



Rez Shafaei
60
Pinkwell Lane
UB3 1PH

Application Ref: 8461/APP/2020/3073

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:

Conversion of roof space to habitable use to include raising of ridge height, a rear dormer, 2 front roof lights and conversion of both sides of roof from hip to gable end

Location of development: Annex, 96 Bourne Avenue Hayes

Date of application: 01 October 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: 27 November 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: 8461/APP/2020/3073

SCHEDULE OF REASONS

- 1 . The roof alteration/extensions, by reason of the raising of the ridge height, hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original modest dwelling and 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 BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
- 2 . The proposed alterations to the roof, by reason of their size, scale, bulk and height, in this open prominent position, would result in the closing of an important gap, at first floor level, characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

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
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP 3.5	(2016) Quality and design of housing developments

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic

SCHEDULE OF REASONS

Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

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.: 8461/APP/2020/3073

SCHEDULE OF PLANS

0105-EX-00 Rev. A - received 01 Oct 2020
0104-EX-01 Rev. A - received 28 Sep 2020
0104-PR-01 Rev. A - received 28 Sep 2020
0104-EX-10 Rev. A - received 28 Sep 2020
0104-EX-11 Rev. A - received 28 Sep 2020
0104-EX-23 Rev. A - received 28 Sep 2020
0104-EX-21 Rev. A - received 28 Sep 2020
0104-EX-22 Rev. A - received 28 Sep 2020
0104-EX-20 Rev. A - received 28 Sep 2020
0104-PR-10 Rev. A - received 28 Sep 2020
0104-PR-11 Rev. A - received 28 Sep 2020
0104-PR-22 Rev. A - received 28 Sep 2020
0104-PR-21 Rev. A - received 28 Sep 2020
0104-PR-23 Rev. A - received 28 Sep 2020
0104-PR-20 Rev. A - received 28 Sep 2020
0104-PR-12 Rev. A - received 28 Sep 2020

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

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

If you intend to submit an appeal that you would like examined by inquiry 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 an appeal.

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

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

Purchase Notices.

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

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

DELEGATED 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 ANNEX, 96 BOURNE AVENUE HAYES

Development: Conversion of roof space to habitable use to include raising of ridge height, a rear dormer, 2 front roof lights and conversion of both sides of roof from hip to gable end

LBH Ref Nos: **8461/APP/2020/3073**

Drawing Nos: 0105-EX-00 Rev. A
 0104-EX-01 Rev. A
 0104-PR-01 Rev. A
 0104-EX-10 Rev. A
 0104-EX-11 Rev. A
 0104-EX-23 Rev. A
 0104-EX-21 Rev. A
 0104-EX-22 Rev. A
 0104-EX-20 Rev. A
 0104-PR-10 Rev. A
 0104-PR-11 Rev. A
 0104-PR-22 Rev. A
 0104-PR-21 Rev. A
 0104-PR-23 Rev. A
 0104-PR-20 Rev. A
 0104-PR-12 Rev. A

Date Plans received : 01/10/2020

Date(s) of Amendment(s):

Date Application Valid: 01/10/2020

1. **SUMMARY**

The proposal to raise the ridge height and convert an existing hipped roof to a gable and create a dormer within the rear roofslope of the application building is considered unacceptable by reason of its siting in this visually prominent position, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original property and 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 BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies (2020)

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The roof alteration/extensions, by reason of the raising of the ridge height, hip to gable end roof design and the size, scale, bulk, and design of the rear dormer window would fail to harmonise with the architectural composition of the original modest dwelling and 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 BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development

2 **NON2** Non Standard reason for refusal

The proposed alterations to the roof, by reason of their size, scale, bulk and height, in this open prominent position, would result in the closing of an important gap, at first floor level, characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies.

INFORMATIVES

1 **I52** Compulsory Informative (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 **I53** Compulsory Informative (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.

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

3 **I59** Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to a single storey detached dwelling located on the corner junction of Bourne Avenue with Clevedon Gardens, Hayes. The property is finished in a pebbledash render, is characterised with a centrally pitched roof and is set back from the adjacent highway to accommodate a parking space for one car.

The surrounding area is residential in character and is mainly made up of two storey semi-detached dwellings that are of a similar size and appearance. The application site falls outside the conservation Area and no Listed Buildings in the immediate area.

3.2 Proposed Scheme

The proposal is to convert the existing roof space to habitable use to provide one additional bedroom at second floor (loft) level by raising of ridge height, insertion of rear dormer window and converting an existing hipped roof to a gable with one rooflight along front roof slope elevation.

3.3 Relevant Planning History

8461/APP/2012/1411 96 Bourne Avenue Hayes

Conversion of dwelling into 1 x 1 bed and 1 x 2 bed self contained flats to include a single storey rear extension and proposed two storey 2 x bed end of terrace dwelling, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations.

Decision: 13-08-2012 Refused

8461/APP/2012/3123 96 Bourne Avenue Hayes

Conversion of dwelling into 1 x 1-bed and 1 x 2-bed self-contained flats to include a single storey rear extension, conversion of roofspace with 2 rear dormers and habitable basement and proposed two storey 2-bed end-of-terrace dwelling with habitable basement, with associated landscaping, amenity space and parking and installation of vehicular crossover to front and to side involving demolition of existing side structure and outbuilding to rear and alterations to elevations (Resubmission).

Decision: 05-03-2013 Refused **Appeal:** 28-11-2013 Dismissed

8461/APP/2014/2649 96 Bourne Avenue Hayes

Conversion of existing single storey side extension into self-contained studio flat with associated parking and amenity space involving single storey rear extension, installation of vehicular crossover to front and extension to existing crossover to side

Decision: 15-10-2014 Approved

8461/APP/2015/2791 96 Bourne Avenue Hayes

Conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 07-10-2015 Approved

8461/APP/2015/2819 96 Bourne Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.612 metres, and for which the height of the eaves would be 3 metres

Decision: 26-08-2015 PRN

8461/APP/2018/3309 Annex, 96 Bourne Avenue Hayes

Single storey rear extension

Decision: 30-11-2018 Approved

8461/APP/2020/3050 96 Bourne Avenue Hayes

Single storey outbuilding to rear for use as a gym/office/storage

Decision: 21-10-2020 Refused

8461/C/78/1495 69 Bourne Avenue Hayes
Householder development - residential extension(P)

Decision: 06-11-1978 Approved

8461/PRC/2015/167 96 Bourne Avenue Hayes
Proposed 2-bedroom end-of-terraced dwelling attached to 96 Bourne Avenue

Decision: 02-03-2016 OBJ

Comment on Planning History

8461/APP/2018/3309: Single storey rear extension. Approval

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consult

4 neighbouring occupiers were consulted via letters on the 05-10-20. No response received.

6. 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

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6 Vehicle Parking

LPP 3.5 (2016) Quality and design of housing developments

In addition: None

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

The privacy of adjoining occupiers are sought to be safeguarded by Local Plan Policy DMHB 1 and in this regard further states that a minimum distance of 21 metres is retained between habitable room windows to prevent serious overlooking from occurring. Taking into consideration the design of the proposed development and its siting, it is unlikely to significantly harm the residential amenity of neighbouring properties. There would be sufficient distance from the new bedroom windows set in to the roof above to the nearest window of the neighbouring property to prevent overlooking. As such, the development proposed will accord the above policy.

7.2 Impact on Street Scene

Policy DMHB 11 states that development, including extensions, alterations and new

buildings will be required to be designed to the highest standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding: scale of development, considering the height, mass and bulk of adjacent structures; building plot sizes and widths, plot coverage and established street patterns; building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.

Policy DMHB 1 (E-i) 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. They should be located below the ridge tiles of the existing roof and retain a substantial element of the original roof slope above the eaves line; ii) the Council will not support poorly designed or over-large roof extensions including proposals to convert an existing hipped roof to a gable;

The applicant has proposed roof extension to include hip to gable end on both sides of the roof within the front elevation and a rear dormer with a single rooflight within the front roofslope. It would be clearly visible and appearing obtrusive within the street scene.

Whilst the proposed rear dormer would be set-ins from both sides of the roofslope, it cannot be said to appear secondary to the size of the roof face within which it will be set. The proposed roof alteration will not appear subservient to the host property, as it will cover most part of the roofscape and create the appearance of an effective flat roofed second storey.

The proposed development would entail substantial alterations to the dwelling, all which would be visible from the public realm. Given the constraints of the site, most of the alterations would be within the existing building footprint, extending upwards.

A raised ridge to the roof, together with hip to gable conversions to both sides and a substantial rear dormer, would be constructed, significantly increasing the massing of the roof and changing its profile in views from the front, side and rear. A new rooflight to the front would be introduced

The increased scale and substantially greater massing of the proposed roof would be a disproportionate and over-dominant addition to the application building, which would be readily visible from Bourne Avenue and Clevedon Gardens. Furthermore, the design of the enlarged roof, including its disproportionate height in relation to the rest of the building and gable ends to both sides, would also be unsympathetic to the host building.

The rear dormer would be a similarly large and incongruous addition to the roofscape, and its position means it would be very prominent in public views and its design and massing would be out of keeping with the host dwelling.

The proposed development would entail substantial alterations to the application dwelling that would be readily visible from the public realm.

The raised ridge to the roof, together with hip to gable conversions to both sides and a substantial rear dormer, would represent a significant change to the appearance of the application dwelling. The design would be considered unsympathetic to the host building and the greatly increased massing at first floor/roof level would make this a disproportionate and over-dominant addition that would be readily visible from the public realm. The height and massing of the proposed extensions would make it a visually

prominent and incongruous addition to the host building. It would significantly reduce the sense of spaciousness, in this case at first floor level, to be found at this corner location, which is a characteristic feature of the area.

Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.3 Traffic Impact/Pedestrian Safety

As below

7.4 Carparking & Layout

Parking would not be affected by the proposed development, As such, it would comply with Policy DMT 6 of the Adopted Local Plan.

7.5 Urban Design, Access and Security Considerations

Policy DMHD 1 section A (vi) states that sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and sufficient private amenity space will be retained in accordance with the above policy.

7.6 Other Issues

None

8. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2016)
National Planning Policy Framework

Contact Officer: Batatunde Aregbesola

Telephone No: 01895 250230

Notes.

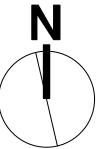
Contractors must verify all dimensions at the site before comencing any work.

No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

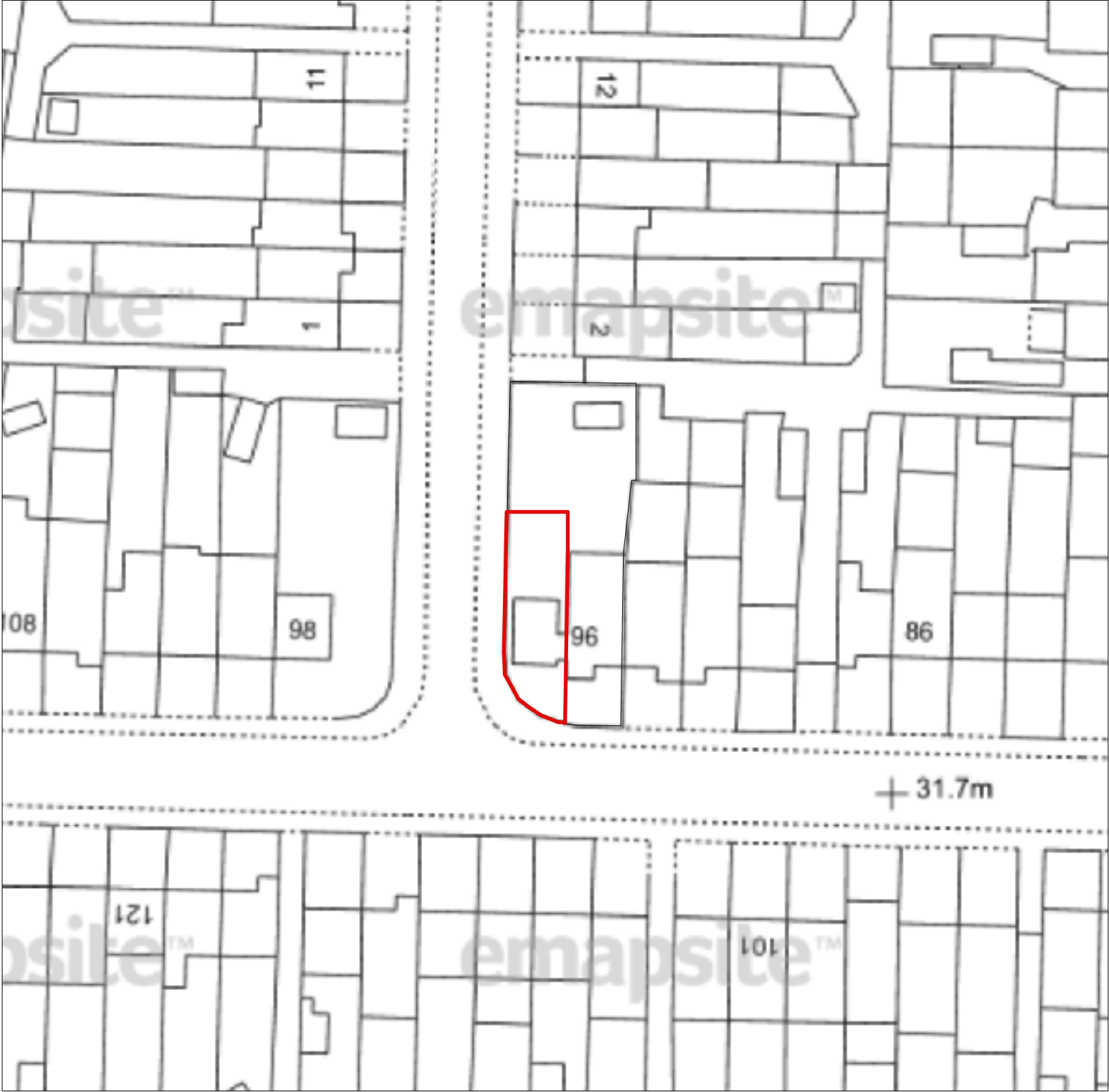
All structural elements inc. joists, beams and columns to be confirmed by structural engineer.

Any discrepancies to be reported to us.

All drawings are to be read in conjunction with all relevant drawings and specifications.



BLOCK PLAN 1:500



LOCATION PLAN 1:1250



Revision.	Description
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YOUArchitecture Ltd

A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Existing Location Plan

Dwg no: 0105-EX-00	Revision. A	Date: 20.09.2020
Scale: 1:1250, 1:500 @a3p	Drawn by:	Checked by: R.SH.

Notes.

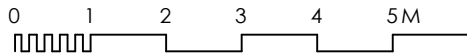
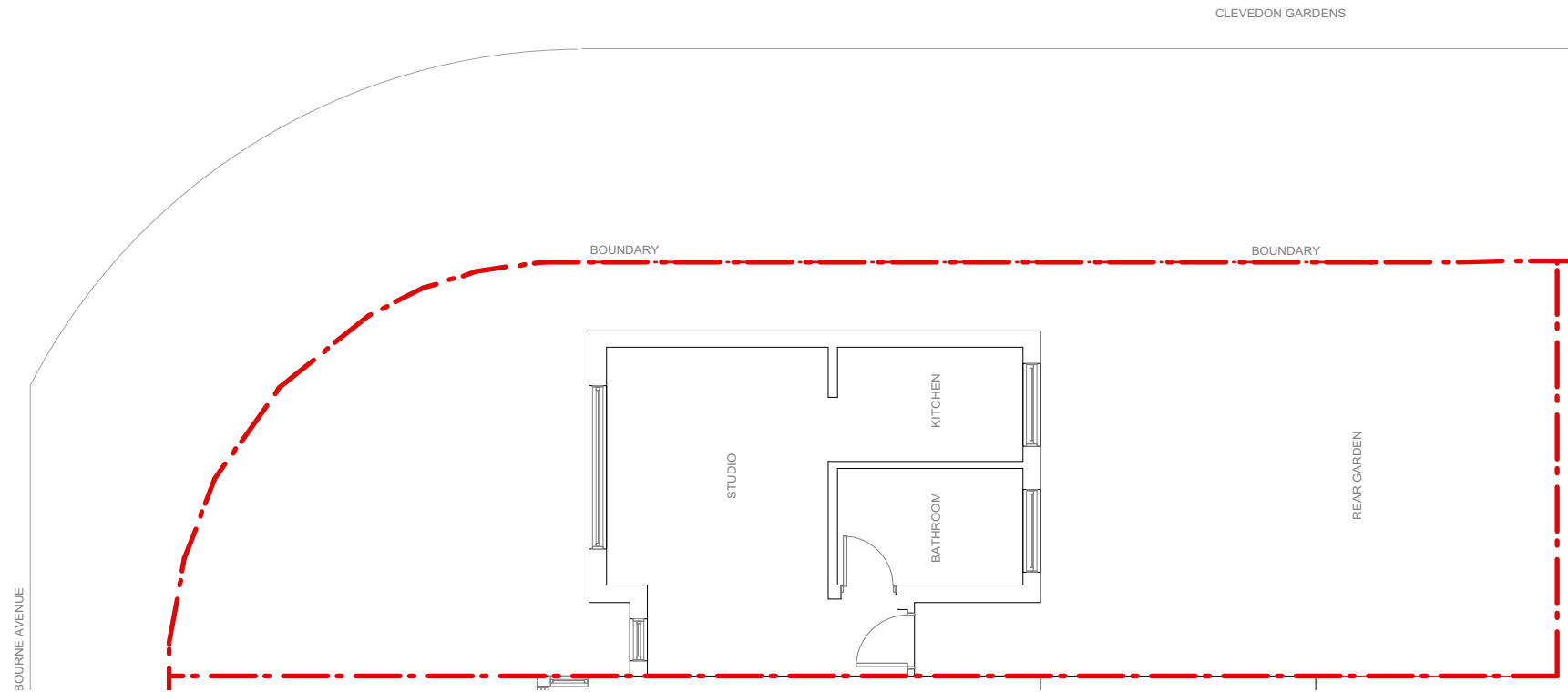
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Revision.	Description
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YOUArchitecture Ltd

A 60 Pinkwell Lane, UB3 1PH

M +44 (0) 77 46 60 40 23

T +44 (0) 20 87 56 04 39

E youarchitecture@gmail.com

Project:

Annex 96 Bourne Ave

UB3 1QP

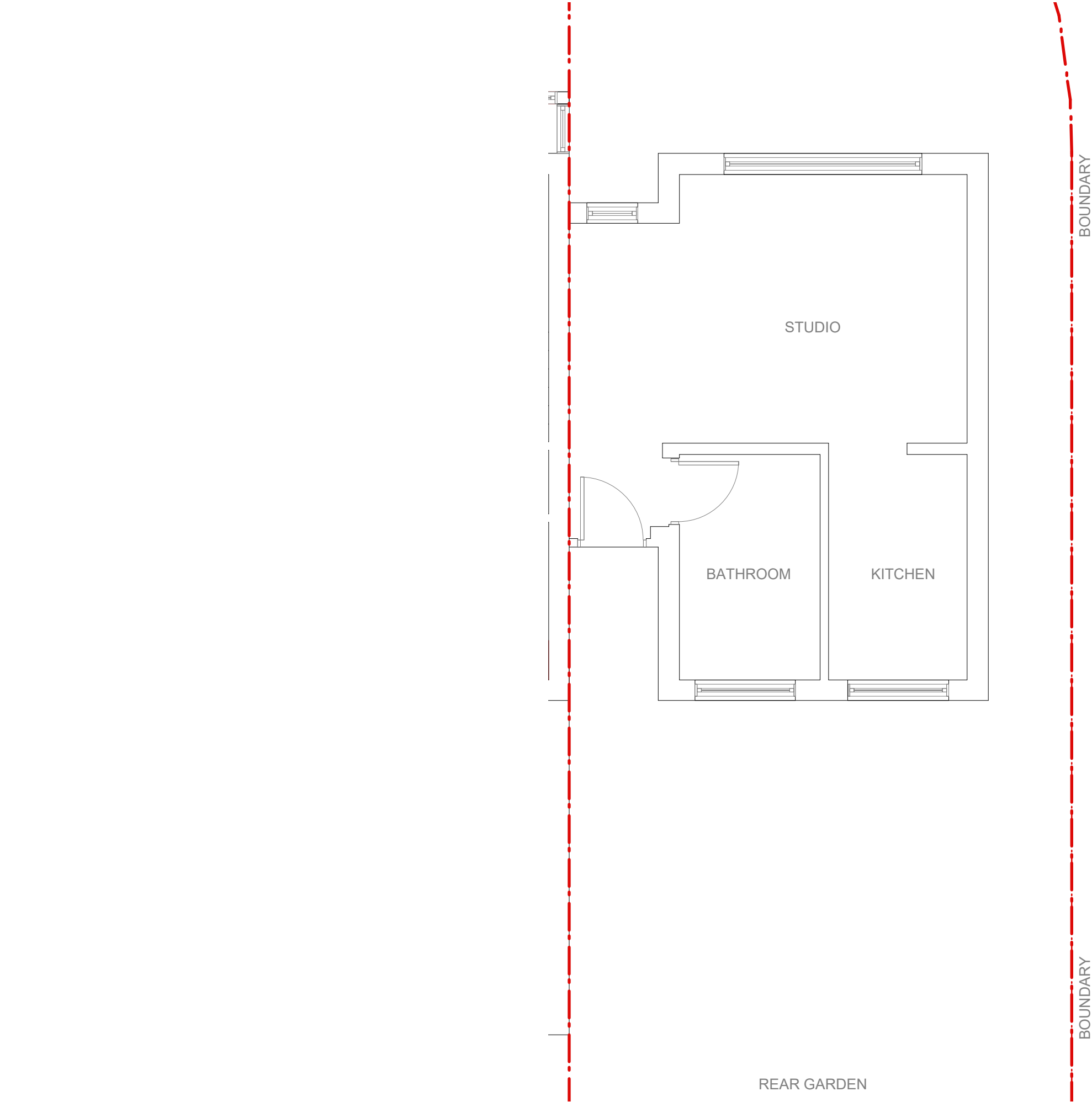
Client:

Mr Khasria

Drawing Title:

Existing Site Plan

Dwg no: 0105-EX-01	Revision. A	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.



Issue:

PLANNING APPLICATION
Not for construction

Notes.

Contractors must verify all dimensions at the site before comencing any work.

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All drawings are to be read in conjunction with all relevant drawings and specifications.

Revision.	Description
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YOUArchitecture Ltd

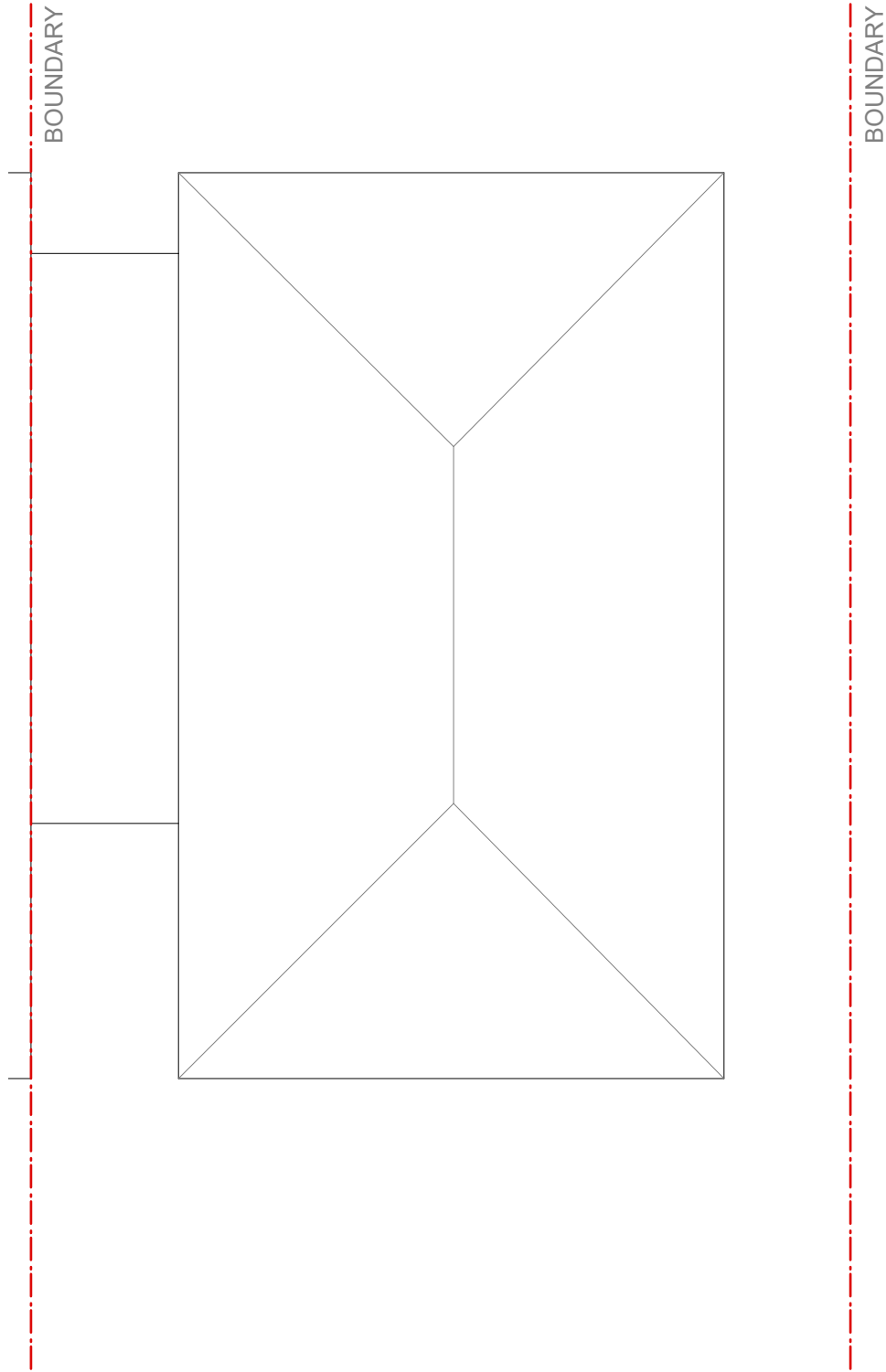
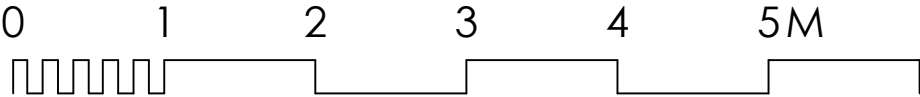
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Ground Floor

Dwg no: 0105-EX-10	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.



Issue:

PLANNING APPLICATION
Not for construction

Notes.

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No construction work before Local Authority consent, Planning Permission, Building Control approval and structural engineer confirmation.

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All drawings are to be read in conjunction with all relevant drawings and specifications.

Revision.	Description
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YOUArchitecture Ltd

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M +44 (0) 77 46 60 40 23
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E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing First Floor

Dwg no: 0105-EX-11	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.



Issue:

PLANNING APPLICATION

Not for construction

Notes.

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All drawings are to be read in conjunction with all relevant drawings and specifications.

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M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Rear Elevation

Dwg no: 0105-EX-20	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.

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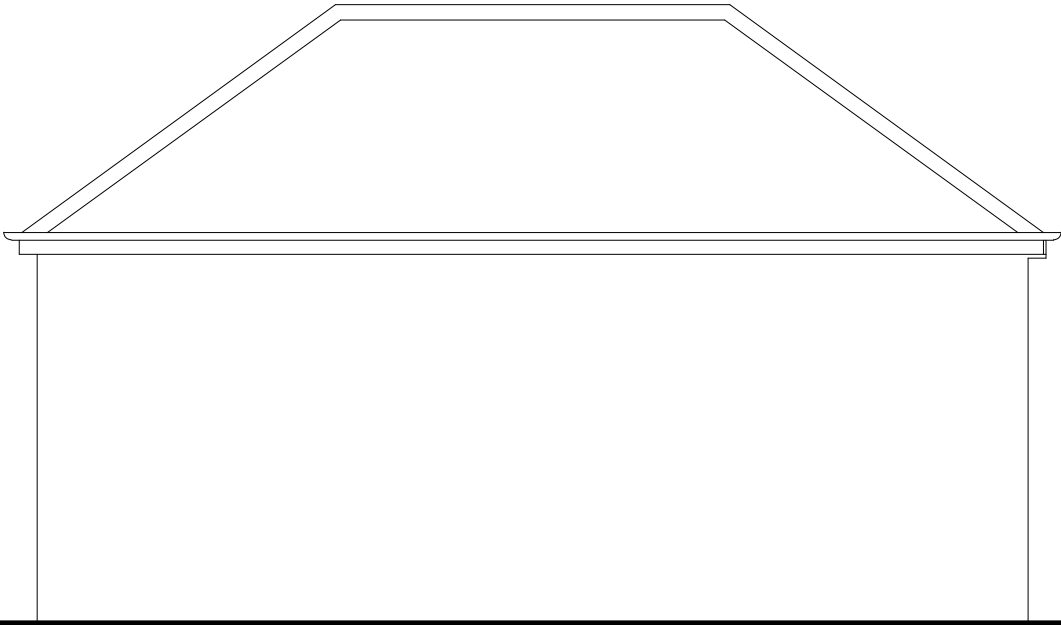
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2

3

4

5M



Issue:
PLANNING APPLICATION
Not for construction

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Revision.	Description
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YOUArchitecture Ltd

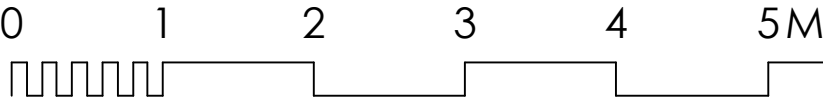
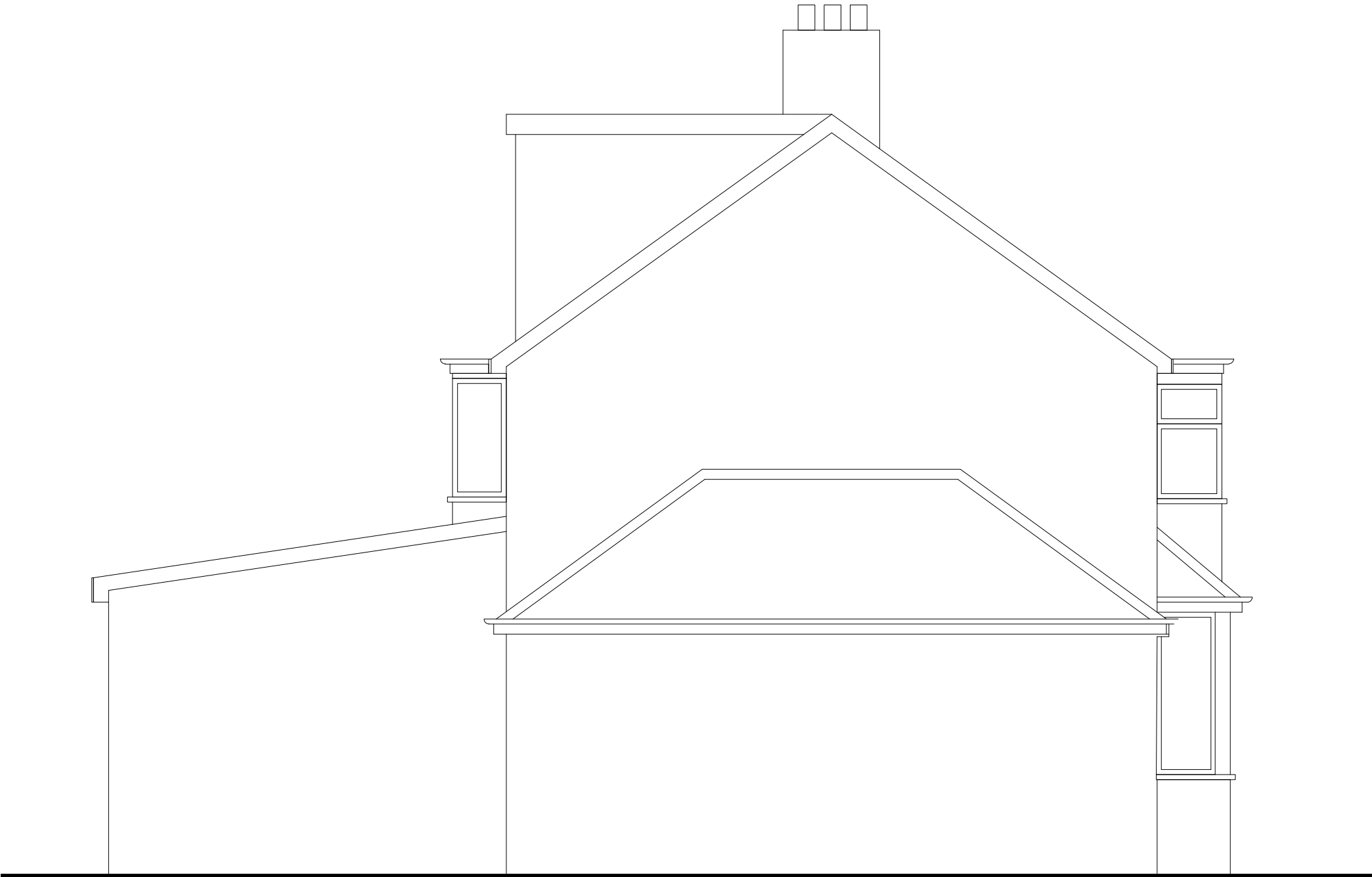
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
T +44 (0) 20 87 56 04 39
E youarchitecture@gmail.com

Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Side Elevation

Dwg no: 0105-EX-21	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.



Issue:

PLANNING APPLICATION
Not for construction

Notes.

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Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Side Elevation

Dwg no: 0105-EX-22	Revision. A	Date: 18.09.2020
Scale: 1:50@α3p	Drawn by:	Checked by: R.SH.



Issue:

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Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Existing Front Elevation

Dwg no: 0105-EX-23	Revision. A	Date: 18.09.2020
Scale: 1:50@A3p	Drawn by:	Checked by: R.SH.

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING

Issue:
PLANNING APPLICATION
Not for construction

Notes.

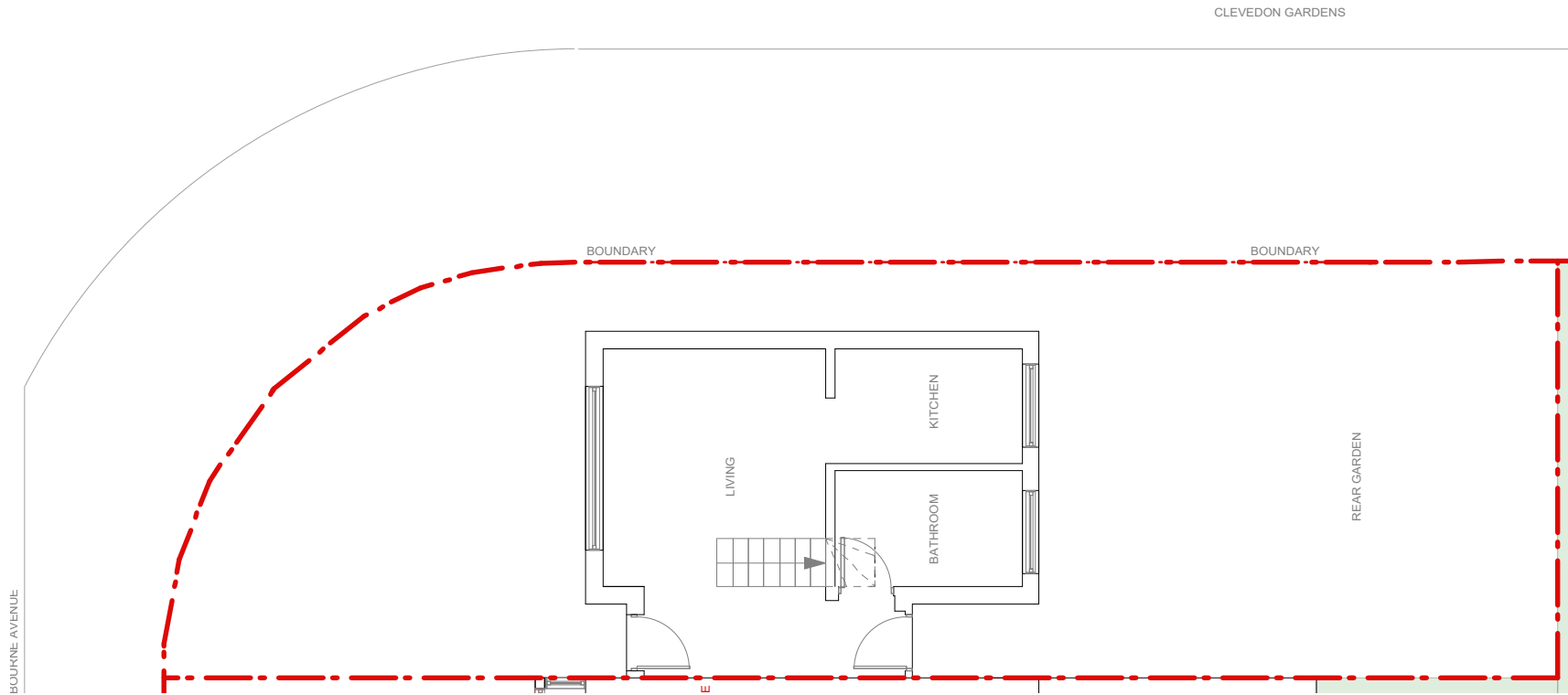
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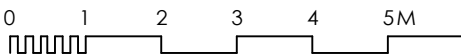
A 60 Pinkwell Lane, UB3 1PH
M +44 (0) 77 46 60 40 23
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Project:
Annex 96 Bourne Ave
UB3 1QP

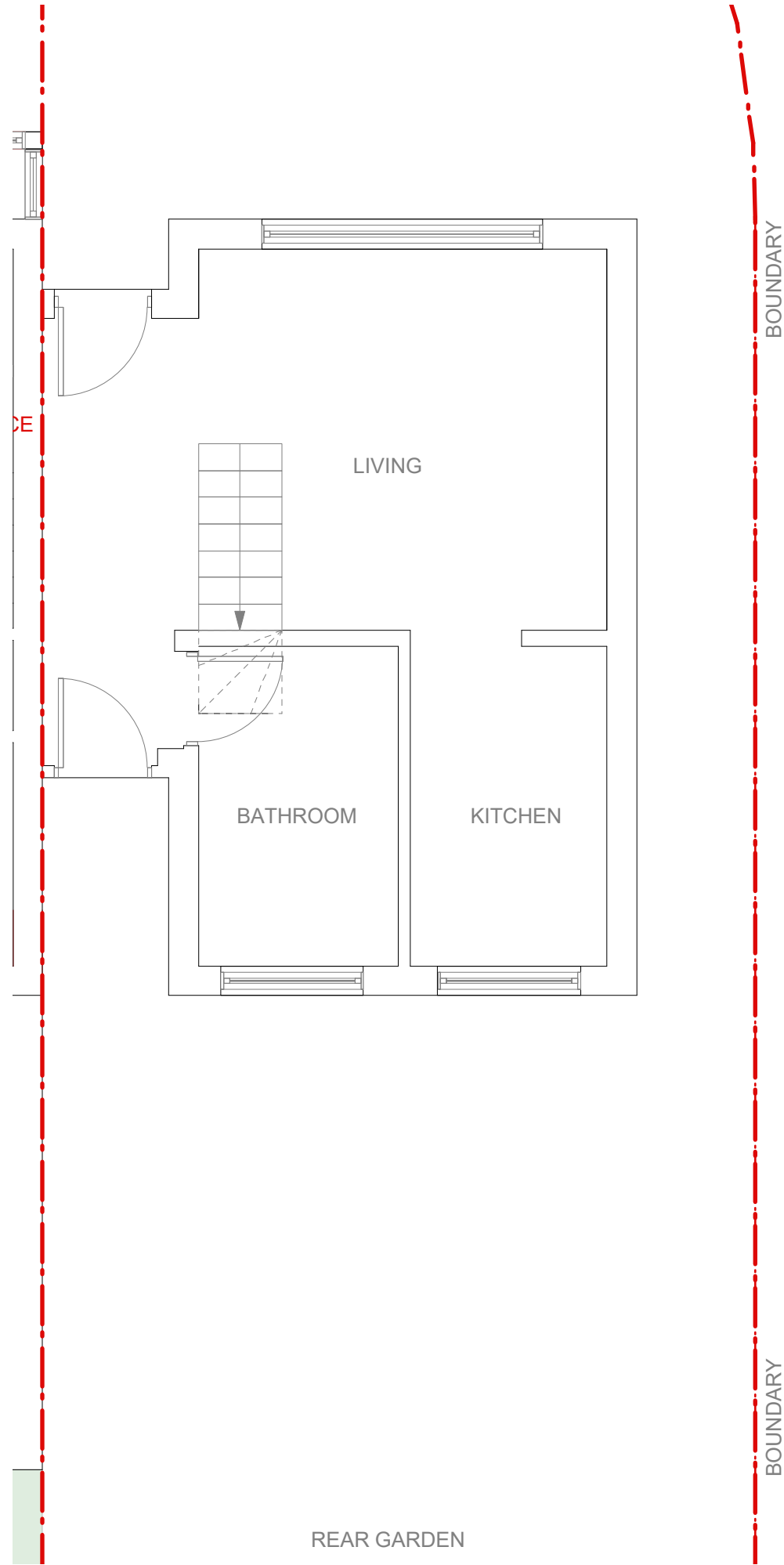
Client:
Mr Khasria

Drawing Title:
Proposed Site Plan

Dwg no: 0105-PR-01	Revision. A	Date: 18.09.2020
Scale: 1:100@a3p	Drawn by:	Checked by: R.SH.



NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



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Project:

Annex 96 Bourne Ave
UB3 1QP

Client:

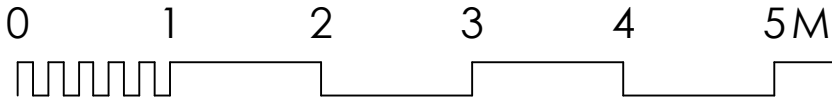
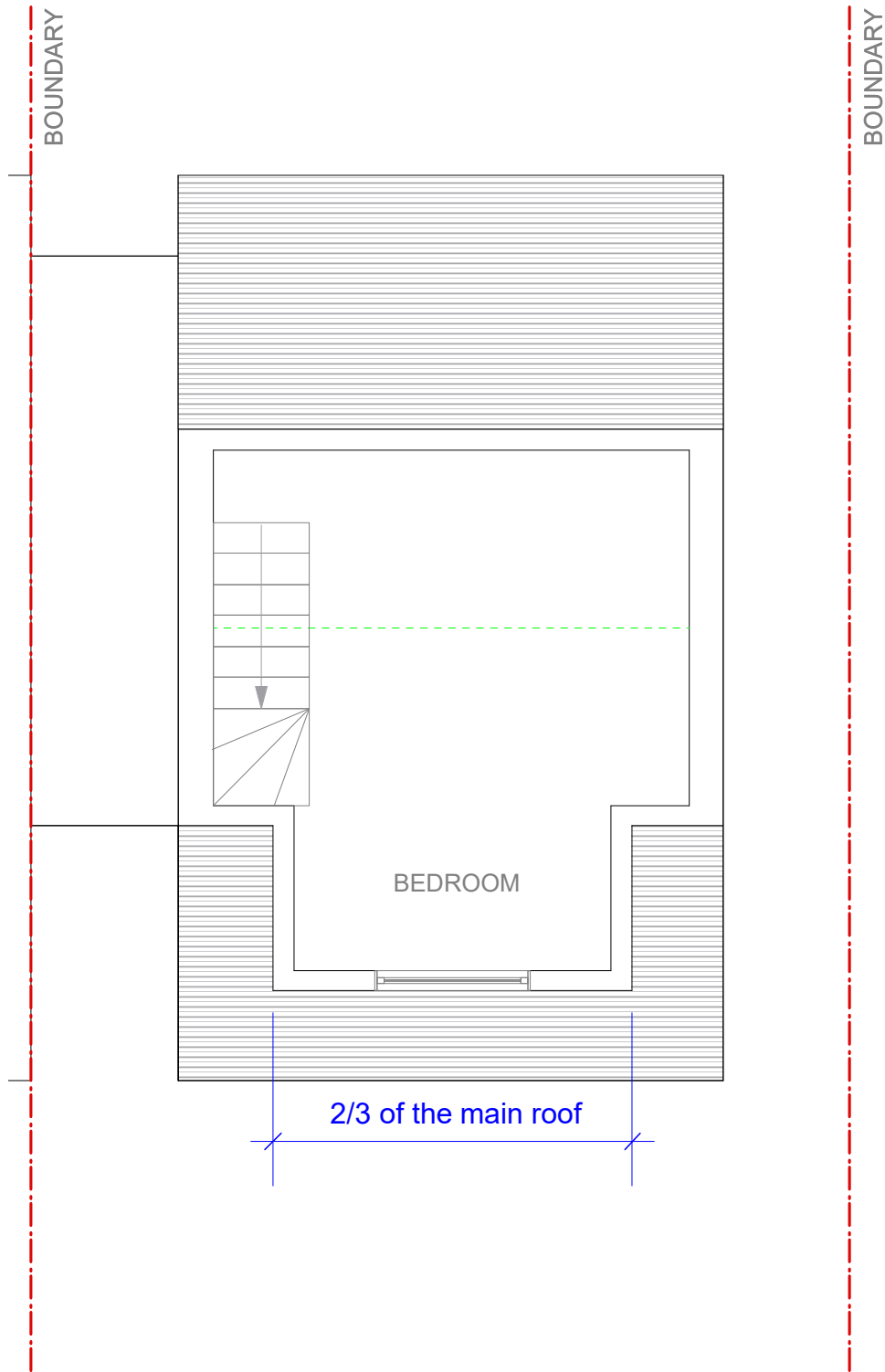
Mr Khasria

Drawing Title:

Proposed Ground Floor

Dwg no: 0105-PR-10	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

NOTE: ALL PROPOSED MATERIALS TO MATCH EXISTING



Issue:

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Project:

Annex 96 Bourne Ave

UB3 1QP

Client:

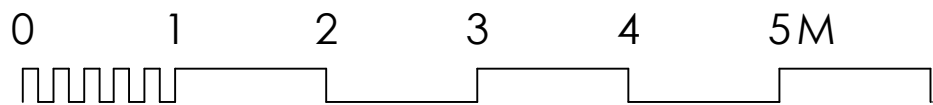
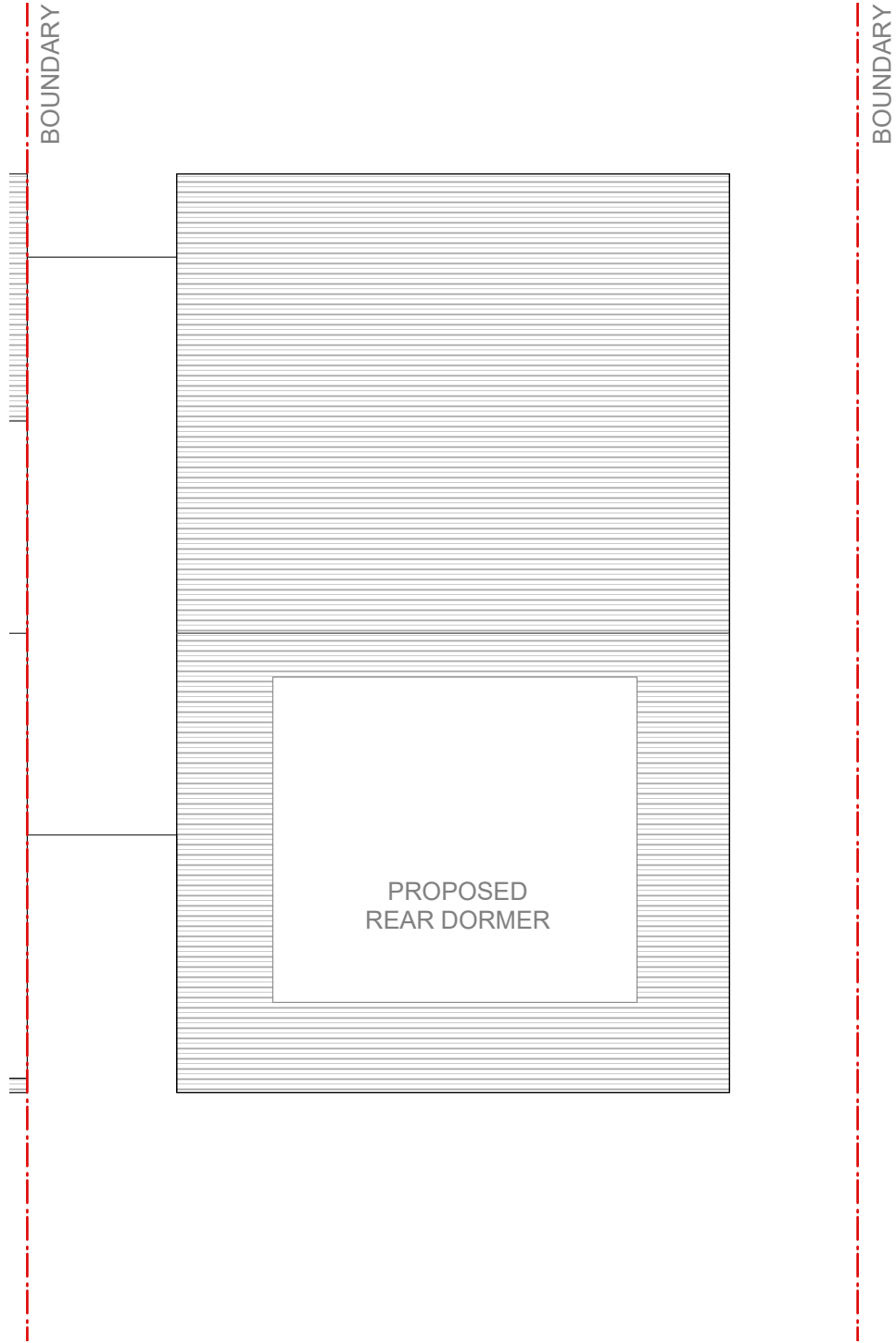
Mr Khasria

Drawing Title:

Proposed First Floor

Dwg no:	Revision.	Date:
0105-PR-11	A	18.09.2020
Scale:	Drawn by:	Checked by:
1:50@a3p		

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Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed Roof Plan

Dwg no: 0105-PR-12	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by:

NOTE: ALL PROPOSED
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EXISTING



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Project:
Annex 96 Bourne Ave
UB3 1QP

Client:
Mr Khasria

Drawing Title:
Proposed Rear Elevation

Dwg no: 0105-PR-20	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.

NOTE: ALL PROPOSED
MATERIALS TO MATCH
EXISTING

Issue:

PLANNING APPLICATION
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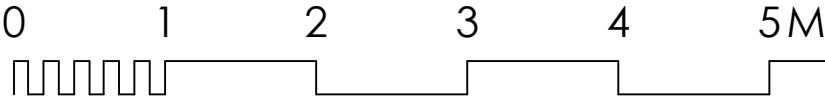
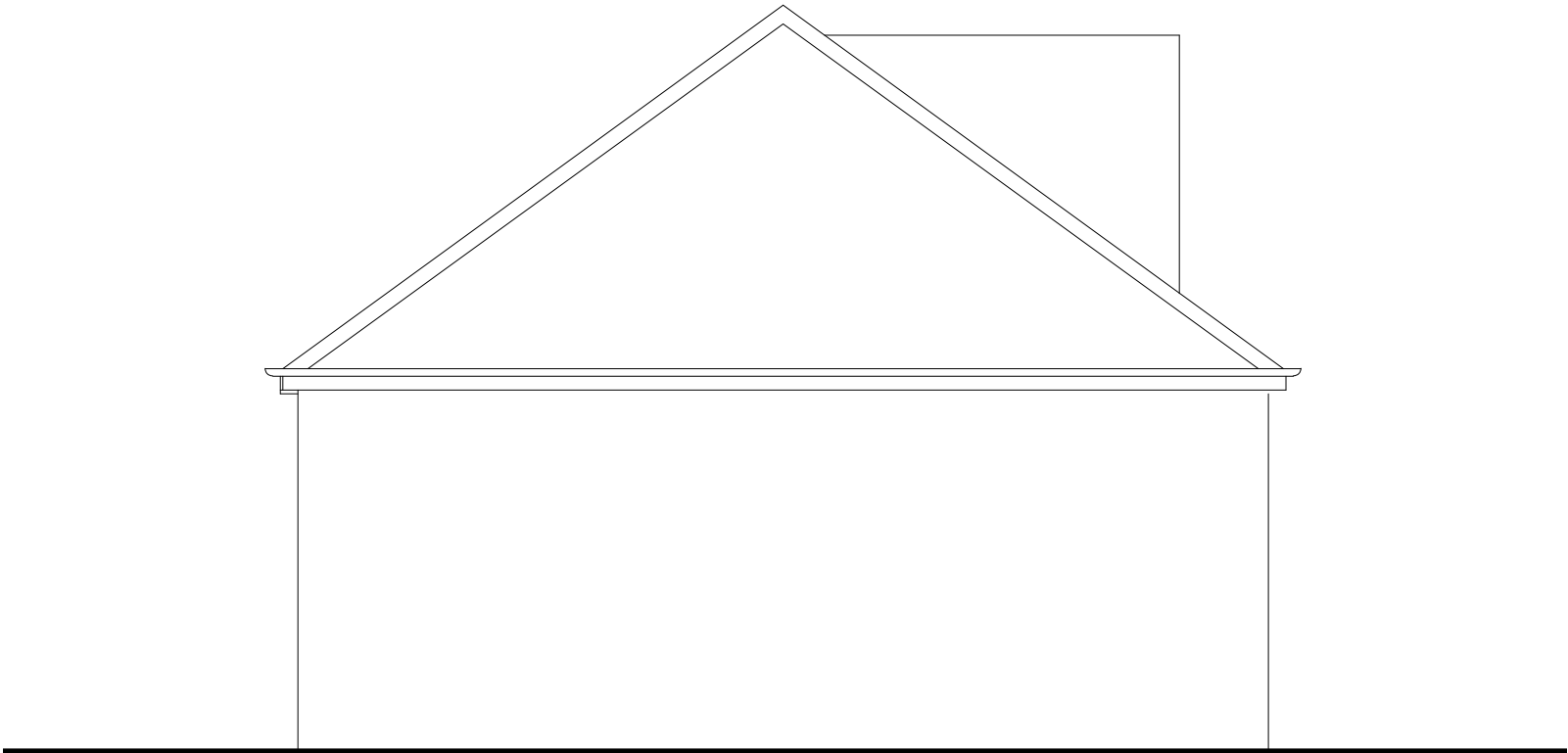
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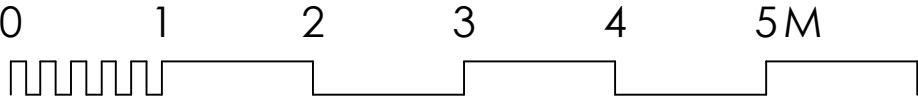
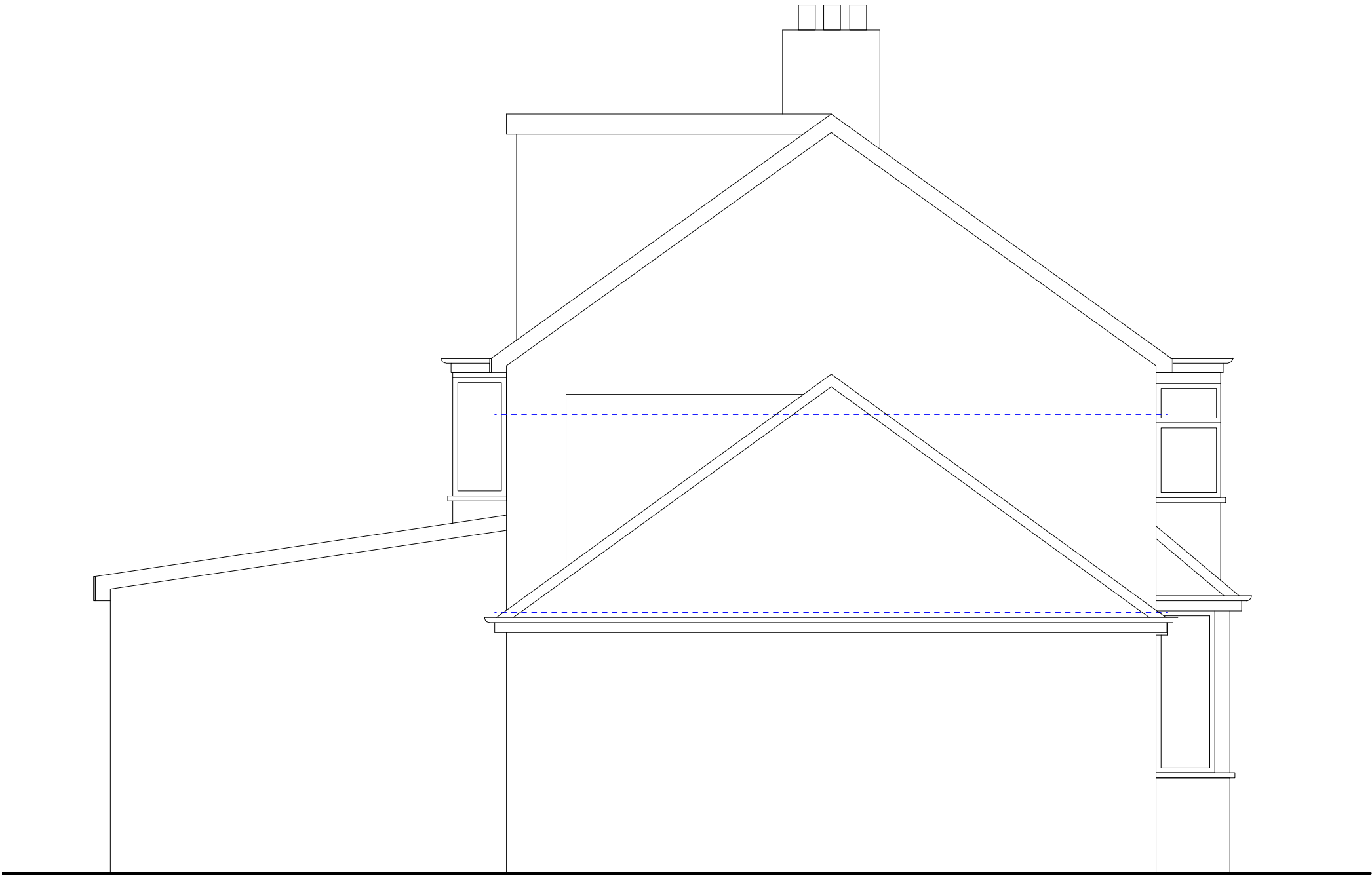
Project:
**Annex 96 Bourne Ave
UB3 1QP**

Client:
Mr Khasria

Drawing Title:
Proposed Side Elevation

Dwg no: 0105-PR-21	Revision. A	Date: 18.09.2020
Scale: 1:50@a3p	Drawn by:	Checked by: R.SH.

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Drawing Title:
Proposed Front Elevation

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