

From: Liz Arnold <larnold@hillingdon.gov.uk>
Sent: 29 April 2020 12:02
To: Frankie Juchau <frankie@dusek.co.uk>
Subject: Re: RE - SILVER BIRCHES, TILE KILN LANE - REF 75438/APP/2020/727

Hi Frankie

Sorry for the delay in responding.

We have assessed the proposal on the basis of the increase in floor area over 50%. In considering that we had regard to the original dwelling, which included the original detached garage (set beneath the pitched roof) but not the other extensions. Looking at the style of those extensions I would guess the original garage block was extended then the lobby was built to link it to the house but there is no current planning history on the system for me to check. Have you had a look at the officer report, this should be available on the website. In there I have looked at the proposal, including the width against the original dwelling, which would be contrary to policy in its own right.

It is really hard to know how to advise you, particularly having regard to the appeal decision on the neighbouring property. If you were to look at revising the proposal in line with our policy guidance for subordinate additions to existing properties, it may be that this would also be sufficient to address the 'disproportionate increase' in green belt terms.

Regards
Liz