

## The Planning Inspectorate

### QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference

APP/R5510/D/20/3249442

Appeal By

MR BARBER HAYAT

Site Address

28 Howletts Lane  
RUISLIP  
HA4 7RS

#### PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.

Yes ☒ No ☐

2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes ☐ No ☒

2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?

Yes ☐ No ☒

3. Can the Inspector see the relevant parts of the appeal site from public land?

Yes ☐ No ☒

4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:

4.a. the appeal site or property to judge the appeal proposal?

Yes ☒ No ☐

To view the rear of the appeal property and neighbouring properties.

4.b. a neighbour's land or property to judge the appeal proposal?

Yes ☐ No ☒

5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?

Yes ☒ No ☐

Current restrictions to reduce the spread of coronavirus Covid-19.

6.a. Is the site within a Conservation area?

Yes ☐ No ☒

6.b. Is the site adjacent to a Conservation Area?

Yes ☐ No ☒

6.c. Is the site within a green belt?

Yes ☐ No ☒

6.d. Is the site in an Area of Outstanding Natural Beauty?

Yes ☐ No ☒

7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?

Yes ☐ No ☒

7.b. Would the proposed development affect the setting of a listed building?

Yes ☐ No ☒

8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?

Yes ☐ No ☒

9. Is any part of the site subject to a Tree Preservation Order? Yes ☐ No ☒

## PART 2

### Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes ☐ No ☒

### Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes ☐ No ☒

### Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes ☐ No ☒

### Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies ☐ N/A ☒

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes ☒ No ☐

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes ☒ No ☐

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes ☒ No ☐

11.d. any other conditions you regard as necessary? Yes ☒ No ☐

Details of the condition(s) and reasons you regard the condition(s) as necessary are:

☒ the box below

#### Condition

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

#### 1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

#### 2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture

#### 5. Schedule for Implementation.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

## REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

## PART 3

- 12.a.i. All the plans submitted with the application; ☒  
☒ [see 'Questionnaire Documents' section](#)
- 12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided; ☐
- 12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable; ☒  
☒ [see 'Questionnaire Documents' section](#)  
☒ [see 'Questionnaire Documents' section](#)
- 12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees; ☒  
☒ [see 'Questionnaire Documents' section](#)
- 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent; ☒  
☒ [see 'Questionnaire Documents' section](#)  
☒ [see 'Questionnaire Documents' section](#)
- 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes; ☒  
☒ [see 'Questionnaire Documents' section](#)
- 12.e. Design and Access Statement (if submitted); ☐
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status); ☒  
☒ [see 'Questionnaire Documents' section](#)  
☒ [see 'Questionnaire Documents' section](#)
- 12.g. Extracts from relevant policies which have been saved by way of a direction; ☐
- 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached; ☐
- 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate ), including a list of relevant documents taken into account when considering the application. ☐
- 12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded; ☐
- 12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an ☐

explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;

12.l. Your Authority's CIL charging schedule is being/has been examined;

☐

12.m. Your Authority's CIL charging schedule has been adopted.

☒

Please provide the date of adoption:

01/08/2014

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

☒

LPA's reference

22663/APP/2020/52

Completed by

John Allum

On behalf of

London Borough of Hillingdon

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Stephen Volley

Phone no (including dialling code)

01895 250230

Email

planningappeals@hillingsdon.gov.uk

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/R5510/D/20/3249442

Appeal By MR BARBER HAYAT

Site Address  
28 Howletts Lane  
RUISLIP  
HA4 7RS

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 3

**Document Description:** 12.a.i. All the plans submitted with the application

**File name:** EXISTING ELEVATIONS.pdf

**File name:** BLOCK PLANS.pdf

**File name:** EXISTING PLAN.pdf

**File name:** LOCATION PLAN.pdf

**File name:** PROPOSED ELEVATIONS.pdf

**File name:** PROPOSED PLANS.pdf

**File name:** ROOF PLANS.pdf

**File name:** Planning amendments.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.

**File name:** Consultation letter.pdf

**Relates to Section:** PART 3

**Document Description:** 12.b.i. A list of the addresses of the people who were notified of the householder planning application.

**File name:** Consultation list.PDF

**Relates to Section:** PART 3

**Document Description:** 12.b.ii. All representations received from interested parties about the application.

**File name:** EREPMEMO-22663\_APP\_2020\_52-KFE-20200117-0850454753.pdf

**File name:** EREPMEMO-22663\_APP\_2020\_52-KFE-20200203-0901461919.pdf

**File name:** EREPMEMO-22663\_APP\_2020\_52-KFE-20200203-0901461922.pdf

**File name:** EREPMEMO-22663\_APP\_2020\_52-KFE-20200203-0902461950.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A copy of the letter with which you notified people about the appeal.

**File name:** Notification letter.pdf

**Relates to Section:** PART 3

**Document Description:** 12.c. A list of the addresses of the people who were notified of the appeal.

**File name:** Consultation list.PDF

**Relates to Section:** PART 3

**Document Description:** 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.

**File name:** Officer Report.pdf

**Relates to Section:** PART 3

|                              |                                                                                                                                     |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <b>Document Description:</b> | 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status. |
| <b>File name:</b>            | Front Cover and Contents - Local Plan Part 1.pdf                                                                                    |
| <b>File name:</b>            | Front Cover & Contents - Local Plan Part 2 Development Management Policies.pdf                                                      |
| <b>Relates to Section:</b>   | PART 3                                                                                                                              |
| <b>Document Description:</b> | 12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status. |
| <b>File name:</b>            | DP status 2020 - updated 17 January 2020.pdf                                                                                        |
| <b>File name:</b>            | Policy BE1.pdf                                                                                                                      |
| <b>File name:</b>            | Adopted DMHB11 - DMHB12.pdf                                                                                                         |
| <b>File name:</b>            | Adopted DMHD1.pdf                                                                                                                   |
| <b>File name:</b>            | Chapter 1 Introduction.pdf                                                                                                          |
| <b>File name:</b>            | Chapter 7 Core Policies Historic and Built Environment.pdf                                                                          |
| <b>Completed by</b>          | Not Set                                                                                                                             |
| <b>Date</b>                  | 02/07/2020 15:58:06                                                                                                                 |
| <b>LPA</b>                   | London Borough of Hillingdon                                                                                                        |