



Mr John Broderick
JPB Architects
Brook House
54a Cowley Mill Road
Uxbridge
UB82FX

Application Ref: 57449/APP/2022/3276

Date of Decision: 21st December 2022

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: 57449/APP/2022/3276

Date your planning application was submitted: 26th October 2022

Site location: 83 Chiltern View Road Uxbridge Middlesex UB8 2PA

Description:

Erection of a single storey and first floor rear extension, rear dormer and the removal of rear chimney

Application submitted by: Mr John Broderick

Plans that this decision was based on: See attached Schedule of Plans

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

1. The proposed part single storey, part two storey rear extensions, by virtue of their cumulative excessive size, scale, bulk, and design would fail to harmonise with the architectural composition of the original dwelling and would fail to preserve or enhance the character and appearance of the The Greenway Conservation Area. Therefore the proposal would be contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 4, DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), policies D4, D8 and HC1 of the London Plan (2021) and the NPPF (2021).
2. The proposed part single storey, part two storey rear extensions, by reason of their cumulative size,

design and proximity, would result in an overly dominant feature that overshadows the adjoining property at No.84 Chiltern View Road, 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 DMHD 1 and DMHB11 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.

In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the previous application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

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

PT1.HE1 (2012) Heritage

Part 2 Policies

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 1 Heritage Assets

DMHB 4 Conservation Areas

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

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: 21st December 2022



Julia Johnson
Interim Director of Planning, Regeneration & Public Realm

END OF SCHEDULE

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

Location Plan.	Received	26-10-2022
Existing Plans.	Received	26-10-2022
Proposed Plans.	Received	26-10-2022
Proposed Sections.	Received	26-10-2022
Design and access statement.	Received	26-10-2022
Proposed Elevations.	Received	26-10-2022
104 P5.	Received	04-11-2022

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).