HILLINGDON
LONDON

Amrik Singh
Engineers Associates
13 Windsor Road
Southall
UB2 4BU

Application Ref: 67889/APP/2024/882

Date of Decision: 30th 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:	67889/APP/2024/882
Date your planning application was submitted:	4th April 2024
Site location:	130 The Fairway Ruislip HA4 0SH
Description:	Erection of a single storey extension to the rear
Application submitted by:	AMRIK SINGH
Plans that this decision was based on:	See attached Schedule of Plans

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

1. The proposed single storey rear extension, by virtue of its excessive scale, depth and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building as well as the character and appearance of the wider area contrary to the requirements of Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies DMHB11; DMHB12 and DMHD1 of the Hillingdon Local Plan - Part Two - Development Management Policies (2020) and Policy D4 of the London Plan (2021).

2. The proposed single storey rear extension, by virtue of its excessive depth, would appear as an over-dominant addition to the application property and would have an overbearing impact on the residential amenity of 128 and 132 The Fairway. The proposal thereby fails to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies

DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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.

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 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
DMEI 9	Management of Flood Risk
LPP D6	(2021) Housing quality and standards
NPPF12 - 23	NPPF12 23 - Achieving well-designed and beautiful places

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).

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Date of Decision: 30th 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

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SCHEDULE OF PLANS

Location Plan.	Received	04-04-2024
EA /MAR/130/ R 2A. Existing and Proposed Ground Floor Plans.	Received	09-04-2024
EA /MAR/130/ R 2B. Existing and Proposed Elevations.	Received	09-04-2024

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@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).