Planning & Transportation
Development Control Team
Tel: 01895 250111
Fax: 01895 277595

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

Continuation Sheet No. 1 Ref: 59991/APP/2004/2660

1. The proposal by reason of its projection forward of the recognised established building line along Grosvenor Crescent on this prominent corner site represents an unduly intrusive and incongruous form of development detrimental to the visual amenities of the street scene and area. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and design principles A.1 and A.2 of the Council's Design Guide: 'Residential Extensions'.

2. The proposal, by virtue of its design and mass, would be detrimental to the architectural harmony of the existing building and would therefore harm the character and appearance of the area. As such, it is contrary to Policies BE13, BE15 and BE19 from the Borough's adopted Unitary Development Plan.

3. The proposed first-floor study room window would result in the direct overlooking of the rear garden of the adjoining property at 122 Windsor Avenue thus detracting from the privacy and amenity of its occupiers. The proposal is therefore contrary to Policies BE21 and BE24 from the Borough's adopted Unitary Development Plan.

INFORMATIVE:

If you require further information concerning the reasons why the Council refused planning permission or would like to discuss possible revisions to the scheme, please contact the Development Control Team on Tel:01895 2500840. The policies referred to in the refusal notice are available for inspection in Planning Reception, Level 3 at The Civic Centre, Uxbridge.

HEAD OF PLANNING AND TRANSPORTATION SERVICE 19 NOV 2004