



Appeal Decision

Site visit made on 12 July 2021

by P D Sedgwick BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 August 2021

Appeal Ref: APP/R5510/D/21/3272393

7 Windsor Gardens, Hayes, UB3 1QY

- 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 and Mrs R Thapa against the decision of Council of the London Borough of Hillingdon.
 - The application Ref 13664/APP/2020/4301, dated 25 December 2020, was refused by notice dated 18 February 2021.
 - The development proposed is single storey rear extension to existing dwelling.
-

Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension to existing dwelling at 7 Windsor Gardens, Hayes, UB3 1QY in accordance with the terms of the application, Ref 13664/APP/2020/4301, dated 25 December 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 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: TP/206/01, TP/206/02, TP/206/03 and TP/206/04.

Main Issues

2. The main issues are the effect of the proposed development upon:
 - the character and appearance of the building; and,
 - the living conditions of occupants of the neighbouring property, with particular regard to outlook and light.

Reasons

Character and appearance

3. The proposal site relates to a 2 storey terraced house with an existing rear extension and attached rear lean-to. The lean-to has solid side walls, a perspex roof and a low block work wall, but is otherwise open to the rear garden. The

proposed development would replace the lean-to with a single storey flat roofed extension.

4. The Council cite a previous refusal in 2016 for a replacement extension on the appeal site which referred to that proposed extension being more solid in appearance than the existing lean-to. It claims that since then solid side walls have been added to the lean-to and question whether it is lawful.
5. Although it is not for me to determine whether the lean-to is lawful it appears that it has existed on the appeal site in some form for over 4 years. It is bounded on one side by a brick side wall on a rear extension at 9 Windsor Gardens which is the same depth and matches the height of the existing lean-to. On the other side a boundary hedge between 5 Windsor Gardens and the appeal site obscures views of it from the neighbour's garden. The change to the lean-to side walls would only therefore have been apparent from within the appeal site.
6. Whilst the rear elevation of the proposed extension would not be open to the garden, and as such would appear more solid than the existing lean-to, it would have bi-folding doors which would lighten its appearance. In my view, the proposed extension would be an improvement on the existing lean-to in terms of its design, use of materials and appearance. Although the proposal would conflict with the depth limit proscribed in policy DMHD1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020)(DMP), there would be little noticeable increase in bulk over that which currently exists and the cumulative depth of the extension would be reduced by 0.5m, as acknowledged by the Council.
7. Overall, I conclude on this main issue that despite technical breaches of policy DMHD1, the site specific circumstances of this appeal mean that the scheme would still comply with the overall design aims of policies DMHD1 and DMHB11 of the DMP and policy BE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012) (SP) which require all development to achieve a high quality design and to not adversely affect the character, appearance or quality of the area.

Living conditions

8. The proposed extension would not be significantly bulkier than the existing lean-to and would have a reduced depth as noted above. The fence and boundary hedges in the garden of No 5 would screen the proposal from views from the ground floor windows and rear garden of the property. As a result, the proposed development would be no more visually intrusive and have no more effect on the living conditions of occupants of No 5, in terms of their outlook, than is currently the case, nor would it lead to increased overshadowing. The proposal would not therefore conflict with policy BE1 of the SP and policies DMHD1 and DMHB11 of the DMP which require that there should be no unacceptable loss of outlook to neighbouring occupiers and no adverse impact on the amenity, daylight and sunlight of adjacent properties.

Conditions

9. Conditions should be imposed to require the use of matching materials for the extension in the interests of appearance and to list the plans for the avoidance of doubt.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

P D Sedgwick

INSPECTOR



Mrs R Shrestha
144 Kingshill Avenue
Northolt
UB5 6NY

Application Ref: 13664/APP/2020/4301

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:

Single storey rear extension

Location of development: 7 Windsor Gardens, Hayes

Date of application: 31 December 2020

Plan Numbers: See attached Schedule of plans

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

Head of Planning, Transportation and Regeneration

Date: 18 February 2021

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: 13664/APP/2020/4301

SCHEDULE OF REASONS

- 1 . The proposed single storey rear extension, by virtue of its size, scale, bulk and depth in combination with the previous single storey rear extension and close proximity to the boundary with the adjoining property, would overwhelm and detract from the modest footprint of the host dwelling, and be detrimental to the amenities of the adjoining occupier at 5 Windsor Gardens by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012) and Policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

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 from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, 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.

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 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

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) Quality and design of housing developments

END OF SCHEDULE

SCHEDULE OF REASONS

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.: 13664/APP/2020/4301

SCHEDULE OF PLANS

TP/206/02 - received 04 Jan 2021

TP/206/04 - received 04 Jan 2021

TP/206/03 - received 04 Jan 2021

Photos - received 26 Dec 0020

TP/206/01 - received 04 Jan 2021

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.
- If you intend to submit an appeal that you would like examined by inquiry team then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries
- 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, Transportation and Regeneration**

Address 7 WINDSOR GARDENS HAYES

Development: Single storey rear extension

LBH Ref Nos: **13664/APP/2020/4301**

Drawing Nos: TP/206/02
 TP/206/04
 TP/206/03
 Photos
 TP/206/01

Date Plans Received: 26/12/2020

Date(s) of Amendment(s):

Date Application Valid: 31/12/2020

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey mid terraced property located on the western side of Windsor Gardens in Hayes. The property has been previously extended by way of a single storey rear extension and a secondary perspex roofed extension to the rear. A detached outbuilding is located to the rear.

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension

1.3 Relevant Planning History

13664/APP/2015/3531 7 Windsor Gardens Hayes

Single storey detached outbuilding to rear for use as a gym/playroom (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 10-11-2015 Approved

13664/APP/2016/2510 7 Windsor Gardens Hayes

Single storey rear extension involving demolition of existing shed

Decision Date: 24-08-2016 Refused

13664/APP/2018/3277 7 Windsor Gardens Hayes

Single storey detached outbuilding to rear for use as a home office (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 12-10-2018 Approved

13664/APP/2019/2670 7 Windsor Gardens Hayes

Single storey rear extension.

Decision Date: 22-10-2019 Refused

13664/APP/2020/84 7 Windsor Gardens Hayes

Conversion of roofspace to habitable use to include a rear dormer and 3 front rooflights

Decision Date: 24-02-2020 **Approved**

Comment on Planning History

There has been recent planning history at the site relating to single storey rear extensions.

13664/APP/2016/2510 - single storey rear extension involving the demolition of the existing shed was refused for the following reason:

The proposed single storey rear extension, by virtue of its size, scale, bulk, and depth in combination with the previous single storey rear extension and close proximity to the boundary with the adjoining property, would overwhelm and detract from the modest footprint of the host dwelling, and be detrimental to the amenities of the adjoining occupier at 5 Windsor Gardens by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

13664/APP/2019/2670 - Single storey rear extension was refused for the following reasons:

The proposed single storey rear extension, by virtue of its size, scale, bulk, and depth in combination with the previous single storey rear extension and close proximity to the boundary with the adjoining property, would overwhelm and detract from the modest footprint of the host dwelling, and be detrimental to the amenities of the adjoining occupier at 5 Windsor Gardens by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

During consideration of the most recently refused scheme it was noted that the previous application in 2016 was refused as it was considered that the proposed replacement secondary extension would have a more solid appearance than the existing structure. However from the site visit it was apparent that the side wall along the boundary with number 5 is a solid UPVC panel. The proposed side elevations confirmed there would be very little noticeable increase in bulk over that which currently exists on site. It is however, apparent from the historical site photos that the solid side panel had been erected within the last 3 years without the benefit of planning permission and cannot be used as justification for a change to the Council's assessment of the proposal which is similar to that which was refused in 2016.

The current scheme differs from the 2019 refusal in that the total cumulative projection of the rear extension would be 6m rather than 6.5m.

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 were consulted by letter dated 5.1.21. By the end of the consultation period there was no local response.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP 3.5 (2016) 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 streetscene and locality the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden 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 adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene, and should appear subordinate to the main dwelling. It also required that 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;

Whilst the adjoining property at number 9 has been extended to the rear to a total projection of 6.5m, the adjoining property, number 5 remains un-extended to the rear. It is recognised that the proposed extension would replace an existing perspex roofed lean-to.

The previous application in 2016 was refused as it was considered that the proposed replacement secondary extension would have a more solid appearance than the existing structure. However from the site visit it was apparent that the side wall along the boundary with number 5 is a solid UPVC panel. The proposed side elevations confirm there would be very little noticeable increase in bulk over that which currently exists on site and in fact the cumulative depth of the extension would be reduced by 0.5m.

However, it remains the case that the solid side panel has been erected within the last 4 years without the benefit of planning permission and cannot be used as justification for a change to the Council's assessment of the proposal which is similar to that which was refused in 2016 and 2019. There is no certificate of lawful existing development to confirm that this structure is lawful and has been substantially complete for 4 years. At a cumulative projection of 6m, the proposed extension would result in an unacceptable loss of light and outlook to the occupants of this property, and appear unduly overbearing and dominant when viewed from their property, particularly given the presence of an extension adjacent to this neighbour at No. 3. It remains unacceptable and in conflict with policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part two (2020).

Given that the proposed extension is located to the rear of the property and the area is characterised by properties which have significant rear extensions, it is considered that a refusal reason relating to visual impact on the street scene could not be justified

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 Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area the development would fulfill the Part 2 Policy DMHD1 appendix A, Part A) vi), which states that for Alterations and extensions to residential dwellings; adequate garden space is retained.

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 proposed single storey rear extension, by virtue of its size, scale, bulk and depth in combination with the previous single storey rear extension and close proximity to the boundary with the adjoining property, would overwhelm and detract from the modest footprint of the host dwelling, and be detrimental to the amenities of the adjoining occupier at 5 Windsor Gardens by reason of overdominance, overshadowing, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012) and Policies DMHB11 and DMHD1 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

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 from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, 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.

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

DMHD 1 Alterations and Extensions to Residential Dwellings

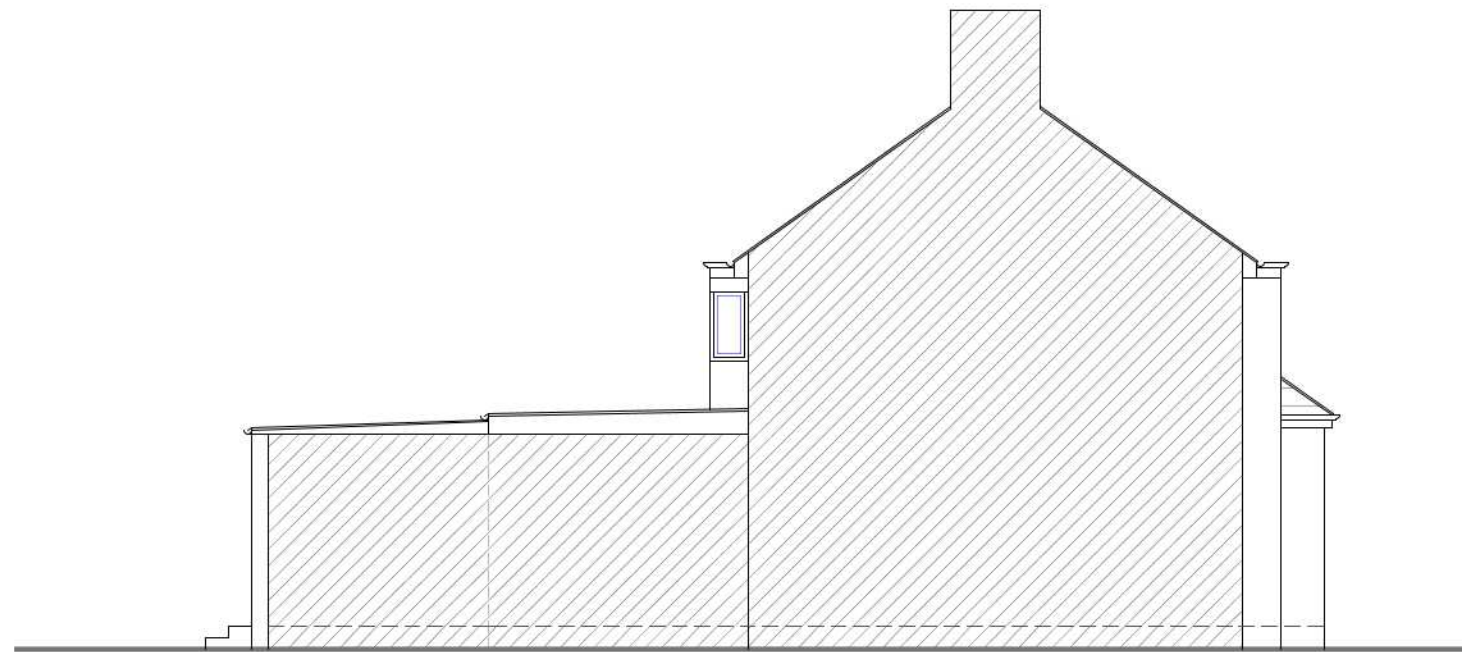
LPP 3.5 (2016) Quality and design of housing developments

Contact Officer: Nicola Taplin

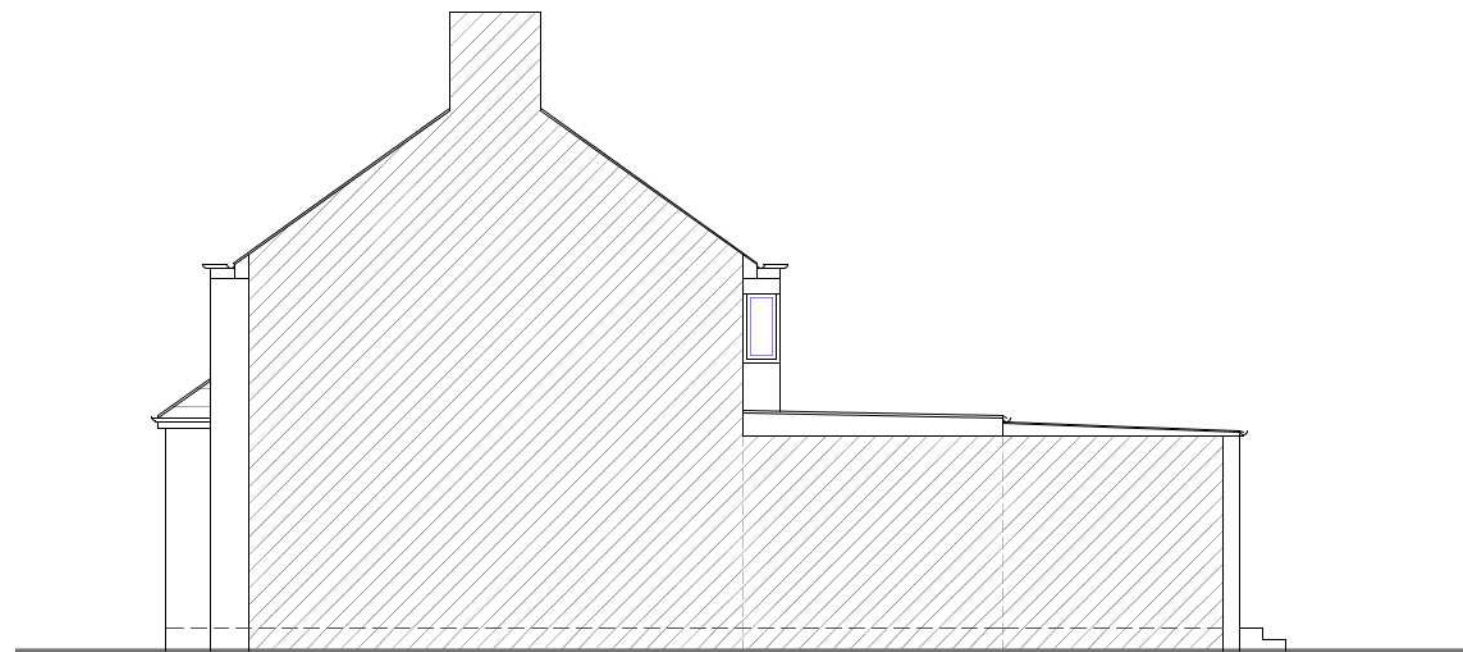
Telephone No: 01895 250230



NO.9 NO.7 NO.5
EXISTING REAR ELEVATION



NO.7
EXISTING SIDE ELEVATION



NO.7
EXISTING SIDE ELEVATION

NOTES :

Client MR & MRS THAPA

Job Title
7 WINDSOR GARDENS HAYES, MIDDLESEX UB3 1QY

Drawing Title
EXISTING ELEVATIONS

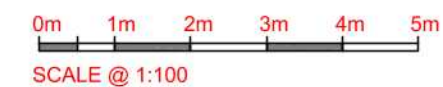
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Date: DECEMBER 2020

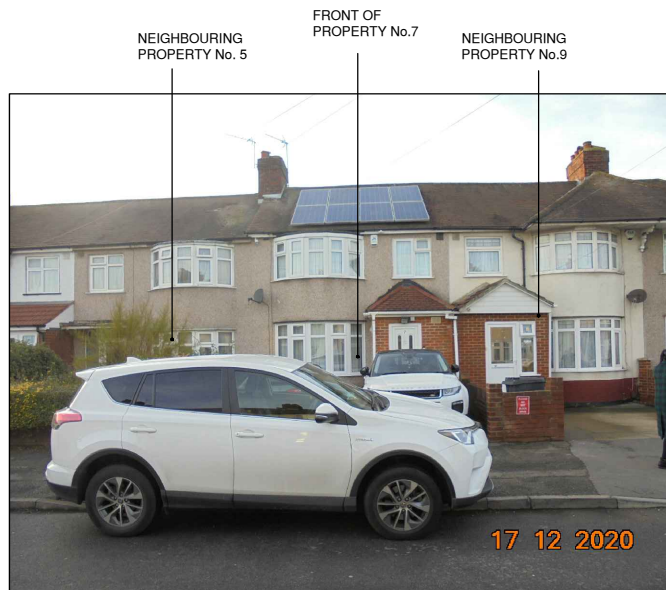
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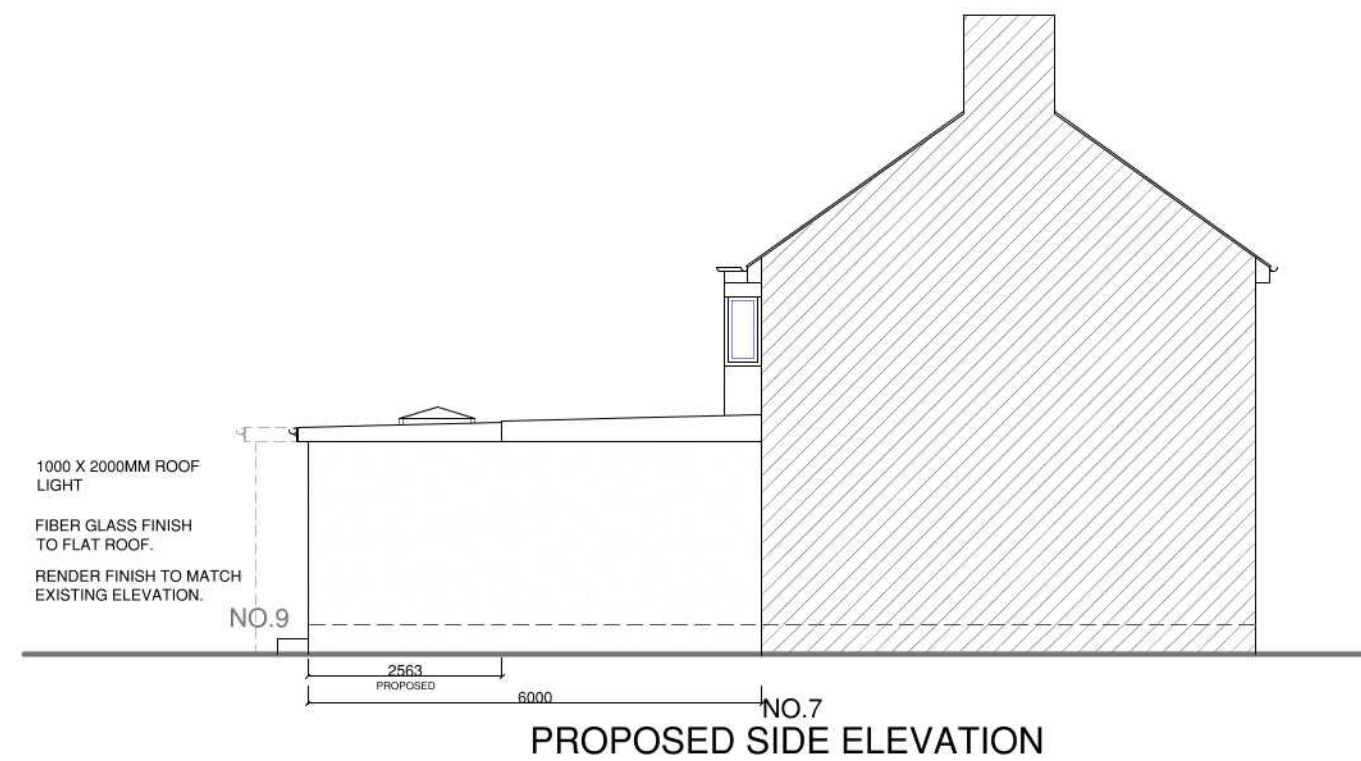
Drg No.
TP/206/02

Rev.



7 WINDSOR GARDENS, HAYES, MIDDLESEX, UB3 1QY





NOTES :

[illegible]

Client MR & MRS THAPA

Job Title	7 WINDSOR GARDENS HAYES, MIDDLESEX UB3 1QY
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Drawing Title
PROPOSED ELEVATIONS

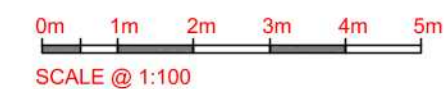
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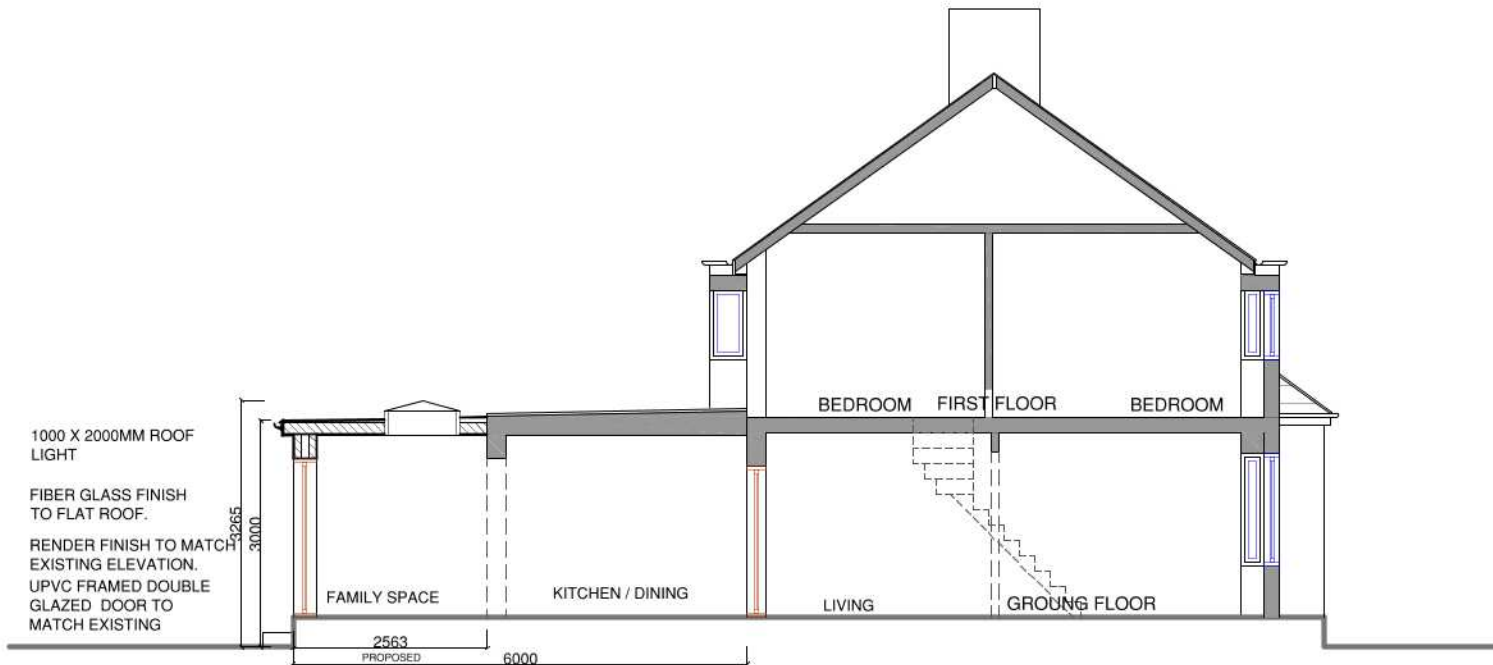
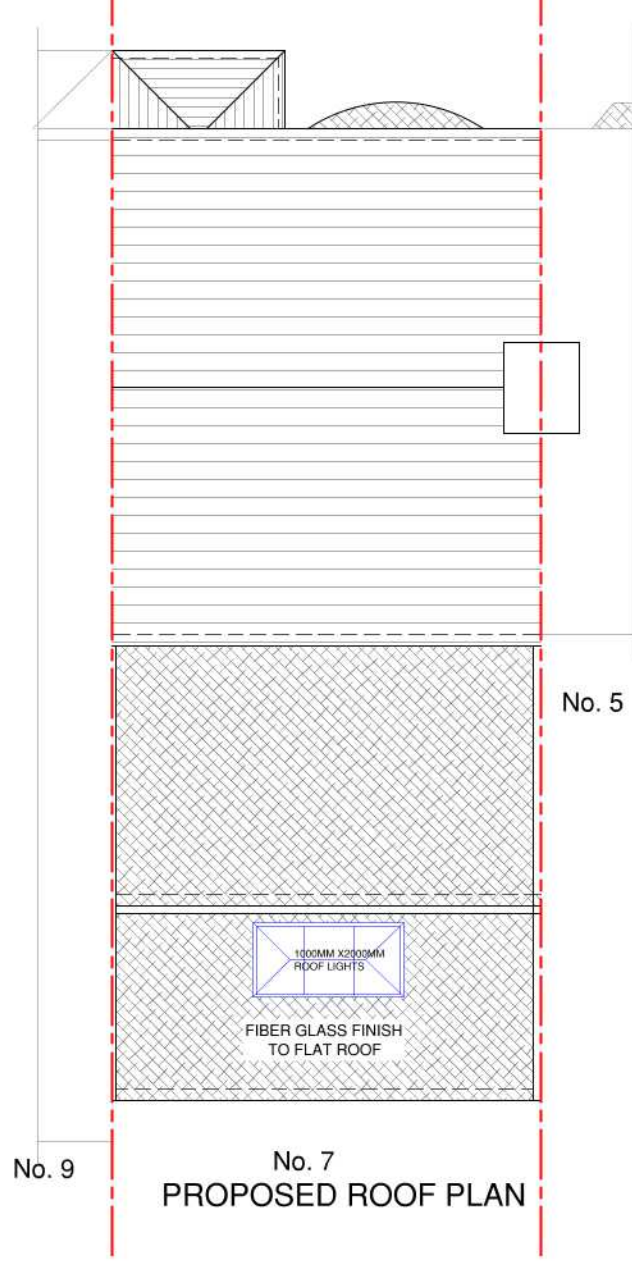
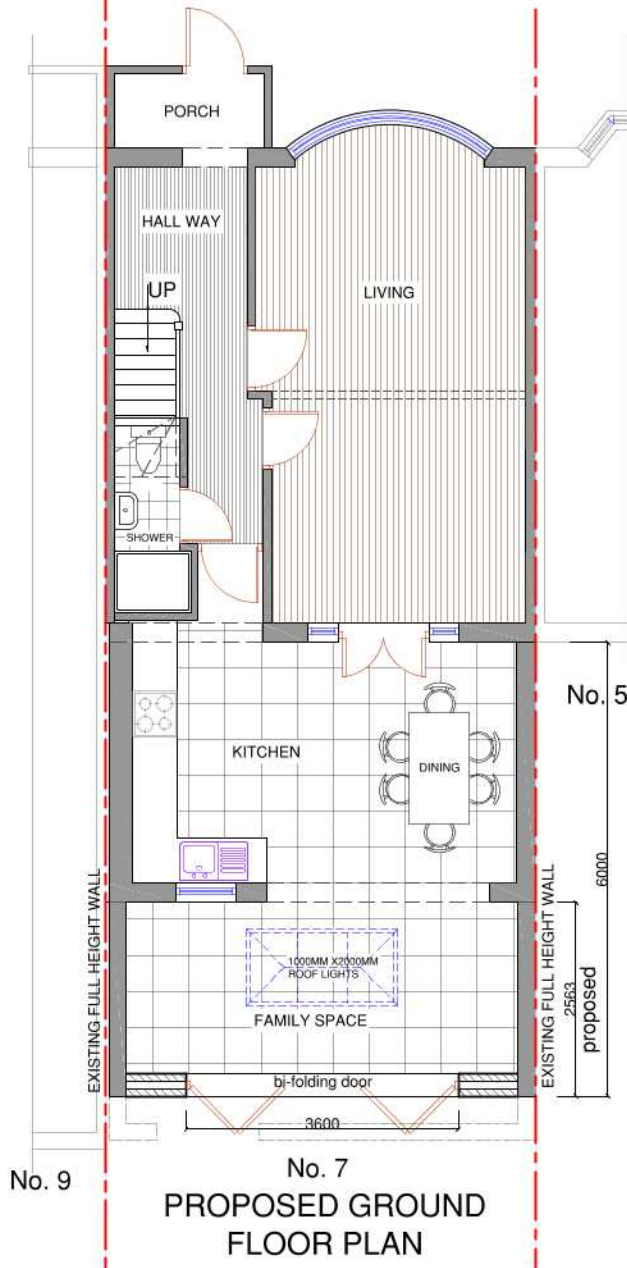
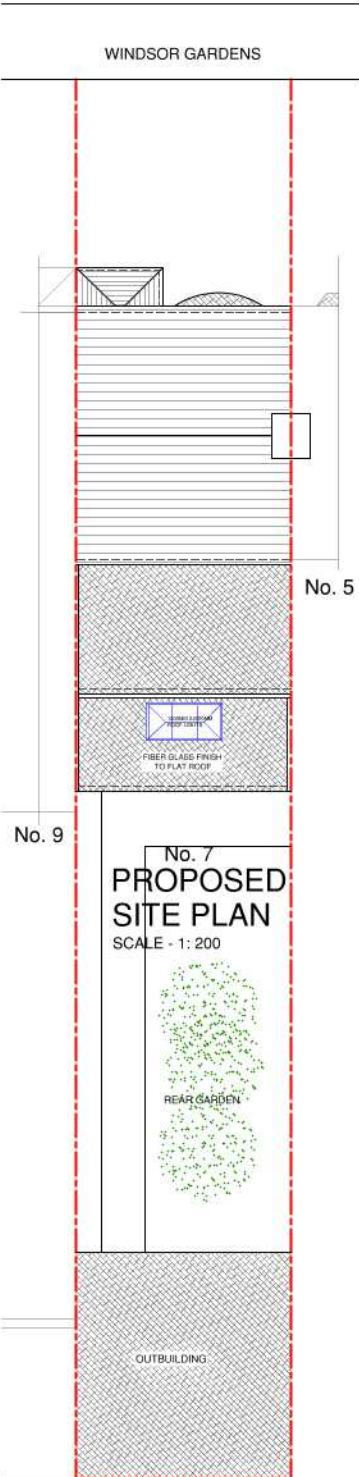
Date: DECEMBER 2020

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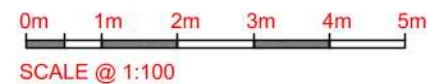
Drg No.
TP/206/04

Rev.	
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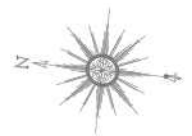




PROPOSED SECTION A - A



NOTES :



Date	Revisions	

Client MR & MRS THAPA

Job Title

7 WINDSOR GARDENS
HAYES, MIDDLESEX
UB3 1QY

Drawing Title

PROPOSED SITE AND
FLOOR PLANS AND SECTION

Scale: 1 : 100 / 200 (A3)

Date: DECEMBER 2020

Checked by:	Drawn by: RS	H
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Drg No.
TP/206/03

Rev.