

APPENDIX 2

Appeal By:
Mr Parwinder Singh

Proposal:
Outline planning application for the erection of two storey 2-bedroom dwelling house plus front porch and 2 parking spaces and bin store (landscaping reserved for subsequent approval)

Appeal Site:
193 Coldharbour Lane, HAYES, UB3 3EH

1. The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2. Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission (hereinafter called the "reserved matters"). Approval of the details shall be obtained from the Local Planning Authority in writing before any development is commenced: -
(a) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

001 Location Plan
002 Ground floor
003 First floor and Roof plan
004 Elevations
005 3D views

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4. No development shall take place until details of all materials and external surfaces have been submitted to, and approved in writing by, the Local Planning Authority. This should include details of the window, doors and weatherings to the building. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

5. No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

7. The development shall not be occupied until a plan showing secure cycle storage has been submitted to and approved in writing by the Local Planning Authority. Thereafter the cycle storage shall be retained for the lifetime of the development

REASON

To ensure that an appropriate level of secure cycle storage is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).