

DOCUMENT 10

**EXTRACTS FROM FILE REFERENCE
48078/APP/2009/1459 GRANTING
PLANNING PERMISSION AT 38 WEST AVENUE
FOR NEW DWELLING**



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APPEAL DETAILS

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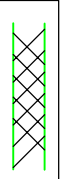
Appeal	6108
Application	48078/APP/2009/1459
DETR Ref	APP/R5510/A/09/2114836/WF
Lodged	21-10-09
Started	21-10-09
Proposal	Erection of a two storey three-bedroom attached dwelling with associated parking (involving demolition of existing attached side garage)
Location	38 WEST AVENUE HAYES
Agent	Mr Brendon Gilford plans4udotcom Ltd. 15 Manor Road UB3 2DG
Officer	Stephen Volley
Type	Against Refusal
Procedure	Written Represent.
Decision Type	Allowed
Decision Date	03-06-10

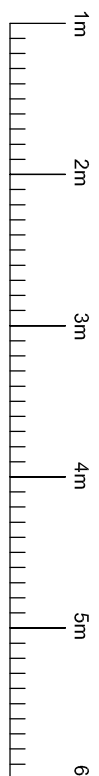
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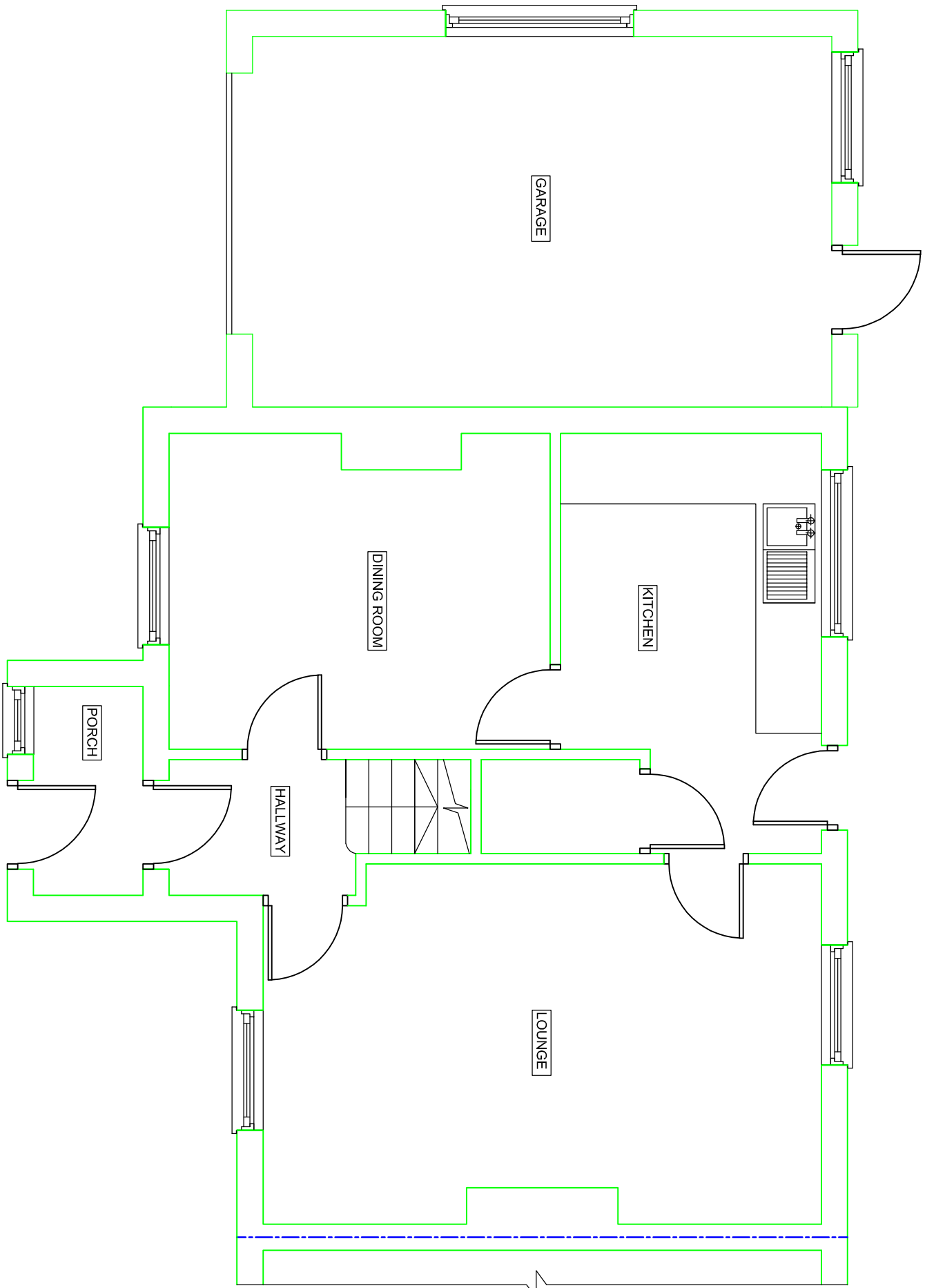
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WALL CONSTRUCTION KEY

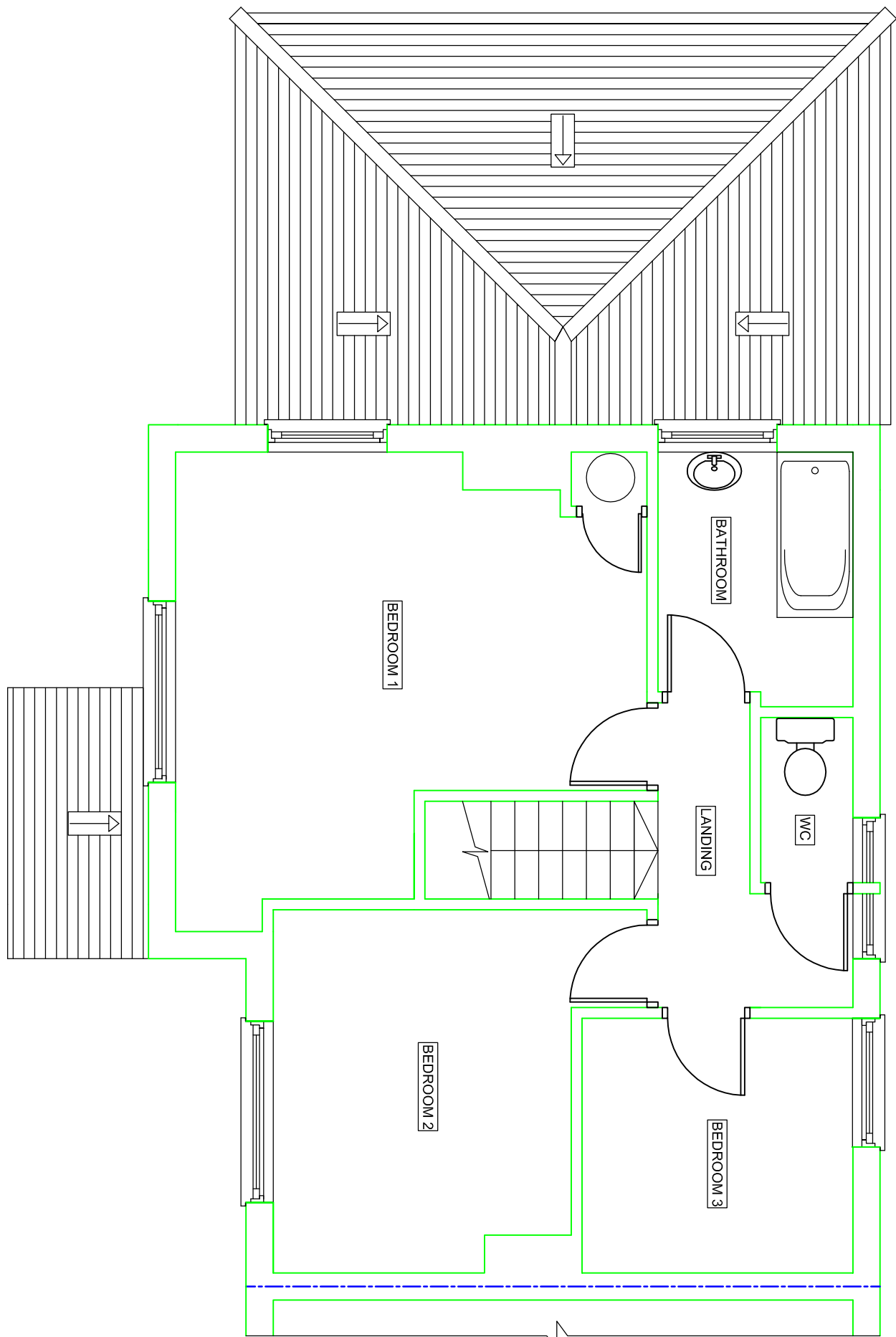
 Blockwork Calcon Hi-Seven - Rendered



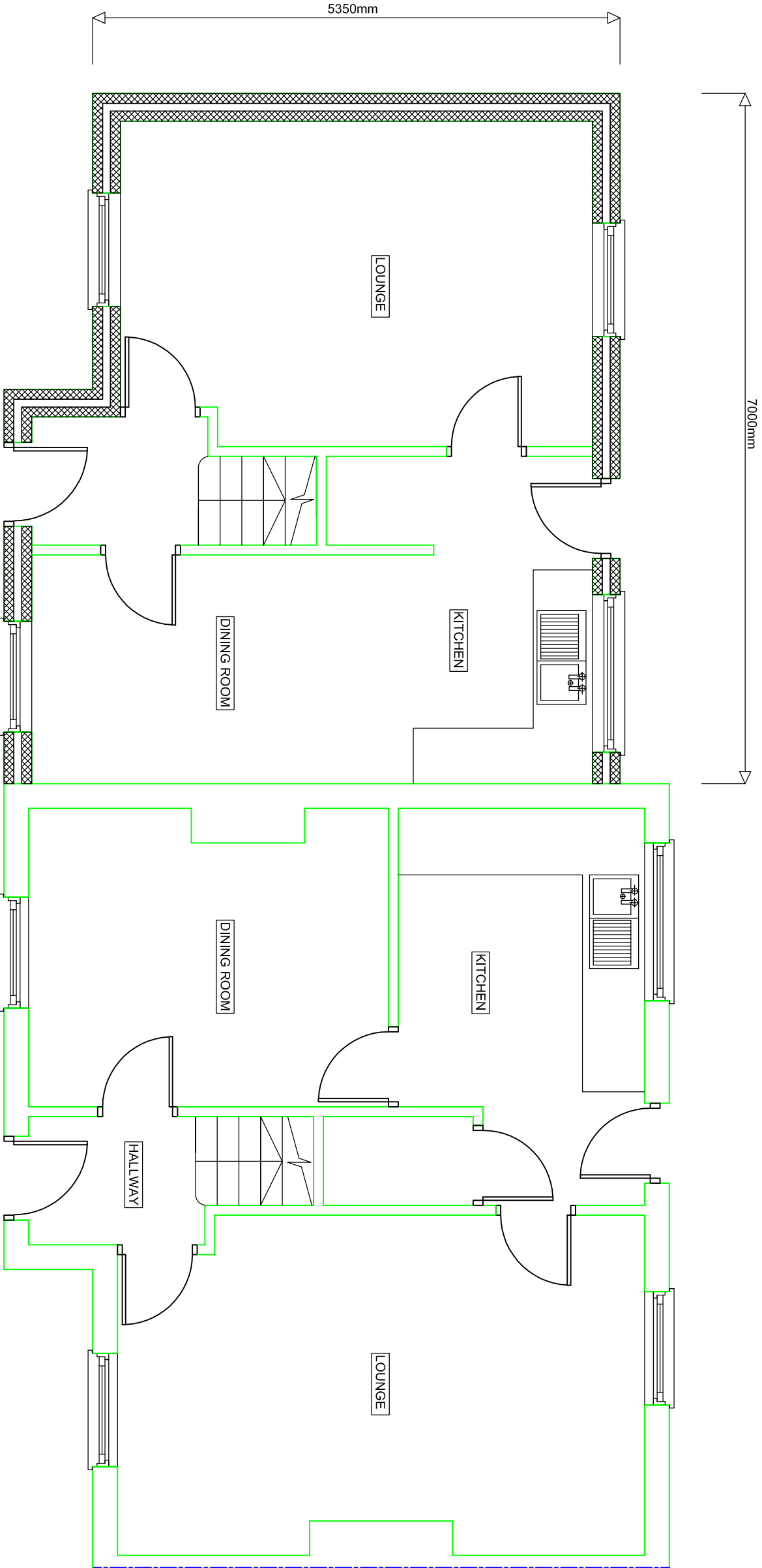
SCALE BAR 1:50 @ A1



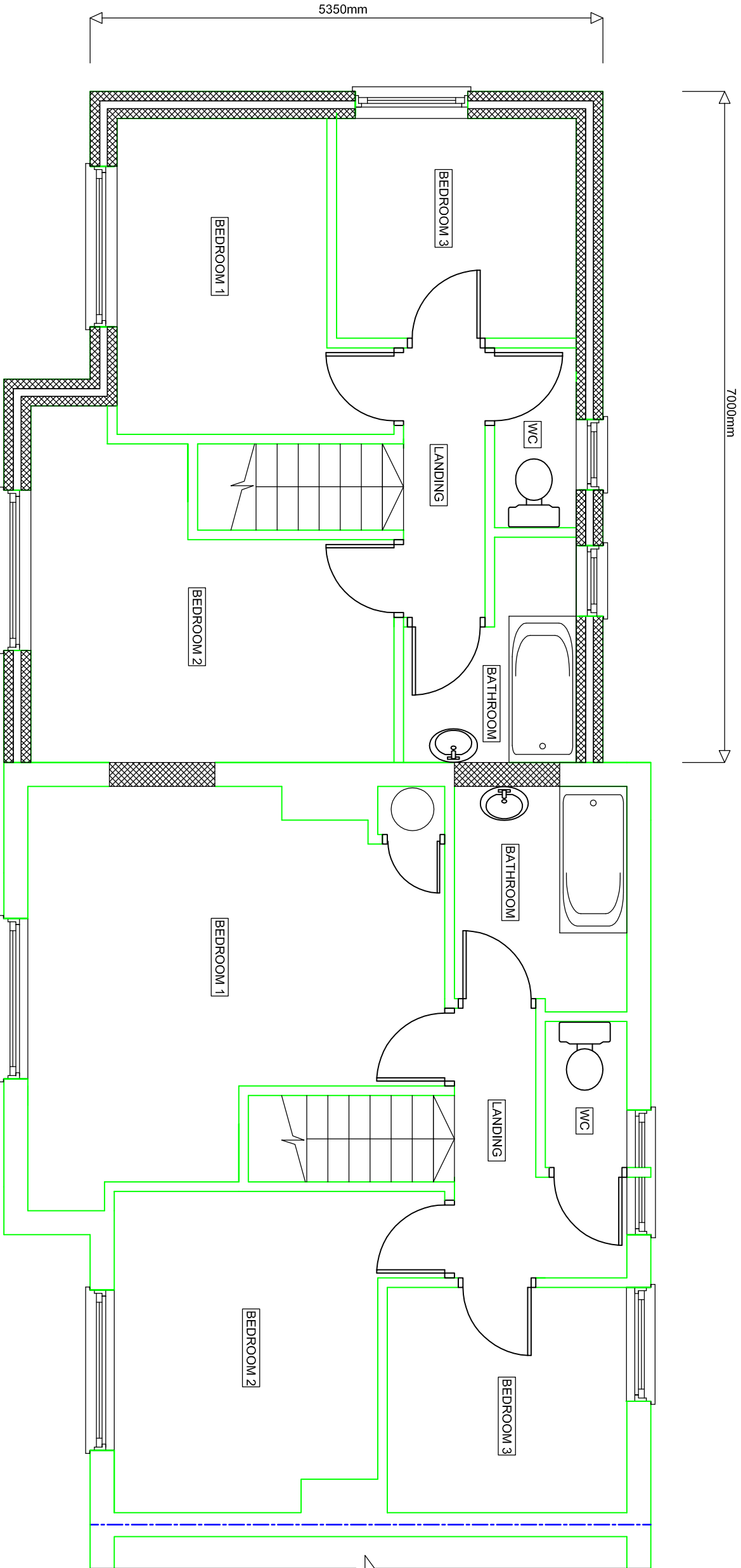
EXISTING GROUND FLOOR LAYOUT
SCALE 1:50 @ A1



EXISTING FIRST FLOOR LAYOUT
SCALE 1:50 @ A1



PROPOSED GROUND FLOOR LAYOUT
SCALE 1:50 @ A1



PROPOSED FIRST FLOOR LAYOUT
SCALE 1:50 @ A1

GENERAL NOTES:

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REVISION DESCRIPTION	DATE	BY
PLANS4UDOTCOM		

ADDRESS: 15 MANOR ROAD, HAYES
MIDDLESEX, UB3 1 2DG
OFFICE: 0208 756 1 801
MOBILE: 07936 736 328
EMAIL: enquiries@plans4udotcom.co.uk

DRAWING TITLE: EXISTING & PROPOSED FLOOR PLANS

SITE ADDRESS: 38 WEST AVENUE, HAYES, MIDDLESEX, UB3 2EY

SCALE: 1:50 @ A1

DATE: 02.06.2009

DRAWING NO: WEST/01

DRAWN BY: BG

SITE PLAN SCALE 1:1250

38 WEST AVENUE

HAYES





TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Mr Brendon Gilford
Plans4udotcom Ltd.
15 Manor Road
Hayes
Middlesex
UB3 2DG

Application Ref: 48078/APP/2009/1459

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:

Erection of a two storey three-bedroom attached dwelling with associated parking (involving demolition of existing attached side garage)

Location of development: 38 West Avenue Hayes

Date of application: 16 July 2009

Plan Numbers: See attached Schedule of plans

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

Corporate Director of Planning & Community Services

Date: 10 September 2009

- 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: 48078/APP/2009/1459

SCHEDULE OF REASONS

- 1 . The proposal fails to satisfy Lifetime Homes standards, contrary to policy 3A.5 of the London Plan (2008) and the Council's HDAS 'Accessible Hillingdon'.

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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

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.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.1 Density 4.6 Unit Size 4.9 Sunlight/Daylight 4.12 Privacy 4.15 Garden Space for Houses 4.23 Elevation Treatment 4.24 Rooflines 4.27 Building Lines

SCHEDULE OF REASONS

4.33 Car Parking
4.39 Cycle Parking
4.40 Waste Management

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

LPP 3A.5 London Plan Policy 3A.5 - Housing Choice

- 3 . The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. The Lifetime Homes section 10 requires that there should be a wheelchair accessible entrance level wc, with drainage provision enabling a shower to be fitted in the future. This applies to dwellings of three or more bedrooms. The proposed ground floor layout plan makes no such provision. Therefore, the current application proposal would fail to satisfy 'Lifetime Homes' standards and Policy 3A.5 of the London Plan (2008) as well as the Council's HDAS 'Accessible Hillingdon'.

END OF SCHEDULE

Address:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 48078/APP/2009/1459

SCHEDULE OF PLANS

1:1250 Location Plan - received 17 Jul 2009

WEST/02 REVISION A - received 17 Jul 2009

1:500 Block Plan - received 06 Jul 2009

Design & Access Statement - received 06 Jul 2009

WEST/03 - received 06 Jul 2009

WEST/01 - received 06 Jul 2009

Photos - received 17 Jul 2009



WEST AVENUE

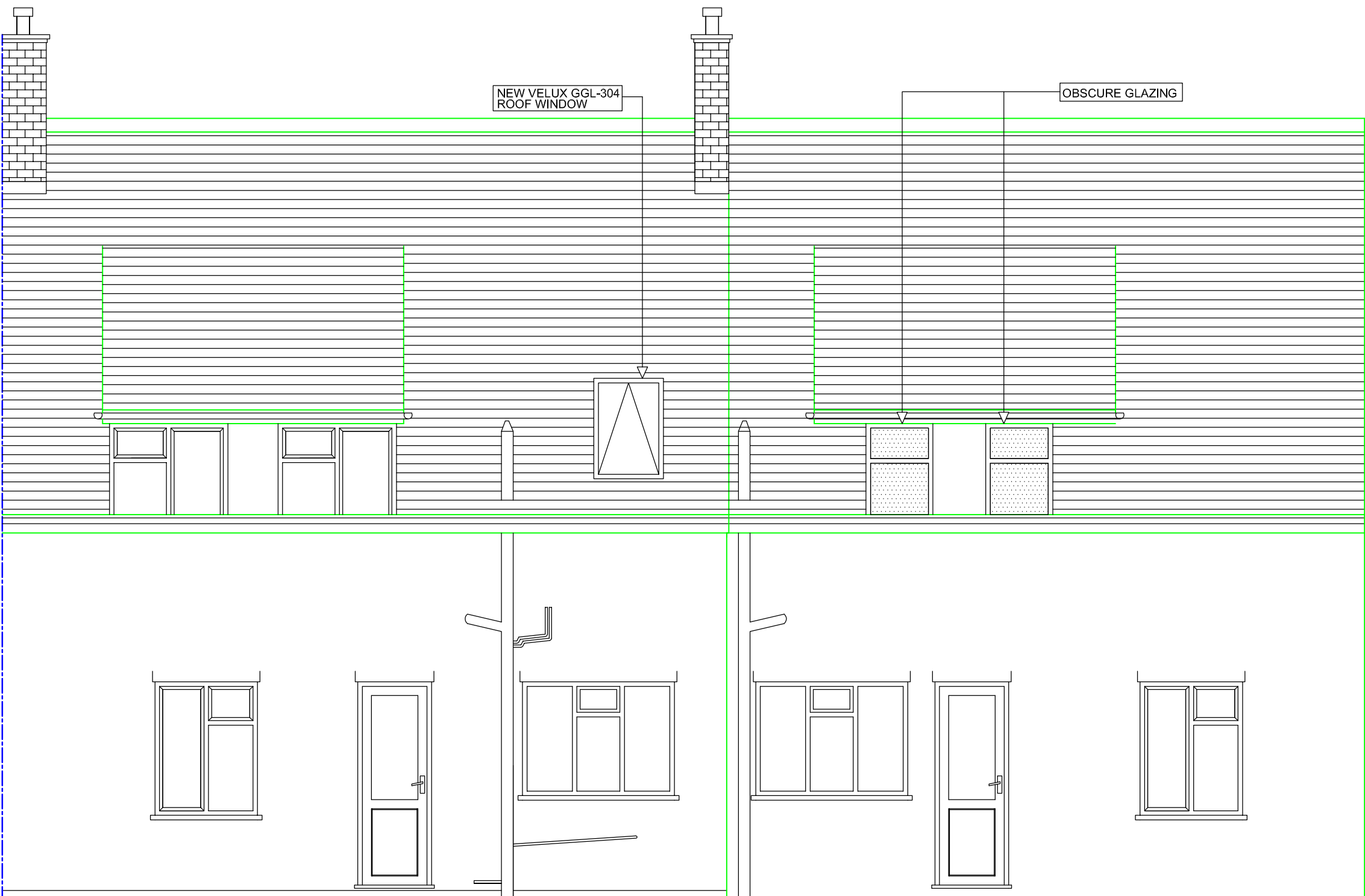
A vertical number line with labels 1m, 2m, 3m, 4m, 5m, and 6m. Between each meter mark, there are 10 millimeter markings, with the 5th millimeter mark being slightly longer than the others.

[illegible]

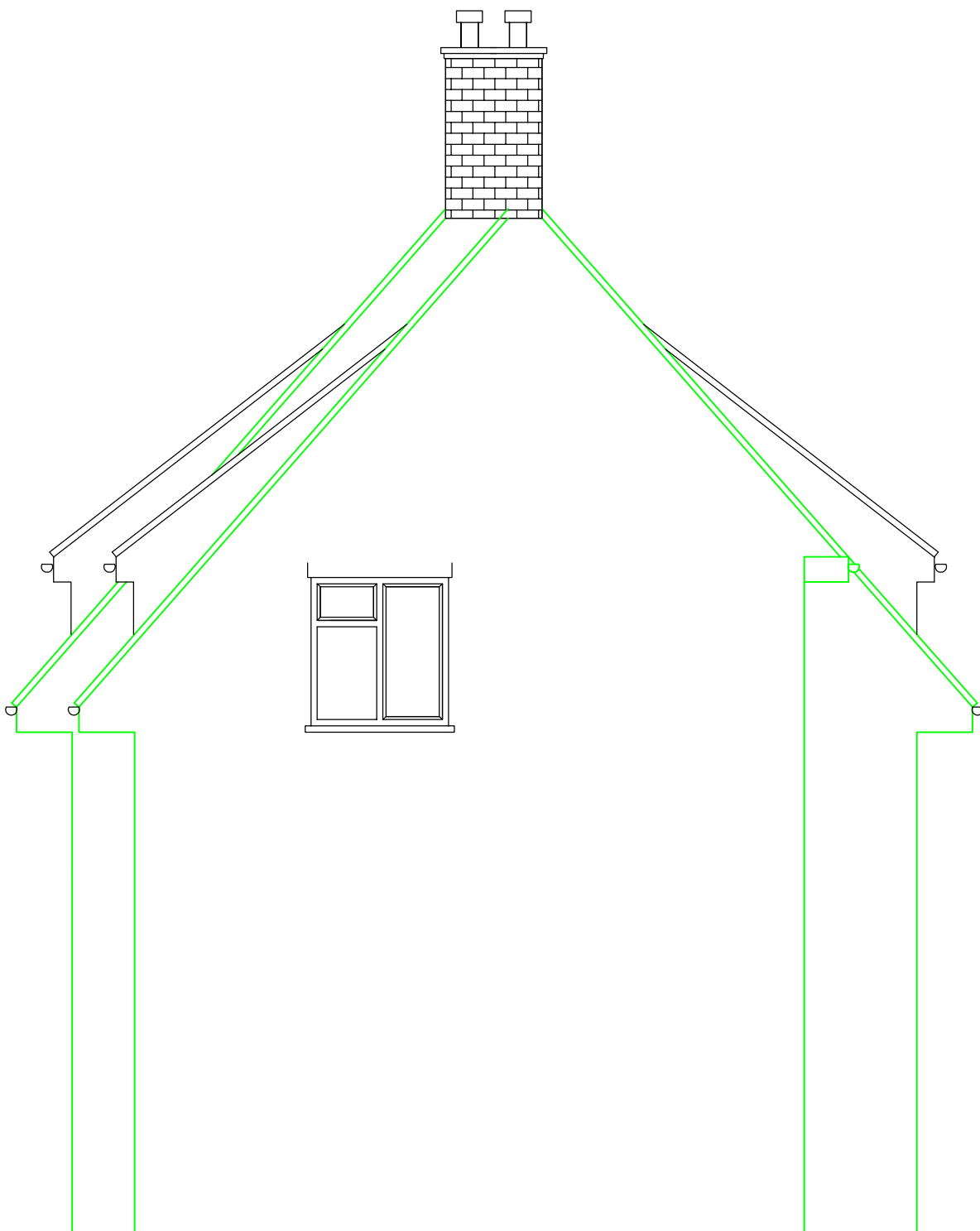
INVERSION	DESCRIPTION	DATE	BY
PLANS4UDOTCOM			
ADDRESS: 13 N. MAIN ROAD, HOCKEY, WYOMING, 82030			
OFFICE: 502.877.955, 981 CELL: 904.636.0000 ext. 300 EMAIL: info@plans4udot.com			
DRAWING TITLE: PROPOSED SITE BLOCK PLAN			
SITE ADDRESS: 38 WEST AVENUE, HAYES, MIDDLESEX, URS 2ET			
SCALE: 1:1,000 @ A1			
DRAWN BY: BG			
DATE: 02.06.2009			
DRAWING NO.: 05003			



PROPOSED FRONT ELEVATION
SCALE 1:50 @ A1



PROPOSED REAR ELEVATION
SCALE 1:50 @ A1



PROPOSED SIDE ELEVATION
SCALE 1:50 @ A1



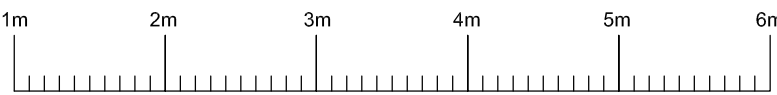
EXISTING FRONT ELEVATION
SCALE 1:50 @ A1



EXISTING REAR ELEVATION
SCALE 1:50 @ A1



EXISTING SIDE ELEVATION
SCALE 1:50 @ A1



SCALE BAR 1:50 @ A1

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A	PROPOSED SIDE ELEVATION REVISED	09.07.2009	BG
REVISION	DESCRIPTION	DATE	BY
PLANS4UDOTCOM			
ADDRESS: 15 HANLOW ROAD, HAYES, MIDDLESEX, UB3 1 2DG OFFICE: 0208 756 1801 MOBILE: 07856 736 328 EMAIL: info@plans4udotcom.co.uk			
DRAWING TITLE:EXISTING & PROPOSED ELEVATION			
SITE ADDRESS: 38 WEST AVENUE, HAYES, MIDDLESEX, UB3 2EY			
SCALE: 1:50 @ A1		DRAWN BY: BG	
DATE:02.06.2009			
DRAWING NO: WEST/02 REVISION A			