



Mr & Mrs Urlewicz
14 Larne Road
Hillingdon
Ruislip
HA4 8DR

Application Ref: 57311/APP/2022/3104

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:

Description of development:

Demolition of an existing 2-bed bungalow and erection of a new 4-bedroom bungalow with habitable roof space, including side dormer, raising the ridge of the main roof, roof lights and solar panels.

Location of development: 14 Larne Road Ruislip

Date of application: 11th October 2022

Plan Numbers: See attached Schedule of plans

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

Interim Director of Planning, Regeneration & Public Realm

Date: 23 January 2023

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

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SCHEDULE OF REASONS

- 1 The proposed development, by virtue of its external timber cladding finish, uncharacteristic front angled wall, various roof profiles and solar panels, would fail to harmonise with the character and architectural composition of the surrounding properties, appearing as a visually obtrusive and incongruous form of development which would be detrimental to the visual amenity of the street scene and harmful to the character and appearance of the surrounding area. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One- Strategic Policies (2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D4 of the London Plan (2021) and the National Planning Policy Framework (2021).
- 2 The proposed development, by reason of the relationship between the proposed side dormer and the existing side dormer at number 16 (both of which serving bedrooms), would result in a loss of outlook, sense of enclosure, overbearing impact, loss of privacy (both real and perceived) and overlooking issues for the neighbouring occupiers at number 16 Larne Road. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan Part Two - Development Management Policies (2020) and the National Planning Policy Framework (2021).
- 3 The proposed development, by virtue of the position of the proposed side dormer window serving a bedroom, would result in poor levels of outlook, overlooking and lack of privacy (both real and perceived) for the future occupiers residing in this habitable room. The proposal would therefore result in a substandard form of residential accommodation to the detriment of future occupants, contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2021).

END OF SCHEDULE

Address:

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

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SCHEDULE OF PLANS

2207-PLMN-XX-GF-DR-A-100 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-GF-DR-A-102 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-GF-DR-A-202 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-GF-DR-A-201 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-111 Rev. 02 - received 10 Oct 2022
Design and Access Statement dated October 2022 - received 10 Oct 2022
2207-PLMN-XX-GF-DR-A-2207 Rev. 01 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-212 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-112 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-210 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-113 Rev. 01 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-211 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-ZZ-DR-A-110 Rev. 02 - received 10 Oct 2022
2207-PLMN-XX-GF-DR-A-101 Rev. 02 - received 10 Oct 2022

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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.

If you want to appeal, then you must do so within six months of the date of this notice, 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 (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry 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 an 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 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 officer 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 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.