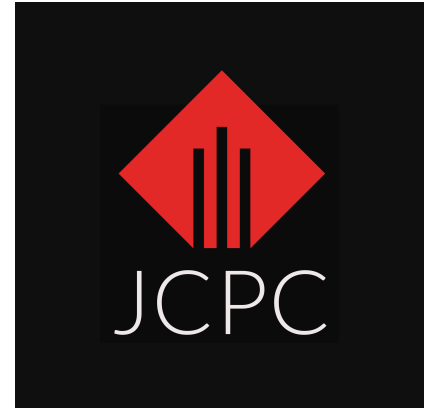




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APPEAL BY MS RAJPAL KAUR SARAQ AGAINST
THE REFUSAL OF THE LONDON BOROUGH OF
HILLINGDON TO GRANT PLANNING
PERMISSION FOR THE ERECTION OF A SINGLE
STOREY SIDE EXTENSION AT 5E FRAYS WAYE,
UXBRIDGE.

APPEAL STATEMENT

NOVEMBER 2022

STRUCTURE

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1.0 Introduction

1.1 This Statement has been prepared to accompany an appeal against the refusal of the London Borough of Hillingdon to grant planning permission for the erection of a single storey side extension at 5E Frays Waye, Uxbridge.

1.2 The Statement is structured as follows;

- Section 2 – The Appeal Site and Surrounding Area
- Section 3 – Planning History
- Section 4 – The Appeal Proposals
- Section 5 - Planning Policy Context
- Section 6 – Planning Assessment
- Section 7 – Conclusions

2.0 The Appeal Site and Surrounding Area

- 2.1 The appeal site is located on the eastern side of Frays Waye, close to the junction with Waterloo Road, and comprises a two-storey property (maisonette) positioned at the north-western end of a building consisting of six maisonettes that, outwardly, have the appearance of a terrace of three dwellings. The building is of brick construction under a pitched, tiled roof with the appeal property (unlike the majority of other maisonettes in the block) benefitting from an enclosed area to the side (north-west) and front.
- 2.2 Directly to the north-west of the appeal site, and forming a boundary with such, is the car park that serves St Mary's Catholic Primary School, further to the north-west of which are the rear elevations of properties fronting on to Rockingham Road and which generally comprises a terrace of two-storey properties with extensions to the rear, towards the car park of the primary school. Opposite this terrace, on the southern side of the junction of Waterloo Road and Rockingham Road is a four-storey building of residential apartments (Waterloo Wharf). Development in Frays Waye comprises a series of two-storey maisonettes and semi-detached and terraced dwellings, a form and pattern of development that continues to the south of the site off Waterloo Road.
- 2.3 The extent of the appeal site is shown outlined in red on the site location plan and is not subject to any planning designations.

3.0 Planning History

- 3.1 There is no relevant planning history on the appeal site.

4.0 The Appeal Proposal

4.1 The application was submitted to the London Borough of Hillingdon in August and duly registered as such under reference 77453/APP/2022/2448. As submitted, the application sought planning permission for the erection of a single storey side extension and was accompanied by the following plans:

- 1575-S-02 Site Location Plan (1:1250)
- 1575-S-01 Site Plan
- 1575-01 Existing Floor Plans and Elevations
- 1575-02 Proposed Floor Plans and Elevations

4.2 As shown on plan 1571-02 the proposed extension would project to the side (north-west) of the property. The addition, which would extend from a point flush with the front elevation of the dwelling, would have a frontage width of approximately 4.4m and depth of, on average, 4.5m with a splayed flank (north-western) wall following the alignment of the site boundary at this point. The extension, which would be of materials to reflect those used in the existing building, would have a flat roof and would provide an additional bedroom with ensuite accommodation.

4.3 The application was refused under delegated powers in October for the following reasons:

The proposed single storey side extension would result in a harmful loss of private amenity space for the occupiers at 5e Frays Waye, undermining the requirements for the provision of external amenity space to the existing occupiers at the site, failing to accord with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020)

The proposed single storey side extension by reason of its size, scale, width, height and design would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and Policies DMHB11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management policies (January 2020).

- 4.4 A copy of the Decision Notice accompanies the appeal documentation with the Officer Report attached at **Document 1**.

5.0 Planning Policy Context

- 5.1 Under the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 there is a statutory obligation to determine planning applications and appeals in accordance with the Development Plan unless material considerations indicate otherwise. This section of the Statement therefore first outlines the National Planning Policy background before going on to consider the relevant Development Plan policies in the context of Section 38(6) of the Planning and Compulsory Purchase Act 2004.

National Planning Policy Framework (NPPF)

- 5.2 The NPPF was first published on 27 March 2012 and, with immediate effect, replaced a raft of advice and guidance contained in various Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs). On 24 July 2018 a revised version of the NPPF was issued (NPPF2) with further revisions published in February and June 2019 (NPPF3). A further revised version of the Framework was issued in July last year.
- 5.3 As with the original (2012) NPPF, sustainable development remains at the heart of the Framework, with three interdependent and overarching objectives – economic, social and environmental – driving the achievement of sustainable development. In order to ensure that sustainable development is pursued in a positive manner, the Framework embodies, in paragraph 11, a presumption in favour of sustainable development.
- 5.4 For decision-taking – in respect of applications for planning permission – the presumption in favour of sustainable development means (paragraph 11):
- (c) approving development proposals that accord with an up-to-date development plan without delay; or
 - (d) where there are no development plan policies or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
 - (i) the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or

- (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Design

5.5 Paragraph 126 highlights that good design is a key aspect of sustainable development by creating better places in which to live and work, with paragraph 130 seeking developments that:

- will function well and add to the overall quality of the area;
- are visually attractive as a result of good architecture;
- are sympathetic to local character and history;
- establish or maintain a strong sense of place;
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- create places that are safe, inclusive and accessible, with a high standard of amenity for existing and future users.

5.6 Paragraph 134 states that development that is not well designed should be refused, especially in circumstances where it fails to reflect local design policies and government guidance on design. Conversely, significant weight should be given to development that reflects local design policies and government guidance and/or represents outstanding or innovative designs that promote high levels of sustainability.

Development Plan

5.7 The Development Plan comprises:

- London Plan¹
- Hillingdon Local Plan: Part 1 (Strategic Policies)
- Hillingdon Local Plan: Part 2 (Development Management Policies)

¹ None of the policies of the London Plan are cited in the reasons for refusal and the Plan is thus not reviewed further in this Statement.

Hillingdon Local Plan: Part 1 (Strategic Policies)

- 5.8 The Local Plan: Part 1, which sets the strategic context for Development across the Borough was adopted in November 2012. Only a single policy – Policy BE1 (Built Environment) – of the Local Plan Part 1 is cited in the reason for refusal.

Hillingdon Local Plan: Part 2 (Development Management Policies)

- 5.9 The Local Plan: Part 2 was adopted in January 2020 and provides the detailed policy framework for the development and use of land across the Borough. The following policies of the Local Plan: Part 2 are considered to be relevant to the appeal proposals, with those shown in bold referenced in the reasons for refusal.

- **Policy DMHB11** **Design of New Development**
- **Policy DMHB12** **Streets and Public Realm**
- **Policy DMHD1** **Alterations and Extensions to Residential Dwellings**
- Policy DMT2 Highway Impacts
- Policy DMT6 Vehicle Parking
- **Policy DMHB18** **Private Outdoor Amenity Space**

6.0 Planning Assessment

- 6.1 As detailed in Section 4.0, the application was refused for two reasons. This Section of the Statement considered each of the reasons for refusal in turn.

Reason for Refusal 1

- 6.2 The first reasons for refusal states:

The proposed single storey side extension would result in a harmful loss of private amenity space for the occupiers at 5e Frays Waye, undermining the requirements for the provision of external amenity space to the existing occupiers at the site, failing to accord with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020)

Identified Policy Conflicts

- 6.3 The first reason for refusal identifies conflict with the following:

Local Plan Part 2

- Policy DMHD1 Alterations and Extensions to Residential Dwellings
- Policy DMHB18 Private Outdoor Amenity Space

Policy Summary

- Policy DMHD1 Alterations and Extensions to Residential Dwellings

States that adequate garden space should be retained when considering applications for extensions and alterations.

- Policy DMHB18 Private Outdoor Amenity Space

States that all new residential development and conversions will be required to provide good quality and useable privacy outdoor amenity space.

Planning Assessment

- 6.4 The Officer Report (**Document 1**) acknowledges that as the proposal is not for 'new' residential development then the terms/requirements of Policy DMHB18 of the Local Plan Part 2 are not engaged by the scheme.
- 6.5 That being so, the key policy context is set by DMHD1 of the Local Plan Part 2 which simply states that adequate garden space should be retained when considering applications for extension and alterations. No quantitative (or qualitative) definition is given as to what constitutes 'adequate'.
- 6.6 In this respect, and as noted previously, the appeal property forms one of six 'back-to-back' maisonettes, with a further 'block' of four maisonettes to the south-east thereof. Save for the appeal property and 10 Rushes Mead (that backs on to the appeal property) all of the existing maisonettes benefit (solely) from amenity space located to the front of the property and which, naturally, has a direct interface with the public domain, but in some cases has been enclosed (by soft landscaping). Nevertheless, this arrangement of amenity space for each maisonette was clearly deemed acceptable, and appropriate, by the Council when planning permission was granted for the original development.
- 6.7 Whilst, in this context, it is acknowledged that the proposals would result in the loss of the area of amenity space to the side of the maisonette, the property would retain the area to the front, which is materially wider (and comparable in depth) to that serving the other maisonettes in the terrace. That is, the form of amenity space that would be retained for the appeal property would be the same (if larger) as each of the other properties in the terrace (and adjacent block) save for 10 Rushes Mead. Nevertheless, in being sufficient (and acceptable) for those other properties, it must also be the case that the replication of that approach to amenity space is acceptable.
- 6.8 Notwithstanding such, and noting the amenity value/function of open space, it should be recognised that the site is located less than one minute walk from the Rockingham Recreation Ground (to the east) that is a large area of publicly accessible open space. This open space comfortably meets, and contributes to, the recreational and amenity needs of residents of the existing maisonettes (and other residential units in the area) and, in combination with the retained area of on-site amenity space, ensures that the amenity requirements of occupiers of the appeal property would be met in full. Accordingly, it is not considered that the proposals would conflict with Development Plan policy in these respects – on the contrary, an appropriate standard of amenity would be provided for occupiers of the appeal property.

Reason for Refusal 2

6.9 The second reason for refusal states:

The proposed single storey side extension by reason of its size, scale, width, height and design would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and Policies DMHB11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two – Development Management policies (January 2020).

Identified Policy Conflicts:

6.10 The second reason for refusal identifies conflict with the following:

Local Plan Part 1

- Policy BE1 Built Environment

Local Plan Part 2

- Policy DMHB11 Design of New Development
- Policy DMHB12 Streets and Public Realm
- Policy DMHD1 Alterations and Extensions to Residential Dwellings

Policy Summary

- Policy BE1 Built Environment

Requires that all development should improve and maintain the quality of the built environment. All new developments should, therefore, be of a high-quality design that enhances local distinctiveness, and are designed to the identity and context of existing buildings and townscapes.

- Policy DMHB11 Design of New Development

All development should be designed to the highest standard, taking account the scale of existing development and established building line and ensuring the use of high-quality materials.

- Policy DMHB12 Streets and Public Realm

Requires that development should be well integrated with the surrounding area and accessible.

- Policy DMHD1 Alterations and Extensions to Residential Dwellings

Requires that extensions should, *inter alia*, (i) be subordination to the main dwelling in floor area, width, depth and height, (ii) respect the design of the original house, utilising matching materials, and (iii) have no cumulative adverse impact on the character, appearance or quality of the existing street or wider area. The policy goes on to state that side extensions should not exceed half the width of the original property.

Planning Assessment

- 6.11 As noted in Section 2.0, the site is located in a predominantly residential area characterised by mainly semi-detached and terraced two-storey dwellings, together with terraces of two-storey maisonettes, interspersed with apartment buildings and educational/ecumenical buildings.
- 6.12 The appeal property is located at the western end of a terrace of six 'back-to-back' maisonettes that, as a building, has the appearance of a terrace of three two-storey dwellings. This 'terrace' which is separated by a narrow gap at its eastern end from another 'block' of four back-to-back maisonettes, has a built frontage on to Fray's Waye some 18.0m in length, with a block depth of some 8.8m, and is of brick construction under a pitched, tiled roof.
- 6.13 The proposed addition would form an extension to the length of the existing terrace, projecting approximately 4.5m to the side (north-west) from a point flush with the front elevation of the building and finished with a flat roof. Whilst the extension may, in width, be more than half of that of the individual property (5E; Policy DMHD1), the purpose of the design/policy requirement is to ensure that side extensions appear subordinate to the scale/proportions of the building and as, in this case, the building visually appears as a terrace some 18.0m in length (rather than as a series of individual units), the 4.5m sideways depth 'sits' comfortably against the scale and proportions of the existing building.

- 6.14 Moreover, the single storey scale of the structure and the use of matching external materials (brickwork) ensures that the extension would not appear dominant, incongruous or intrusive in the street scene, rather it would merge/integrate comfortably with the building. Whilst, in this context, it is accepted that the extension would be visible from the public domain, it would be seen (and read) against the larger two-storey mass and bulk of the existing north-west elevation of the 'terrace' and set within an area characterised by two-storey (and larger) buildings of generally non-descript character. In such respects, therefore, the proposed extension would respect, reflect and reinforce the established character of the area and, given the single storey scale, would not give rise to any material or unacceptable harm to either the character of the property or the built/developed appearance of the wider area.
- 6.15 For these reasons, therefore, it is considered that the proposals would be fully compliant with related Development Plan policies and, in particular, policy BE1 of the Local Plan Part 1 and policies DHMB11, DHMB12 and DHMD1 of the Local Plan Part 2.

7.0 Conclusions

- 7.1 This Statement has been prepared to accompany an appeal against the refusal of the London Borough of Hillingdon to grant planning permission for the erection of a single storey side extension at 5E Frays Waye, Uxbridge.
- 7.2 Having regard to the matters set out in the reasons for refusal and the requirements of relevant Development Plan policies, the Statement has demonstrated:
- That adequate amenity space provision would be retained/available for occupiers of the maisonette, both on and off site; and
 - That the scale, form, design and proportions of the proposed extension would appropriately respect the character of the existing building, and would be integrated in to the (generally mixed) built context, without material harm or detriment to the appearance of the wider area.
- 7.3 Accordingly, it is considered that the proposals would comply with the terms of the Development Plan and the Inspector is therefore respectfully requested to allow this appeal and grant planning permission for the development.

DOCUMENT 1

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. Interim Director of Planning, Regeneration & Public Realm 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 Interim Director of Planning, Regeneration & Public Realm**

Address 5E FRAYS WAYE UXBRIDGE

Development: Erection of a single storey extension to the side

LBH Ref Nos: **77453/APP/2022/2448**

Drawing Nos: 1575-01
 1575-02
 1575-S-02
 1575-S-01

Date Plans Received: 01/08/2022 **Date(s) of Amendment(s):** 01/08/2022

Date Application Valid: 11/08/2022

1. **CONSIDERATIONS**

1.1 **Site and Locality**

The site comprises a two storey end-of-terrace dwelling, adjacent to the car park of St Mary's Catholic Primary School. The group of terraced dwellings in this group do not have standard rear gardens due to their back-to-back design but there is some private space to the west of this particular site.

The application site is not designated within a Conservation Area, nor an Area of Special Local Character. The site does not contain any Listed Buildings. There are no trees that are subject to a Tree Preservation Order within the site or on adjoining land. To the rear of the site lies Flood Zone 2.

1.2 **Proposed Scheme**

Planning permission is sought for the erection of a single storey side extension.

1.3 **Relevant Planning History** **Comment on Planning History**

No relevant planning history to the site.

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**

7 neighbouring properties were consulted on 12.8.2022 for 21 days. A site notice was erected on the 17.8.22. No comments were received in this time.

4. **Local Plan Designation and London Plan**

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards
DMHB 18	Private Outdoor Amenity Space

5. MAIN PLANNING ISSUES

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

Character and Appearance:

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions to dwellings should not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling.

With regard to rear extensions, Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states, amongst other criteria, that:

B) Rear Extensions

- i) single storey rear extensions on terraced or semi-detached houses with a plot width of 5 metres or less should not exceed 3.3 metres in depth or 3.6 metres where the plot width is 5 metres or more;
- ii) single storey rear extensions to detached houses with a plot width of 5 metres or more should not exceed 4.0 metres in depth;
- iii) flat roofed single storey extensions should not exceed 3.0 metres in height and any pitched or sloping roofs should not exceed 3.4 metres in height, measured from ground level;

The applicant is proposing a side extension to the side of the dwelling, it would fill the space up to the boundary line and extend rearwards to the length of the dwelling following the splayed boundary. The height would be appropriate to the host dwelling however, the width of the side extension would be excessive and over half the width of the dwelling, which as a result fails to harmonise with the host dwelling and surrounding area. This is also in direct conflict with Policy DMHD1. There are no other material considerations that

would warrant such a departure in this case, no other examples and no built form to conceal its obvious, dominant appearance in the streetscene. The additional front door serves only to increase its prominence and subsequent visual harm.

Overall, it is considered that the proposal would cause undue harm to the character and appearance of the host dwelling and the surrounding area, not in accordance with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity:

The side extension would be built away from the adjoining terraced property at 5d Frays Waye.

The side extension would not obscure the views from the side facing window at No. 10 Rushes Mead due to the existing boundary treatment and shed. Further, this rear window is a secondary window most likely serving the living/dining area of the ground floor of the property to the rear of the site. The windows to the front of No. 10 Rushes Mead also serve this room, retaining the levels of light entering the dwelling.

The side extension would not create any harm on the amenity of the school's car park given the single storey minor addition proposed.

Overall, it is considered that the proposal would not have an unacceptable impact on the neighbouring properties in terms of loss of light, loss of outlook, sense of dominance or overlooking, in compliance with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part 2 Development Management Policies (January 2020).

External Amenity Space Provision:

Table 5.3 of Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) states that dwelling houses with 1 bedroom should be provided with a minimum of 40 square metres of private external amenity space. Whilst this is not a policy directly engaged, it provides helpful context for Policy DMHD1 which seeks to ensure extensions do not result in the loss of important garden space.

The proposed plan shows that the current private amenity provided to the side would be completely built over to create an additional bedroom. It is accepted that the additional room would be of benefit however, the proposal would completely undermine the provision of external amenity space for the existing occupiers at the site, not in accordance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). This would not be acceptable and there are no material considerations to justify the loss of this important space in this case.

Parking and Highway Safety:

There would be no new parking involved as part of the works.

Conclusion:

It is considered that the proposal would not accord with the relevant policies set out in the Hillingdon Local Plan: Part One Strategic Policies (2012) and Part Two - Development Management Policies (2020) and it is therefore concluded, taking all matters into account,

that planning permission should be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey side extension would result in a harmful loss of private amenity space for the occupiers at 5e Frays Waye, undermining the requirements for the provision of external amenity space for the existing occupiers at the site, failing to accord with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

2 NON2 Non Standard reason for refusal

The proposed single storey side extension by reason of its size, scale, width, height and design would result in an incongruous, dominant, disproportionate, bulky and visually intrusive addition that would fail to harmonise with the architectural composition of the original dwelling and would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

INFORMATIVES

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 - 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
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 2 Highways Impacts
DMT 6 Vehicle Parking

LPP D6 (2021) Housing quality and standards
DMHB 18 Private Outdoor Amenity Space

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