

Hello,

To be honest I didn't think I was going to find myself at the start of a 2 month planning application, paying a fee I can now barely afford since losing my job and being forced into early retirement.

Thought the installation of what effectively is an awning that can be erected in less than a day, would be a relatively quick and cost free neighbour consultation process in order to enjoy the recent government legislation allowing home owners of detached properties to extend a maximum 8m without consent.

Since learnt that Hillingdon is the only borough to have applied for Article 4 and blanket use it for all planning matters.

But hey, we are where we are - thought I'd take the opportunity here to highlight some key points that I hope help pave the way for a successful application.

DESIGN:- You can see from the attachments, the proposed ultra slim patio canopy will be virtually invisible with a very low level clear transparent glass roof and only 2 discrete support legs with integral guttering & downpipe - this is an open structure with no sides or front, in matching colour/style to existing building, therefore no lighting, heating, windows or flooring to consider - projection still falls 2m short of what should be the maximum permitted.

NEIGHBOURS:- The fact my house already projects beyond the rear of the adjoining properties has no relevance, any house that extends where immediate neighbours don't extend or don't extend to their full permitted allowance will always have a further projection. In my case both neighbours have substantially wider plots, where mine is much narrower and therefore necessary living space could only be achieved by depth. Take my mothers house also in Ruislip where her left side extended 2m further than her house, and on the right by a much further 6m, and that was approved by Hillingdon planning not so long ago.

There will be no:

- Loss of light or overshadowing.
- Overlooking/loss of privacy.
- Loss of private view.

AREA OF SPECIAL LOCAL CHARACTER:- Unfortunately my rear garden butts the boundary of the very questionable Midcroft Ruislip Area of Special Local Character - however the area can't be so special as it didn't stop Hillingdon Planning approve what contradicts their own special area policy; "solar panels should be installed in discrete locations to minimise impact on the building and on the street scene" (see the Ruislip Cottage Society flats in Brickwall Lane) that building is street facing opposite me and there's nothing discrete about the numerous solar panels fixed there, in fact I'd go as far to say they're very inconsiderate to the landscape.

I've already been extremely compliant and sympathetic to the street facing architecture and landscape of the special area, by adding 2 gable ends to hide my side dormas... and that did not come cheap. All I want now is to fix a basic canopy in my back yard in view of nobody, simply to enjoy a cup of tea outside protected from rain to while away my retirement, can be sure at my age I won't be sitting in public places anymore since we've all had to endure the fear of covid.

That 'office/flats' called Pembroke House in Pembroke Road which garishly overlooks the whole of the Midcroft, Area of Special Local Character is just another example I couldn't resist highlighting

here, why would anyone allow another level to be built on top of the original building then allow the red bricks to be white washed, awful looking block.

As the country has recently gone through massive changes due to covid, especially with home life, I'm sure you agree pragmatic views need to be taken when Hillingdon apply planning policies going forward, ensuring they reflect the new circumstances and to help its residents enjoy safe spaces at home - in my case at my vulnerable age, sitting under my new patio canopy. . .

Happy to provide more detail or discuss over phone.

Thank you.

Vincent.