
Appeal Decision

Site visit made on 12 December 2022

by T J Burnham BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2022

Appeal Ref: APP/R5510/D/22/3305837

51 Royal Lane, Hillingdon, Uxbridge UB8 3QU

- 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 D Singh against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 77348/APP/2022/1840, dated 7 June 2022, was refused by notice dated 2 August 2022.
 - The development proposed is ground floor rear extension.
-

Decision

1. The appeal is allowed. Planning permission is granted for ground floor rear extension at 51 Royal Lane, Hillingdon, Uxbridge UB8 3QU in accordance with the terms of the application Ref 77348/APP/2022/1840 dated 7 June 2022 subject to the following conditions:
 - 1) The development hereby permitted shall be begun before the expiration of three years from the date of this decision.
 - 2) 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, GTD1171 – 01, GTD1171 – 02, GTD1171 – 03 & GTD1171 – 04.

Procedural Matter

2. At the time of my site visit an extension to the rear of the kitchen was in place at the site. However, neither the associated steps to the rear of it nor the window and door arrangement on the principle elevation accorded with the details shown in the plans.
3. I cannot therefore be certain that the development that has been carried out is the same that has been applied for. For the avoidance of doubt, I have considered the proposal on the basis of the plans.

Main Issues

4. The first main issue is the effect of the proposal on the character and appearance of the dwelling and the area. The second main issue is the effect of the proposal on the living conditions of the occupiers of No.s 49 Royal Lane (No.49) and 53 Royal Lane (No.53). The concerns surrounding No. 49 are with particular regard to overlooking and privacy and with regard to No.53 in

relation to overdominance, overshadowing, visual intrusion, overbearing impact, daylight/sunlight, outlook, overlooking and privacy.

Reasons

5. The proposal relates to a modest pitched roof terraced dwelling, which the evidence indicates has previously been extended through the provision of a single storey extension to the rear. The property benefits from a well sized rear garden. No.53 is the adjoining property to the north-east, No.49 is set to the south-west.

Character and appearance

6. Policy DMHD 1 of the Hillingdon Development Management Policies (2020) (DMP) part B)i) states that 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. The supporting text at A1.7 further states that the addition of conservatories or other extensions to buildings that have already been extended will not be permitted.
7. Whilst it would increase the footprint of the dwelling to its rear, the extension would be set down from the existing extension, meaning it would have a subordinate appearance when viewed against the rear elevation. Further, the lengthy garden would allow the additional footprint to be comfortably accommodated within the plot and a well sized garden would be retained. A condition is suggested to incorporate matching materials and this could be included.
8. The extension would therefore read as a subordinate addition and would not fail to respect the architectural integrity of the dwelling. Within this mixed context, the extension, which would be likely to have limited views from public areas would have no unacceptable adverse effect on the character and appearance of the area.
9. The weight I afford to the above matters which act in support of the proposal outweigh the conflict with part B) i) of Policy DMHD 1 of the DMP. I do not find conflict with Policy DMHB 11 of the DMP with regard to this main issue. Amongst other things these require proposals of good design, which are appropriate to the character of an area and subordinate to the host dwelling.

Living conditions

10. The extension would have blank side elevations. Whilst I acknowledge that the steps and platform access would be raised which would allow views into the neighbouring gardens at No.49 and No.53, these views would only be brief given the shallow nature of the top level of the steps which would not offer an area of the size on which residents would be likely to spend any length of time.
11. There would therefore be no significant adverse impact with regard to the living conditions of the occupiers of both No.49 and No. 53 with particular regard to overlooking and privacy.
12. The extension would form an obvious feature to the occupiers of No.53 which has not in itself been extended. However, the main ground floor windows on

the rear elevation are located on the north-eastern side of the property and in views from these windows the effect of the extension would be more limited.

13. Further, I am mindful that the extension would be of single storey design with a shallow pitched roof of limited upward projection. It is also the case that No.53 has a garden of good length and much of the garden would be well away from the extension.
14. In light of these matters, there is nothing within the evidence to indicate that the extension would result in any unacceptable overdominance, overshadowing, visual intrusion, overbearing impact, loss of daylight/sunlight or loss of outlook to the extent that there would be any significant adverse effect on the living conditions of the occupiers of No. 53.
15. There would not therefore be conflict with Policies DMHB 11 and DMHD 1 of the DMP which amongst other things require that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and that extensions will be required to ensure that there is no unacceptable loss of outlook to neighbouring occupiers.

Conditions

16. Planning permission is granted subject to the standard three-year time limit. A condition requiring matching materials is necessary in the interests of the character and appearance of the area. It is necessary that the development be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of certainty.

Planning Balance and Conclusion

17. I have identified conflict with the development plan. However, considerations indicate that the appeal should be determined otherwise than in accordance with it. I therefore conclude that the appeal should be allowed.

T J Burnham

INSPECTOR

Mr Asb Property Consultants Limited Ltd
ASB Property Consultants Ltd
Asb Property Consultants
Spaces 100 Avebury Boulevard
494 Midsummer Boulevard
Milton Keynes
MK9 1FH

Application Ref: 77348/APP/2022/1840

Date of Decision: 2nd August 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:	77348/APP/2022/1840
Date your planning application was submitted:	8th June 2022
Site location:	51 Royal Lane Hillingdon UB8 3QU
Description:	Erection of a ground floor rear extension
Application submitted by:	mr ASB Property Consultants Limited Ltd
Plans that this decision was based on:	See attached Schedule of Plans

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

1. The proposed single storey rear extension by reason of its design, bulk, mass, depth and scale, would fail to read as a subordinate addition to the house and would fail to respect its architectural integrity, representing a harmful addition to the character of the local area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
2. The proposed single storey rear extension and raised full-width steps, by reason of its siting, width, depth, scale and proximity would be detrimental to the amenities of the adjacent occupiers of nos. 49 and 53 Royal Lane, in terms of overdominance, overshadowing, visual intrusion, overbearing impact, loss of daylight/sunlight, loss of outlook, overlooking and loss of privacy. Therefore, the proposal would

be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 (2021) 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.

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

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

NPPF12 NPPF 2021 - Achieving well-designed places

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: 2nd August 2022



Julia Johnson
Interim Director of Planning, Regeneration & Public Realm

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 77348/APP/2022/1840

SCHEDULE OF PLANS

GTD1171- 03.	Received	08-06-2022
GTD1171 - 01.	Received	08-06-2022
Location Plan.	Received	08-06-2022
GTD1171 - 02.	Received	08-06-2022
GTD1171- 04.	Received	08-06-2022

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).

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 51 ROYAL LANE HILLINGDON

Development: Erection of a ground floor rear extension

LBH Ref Nos: **77348/APP/2022/1840**

Drawing Nos: Location Plan
GTD1171- 03
GTD1171- 04
GTD1171 - 01
GTD1171 - 02

Date Plans Received: 08/06/2022

Date(s) of Amendment(s):

Date Application Valid: 08/06/2022

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a mid terraced dwelling located on the North West side of Royal Lane, Hillingdon. The property benefits from an area of hard standing to the front which provides off street parking.

The surrounding area is suburban in character characterised with a mixture of dwelling types.

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 nor is there any protected trees. The site is identified within a Critical Drainage Area (CDA).

There is an Article 4 direction that removed permitted development rights for extensions beyond the rear wall of the original dwellinghouse by more than 4m.

1.2 Proposed Scheme

The application proposes for the erection of a conservatory, attached to the existing single storey rear extension.

1.3 Relevant Planning History Comment on Planning History

No history.

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

Four neighbouring properties were consulted by letter dated 24-06-22. By the end of the 21 day consultation period no objections were received.

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
DMHB 12 Streets and Public Realm
DMHB 18 Private Outdoor Amenity Space
DMHD 1 Alterations and Extensions to Residential Dwellings
DMT 2 Highways Impacts
DMT 6 Vehicle Parking
NPPF12 NPPF 2021 - Achieving well-designed places

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, the standard of accommodation for the host dwelling, including the reduction in size of the rear garden, floodrisk and car parking provision.

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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - 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 adverse impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extensions of dwellings do not have an adverse cumulative impact on the character and appearance of the street scene, and they should appear subordinate to the main dwelling. It also requires that a satisfactory relationship with adjacent dwellings is achieved and there is no unacceptable loss of outlook to neighbouring occupiers.

With regard to rear extensions Policy DMHD1 requires:

- 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;
- iv) in Conservation Areas and Areas of Special Local Character, flat roofed single storey extensions will be expected to be finished with a parapet;

v) balconies or access to flat roofs which result in loss of privacy to nearby dwellings or gardens will not be permitted.

Also it is relevant that Hillingdon has a borough wide Article 4 restriction, which removes householder permitted development rights for single storey rear extensions exceeding 4m in depth.

Character and Appearance:

The proposed extension would result in a secondary extension which would be attached to the existing single storey rear extension. The existing structure measures 3.6 m deep, and the proposed conservatory would add an additional 3 m depth. As a result, the cumulative depth of the extensions added to 51 Royal Avenue would measure 6.6 m. The extension would have a maximum height of 2.9 m characterised with a pitched roof design.

It is noted that the depth of the proposed extension would greatly exceed the 3.6m limit prescribed by Policy DMHD 1 (detailed above). Having regard to the depth of the extension in comparison to the depth of the existing house, the proposed single storey rear extension would fail to appear as a subordinate addition and would almost double the footprint of the dwelling. The addition of a pitched roof extension onto an existing flat roofed extension would also appear somewhat mismatched. As such, it is considered that the extension would not respect the architectural integrity of the dwelling and would represent a harmful addition to the character of the local area. This is directly contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020). As noted, there is no permitted development fall back for such a large extension, as a result of the borough wide article 4 restriction.

Residential Amenity:

Only one of the adjoining properties to application site has been extended to the rear, No. 49 Royal Lane. The extension would extend approximately 2 m beyond the rear building line of this property and hence is not considered to have a detrimental impact on the residential amenities enjoyed by this neighbour in terms of the extension itself. However it is proposed to raise the ground levels to 63.5cm above the existing ground level to provide steps from the extension to the garden. Given the height of these steps and that they would extend the full-width of the property from the shared boundary with No. 49 to the shared boundary with No. 53 it is considered that this would unduly facilitate overlooking and loss of privacy to these neighbours.

To the other side, No. 53 Royal Lane has not been extended previously. As such, the proposed single storey rear extension would project 6.6 m beyond the rear elevation of No.53. It is considered that the proposed extension would have a significant detrimental impact on this adjoining neighbour. At circa 2.9 m high and extending some 6.6 m from the rear elevation, the proposed extension would give rise to an enclosing and overshadowing impact, adversely affecting the outlook from the rear elevation of the neighbouring dwelling and reducing the enjoyment of their primary amenity space. This neighbouring property would also be affected by overlooking and loss of privacy discussed above.

No windows are proposed facing either neighbouring dwelling, and therefore the proposal would not result in any undue loss of privacy to this property.

Overall, it is concluded that the proposed single storey rear extension and raised steps, by reason of its siting, width, depth, scale and proximity would be detrimental to the

amenities of the adjacent occupiers of No. 49 and 53 Royal Lane, in terms of overdominance, overshadowing, visual intrusion, overbearing impact, loss of daylight/sunlight, loss of outlook and overlooking and loss of privacy. Therefore, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Standard of Accommodation/External Amenity - Host Dwelling:

It is considered that all the proposed habitable rooms in the host dwelling would maintain an adequate outlook and source of natural light, therefore complying with Policy D6 of the London Plan (2021).

A sufficient amount of private amenity space would be retained to meet the minimum standards set out in Table 5.3 (Private Outdoor Amenity Space Standards) of the Hillingdon Local Plan Part 2: Development Management Policies (2020). The proposal, therefore, would not undermine the provision of external amenity space, in accordance with Policy DMHB 18 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

Flood Risk:

The application site lies in a critical drainage area. Had the proposal otherwise been acceptable, an informative note would have been included on the decision notice to advise the applicant about the need for sustainable surface water drainage provision.

Parking:

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity.

Sufficient off street parking would be retained to the front of the dwelling to serve the extended property. As such, it is not considered that the proposal would result in parking stress, or otherwise harm highway safety.

Conclusion:

The application fails to comply with the development plan and would result in demonstrable harm to the character and appearance of the area, and neighbouring residential amenity. Consequently, the application is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single storey rear extension by reason of its design, bulk, mass, depth and scale, would fail to read as a subordinate addition to the house and would fail to respect its architectural integrity, representing a harmful addition to the character of the local area, all contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

2 NON2 Non Standard reason for refusal

The proposed single storey rear extension and raised full-width steps, by reason of its siting, width, depth, scale and proximity would be detrimental to the amenities of the adjacent occupiers of nos. 49 and 53 Royal Lane, in terms of overdominance, overshadowing, visual intrusion, overbearing impact, loss of daylight/sunlight, loss of outlook, overlooking and loss of privacy. Therefore, the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (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 (2021) 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.

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:

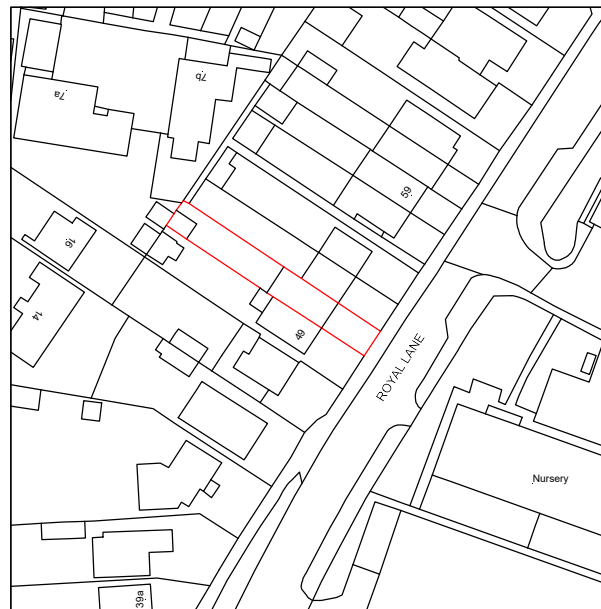
PT1.BE1 (2012) Built Environment

Part 2 Policies:

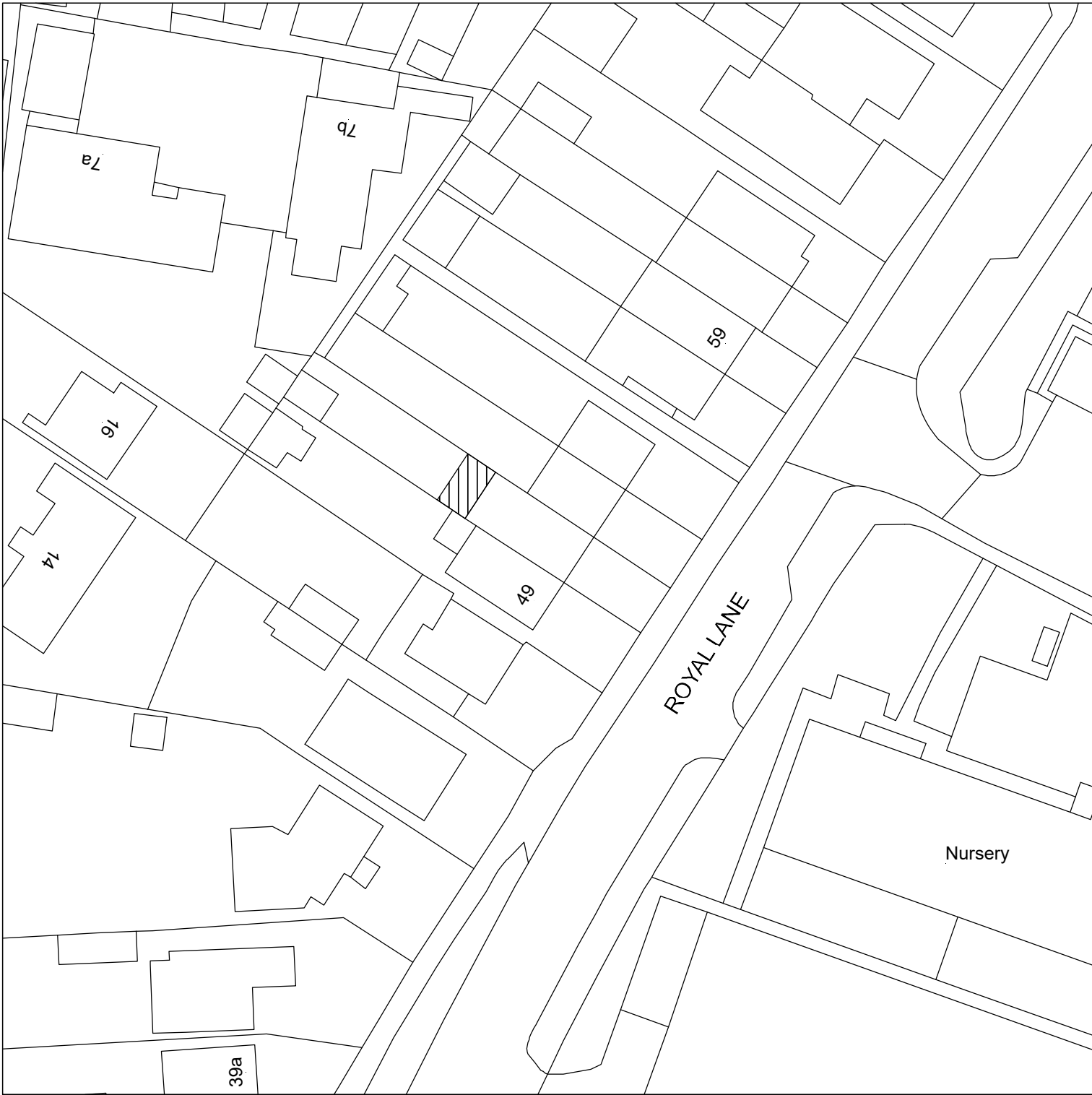
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
NPPF12	NPPF 2021 - Achieving well-designed places

Contact Officer: Nurgul Kinli

Telephone No: 01895 250230



LOCATION PLAN
SCALE 1:1250



BLOCK PLAN
SCALE 1:500

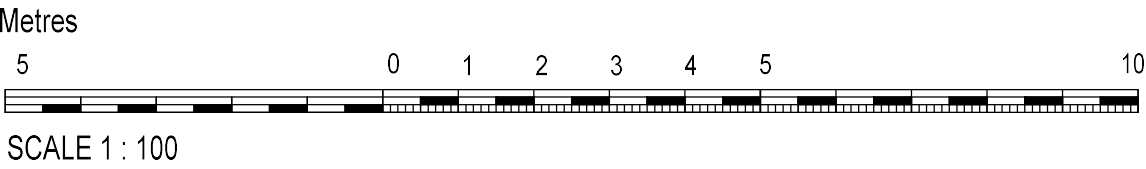
Application: HPA – Ground floor rear extension			
Client:	Mr D Singh	Date:	27 th May 2022
Site:	51 Royal Lane, Hillingdon, UB8 3QU	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD1171 – 04

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Building Designs & Technical services

GT Designz Ltd, 5th Floor,
Hyde Park Hayes 3,
11 Millington Road,
Hayes,
UB3 4AZ.

Tel : 0208 212 7981
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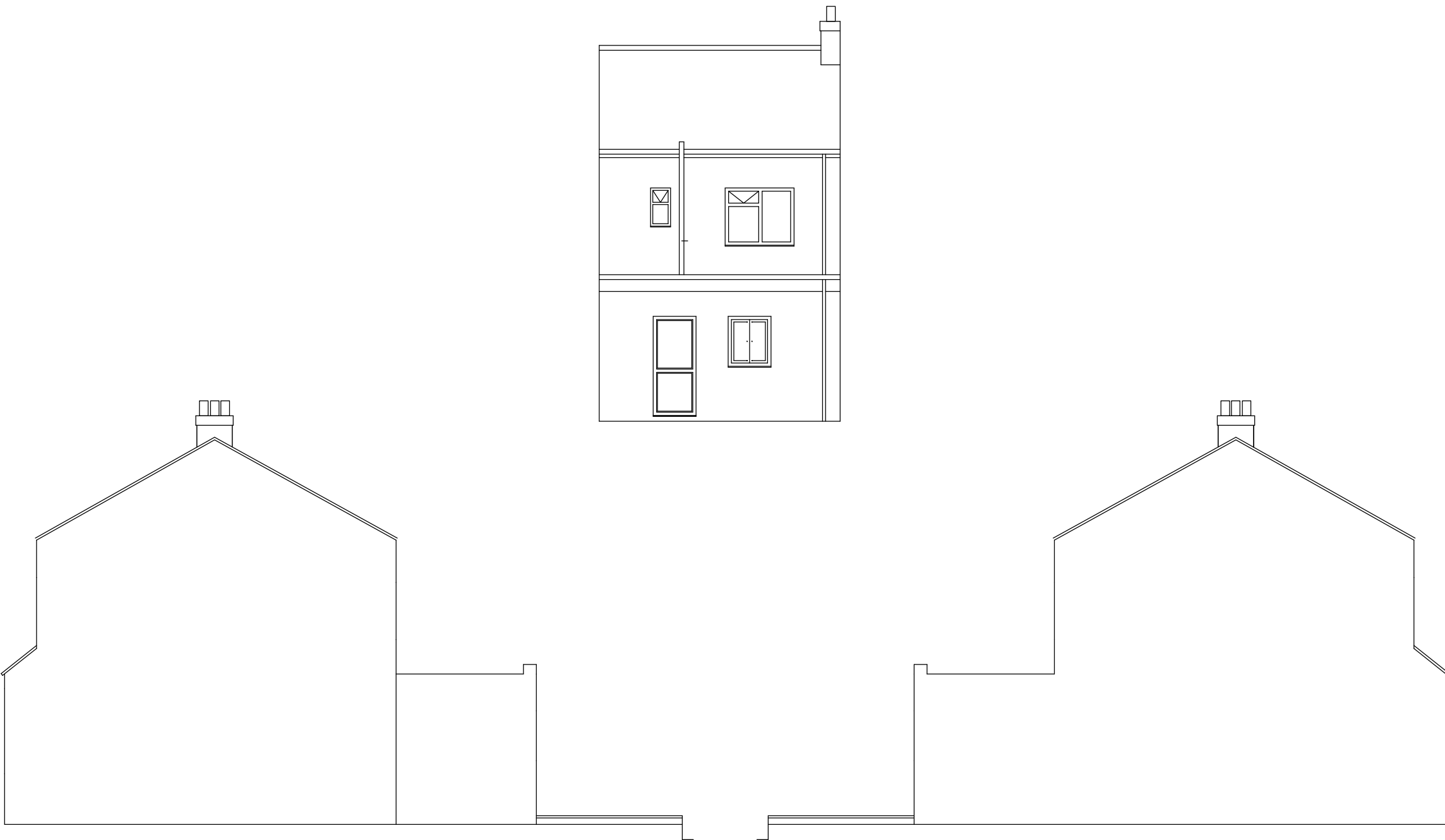
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REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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EXISTING REAR & SIDE ELEVATIONS
Scale 1:100

Application: HPA – Ground floor rear extension			
Client:	Mr D Singh	Date:	27 th May 2022
Site:	51 Royal Lane, Hillingdon, UB8 3QU	Drawn By:	Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD1171 – 02

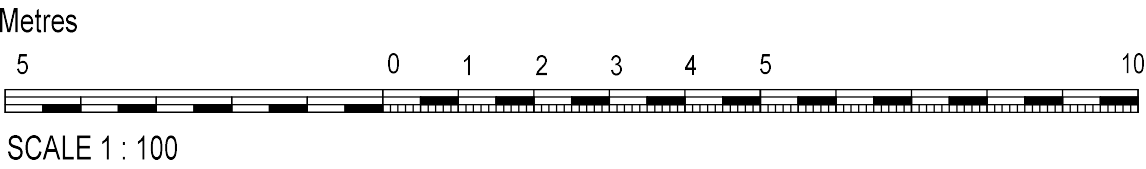
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Mob : 07854 351 934

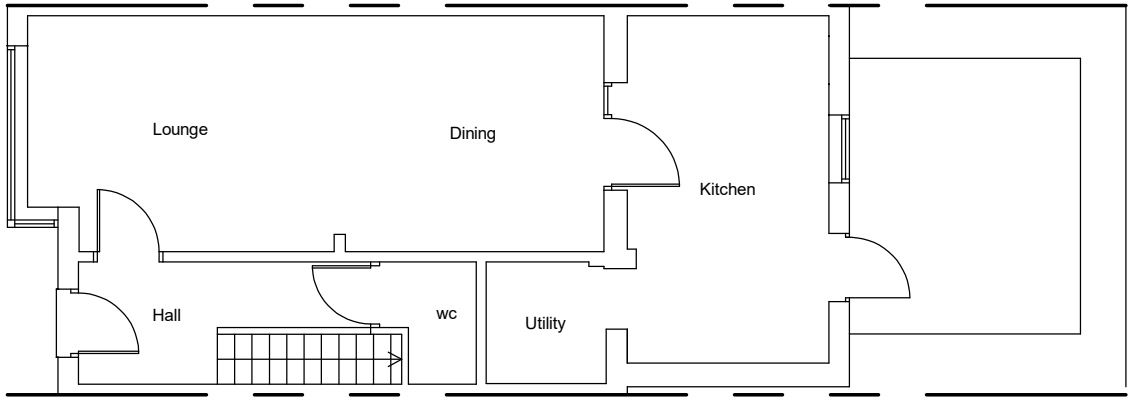
Email : enquiries@gtdesignzLtd.com



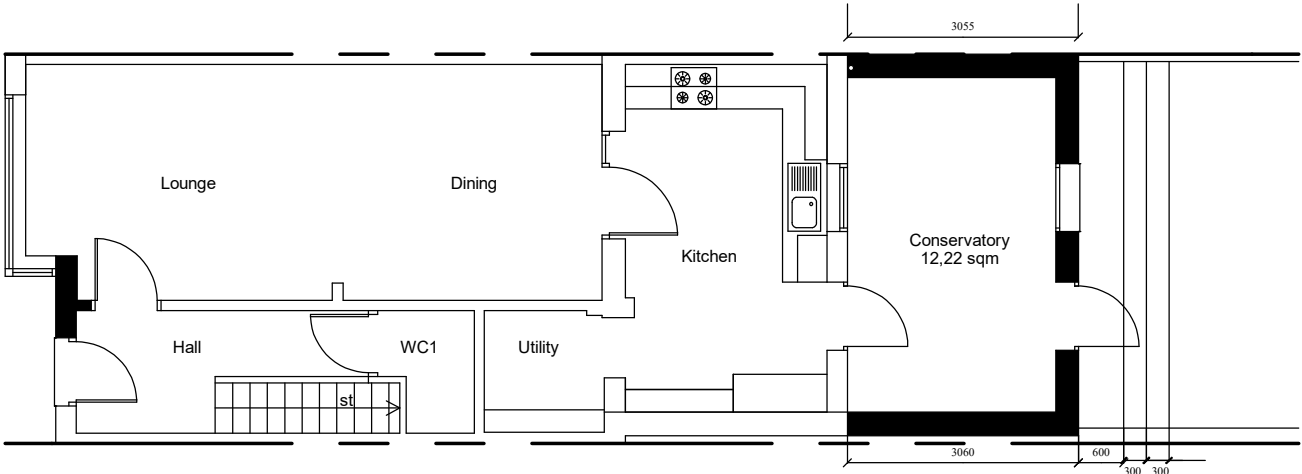
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Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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EXISTING GF LAYOUT
Scale 1:100



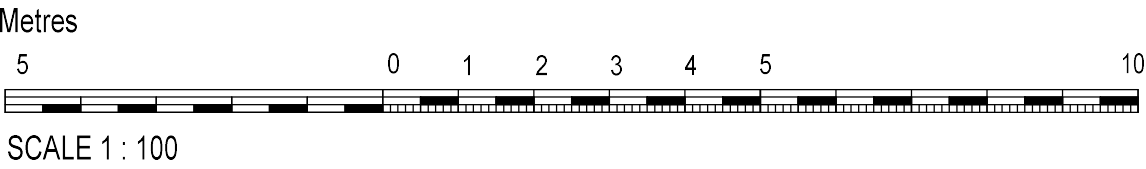
PROPOSED GF LAYOUT
Scale 1:100

Application: HPA – Ground floor rear extension		
Client:	Mr D Singh	Date: 27 th May 2022
Site:	51 Royal Lane, Hillingdon, UB8 3QU	Drawn By: Gurps Benning
Scale:	Refer to Drawing @ A3	Dwg.No: GTD1171 – 01

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Building Designs & Technical services

GT Designz Ltd, 5th Floor,
Hyde Park Hayes 3,
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UB3 4AZ.

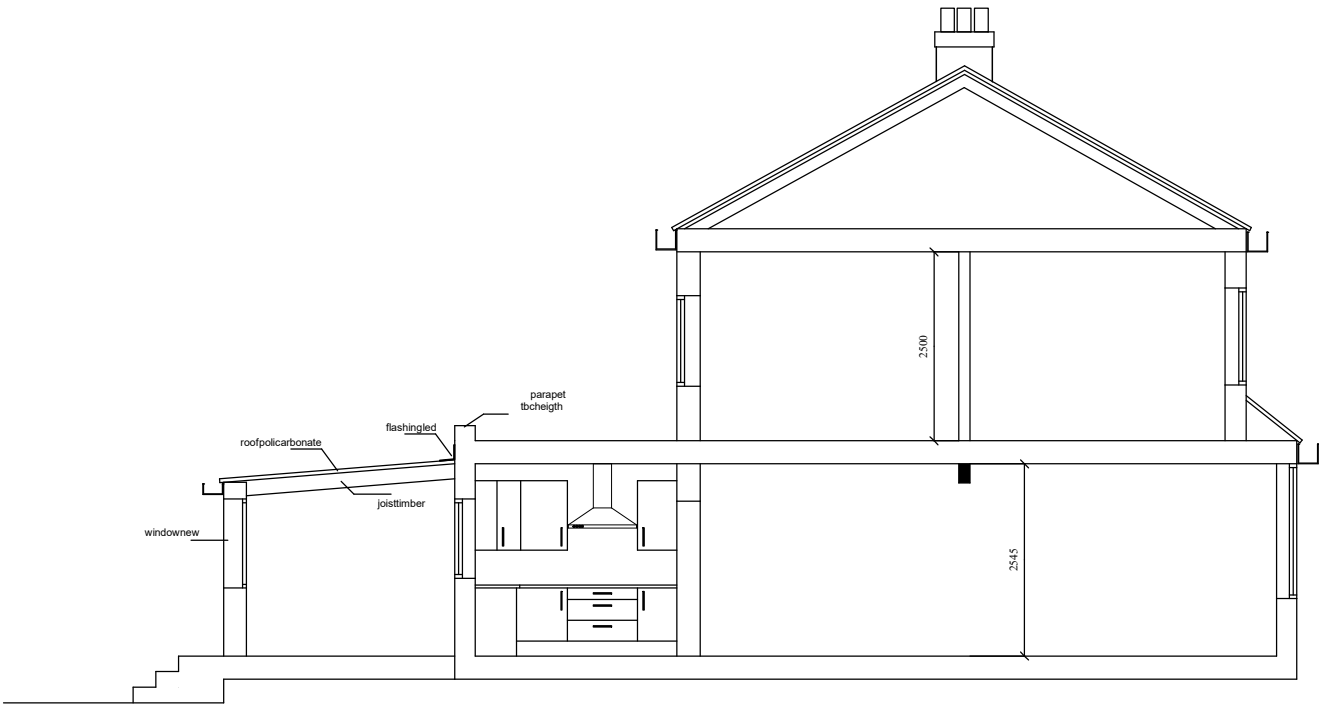
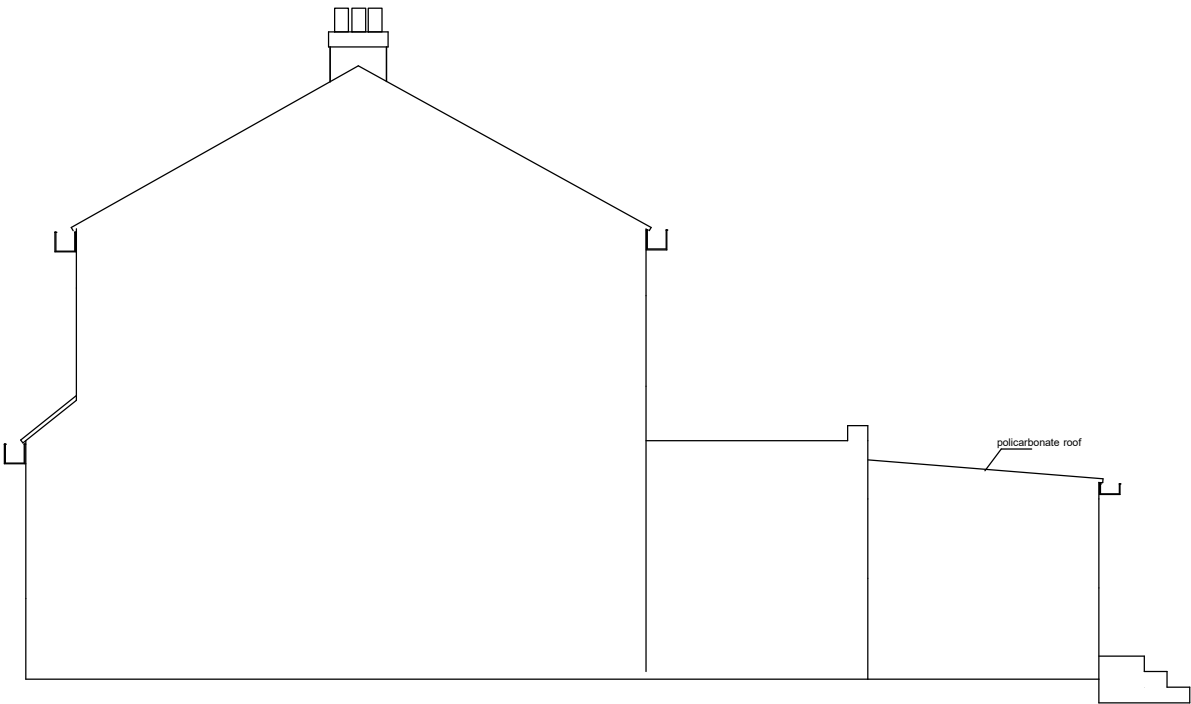
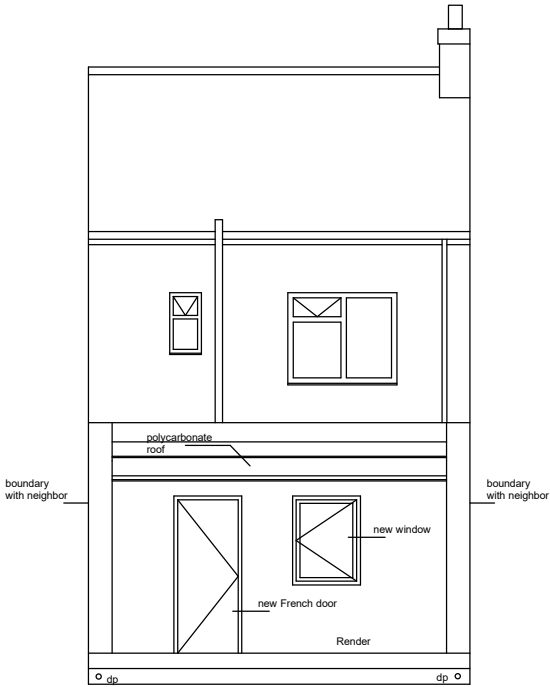
Tel : 0208 212 7981
Mob : 07854 351 934
Email : enquiries@gtdesignzLtd.com



REV/NOTES:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.

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PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

Application: HPA – Ground floor rear extension			
Client:	Mr D Singh	Date:	27 th May 2022
Site:	51 Royal Lane, Hillingdon, UB8 3QU	Drawn By:	Gurops Benning
Scale:	Refer to Drawing @ A3	Dwg.No:	GTD1171 – 03

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