



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Terry White
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Berkshire
RG12 7LG

Application Ref: 62883/APP/2007/1663

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:-

Description of development:

ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION AND FRONT PORCH.

Location of development: 64 Haig Road, Hillingdon

Date of application: 30 May 2007

Plan Numbers: 1:1250 Location Plan & 1300 A received on 30/5/07

Permission is refused for the reason(s) listed on the attached schedule:-

Corporate Director of Planning & Community Services

Date: 25 July 2007

NOTES: (i) Please also see the informatives included in the Schedule of Reasons.

(ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.

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SCHEDULE OF REASONS

- 1 . The proposed two storey side extension, by reason of its proposed alignment with the front wall and roof ridge of the original house, would fail to be subordinate to the existing dwelling, therefore resulting in a detrimental impact on its character and appearance. It would unbalance the pair of semi-detached properties of which it forms a part, to the detriment of the appearance of both houses and the street scene generally. As such, it would be contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and section 5.0 of the Hillingdon Design & Accessibility Statement: "Residential Extensions".

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 Unitary Development Plan set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

BE13 Layout and appearance of new development
BE15 Alterations and extensions to existing buildings
BE19 New development within residential areas - complementing and improving amenity and 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 External amenity space and new residential development
BE24 Design of new buildings - protection of privacy
AM14 New development and car parking standards
OE12 Energy conservation and new development

Hillingdon Design & Accessibility Statement (HDAS): "Residential Extensions"

Part 3.0 Rear Extensions and Conservatories: Single storey

Part 5.0 Side and First Floor Side Extensions: Two Storey

Part 8.0 Front Extensions, Porches and Bay Windows

- 3 . You are advised that should you decide to resubmit a further planning application for a similar development the first floor element of the two storey side extension should be sited 1.0m behind the front wall of the house and the finished height of its roof should be 500mm below that of the main house. You are also advised of the need to submit accurate and consistent plans. The submitted Drwg. No. 1300A amends the height of the single storey rear extension on the rear elevation but does not alter this on the side elevations. Similarly, the width of the side extension is shown to be 2.25m but the elevation plans show it to be 2.45m wide.

END OF SCHEDULE

SCHEDULE OF REASONS

Address:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

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Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.