

RE: 3659/APP/2024/831 - 14 WESTBOURNE CLOSE HAYES

Kuldip Sira <kuldipsira@hotmail.com>

Sat 20/04/2024 17:41

To: Nicola Taplin <NTaplin@Hillingdon.Gov.UK>

1 attachments (3 MB)

14 WESTBOURNE CLOSE PLANS AND ELEV NICOLA COMMENTS.pdf;

Hi Nicola,

Attached are the amended drawings as per your comments. Please note that ALL previous drawings sent with application will be superseded.

I also give permission to amend description to read " PROPOSED FRONT DORMER WINDOW (PART RETROSPECTIVE)

Thank you for your help in this.

Kind regards

Kuldip

Sent from [Mail](#) for Windows

From: Nicola Taplin <NTaplin@Hillingdon.Gov.UK>

Sent: Tuesday, April 16, 2024 9:48:40 AM

To: kuldipsira@hotmail.com <kuldipsira@hotmail.com>

Subject: 3659/APP/2024/831 - 14 WESTBOURNE CLOSE HAYES

Dear Kuldip

I refer to the current planning application at the above site. I note that the description of development states:

"Erection of a front dormer, following demolition of existing dormer."

However I note that planning permission appears not to have been granted for the existing dormer. Application reference 3659/APP/2020/375 for a Single storey front infill extension, porch to front and installation of front dormer to create additional habitable roof space was refused for the following reason:

The proposed front dormer window, by reason of its size, scale, bulk, width and design would result in discordant and intrusive feature that would be detrimental to the character and appearance of the original dwelling and the visual amenities of the street scene and the wider area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Officers photographs confirm that the dormer was not built when the previous application was considered. As such, to continue with the existing application it would first be necessary to demonstrate the lawfulness of the existing Dormer through the submission of a certificate of lawful existing development. I would recommend withdrawing the current application until such time as this lawfulness is established.

Alternatively it would be necessary to amend the description of development to read:

"Proposed front dormer window (part retrospective)"

Amended plans would need to be submitted to show the original pre-front dormer construction as pre-existing.

I look forward to your clarification and confirmation on this issue

Regards

Nicola

Nicola Taplin BA (Hons) Dip TP MRTPI

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