Planning & Transportation
Development Control Team
Tel: 01895 250111
Fax: 01895 277086

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Continuation Sheet No. 3 Ref: 18983/APP/2005/2514

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan.

INFORMATIVES:

1. The decision to GRANT 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 grant planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
   UDP Policies:
   BE13: Layout and appearance of new development
   BE15: Alterations and extensions to existing buildings
   BE19: New development within residential areas - complementing and improving amenity and character of the area
   BE20: Ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguarded
   BE21: Siting, bulk and proximity of extensions not to result in a significant loss of residential amenity
   BE24: Requires new development to ensure adequate levels of privacy to neighbours
   OE1: Protection of the character and amenities of surrounding properties and the local area.
   AM14: New development will only be permitted if in accordance with the Council's parking standards