

Zara Raza

From: Alex Frame <Info@Party-Wall.co.uk>
Sent: 06 April 2022 17:21
To: Zara Raza
Subject: RE: 46 Laurel Lane-17506/APP/2021/4043

Hi Zara

A disappointment after such a time delay.

A withdrawal will not be made as this takes away the applicants right of appeal, particularly as I don't fully agree with your reasoning against the precedent.

I will pass on your comments to the applicant.

Kind regards,

Alex M. Frame MSc., FRICS., FFPWS., FASI., FCIOB., MCMI.

ADS Property Services, Taradale, Little Lane, Upper Bucklebury, West Berkshire, RG7 6QX

Tel.: 01635 864956

Mob.: 07816 070740



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From: Zara Raza <zraza@hillington.gov.uk>
Sent: 06 April 2022 17:15
To: Alex Frame <Info@Party-Wall.co.uk>
Subject: RE: 46 Laurel Lane-17506/APP/2021/4043

Hi Alex,

Thank you for your patience and I am sorry for the delay in liaising with this case.

I have now reviewed your case in detail. Thank you for sending over the example at 36 Laurel Lane which was also helpful.

Unfortunately I am recommending refusal for the application. I have concerns about the size, siting, bulk and design of the extensions on this corner plot. The width of the extension far exceeds the requirements of Policy DMHD 1 and the extensions also breach the return building line on the road behind. This visual harm is compounded by the size and bulk of the wrap around rear addition.

I note your example at 36 Laurel Lane but this site situation is very different with the open space/ green and the fact the extension was only for a side extension – with no wrap around at first floor. Your site is unfortunately more sensitive and the extension, larger. This extension was also approved before our new local plan.

Given that the proposals would need a redesign, I recommended you withdraw the application. Alternatively I can issue a recommendation to refuse. Please let me know how you wish to proceed.

To assist with a resubmission – I would recommend you propose a single storey side extension the same depth as the house and a single storey rear extension the same width as the house. Remove the wrap around element and the first floor extension.

If you want to explore a first floor side you will need to limit the depth to that of the original house and reduce the width in line with Policy DMHD1 and so that it doesn't come in front of the return building line on Berberis Walk.

I look forward to hearing from you.

Kind Regards,

Zara Raza
Planning Officer

Planning Service
Residents Services
London Borough of Hillingdon
3 North Civic Centre
UB8 1UW

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.



From: Planning <planning@hillington.gov.uk>
Sent: 04 April 2022 17:21
To: Zara Raza <zraza@hillington.gov.uk>
Subject: FW: 46 Laurel Lane-17506/APP/2021/4043

FYI

From: Alex Frame <Info@Party-Wall.co.uk>
Sent: 04 April 2022 16:24
To: Planning <planning@hillington.gov.uk>
Subject: 46 Laurel Lane

Dear Sirs

Re: 17506/APP/2021/4043

This application was made on 1st November 2021 and to date we have received no feedback or decision (other than a change of officer)

Please would you update me on this application immediately to avoid an appeal against non-determination, which may be lodged within the next few days.

As a guide to help you a similar scheme at number 36 on the other corner has been approved and built.

Kind regards,

Alex M. Frame MSc., FRICS., FFPWS., FASI., FCIOB., MCMI.

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