

Mr Bernard Murray
Bernard Murray Design Ltd
13 Merryfields
Uxbridge
UB8 2BT

Application Ref: 79348/APP/2025/1404

Date of Decision: 15th July 2025

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:-

Application number:	79348/APP/2025/1404
Date your planning application was submitted:	20th May 2025
Site location:	571 Uxbridge Road Hayes UB4 8HP
Description:	Erection of a single storey rear extension, and a first floor rear extension including an extension to existing roof conversion with 2no. roof lights.
Application submitted by:	Mr Bernard Murray
Plans that this decision was based on:	See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposed first floor rear extension by virtue of its depth, height and siting is considered to have an unacceptable impact on the amenities of the neighbouring property Number 569 Uxbridge Road by way of overbearing impact, over dominance, loss of light and overshadowing. In the absence of a BRE daylight and sunlight assessment, the application has failed to demonstrate that the proposed development would not lead to a loss of light, significant overshadowing or overbearing impact to the adjoining neighbouring property number Number 569 Uxbridge Road. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2024).

INFORMATIVES

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

STANDARD INFORMATIVES

1. 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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHD 1 Alterations and Extensions to Residential Dwellings

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMT 6 Vehicle Parking

NPPF12 - NPPF12 2024 - Achieving well-designed places
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2. 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).

Date of Decision: 15th July 2025

R Johnson

Roz Johnson
Head of Development Management and Building Control

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

1231-8-Rev B.	Received	04-07-2025
1231-1.	Received	19-05-2025
1231-10-Rev A.	Received	19-05-2025
1231-11-Rev A.	Received	19-05-2025
1231-12.	Received	19-05-2025
1231-2.	Received	19-05-2025
1231-3.	Received	19-05-2025
1231-4.	Received	19-05-2025
1231-5.	Received	19-05-2025
1231-6.	Received	19-05-2025
1231-7.	Received	19-05-2025
1231-9-Rev A.	Received	19-05-2025

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).