HILLINGDON
LONDON

Mrs Deborah La Touche
37 Ramulis Drive
Yeading
Hayes, Middlesex London
UB4 9PZ

Application Ref: 70313/APP/2014/3401

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:

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer and 1 front rooflight

Location of development: 37 Ramulis Drive, Hayes

Date of application: 15 October 2014

Plan Numbers: See attached Schedule of plans

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

James Rodger

Head of Planning & Enforcement

Date: 10 December 2014

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 dormer by reason of its size, bulk, design, massing etc., would be over-dominant detrimental to the form of the original roof to the detriment of the visual amenities of the street scene, locality and area in general. The proposal is therefore contrary to the Council's adopted policies in particular policy(s) BE13, BE15 and BE19 of the Hillingdon Local Plan Part Two Saved Policies (November 2012)

2 · The addition of the rear dormer creating a third bedroom combined with the proposed rear ground floor extension would result in there being a material reduction in the rear garden area contrary to Policy BE23 of the Hillingdon Local Plan Part Two Saved Policies (November 2012)

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

END OF SCHEDULE

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

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SCHEDULE OF PLANS

PEB1 Rev P2 - received 15 Oct 0014

PPB1 Rev P2 - received 15 Oct 0014

PL1 Rev P1 - received 15 Oct 0014

P9 Rev P2 - received 15 Oct 0014

P3 Rev P1 - received 15 Oct 0014

P4 Rev P2 - received 15 Oct 0014

P1 Rev P2 - received 15 Oct 0014

P2 Rev P2 - received 15 Oct 0014

P10 Rev P1 - received 15 Oct 0014

P11 Rev P1 - received 15 Oct 0014

P12 Rev P1 - received 15 Oct 0014

P5 Rev P2 - received 15 Oct 0014

P7 Rev P2 - received 15 Oct 0014

P8 Rev P2 - received 15 Oct 0014

P6 Rev P3 - received 15 Oct 0014

P13 Rev P2 - received 15 Oct 0014

P14 Rev P2 - received 15 Oct 2014

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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.

- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

- Appeals must be made 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 or online at www.planningportal.gov.uk/pcs.

- 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.