

Planning <planning@hillingdon.gov.uk>
Tue 06/04/2021 09:03
To: You

Mr Citarella,

Thank you for your e-mail.

The \$64,000 question!

Scrutiny of planning decisions in the immediate vicinity is as follows:-

PLANNING APPLICATIONS SEARCH

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Reference	Location	Proposal	Received	Status
75434/APP/2020/716	18 MONARCH DRIVE HAYES UB3 2FY	Single storey rear extension	02-03-20	Approval
73411/APP/2018/1588	13 MONARCH DRIVE HAYES UB3 2FY	Single storey rear extension and conversion of garage to habitable use to include alterations to front elevation	29-04-18	Approval
73411/APP/2017/4552	13 MONARCH DRIVE HAYES UB3 2FY	Conservatory to rear and conversion of garage to habitable use to include alterations to front elevation	18-12-17	Refusal (P)
69727/APP/2014/319	2 MONARCH DRIVE HAYES UB3 2FY	Conservatory to rear	30-01-14	Appealed

With only 1 refusal at 13 Monarch Drive in 2017 and they did get approval in 2018 for a single storey rear extension and an allowed appeal at 2 Monarch Drive for a conservatory a 3m single storey rear extension I would think that a 3m (d) extension would have potential in my opinion. Indeed, the situation is very similar to that at 13-see report attached and this deals with the garden size issue. Any submission should include the report on 13 and the appeal so that decision makers are aware of the history.



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
Planning Information Officer
Planning
Residents Services
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingsdon.gov.uk

From: Nicola Citarella <citanic@hotmail.com>
Sent: 25 March 2021 09:16
To: Planning <planning@hillingsdon.gov.uk>
Subject: Re: Enquiry on building/planning regulations-4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX

Dear Mr Buxton,

I trust this email finds you well.

In reference to my below enquiry, we have had an architect visiting our property for a site survey and, before proceeding with a planning permission application and in order to avoid a rejection and a waste of money for us, he advised to double check with you that we will be granted planning permission based on the below information:

We bought our house as a new built in 2012; it is a 3 bedroom house with a 60 sq.mt. rear garden and the conservatory we would like to add is going to be 4.5mt x 3mt, so eventually there will be roughly 40 sq.mt. of garden space left.

Please can you kindly advise?

Many thanks in advance for your prompt response.

Kind regards,

Mr Nicola Citarella
M. 07788 714616
E. citanic@hotmail.com

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From: Nicola Citarella <citanic@hotmail.com>
Sent: Friday, 12 March 2021, 09:14
To: Planning
Subject: Re: Enquiry on building/planning regulations-4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX

Dear Mr Buxton,
Many thanks for your response and for the helpful information.
We will proceed with the application accordingly.
With kind regards,
Mr Nicola Citarella

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From: Planning <planning@hillingdon.gov.uk>
Sent: Friday, March 12, 2021 8:44:17 AM
To: Nicola Citarella <citanic@hotmail.com>
Subject: RE: Enquiry on building/planning regulations-4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX

Mr Citarella,

Not unusual for conservatory companies to be economical with the truth but permitted development rights were removed from the estate via condition 31 and the whole permission is attached:-

Application Ref: 4327/APP/2009/2737

SCHEDULE OF CONDITIONS

- 30 Before development commences, plans and details showing the design of the western elevation bedroom windows of plots 35, 36 and 37 being altered to form oriel windows which prevent overlooking from and to habitable rooms in other flats within the southern elevation of Block GH1. Thereafter the development shall be carried out in strict accordance with the approved plans, and the altered windows being retained for the life of the development.

REASON

To protect the privacy of future occupiers and their neighbours in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

- 31 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or changes to the external appearance of any dwellinghouse (including alterations to fenestration) shall be carried out, nor shall any sheds, garages or other outbuilding, porches, fences, gates or walls be erected and balconies formed without the prior written consent of the Local Planning Authority.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any such development would not result in a significant loss of residential amenity in accordance with policies BE13, BE19 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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Regards
Richard Buxton
Planning Information Officer
Planning
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rbuxton@hillingsdon.gov.uk

From: Nicola Citarella <citanic@hotmail.com>
Sent: 11 March 2021 18:33
To: Planning <planning@hillingsdon.gov.uk>
Cc: olodim@hotmail.com
Subject: Re: Enquiry on building/planning regulations-4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX

Dear Mr Buxton,

Many thanks for your prompt response and for the below information.

Please can you kindly clarify why a planning permission is required for our conservatory? Is it because our house is a new built or is it related to other reasons?

I am just asking as we were told by some conservatory suppliers that a planning permission wouldn't normally be required if the conservatory was built within certain dimensions and height. Would that still apply to us at all?

Many thanks in advance for your feedback.

With kind regards,

Mr Nicola Citarella
M. 07788 714616
E. citanic@hotmail.com

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From: Planning <planning@hillingsdon.gov.uk>
Sent: Thursday, 11 March 2021, 17:02
To: Nicola Citarella
Subject: RE: Enquiry on building/planning regulations-4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX

Mr Citarella,

Thank you for your e-mail.

I can confirm that you will need planning permission for your conservatory and that it will be assessed against the attached design guide.

Internal works wouldn't require planning permission and I have forwarded on your e-mail to Building Control.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards
Richard Buxton
Planning Information Officer
Planning
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rbuxton@hillingdon.gov.uk

From: Nicola Citarella <citanic@hotmail.com>
Sent: 10 March 2021 11:53
To: Planning <planning@hillingdon.gov.uk>
Cc: olodim@hotmail.com
Subject: Enquiry on building/planning regulations

Good morning,

I am writing to you from 4 Fremantle Way (Holmesgate Place) , Hayes UB3 2FX.

We bought our house as a new built back in October 2012 and we are now thinking to carry out some works in our kitchen area on ground level, i.e. expanding the area by adding a conservatory to the rear of the house and also getting rid of a cloakroom by removing the internal walls.

Additionally, we would like to remove the back door and widen the opening in order to make our kitchen + conservatory a whole open plan.

Can you please advise if both a planning permission and building regulations would be required?

I look forward to hearing from you. Your prompt response would be much appreciated.

With kind regards,

Mr. Nicola Citarella
M. 07788 714616
E. citanic@hotmail.com

