HILLINGDON
LONDON

Mr Kaleem Janjua
M C S Design Architectural Ser
53 Westmead
Windsor
SL4 3NN

Application Ref: 47034/APP/2024/2561

Date of Decision: 29th November 2024

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:	47034/APP/2024/2561
Date your planning application was submitted:	2nd October 2024
Site location:	63 Long Drive Ruislip

Description:
Conversion of roof space to habitable use to include the construction of a rear dormer, installation of three front roof lights, and conversion of the hipped roof to gable end (retrospective application)

Application submitted by:	MR Kaleem Janjua
Plans that this decision was based on:	See attached Schedule of Plans

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

1. The proposed roof extension by reason of its scale, siting, and poor design, would result in an excessive and disproportionate form of development that would obscure the original roof form and dominate the roof of the building. As such, the development would not be a subordinate form of development and would have a detrimental impact on the character and appearance of the host property and on the visual amenity of the surrounding residential area. The development would, therefore, be contrary to Policies D3 and D6 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), and Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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.

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
DMHD 1	Alterations and Extensions to Residential Dwellings
LPP D3	(2021) Optimising site capacity through the design-led appro
LPP D4	(2021) Delivering good design
LPP D6	(2021) Housing quality and standards
NPPF12 - 23	NPPF12 23 - Achieving well-designed and beautiful places

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: 29th November 2024

END OF SCHEDULE

Roz Johnson
Head of Development Management and Building Control

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

SIDHU/PLAN/005.	Received	02-10-2024
SIDHU/PLAN/006.	Received	23-10-2024
Location Plan.	Received	24-09-2024
SIDHU/PLAN/001.	Received	24-09-2024
SIDHU/PLAN/002.	Received	24-09-2024
SIDHU/PLAN/003.	Received	24-09-2024
SIDHU/PLAN/004.	Received	24-09-2024

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@hillingdon.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).