

Appeal Decision

Site visit made on 14 June 2016

by **D Cramond** BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 22 June 2016

Appeal Ref: APP/R5510/D/16/3147070

15 Brookside Road, Hayes, UB4 0PQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Jas Sandher against the decision of the London Borough of Hillingdon.
 - The application Ref 30809/APP/2015/4514, dated 9 December 2015, was refused by notice dated 16 February 2016.
 - The development proposed is a first floor side/rear extension and installation of new pitched roof to existing single storey rear element.
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. I use the Council's description of development which is more concise than the planning application form; I note the Appellant also uses this description on the appeal form.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

4. The appeal property is an end of terrace two storey dwelling on a corner plot. The property has pleasing principal elevations and a fully hipped roof and has a single storey element to its return road side and its rear. It is in a well established area of residential character with a pleasant suburban streetscene formed in the main by a range of semi-detached and terraced properties. The proposal is as described above and would primarily provide for an increase of three bedrooms.
 5. The appeal property is one of six which front a small 'green' and share a sense of general symmetry and cottage style aesthetics adding markedly to the character of the area. The planned extension, seen from the front angle, would almost double the width of the main elevation of the home at upper level and would interfere with the aforementioned qualities. This large first floor extension would also radically change the scene from the junction area of
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Brookside Road and Dorchester Way as presently there is a visually beneficial sense of openness and this would be replaced by an upper floor edifice with a width of about 5 metres and a length of about 10.5m including a rear projection which would be appreciably and awkwardly longer than the existing main two storey element. The development would not be suitably subordinate to the original property. The relevant side elevation would be an extensive plane of almost blank two storey vertical walling which would be ungainly and oppressive in the streetscene. The two storey form would be too large and come too close to the footpath, such that it would appear uncomfortably cramped when spaciousness is a positive attribute of this corner site and contributes a pleasant aspect to the neighbourhood generally.

6. I conclude that the development sought would be overdevelopment and lead to visual detriment to the appeal property and the wider locality. This would run contrary to the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) which share common themes of seeking to protect or enhance the character and appearance of buildings and their neighbourhood, to ensure harmonious development and the protection of local distinctiveness. These same objectives are embodied in the Council's Supplementary Planning Document HDAS: *Residential Extensions* (SPD) which I have had regard to albeit it cannot be expected to cover every eventuality.

Other matters

7. I do understand the wish for additional accommodation and appreciate that neighbours and others did not object to the scheme. I noted that other extensions on corner properties are to be found locally albeit I do not know the full circumstances behind these. However, from my consideration of the examples given I would say that by reason of scale, design, plot characteristics or relationship to existing properties or the highways I found none to be directly comparable to the appeal proposals. Furthermore some of the examples do not contribute positively to the character and appearance of the area. In any event I must determine the scheme before me on its own merits. I would agree that technically there is some conformity with the SPD but that does also make a general call for openness at corners to be maintained and as I have said is general guidance unable to examine every possible proposal. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
8. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policies which I cite mirror relevant objectives within the Framework.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the host property and the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR



Mr E Afzal
85 Lonsdale Avenue

Application Ref: 30809/APP/2015/4514

HA9 7EW

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:-

Description of development:

First floor side/rear extension and installation of new pitched roof to existing single storey rear element

Location of development: 15 Brookside Road, Hayes

Date of application: 22 December 2015

Plan Numbers: See attached Schedule of plans

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

Head of Planning and Enforcement

Date: 16 February 2016

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
 - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 30809/APP/2015/4514

SCHEDULE OF REASONS

- 1 · The proposal by reason of its siting in this open prominent position, size, scale, bulk and design, would result in the loss of an important gap, at first floor level, characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 (2015). 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.

SCHEDULE OF REASONS

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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

REFUSAL OF PLANNING PERMISSION

Application Ref.No.: 30809/APP/2015/4514

SCHEDULE OF PLANS

Block Plan (1:250) - received 08 Dec 2015
0019-001 Rev. P1 - received 08 Dec 2015
0019-003 Rev. P1 - received 08 Dec 2015
0019-004 Rev. P1 - received 08 Dec 2015
0019-005 Rev. P1 - received 08 Dec 2015
0019-002 Rev. P2 - received 22 Dec 2015
Location Plan (1:1250) - received 22 Dec 2015

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.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** 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.
- 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.

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Sport and Green Spaces**

Address 15 BROOKSIDE ROAD HAYES

Development: First floor side/rear extension and installation of new pitched roof to existing single storey rear element

LBH Ref Nos: **30809/APP/2015/4514**

Drawing Nos: Block Plan (1:250)
 0019-001 Rev. P1
 0019-003 Rev. P1
 0019-004 Rev. P1
 0019-005 Rev. P1
 0019-002 Rev. P2
 Location Plan (1:1250)

Date Plans Received: 09/12/2015 **Date(s) of Amendment(s):**

Date Application Valid: 22/12/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of an extended end terraced property located on the corner of Brookside Road with Dorchester Waye, which lies within the Developed Area as identified within the Hillingdon Local plan - saved UDP Policies (November 2012). The property has been previously extended by way of a large wrap around single storey side/rear extension.

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor side/rear extension and installation of a new pitched roof to existing single storey rear element. The extension would involve a first floor extension above the existing side extension, being flush with the front all of the original dwelling, maintaining the ridge height of the main dwelling, extending 4m to the rear at a width of 5.05m. A new pitched roof is proposed above the ground floor extension measuring 3.65m in height. A gap of 5.75m would be retained between the rear flank wall of the two storey side/rear extension with the shared boundary with number 13. The extension at first floor would provide three additional bedrooms and en-suite WC.

1.3 Relevant Planning History

30809/C/96/0114 15 Brookside Road Hayes
 Erection of a single storey side and rear extension

Decision Date: 27-02-1996 Approved

Comment on Planning History

There is no recent planning history of relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 Neighbouring properties and the friends of Minet Country Park were consulted by letter dated 23.12.15 and a site notice was displayed which expired on 26.1.16.

No responses have been received.

4. 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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 5.3 of the Council's guidance HDAS Residential Extensions refers to first and two storey side extensions and states that in situations where two storey or first floor side extensions are proposed where the side of the house adjoins a road or open space, there

may be some scope for flexibility on the set in. A relaxation of the 1m set in may be considered where the openness of the corner plot would be maintained and return building lines are not breached. Where an existing return building line exists, any extension should ensure that the openness of the area is maintained and the return building line is not exceeded. With regard to side extensions these are required to appear subordinate in width and not exceed two thirds the width of the original dwelling.

The application is located in an extremely prominent corner plot. Whilst it is acknowledged that the existing ground floor extension exceeds two thirds the width of the original dwelling, the addition of a first floor would exacerbate and unbalance this end-terraced property. The proposed extension when viewed from both the front and side of the property would entirely engulf the original modest terraced property and detract from its architectural integrity. It is acknowledged that a gap of 1.6m would be retained to the side boundary but this does not over-ride the harm that the significant increase in bulk in this prominent corner location would have on the visual amenities of the locality. The extension would also breach the return building line in Dorchester Way. The proposed development would therefore, by reason of size, scale, bulk and design, in this open prominent position, result in the total closing, at first floor level, of an important gap characteristic to the area, resulting in a cramped appearance. The proposal therefore represents an over development of the site to the detriment of the character and visual amenities of the area and to this existing open area of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Given the degree of separation between the proposed first floor rear extension and the shared boundary with adjoining number 13 Brookside Road, the development would not result in an unacceptable loss of light or outlook. This is demonstrated by the 45 degree angle that has been plotted on the submitted plans. The increase in height over the existing single storey rear extension would further not have an impact upon the occupants of number 13 given that this property has a rear extension in line with that proposed. The submitted plans show a first floor side facing bedroom window towards number 13. It is considered that if the application were considered acceptable in all other respect, a condition could be imposed to secure obscure glazing. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and subsequent London Plan Housing Policy Transition Statement (May 2015).

In terms of the garden area at least 100m² of rear private garden should be retained to provide adequate amenity space for six bedroom dwelling. The resultant amenity space would be over 100sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its siting in this open prominent position, size, scale, bulk and design, would result in the loss of an important gap, at first floor level, characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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 (2015). 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.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
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.

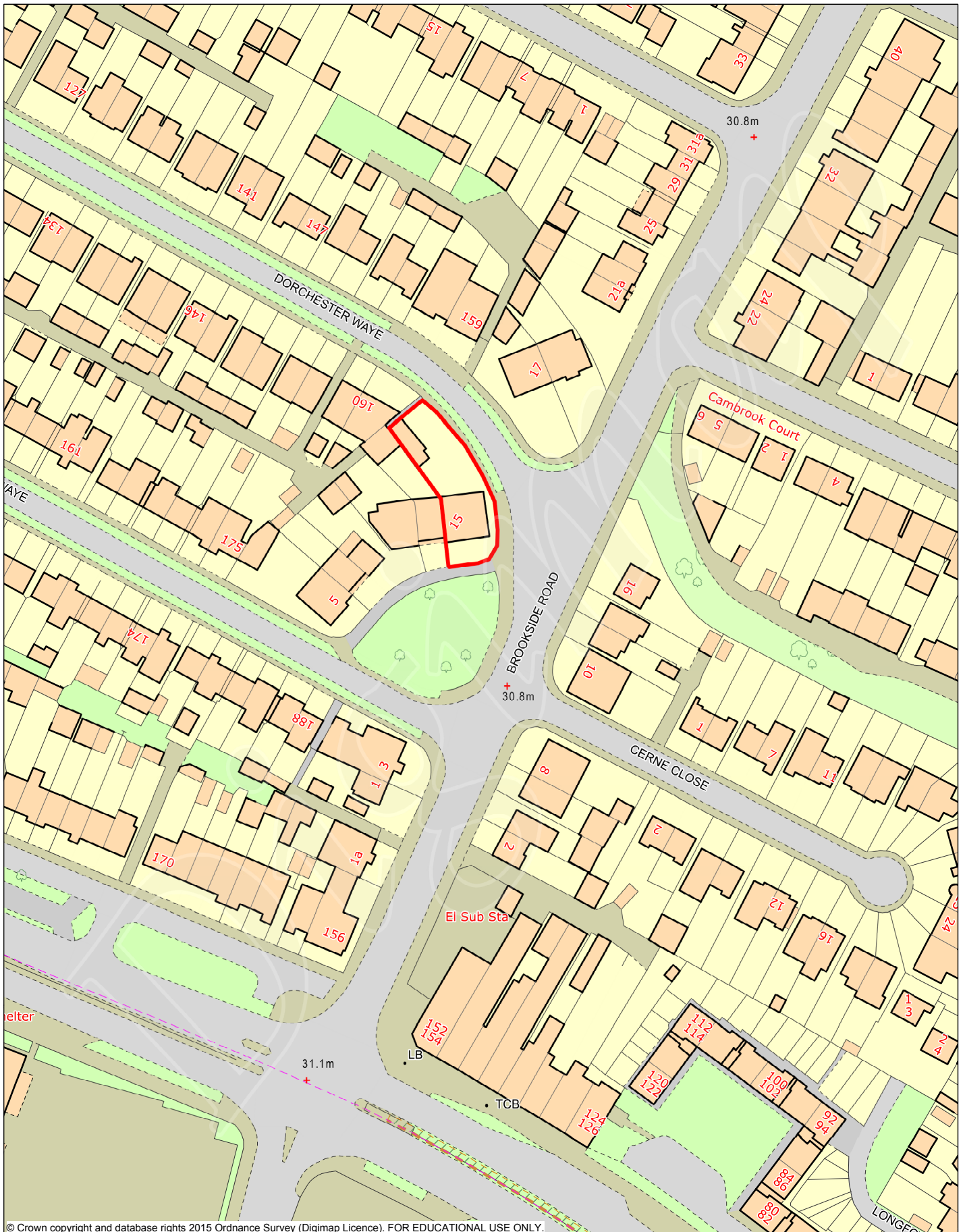
guidance.

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	(2015) Quality and design of housing developments

Contact Officer: Nicola Taplin

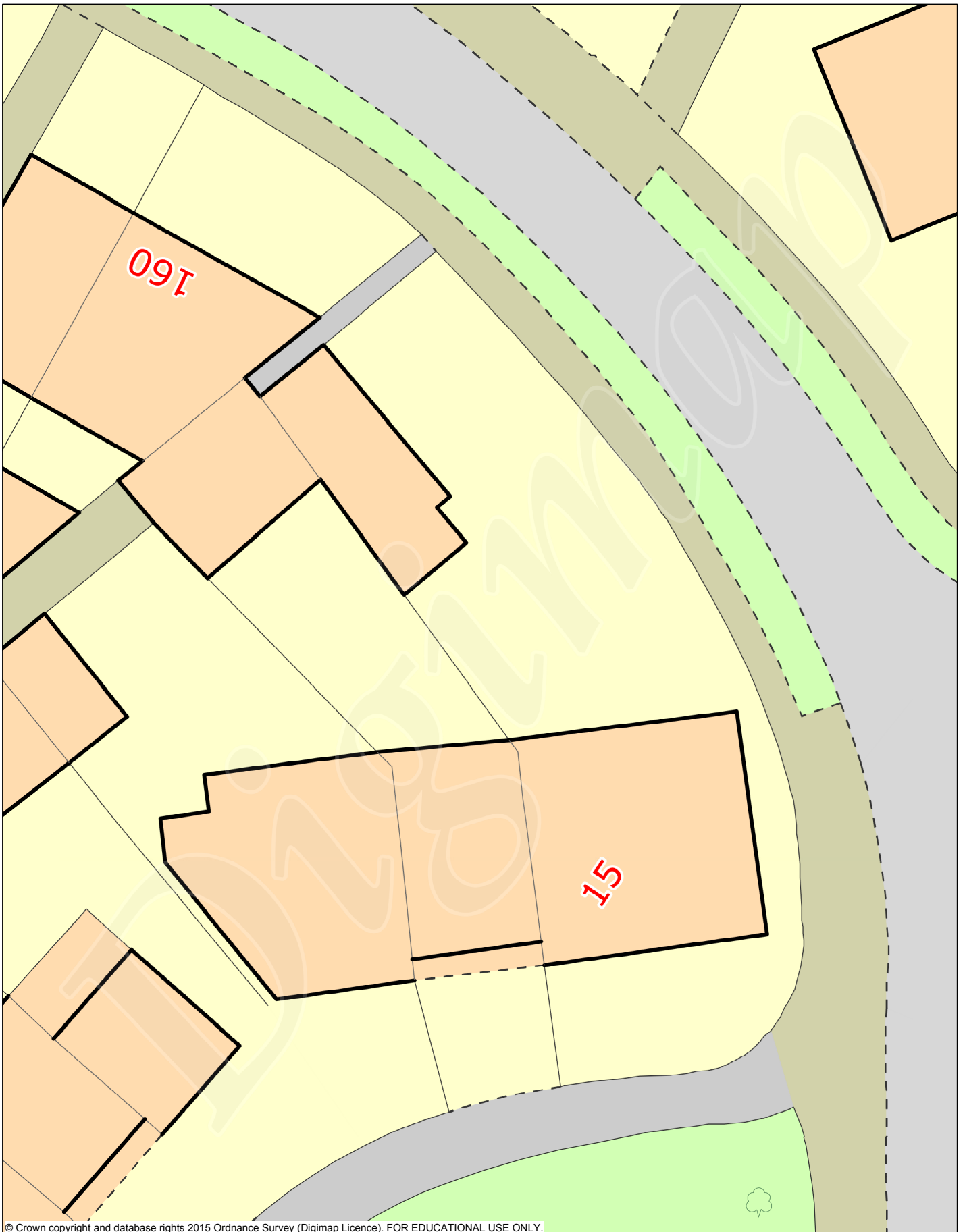
Telephone No: 01895 250230

0019-15 Brookside Road



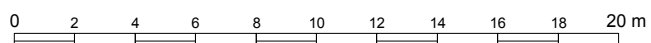
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0019-15 Brookside Rd



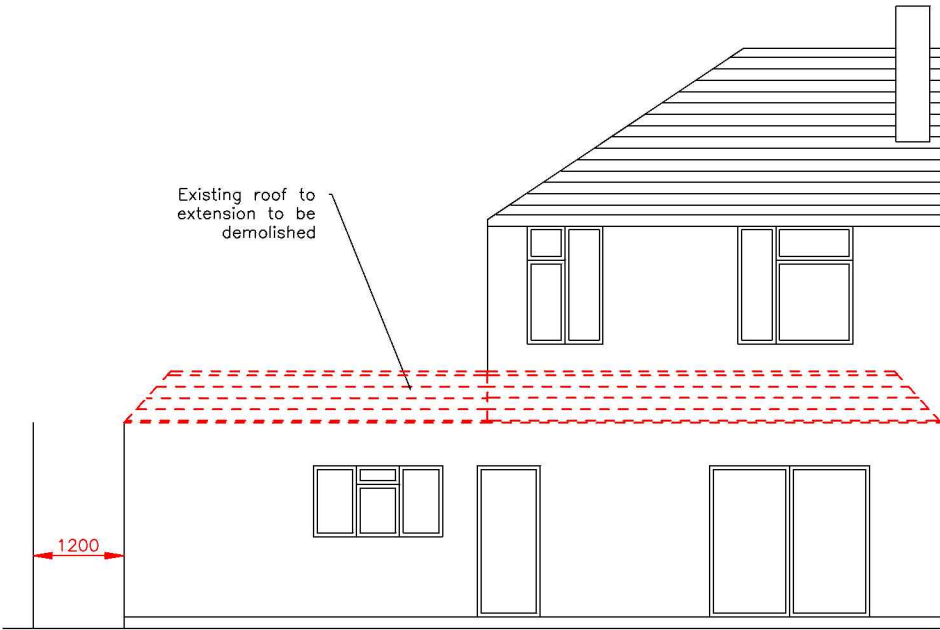
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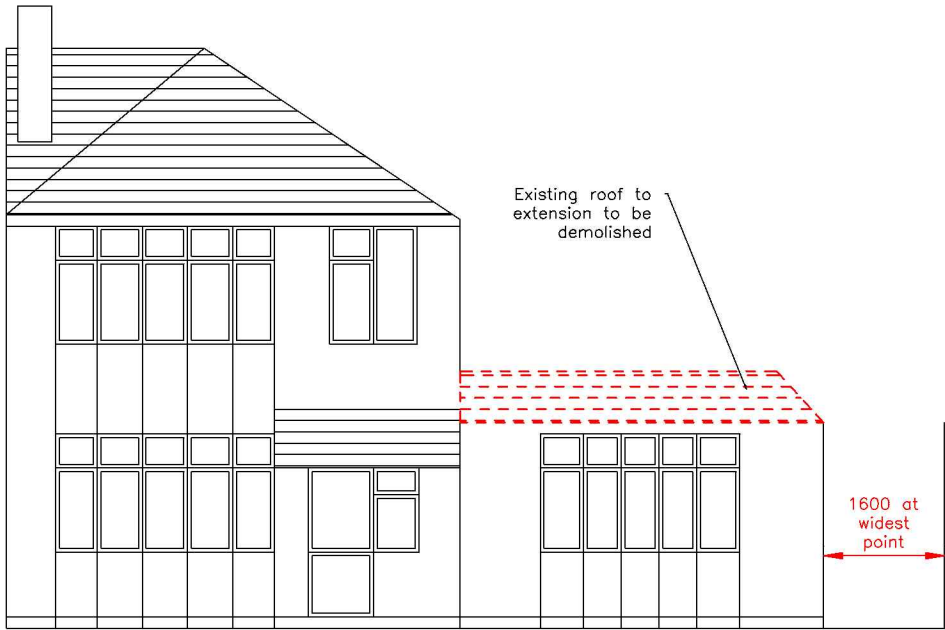


Notes:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION.
2. DO NOT SCALE DRAWINGS; ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERRED TO THE ENGINEER BEFORE WORK IS PUT IN HAND.
3. SETTING OUT TO BE AGREED ON SITE BETWEEN CLIENT AND CONTRACTOR.
4. APPROXIMATE DIMENSIONS NOTED ON PLAN MAY BE SUBJECT TO VARIATION DUE TO STRUCTURAL VARIATIONS OR RESTRICTIONS ON SITES AND/ OR LOCAL AUTHORITY CONSTRAINTS ETC.
5. SEQUENCE OF WORK TO BE AGREED WITH THE CLIENT.
6. PARTY WALL NOTICES TO BE SERVED AND AGREEMENTS REACHED WITH ADJOINING NEIGHBOURS BEFORE ANY WORK COMMENCES ON SITE.



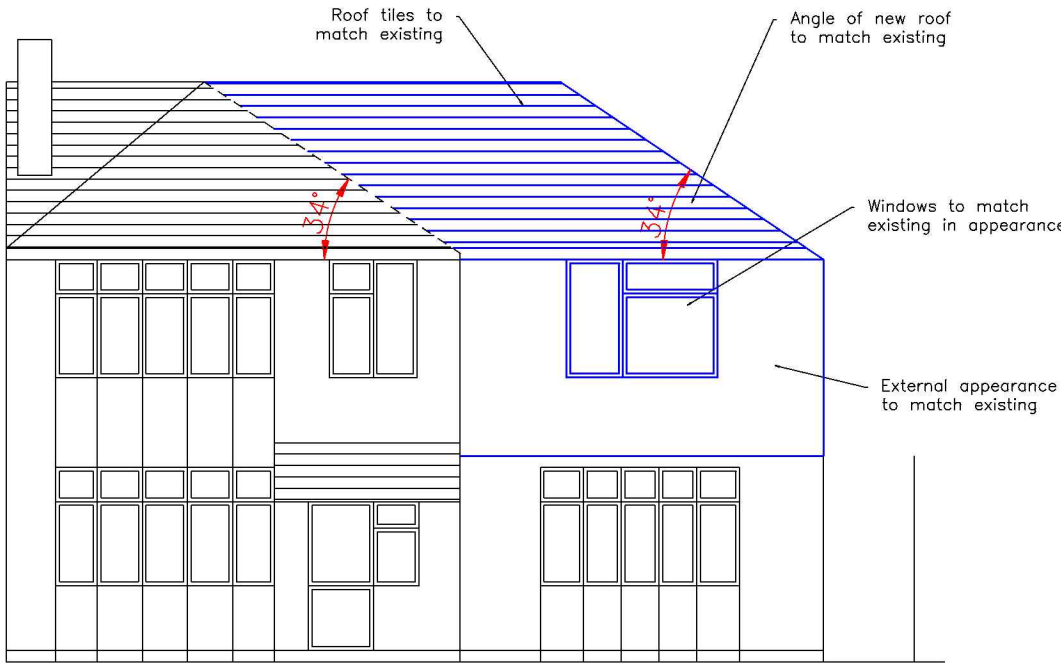
Existing Rear Elevation



Existing Front Elevation

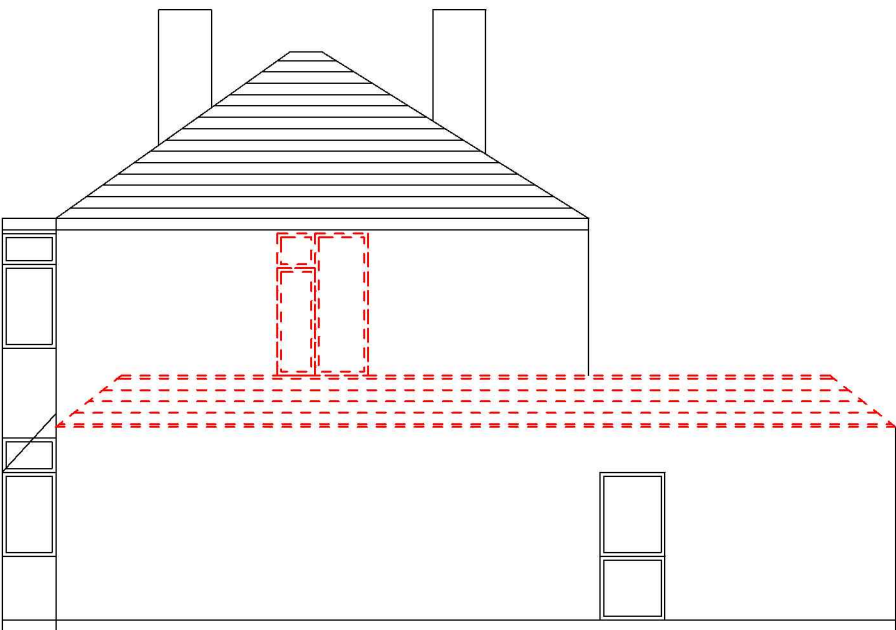


Proposed Rear Elevation

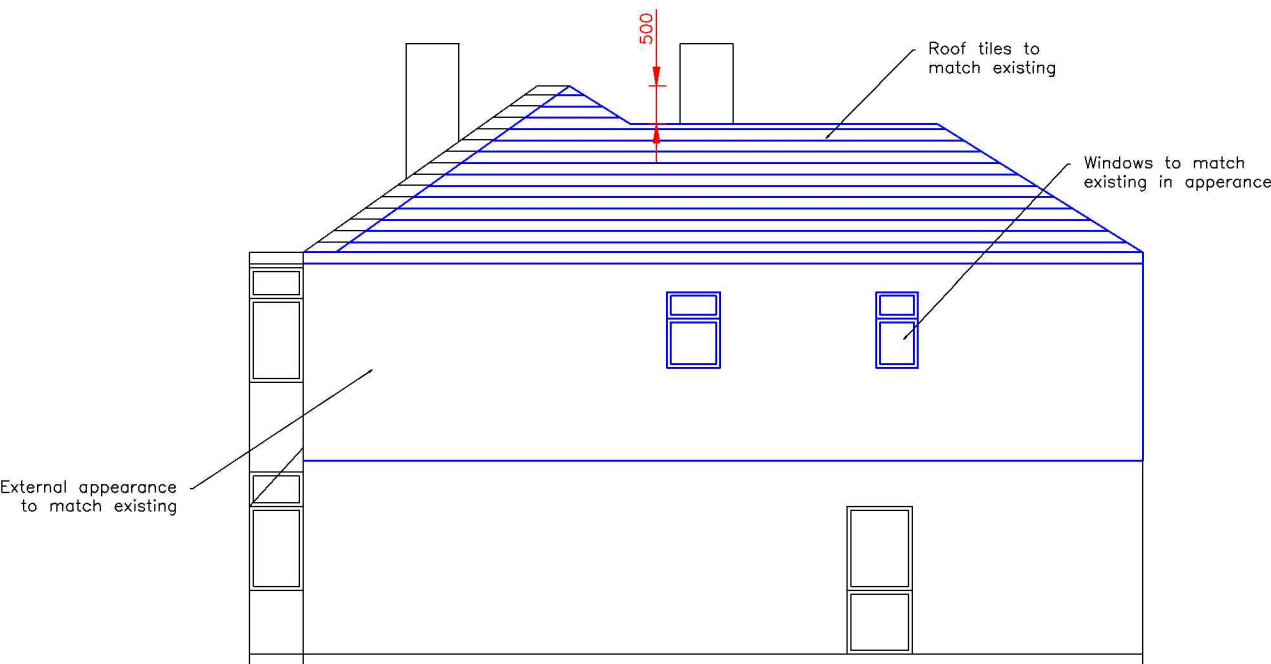


Proposed Front Elevation

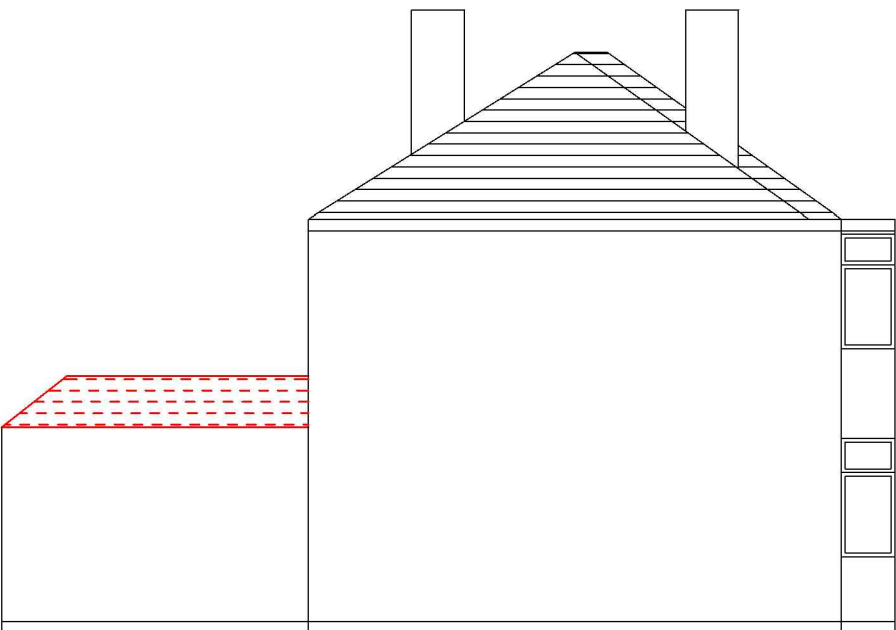
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	Planning		
CLIENT:	Mr Jas Sandher 15 Brookside Road Hayes UB4 0PH		
DRAWN BY:	Essa 07889217510		
SITE:	15 Brookside Road		
TITLE:	Existing and Proposed elevations		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	25/11/2015		
PROJECT NO:	DRAWING NO:	REVISION:	
0019	0019-001	P1	



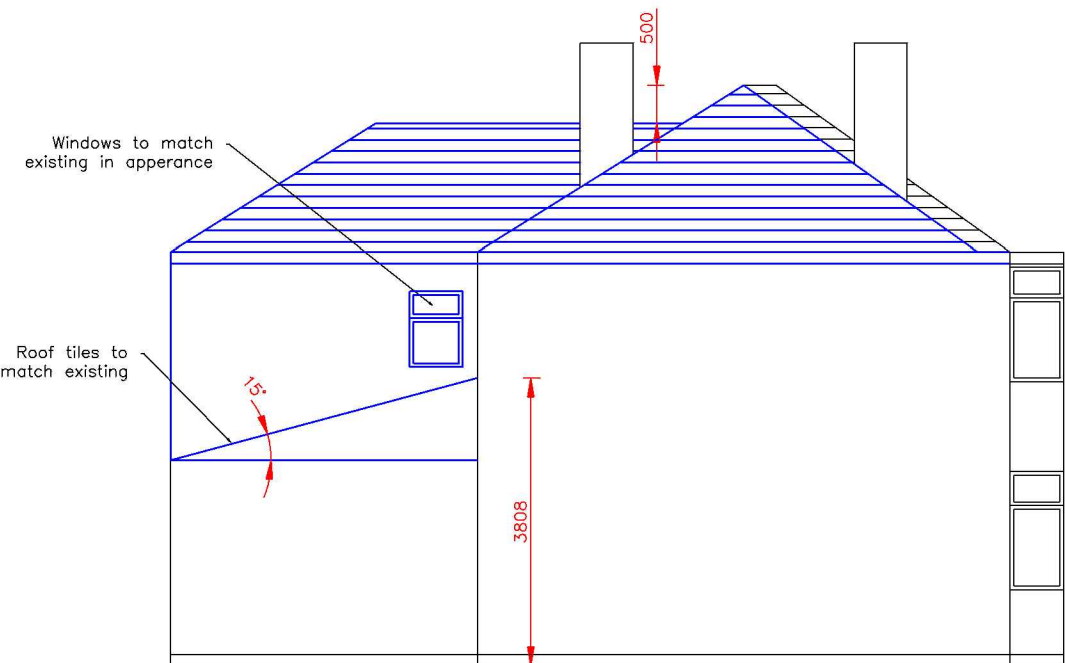
Existing Side Elevation



Proposed Side Elevation



Existing Side Elevation

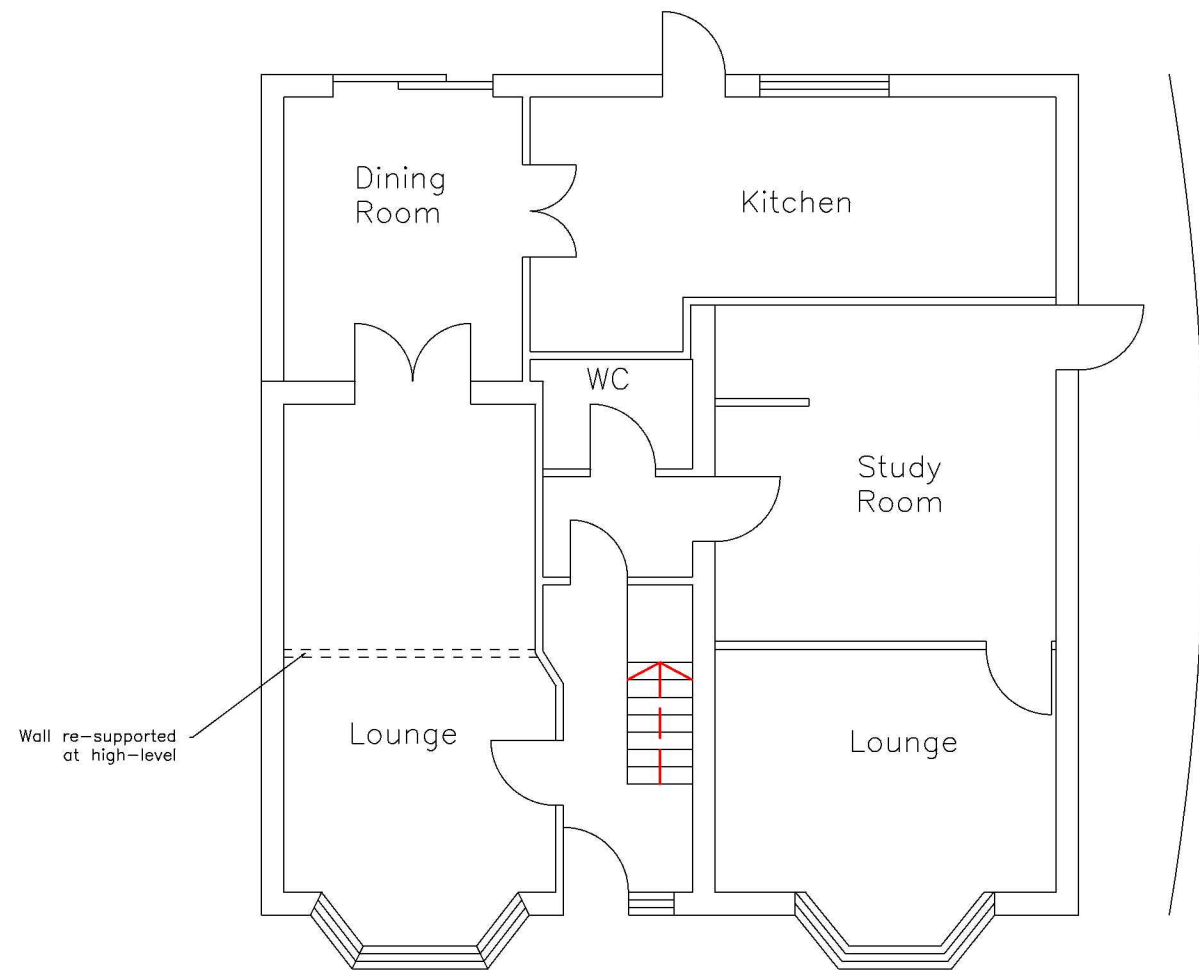


Proposed Side Elevation

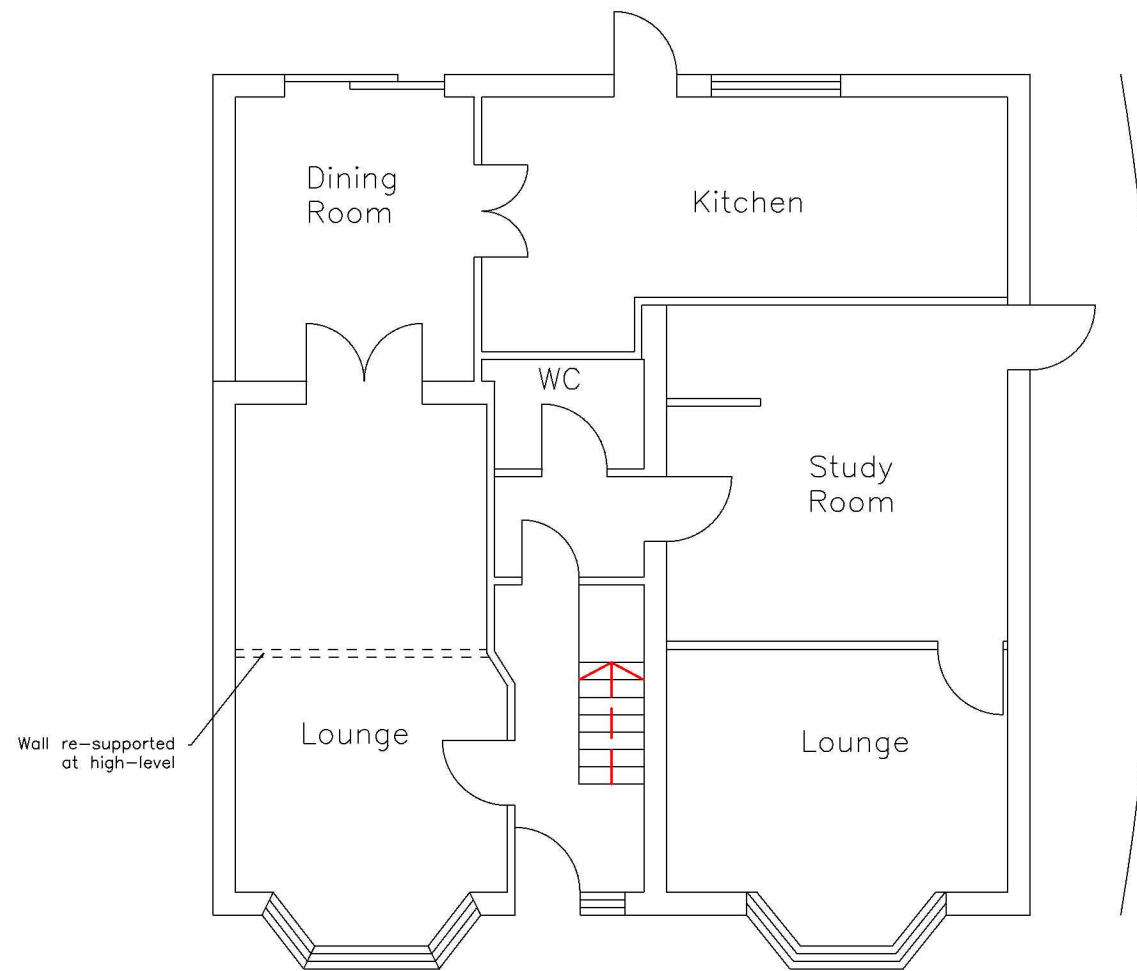
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REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning			
CLIENT: Mr Jas Sandher 15 Brookside Road Hayes UB4 0PH			
DRAWN BY: Essa 07889217510			
SITE: 15 Brookside Road			
TITLE: Existing and proposed Side Elevations			
SCALE AT A3: 1:100	DATE: 21/12/2015	DRAWN:	CHECKED:
PROJECT NO: 0019	DRAWING NO: 0019-002	REVISION: P2	



Existing Ground Floor Plan

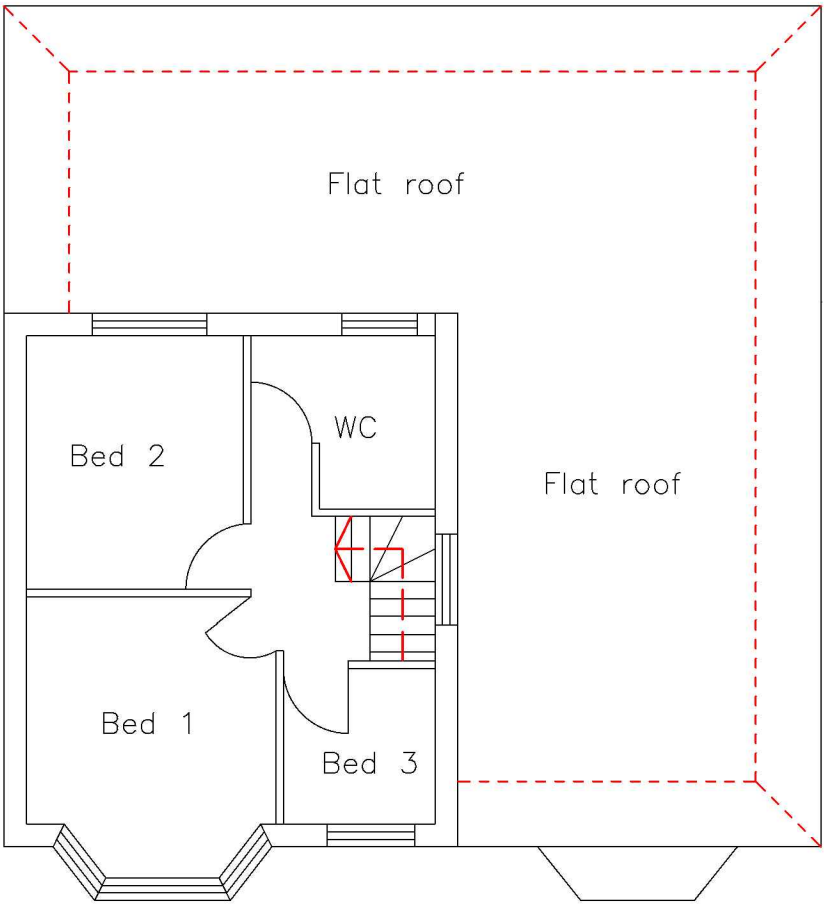


Proposed Ground Floor Plan

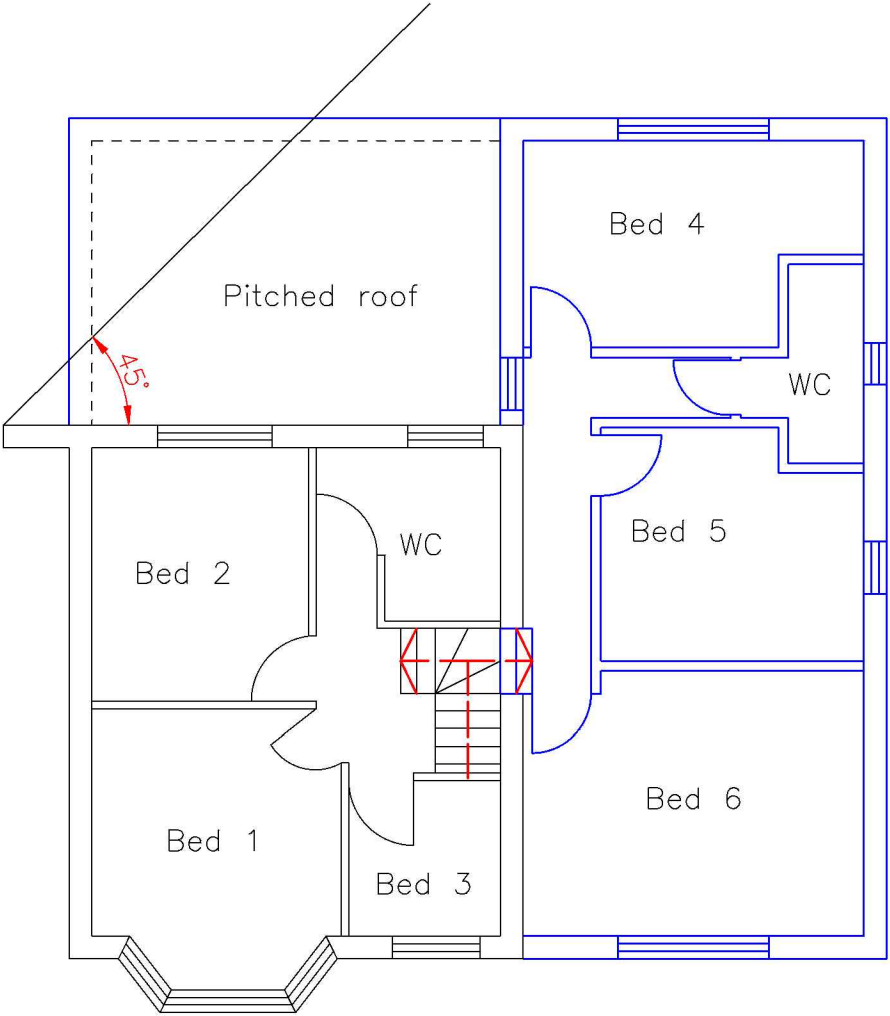
Notes:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION.
2. DO NOT SCALE DRAWINGS; ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERRED TO THE ENGINEER BEFORE WORK IS PUT IN HAND.
3. SETTING OUT TO BE AGREED ON SITE BETWEEN CLIENT AND CONTRACTOR.
4. APPROXIMATE DIMENSIONS NOTED ON PLAN MAY BE SUBJECT TO VARIATION DUE TO STRUCTURAL VARIATIONS OR RESTRICTIONS ON SITES AND/ OR LOCAL AUTHORITY CONSTRAINTS ETC.
5. SEQUENCE OF WORK TO BE AGREED WITH THE CLIENT.
6. PARTY WALL NOTICES TO BE SERVED AND AGREEMENTS REACHED WITH ADJOINING NEIGHBOURS BEFORE ANY WORK COMMENCES ON SITE.

REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning			
CLIENT:	Mr Jas Sandher 15 Brookside Road Hayes UB4 0PH		
DRAWN BY:	Essa 07889217510		
SITE:	15 Brookside Road		
TITLE:	Existing and proposed ground floor plans		
SCALE AT A3: 1:100	DATE: 25/11/2015	DRAWN:	CHECKED:
PROJECT NO: 0019	DRAWING NO: 0019-003	REVISION: P1	



Existing First Floor Plan

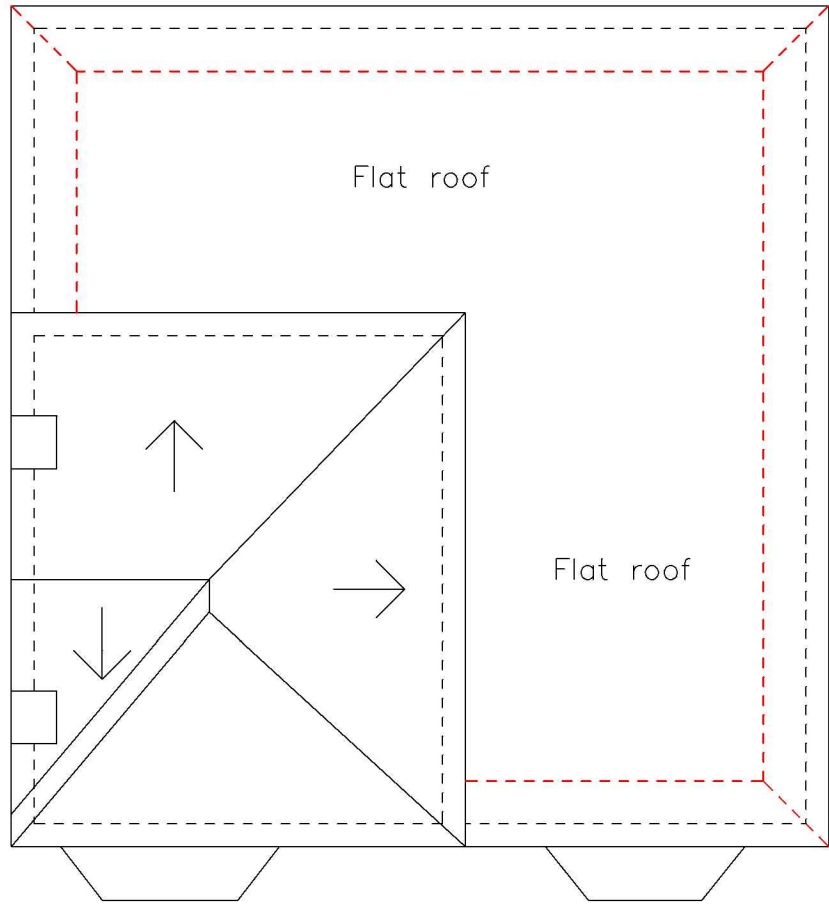


Proposed First Floor Plan

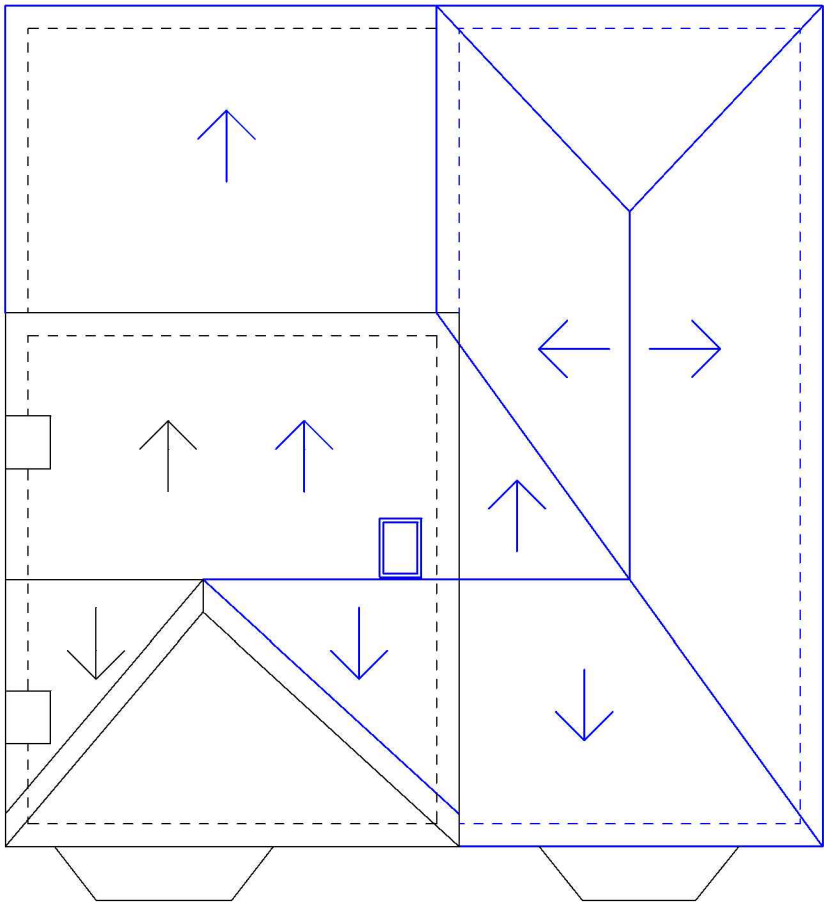
Notes:

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- 6. PARTY WALL NOTICES TO BE SERVED AND AGREEMENTS REACHED WITH ADJOINING NEIGHBOURS BEFORE ANY WORK COMMENCES ON SITE.

REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning			
CLIENT: Mr Jas Sandher 15 Brookside Road Hayes UB4 0PH			
DRAWN BY:			
SITE: 15 Brookside Road			
TITLE: Existing and proposed first floor plans			
SCALE AT A3: 1:100	DATE: 25/11/2015	DRAWN:	CHECKED:
PROJECT NO: 0019	DRAWING NO: 0019-004	REVISION: P1	



Existing Roof Plan



Proposed Roof Plan

Notes:

- 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT DRAWINGS AND SPECIFICATION.
- 2. DO NOT SCALE DRAWINGS; ANY DISCREPANCIES IN DIMENSIONS ARE TO BE REFERRED TO THE ENGINEER BEFORE WORK IS PUT IN HAND.
- 3. SETTING OUT TO BE AGREED ON SITE BETWEEN CLIENT AND CONTRACTOR.
- 4. APPROXIMATE DIMENSIONS NOTED ON PLAN MAY BE SUBJECT TO VARIATION DUE TO STRUCTURAL VARIATIONS OR RESTRICTIONS ON SITES AND/ OR LOCAL AUTHORITY CONSTRAINTS ETC.
- 5. SEQUENCE OF WORK TO BE AGREED WITH THE CLIENT.
- 6. PARTY WALL NOTICES TO BE SERVED AND AGREEMENTS REACHED WITH ADJOINING NEIGHBOURS BEFORE ANY WORK COMMENCES ON SITE.

REV:	DESCRIPTION:	BY:	DATE:
STATUS: Planning			
CLIENT: Mr Jas Sandher 15 Brookside Road Hayes UB4 0PH			
DRAWN BY: Essa 07889217510			
SITE: 15 Brookside Road			
TITLE: Existing and proposed roof plans			
SCALE AT A3: 1:100	DATE: 25/11/2015	DRAWN:	CHECKED:
PROJECT NO: 0019	DRAWING NO: 0019-005	REVISION: P1	