

Mr Paul Broderick
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91a Richmond Way
Newport Pagnell
MK16 0LQ

Application Ref: 31427/APP/2022/3703

Date of Decision: 23rd March 2023

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:-

Application number: 31427/APP/2022/3703

Date your planning application was submitted: 7th December 2022

Site location: 10 Old Hatch Manor Ruislip

Description:
Demolition of existing garage and erection of two storey front, side and rear extensions

Application submitted by: mr Paul Broderick

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

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

1. The proposed development by reason of its size, scale, bulk, and massing, in particular the cumulative impact of lack of set back along the eastern elevation and the overall width, would result in an incongruous and visually intrusive form of development that could not constitute subordinate additions to the existing dwellinghouse. The proposed the works would fail to respect the architectural composition of the existing dwellinghouse and fail to harmonise with the established built environment on Old Hatch Manor resulting in a detrimental impact on the character and appearance of the surrounding area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local

Plan: Part Two- Development Management Policies (2020) and Chapter 12 of the National Planning Policy Framework (2021).

2. By reason of its proximity, depth, scale, bulk, and height, the proposed cumulative effect of the proposed development is that it would have a harmful impact on the living conditions of the occupiers of Nos. 8, and 12 Old Hatch Manor and their associated private amenity space, in terms of loss of outlook, overdominance, loss of light, sense of enclosure and overbearing impact. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
3. The proposed development involves extensive and wholesale wall removal rendering the application a replacement dwelling and the proposed development cannot be considered as extensions to an existing dwelling house. It cannot therefore be considered via the householder application route.

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.
2. 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. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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

DMHB 18 Private Outdoor Amenity Space

- DMHD 1 Alterations and Extensions to Residential Dwellings
- DMT 6 Vehicle Parking
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards

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: 23rd March 2023



Julia Johnson
Interim Director of Planning, Regeneration & Public Realm

END OF SCHEDULE

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

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SCHEDULE OF PLANS

AR 7 Rev A.	Received	07-12-2022
AR.15 Rev A.	Received	07-12-2022
AR 9 Rev A.	Received	07-12-2022
AR 3 Rev A.	Received	07-12-2022
AR.1 Rev A.	Received	07-12-2022
Planning Statement.	Received	07-12-2022
AR 10 Rev A.	Received	07-12-2022
AR 4 Rev A.	Received	07-12-2022
AR.2 Rev A.	Received	07-12-2022
AR.17.	Received	07-12-2022
AR.5 Rev A.	Received	07-12-2022
AR.8 Rev A.	Received	07-12-2022
AR.12 Rev A.	Received	07-12-2022
AR 6 Rev A.	Received	07-12-2022
AR.11 Rev A.	Received	07-12-2022
AR.13 Rev A.	Received	07-12-2022
AR.16 Rev A.	Received	07-12-2022
AR.14 Rev A.	Received	07-12-2022

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

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://appeal-planning-decision.planninginspectorate.gov.uk>

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