene and it is considered that the proposed development would be highly visible when travelling in both directions along Howletts Lane. Furthermore, regard must be given to the most recent policy documents. Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies DMHD 1, DMHB 11 and 12 of the Local Plan: Part Two - Development Management Policies (2020).

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposed extension by reason of its size, scale and location would not have an adverse impact on the residential amenities and light levels of the adjoining and nearby properties along the terrace block. Given the distance from the adjoining properties, the proposal by virtue of its size and scale would not have an adverse impact upon the

adjoining neighbours at Nos 26 and 30 Howletts Lane and 28 Thames Drive. Furthermore, the proposed extension would not extend beyond a 45 degree angle. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The proposed development will include windows and doors on the front, rear and side elevations of the property. The windows and doors on the rear elevation of the property will face the rear garden of the application site, and will not overlook into any of the neighbouring properties. The windows on the front elevation will have an outlook of the general street scene and therefore will not directly overlook into any of the neighbouring properties. The windows on the side elevation will either serve the inhabitable rooms or either will be used as a secondary windows, so will be obscured glazed, and therefore will not directly overlook into any of the neighbouring properties.

Policy DMHB 18 requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

The site would retain two off road parking spaces to the front of the property in accordance with Policy DMT 6 of the Local Plan: Part Two - Development Management Policies (2020).

In conclusion, the application is therefore recommended for refusal for the reasons set out earlier in this assessment.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration and extensions, by reason of the provision of a crown roof, an increase in ridge height and the size, scale, bulk and design of the rear dormer roof extension would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - 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 '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. No pre-application advice was sought but case officer had a meeting with applications as a duty officer. As such, the applicant would have been aware of the previous reasons for refusal.

Standard Informatives

- 1** The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically

Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon 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
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments
LPP 7.4	(2016) Local character

Contact Officer: Hoda Sadri

Telephone No: 01895 250230



Mr Francesco Ranieri
By Good Hand Design Ltd.
66 Kingsdown Avenue
London W13 9PT

Application Ref: 22663/APP/2020/52

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

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

Description of development:

Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light.

Location of development: 28 Howletts Lane, Ruislip

Date of application: 08 January 2020

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 4 March 2020

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

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 22663/APP/2020/52

SCHEDULE OF REASONS

- 1 . The roof alteration and extensions, by reason of the provision of a crown roof, an increase in ridge height and the size, scale, bulk and design of the rear dormer roof extension would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy DMHD 1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - 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 '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. No pre-application advice was sought but case officer had a meeting with applications as a duty officer. As such, the applicant would have been aware of the previous reasons for refusal.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1(2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 6 Vehicle Parking
LPP 3.5 (2016) Quality and design of housing developments
LPP 7.4 (2016) Local character

END OF SCHEDULE

Address:

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

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 22663/APP/2020/52

SCHEDULE OF PLANS

PL/01 - received 08 Jan 2020

PL/02 - received 08 Jan 2020

PL/03 - received 08 Jan 2020

PL/07 - received 08 Jan 2020

PL/06 - received 08 Jan 2020

PL/04 - received 08 Jan 2020

PL/05 - received 08 Jan 2020

Supporting Statement - received 08 Jan 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

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

Purchase Notices.

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

APPENDIX B – PHOTOGRAPHS OF APPEAL PROPERTY AND SURROUNDING AREA

Figure 1 – View of Appeal Property and No.30



Figure 2 – View of crown roof at No.30



Figure 3- View of varied street scene opposite



Figure 4 – View of dormers visible in the street scape



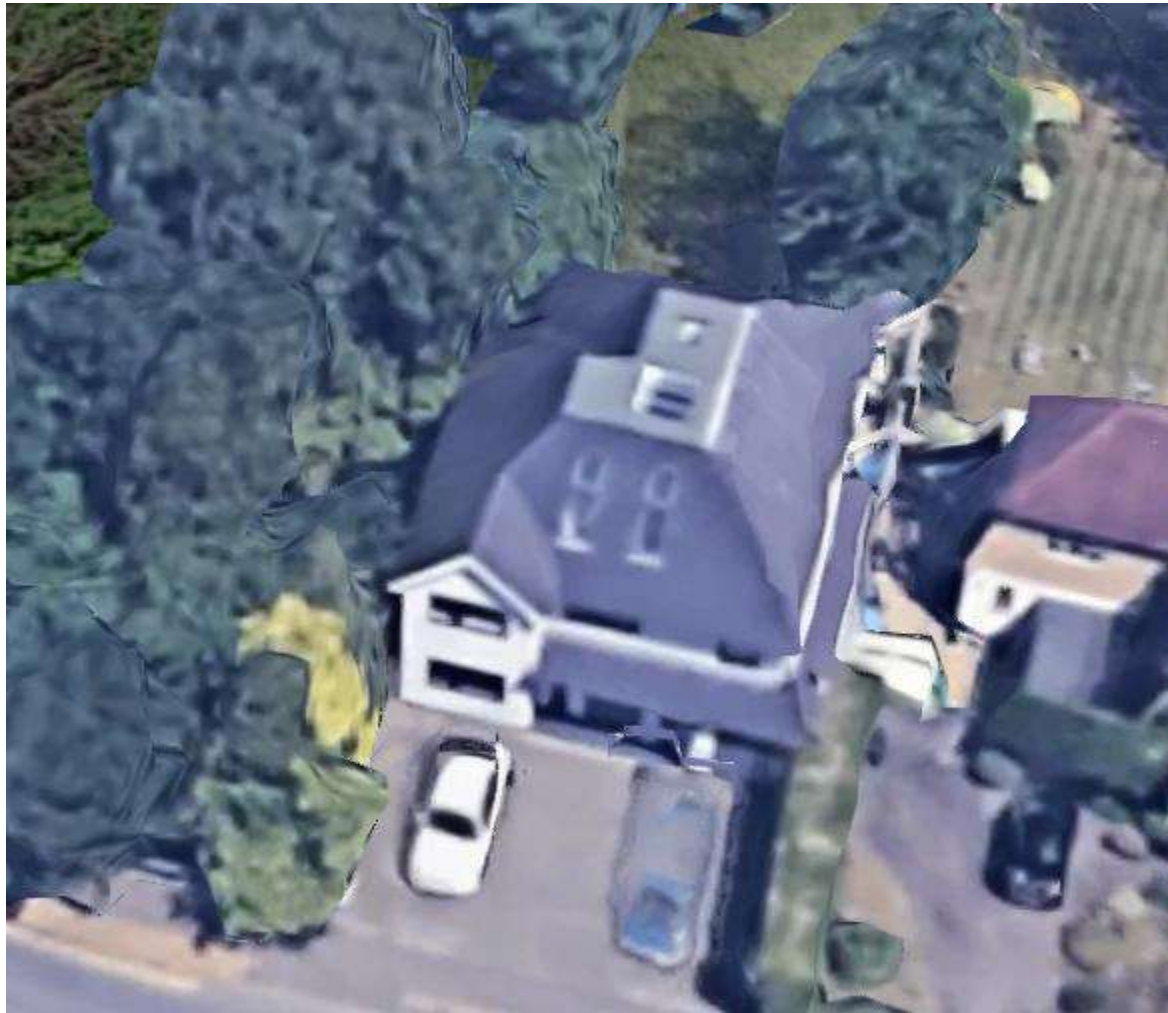
Figure 5 – View of crown roof and dormer at No.30



Figure 6 – View of large dormer at No.1 Howletts Avenue



Figure 7 – View of crown roof at No.65 Howletts Avenue



APPENDIX C



Mr Noman Sheikh
7 Elgin Drive
Northwood
HA6 2YR

Application Ref: 22663/APP/2019/2696

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

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

Description of development:

Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light

Location of development: 28 Howletts Lane, Ruislip

Date of application: 30 August 2019

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 25 October 2019

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

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 22663/APP/2019/2696

SCHEDULE OF REASONS

- 1 . The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
- 2 . The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 '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.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

SCHEDULE OF REASONS

guidance.

END OF SCHEDULE

Address:

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

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 22663/APP/2019/2696

SCHEDULE OF PLANS

01 - received 12 Aug 2019

02 - received 12 Aug 2019

03 - received 12 Aug 2019

04 - received 12 Aug 2019

05 - received 12 Aug 2019

Location Plan (1:1250) - received 29 Aug 2019

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

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

Purchase Notices.

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

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

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

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

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

Address 28 HOWLETTS LANE RUISLIP

Development: Single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and 1 side roof light

LBH Ref Nos: **22663/APP/2019/2696**

Drawing Nos: 01
 02
 03
 04
 05
 Location Plan (1:1250)

Date Plans Received: 12/08/2019 **Date(s) of Amendment(s):**

Date Application Valid: 30/08/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow dwelling situated on the south western side of Howletts Lane. The property is constructed from brick with a plain clay tile gabled roof and benefits from an attached side garage with the dwelling set back from the adjacent highway to accommodate off road parking for up to two cars to the front. The front garden is complete hardstanding.

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

1.2 Proposed Scheme

The application seeks permission for the single storey rear extension, single storey front/side extension, porch to front and conversion of roof space to habitable use to include a rear dormer 2 front roof lights and 1 side roof light

The property benefits from a front canopy and single storey rear extension which will be demolished as a result of the proposal. The property also benefits from an attached side garage to northern side which part of it will be demolished as a result of the proposal as it would be extended to the front, side and rear of existing garage and its roof height will be increased

1.3 Relevant Planning History

22663/B/78/0975 28 Howletts Lane Ruislip
 Study extension/entrance hall

Decision Date: 19-07-1978 Approved

Comment on Planning History

22663/B/78/0975 - Study extension/entrance hall

Approved on 19/7/78

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring properties were consulted by letter dated 30/8/19 and a site notice was displayed in the area. One comment was received by the close of the consultation period who raised their concerns for the following matters:

- impact on neighbour
- dormer size
- size, scale and design of the proposal
- lack of privacy
- negative impact on the character of the area

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

DMHB 11 Design of New Development

DMHD 1 Alterations and Extensions to Residential Dwellings

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2016) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determination of this application would be the impact of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on the residential amenities of the neighbouring properties along with the number of parking spaces remaining on site.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance (below) for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 3.0 Single Storey Rear Extensions of the Supplementary Planning Document HDAS: Residential Extensions states careful thought must be given to size, depth, location of the single storey extension to ensure it appears subordinate and does not block daylight and sunlight received by neighbouring properties. To detached house, extensions up to 4m deep will be acceptable, in addition to a range of pitched roofs and flat roof which must not exceed 3.4m and 3m at its highest point respectively.

Section 4.0 Single Storey Side Extensions states the design of a side extension should not dominate the existing character of the original property. In order to appear subordinate the width and height should be considerably less than that of the main house and be between half and two thirds of the original house. In addition, a range of pitched roofs can be acceptable however, it must not exceed 3.4m at its highest point.

Paragraph 7.0 Loft Conversions and Roof Alterations of the SPD states a dormer window must be constructed in the centre of the roof face. Each roof face will vary from one house to the next, but as a guide any roof extension should be set at least 0.3m below the ridge level, 0.5m above the eaves level and at least 0.5m from the sides. On larger detached and semi-detached houses, these set-ins should be increased to at least 1m. It is important extensions appear secondary to the size of the roof face within which it will be set, as roof extensions as wide as the house can create a third storey appearance.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions states in Section 8.0 that porches should be designed in character with the existing building, subordinate in scale and form and not extend past the line of any bay window. They should also generally be confined to the front entrance area and their roof should be finished in materials to match the main roof.

Whilst the property is a bungalow, the extension would be two storeys, extending the ground floor and first floor/roof of the dwelling.

The property benefits from a front canopy which will be demolished as a result of the proposal. The proposed single storey front porch would measure 1.5m, 1.5m and 3.1 m in width, depth and height respectively. The property also benefits from an attached side garage to northern side which part of it will be demolished as a result of the proposal as it would be extended to the front, side and rear of existing garage and its roof height will be increased. The proposed single storey front/side would measure 3.97m, 7.2m and 4.4m m in width, depth and height respectively. Due to the sufficient set back distance of the host dwelling from the front boundary, the proposed extension would not appear cramped and would satisfactorily integrate with the character and appearance of the host dwelling and the visual amenities of the street scene and surrounding area.

The property benefits from a rear extension which will be demolished as a result of the proposal. The proposed rear extension would have a depth and width of 4m and 10.88m

respectively. The proposed rear extension would have a depth of 4.4m which doesn't comply with the maximum 4m depth for rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD. The proposed rear extension would have a pitched roof to height of 6m which would be 0.5m higher than existing roof height.

With regards to the proposed rear dormer, paragraph 7.5 of the adopted HDAS SPD: Residential Extensions (December 2008) gives advice that it is important to create a roof extension that will appear secondary to the size of the roof face within which it will be set. It further advises that roof extensions, which would be as wide as the house and create the appearance of an effective flat roofed third storey will be refused. As the property would be described as a detached dwelling the set ins of the dormer would not be considered insufficient to appear secondary or proportionate to the main roof slope and would have a harmful impact on the character and appearance of the existing house and street scene and therefore it does not comply with paragraph 7.7 of the HDAS SPD.

Policy BE22 states residential extensions of two or more storeys in height should be set back for the full height a minimum of 1m from the shared boundary to preserve the visually open gaps between properties and preventing dwellings from coalescing to form a terraced appearance.

The proposed extension would retain a sufficient separation distance of 1m and 1.6m from the shared boundary with neighbours at nos 30 and 26 respectively for the full depth of the proposed development.

Furthermore, the proposed roof profile should match that of the existing roof. This would not be possible as the property would have a new big crown roof with two high front gabled roofs. Any alterations should respect such local distinctiveness. The proposal would fail to be subordinate to the original property and wider area. This results in an unbalanced appearance between the other dwellings in wider area and would impact unduly on the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the area in general.

Therefore, the development is considered unacceptable as it fails to comply with the requirements of Policies BE1, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 5 and 6 of HDAS.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The proposed extension by reason of its size, scale and location would not have an adverse impact on the residential amenities and light levels of the adjoining and nearby properties along the terrace block. Given the distance from the adjoining properties, the proposal by virtue of its size and scale would not have an adverse impact upon the adjoining neighbours at nos 26 and 30 Howletts Lane. Furthermore, the proposed extension would not extend beyond a 45 degree angle. As such, the proposal would not result in a loss of their residential amenities and light levels, by way of appearing overbearing, visually intrusive, overshadowing, and loss of outlook and light.

The proposal involves the provision of an additional study room at ground floor which would have a floor area of 8.2 sq.m and is 2.3m wide and is of a size which would be considered as a single bedroom based on section 10 of the technical housing standards -

nationally described space standards (March 2015). This additional habitable room would have no outlook or natural/sunlight, as it does not have any windows and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Paragraph 5.13 of Residential Extensions. HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. There would be sufficient garden space retained.

The site would retain two off road parking spaces to the front of the property in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, the application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 '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.

Standard Informatives

- 1** The decision to REFUSE planning permission has been taken having regard to

all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

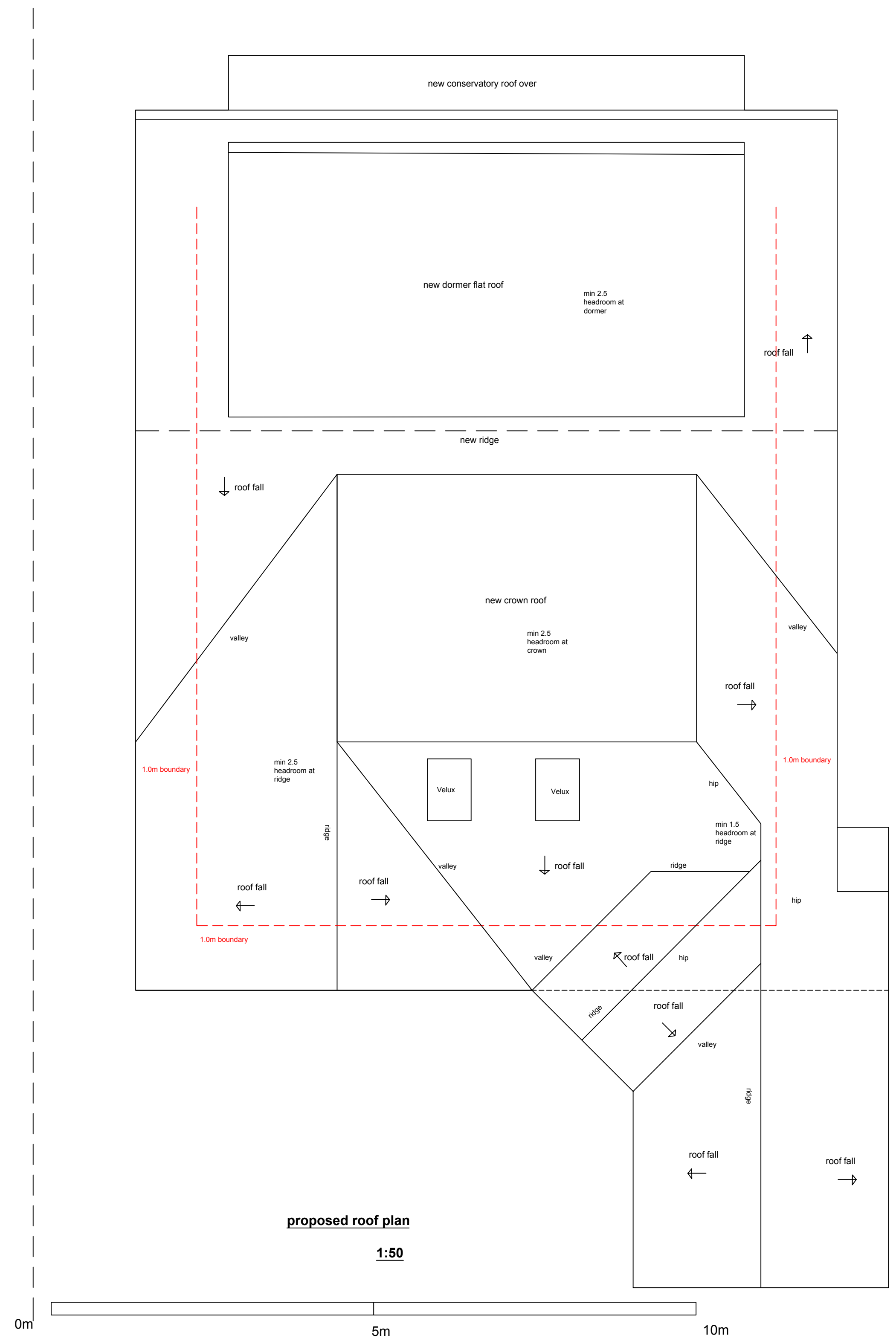
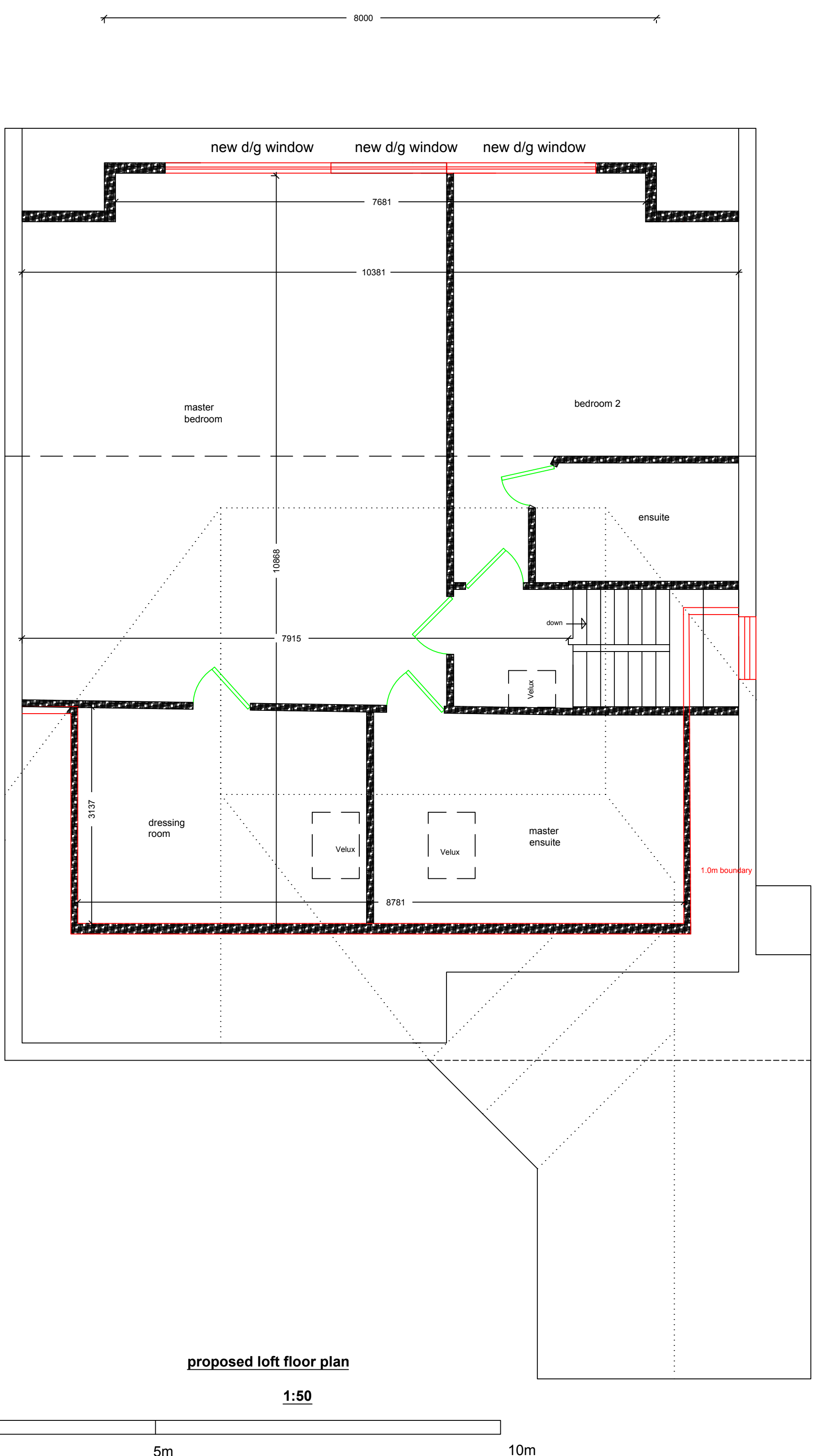
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

Contact Officer: Hoda Sadri

Telephone No: 01895 250230



General Notes

	BOB/1602	
No.	Revision/Issue	Date

Firm Name and Address

Middlesex & Herts

7 Elgin Drive
Northwood
Middlesex
HA6 2YR

01923 826280

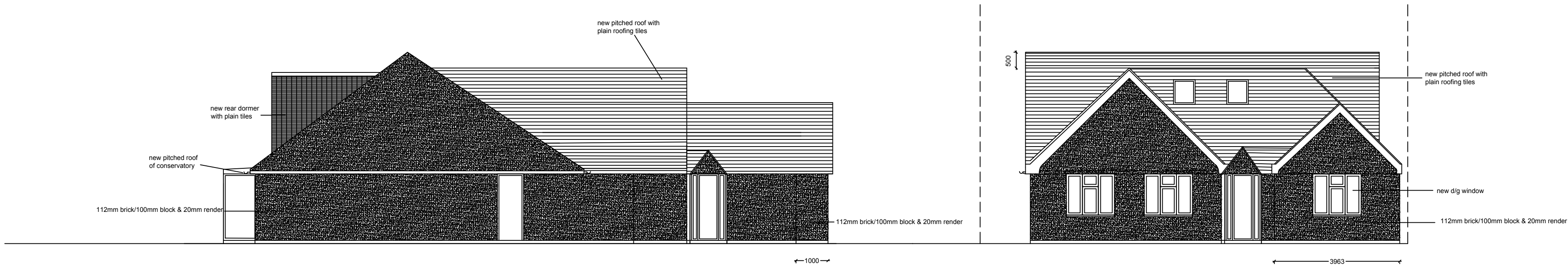
Project Name and Address

Mr Hayat
28 Howietts Lane
Ruislip
HA4 7RS

Project extension	03
Date	
Scale	

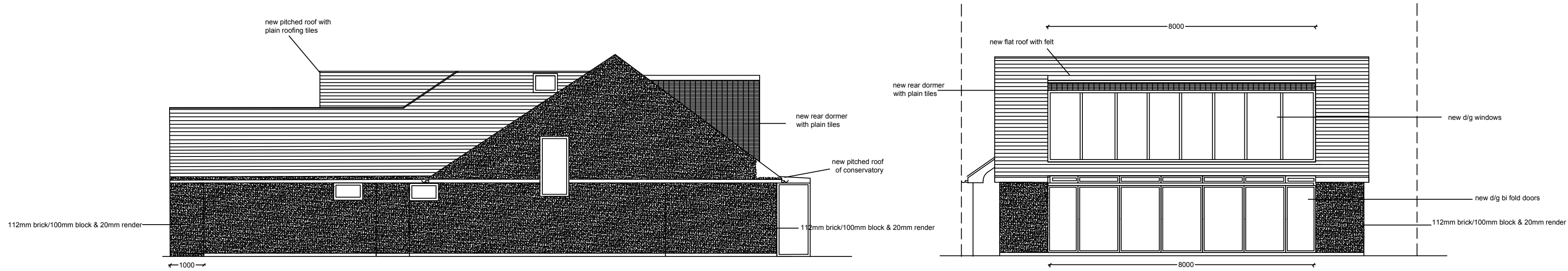
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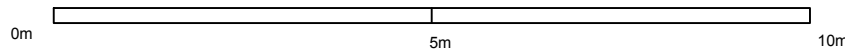
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proposed front elevation
1:100



proposed side elevation from no. 30
1:100

proposed rear elevation
1:100



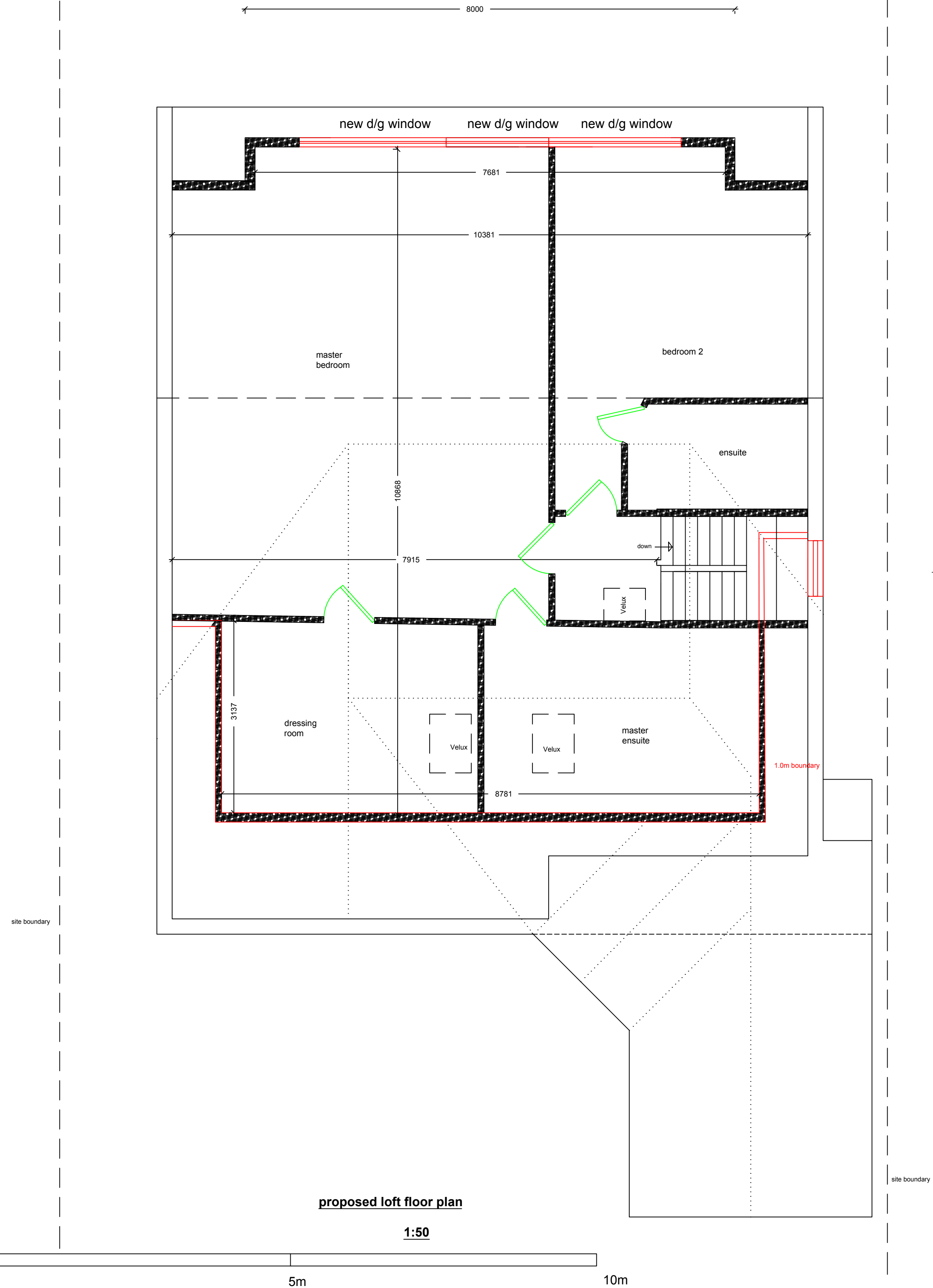
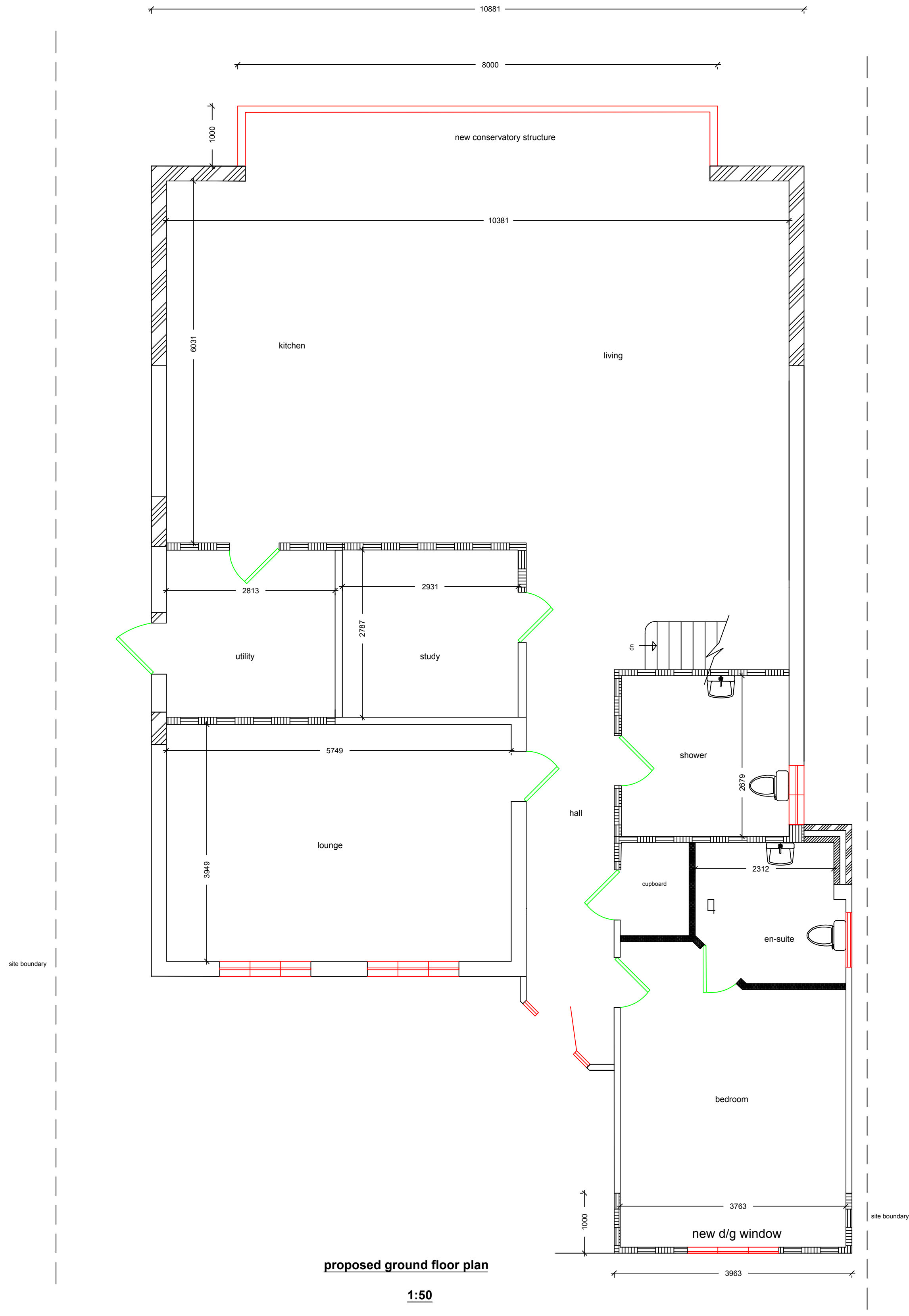
General Notes

	BOB/1602	
No.	Revision/Issue	Date

Firm Name and Address
Middlesex & Herts
7 Elgin Drive
Northwood
Middlesex
HA6 2YR
01923 826280

Project Name and Address
Mr Hayat
28 Howletts Lane
Ruislip
HA4 7RS

Project extension	Sheet 05
Date 27-03-19	
Scale 1:100	



General Notes

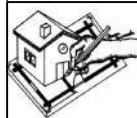
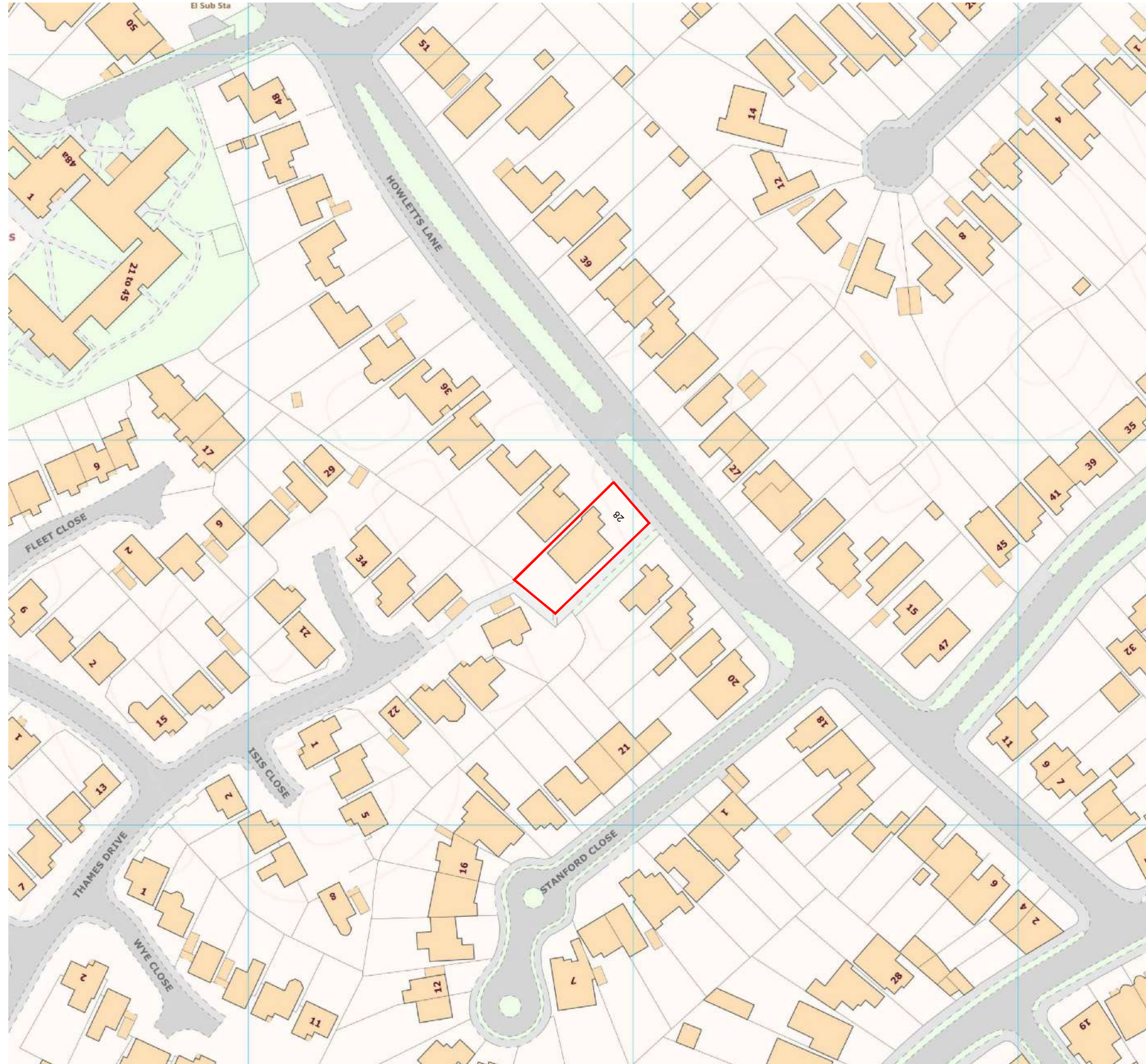
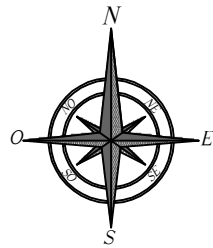
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No.	Revision/Issue	Date

Firm Name and Address
Middlesex & Herts
7 Elgin Drive
Northwood
Middlesex
HA6 2YR
01923 826280

Project Name and Address
Mr Hayat
28 Howletts Lane
Ruislip
HA4 7RS

Project extension	Sheet
Date 27-03-19	02
Scale 1:50	

APPENDIX D



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CLIENT

MR HAYAT

PROJECT

28 HOWLETTS LANE
RUISLIP HA4 7RS

DRAWING TITLE

LOCATION PLAN

DRAWING NUMBER

PL/01

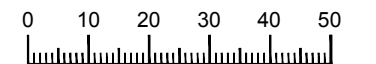
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06/01/2020

REVISIONS

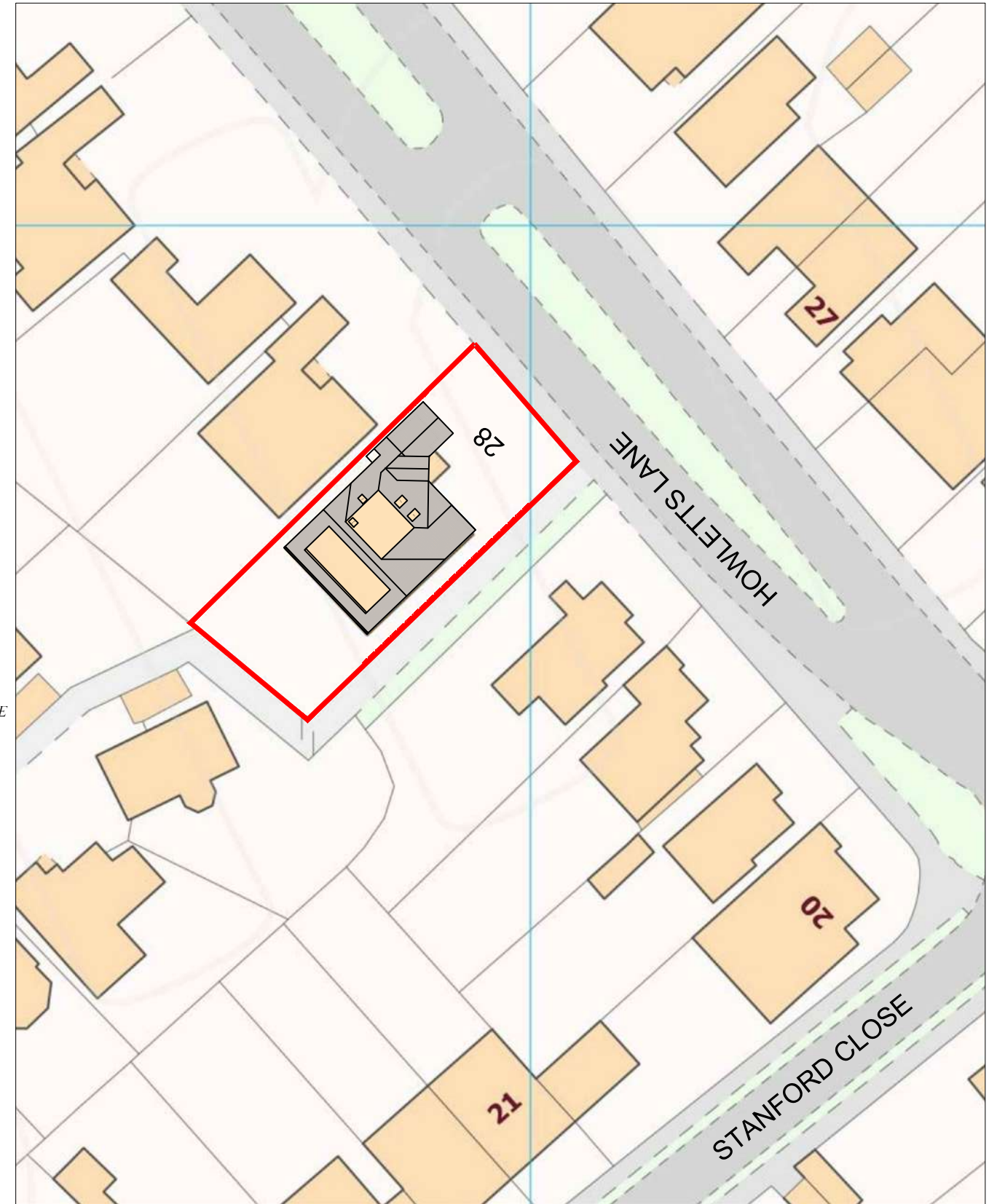
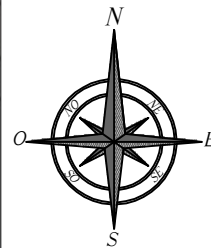
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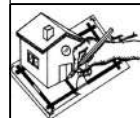




EXISTING BLOCK PLAN



PROPOSED BLOCK PLAN



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CLIENT

MR HAYAT

PROJECT

28 HOWLETTS LANE
RUISLIP HA4 7RS

DRAWING TITLE

EXISTING AND PROPOSED
BLOCK PLANS

DRAWING NUMBER

PL/07

DATE

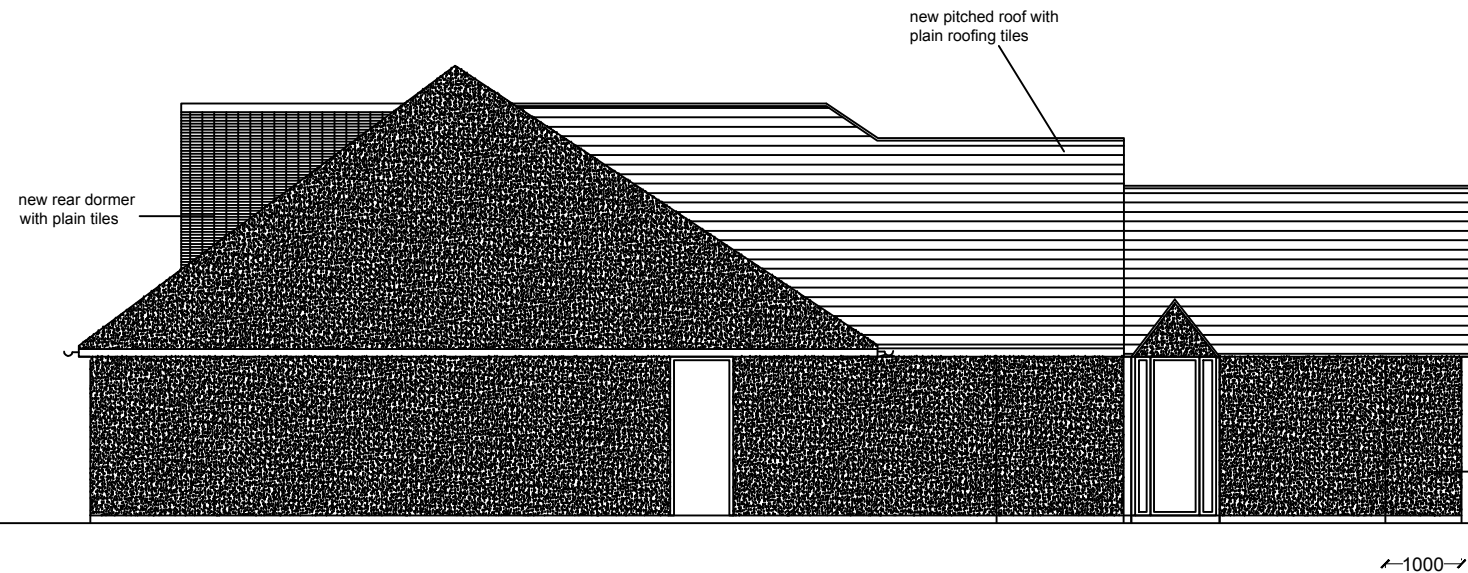
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REVISIONS

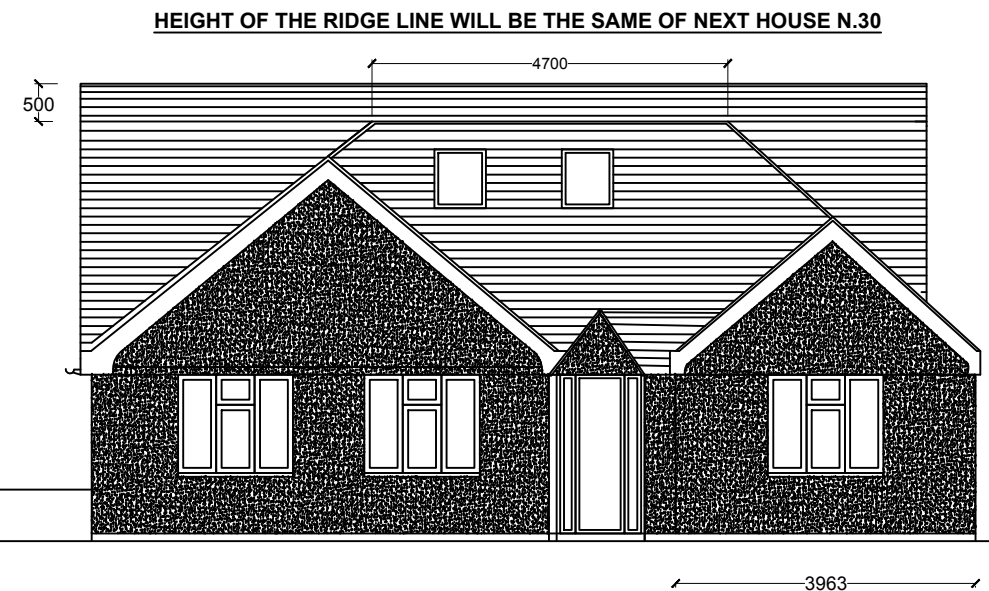
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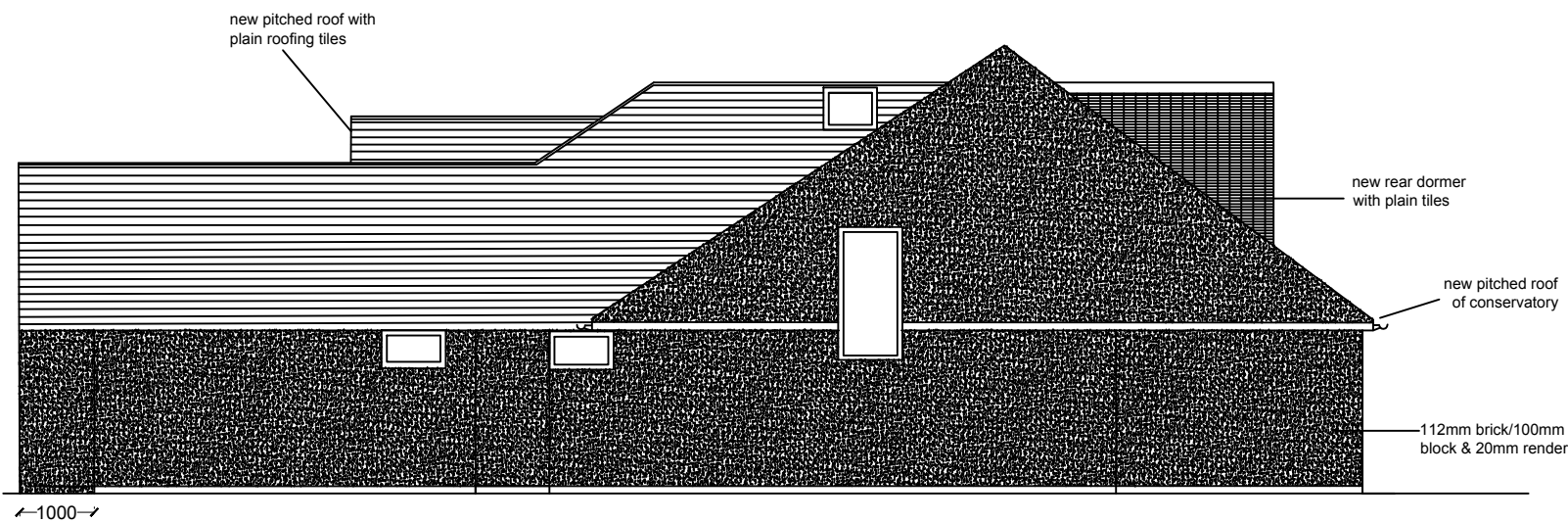




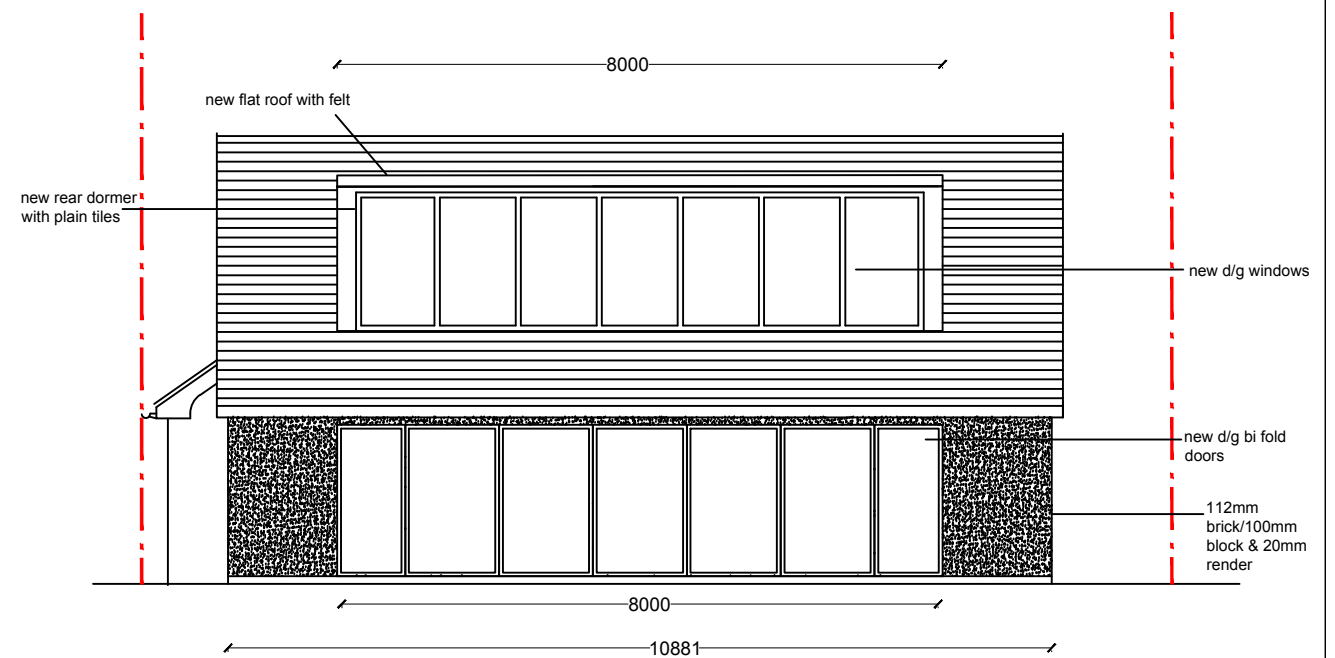
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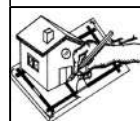
proposed front elevation



proposed side elevation from no. 30



proposed rear elevation



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CLIENT

MR HAYAT

PROJECT

28 HOWLETTS LANE
RUISLIP HA4 7RS

DRAWING TITLE

PROPOSED ELEVATIONS

SCALE

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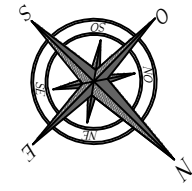
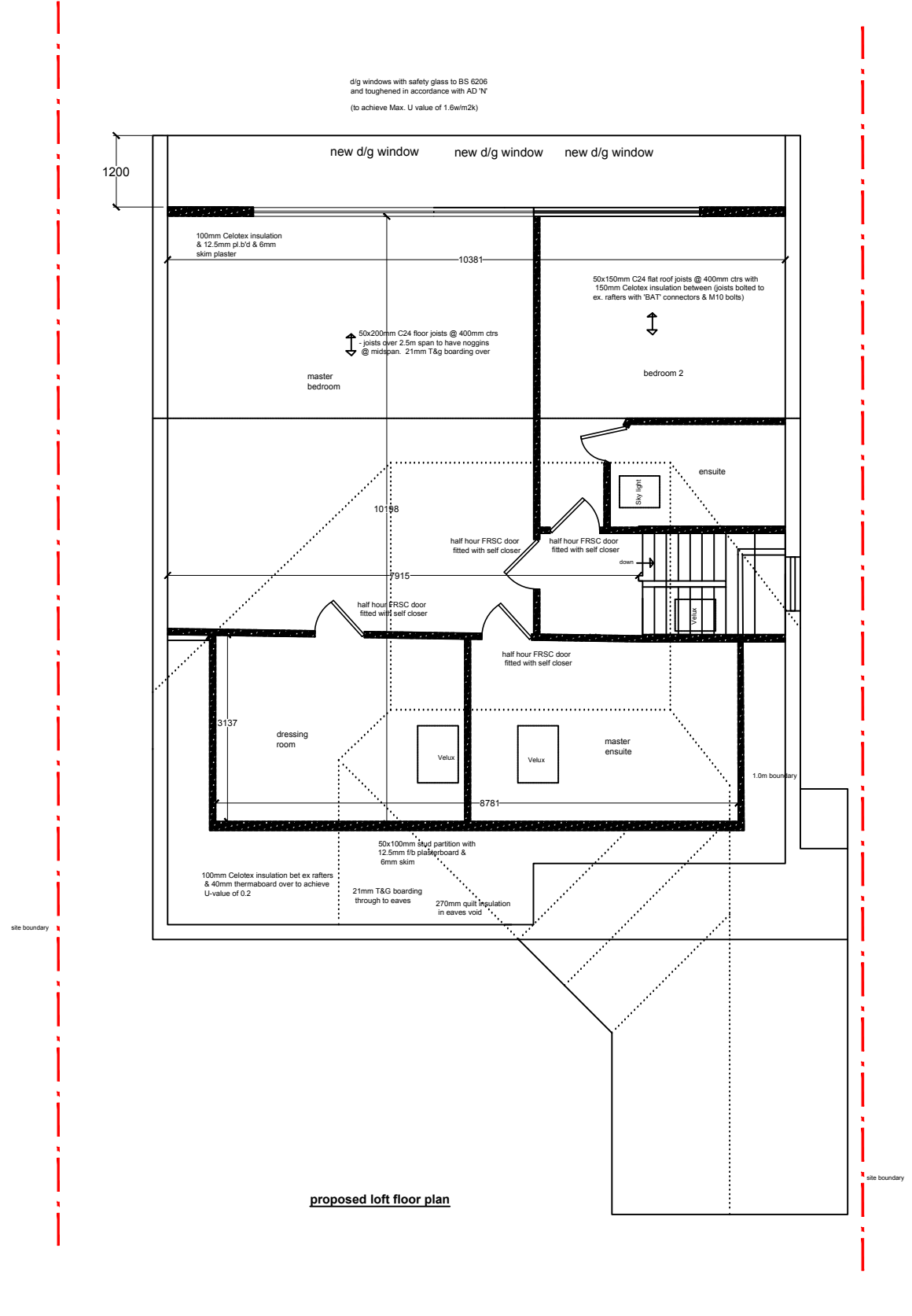
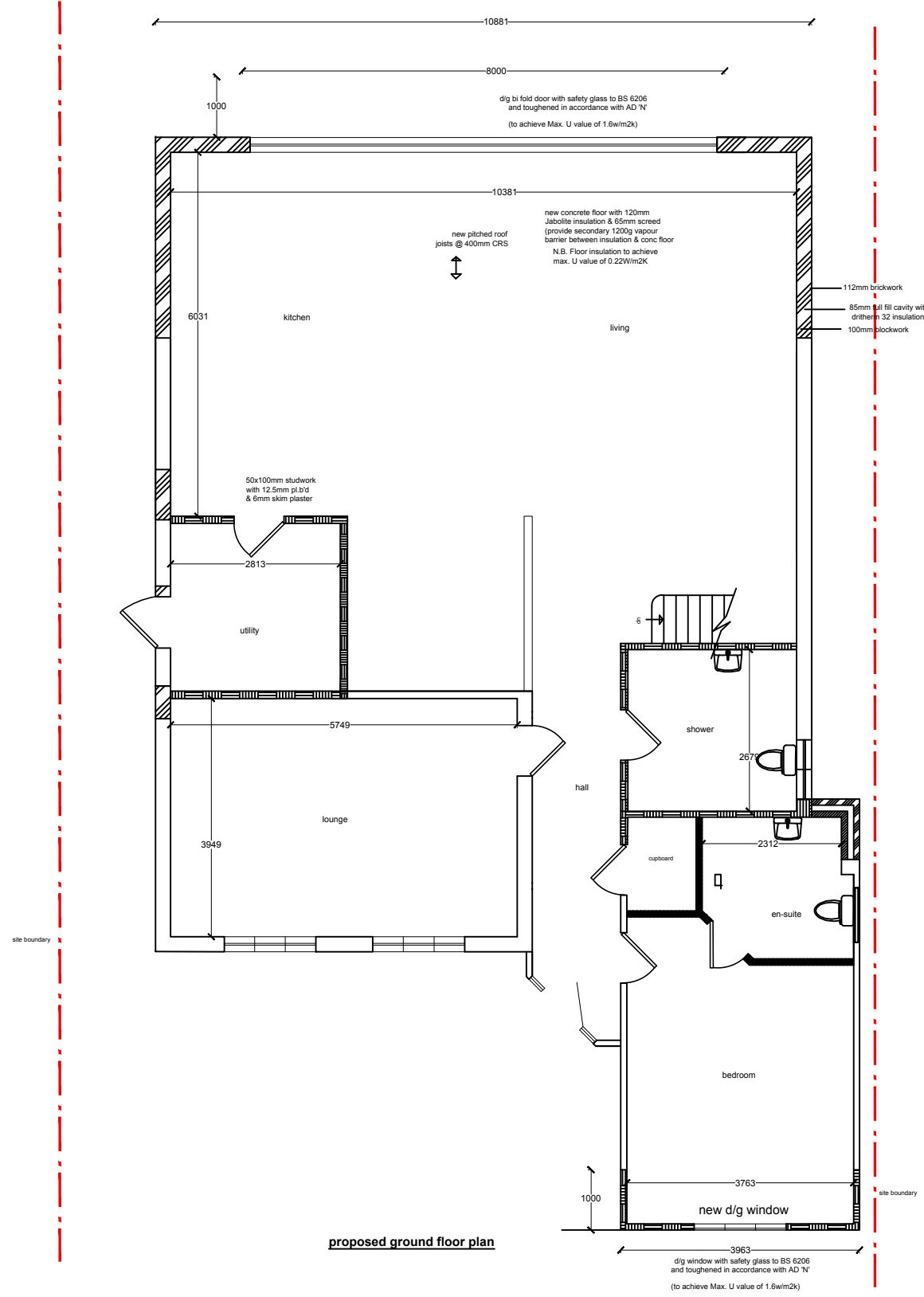
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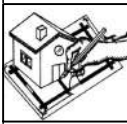
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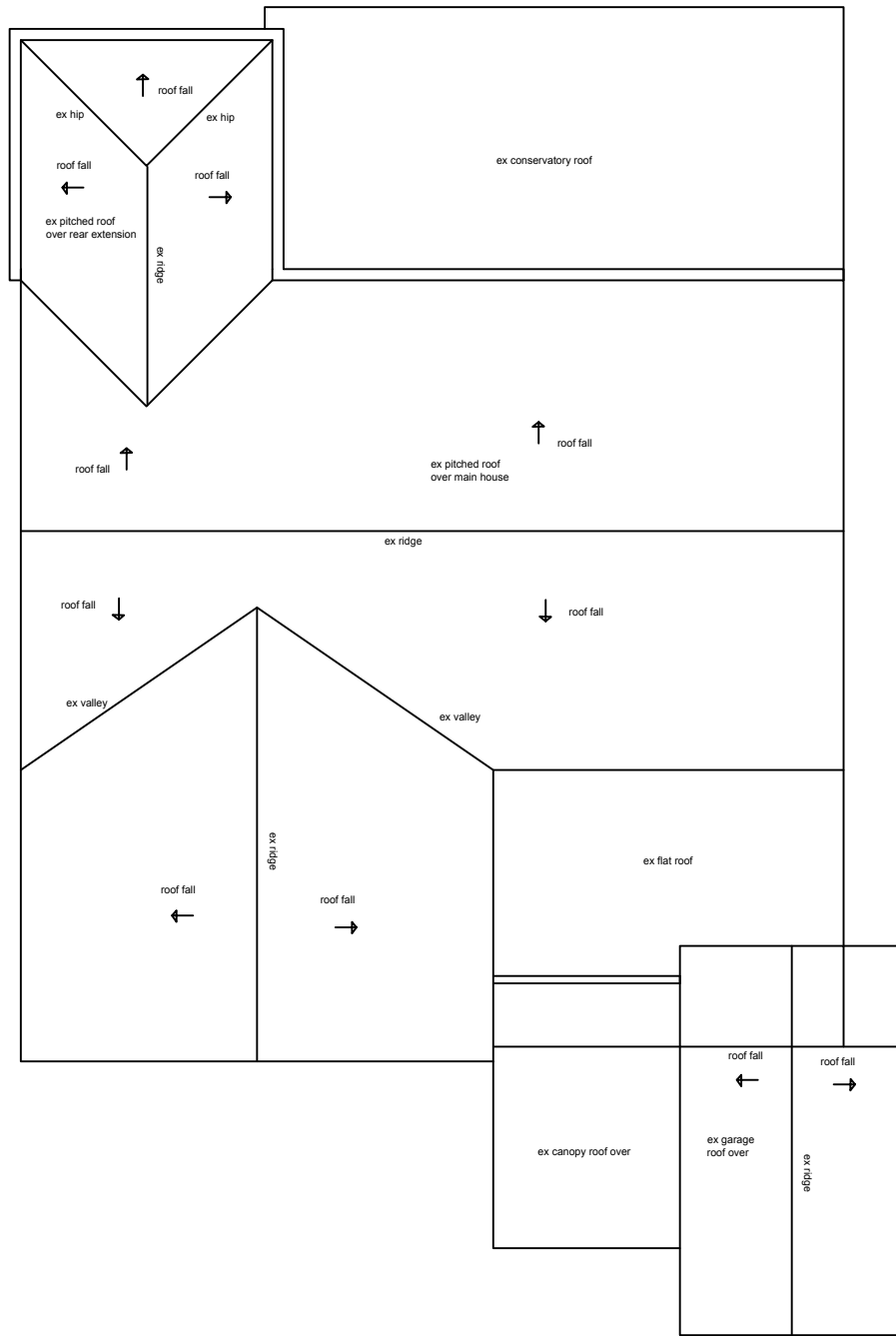
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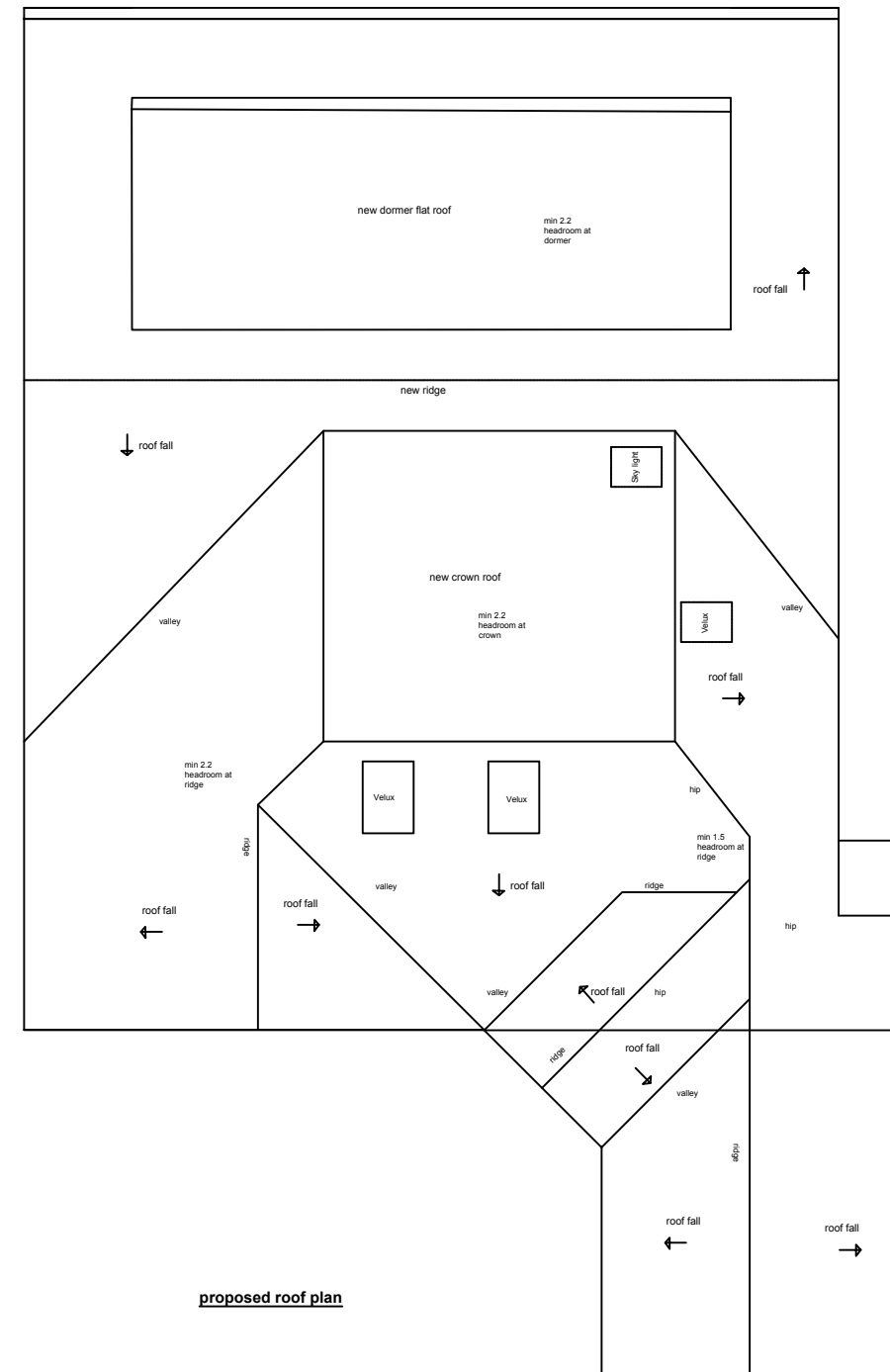
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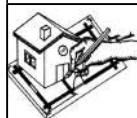
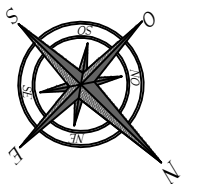
 66 Kingsdown Avenue LONDON, W13 9PT TEL: +44 (0) 20 3172 3163 Email: info@bghdesign.co.uk www.bghdesign.co.uk	CLIENT MR HAYAT		DRAWING TITLE PROPOSED PLANS		SCALE 1:100 @ A3	
	PROJECT 28 HOWLETTS LANE RUISLIP HA4 7RS		DRAWING NUMBER PL/04	DATE 06/01/2020	REVISIONS	



existing roof plan



proposed roof plan



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PROJECT

28 HOWLETTS LANE
RUISLIP HA4 7RS

DRAWING TITLE

ROOF PLANS

SCALE

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DRAWING NUMBER

PL/06

DATE

06/01/2020

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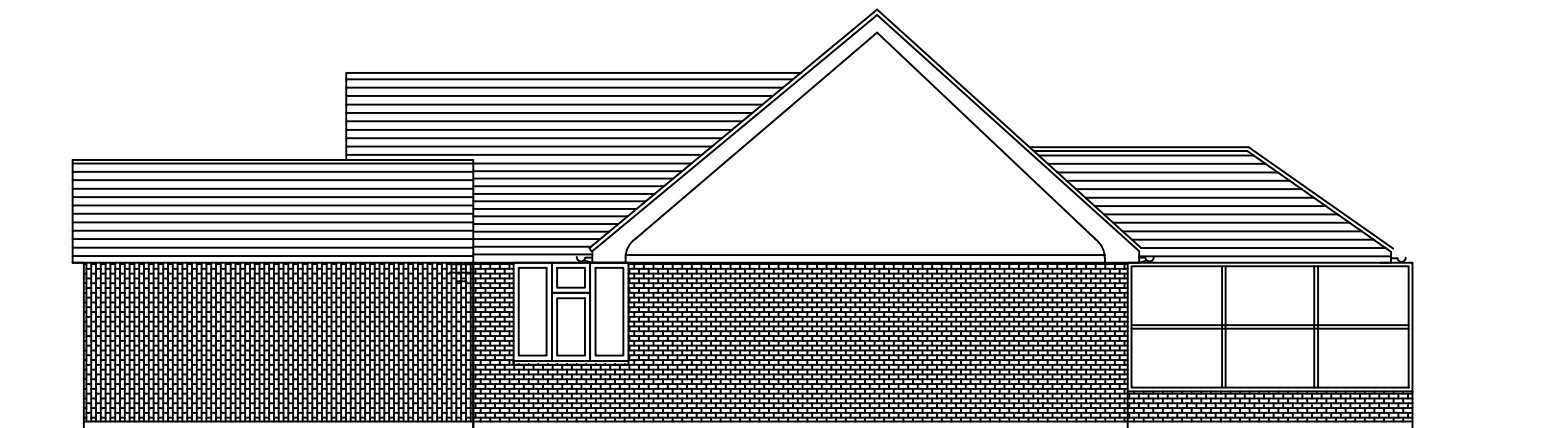
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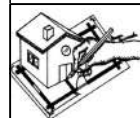
existing side elevation from no. 26



existing rear elevation



existing side elevation from no. 30



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PROJECT

28 HOWLETTS LANE
RUISLIP HA4 7RS

DRAWING TITLE

EXISTING ELEVATIONS

SCALE

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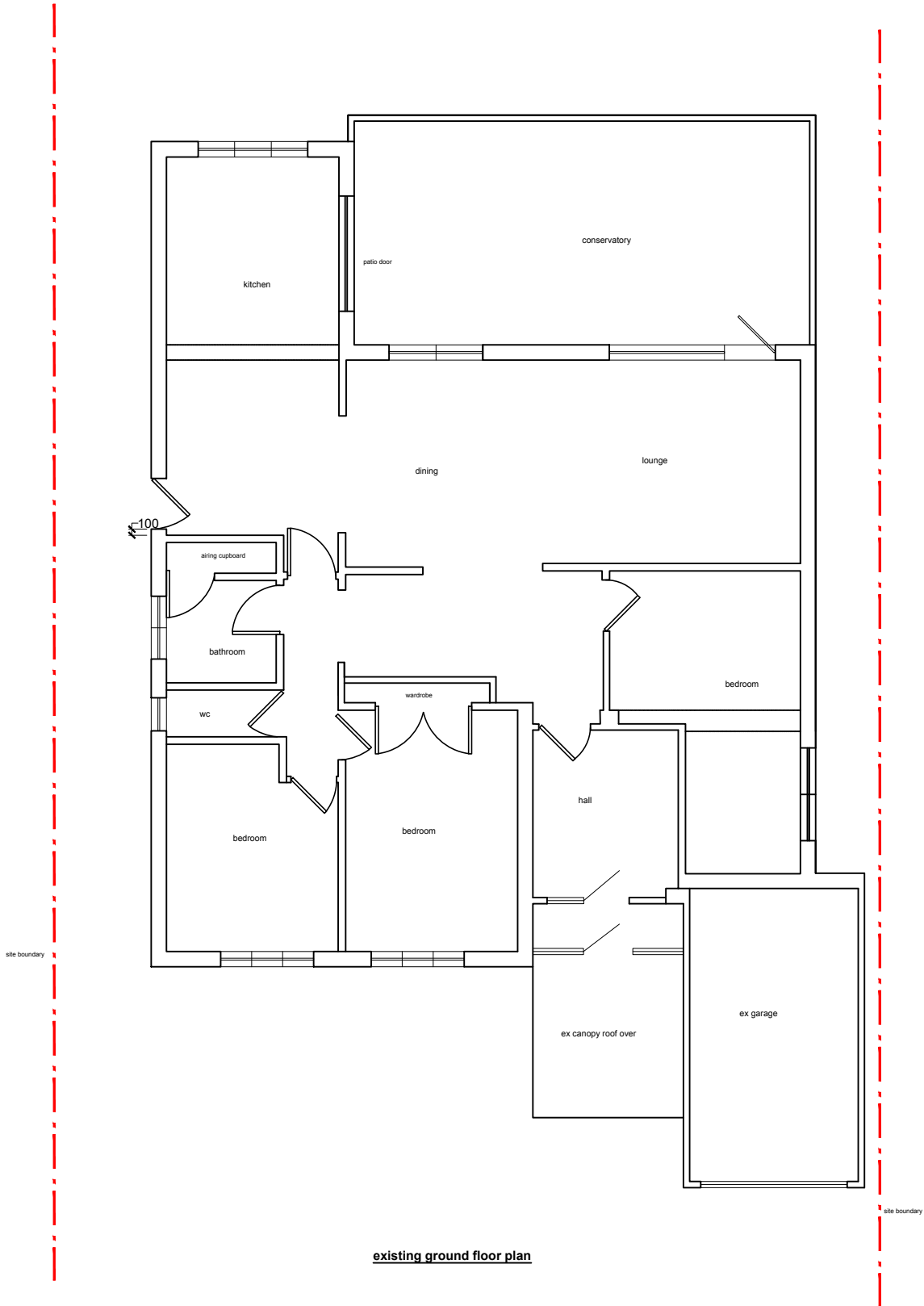
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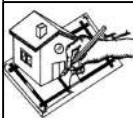
DATE

06/01/2020

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existing ground floor plan



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CLIENT
MR HAYAT

PROJECT
28 HOWLETTS LANE
RUISLIP HA4 7RS

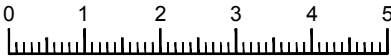
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EXISTING PLAN

DRAWING NUMBER
PL/02

DATE
06/01/2020

REVISIONS

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APPENDIX E



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION

Mr Colin Volker
Lawrence-Vacher
Metroline House, College Road
Harrow
Middlesex
HA1 1BQ

Application Ref: 59971/APP/2007/3347

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

Description of development:

RETENTION OF SINGLE STOREY PART FRONT AND REAR EXTENSIONS,
CONVERSION OF ROOFSpace TO HABITABLE ACCOMMODATION INVOLVING
CONSTRUCTION OF NEW ROOF INCORPORATING REAR DORMER AND TWO FRONT
ROOFLIGHTS (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)
(RETROSPECTIVE APPLICATION).

Location of development: 30 Howletts Lane, Ruislip

Date of application: 06 November 2007

Plan Numbers: 1:1250 Location Plan, 9442/1A received 06/11/07 &
9442/7A, received 18/12/07

Permission is subject to the condition(s) listed on the attached schedule:-

Corporate Director of Planning & Community Services

Date: 27 December 2007

- NOTES:**
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 59971/APP/2007/3347

SCHEDULE OF CONDITIONS

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 facing Nos. 28 and 32 Howletts Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2. A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with No.32 Howletts Lane for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

BE13 Layout and appearance of new development
BE15 Alterations and extensions to existing buildings
BE19 New development within residential areas - complementing and improving amenity and character of the area
BE20 Daylight and sunlight considerations
BE21 Siting, bulk and proximity of new buildings/extensions
BE23 External amenity space and new residential development
BE24 Design of new buildings - protection of privacy
AM14 New development and car parking standards

London Plan, Policy 4A.7 Energy efficiency and renewable energy

Hillingdon Design & Accessibility Statement (HDAS): "Residential Extensions"
3.0 Rear Extensions and Conservatories: Single storey
7.0 Loft Conversions and Roof Alterations

SCHEDULE OF CONDITIONS

8.0 Front Extensions, Porches and Bay Windows

- 3 . 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 - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 4 . 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).
- 5 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does 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.

END OF SCHEDULE

Address:
Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

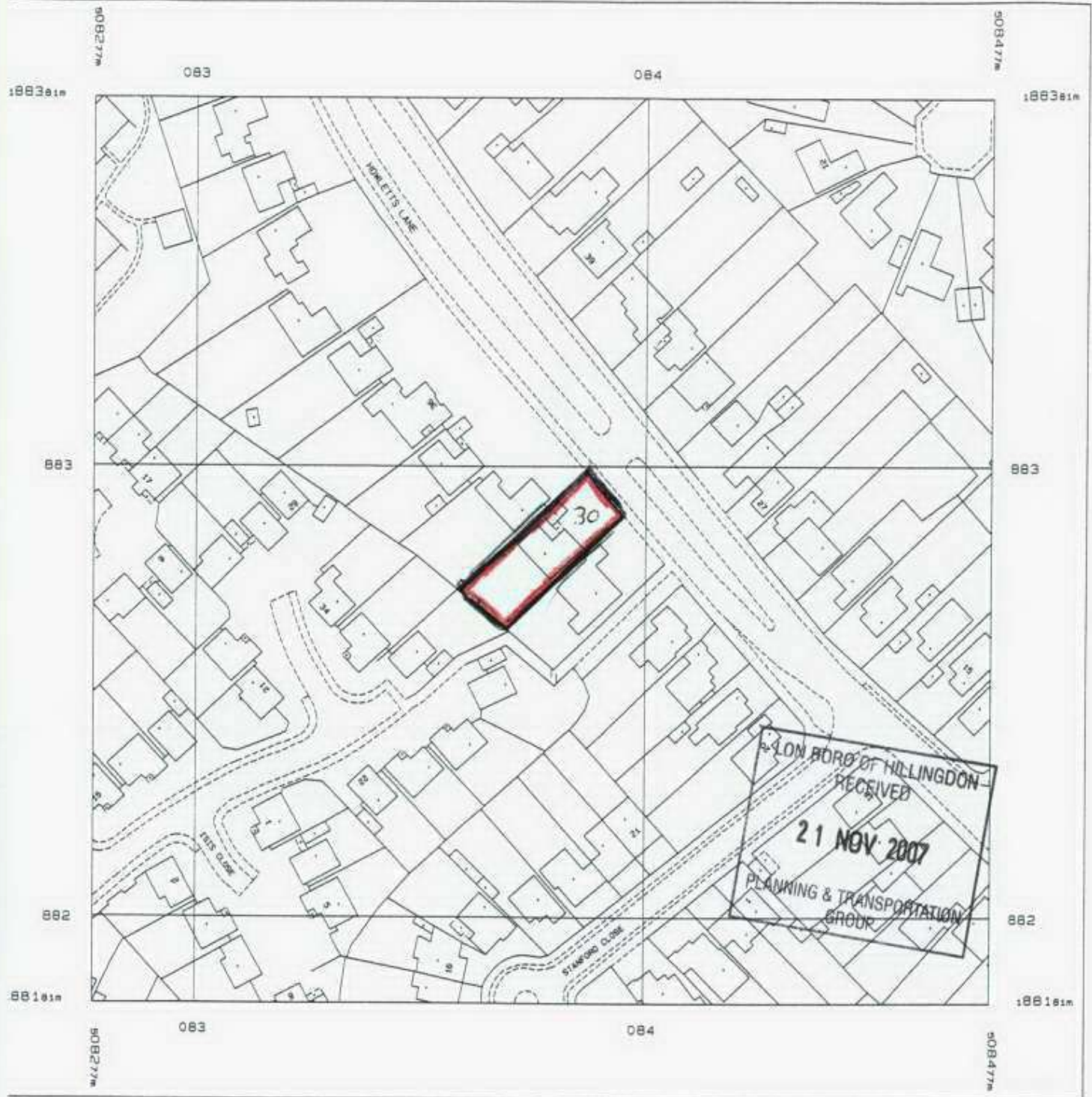
TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- 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 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.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 appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

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



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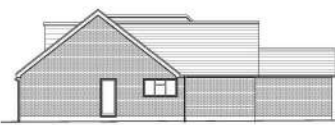
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National Grid sheet reference at centre
 of this Superplan: TQ0888SW

The representation of a road, track or
 path is no evidence of a right of way.

is Superplan product does not contain
 l recorded map information.



Side Elevation



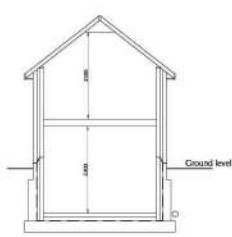
Front Elevation



Rear Elevation



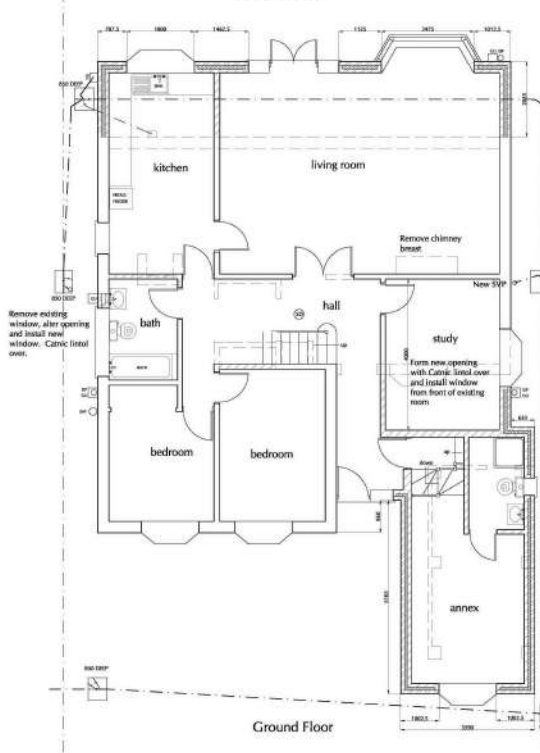
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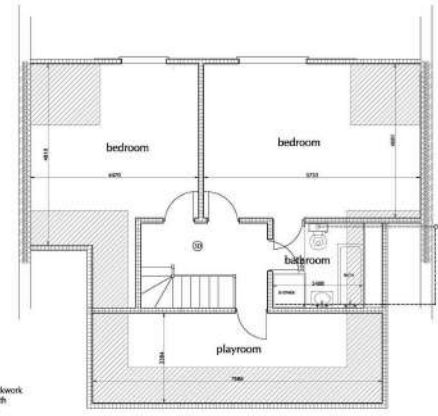
Section Thro' Annex



Annex upper floor



Ground Floor

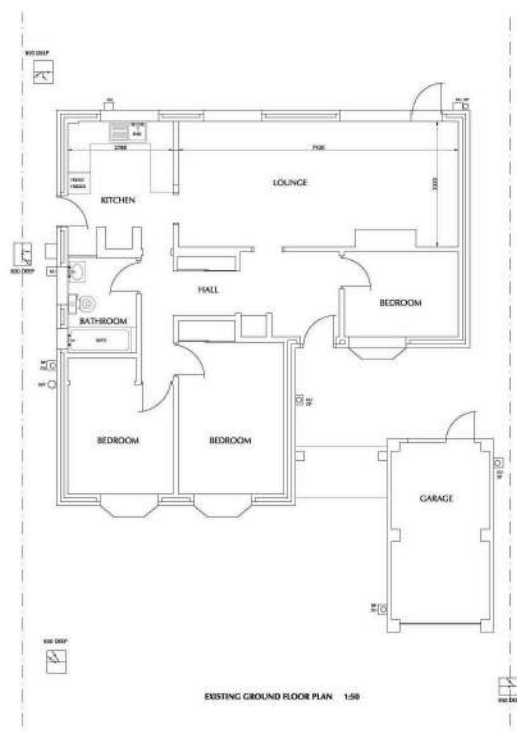


First Floor

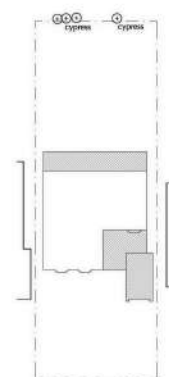
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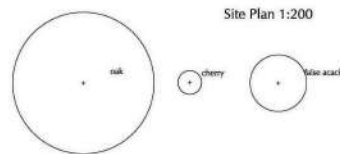
EXISTING ELEVATIONS 1:100



EXISTING GROUND FLOOR PLAN 1-58



Site Plan 1:200



A	Monitors and 300	SP	OR
ADDRESS		CITY AND STATE	
LAWRENCE-VACHER PARTNERSHIP			
COVERED SURVEYORS & STRUCTURAL ENGINEERS			
BROADWAY PLAZA, NORTHWEST CORNER, LAWRENCEVILLE, GA 30046			
(404) 864-7322		Fax: (404) 865-7999	
enrg@lawrencevacherny.com			
EName Mr D Smith			
ADDRESS			
30 Howells Lane, Ruidisip			
DESCRIPTION			
Edutecum room in roof			
DATE	ISSUED	SIF	DATE
1:50 11:00			AUG 04
PROJECT	CUSTOMER NAME	QTY	REMARKS
9442		1	