

Mr Sammy Chan

Application Ref:
33654/APP/2020/2582

O P S Chartered Surveyors
17 Garvin Avenue
Beaconsfield
HP9 1RD

**Process set out by Schedule 2 Part 20 of the
Town and Country (General Permitted Development) Order 2015
(as amended)**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL REFUSED**: for the proposed development at the address, shown below as described by the description shown below, and in accordance with the information that the developer provided to the Local Authority.

Description of Development:

Creation of two additional floors above existing building to incorporate 4 x 1-bed flats (Prior Approval)

Location of Development: 68-76, Albert Road, Yiewsley,

Date of Application: 7th September 2020

Plan Numbers: See attached Schedule of Plans.

Reasons for Refusal:

The proposed development does not constitute permitted development by virtue of the provisions of Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal, by reason of its siting, height, scale, bulk and design, would fail to harmonise with the character and architectural composition of surrounding properties, appearing as an awkward, incongruous and cramped form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 12 of the Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2 -(1)(e).

Insufficient information has been submitted in order to enable the Local Planning Authority to establish whether the development complies with Condition A.2.-(1)(g) in respect of loss of light, such that detrimental impacts to the amenity of neighbouring properties could arise from the proposed development. The proposed development by virtue of the increase in height of the application building would result in an overly dominant form of development which would detract from both the levels of natural light and outlook available to the occupants of Nos. 59 and 61 Albert Road, resulting in an

unacceptable loss of amenity for neighbouring premises contrary to the requirements of Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2-(1)(g).

The proposed development does not constitute permitted development by virtue of the provisions of Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal would fail to provide acceptable light to two (2) habitable rooms (kitchens) within the proposed residential units annotated as 76A and 76C on the submitted plans contrary to the requirements of Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2-(1)(f).

The proposed development does not constitute permitted development by virtue of the provisions of Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal, by virtue of the restricted manoeuvring space, would fail to provide sufficient off street parking provision which would meet the councils approved parking standards. The development would therefore lead to additional on-street parking to the detriment of public and highway safety on Albert Road and is therefore contrary to Policies DMT2 and DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2-(1)(a).

The proposed development does not constitute permitted development by virtue of the provisions of Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal would fail to provide acceptable secure cycle storage provision to service the proposed residential units contrary to the requirements of Policy DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2-(1)(a).

The proposed development does not constitute permitted development by virtue of the provisions of Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as the proposal fails to demonstrate that 5% of all parking spaces would be provided with an active electric vehicle charging point with a further 5% having passive provision contrary to the requirements of Policy DMT6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and prior approval is refused under Condition A.2-(1)(a).

INFORMATIVES

It is important that you read and understand the following informatives:

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

END OF SCHEDULE

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

Date: 17th November
2020

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

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SCHEDULE OF PLANS

Sheet 7 of 9 1.0A.	Received	09-09-2020
Sheet 2 of 9 1.0B.	Received	16-09-2020
Sheet 8 of 9 1.0A.	Received	09-09-2020
Sheet 1 of 9 1.0A.	Received	09-09-2020
Sheet 4 of 9 1.0A.	Received	09-09-2020
Sheet 9 of 9 1.0A.	Received	09-09-2020
Sheet 5 of 9 1.0A.	Received	09-09-2020
Sheet 3 of 9 1.0A.	Received	09-09-2020
Sheet 6 of 9 1.0A.	Received	09-09-2020

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.
- If you want to appeal, then you must do so within six months 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.
- 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.