

SCHEDULE OF REASONS

proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

NO

Standard Informatives

- 1 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).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) 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

**NO
MISSED
No
precedent**

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|----------|--|
| BE13 | ✓ New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings ✓ |
| BE19 | New development must improve or complement the character of the area. ✓ |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. ✓ |
| BE22 | Residential extensions/buildings of two or more storeys. ✓ |
| BE23 | Requires the provision of adequate amenity space. ✓ |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. ✓ |
| AM14 | New development and car parking standards. ✓ |
| DMHB 11 | Design of New Development |
| DMHD 1 | Alterations and Extensions to Residential Dwellings ✓ |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2016) Quality and design of housing developments ✓ |

21 JAN 2020

fully compliant as approved

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guidance.

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END OF SCHEDULE

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