



Mr J S Jutley
17 Gledwood Crescent
Hayes
Middlesex
UB4 0AX

Application Ref: 68467/APP/2013/2063

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:-

Description of development:

Conversion of existing dwelling to form 1 x 3 bed and 1 x 1 bed dwellings with associated parking and amenity space (Resubmission)

Location of development: 20 Snowdon Crescent Hayes

Date of application: 22 July 2013

Plan Numbers: See attached Schedule of plans

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

Head of Planning & Enforcement

Date: 16 September 2013

- 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 application fails to demonstrate that access could be provided to parking spaces proposed to the rear of the site, in addition, the location of the two proposed parking spaces to the rear of the site would result in the intensification of use of the existing sub-standard access from Bourne Road and as kerbside parking is permitted along the adjacent highway, visibility along Bourne Road would be obstructed by parked cars when entering and existing the access, to the detriment of highway and pedestrian safety. As such the proposal would be contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 (July 2011) and national guidance.
- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Design and Access Statement - received 22 Jul 0013

Site Location Plan - received 22 Jul 0013

Block Plan - received 22 Jul 0013

Existing Ground Floor Plan - received 22 Jul 0013

Existing First Floor Plan - received 22 Jul 0013

Existing Elevations - received 22 Jul 0013

Proposed Floor Plans and Elevations - received 22 Jul 2013

