

Mrs Gemma Beazley
The Keen Partnership
The Courtyard Edinburgh Road
Reading
RG30 2UA

Application Ref: 28460/APP/2022/1536

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:

Demolition of existing building and erection of 1 x 2-storey dwelling, incorporating basement.

Location of development: 20 Nicholls Avenue Hillingdon

Date of application: 11th May 2022

Plan Numbers: See attached Schedule of plans

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



Interim Director of Planning, Regeneration & Public Realm

Date: 28 September 2022

- 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.

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SCHEDULE OF REASONS

- 1 The proposed development by reason of its size, scale, bulk, massing, materiality and design would result in an incongruous and visually intrusive form of development that would fail to harmonise with the established built environment and rhythm of development between Nos.2 and 24 Nicholls Avenue resulting in a detrimental impact on the character and appearance of this part of Nicholls Avenue. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020).
- 2 The proposed development, by virtue of its proximity, size, scale, height and design would be detrimental to the residential amenities of the neighbouring occupiers at No.22 Nicholls Avenue, in terms of loss of light, outlook, overshadowing, sense of enclosure and overbearing effect. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two- Development Management Policies (2020).
- 3 The proposed development has failed to demonstrate that it would provide an adequate level of outlook for the future occupiers of bedroom 5 due to its reliance solely on rooflights, which are set at a high level. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies and Policy D6 of the London Plan (2021).

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, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service. This is a resubmission of a previously refused scheme, where the Officers Report identified issues to be addressed, which were reflected in the reasons for refusal, allowing the opportunity to address those issues within this submission.

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
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