



Application for approval of reserved matters following outline approval.

Town and Country Planning (Development Management Procedure) (England) Order 2015

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Local Planning Authority details:



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Publication of applications on planning authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: <input type="text" value="MS"/>	First name: <input type="text" value="LISA"/>	
Last name: <input type="text" value="HAYNES"/>		
Company (optional): <input type="text" value=""/>		
Unit: <input type="text" value=""/>	House number: <input type="text" value="16"/>	House suffix: <input type="text" value="1"/>
House name: <input type="text" value="PRIORY COTTAGES"/>		
Address 1: <input type="text" value="HARVIL ROAD"/>		
Address 2: <input type="text" value=""/>		
Address 3: <input type="text" value=""/>		
Town: <input type="text" value="HAREFIELD"/>		
County: <input type="text" value="MIDDLESEX"/>		
Country: <input type="text" value="ENGLAND"/>		
Postcode: <input type="text" value="UB9 6AS"/>		

2. Agent Name and Address

Title: <input type="text" value="MR"/>	First name: <input type="text" value="GARRY"/>	
Last name: <input type="text" value="BURGESS"/>		
Company (optional): <input type="text" value=""/>		
Unit: <input type="text" value=""/>	House number: <input type="text" value="126"/>	House suffix: <input type="text" value="1"/>
House name: <input type="text" value=""/>		
Address 1: <input type="text" value="OXHEY AVENUE"/>		
Address 2: <input type="text" value=""/>		
Address 3: <input type="text" value=""/>		
Town: <input type="text" value="WATFORD"/>		
County: <input type="text" value="HERTFORDSHIRE"/>		
Country: <input type="text" value="ENGLAND"/>		
Postcode: <input type="text" value="WD19 4HA"/>		

3. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Postcode (optional):

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting: Northing:

Description:

THE DEVELOPMENT SITE IS WITHIN
THE BOUNDARIES OF
NO 16 HARVIL ROAD

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible:

Officer name:

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

N/A

5. Development Description

Please indicate which reserved matter(s) you require to be determined under this application:

Access Appearance Landscaping Layout Scale

Please provide a description of the approved development as shown on the decision letter:

NEW ATTACHED TWO STOREY HOUSE

REF NO: APP/R5510/W/20/3261381

Reference number: Date of decision: (date must be pre-application submission) (DD/MM/YYYY)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time.

SEE * ITEMS 1: 5: 6 ON APPEAL DECISION NOTICE 22/3/21 ATTACHED.

THE OUTLINE PLANNING APPLICATION WAS NOT AN ENVIRONMENT ASSESSMENT APPLICATION

Has the development already started?

Yes No

If Yes, please state when the development was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed?

Yes No

If Yes, please state when the development was completed (DD/MM/YYYY):

(date must be pre-application submission)

6. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question "relating to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? Yes No With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

N/A

7. Supporting Information

Please provide the following information:

List of all relevant drawings, including reference numbers, that were approved as part of the original decision:

Drawing	Reference Number
DRG N° PC/01	

List of drawing numbers submitted with this application for approval:

Drawing Number
DRG N° PC 2/01
to PC 2/07 inc.

Reasons for any changes to the original drawings (if applicable):

NO CHANGES

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies* of a completed and dated application form:

The correct fee:

The original and 3 copies* of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies* of such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission.

*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/02/2024

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: Extension number:

Country code: Fax number (optional):

12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

Agent Applicant

Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



Appeal Decision

Site Visit made on 16 March 2021

by William Cooper BA (Hons) MA CMLI

an Inspector appointed by the Secretary of State

Decision date: 22 March 2021

Appeal Ref: APP/R5510/W/20/3261381

16 Priory Cottages, Harvil Road, Harefield, Middlesex UB9 6AS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 as amended against a refusal to grant outline planning permission.
- The appeal is made by Ms Lisa Haynes against the decision of the Council of the London Borough of Hillingdon.
- The application Ref: 39392/APP/2020/938, dated 6 March 2020, was refused by notice dated 6 May 2020.
- The development proposed is a new attached two storey house.

Decision

1. The appeal is allowed and outline planning permission is granted for a new attached two storey house at 16 Priory Cottages, Harvil Road, Harefield, Middlesex UB9 6AS in accordance with the terms of the application Ref: 39392/APP/2020/938, dated 6 March 2020, subject to the following conditions:

* 1) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place, and the development shall be carried out as approved.

- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plan: Site Plan 16, Priory Cottages 1:1250.

* 5) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority details of step-free access via the principal private entrance. The measures implemented as approved shall be retained thereafter.

* 6) The dwelling hereby permitted shall be built to Category 2: Accessible and adaptable dwellings M4(2) of the Building Regulations 2010 Approved Document M, Volume 1 2015 edition, and all such provisions shall remain in place for the life of the building.

Preliminary Matters

2. The application was made in outline, with all detailed matters reserved for later consideration. An indicative scheme to illustrate how the site might

accommodate the proposed dwellings is presented. I have considered the appeal on this basis.

3. Since the Council's decision, the New London Plan has been published, continuing the requirement for development to complement local character. I assess the case on this basis.

Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

5. The appeal property is part of a pair of semi-detached dwellings. It is located within a row of pairs of semis on one side of Harvil Road. The host row of dwellings comprises pairs of twentieth century, semi-detached two-storey houses with brick and pebble dashed walls, and hipped slate roofs. Some variation of built form has established within the row, arising from extensions that have reduced uniformity and separation between pairs of houses. Views of shops to the south-east and countryside on the other side of Harvil Road gently add further variety to the scene.
6. Judging by the indicative scheme, the proposed house is likely to extend from the gable end of the host dwelling and reduce the separation gap to the neighbouring pair of dwellings. The Council is concerned that the proposal would appear disproportionate and incongruous.
7. However, it is feasible that the proposed house would retain a noticeable separation gap from the neighbouring side boundary, and achieve a set-back behind the host building's main elevations. It would also provide a sense of visual balance with the extended neighbouring house at No 17. These factors, along with the established suburban variation of form and space, would help the proposed house to assimilate into its setting.
8. Taking the above together, I conclude that the proposed development would not harm the character and appearance of the area. As such, it would not conflict with Policies DMHB11, DMHB12 and DMHD1 of the London Borough of Hillingdon Local Plan Part 2 Development Management Policies (2020) and the character and appearance policy of the London Plan, which seek to ensure that development complements local character and context.

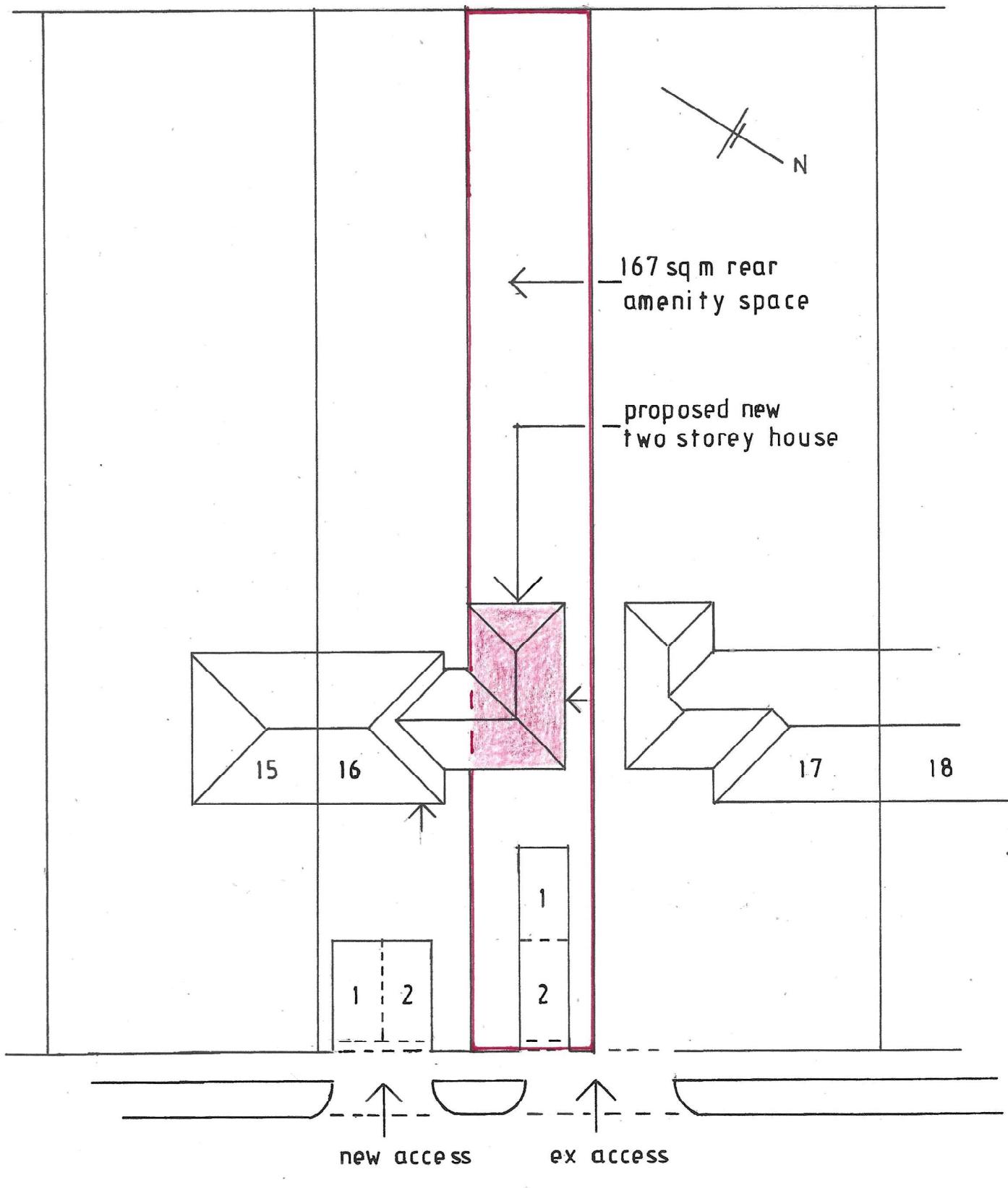
Conditions

9. I have had regard to the planning conditions suggested by the Council. I have made minor drafting changes in the interests of precision. In the interests of certainty, I have imposed conditions in respect of the reserved matters, timing and plans. Conditions covering accessible design and construction are necessary to ensure development accessibility and quality.

Conclusion

10. For the reasons given above I conclude that the appeal should be allowed.

William Cooper INSPECTOR



Nº 16 PRIORY COTTAGES, HARVIL ROAD, HAREFIELD, MIDDX. UB9 6AS

PROPOSED NEW ATTACHED TWO STOREY HOUSE

Scale = 1: 250 0 2 4 6 8 10m

Drg N° PC / 01 March 2020