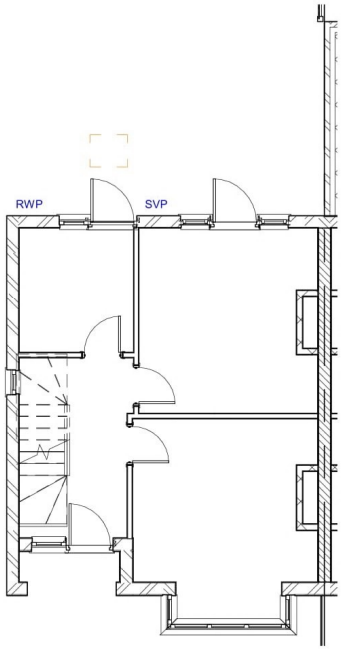
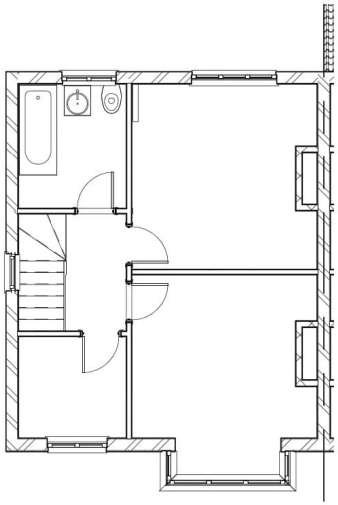


1 **Ground Floor**
1 : 100



2 **First Floor**
1 : 100



3 **Front Elevation**
1 : 100



4 **Left Elevation**
1 : 100



5 **Rear Elevation**
1 : 100

General Notes
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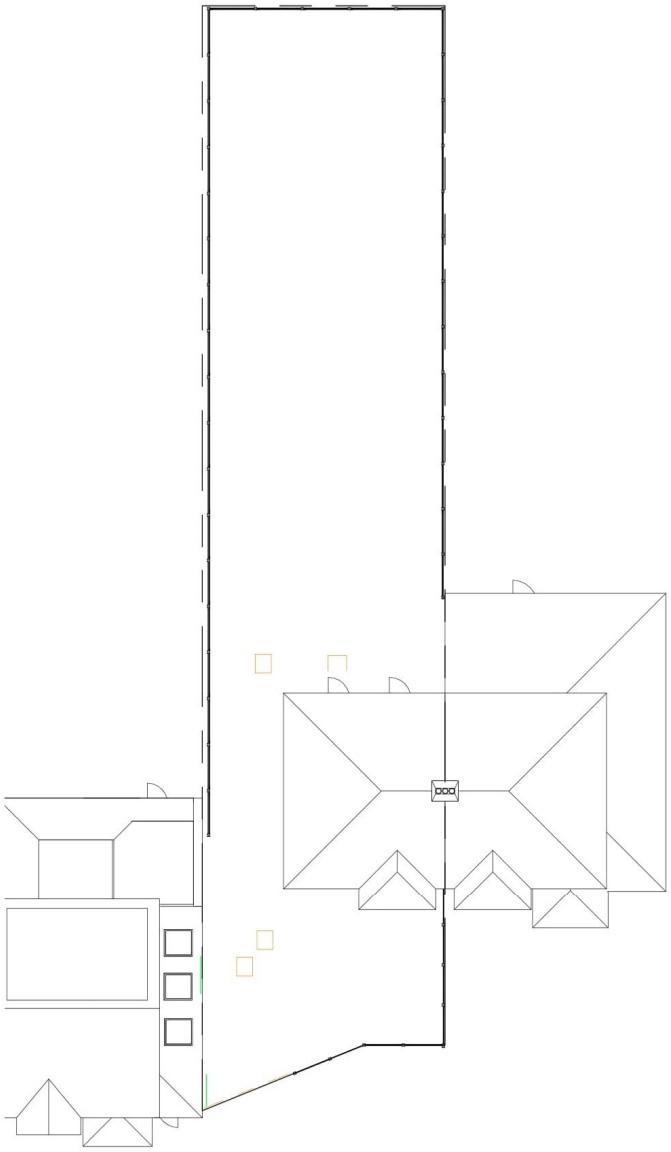
Sarabdeep	134 Long Lane
Existing Floorplan and Elevation	A101
	Document (A3)



1 **Site Plan**
1 : 200

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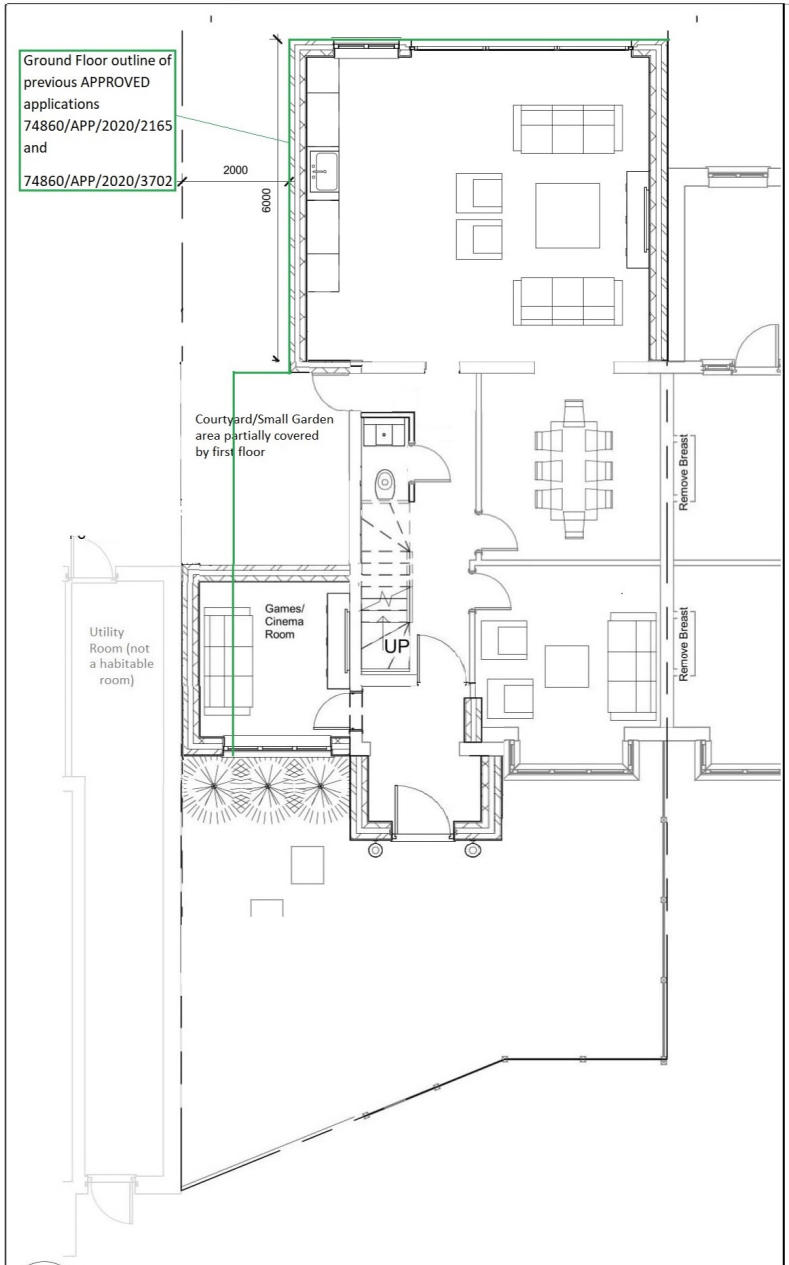
Sarabdeep	134 Long Lane
Existing Site Plan	A102
	Document (A3)



1 **Ground Floor**
1 : 100

First Floor Plan identical to recently decided application: 74860/APP/2021/1120.

There was no objection to the first floor plan on the officer's report to that application, only the ground floor. Report reads:

"The other element of the proposal comprising the first floor side/rear extensions would be set off from the boundary with a degree of separation to ***ensure the development does not tower over the rear garden of the adjacent property****."*

And that report's Decision reads:

"*REFUSAL for the following reasons:*

NON2Non Standard reason for refusal

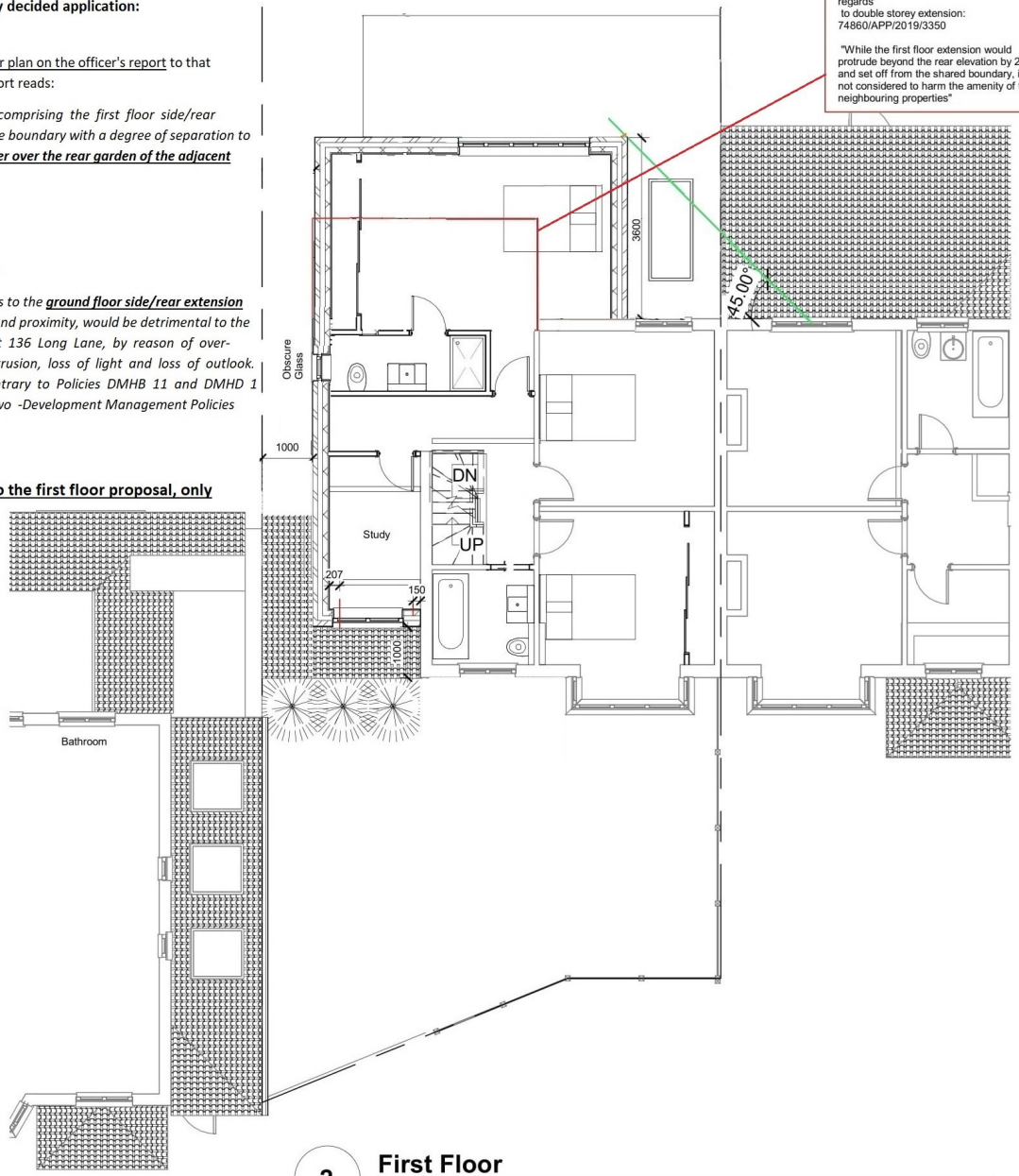
The proposed development as it relates to the ***ground floor side/rear extension*** *by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 136 Long Lane, by reason of over-dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020).*

INFORMATIVES"

As you can see, not objections to the first floor proposal, only ground floor which has been revised accordingly

'Previous application's Officer's report in regards'
to double storey extension:
74860/APP/2019/3350

"While the first floor extension would protrude beyond the rear elevation by 2m and set off from the shared boundary, it is not considered to harm the amenity of the neighbouring properties"



2 **First Floor**
1 : 100

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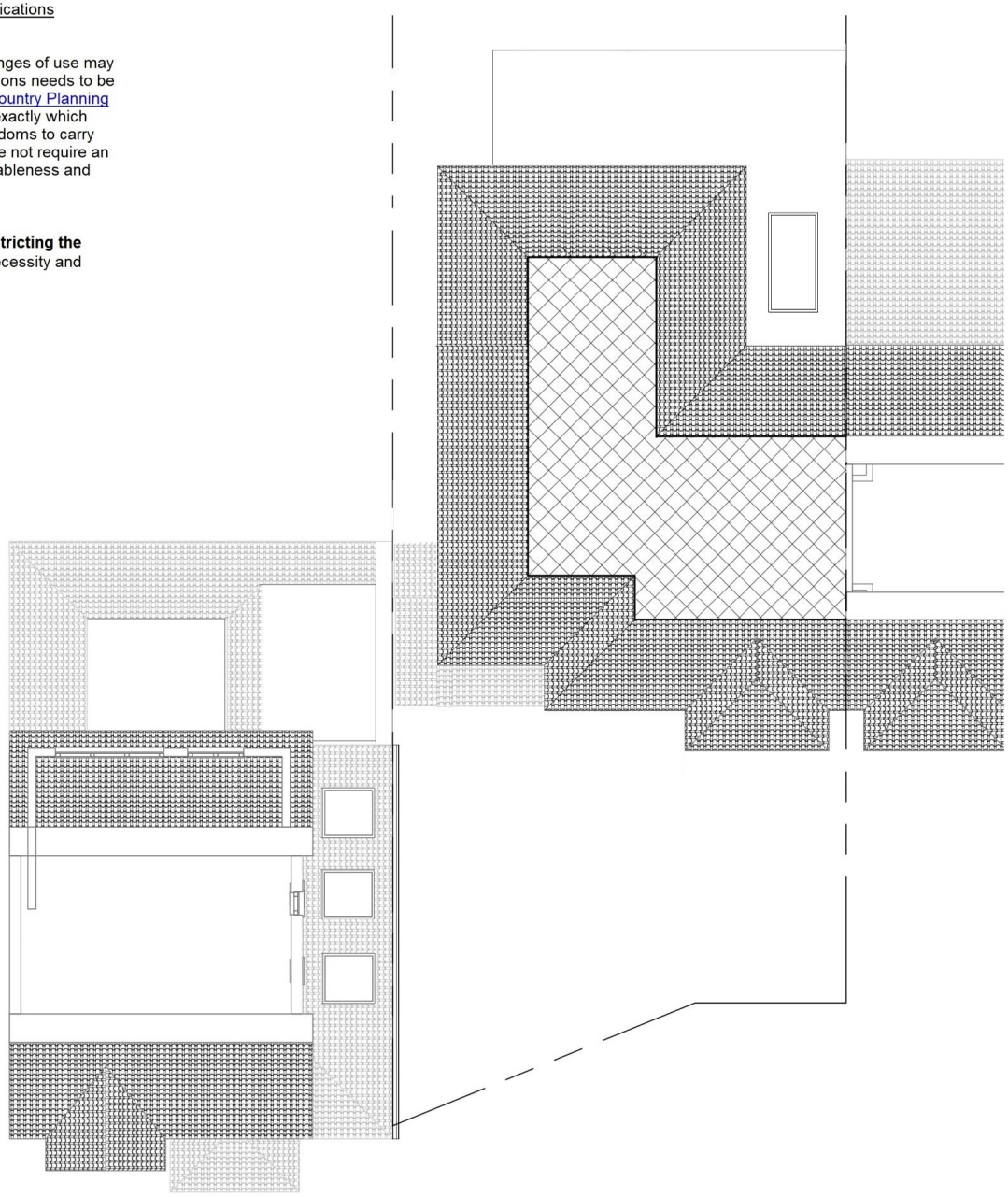
Sarabdeep	134 Long Lane
Proposed Floorplan	A103
06/08/2020 3:02:34 PM	Document (A3)

Quick reminder on the PPF guidance on adding conditions to planning applications restricting future PD rights.

"Conditions restricting the future use of permitted development rights or changes of use may not pass the test of reasonableness or necessity. The scope of such conditions needs to be precisely defined, by reference to the relevant provisions in the Town and Country Planning (General Permitted Development) (England) Order 2015, so that it is clear exactly which rights have been limited or withdrawn. Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity."
https://www.gov.uk/guidance/use-of-planning-conditions

"The Planning Practice Guidance (the Guidance) advises that conditions **restricting the future use of permitted development rights will rarely pass** the test of necessity and should only be used in exceptional circumstances."
Appeal decision report 3217169 and stated on countless others.



1 **Second Floor**
1 : 100

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Sarabdeep	134 Long Lane
Proposed Floorplan	A104 - REV A
	Document (A3)

Recently decided Appealed application 74860/APP/2020/2461 had the **identical Front Elevation**, and the Appeal officer deemed in their report that it would not be harmful to the character and appearance of the area.
Appeal officer's decision report read:
"This set back would retain a gap at first floor level between the appeal property and the neighbouring dwelling at No.136 Long Lane, which contributes to the spacious nature of the site and has a positive impact on the character and appearance of the area. Although the existing gap between these two dwellings would be lost at ground floor level, single storey side extensions are a common feature in the surrounding area and therefore this would not appear out of keeping."
"As the proposed development in Appeal A would not be harmful to the character and appearance of the host dwelling or surrounding area, it would not conflict with these same policies."

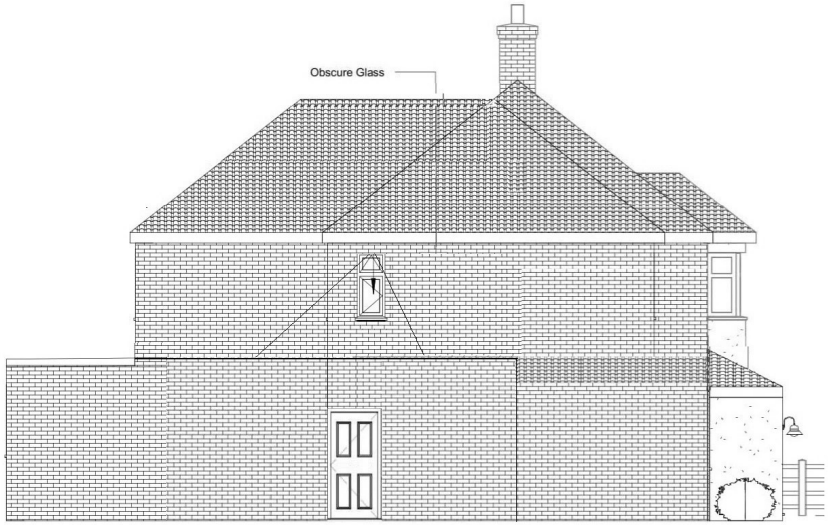
Front elevation is **also identical to recently decided application 74860/APP/2021/1120**. Planning officer's report read:

"The bulk of the side extension will fail to be set off from the side extension by minimum of 1m from the side boundary. In addition, the ground floor extension will fail to be setback from the main front wall of the dwelling by at least one metre to provide definition between the original house and the extension. The inspector in the recent appeal states that " For Appeal A the proposed side extension would adjoin the side boundary at ground floor level and would be set back by 1 metre from the boundary at first floor level. This set back would retain a gap at first floor level between the appeal property and the neighbouring dwelling at No.136 Long Lane, which contributes to the spacious nature of the site and has a positive impact on the character and appearance of the area. Although the existing gap between these two dwellings would be lost at ground floor level, single storey side extensions are a common feature in the surrounding area and therefore this would not appear out of keeping. The first floor element would also be set back from the front elevation to ensure that it is not a dominant addition within the street scene. As the proposed development in Appeal A would not be harmful to the character and appearance of the host dwelling or surrounding area, it would not conflict with these same policies.

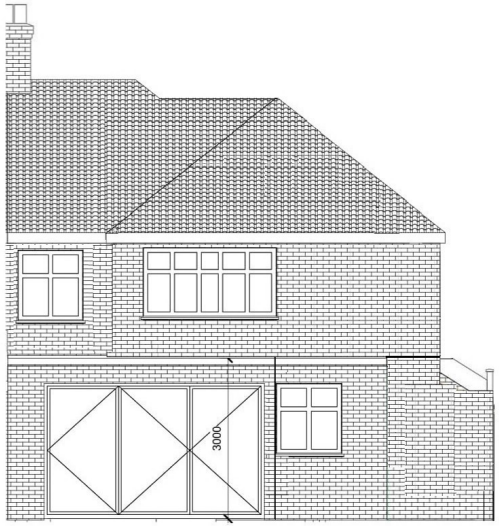
Giving the position taken by the inspector on the recent appeal case on the same application site with a similar proposal, ***this element of proposed development is considered acceptable on balance****."*



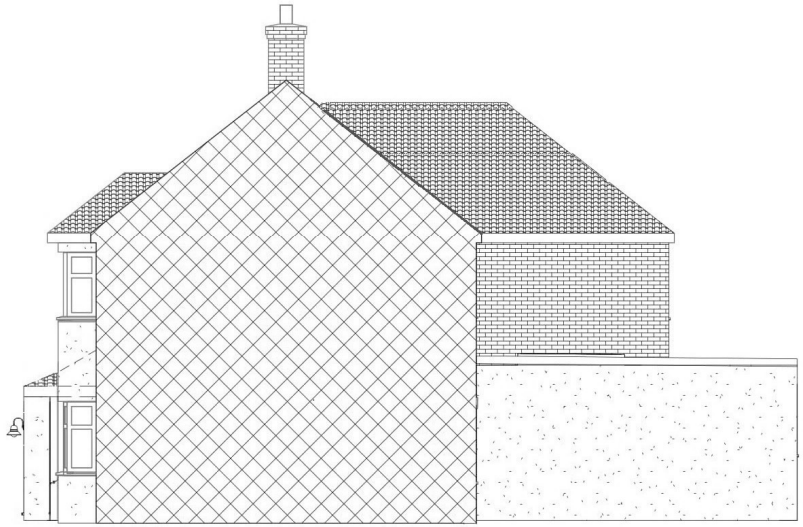
1 Front Elevation
1 : 100



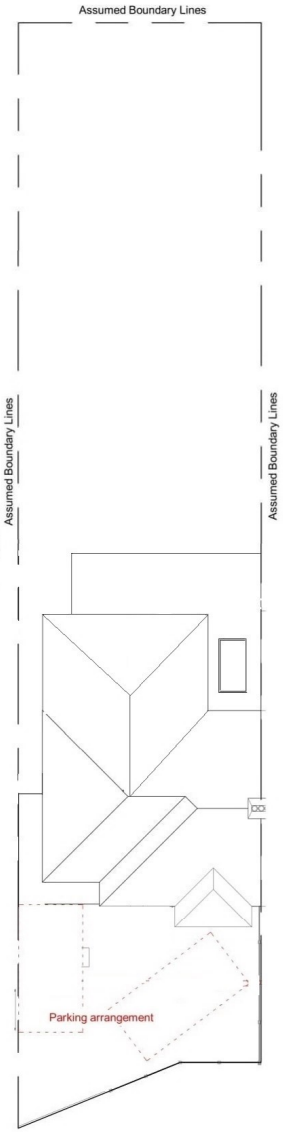
2 Left Elevation
1 : 100



3 Rear Elevation
1 : 100



4 Right Elevation
1 : 100



5 Site/Roof Plan
1 : 200

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Sarabdeep	134 Long Lane
Proposed Elevations & Site Plan	A105
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