

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

FOR OFFICIAL
USE ONLY (Date
received)

28 DEC 2021

RECEIVED

PLANNING APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language please contact our helpline on 0117 372 6372.

Please use a separate form for each appeal.

Your appeal and essential supporting documents must reach the Inspectorate within 3 months of the date shown on the Local Planning Authority's decision notice or, for 'failure' appeals, within 3 months of the date by which they should have decided the application (or within 6 months in the case of applications made before 5 September 2003).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section J are not received by us within the 3 month period, the appeal will not be accepted.

Please print clearly in capitals using black ink.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name Mr & Mrs K Sadler

Address 28 Manor Road

Daytime phone no.

Ruislip

Fax no

Postcode HA4 7LB

E-mail address

B. AGENT DETAILS FOR THE APPEAL (if any)

Name Mann Associates

Address 45 Fulmer Drive

Your reference

Gerrards Cross

Daytime phone
no.

Bucks

Fax no

Postcode SL9 7HG

E-mail address

sunil@mannassociates.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Hillingdon

LPA's application reference no. 75898/APP/2021/1062

Date of the planning application 24/03/2021

Date of the LPA's decision (if issued) 22/10/2021

D. APPEAL SITE ADDRESS**D**

Address 28 Manor Road

Ruislip

Middlesex

Postcode HA4 7LB

Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt?

YES ☐NO ☒**E. DESCRIPTION OF THE DEVELOPMENT**

Size of the whole appeal site (in hectares)

400 sqm

Area of floor space of proposed development (in square metres)

45 sqm

Has the description of the development changed from that stated on the application form? YES

☐

NO

☒

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

F. REASON FOR THE APPEAL**This appeal is against the decision of the LPA to:-**Please tick **one** box only ✓1 Refuse planning permission for the development described on the application form or in Section E. ☒2 Grant planning permission for the development subject to conditions to which you object. ☐3 Refuse approval of the matters reserved under an outline planning permission. ☐4 Grant approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐5 Refuse to approve any matter required by a condition on a previous planning permission (other than those in 3 or 4 above). ☐**or**6 The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐

G. CHOICE OF PROCEDURE

G

Choose **ONE** procedure only.

You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short, there are 3 possible methods:- written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

Please note that when we decide how the appeal will proceed we will take into account the LPA's views.

Please tick 4

1. WRITTEN REPRESENTATIONS



This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions to buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

Note: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a). If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

YES

☐

NO

☒

b). Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

YES

☒

NO

☐

If the answer to 1b is 'YES' please explain:

Proposal is at rear and not visible from the street.

2.(a) HEARINGS

☐

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

(b) INQUIRIES

☐

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are suggested for appeals that:

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL

H

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form.

If you have requested a hearing or an inquiry, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

The house falls within the Ruislip Village Conservation Area and therefore any loft scheme requires planning permission. The Council's guidelines on household extensions suggest that roof extensions should be subservient to the main roof and in conservation areas, seek to maintain or contribute positively to the site and surrounding area.

This is a loft extension to a detached bungalow which currently has a hipped end roof detail. The large majority of properties are unique in design, varying in heights, style and choice of materials. Therefore the proposed front dormer with its limited size would not detract from the individual character of properties in the street. As an alternative to a dormer, a hip to gable alteration is proposed on the rear extension to provide internal loft space. Again, this detail would not be alien in design. It would not impact on the larger properties either side of the appeal site in terms of light or dominance.

In addition, spacing between buildings, the staggering of heights and building line in relation to adjoining properties, ensure that character of the site and surrounding area remains unaffected.

A small dormer is proposed on the front, it would allow for headroom in the bedroom. Its design looks to harmonise with the original property. This follows the principles of the guidelines, these are setback off the front wall wall, from the ridge and sides ensuring it is limited in size and does not impact on the character of the site or surrounding area.

The Council has refused planning permission and has failed to give any material consideration to the specific elements of the scheme, its subservient relationship with neighbouring properties and how this preserves the character of the conservation area. More over, it appears as if the Council's approach assesses the application subject of this appeal, as though it were a listed building by simply being adverse to change regardless of the merit of the scheme. The proposal would sit between two houses which dominate the appeal site. The distances between buildings allow for the hip to gable alteration without creating an enclosed effect. The appeal property is generously setback from the street and would not be dominant or overbearing on the street scene.

The Council have lost two appeals on loft scheme in the street very recently, namely 1 and 7A Manor Road. The inspectors decisions are attached.

It is considered that the Council has failed to consider the individual merits of this proposal and for the above reasons, the Inspector is requested to allow this appeal..

I. APPEAL SITE OWNERSHIP DETAILS**I**

We need to know who owns the appeal site. If you do not own the appeal site or if you only own a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.** Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, certificate A will apply:

Please tick **one** box only ✓

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates:

☒

OR

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice (see the *Guidance Notes*) to every one else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates, as listed below:

☐

Owner's name

Address at which the notice was served

Date the notice was served

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

☐**AGRICULTURAL HOLDINGS CERTIFICATE (This has to be completed for all appeals)**

We also need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b). **If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under 'Tenants name'.**

✓

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding:

☒

OR

(b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below:

☐

Tenant's name

Address at which the notice was served

Date the notice was served

J. ESSENTIAL SUPPORTING DOCUMENTS

J

The documents listed in 1-6 below, **must** be sent with your appeal form; 7-11 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 3 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

- ✓
- 1 A copy of the original **planning application** sent to the LPA. ☒
- 2 A copy of the **site ownership certificate and ownership details** submitted to the LPA at application stage (this is usually part of the LPA's planning application form). ☒
- 3 A copy of the **LPA's decision notice** (if issued). ☒
- 4 A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map). ☒
- 5 A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application. ☒
- 6 A list (stating drawing numbers) and copies of any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes). ☐

Copies of the following must also be sent, if appropriate:

- 7 **Additional plans, drawings or documents** relating to the application but not previously seen by the LPA. ☐
Please number them clearly and list the numbers here:
- 8 Any relevant **correspondence** with the LPA. ☐
- 9 If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:
- (a) the relevant outline application; ☐
- (b) all plans sent at outline application stage; ☐
- (c) the original outline planning permission. ☐
- 10 If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached. ☐
- 11 A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
- 12 If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers. ☐

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

K

1 I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (*if you do not, your appeal will not normally be accepted*).

2 I confirm that all sections have been fully completed and that the details of the ownership (section I) are correct to the best of my knowledge.

Name (in capitals)	Mann Associates	Date	23/11/2021
--------------------	-----------------	------	------------

NOW SEND

● **1 COPY** for you to keep

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for sending further information or representations.

If information or representations are sent late we may disregard them. They will not be seen by the Inspector but will sent back to you.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.