

Appealed Case Hillingdon Council

Please note that before building works Commences; it is the responsibility of builders or owner to serve party wall notices to all neighbours.

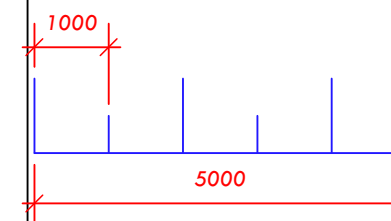
Dimensions
All dimensions to be checked on site. Contractor to check site thoroughly before work starts and report any discrepancies.

Dimensions stated are for guidance only. Contractor to verify all boundary positions and dimensions on site prior to commencing any work, making workshop drawings or buying any materials.

Note: simple dimension check of the site has been conducted in order to prepare this scale drawing. Proposed designs have been provided by the client and final designs on this drawing have been approved by the client.

No site supervision is implied or undertaken unless otherwise separately arranged. The drawing does not indicate the extent of any excavation works and the contractor is to determine this prior to submitting a quotation for the works or commencing any works.

The drawing does not indicate or imply the structural condition of the existing property. The drawings have been prepared for assistance in the preparation of details for planning and building regulations purposes only. No check dimensions have been taken.



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| Project: Hillingdon Council Appealed |
| Drawing Title: Outbuilding |
| Drawing Number: 01 of 01 |
| Scale: 1:100 |
| Date: 28/02/16 |
| Client: |



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Appeal Decision

Site visit made on 2 August 2017

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 August 2017

Appeal Ref: APP/R5510/D/17/3177474

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by [redacted] against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 16421/APP/2017/758, dated 1 March 2017, was refused by notice dated 24 April 2017.
 - The development proposed is retrospective planning application for an outbuilding built for storage, playroom and gym purposes to serve the owners of the household only.
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Decision

1. The appeal is allowed and planning permission is granted for an outbuilding built for storage, playroom and gym purposes to serve the owners of the household only, at 20 Keith Road, Hayes, UB3 4HW, in accordance with the terms of the application Ref 16421/APP/2017/758, dated 1 March 2017, and the plans submitted with it, subject to the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan, 01 of 02, 02 of 02.

Main issues

2. The main issues are the effect of the outbuilding on the character and appearance of the area and on the living conditions of neighbouring residents.

Reasons

3. The appeal property is a two storey semi-detached house with a full width rear dormer loft extension and a small single storey rear extension. It is in a well established residential area of relatively high density.
4. The outbuilding the subject of this appeal has been constructed in line with the submitted plans, but had not been finished at the time of my visit. It occupies the full width of the rear garden at the southern end, furthest from the house. It is approximately 2.7m high, with a flat roof.
5. The policies relevant in this case include the following. Policy BE1 of the Hillingdon Local Plan: Part 1 – Strategic Policies 2012 (the local plan) requires, among other things, that new development should be of a high quality of design. Saved policies BE13 and BE15 of the London Borough of Hillingdon Unitary Development Plan 2007 (the UDP) seek to ensure that development,