

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN,
LONDON,
WC2H 9JQ



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT
2004)
SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF
OF THE APPELLANT**

APPELLANT : MR SUKHWINDER SINGH

APPEAL SITE : 13 HAYES END CLOSE

HAYES

UB4 8HF

OUR REF : B1175/2022

LPA REF : 12748/APP/2022/167

DATE : 8TH JUNE 2022

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1.0 INTRODUCTION

- 1.1 The London Borough of Hillingdon refused planning permission at 13 Hayes End Close, Hays, UB4 8HF for demolition of existing garage and erection of two storey side extension to dwellinghouse on 17th March 2022, application reference 12748/APP/2022/167, for the following reason:

The proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity. Given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2.0 THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal site relates to a two storey detached dwelling house located on a corner site at the junction between Hayes End Close and Hayes End Drive. The dwelling has an existing single storey side extension and a detached garage to the side. The house is angled slightly away from it's closest neighbour No. 14 Hayes End Close. There is a paved area in front of the detached garage for parking and some planting and greenspace to the front of the dwelling.
- 2.2 The surrounding area is residential in character with mainly semi-detached pairs and the occasional detached dwelling sited on end of terrace/corner sites.

- 2.3 The site is set in a dominantly residential area of Hayes situated within a Developed Area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies November 2012).
- 2.4 The site is not located within a Conservation Area nor does it relate to any listed building or subjected to Article 4 Direction
- The site lies within the Barnhill Estate Area of Special Local Character (ASLC).



The arrow on the photo shows the site of the proposed development

3.0 THE APPEAL PROPOSAL

- 3.1 The appellant sought planning permission the erection of a two storey side extension following demolition of an existing detached garage.

- 3.2 The proposed two storey side extension would have a width of 4.4 metres and would match the depth of the existing dwelling. The proposed additional roof would extend over the proposed two storey side extension and over the main dwelling raising the roof ridge.
- 3.3 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The existing and proposed layout plans are illustrated on drawings attached. The photographs of the site are enclosed in Appendix D.

4.0 POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. **The National Planning Policy Framework (July 2021) must be taken into account in preparing the development plan and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-**

makers at every level should seek to approve applications for sustainable development where possible.

- 4.4 Advice in Paragraph 51 states that **Local planning authorities are encouraged to use Local Development Orders to set the planning framework for particular areas or categories of development where the impacts would be acceptable**, and in particular where this would promote economic, social or environmental gains for the area.
- 4.5 Advice in Paragraph 55 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable development could be made acceptable through the use of conditions or planning obligations**. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.
- 4.6 Advice in Paragraph 69 states that **Small and medium sized sites can make an important contribution to meeting the housing requirement of an area** and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
 - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
 - d) **work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.**

- 4.7 Advice in Paragraph 119 states that **Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land⁴⁷.
- 4.8 Advice in Paragraph 120 advocates that Planning policies and decisions should:
- a) **encourage multiple benefits from both urban and rural land, including through mixed use schemes** and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)
- 4.9 Advice in Paragraph 124 underscores that **Planning policies and decisions should support development that makes efficient use of land, taking into account:**
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.
- 4.10 Advice in Paragraph 125 states that Area-based character assessments, design guides and codes and masterplans can be used to help ensure that

land is used efficiently while also creating beautiful and sustainable places. Where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.** In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible.
- c) **local planning authorities should refuse applications which they consider fail to make efficient use of land,** taking into account the policies in this Framework.

4.11 Paragraph 130 underscores that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) **are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;**
- c) **are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.

4.12 The London Plan 2021

- Policy D1 London's form and characteristics
- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design
- Policy D6 Housing quality and standards
- Policy HC1 Heritage Conservation and Growth
- H1 Increasing Housing Supply

4.13 Hillingdon Local Plan – Part two – Development Management Policies (2020).

- Policy DMHB 11
- Policy DMHD1

4.14 Adopted Supplementary Planning Document HDAS:

- Residential Extensions

5.0 THE PLANNING CONSIDERATIONS

5.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that this appeal should be granted.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- The relevant policies quoted in the decision notice in relation to the Development Plan Document provide only general guidance, each case is

to be judged on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

- 5.2 **Reason for refusal:** The proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity. Given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The main planning considerations in this development relates to the following:

- 1-Site history
- 2- Principle of the development
- 3-Design consideration (impact on the character of the host dwelling)
- 4- Impact on the character, appearance and visual amenities of the street scene and the surrounding area

History of the site

The history of the site shows that the following planning application have been subjected to planning scrutiny:

- Planning application ref: 12748/B/84/0090 was granted planning permission for Householder development - residential extension on 26-01-84.

-Planning application ref: 12748/C/88/2270 for Erection of a two storey side extension (No Further Action(P) undetermined 06-12-88

-Planning application ref: 12748/APP/2022/167 for Demolition of existing garage and erection of two storey side extension to dwellinghouse was refused 16-03-22 for the following reason:

"The proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity. Given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)".

It is considered a similar proposal was granted planning permission was in 1984 which was never implemented, the refusal of the current proposal is considered as inconsistent considering that a similar development was granted permission some years back. It is noted that the site circumstances have not change despite changes in policy.

5.3 **Principle of the development**

Although the refusal did not raise any issue with the principle of the development, however it is important that the principle of the development should be taken into consideration.

The principle of the development is supported by Paragraph 119, 120, 124 and 125 of the revised NPPF July 2021. Paragraph 119 advice that Planning policies and decisions should **promote an effective use of land in**

meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions; while Paragraph 120 highlights that **Planning policies and decisions should encourage multiple benefits from both urban and rural land**. And Paragraph 124. states that Planning **policies and decisions should support development that makes efficient use of land**.

- 5.4 Furthermore paragraph 125 highlights that where there is an existing or anticipated shortage of land for meeting identified housing needs, **it is especially important that planning policies and decisions** avoid homes being built at low densities and **ensure that developments make optimal use of the potential of each site**. In these circumstances: a) plans should contain **policies to optimise the use of land in their area and meet as much of the identified need for housing as possible**; and that **local planning authorities should refuse applications which they consider fail to make efficient use of land**, taking into account the policies in this Framework.

- 5.5 Paragraph 130(e) stressed Planning policies and decisions should ensure that developments **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.

More importantly, Policy GG2 of the London Plan 2021 advocates that to **create successful sustainable mixed-use places that make the best use of land**, those involved in planning and development must:

A-enable the development of brownfield land, particularly in Opportunity Areas, on surplus public sector land, and sites within and on the edge of town centres, as well as utilising small sites

B prioritise sites which are well-connected by existing or planned public transport

C proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling and

D applying a design-led approach to determine the optimum development capacity of sites.

5.6 Moreover, Policy GG2.c of the London Plan 2021 advice that to create successful sustainable mixed-use places that make the best use of land, those involved in planning and development must: proactively explore the potential to intensify the use of land to support additional homes and workspaces, promoting higher density development, particularly in locations that are well-connected to jobs, services, infrastructure and amenities by public transport, walking and cycling.

5.7 In this case, the Appellant consider the existing garage to be grossly underutilised and seeks to replace it with a two storey side extension, the proposed development would optimise the potential of the site plus ensure the site is put in effective use as encouraged by Paragraph 119, 120, 124, 125 and 120 of the NPPF 2021 which urge LPAs to support such developments; and Policy GG2 of the London Plan 2021 which advocates that those involved in planning and development must proactively explore the potential to intensify the use of land to support mixed uses.

The principle of development is a material consideration in this case and it should be given heavy weight.

5.8 **Design considerations (impact on the character and appearance of the host dwelling)**

In refusing planning permission, the Council claims that the proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity.

The Appellant ground of appeal is that the proposed two storey side extension would appear as a subordinate addition and would respect the architectural integrity of the host dwelling.

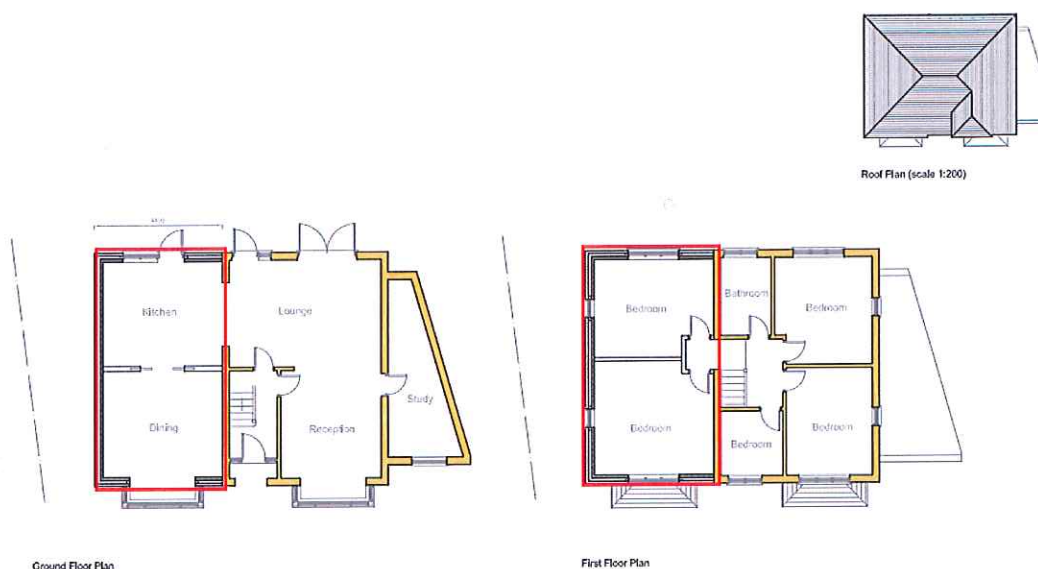
- 5.9 Guidelines in Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling. It also required that there is no unacceptable loss of outlook to neighbouring occupiers.

Furthermore, Policy DMHD 1: Alterations and Extensions to Residential Dwellings states that side extensions should not exceed half the width of the original property and extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded. Furthermore, the policy states that where a two storey side extension is proposed, it should be set in a minimum of 1 metre from the side boundary and if to a detached or semi-detached property and should be set back a minimum of 1 metre behind the main front elevation.

- 5.10 The proposed development involves erecting a two storey side extension on the footprint of the existing garage that will be demolished. The proposed extension would have a width of 4.4 metres and would match the depth of the existing dwelling. The proposed additional roof would extend over the proposed two storey side extension and over the main dwelling raising the roof ridge.

- 5.11 The Council claimed that the proposal would fail to appear as a subordinate addition.

This appeal argues that the proposed extension by virtue of its siting, scale, bulk, height, design and width would appear as a subordinate addition to the house and would respect the architectural integrity of the host dwelling. The size of the development as illustrated in the drawings would appear subordinate, sympathetic and congruous to the host dwelling and would not have a harmful impact on the character and appearance of the main dwelling.



Proposed ground and first floor plan



Proposed elevations

The highlighted portion on the drawing demonstrate that the proposal would appear subordinate, sympathetic, and congruous to the original building and would not have a detrimental impact on the visual amenity and character of the street scene.

- 5.12 This appeal argues that guidance in Policy DMHD 1: (Alterations and Extensions to Residential Dwellings) underscores that when two storey side extensions is proposed, it should be set in a minimum of 1 metre from the side boundary and if to a detached or semi-detached property and should be set back a minimum of 1 metre behind the main front elevation.
- In this case, the proposed two storey side extension would be stepped in about 1m from the side boundary and although the proposal will have the same roof ridge with the main dwelling, the proposal will still appear subservient and subordinate to the main dwelling.

- 5.13 The Council claimed that the proposal would fail to **respect the architectural integrity** of the host dwelling.

This appeal argues that the design of the proposed extension would replicate the existing dwelling in terms of form, materials and alignment of windows and therefore the proposal would respect and harmonise with the architectural integrity of the original dwelling. The extension by virtue of its height and roof profile would not be over dominant, visually intrusive nor would it constitute an insubordinate form of development that would have a detrimental impact on the appearance of the dwelling.

- 5.14 **Impact on the character and appearance of the visual amenities of the street scene and the surrounding area**

The Council claimed that the proposal would represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area

This appeal argues that the proposal would be sympathetic to the built environment, would respect the established scale, building lines, height, design and materials of the surrounding area. In terms of visual amenities, the proposal would have adequate separating / open gaps, it would not appear overbearing, massive and bulky and therefore, the proposal would not be harmful to the surrounding area or the visual amenities of the street scene.

- 5.15 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that: A) All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and, incorporate principles of good design including: i) harmonising with the local context; ii) ensuring the use of high-quality building materials and finishes.

Due consideration has been paid to the character of the surrounding area but on balance of judgement it is considered that the proposed extension would not have a significant impact on the character of the surrounding area or the visual amenities of the street scene.

- 5.16 The development by virtue of its design and siting would response to the positive aspects of the local context in terms of urban grain, patterns relationship, character, built form and relationship with other buildings in the immediate area.

The development will function well and would be congruous within the area, not just for the short term but over the lifetime of the development; the development is visually acceptable as a result of good architecture, layout and appropriate design and more importantly, the proposal would be sympathetic to local character and therefore would not have a significant impact on the character and appearance of the surrounding area.

While it is acknowledged that the Council is committed to protecting and where possible conserving the natural built environment, this appeal is arguing that the development will not cause any significant harm to the character of the surrounding area or the street scene.

- 5.17 The proposed development provides a good standard of design that seeks to seamlessly blend in with the character, form and urban grain prevalent in the immediate locality. The proposed development positively responds to the local context; and would contribute to the established 'sense of place' within the surrounding area. Therefore, it is considered that the proposed development would be congruent with the existing pattern of development in the area in compliance with paragraph 130 of NPPF which highlights that Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

- 5.18 The proposed development would ensure that while this part of the land is put into effective use, it would not have an impact on distinctive character of the surrounding area.

The proposal would be in keeping with the surrounding development in the area. The proposal will create a two storey side extension which blends with the character of the area. The surrounding area is characterised by two storey properties which are an established feature and contribute greatly to the character of the area. It is considered that the development would be sympathetic and will respect the character of the area in accordance with Policies D2 of the London Plan 2021.

- 5.19 The main ground of appeal is that the architectural qualities of the host dwelling that gives it its unique features have not significantly been harmed. Subsequently, the character of the host dwelling has not been detracted and therefore the proposal will not have a detrimental impact on the character and appearance of the surrounding area.

This appeal has noted that most properties within the surrounding area have different architectural qualities ranging from buildings with unique architectural value, to buildings with different windows styles, different roof profile and buildings with various scales. While these spatial qualities vary from building to building, this appeal acknowledge that they all contribute to the character of the street scene.

5.20 **Siting and position of the development**

The Council claimed that given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area.

This appeal recognises that the building is at a prominent position and that it has spatial qualities but argues that the proposal will improve and enhance the character of the street scene and the wider surrounding area. While the spatial qualities of the host property are an asset to itself, this appeal would like to distinguish it from a listed building and in this case the impact of the proposal on the character of the area is less than harmful. The roof form and the spatial qualities of the building have not significantly been altered and therefore the proposal will not detract from the character of the surrounding area.

- 5.21 Concerning the building line and closing the gap, this appeal argues that the proposed side extension would also result in the closing of an important gap characteristic to the area, nor would it fail to respect the established return building line. The proposal will maintain the building on Hayes End Close and the gap between the neighbouring properties will not be closed as more than 1metre gap will be retained at the flank elevation.

The proposal will be erected on the footprint of the existing garage which occupies a space and therefore the proposal will not be uncharacteristic to the area.



The photo shows that the proposal will maintain the building on Hayes End Close and the gap between the neighbouring properties will not be closed as more than 1 metre gap will be retained at the flank elevation

- 5.22 The Council claimed that the proposal would represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area.

This appeal argues that the proposal will not represent an overdevelopment of the site rather the proposal will make an effective and potential use of

the site as encouraged and supported by Paragraph 119, 120, 124 and 125 of the revised NPPF July 2021 which advice that Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions; while Paragraph 120 highlights that Planning policies and decisions should encourage multiple benefits from both urban and rural land; and Paragraph 124. states that Planning policies and decisions should support development that makes efficient use of land. In this regard, the proposal will not result to overdevelopment of the site as claimed by the Council.

6.0 APPEAL PRECEDENT

- 6.1** Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.
- 6.2** The following are examples of similar side extensions that have been granted planning permission by the Council in the immediate and surrounding area:

Example 1

Planning ref: 50785/APP/2020/3921

Address: 11 AYLES ROAD HAYES

Proposal: Part two storey, part single storey side/rear extension (retrospective)

Dated granted: 01-02-21

Example 2

Planning ref: 73270/APP/2018/1480

Address: 106 GREENWAY HAYES

Proposal: Part two storey, part single storey side/rear extension, single storey side/front extension, conversion of roof space to habitable use to include a rear dormer and 1 front rooflight

Dated granted: 19-06-18

7.0 CONCLUSIONS

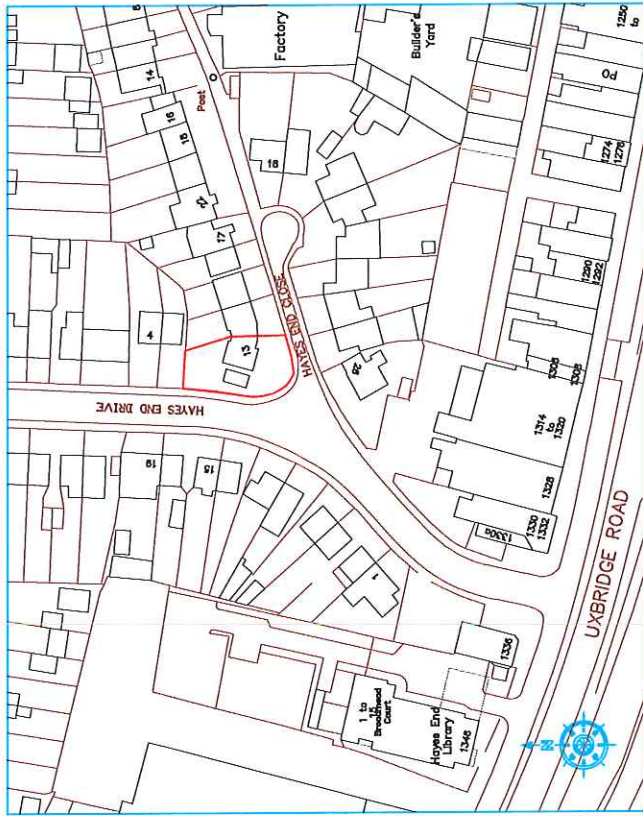
- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The development would not harm the character of the host dwelling or the visual amenity of the street scene.
- 7.2 This appeal argues that the proposed extension would harmonise with the architectural composition of the original dwelling. The extension by virtue of its height and squat roof nature would not be over dominant, visually intrusive nor would it constitute an insubordinate form of development that would have a detrimental impact on the appearance of the original dwelling, the visual amenities of the street scene and the surrounding area.
- 7.3 The Appellant strongly argues that the proposal is considered as an innovation, enhancement and improvement of the host dwelling, the **visual amenities of the street scene and the surrounding area**. This appeal argues that the character of surrounding area and the street scene comprised of buildings with different scale, bulk, height, design and architectural qualities size which contribute to the character of the street

MR SUKHWINDER SINGH - 13 HAYES END CLOSE, HAYES, UB4 8HF

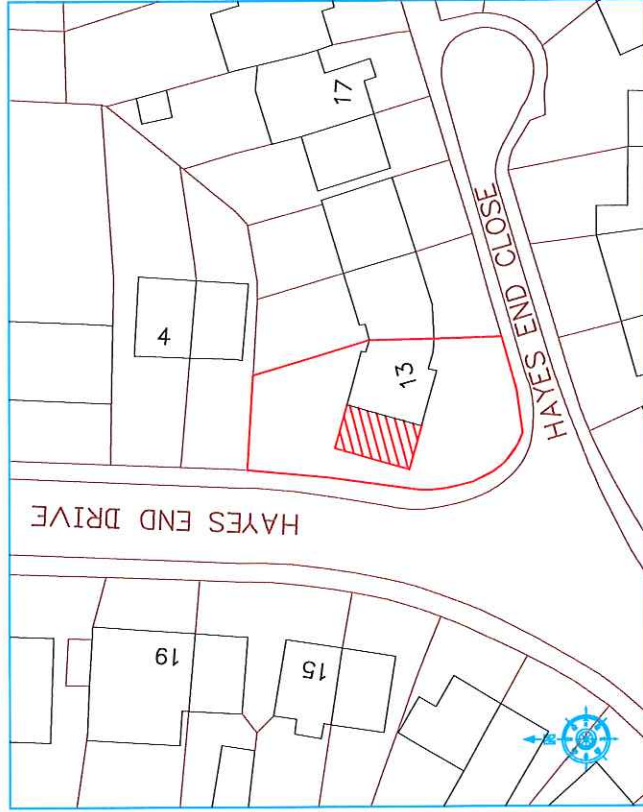
scene, it is therefore considered the proposed extension would harmonise and would be consistent with the prevailing character of the surrounding area.

- 7.4 In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.

Appendix A



Location Plan 1:1250



Block Plan 1:500

These drawings should be approved by local Authority	
All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architect.	
client:	Mr. Sukhwinder Singh
project:	13 Hayes End Close Hayes Middlesex UB4 8HF
drawing:	
Location & Block Plans	
scale:	As Shown
date:	Dec 2021
drawn:	
rev:	
01 / 15	

Appendix B



HILLINGDON
LONDON

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

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	13
Suffix	
Property name	
Address line 1	Hayes End Close
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB4 8HF

Description of site location must be completed if postcode is not known:

Easting (x)	508683
Northing (y)	181984

Description

--

2. Applicant Details

Title	Mr
First name	Sukhwinder
Surname	Singh
Company name	
Address line 1	13, Hayes End Close
Address line 2	
Address line 3	
Town/city	Hayes
Country	

2. Applicant Details

Postcode	UB4 8HF
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	
Surname	Prof. Plans
Company name	Professional Plans
Address line 1	Professional Plans
Address line 2	Suite 312
Address line 3	5 Spur Road, Busch Corner
Town/city	Isleworth
Country	
Postcode	TW7 5BD
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Proposed demolition of existing garage and erection of two storey side extension to dwellinghouse

Has the work already been started without consent?

☐ Yes ☒ No

5. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

Title Number	Unregistered
--------------	--------------

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

☐ Yes ☒ No

6. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

48.00

Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

0

7. Development Dates

When are the building works expected to commence?

Month

March

Year

2022

When are the building works expected to be complete?

Month

August

Year

2022

8. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Masonry
Description of proposed materials and finishes:	To match existing

Roof	
Description of existing materials and finishes (optional):	Tiled
Description of proposed materials and finishes:	To match existing

Windows	
Description of existing materials and finishes (optional):	Double glazed
Description of proposed materials and finishes:	To match existing

Doors	
Description of existing materials and finishes (optional):	Double glazed
Description of proposed materials and finishes:	To match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings 01/15; 02/15; 03/15; 04/15 & 05/15

9. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

11. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

15. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural

15. Ownership Certificates and Agricultural Land Declaration

holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

☐ The applicant

☒ The agent

Title

First name

Surname

Declaration date
(DD/MM/YYYY)

☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

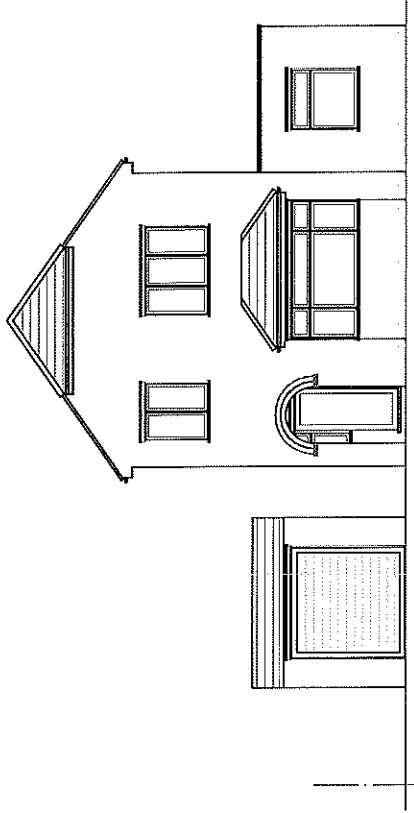
Date (cannot be pre-application)

This architectural drawing shows a building facade with a red tree overlay. The building features a series of windows and a door, with a red tree structure superimposed over the facade. The tree has a complex, branching structure with many small, thin branches. The building has a series of windows and a door, with a red tree structure superimposed over the facade. The tree has a complex, branching structure with many small, thin branches.

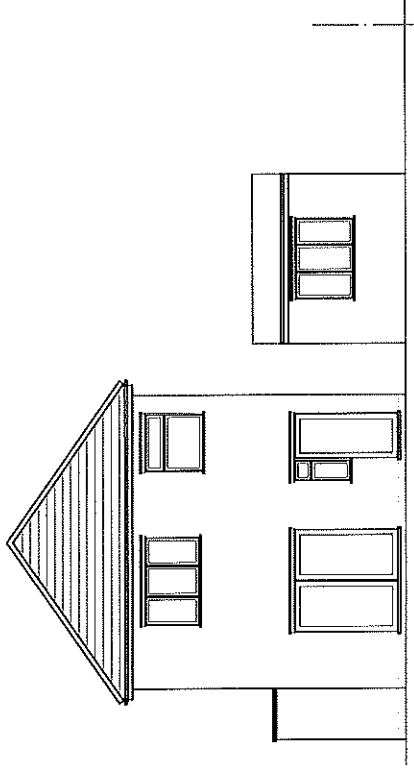
Technical drawing of a building facade. The main feature is a large triangular gable roof with vertical cladding. To the right of the gable is a chimney. On the left side of the facade, there are two windows. The drawing is a line art representation with no shading.

Side Elevation (RHS)

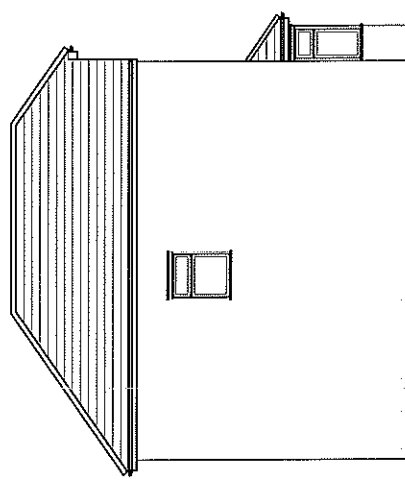
04 / 15



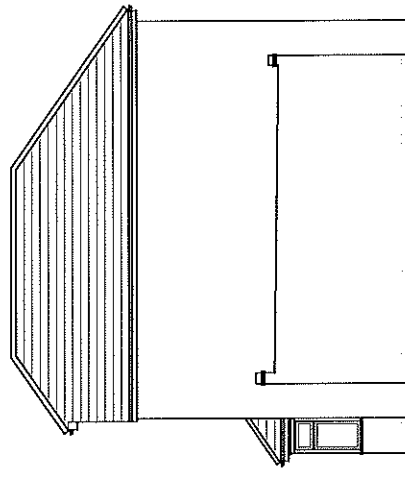
Front Elevation



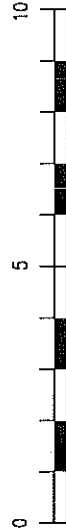
Rear Elevation



Side Elevation (LHS)



Side Elevation (RHS)

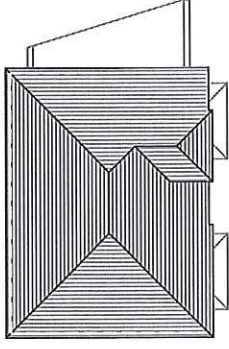


Millimetres Scale 1 to 100

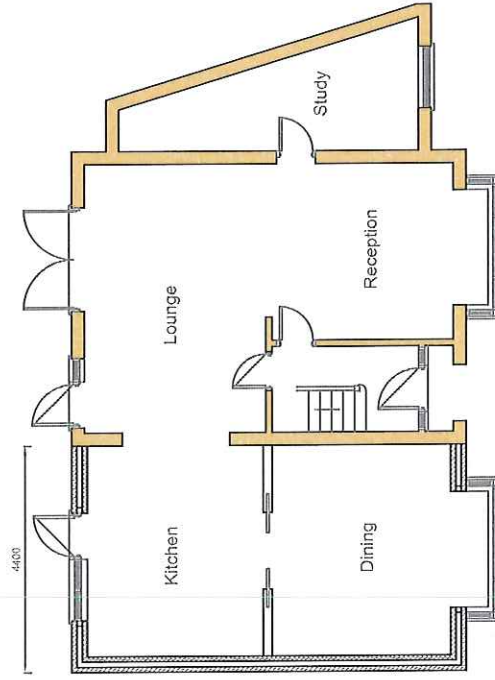
This drawing should be approved by local authority
All dimensions to be checked on site. This drawing is
copyright and should not be reproduced without permission of
the Architect.
client: **Mr. Sukhwinder Singh**
Project: **13 Hayes End Close**
Hayes
Middlesex UB4 8HF
drawing:
Scale: 1:100 Date: Jan 2022 Drawn:
rev:

Existing Elevations

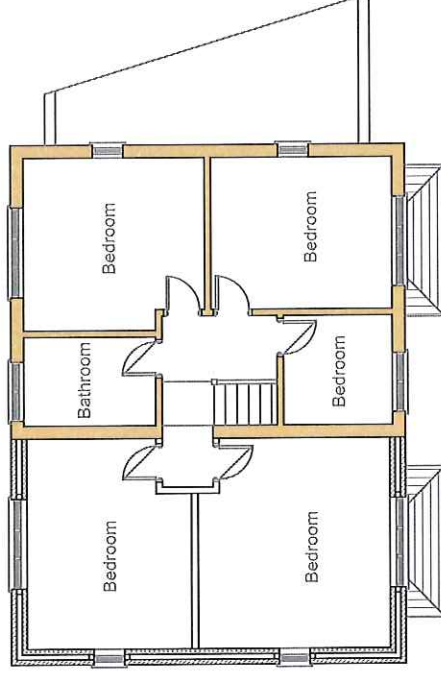
02 / 15



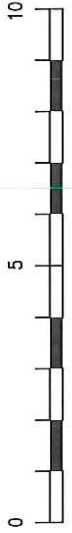
Roof Plan (scale 1:200)



Ground Floor Plan

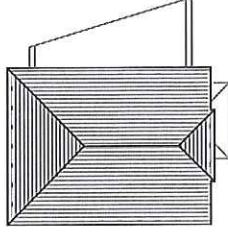


First Floor Plan

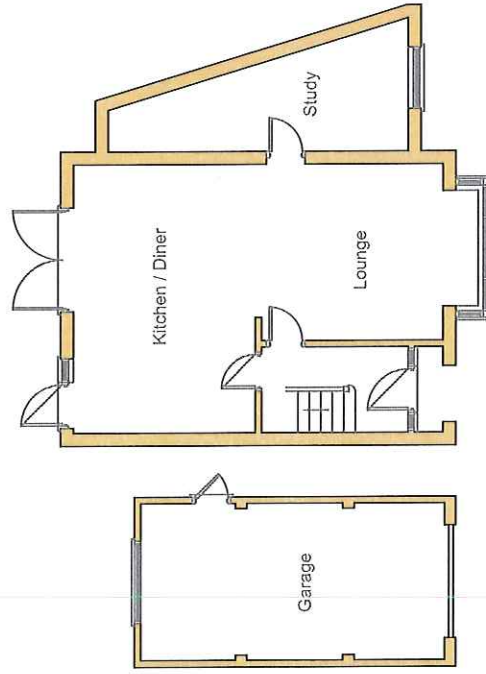


Millimetres Scale 1 to 100

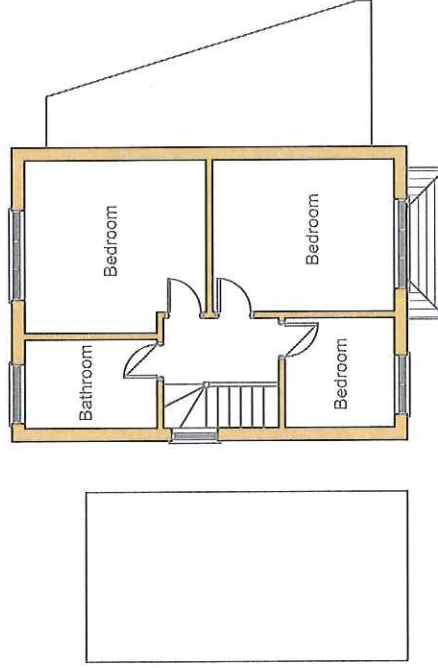
These drawings should be approved by local Authority	rev:
No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architects.	client:
Mr. Sukhwinder Singh	client:
Project:	13 Hayes End Close
	Hayes
	Middlesex UB4 8HF
drawing:	
Proposed Floor & Roof Plans	
scale:	1:100
date:	Jan 2022
drawn:	
rev:	05 / 15



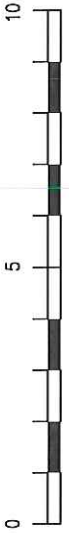
Roof Plan (scale 1:200)



Ground Floor Plan



First Floor Plan



Millimetres Scale 1 to 100

These drawings should be approved by local Authority

No dimensions to be scaled from this drawing. All dimensions to be checked on site. This drawing is copyright and should not be reproduced without permission of the Architects.

client: Mr. Sukhwinder Singh

project: 13 Hayes End Close

Hayes

Middlesex UB4 8HF

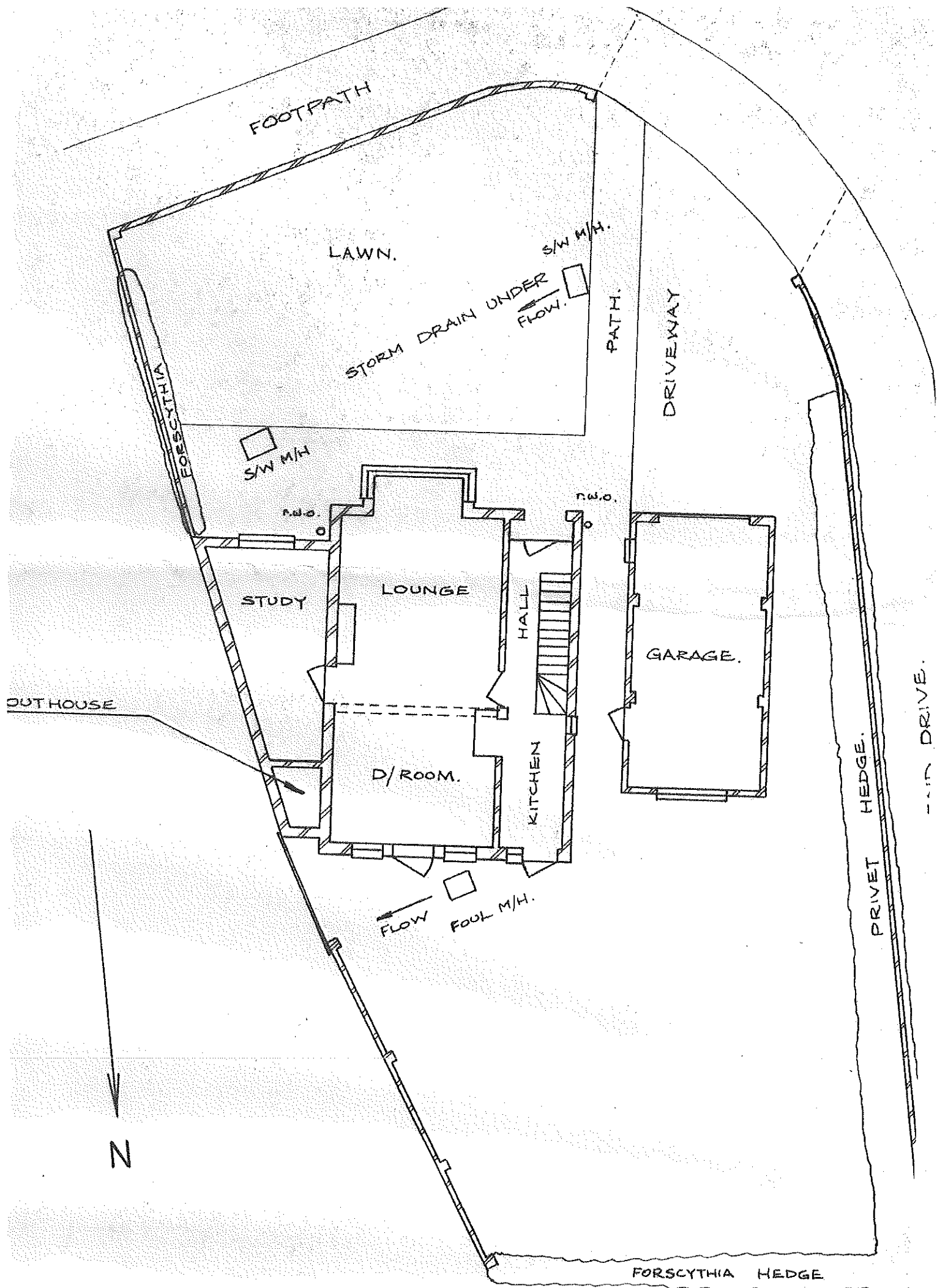
drawing:

scale: 1:100 date: Jan 2022 drawn: rev:

Existing Floor & Roof Plans

03 / 15

Appendix C





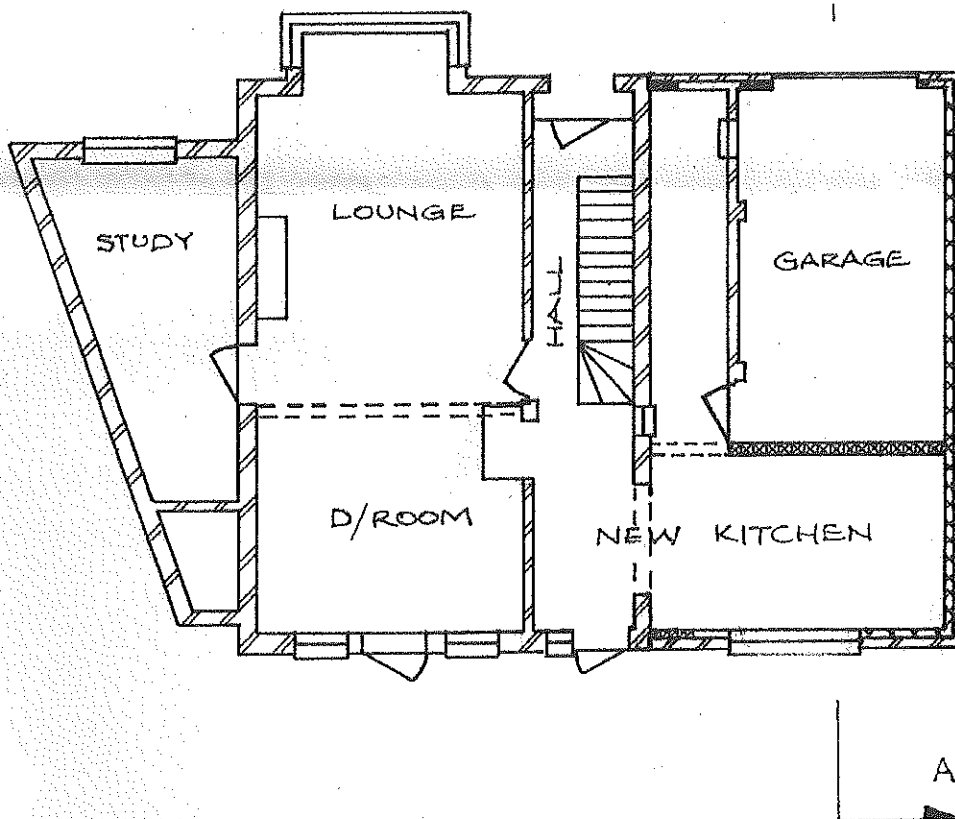
EXISTING FRONT ELEVATION.



EXT^G BWK.CA

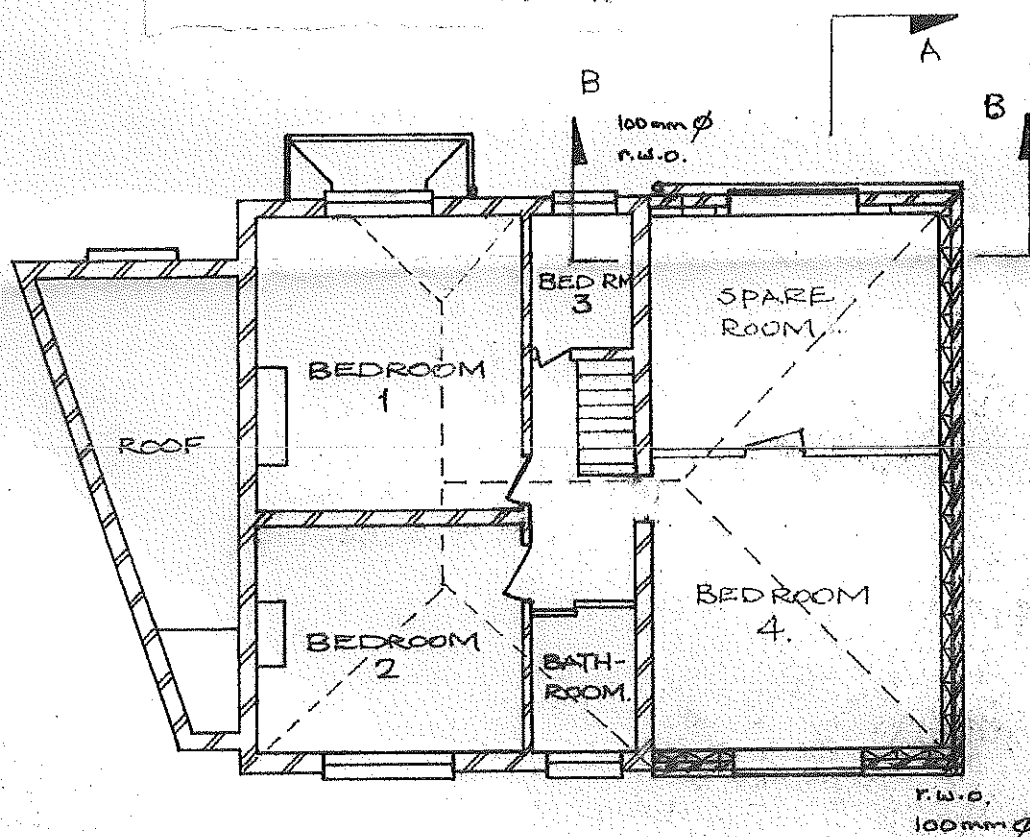
PROPOSED FRONT ELEVATION.

EXTENT OF
NEW SLA.

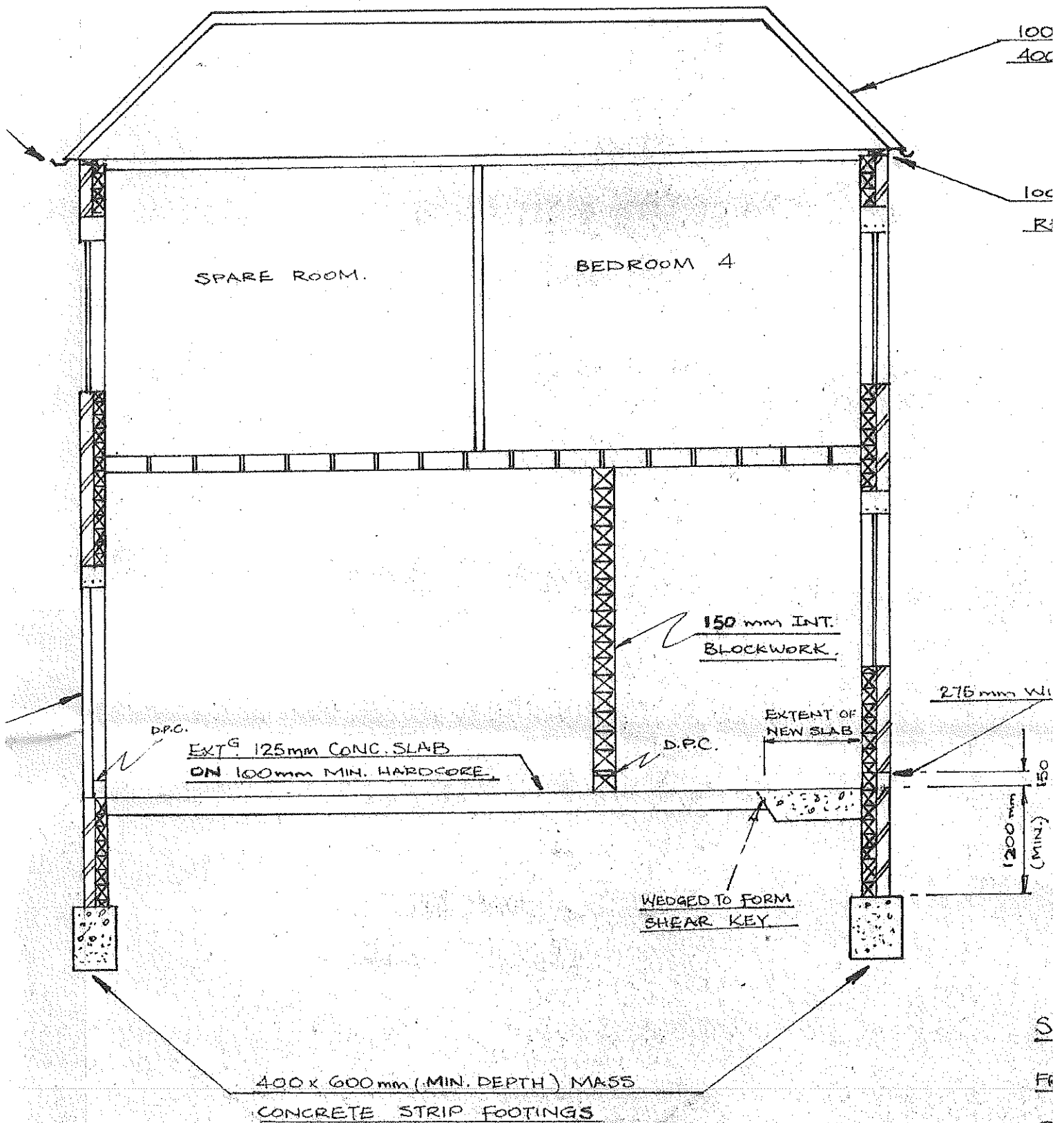


PROPOSED GROUND FLOOR

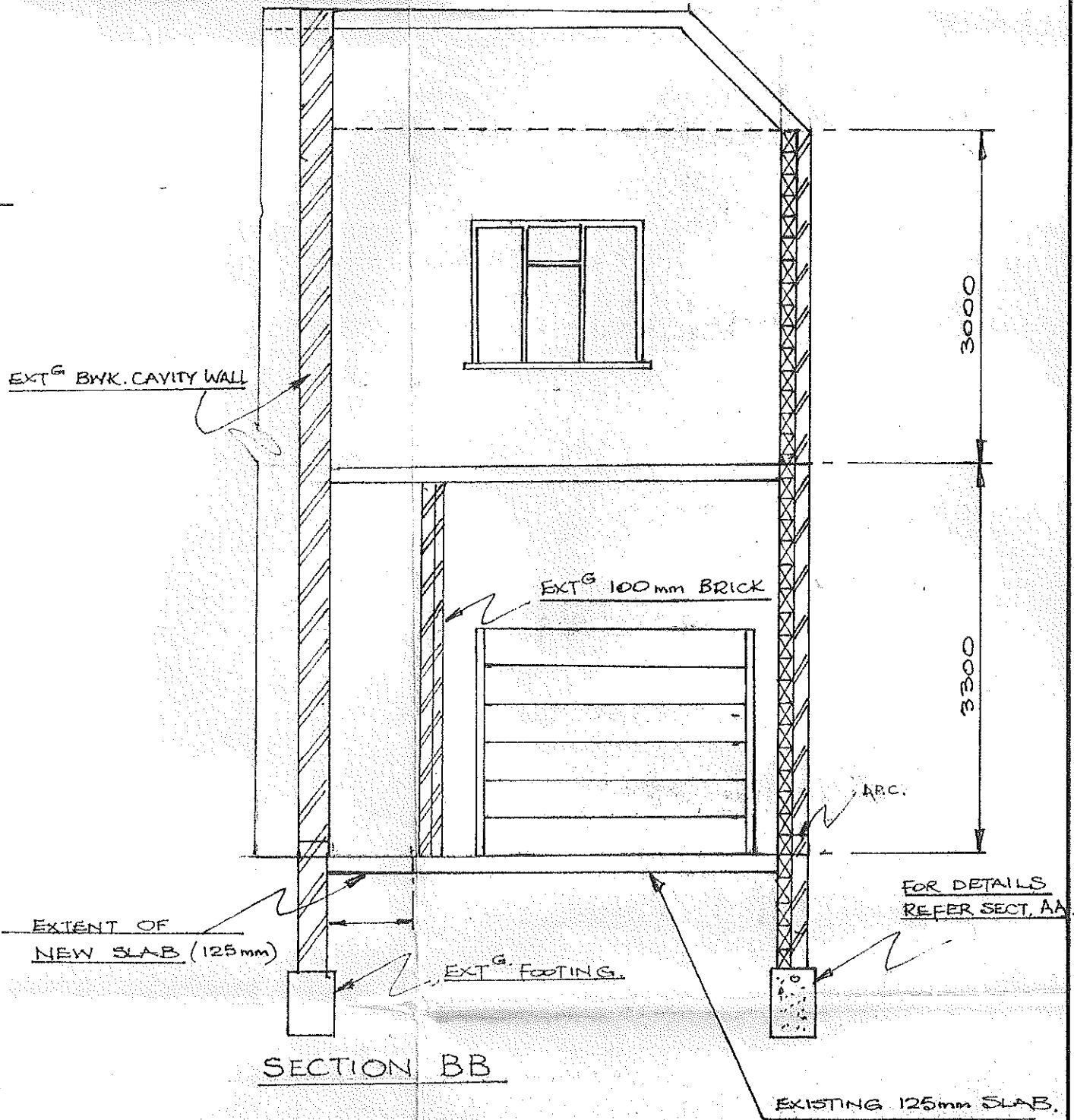
PROPOSED FIRST FLOOR



REFER NOTE 14



SECTION AA



7.

8.

9.

10.

11.

12.

13.

14.

Appendix D

Professional Plans



Planning Statement

Planning Application for the erection of a two storey side extension to dwelling house

**13 Hayes End Close
Hayes
UB4 8HF**

Prof. Plans
(Jan 2022)



Introduction

This Planning Statement has been prepared on behalf of the applicant / owner of the property known as 13 Hayes End Close, Hayes, UB4 8HF.

Site and Locality

The application relates to a two storey, detached dwelling, located to the north of Hayes End Close with the principle elevation facing south. The property benefits from a large rear and side gardens which provides the private amenity space for the occupiers of the property and the large front garden provides off street parking spaces.

The street scene is residential in character and appearance comprising predominantly of two storey semi-detached and terraced properties.

The site is situated within the 'developed area' as identified in the Hillingdon Local Plan - Part One - Strategic Policies.

A previous planning application (12748B/84/90) for a similar two storey extension was granted in January 1984, however was not implemented.

Proposed Scheme

This application seeks planning permission for the erection of a two storey side extension to 13 Hayes End Close.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- DMHB11 Design of New Development
- DMHB 18 Private Outdoor Amenity Space
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D6 (2021) Housing quality and standards

MAIN PLANNING ISSUES

The Hillingdon Local Plan: Part One Strategic Policy BE1 seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character. Part Two - Saved Unitary Development Plan Policies of the Local Plan contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy DMHB 11 of the Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and

landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 of the Development Management Policies (2020) States that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;

C) Side Extensions

- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;

Taking into consideration the boundary treatment and the adjoining neighbour's the proposed extensions would not be overbearing and would not result in a loss of light or loss of privacy for adjoining residential properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with Policies DMHB 11 and DMHD 1 of the Development Management Policies (2020).

It is considered, that all the proposed habitable rooms, and those altered by the development would still maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

Policy DMHB 18 of the Development Management Policies (2020) expects a minimum 60sq.m of private amenity space to be retained for a 2 and 3 bedroom property. The proposal would exceed this requirement, in compliance with the policy requirements.

The parking provision would remain unaffected by the proposal.

Conclusion

Decision to grant planning permission should be given 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).

Prof. Plans
(January 2022)



Appendix E

Prof. Plans
Professional Plans
Professional Plans
Suite 312
5 Spur Road, Busch Corner
Isleworth
TW7 5BD

Application Ref: 12748/APP/2022/167

Date of Decision: 17th March 2022

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:	12748/APP/2022/167
Date your planning application was submitted:	19th January 2022
Site location:	13 Hayes End Close Hayes

Description:
Demolition of existing garage and erection of two storey side extension to dwellinghouse

Application submitted by: Prof. Plans

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

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

1. The proposed two storey side extension by reason of its siting, scale, bulk, height, design and excessive width would fail to read as a subordinate addition to the house and respect its architectural integrity. Given the prominent corner position of the site, the side extension would also result in the closing of an important gap characteristic to the area, fail to respect the established return building line and overall result in harm the established character and appearance of the area. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the surrounding area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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: 17th March 2022

END OF SCHEDULE

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

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: 12748/APP/2022/167

SCHEDULE OF PLANS

05/15.	Received	19-01-2022
01/15.	Received	19-01-2022
04/15.	Received	19-01-2022

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).

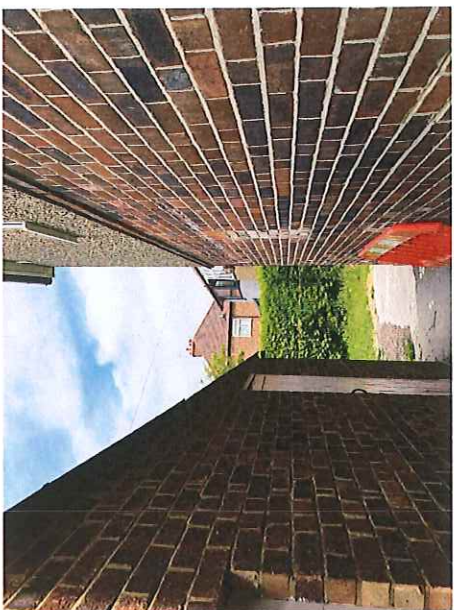
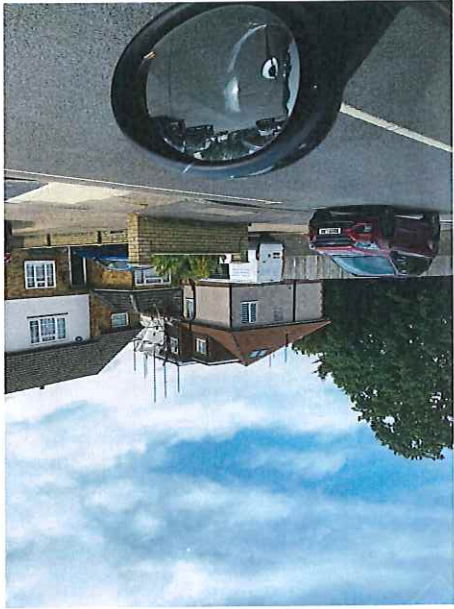
Appendix F













Appendix G

.....

APPEAL PRECEDENT

Example 1



Ms Maria Golasowska
246 Watson Heights
Chelmsford
CM1 1AP

Application Ref: 50785/APP/2020/3921

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT 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 **GRANTS** permission for the following:-

Description of development:

Part two storey, part single storey side/rear extension (retrospective)

Location of development: 11 Ayles Road, Hayes

Date of application: 07 December 2020

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 27 January 2021

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 50785/APP/2020/3921

SCHEDULE OF CONDITIONS

- 1 . The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A-EXT-HY-011A-PL-110 and A-EXT-HY-011A-EL-310.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2016).

- 2 . Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES:

- 1 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

SCHEDULE OF CONDITIONS

Standard Informatives

- 1 The decision to GRANT 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 GRANT 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
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- DMHB 1 Heritage Assets
- DMHB 5 Areas of Special Local Character
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm
- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP 3.5 (2016) Quality and design of housing developments
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planing permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control that is considered to cause harm to local amenity.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the

SCHEDULE OF CONDITIONS

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public

SCHEDULE OF CONDITIONS

health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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

GRANT OF PLANNING PERMISSION

Application Ref.No.: 50785/APP/2020/3921

SCHEDULE OF PLANS

A-EXT-HY-011A-SL-001 - received 26 Nov 2020
A-EXT-HY-011A-BP-002 - received 26 Nov 2020
A-EXT-HY-011A-PL-110 - received 26 Nov 2020
A-EXT-HY-011A-EL-300 - received 26 Nov 2020
A-EXT-HY-011A-PL-100 - received 26 Nov 2020
A-EXT-HY-011A-EL-310 - received 26 Nov 2020

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

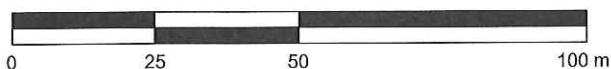
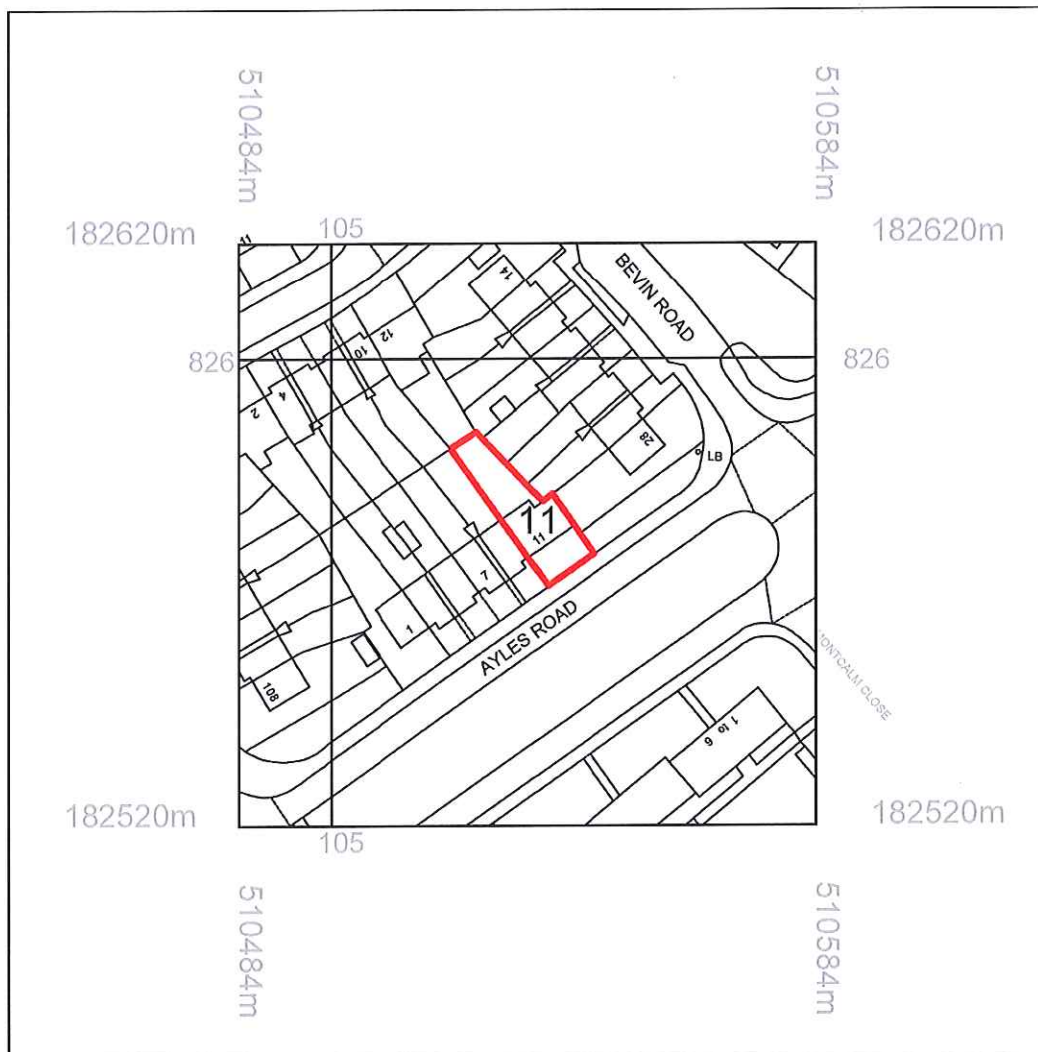
Appeals to the Secretary of State

- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- 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.



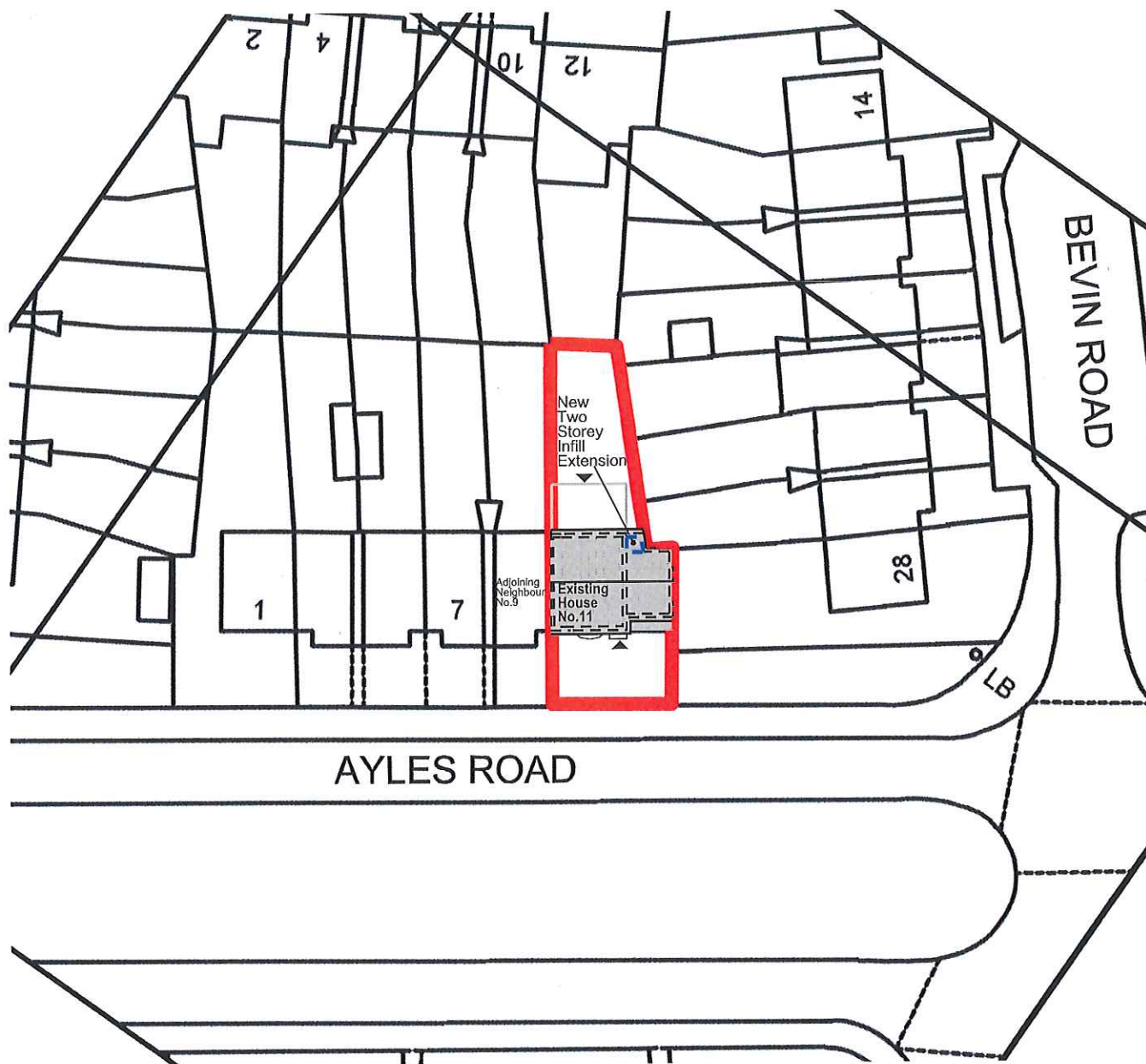
SCALE BAR 1:1250 @ A4



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Notes: All dimensions in millimeters.
KEY: SITE BOUNDARY ———

Rev	Notes	Date	Drawn	Issued	Author
00	Planning Submission	09.11.2020	MG	MG	Maria Golasowska M Eng, Dip Arch, BA (Hons) ARB no. 077808G Director, MGDC Ltd. M: 077 3138 7952
Client: Rafal Taraszkiewicz 11 Ayles Road Hayes UB4 9HG					MG LTD [Architecture] [Interior Design] 240 Watton Heights Oxshott, CM1 1AP United Kingdom T: +44 (0) 20 3715 7751 E: office@mgdc.info

Project: Private Terraced House 11 Ayles Road Hayes UB4 9HG		
Drawing Title: SITE LOCATION PLAN		
Drawn By: MG	Issued By: MG	Date of First Issue: 09.11.2020
Project No: EXT-HY-A-011A	Scale @ A4: 1:1250	
Drawing No: A-EXT-HY-011A-SL-001	Revision: 00	

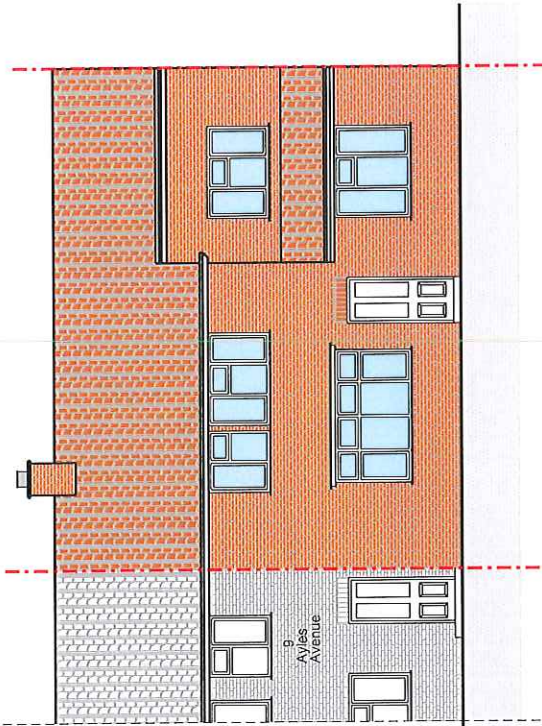


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Notes: All dimensions in millimeters.
KEY: SITE BOUNDARY ——— ACCESS POINTS ▲

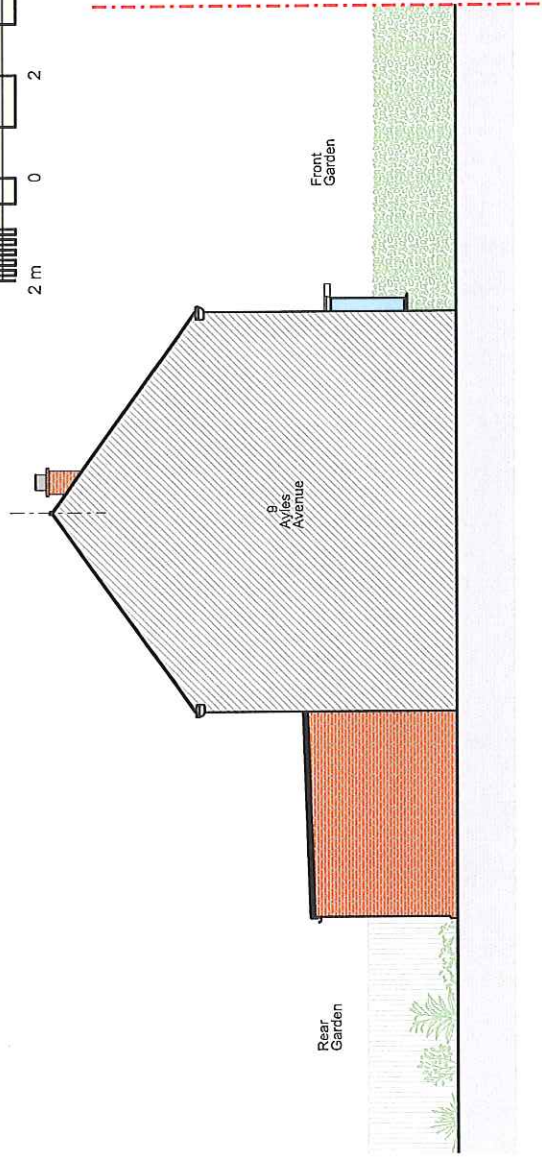
Rev:	Notes:	Date:	Drawn:	Iss:	Author:
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Client: Rafal Taraszkiewicz 11 Ayles Road Hayes UB4 9HG					 [Architecture] [Interior Design] 246 Watton Heights Chesham, MK1 1AP United Kingdom T: +44 (0) 20 3715 7731 E: office@mgdc.info
					MGDC LTD Maria Golasowska Design Consultancy

Project: Private Terraced House 11 Ayles Road Hayes UB4 9HG		
Drawing Title: SITE PLAN (BLOCK PLAN)		
Drawn By: MG	Issued By: MG	Date of First Issue: 09.11.2020
Project No: EXT-HY-A-011A	Scale @ A4: 1:500	
Drawing No: A-EXT-HY-011A-BP-002	Revision: 00	

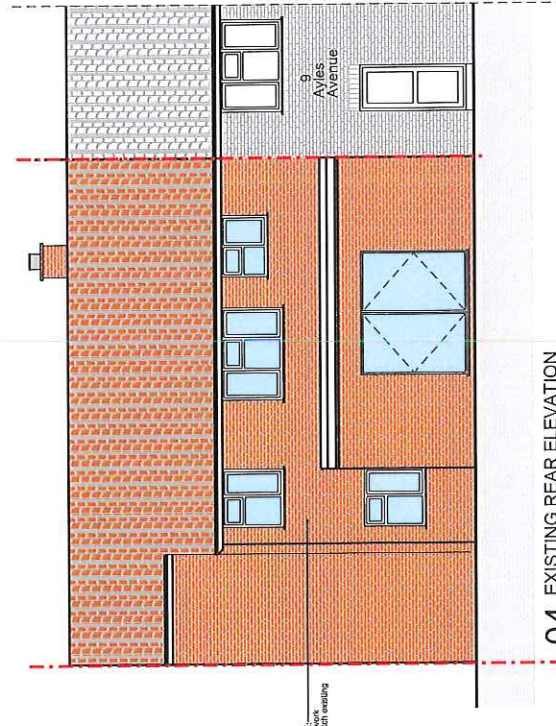
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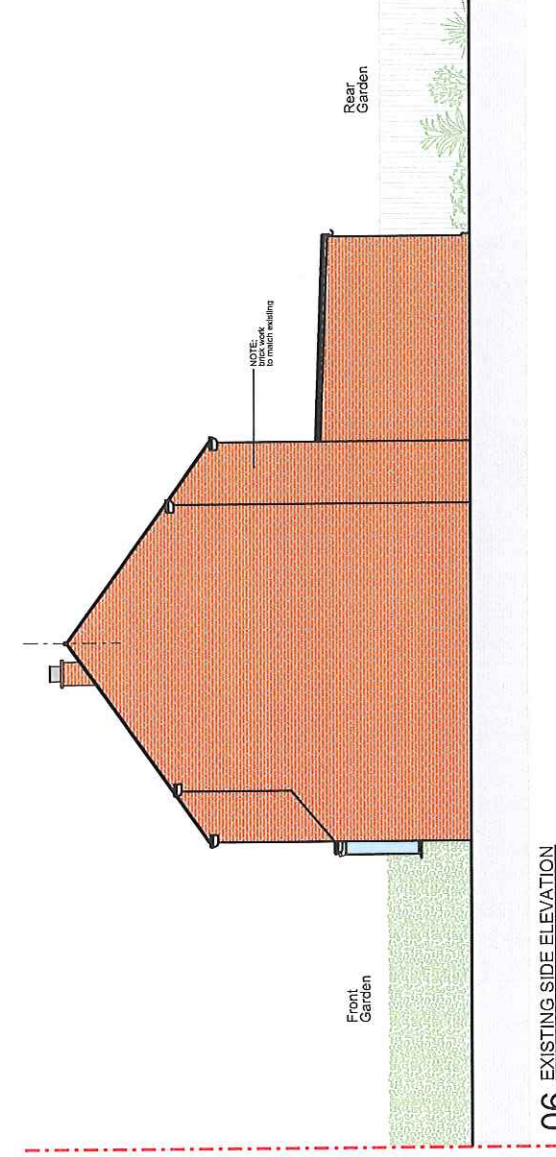
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1:100



05 EXISTING SIDE ELEVATION
1:100



04 EXISTING REAR ELEVATION
1:100



06 EXISTING SIDE ELEVATION
1:100

Client: The client is responsible for the accuracy of the information provided in this document.
 Date: 09/11/2020
 Project: Planning Submission
 Scale: 1:100
 Drawing No: A-EXT-HY-011A-EL-310
 Revision: 00

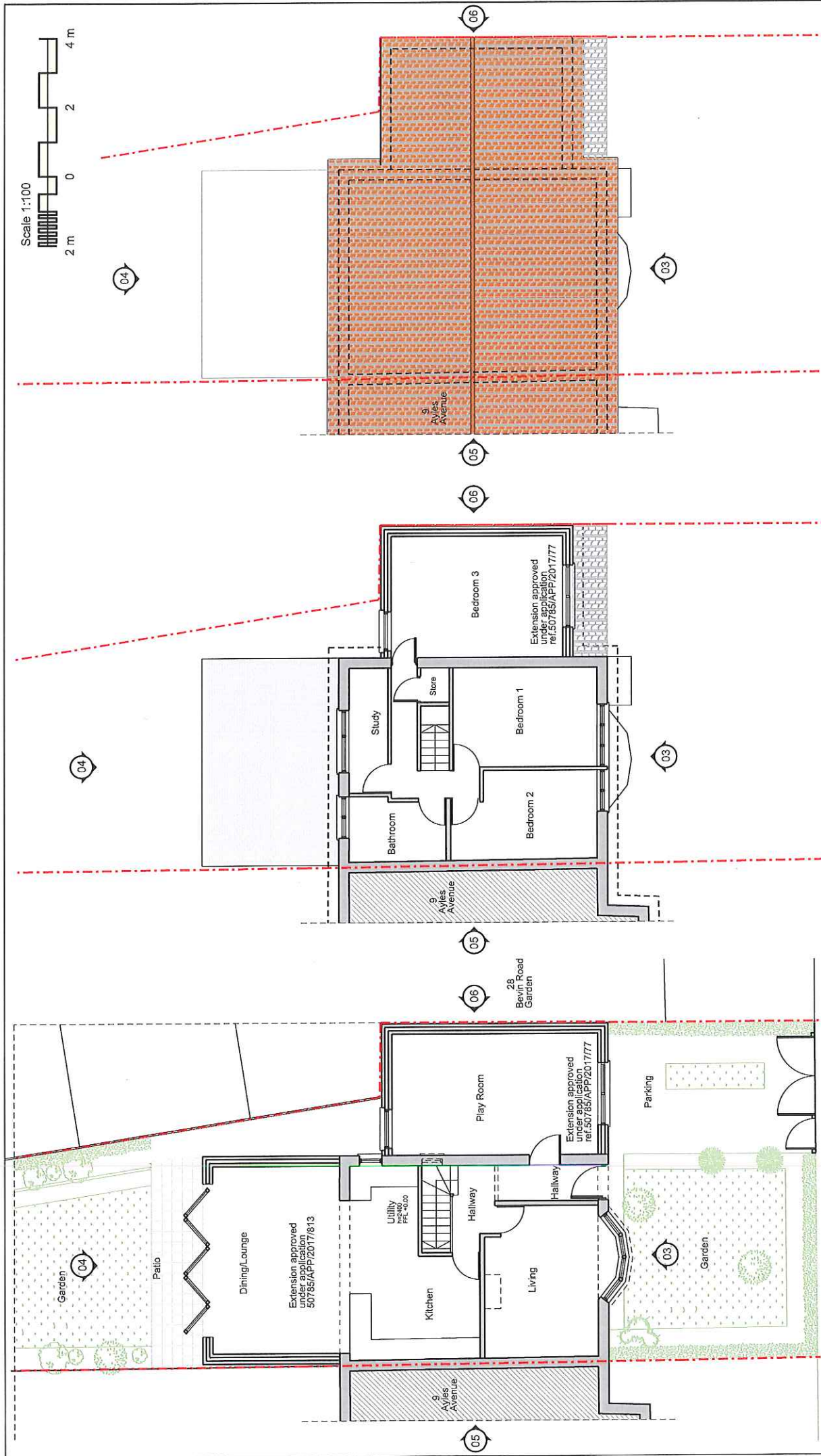
Designer: Maria Golasowska
 M Eng, Dip Arch, BA (Hons)
 ARB no. 077808G
 Director, MGDC Ltd.
 M: 077 3138 7952

Client: Rafal Taraszkiewicz
 11 Ayres Road
 Hayes UB4 9HG



MGDC LTD
 (Architectural) (Interior Design)
 11 Ayres Road
 Hayes UB4 9HG
 Tel: 077 3138 7952
 Email: info@mgdc.co.uk

Project: Private Terraced House
 11 Ayres Road
 Hayes UB4 9HG
 Project No: EX-THY-011A
 Drawing No: A-EXT-HY-011A-EL-310
 Revision: 00

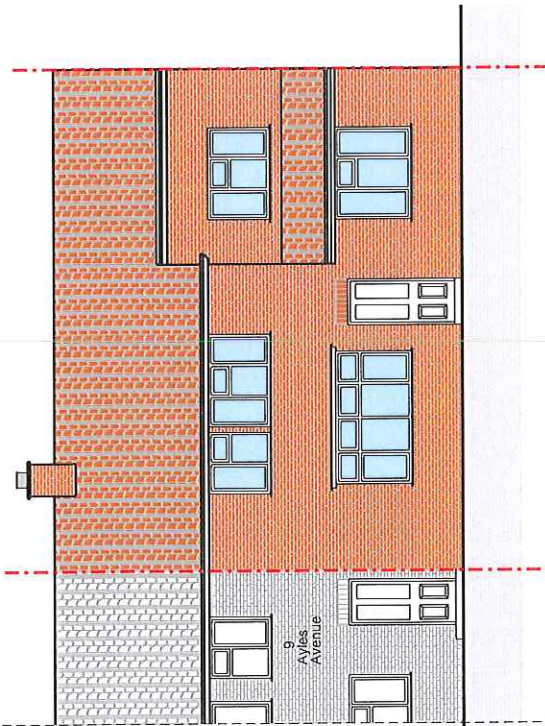
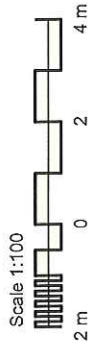


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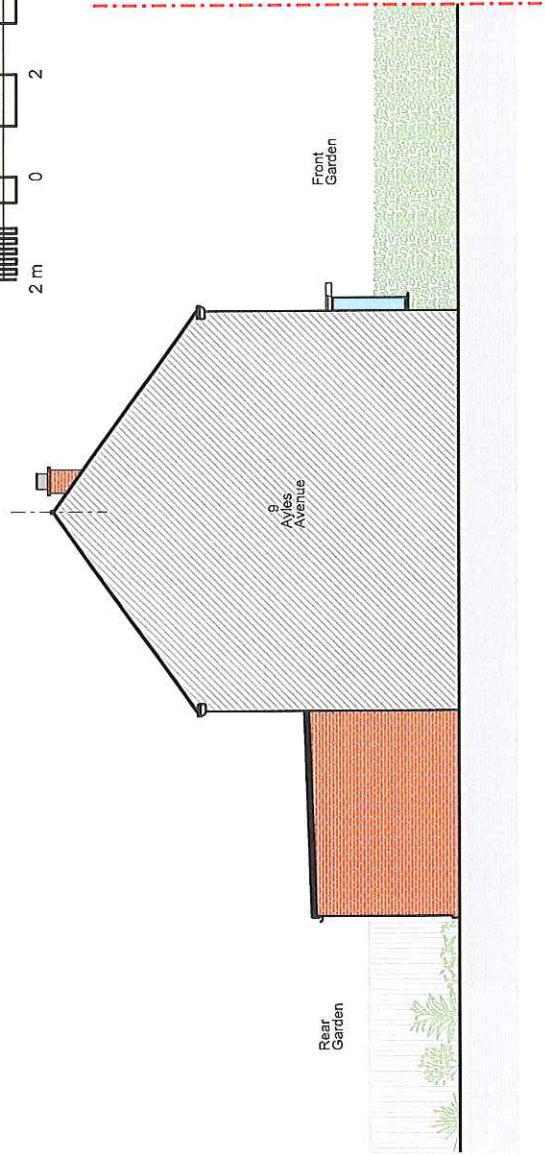
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02 PRE-EXISTING ROOF PLAN
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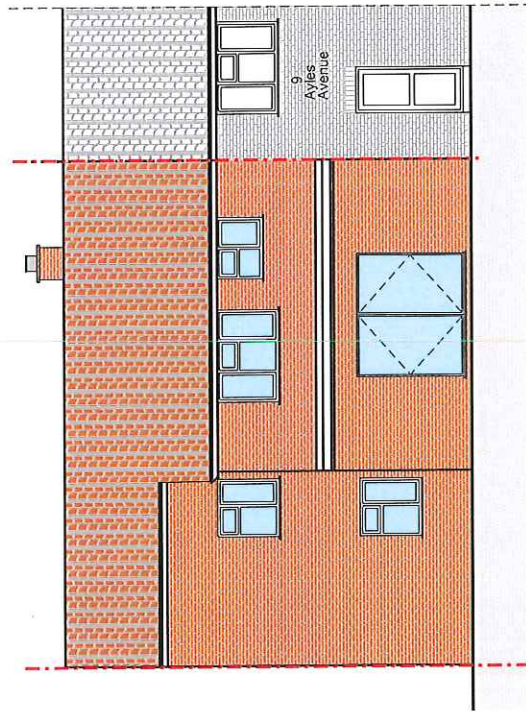
Client: Private Terraced House 11 Ayles Road Hayes UB4 9HG	Drawn By: MG Project No.: EXT-HY-011A Client Ref: A-EXT-HY-011A-PL-100	Date of First Issue: 05.11.2020 Scale @ A2: 1:100	Revision: 00
Project Name: PRE-EXISTING LAYOUT Ground, First and Roof Floor Plans			
Author: Maria Golasowska M Eng, Dip Arch, BA (Hons) ARB no. 077808G Director, MGDC Ltd. M: 077 3138 7952			
Check: Rafal Taraszkiewicz 11 Ayles Road Hayes UB4 9HG			
Location Map:			
Consultant: MGDC LTD (Architecture Planning Design) 11 Ayles Road Hayes UB4 9HG T: 077 3138 7952 E: info@mgdc.co.uk			



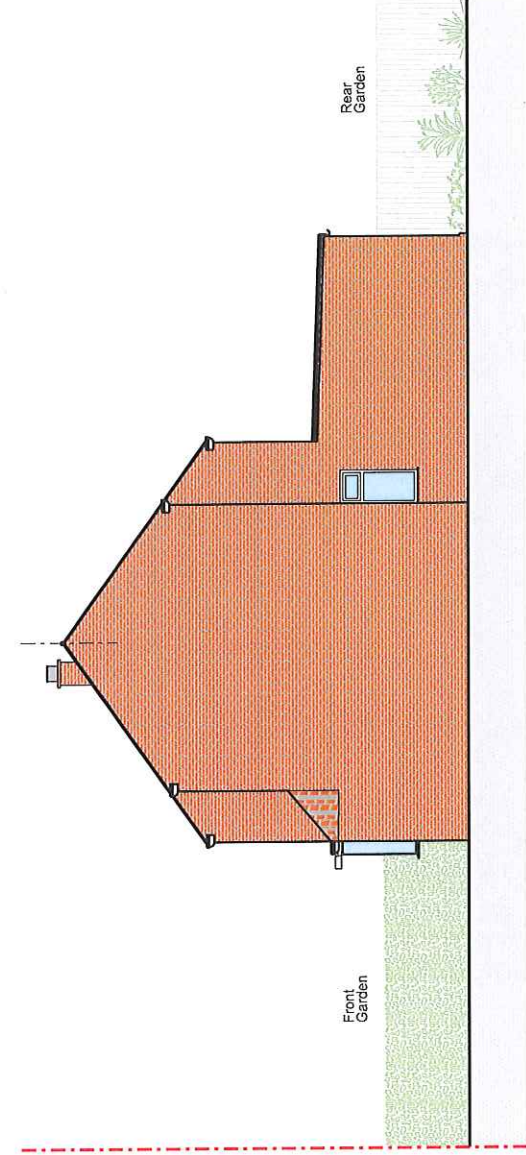
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1:100



05 PRE-EXISTING SIDE ELEVATION
1:100



04 PRE-EXISTING REAR ELEVATION
1:100



06 PRE-EXISTING SIDE ELEVATION
1:100

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	01	Planning Submission	09.11.2020	MG	MG	Maria Golasowska M.Eng, Dip Arch, BA (Hons) ARB no. 077808G Director, MGDC Ltd. M: 077 3138 7952	Rafal Taraszkiewicz 11 Ayles Road Hayes UB4 9HG									

MGDC LTD
[Architecture] [Interior Design]
11 Ayles Road, Hayes, UB4 9HG
Tel: 077 3138 7952
Email: info@mgdc.co.uk

APPEAL PRECEDENT

Example 2



Mr Vishal Patel
62
Station Approach
Ruislip HA4 6SA

Application Ref: 73270/APP/2018/1480

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT 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 **GRANTS** permission for the following:-

Description of development:

Part two storey, part single storey side/rear extension, single storey side/front extension, conversion of roofspace to habitable use to include a rear dormer and 1 front rooflight

Location of development: 106 Greenway, Hayes

Date of application: 24 April 2018

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 18 June 2018

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 73270/APP/2018/1480

SCHEDULE OF CONDITIONS

- 1 . The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 . The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers PL-01, PL-02, PL-03 and PL-05.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (March 2016).

- 3 . The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 4 . 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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 104 Greenway

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES:

- 1 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 . The Council will recover from the applicant the cost of highway and footway repairs,

SCHEDULE OF CONDITIONS

including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

- 3 . 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 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Standard Informatives

- 1 The decision to GRANT 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 GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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 |
| PT1.HE1 | (2012) Heritage |

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| BE5 | New development within areas of special local character |
| 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. |

SCHEDULE OF CONDITIONS

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Resident Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please

SCHEDULE OF CONDITIONS

contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in

SCHEDULE OF CONDITIONS

action being taken under the Highways Act.

- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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

GRANT OF PLANNING PERMISSION

Application Ref.No.: 73270/APP/2018/1480

SCHEDULE OF PLANS

PL-01 - received 23 Apr 2018
PL-02 - received 23 Apr 2018
PL-05 - received 23 Apr 2018
PL-06 - received 23 Apr 2018
PL-04 - received 23 Apr 2018
PL-03 - received 23 Apr 2018

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

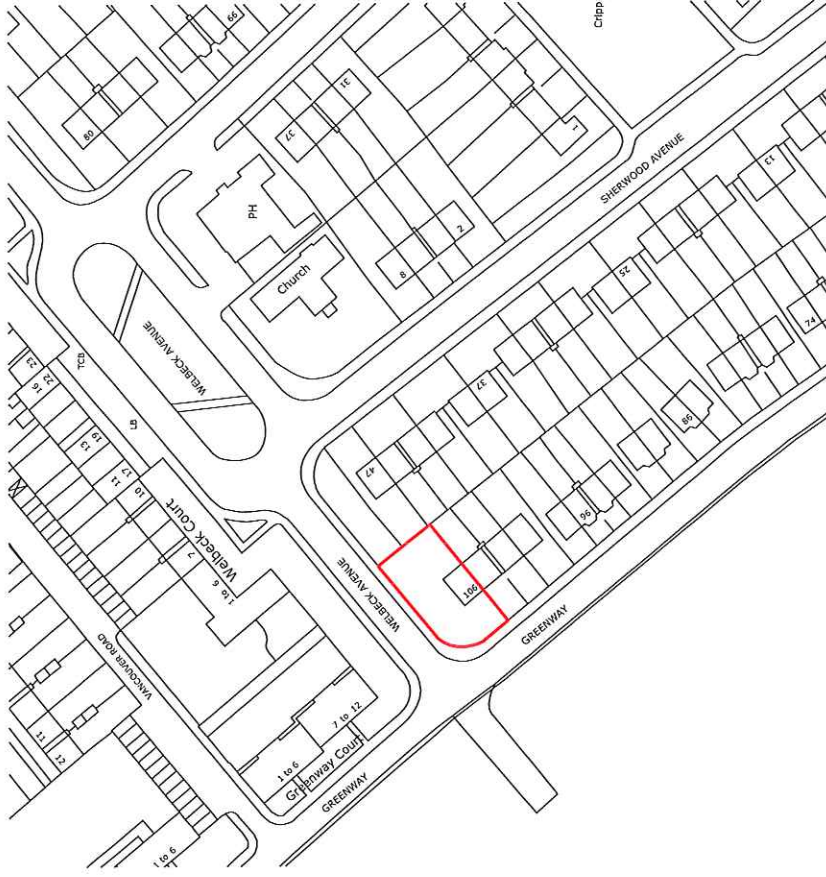
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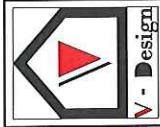
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Block Plan



Site Location



Dimensions to be verified on site.
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Email: vh@vdesigncad.co.uk Mobile: 07971083395

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Hayes,
UB4 9HR.

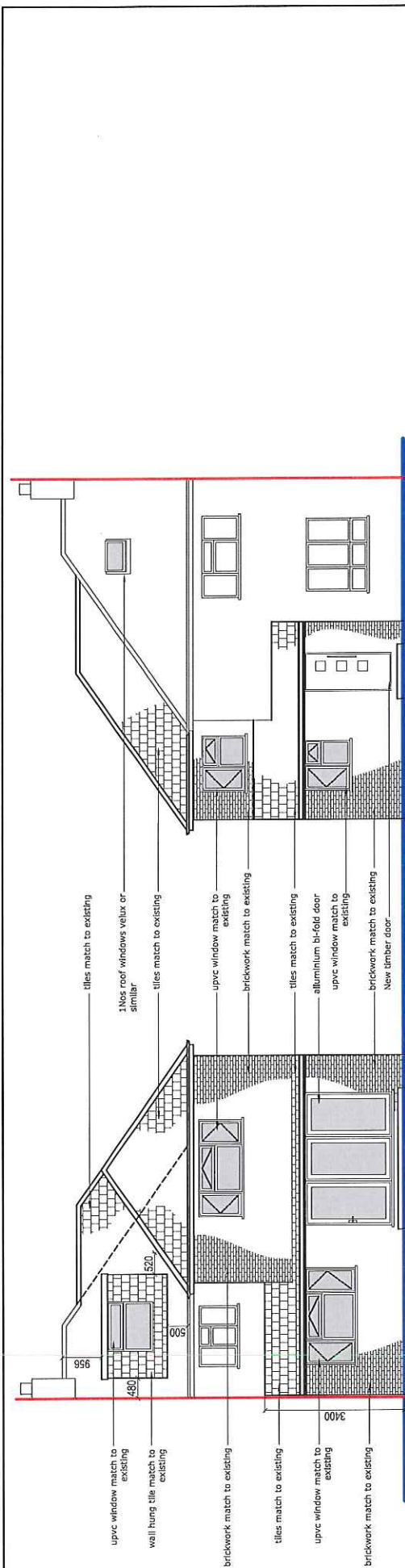
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Drawn By: VP
Job Ref: 17102
Date: Oct 2017
Drawing No.: PL - 06

Rev Date Comments

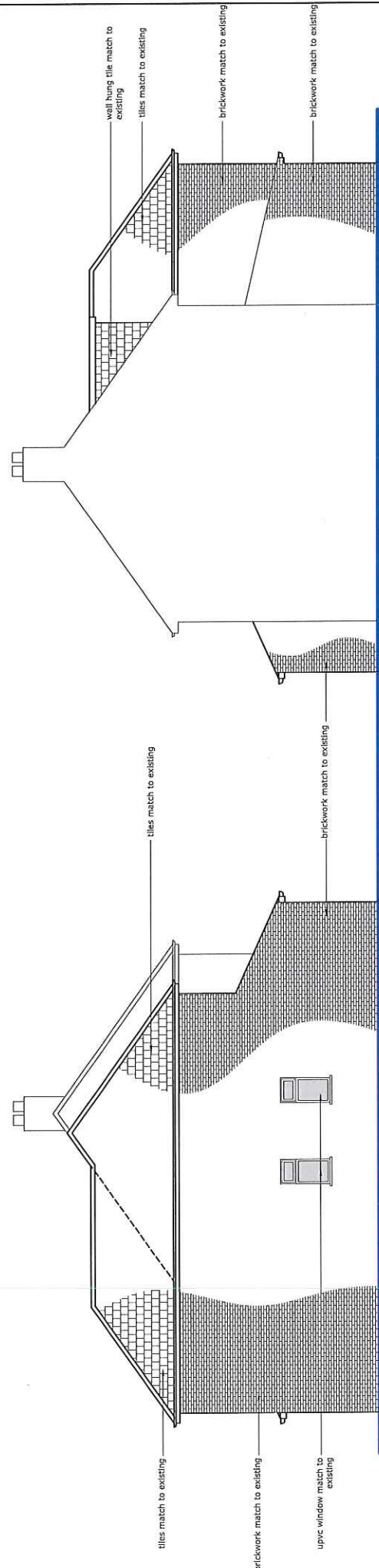


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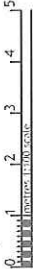
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Front Elevation

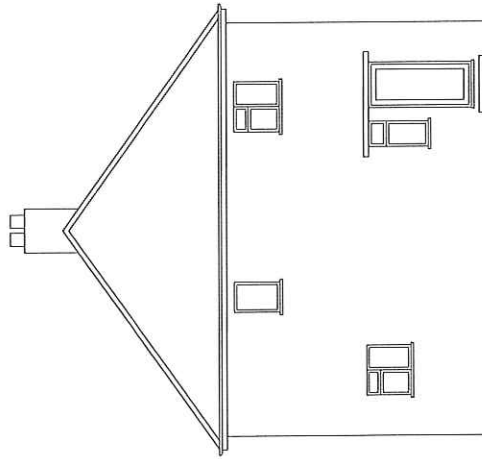


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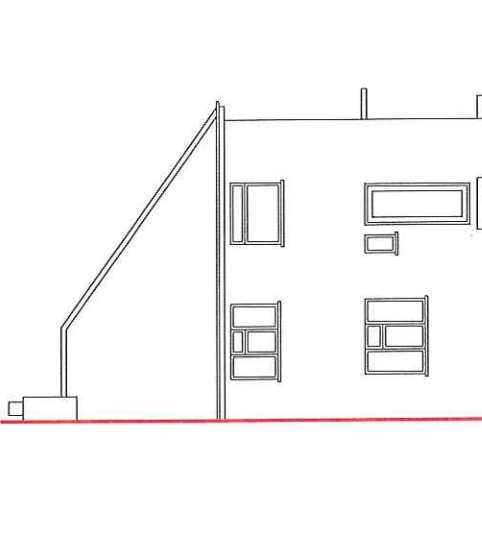
Side Elevation

	Directions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.		Site Address:		Title:		Drawn By:	
	This drawing is the property of V-DESIGN CAD SERVICES Ltd Copyright is reserved by them and the drawing is issued on the understanding that it is not to be reproduced or disclosed to any unauthorized person, either wholly or in part without the consent in writing of V-DESIGN CAD SERVICES Ltd		106, Green Way, Hayes, UB4 9HR.		Proposed Elevations		Job Ref:	
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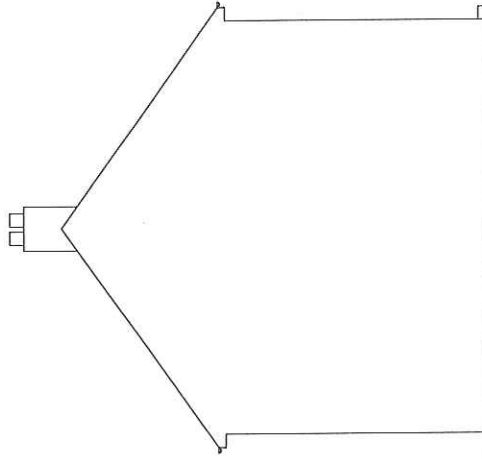
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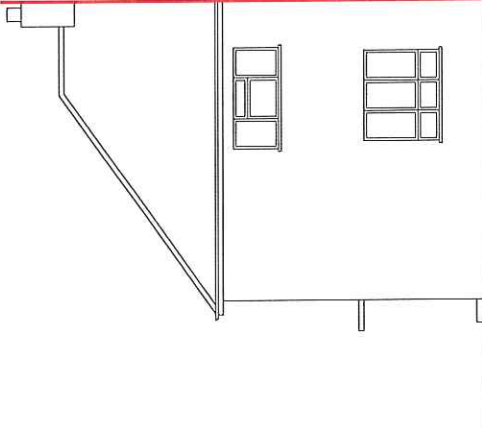
Existing Side Elevation



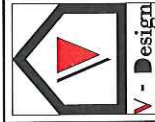
Existing Rear Elevation



Existing Side Elevation



Existing Front Elevation

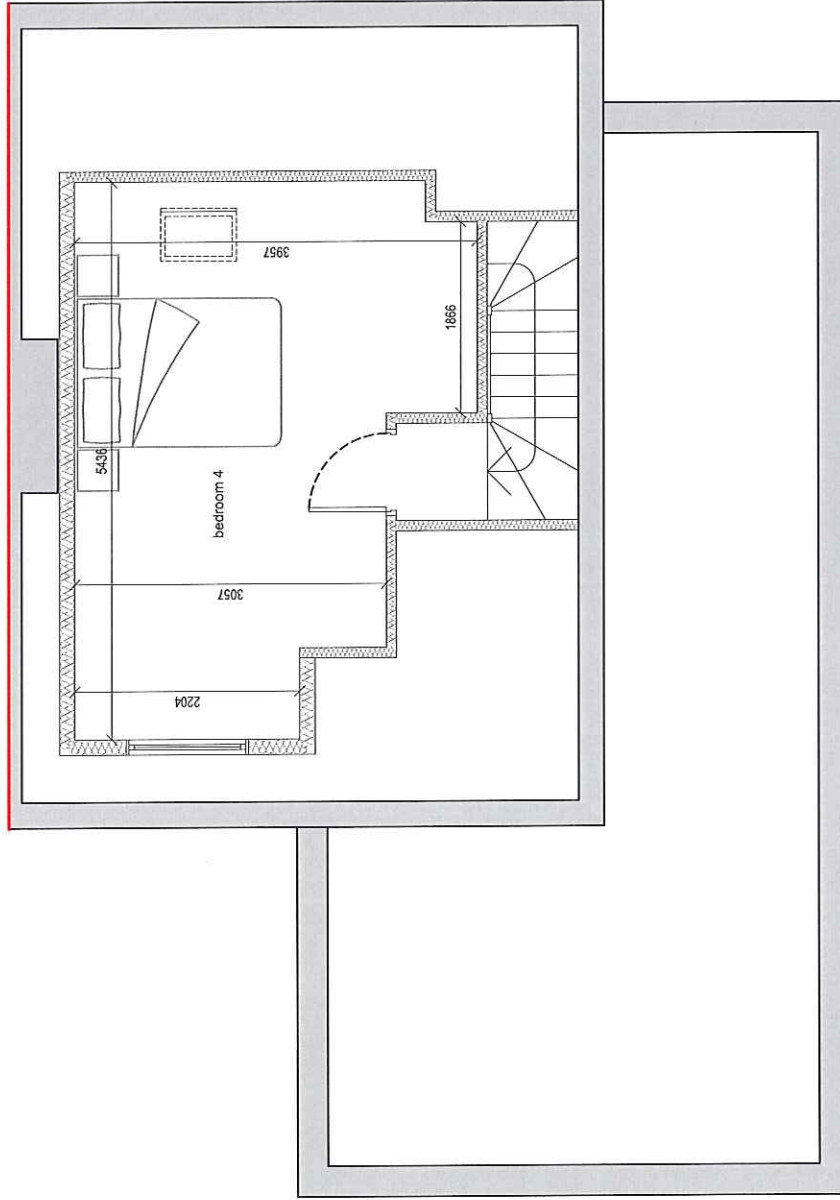


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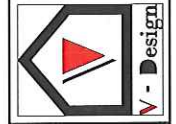
Title:
Existing Elevations
Scale:
1:100
Paper Size: A3

Drawn By: VP
Job Ref: 17102
Date: Jan 2018
Drawing No. PL - 04



Proposed Loft

Rev Date Comments:

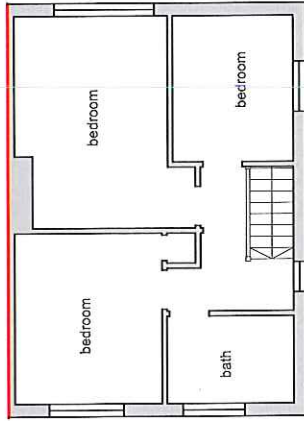


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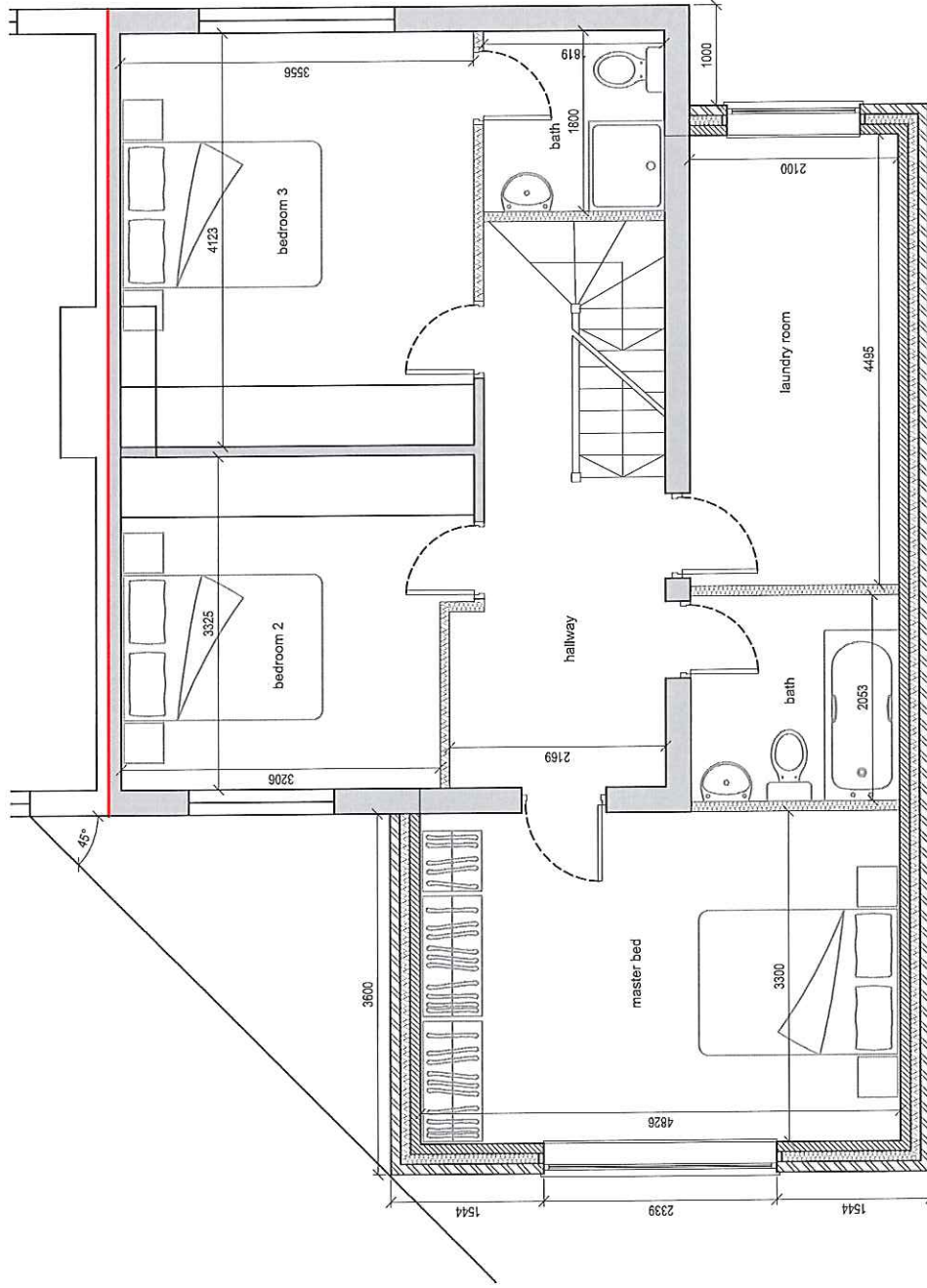
Site Address:
106, Green Way,
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UB4 9HR.

Title:
Proposed Loft
0 0.5 1.0 1.5 2.0 2.5
METERS
Scale:
1:50
Paper Size: A3

Drawn By: VP
Job Ref: 17102
Date: Jan 2018
Drawing No. PL - 03



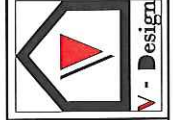
Existing First Floor Plan



Proposed First Floor Plan



Rev Date Comments



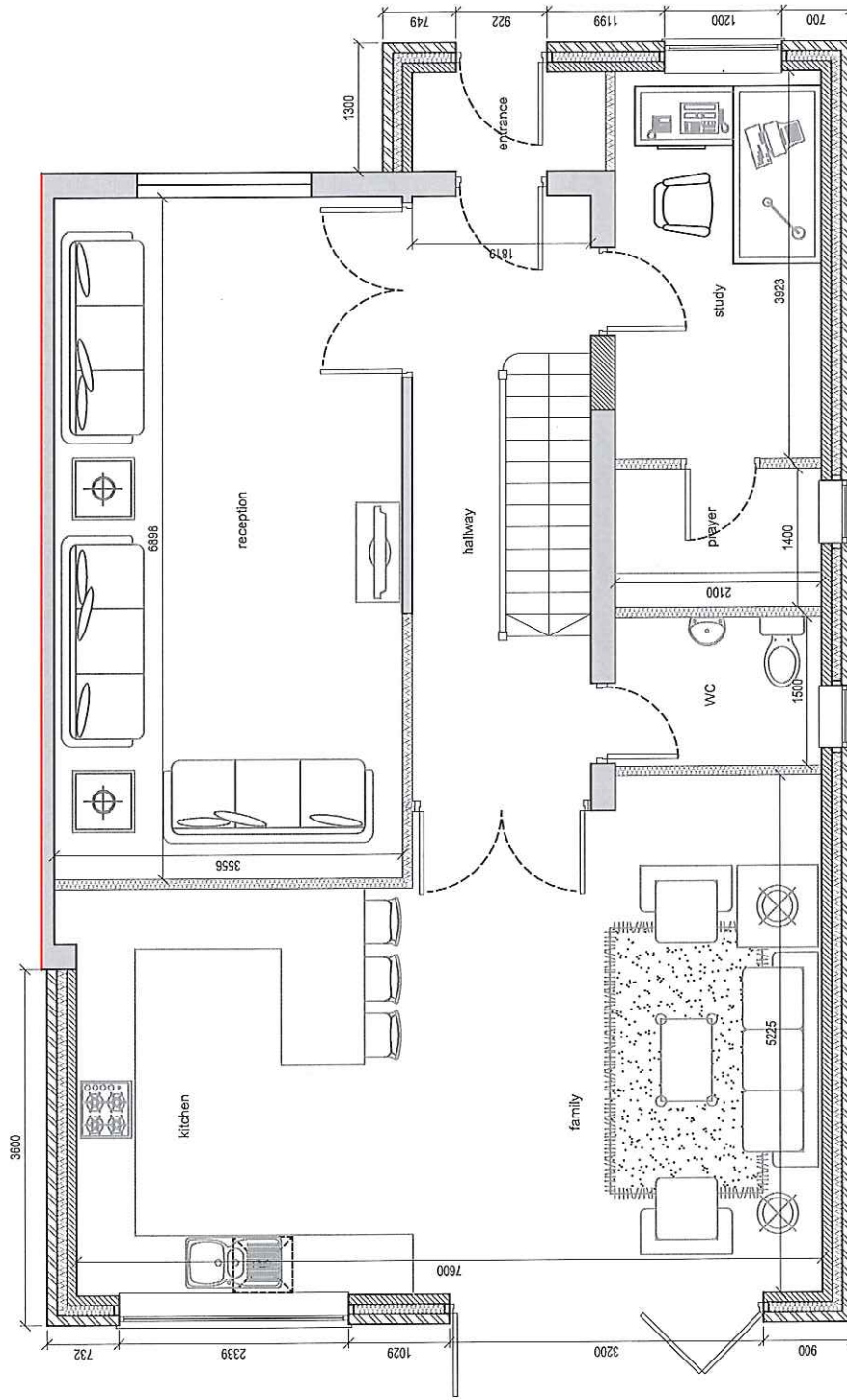
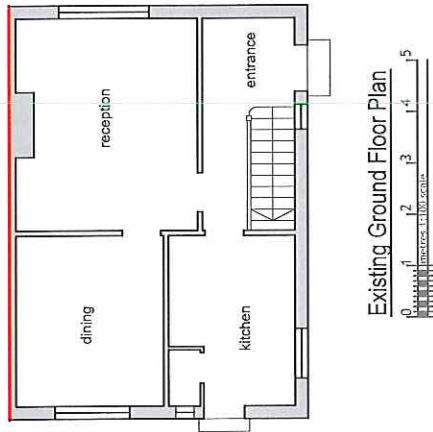
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Title:
Existing & Proposed First Floor Plans

Drawn By: VP
Job Ref: 17102
Date: Jan 2018
Drawing No. PL - 02

Scale: 1:50, 1:100 Paper Size: A3

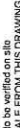


Proposed Ground Floor Plan

0 0.5 1.0 1.5 2.0 2.5

1:100

Rev Date Comments

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		106, Green Way, Hayes, UB4 9HR.	Existing & Proposed Ground Floor Plans			Job Ref: 17102
			Scale:	1:50, 1:100		Date: Jan 2018
			Paper Size:	A3		Drawing No. PL - 01

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