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APPEAL DETAILS

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Appeal	6571
Application	60632/APP/2011/2076
DETR Ref	APP/R5510/D/11/2166975
Lodged	21-12-11
Started	21-12-11
Proposal	Two storey side extension
Location	18 ELEANOR GROVE ICKENHAM MIDDLESEX UB10 8BJ
Agent	Mr Darren Havard 5 Tayfield Close Ickenham UB10 8XA
Officer	Stephen Volley
Type	HH Ref - Fast Track
Procedure	Written Represent.
Decision Type	Allowed
Decision Date	29-02-12



Mr Darren Havard
5 Tayfield Close
Ickenham
Middlesex
UB10 8XA

Application Ref: 60632/APP/2011/2076

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

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

Description of development:

Two storey side extension

Location of development: 18 Eleanor Grove Ickenham Middlesex

Date of application: 05 September 2011

Plan Numbers: See attached Schedule of plans

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

Head of Planning & Enforcement

Date: 31 October 2011

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: 60632/APP/2011/2076

SCHEDULE OF REASONS

- 1 · The proposed extension by reason of its prominent corner position, size, bulk and projection forward of the established building line along Ashbury Drive represents an unduly dominant and incongruous form of development detrimental to the visual amenities of the street scene and to the open character and appearance of the surrounding area. The proposal would therefore be contrary to Policies BE13, BE15, BE19 and BE22 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

END OF SCHEDULE

Address:

Planning, Environment, Education & Community
Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 60632/APP/2011/2076

SCHEDULE OF PLANS

ELEANOR/03 - received 05 Sep 2011

Location Plan to Scale 1:1250 - received 05 Sep 2011

ELEANOR/02 - received 05 Sep 2011

ELEANOR/01 - received 05 Sep 2011

Photographs - received 24 Aug 2011

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 Planning, Environment and Community Services can determine this application.

Case Officer

Nicola Taplin

Signature:

Date: 31st October 2011

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

Team Manager:

Signature:

Date: 31st October 2011

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:



Date: 31st October 2011

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

Item No. Report of the Head of Planning & Enforcement Services**Address** 18 ELEANOR GROVE ICKENHAM MIDDLESEX**Development:** Two storey side extension**LBH Ref Nos:** 60632/APP/2011/2076

Drawing Nos: ELEANOR/03
 Location Plan to Scale 1:1250
 ELEANOR/02
 ELEANOR/01
 Photographs

Date Plans Received: 23/08/2011 **Date(s) of Amendment(s):** 24/08/2011**Date Application Valid:** 05/09/2011**1. CONSIDERATIONS****1.3 Relevant Planning History****2. Advertisement and Site Notice****2.1** Advertisement Expiry Date:- Not applicable**2.2** Site Notice Expiry Date:- Not applicable**4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

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. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |

5. MAIN PLANNING ISSUES

6. RECOMMENDATION

REFUSAL for the following reasons:

1 R14 Extension Established Building Line Refusal

The proposed extension by reason of its prominent corner position, size, bulk and projection forward of the established building line along Ashbury Drive represents an unduly dominant and incongruous form of development detrimental to the visual amenities of the street scene and to the open character and appearance of the surrounding area. The proposal would therefore be contrary to Policies BE13, BE15, BE19 and BE22 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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).

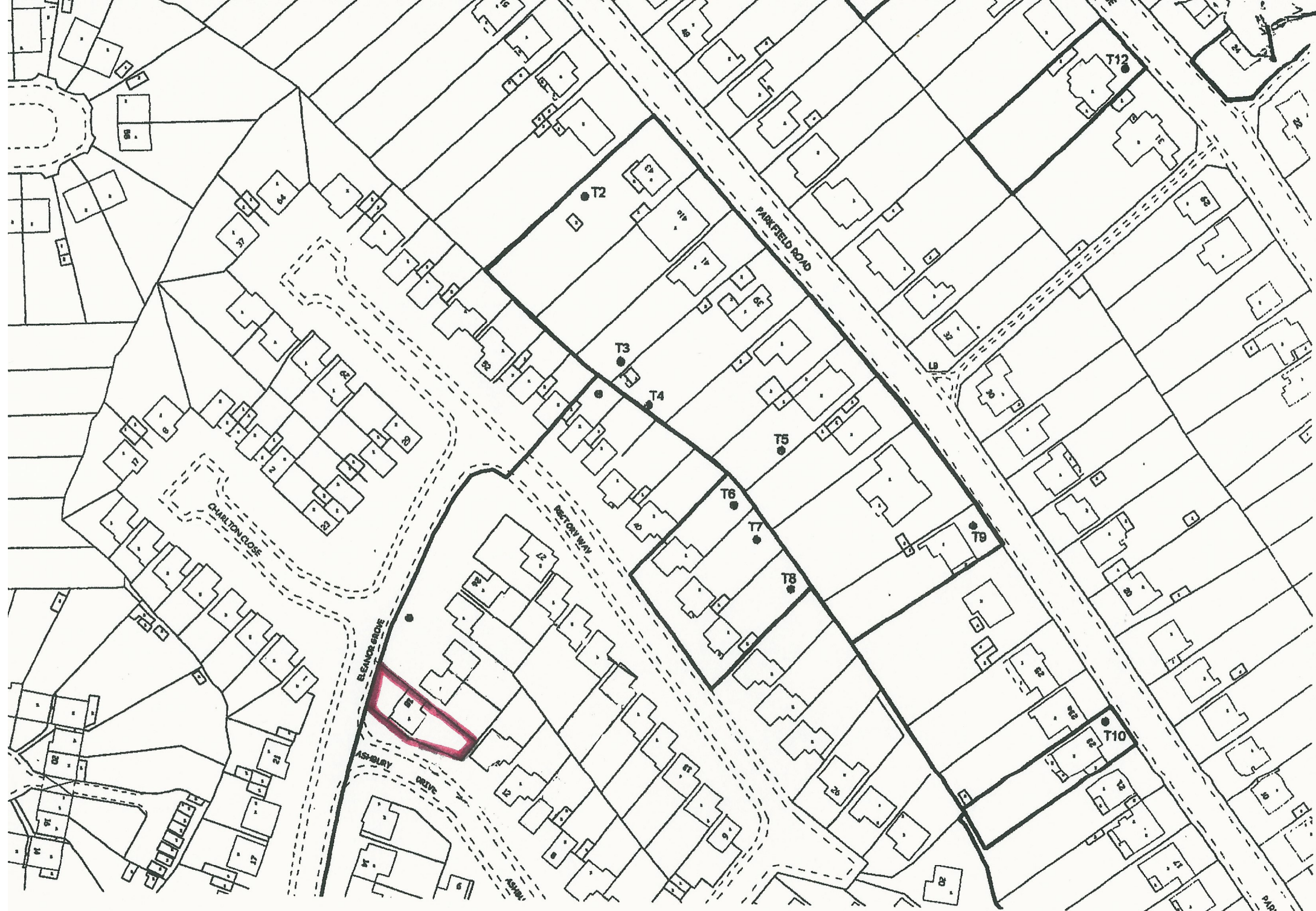
2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

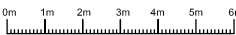
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: Daniel Murkin

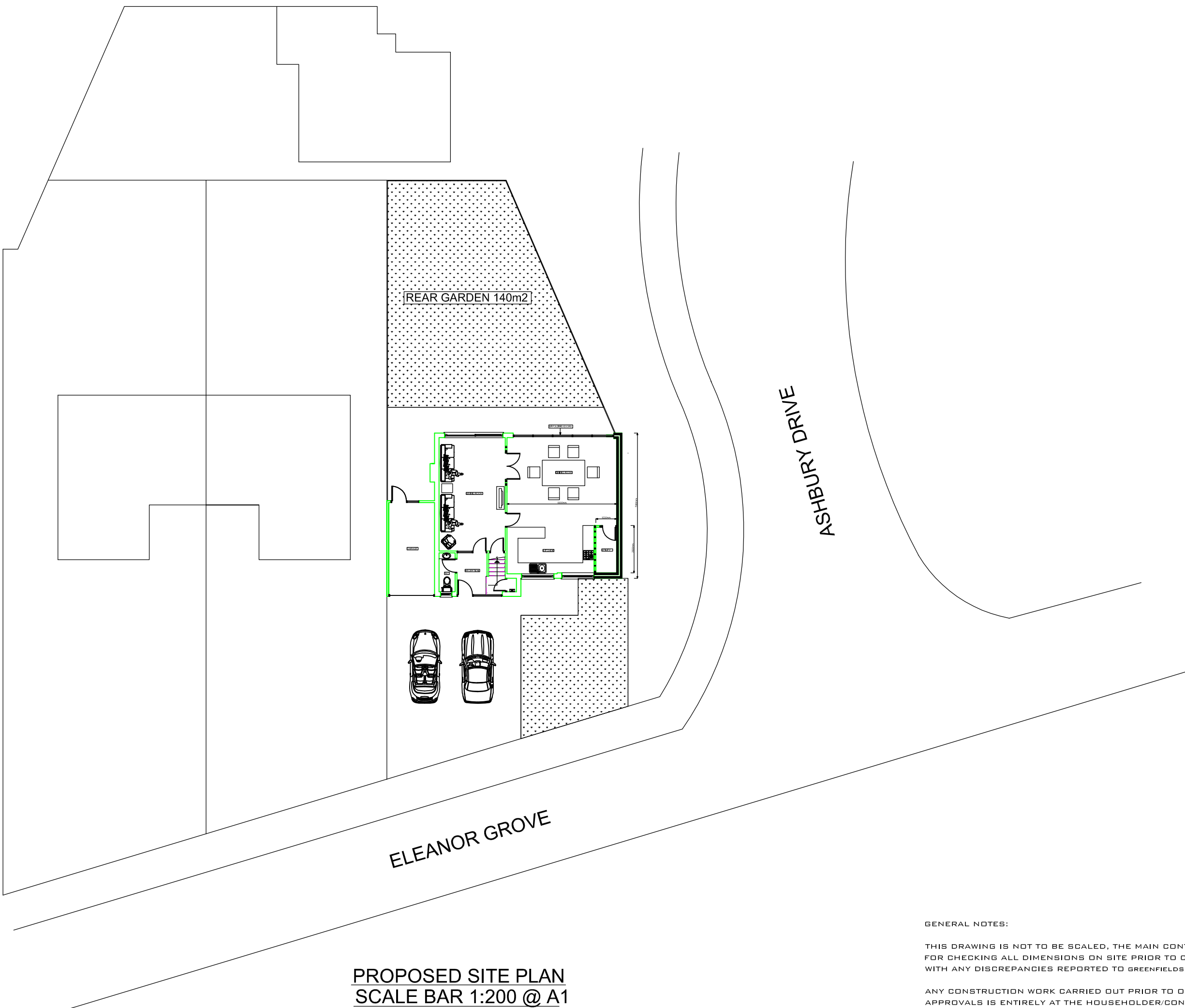
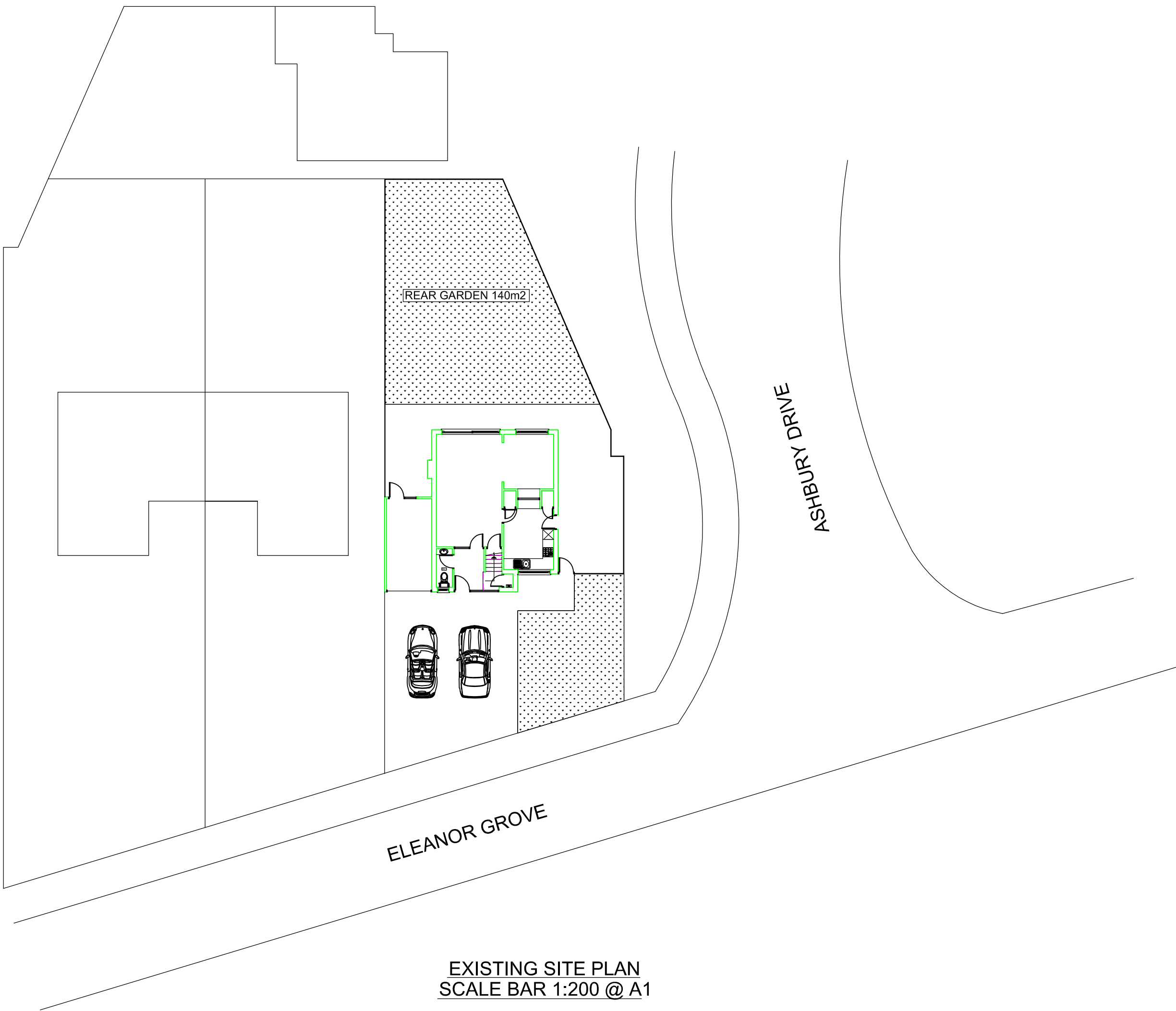
Telephone No: 01895 250230



Scale: 1:1250



SCALE BAR 1:200 @ A1



GENERAL NOTES:

THIS DRAWING IS NOT TO BE SCALED. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS WITH ANY DISCREPANCIES REPORTED TO GREENFIELDS ARCHITECTURAL SERVICES AT ONCE.

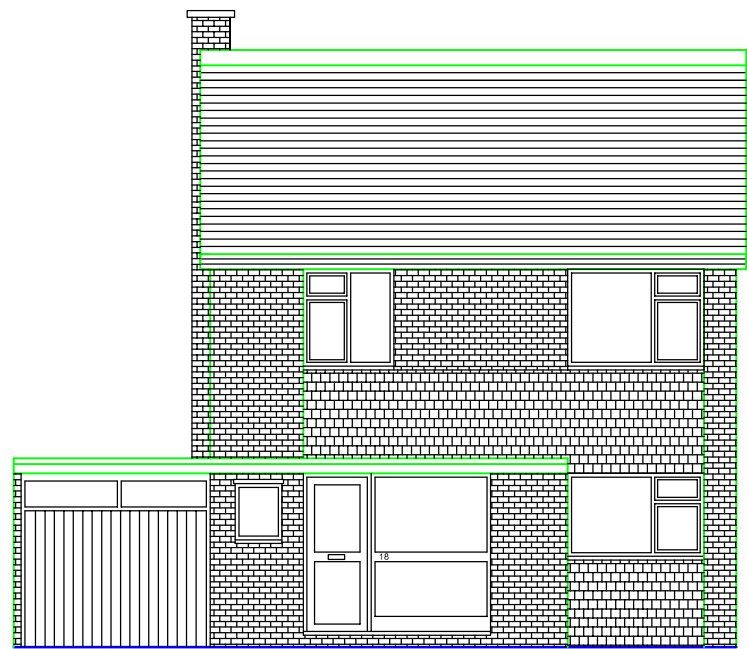
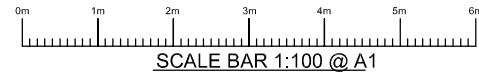
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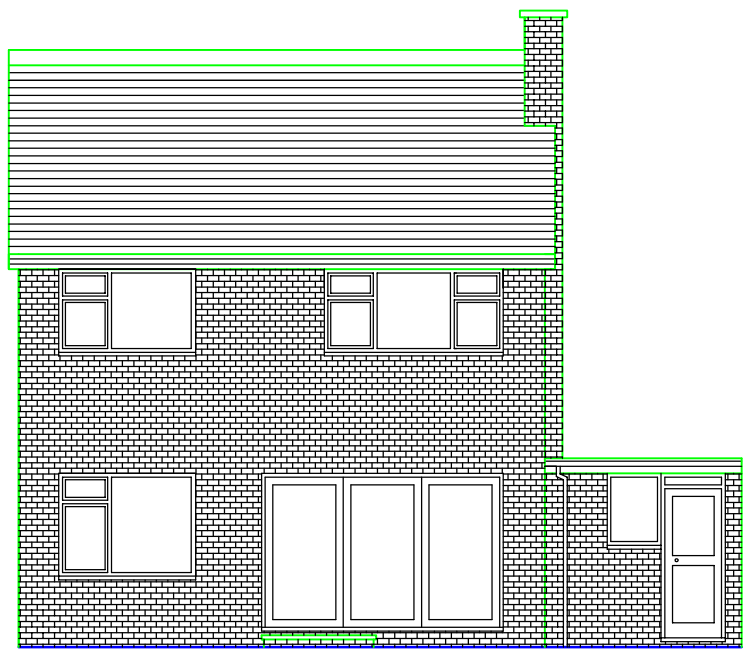
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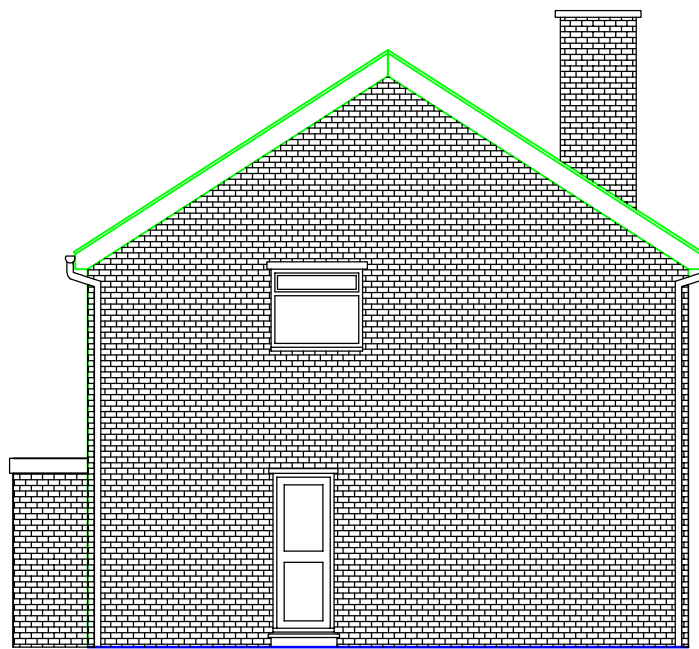
REVISION	DESCRIPTION	DATE	BY
Greenfields Architectural Services		Greenfields Architectural Services 	
London Office: 113 Dawes Road, Fulham, London, SW6 7DU Telephone: 0207 386 4438 Email: enquiries@greenfieldsarchitecturalservices.co.uk Website: www.greenfieldsarchitecturalservices.co.uk		Oxford Office: 14 Saffron Crescent, Carterton, Oxfordshire, OX18 1LE Telephone: 01993 637 897	
DRAWING TITLE: EXISTING & PROPOSED SITE PLANS			
SITE ADDRESS: 18 ELEANOR GROVE, ICKENHAM, UB10 8DJ			
SCALE: 1:200 @ A1		DRAWN BY: BG	
DATE: 01.09.2011			
DRAWING NO: ELEANOR/03			



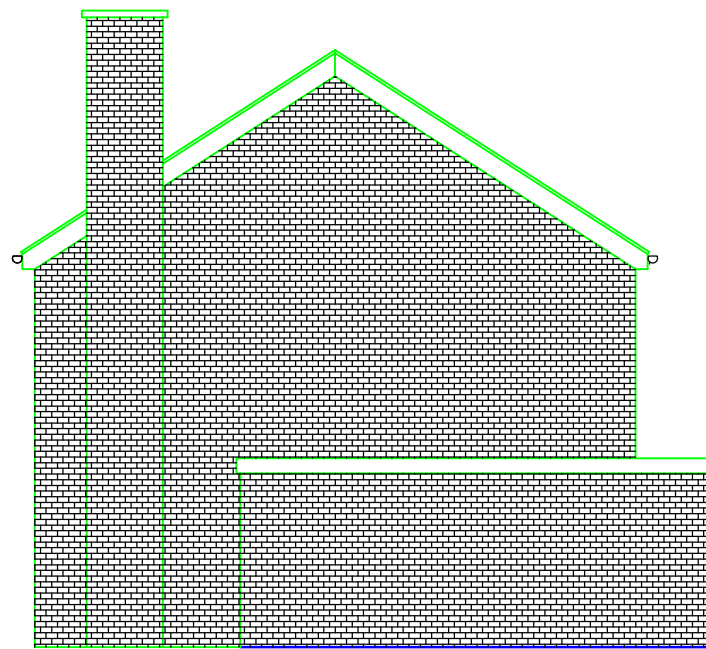
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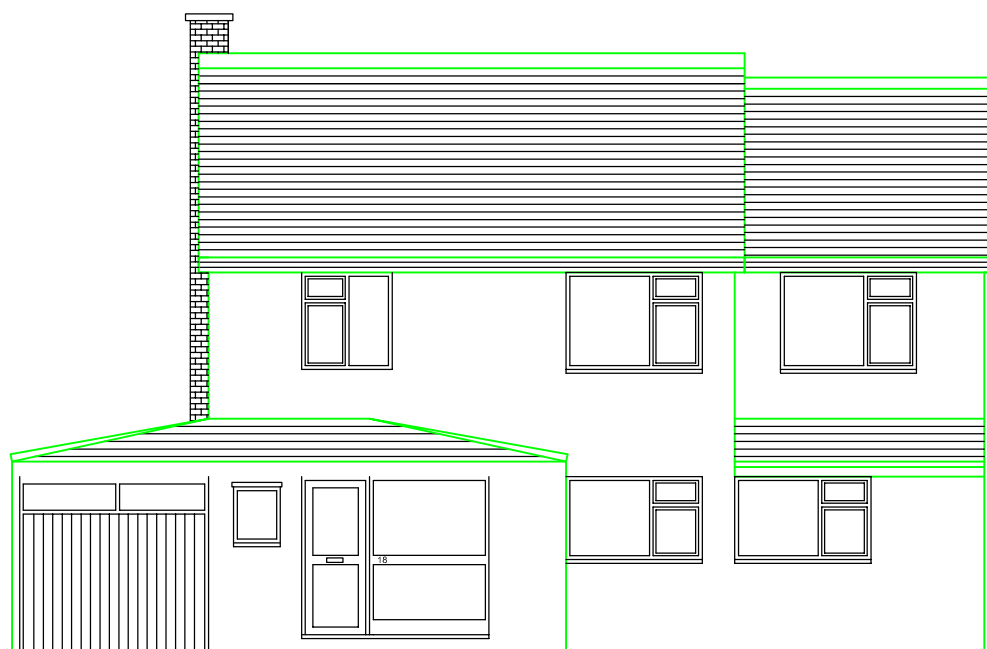
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SCALE BAR 1:100 @ A1



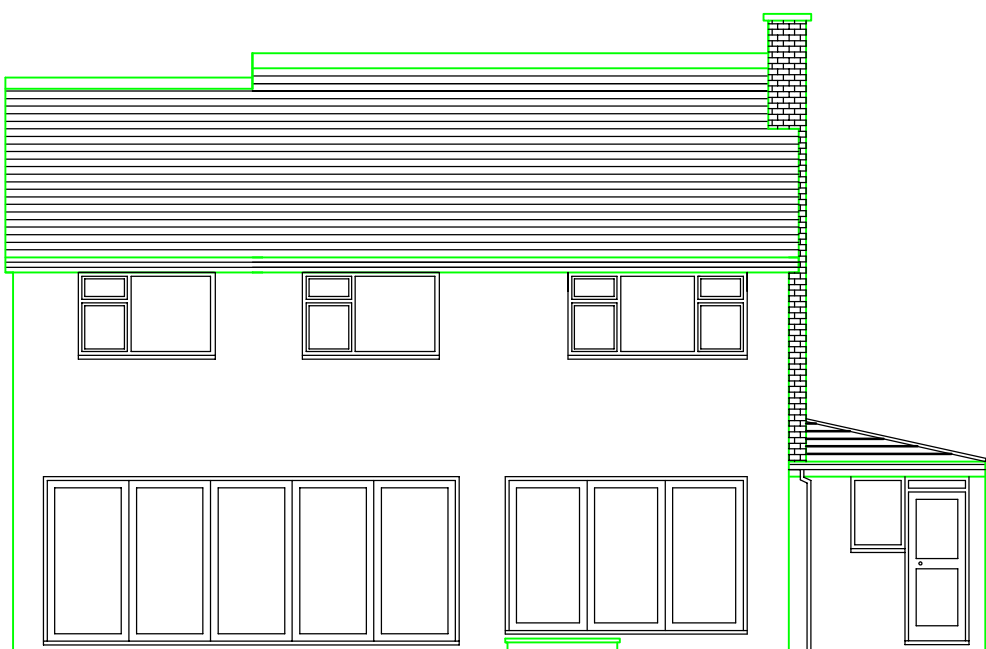
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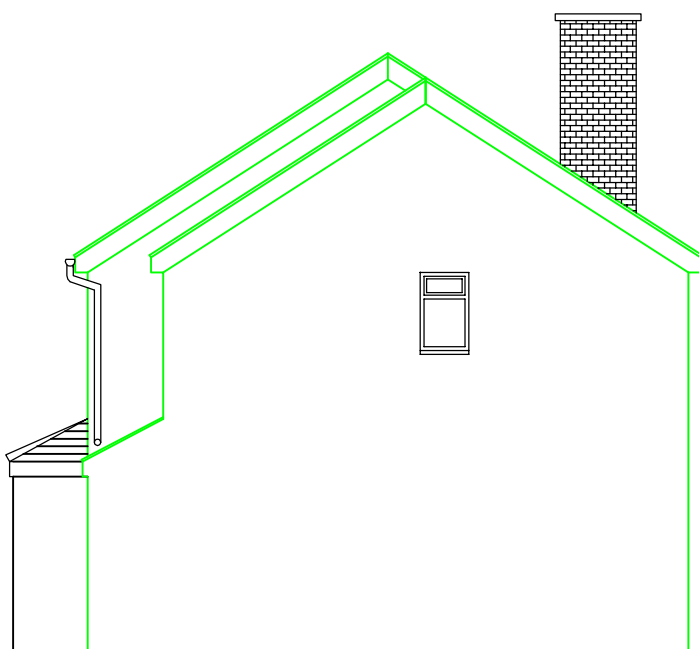
EXISTING SIDE ELEVATION 2
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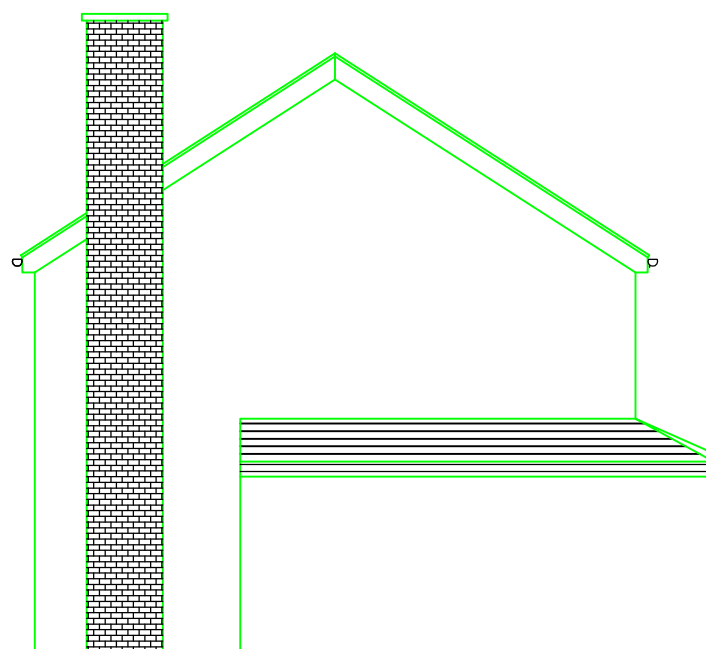
PROPOSED FRONT ELEVATION
SCALE BAR 1:100 @ A1



PROPOSED REAR ELEVATION
SCALE BAR 1:100 @ A1



PROPOSED SIDE ELEVATION 1
SCALE BAR 1:100 @ A1



PROPOSED SIDE ELEVATION 2
SCALE BAR 1:100 @ A1

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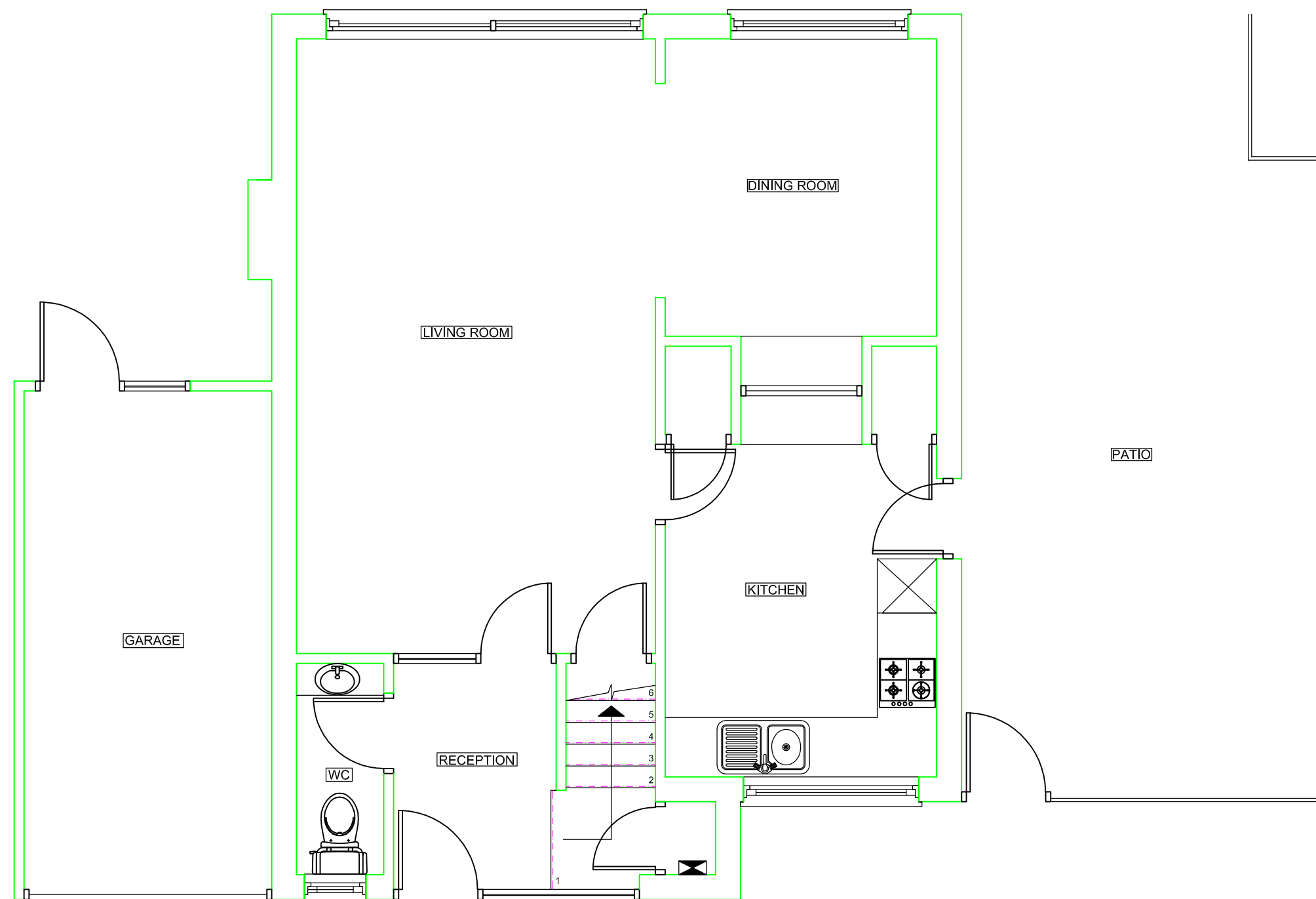
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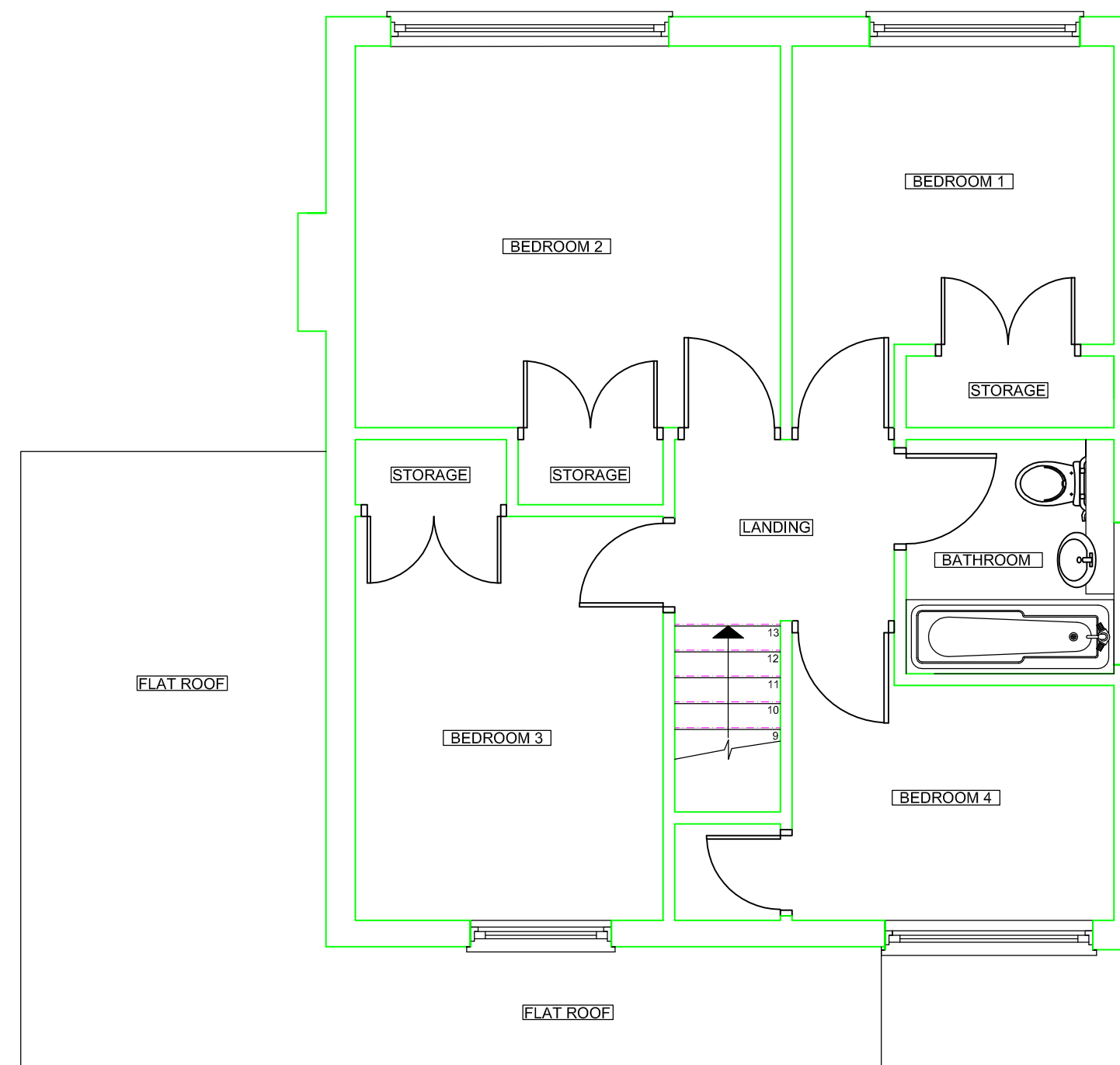
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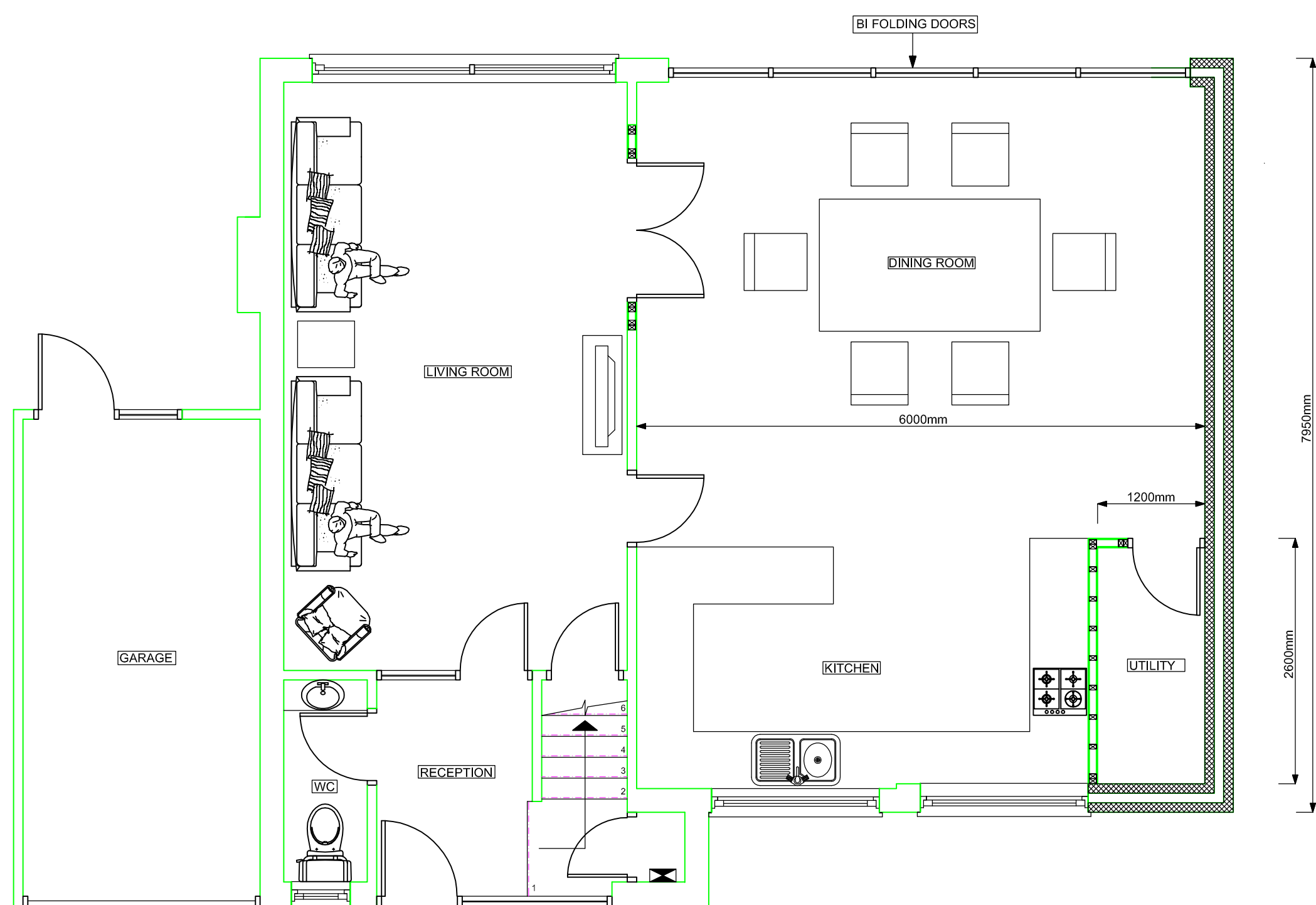
REVISION	DESCRIPTION	DATE	BY
Greenfields Architectural Services		Greenfields Architectural Services. 	
London Office: 113 Dawes Road, Fulham, London, SW6 7DU Telephone: 0207 386 4438 Email: enquiries@greenfieldsarchitecturalservices.co.uk Website: www.greenfieldsarchitecturalservices.co.uk		Oxford Office: 14 Saffron Crescent, Carterton, Oxfordshire, OX18 1LE Telephone: 01993 637 897	
DRAWING TITLE: EXISTING & PROPOSED ELEVATIONS			
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DATE: 01.09.2011			
DRAWING NO: ELEANOR/02			



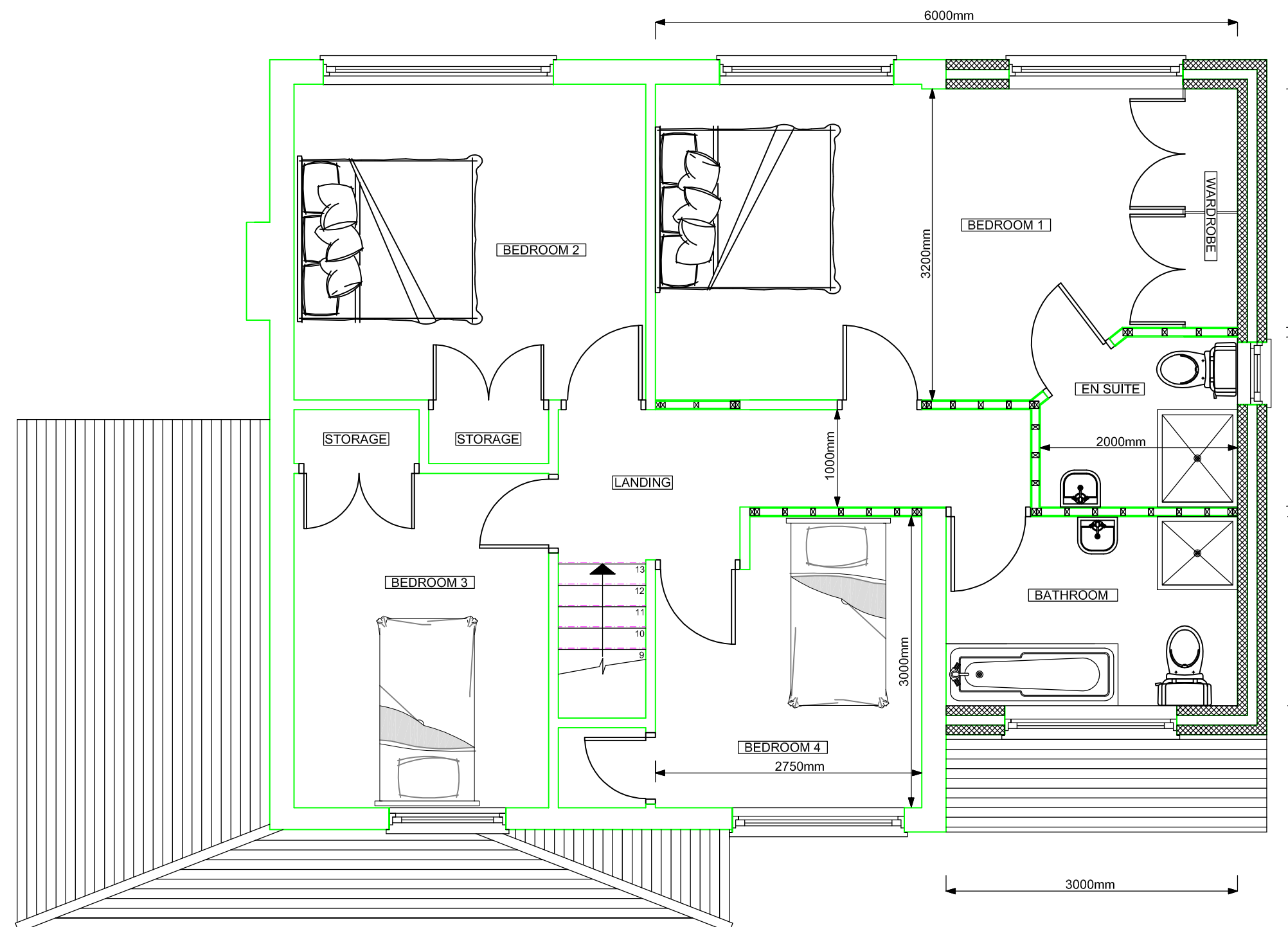
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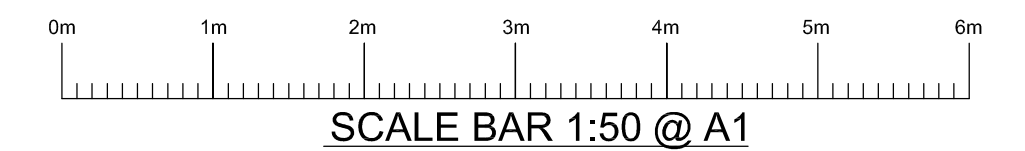
EXISTING FIRST FLOOR PLAN
SCALE BAR 1:50 @ A1



PROPOSED GROUND FLOOR PLAN
SCALE BAR 1:50 @ A1



PROPOSED FIRST FLOOR PLAN
SCALE BAR 1:50 @ A1



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SCALE: 1:50 @ A1		DRAWN BY: BG	
DATE: 01.09.2011			
DRAWING NO: ELEANOR/01			

No 18 Eleanor Grove – proposed property









No 16 Eleanor Grove, property on adjacent corner which has built a 2 storey extension and garage

