

Mr Courtney Dawson  
MZA Planning  
14 Devonshire Mews  
Chiswick  
London  
W4 2HA

Application Ref: 5192/APP/2024/445

Date of Decision: 9th May 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:** 5192/APP/2024/445

**Date your planning application was submitted:** 21st February 2024

**Site location:** 21 Thornhill Road Ickenham

**Description:**  
Erection of first floor to existing bungalow, erection of front porch and amendments to fenestration.

**Application submitted by:** Mr Courtney Dawson

**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, massing and design would result in an incongruous and visually intrusive form of development that would fail to appear subordinate to the existing dwellinghouse and the works would fail to respect the architectural composition of the existing dwellinghouse. The proposed development would also fail to harmonise with the established built environment on Thornhill Road resulting in a detrimental impact on the character and appearance of Blaydon Close. 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 (2023).

2. The proposed development, by reason of its bulk, mass and height, in particular the two-storey front projection and proximity would result in an overly dominant feature that overshadows the adjoining property at No. 17 Thornhill Road resulting in loss of light, overdominance, overshadowing, visual intrusion and loss of outlook. and as such would result in a visually intrusive and an un-neighbourly form of development, resulting in a loss of light and material loss of residential amenity. Therefore, the proposal would be contrary to Policies DMHB11 and DMHD1 of the Hillingdon Local Plan - Part Two (2020).

## INFORMATIVES

1. 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 14 Trees and Landscaping

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).
- 

**Date of Decision:** 9th May 2024



Roz Johnson  
**Head of Development Management and Building Control**

**END OF SCHEDULE**

**Address:**  
**Development Management**  
**Directorate of Place**  
**Hillingdon Council**  
**3 North, Civic Centre, High Street, Uxbridge UB8 1UW**  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**REFUSAL OF PLANNING PERMISSION**

**Application Ref: 5192/APP/2024/445**

**SCHEDULE OF PLANS**

001 REV B.	Received	20-02-2024
003 REV B.	Received	20-02-2024
004 REV B.	Received	20-02-2024
Design and Access Statement.	Received	20-02-2024
Location Plan.	Received	20-02-2024

## 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@hillington.gov.uk](mailto:planning@hillington.gov.uk)

[www.hillingdon.gov.uk](http://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).