



MR balbir padda
1 Clunbury Avenue
Southall
UB2 5SN

Application Ref: 78398/APP/2025/471

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:

Erection of a two-storey rear extension to provide storage and office space to existing shop

Location of development: 179a Field End Road Ruislip

Date of application: 24th March 2025

Plan Numbers: See attached Schedule of plans

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

R Johnson

Head of Development Management and Building Control

Date: 15th May 2025

- 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 proposal would result in the loss of the mature tree located on the rear of the site, and by reason of its proximity to a neighbouring mature tree, could cause undue harm to the adjacent mature tree. The applicant has not submitted sufficient details to assess the proposal's impact on these trees of merit or mitigation to offset the harm. The proposal therefore conflicts with Policy G7 of the London Plan (2021) and Policy DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 2 In the absence of a sufficient BRE daylight and sunlight assessment, the application has failed to demonstrate that the proposed development would not unduly restrict access to daylight and sunlight of neighbouring residential dwellings at 177A, 177B, and 181A Field End Road, which would harm their residential amenity. The proposal therefore fails to comply with Paragraph 135 of the NPPF (2024), Policy D3 of the London Plan (2021), and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
- 3 The proposal by virtue of its size, scale, fenestration, and proximity, would be detrimental to the amenities of the neighbouring occupiers at 177A, 177B, 179A, and 181A Field End Road. The proposal would result in an unacceptable loss of outlook, sense of enclosure, and reduced privacy/sense of privacy for the neighbouring residential units. The proposal would therefore be contrary to Paragraph 135 of the NPPF (2024), Policy D3 of the London Plan (2021), and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

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).

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 (2021) and national guidance.

Part 1 Policies

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies

DMHB 1 Heritage Assets

DMHB 3	Locally Listed Buildings
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMTC 2	Primary and Secondary Shopping Areas
DME 3	Office Development
DMEI 10	Water Management, Efficiency and Quality
DMCI 7	Planning Obligations and Community Infrastructure Levy
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP G7	(2021) Trees and woodlands
LPP HC1	(2021) Heritage conservation and growth
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
LPP T6.3	(2021) Retail parking
NPPF11 - 24	NPPF11 2024 - Making effective use of land
NPPF12 - 24	NPPF12 2024 - Achieving well-designed places
NPPF15 - 24	NPPF15 2024 - Conserving and enhancing the natural environment

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

Heritage Statement - received 20 Feb 2025

179/FER/02O - received 20 Feb 2025

179/FER/04O - received 20 Feb 2025

179/FER/05O - received 20 Feb 2025

179/FER/06O - received 20 Feb 2025

b90/uk/971715/1310046 - received 20 Feb 2025

p2c/uk/971715/1310049 - received 20 Feb 2025

Design and Access Statement. - received 20 Feb 2025

179/FER/01O - received 20 Feb 2025

179/FER/03O - received 20 Feb 2025

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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.

If you want to appeal, then you must do so within six months of the date of this notice, 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 (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

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 an 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 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 officer 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 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.