

Miss Prabhleen Rooprai  
Stones Architects  
2-3 Noble Corner  
Hounslow  
Great West Road  
TW5 0PA

Application Ref: 14440/APP/2026/116

Date of Decision: 4th March 2026

**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:-

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**Application number:** 14440/APP/2026/116

**Date your planning application was submitted:** 16th January 2026

**Site location:** 28 Dawley Avenue Hillingdon

**Description:**  
Alteration of outbuilding's partial flat roof into a gable end roof extending over the whole outbuilding

**Application submitted by:** Miss Prabhleen Rooprai

**Plans that this decision was based on:** See attached Schedule of Plans

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

1. The proposed roof extension, by reason of its size, scale, bulk, height and proximity to the side boundary and projection forward of the return building line along Chester Close, in this open prominent position, would result in the closing of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the visual amenities of the street scene and the character and appearance of the surrounding area. The proposed development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies D4 and D8 of the London Plan 2021 and Policies DMHB11; DMHB12 and DMHD2 of the Hillingdon Local Plan - Part Two.

## 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 Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

## 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

DMHD 1 Alterations and Extensions to Residential Dwellings

LPP D4 (2021) Delivering good design

LPP D8 (2021) Public realm

NPPF12 - NPPF12 2024 - Achieving well-designed places  
24

DMHD 2 Outbuildings

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).

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**Date of Decision:** 4th March 2026

R Johnson

Roz Johnson  
Head of Development Management and Building Control

**END OF SCHEDULE**

**Address:**

**Development Management**

**Directorate of Place**

**Hillingdon Council**

**3 North, Civic Centre, High Street, Uxbridge UB8 1UW**

**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**

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**SCHEDULE OF PLANS**

C10.	Received	16-01-2026
C11.	Received	16-01-2026
S01.	Received	16-01-2026
S02.	Received	16-01-2026
S03.	Received	16-01-2026
S04.	Received	16-01-2026

## 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](mailto:planning@hillington.gov.uk)

[www.hillingdon.gov.uk](http://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://www.gov.uk/appeal-householder-planning-decision>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).