

CJM ESTATES

698 Field End Road, Ruislip, HA4 0QR

Tel : 07415 878 957

DESIGN AND ACCESS STATEMENT

Site address : 95 Long Lane, Hillingdon, Middlesex, UB10 8AP

Proposal: Application for a certificate of lawfulness for the retention of the development at the above mentioned property, namely without planning consent the erection of a double storey side extension with an extended roofline pursuant to Section 191 of the Town and Country Planning Act 1990.

Planning history.

Ref	Proposal	Decision
<u>43233/89/0723</u>	Erection of a single-storey side extension with dormer in roofspace and a two storey rear extension	Approval 29-03-89
<u>45352/90/1855</u>	Erection of a single storey rear extension	Approval 31-10-90
<u>43233/APP/2000/1031</u>	erection of a two storey side extension and front porch (involving demolition of side garage)	Approval 17-04-00
<u>45352/APP/2008/771</u>	erection of a part single storey side and part first floor rear extension and conversion of existing garage to a habitable room.	Approval 05-03-08
<u>45352/APP/2008/2525</u>	Part single / part two storey side / rear extension, and garden outbuilding to rear	Refusal 18-08-08
<u>45352/APP/2008/3176</u>	Part single storey and part two storey side extension to include 3 rooflights, first floor rear extension and conversion of garage to habitable use.	Approval 05-11-08
<u>45352/APP/2009/1762</u>	Single storey side extension involving demolition of attached garage (Retrospective Application)	Refusal 11-08-09
<u>45352/APP/2009/1761</u>	Single storey outbuilding at rear for use as storage (Retrospective Application)	Approval 11-08-09
<u>45352/APP/2009/2734</u>	Single storey side/rear extension, following demolition of attached garage (Retrospective application).	Approval 21-12-09

General Site description

The subject proposal is situated in Hillingdon. It is located, in close proximity to Heathrow Airport and the M4 Motorway. There is a minimum of two off street car parking spaces available, which are existing to the property.

The application property has been subjected to various planning consents and planning refusals. This application relies on the fact that a number of applications have been submitted which in turn have caused confusion as to what in fact has been granted and what has not, also the fact that the building in its existing state has been in -situ for over 10 years. (refer to images and drawing no. 18_40_01)

Location

The property is within walking distance of local bus services, local shops and Hillingdon London Underground station which provides frequent services to surrounding areas and Central London. Denham Country Park is less than a 1 mile away from the subject premises providing ample space for amenity.

Proposal

This application is for certificate of lawfulness for an extension which seems to have been built devoid of full planning permission.

Pursuant to application [43233/APP/2000/1031](#), it would seem that full planning was granted for the current structure, namely; erection of a two storey side extension and front porch (involving demolition of side garage). Unfortunately, the records contained on the planning register do not show what the plans are and therefore it is difficult to ascertain whether the development has been built in accordance to the plans submitted under this heading.

Subsequently, planning was resubmitted under reference 453252/APP/2008/771 on the 5th March 2008 which states erection of a part single storey side and part first floor rear extension and conversion of existing garage to a habitable room. This application was submitted as well.

Please refer to drawing no. 18_40_01 which shows the dwelling in its existing state since 2006.

The existing drawings do not show the structure as it currently is in the existing plans as submitted, as shown below:

Please note that after the certificate has granted the single storey side extension will be removed and demolished.



It should be noted that the existing drawings may have been inaccurate as the satellite imagery attached below demonstrates the illegal structure was built as early as 2006. We have not seen the local authorities sight notes and therefore must accept that the drawing are inaccurate.

In relation to the above application, the planning permission which was sought did not propose a double storey side extension and roof line extension at all.

Following this on the 10th November 2008 an application was made under reference 45352/APP/2008/3176 for the erection of Part single storey and part two storey side extension to include 3 rooflights, first floor rear extension and conversion of garage to habitable use. This application was granted and it would seem that the works were duly undertaken. These works were not undertaken.

Follow the previous application another application on the 21st December 2009 for full planning permission for a Single storey side/rear extension, following demolition of attached garage (Retrospective application) under reference 45352/APP/2009/2734. This application sought retrospective planning permission for the change of use of a side garage into habitable living space. This application was subsequently granted.

Notwithstanding the above, it would seem that following the decision date of the 9th March 2010, the legal owners of the premises erected a double storey side extension which did not conform with any of the planning submitted.

Notwithstanding the above and the various applications that have been submitted, if one were to look at the aerial evidence submitted below, it would seem that the alterations had been undertaken as early as 2006:

2006

co



2010

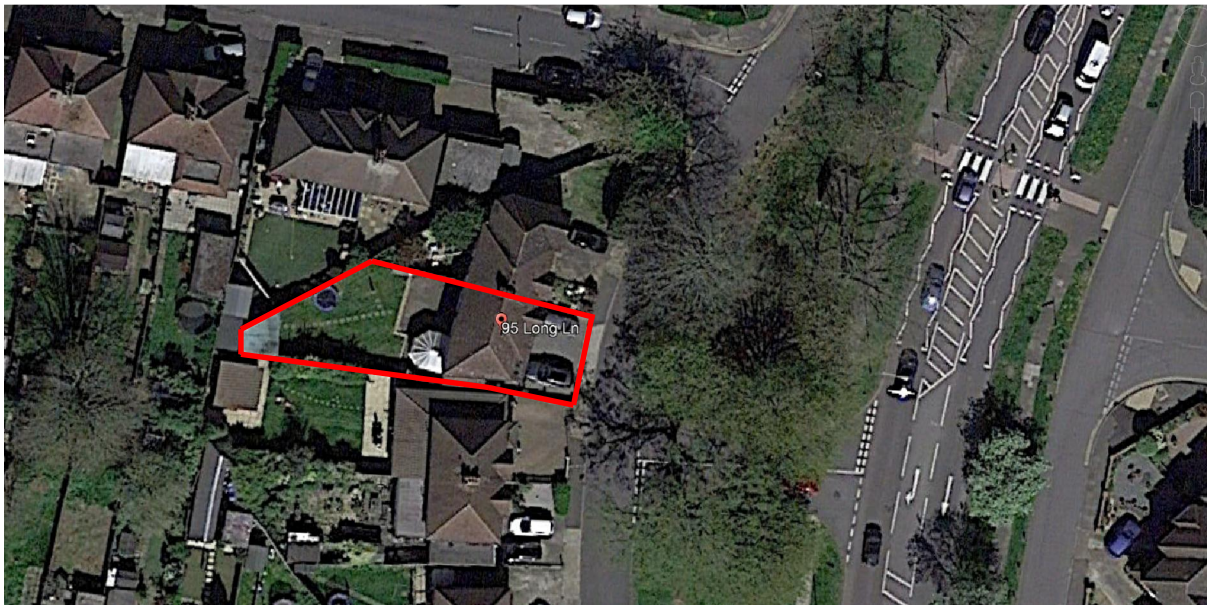


2014

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2017



In view of the above, the applicant can readily demonstrate that the illegal structure has been built for a period in excess of the 10 years.

Furthermore, it should be noted that the premises was bought by the current owner on the 17.01.13. Since his/her inception the structure has remained in place. Further at the date of purchase the solicitor also advised to take out an insurance premium in the event enforcement action was taken.

Evidence can be provided of the Official Copy of Register of Title which proves the purchase of the property and also a copy of Indemnity insurance can also be provided if required.

Informative

The proposal is consistent with the policies and proposal and all other material considerations

- Promoting sustainable transport
- Delivering a wide range of high quality homes
- Promoting good design
- Conserving and enhancing the historic environment
- London Plan (July 2011)
- The adopted Development (core) strategy,
- Supplementary Planning Documents

Conclusions

It is considered that the deemed planning consent should be granted on the basis that the structure has been in situ for a period in excess of the prescribed requirement as per s.191 of the Town and Country Planning Act 1990.