

Schedule of reasons:	Amendments made to Planning application:
<p>The roof alteration/extensions, by reason of the large crown roof, increase in ridge height and the size, scale, bulk and design of the rear dormer would fail to harmonise with the architectural composition of the original detached bungalow, would be detrimental to the character and to the visual amenities of the street scene and the surrounding area. Therefore, the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies DMHB 11 and DMHD 1 of the emerging Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019) and the adopted Supplementary Planning Document HDAS: Residential Extensions.</p>	<ol style="list-style-type: none"> <li>1. Dormer size has been reduced to comply with paragraph 7.5 of the HDAS SPD.</li> <li>2. Rear extension has been reduced in size to comply with the 4m rear extension for detached dwellings as specified in paragraph 3.4 of the HDAS SPD.</li> <li>3. Gable heights to the front of the house have been reduced to match those of the neighbouring property at 30 Howletts Lane. This has significantly reduced the size of the crown roof to match that of the neighbouring property at 30 Howletts lane (see images below)</li> </ol>
<p>The proposal would provide a habitable room (ground floor study) with no outlook or natural/sunlight and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus, contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Extensions.</p>	<ol style="list-style-type: none"> <li>1. The study room partitions have been altered so that the study is an open space linked to the main living area.</li> </ol>

Image 1

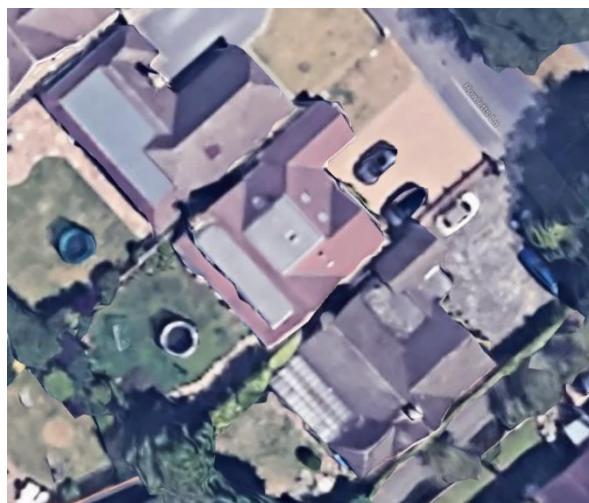


Image 2



Images 1 & 2 show the Crown roof and Dormer at number 30 Howletts Lane.

Image 3



Image 4



Image 5



Images 3, 4 & 5 shows the raised ridge height of number 30 Howletts lane