HILLINGDON
LONDON

Mr. Heshy Friedman
Excel Planning
45 Stamford Hill
London
N16 5SR

Application Ref: 20906/APP/2024/3125

Process set out by Condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019.

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990 (as amended by section 4(1) of the Growth and Infrastructure Act 2013)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REFUSED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the local planning authority.

Address of the proposed development:

420 Victoria Road Ruislip

Description of proposed development:

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 2.97 metres, and for which the height of the eaves would be 2.97 metres

Date of application:

27th November 2024

Plan Numbers:

EP001	received	27-11-2024
L01	received	27-11-2024
P002	received	27-11-2024
E001	received	29-11-2024

Reason for Refusal:

The proposed development does not constitute permitted development by virtue of the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England)

Order 2015, as the proposed development would unduly detract from the residential amenity of the adjoining occupiers by reason of its depth and scale having an overbearing impact. The proposal is therefore contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Prior Approval is refused.

STANDARD INFORMATIVES

It is important that you read and understand all the following informatives

1. This written notice indicates that the proposed development will not comply with Condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015(as amended by The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019. It is important to note that this written notice doesn't indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule e Part 1 Class A.

2. Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

END OF SCHEDULE

Signed:

Roz Johnson
Head of Development Management and Building Control
Date: 6th January 2025

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

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.

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.