

**APPEAL STATEMENT
61 GADE CLOSE
HAYES
MIDDX
UB3 3PY**

Planning Reference : 52072/APP/2021/3398

The LPA only gives one reason for refusal of this application and covers the usual phrases as it being excessive scale, bulk and design and would appear disproportionate to the original dwelling failing to harmonise with the architectural composition of the original property and detrimental to the street scene.

What is important is that the LPA says:

'The proposed use as an annexe would also not be acceptable as the annexe could be easily adapted to a fully self-contained unit.'

This is truly an unfair statement as one cannot legislate for what 'might happen'.

Such a comment could be applied to many other schemes and notwithstanding that if such was to be considered as a change of use application it would need planning approval in any event and thus the LPA would still retain 'control'.

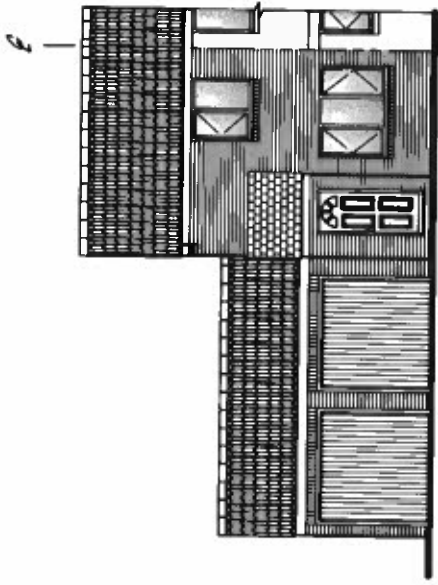
The fact is that the owner wishes to live in the house himself and has a disabled sister whom he needs to care for and as such the requirement for the annexe is very genuine. Notwithstanding that there is great need for such home care facilities, which fortunately this property can provide.

As to the general comments of scale, bulk, design and the street scene being affected is simply unjust as the Inspector will note at the time of the site visit.

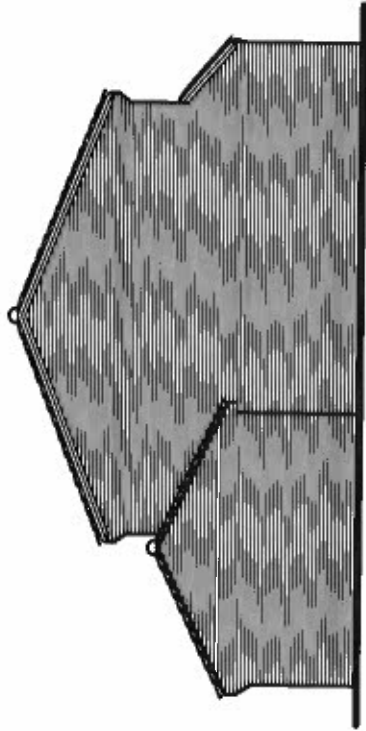
It is therefore with respect that the Inspector grants permission for this much needed 'granny annexe' extension to the house, given that the LPA have not given sufficient valid reasons for the application to be refused.



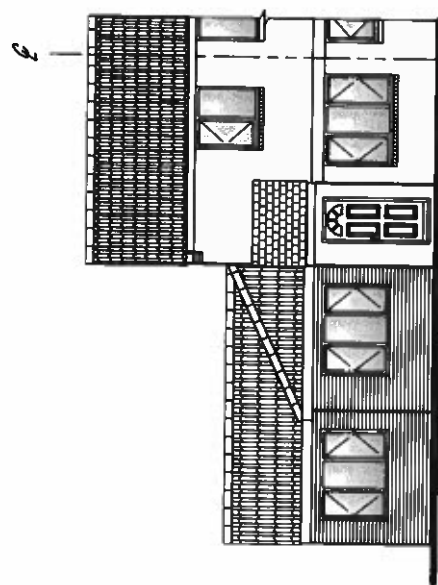
A M. Frame MSc., FRICS., FFPWS., FASI., FCIQB., MCMI.



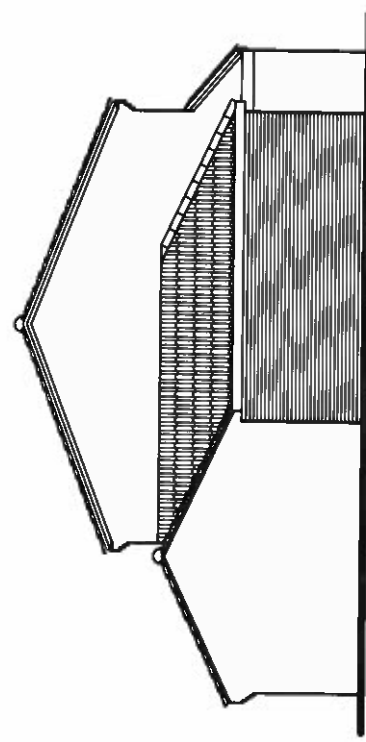
Existing Front Elevation



Existing Side Elevation



Proposed Front Elevation



Proposed Side Elevation



THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION. IT REMAINS THE COPYRIGHT OF THE DESIGNER AND MUST NOT BE USED, ALTERED OR COPIED WITHOUT PERMISSION

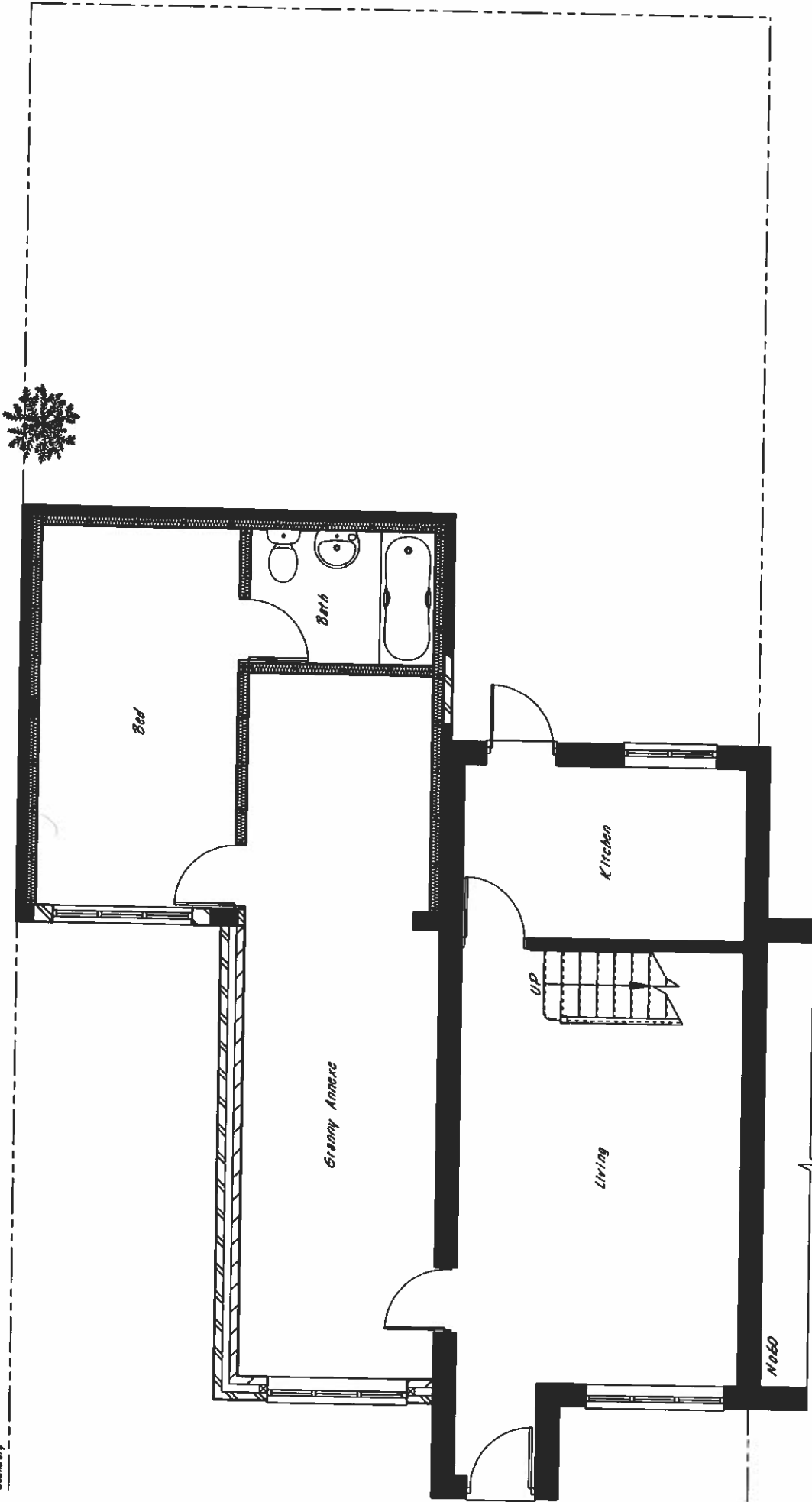
Proposed Single Storey Side Extension.

SITE: 61 Gade Close, Hayes, UB3 3PY

PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956

DRAWN: DAF	SCALE: 1:100 @ A3	DATE: September 21
DRAWING NO: 21/402/03		REV:

Boundary



Proposed Ground Floor

0 0.5 1M 2 3 4 5M



THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION. IT REMAINS THE COPYRIGHT OF THE DESIGNER AND MUST NOT BE USED, ALTERED OR COPIED WITHOUT PERMISSION

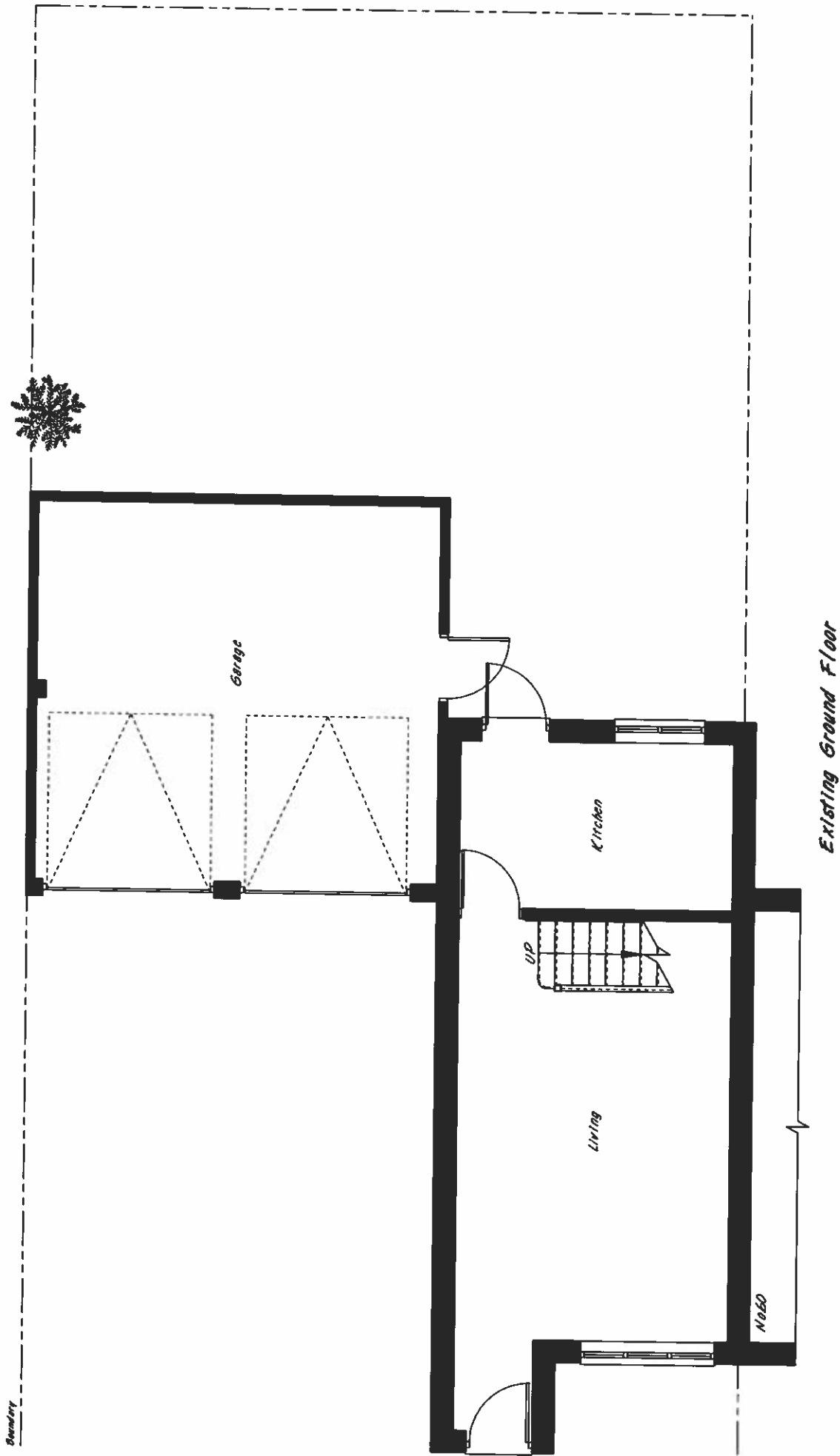
Proposed Single Storey Side Extension.

SITE: 61 Gade Close, Hayes, UB3 3PY



PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956

DRAWN: DAF	SCALE: 1:90 @ A3	DATE: September 21
DRAWING NO:		REV:
		21/402/02



THIS DRAWING SHOULD BE READ IN
CONJUNCTION WITH THE SPECIFICATION.
IT REMAINS THE COPYRIGHT OF THE DESIGNER AND MUST NOT
BE USED, ALTERED OR COPIED WITHOUT PERMISSION

Proposed Single Storey
Side Extension.

SITE: 61 Gade Close,
Hayes,
UB3 3PY



PROPERTY SERVICES
Architectural Designers
& Surveyors
Newbury (01635) 864956

DRAWN: DAF	SCALE: 1 : 50 @ A3	DATE: September 21
DRAWING NO: 21/402/01	REV:	

Mr Alex Frame
ADS Property Services
Taradale
Little Lane
Upper Bucklebury
RG7 6QX

Application Ref: 52072/APP/2021/3398

Date of Decision: 2nd November 2021

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:-

Application number: 52072/APP/2021/3398

Date your planning application was submitted: 7th September 2021

Site location: 61 Gade Close Hayes

Description:
Single storey side extension and conversion of garage into habitable accommodation including replacement of garage door with window to provide a granny annexe

Application submitted by: Mr Alex Frame

Plans that this decision was based on: See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposed single storey side extension, in conjunction with the proposed garage conversion by virtue of its excessive scale, bulk and design, would appear disproportionate to the original dwelling and 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 wider area. The proposed use as an annexe would also not be acceptable as the annexe could be easily adapted to a fully self-contained unit. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies DMHB11, DMHB12 and DMHD1 of

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

STANDARD INFORMATIVES

1. 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

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

2. 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).

Date of Decision: 2nd November 2021

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

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

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 52072/APP/2021/3398

SCHEDULE OF PLANS

21/402/200.	Received	07-09-2021
21/402/03.	Received	07-09-2021
21/402/01.	Received	07-09-2021
21/402/02.	Received	07-09-2021