

DIRECT PLANNING LIMITED

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT 2004)
SECTION 78 APPEAL**

STATEMENT OF CASE ON BEHALF OF THE APPELLANT

APPELLANT : MR M SHINNICK
APPEAL SITE : 45 BRAMBLE ROAD,
HATFIELD,
AL10 9RZ
OUR REF : DP/5907/AP
LPA REF : 58755/APP/2013/3217
DATE : 18 AUGUST 2014

**NP. Holness B.A. (Hons), MA PPT, MRTPI,
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1.0 INTRODUCTION

1.1 Welwyn Hatfield District Council refused planning permission for the erection of a two storey side, part two storey and part single storey extensions at 45 Bramble Road, Hatfield, AL10 9RZ, for the following reasons:

1. **The extension by virtue of its scale, form and design would fail to reflect the proportions of or be subordinate in scale to the original dwelling. The proposal would result in a visually over dominant addition to the dwelling which would not complement and reflect the design and character of the property. Accordingly the proposal represents a poor standard of design that would be detrimental to the appearance of the property. As such the development would be contrary to policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework by representing poor standard of design.**

THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal property is a two storey semi-detached single family dwelling house with a hipped roof. The appeal site is located on the south east side of Bramble Road, please refer to the site location map enclosed in our Appendix A. The surrounding area is residential consisting of two storey properties of varying styles and designs.

3.0 THE APPEAL PROPOSAL

- 3.1 The appeal proposal involves the erection of a two storey side extension at 45 Bramble Road, Ruislip, Hatfield, Herts, AL10 9RZ. Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The proposed layout plans, and proposed

elevations are illustrated on Drawing Nos. BD/14161 & BD/14162/B & BD/1416/3A dated 6 May 2014.

4.0 POLICY CONSIDERATIONS

- 4.1** Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2** The Courts have held that Central Government's policy contained in Ministerial Statements, Circulars, the National Planning Policy Framework (NPPF) are material considerations that must be taken into account by the decision maker, as are previous relevant appeal decisions. The following section reviews the NPPF, London Plan (2011), Supplementary Design Guidance, Statement of Council Policy 2005 any relevant matters of national policy that arise in relation to this appeal.
- 4.3** The NPPF identifies 12 core planning principles which should underpin both plan making and decision taking. They include the requirement for planning to set out a positive vision for the future of an area, to act creatively to find solutions to enhance places, to encourage the effective use of previously developed land and actively manage the pattern of growth to make the fullest possible use of sustainable transport. Underlining these principles is advice in paragraph 56 of the NPPF that *"the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."*
- 4.4** Advice in paragraph 58 of NPPF states that *"planning policies and decisions should aim to ensure that developments should optimise the potential of the site to accommodate development and respond to local character and history and reflect the identity of local surroundings and materials."*

- 4.5 Advice in paragraph 64 of NPPF states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*
- 4.6 **London Plan 2011-** London Plan policies are sub-divided into three sections- strategic, LDF preparation and planning decisions. The following London Plan policies are particularly relevant to an assessment of this site.
- 4.7 **Policy 7.4B** sets out the design principles that all boroughs should seek to ensure for all development proposals. The London Plan 2011 policy 7.4B states, inter alia, that all development proposals should have regard to the local context, contribute to a positive relationship between the urban landscape and natural features, be human in scale, make a positive contribution and should be informed by the historic environment.
- 4.9 Welwyn Hatfield District Plan 2005:
- Policy D1- Quality of Design**
- The Council will require the standard of design in all new development to be of a high quality. The design of new development should incorporate the design principles and policies in the Plan and the guidance contained in the Supplementary Design Guidance.
- Policy D2- Character and Context**
- The Council will require all new development to respect and relate to the character and context of the area in which it is proposed. Development proposals should as a minimum maintain, and where possible, should enhance or improve the character of the existing area.
- 4.10 The Council’s refusal reason states that, *“The extension by virtue of its scale, form and design would fail to reflect the proportions of or be subordinate in scale to the original dwelling. The proposal would result in a visually over dominant addition to the dwelling which would not complement and reflect the design and character of the property. Accordingly the proposal represents a poor standard of design that would*

be detrimental to the appearance of the property. As such the development would be contrary to policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework by representing poor standard of design.”

5.0 THE PLANNING CONSIDERATIONS

5.1 Refusal Reason 1: Size, scale and design would be detrimental to the appearance of the property.

- (a) This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations - that permission should be granted. The Council’s reason for refusal claim that the proposal, by reason of its *“its scale, form and design would fail to reflect the proportions of or be subordinate in scale to the original dwelling.”* Considerable effort has been made to put forward proposals that would complement the design, character and appearance of other buildings in the area. The appeal proposal consists of a two storey side extension with a hipped roof and part two storey/single storey rear extension. The proposed design and layout would be consistent with other side extensions within the streetscene and the surrounding area notably, No 15, 19, 21, 22, 24, 31, 38, 40, 52, 60, 111, 121 Bramble Road. These examples consist of two storey properties with a two storey side extension or 1st floor rear extension. The design of the proposed extension would have a hipped roof design to match the hipped roof of the adjoining property and assimilate comfortably with the design and character of the existing house. It is considered that the proposals would not imbalance the symmetry of the pair of semi-detached properties or have an adverse impact on the visual amenities of the street scene, character and appearance of the wider area. The proposed materials for the extension would match that of the host dwelling house to appear congruent within the context of the site.

- (b) The massing, bulk and scale of the proposed two storey side and part rear extension would not have an adverse impact on the visual appearance of the street scene. Due to the proximity of the side boundary line adjacent to the proposal which is splayed away from No 43 the proposed extension would not have an adverse impact on the adjoining property. The front building line of the proposal would be set back from the main wall of the original house by over 2.5m at first floor and the ridge line would be lower than the roof of the existing house. To ensure the extension appears subordinate to the existing house compliant with section 5.2 (i) of the Council's Supplementary Design Guidance which states that, "*extensions should be designed to complement and reflect the design and character of the dwelling and be subordinate in scale;*" The proposal would be less than half the width, of the existing dwelling fully compliant with guidance. The height would not exceed the ridge height of the existing house also fully compliant with guidance; therefore it is considered that the proposal would not harm the character of the street scene or compromise the design of the existing house. Overall the height, bulk and massing of the proposed two storey extension would appear subordinate to the existing dwelling.
- c) The layout of the proposed extension would ensure that a sufficient gap between the side boundary line and the extension is maintained to harmonise with the existing street scene. The proposed design, siting, and spacing would reinforce and respect the host building and distinct local character of the area, to comply with the Council's policies.
- d) The proposed two storey side/rear extension whilst projecting past the rear building line of the existing house, would not extend past the rear building line of No. 47 therefore eliminating any visual intrusion, loss of daylight or loss of sunlight to No 47. There are no proposed facing windows on the first floor which would prevent any overlooking. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with policies. The proposal would have no adverse impact on the privacy and amenity of the host dwelling or adjoining occupiers. The proposal would also comply with Policy 7.4 of

the London Plan (Local Character) having regard to “the form function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.”

6.0 APPEAL PRECEDENTS

- 6.1** Each appeal should be determined on its own merits and similar appeal precedents are offered as material considerations in the instant case. Please refer to our Appendix E.
- 6.2** Document A - 53 Mahlon Avenue – Appeal Ref: 2214795 APP 8755/APP/2013/2317.

7.0 CONCLUSIONS

- 7.1** Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The proposed two storey side extension would be visually congruous and would not harm the character and appearance of the area. The extension design and layout is a well thought-out, creative and appropriate design solution, specific to this particular appeal premises. The proposal would not detract from the visual amenities, design and character of the street scene and wider area. Consequently, the proposal would not conflict with D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005. All of which seek to ensure that new development retains the established development pattern, respond to the local character of the streetscene and retain the integrity of the host dwelling house and its surroundings.
- 7.2** In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.



The Planning Inspectorate

Quality Assurance Unit
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000

Direct Planning Limited
Riverbank House
95-97 High Street
St. Mary Cray
Orpington
Kent
BR5 3NH

Your Ref: DP/5857/AP
Our Ref: APP/R5510/D/14/2214795
Date: 19 May 2014

Dear Sir/Madam

Town and Country Planning Act 1990
Appeal by Mr H Al-Hindawe
Site at 53 Mahlon Avenue, Ruislip, HA4 6SZ

I enclose a copy of our Inspector's decision on the above appeal.

If this appeal is subject to an application for costs, a decision on any application will follow separately, as soon as possible.

If you have queries or feedback about the decision or the way we handled the appeal, you should submit them using our "Feedback" webpage at <http://www.planningportal.gov.uk/planninginspectoratefeedback>.

If you do not have internet access please write to the Quality Assurance Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.



Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

Yours sincerely

Debbie McGough

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*You can use the Internet to submit and view documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

Appeal Decision

by **Richard Thomas BA DipArch RIBA IHBC**

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

Site visit made on 8 April 2014

Decision date: 19 May 2014

Appeal Ref: APP/R5510/D/14/2214795

53 Mahlon Avenue, RUISLIP, Middlesex, HA4 6SZ

- 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 Mr H Al-Hindawe against the decision of London Borough of Hillingdon.
 - The application Ref 58755/APP/2013/3217 was refused by notice dated 27 December 2013.
 - The development proposed is two storey side extension, porch to front, new rooflight to front + new window to first floor rear.
-

Decision

1. I allow the appeal and grant planning permission for a two-storey side extension, porch to front, new roof light to front and new window to first floor rear, at 53 Mahlon Avenue, Ruislip, Middlesex, HA4 6SZ, in accordance with the terms of the application Ref 58755/APP/2013/3217, dated 31 October 2013, subject to the following conditions:
 1. The development hereby permitted shall begin no later than three years from the date of this decision.
 2. The development hereby permitted shall be carried out in complete accordance with the following approved plans DP/2127/ES-1, DP/2127/ES-2, DP/2127/ES-3, DP/2127/ES-4 and DP/2127/ES-5.
 3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matter

2. It was observed at the site visit that the front porch has already been constructed, but that its roof differs in design from that shown in the plans. For the purpose of this appeal, I have made my decision based on the porch as constructed.

Main issue

3. The main issue in this case is the effect of the proposed development on the character and appearance of the host property and the area.

Reasons

4. The appeal site is one of a pair of two-storey semi-detached houses, situated on a relatively spacious plot. The roof of the house has been extended from a hip to gable, whereas the adjoining house at No 55 retains its hipped roof. To the north west of the site is No 51, a single-storey bungalow with a hipped roof and an attached single-storey garage and car port abutting a 2m boundary fence with the appeal site. The area is characterised by a broad range of house designs, including single-storey bungalows, and two-storey detached, semi-detached and terraced properties, with both hipped and pitched roofs.
5. The proposal seeks, in part, the erection of a two-storey side extension approximately half the width of the original house. It would be located a minimum of 1.95m away from the boundary with No 51, be set back from the front elevation of the house, and with a hipped roof set lower than the ridge line of the host property. Due to the proposals' relatively modest scale in relation to the host house and spacious plot size, and given its set back and lower roof height, the proposal would appear in proportion with and subordinate to the host property.
6. Moreover, the introduction of a hipped roof, which would substantially hide the existing gable end, would re-establish an element of symmetry between the roofs of the semi-detached pair, which would moderately improve the character and appearance of the host property and area.
7. It was observed at the site visit that a front porch has already been constructed, but with a mono-pitch roof rather than a hipped roof as shown in the plans. The porch is of a modest scale, built of materials which match the host property, and its mono-pitch roof broadly mirrors the roof form of the porch of the adjoining house. As such, it does not look out of keeping with its location.
8. Consequently the proposed development would not cause unacceptable harm to the character and appearance of the host property or the area, and is in accordance with policies BE13, BE15 and BE19 of the Hillingdon Local Plan. These seek that the layout and appearance of development should harmonise with the existing street scene, that alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building, and that development within residential areas complements or improves the amenity and character of the area.. The guidance in the National Planning Practice Guidance published on 6 March 2014 has been considered, but in light of the facts in this case it does not alter my conclusions.
9. It is noted that the occupiers of No 55 Mahlon Avenue have raised concerns about the effect of the development on sunlight to their garden. However, due to the distance from, and orientation to the north west of No 55, the development would not cause unacceptable harm to the living conditions of the occupiers of No 55 in regard to sunlight.
10. Concern has been raised by neighbours with regards to recent internal works undertaken at the appeal site and also questioning the appellant's need for additional accommodation. Any internal work that may have been carried out to the existing property is not before me in the determination of this appeal, and the appellant's need for additional accommodation has been given limited

weight. These issues do not affect my finding that the proposal will not harm the character and appearance of the area.

11. Consequently, I conclude that the appeal should succeed, subject to the standard implementation condition, a condition requiring compliance with the approved plans, and a condition requiring the use of matching materials, in the interests of good planning and the character and appearance of the area.

R W Thomas

INSPECTOR

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1986 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

Direct Planning Ltd.

Town Planners & Architects Est. 1988
01855 875 988

Client:
Mr Heider Al-Hindawe

Project:
53 Mahlon Avenue
Ruislip
HA4 6SZ

Title:
Two Storey Side Extension and Porch to Front.

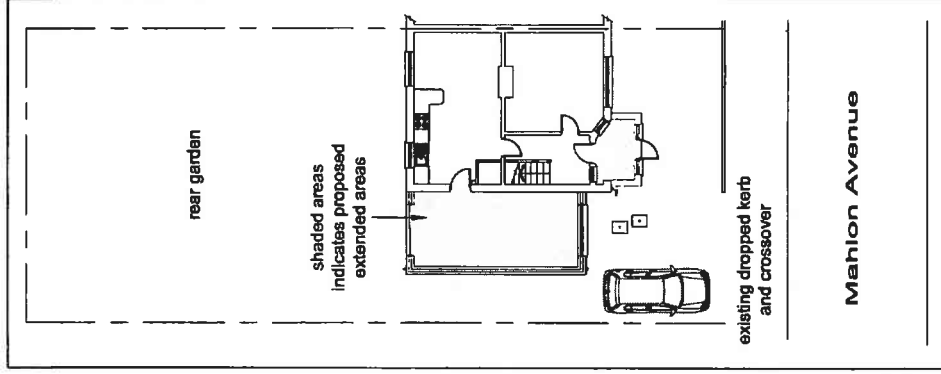
Existing - Proposed Ground Floor Plans and Site Plan.

Drawn: Erelp Semi

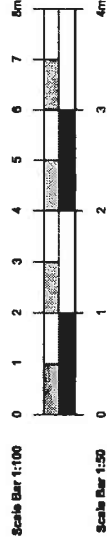
Drawing No.: DP/2127/ES - 1

Scale: 1:100 & A3

Date: October 2013

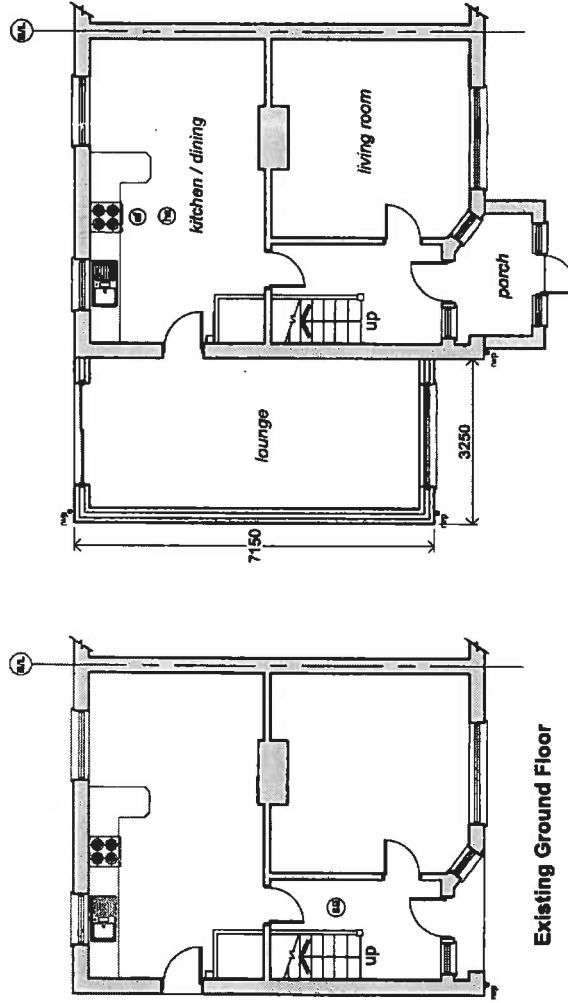


Site Plan at 1:200



KEY

- (6f) Mechanical extractor ducted to outside air. Shower/WC minimum 15ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows. Provide 10mm gap under all doors for air circulation. Kitchen to have extractor at 60ltr/sec ducted to outside air.
- (6B) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2.
- (6C) Indicates non-load bearing timber stud partition.



Existing Ground Floor

Proposed Ground Floor

When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
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Direct Planning Ltd.

Town Planners & Architects Est. 1988
01688 875 889

Client:
Mr Heider Al-Hindawe

Project:
53 Mahlon Avenue
Ruislip
HA4 6SZ

Title:
Two Storey Side Extension and Porch to Front.

Existing - Proposed First Floor and Roof Plans.

Drawn: Erail Semi

Drawing No.: DP/2127/ES - 2

Scale: 1:100 & A3

Date: October 2013

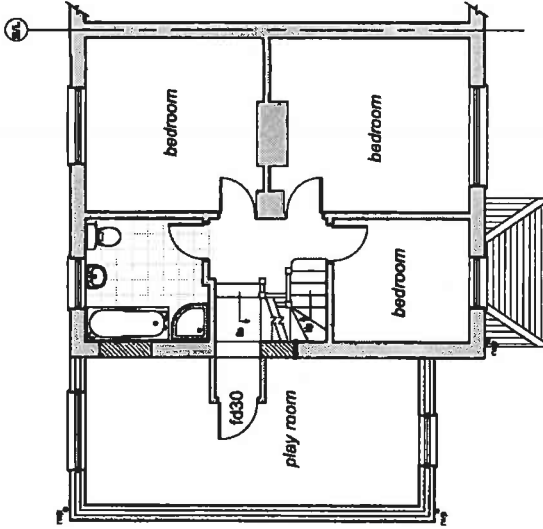
KEY

(af) Mechanical extractor ducted to outside air. Shower/WC minimum 15ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows. Provide 10mm gap under all doors for air circulation. Kitchen to have extractor at 60ltr/sec ducted to outside air.

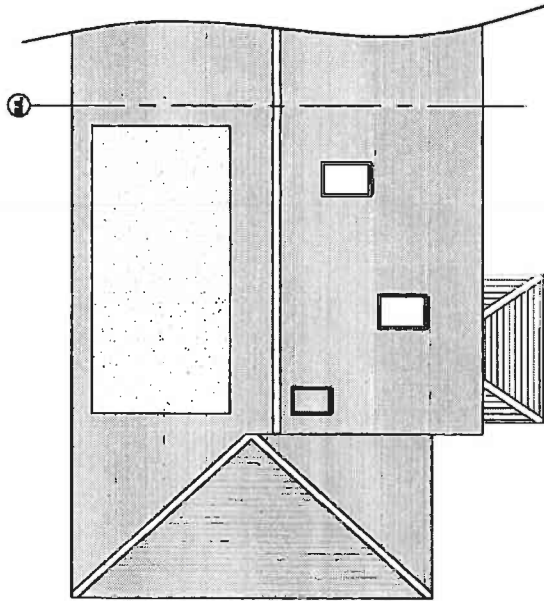
(sa) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6:2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and max. 3 metres from bedroom door. Detector units to comply to BS5446-1-2.

█ Indicates non-load bearing timber stud partition.

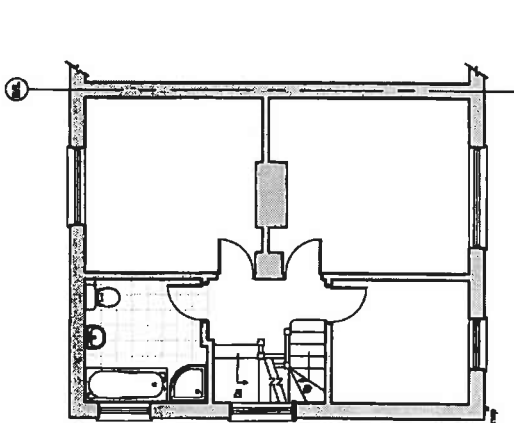
(fd30) denotes 30min fire doors, fitted with 3 no 100mm steel hinges and intumescent strips, all in accordance with manufacturers instructions.



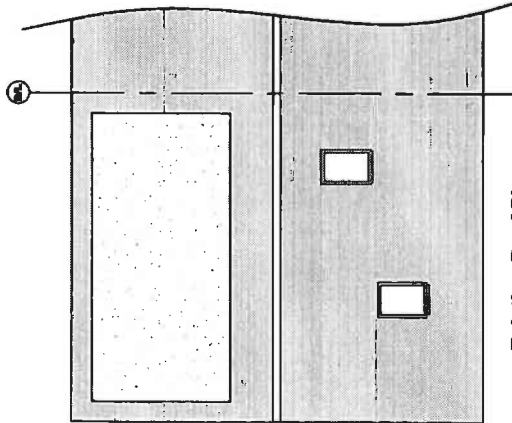
Existing First Floor



Proposed First Floor



Existing Roof Plan



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General Notes:

1. Dimensions should not be scaled from the drawings where accuracy is essential.
2. Details dimensions and levels to be checked on site by builder prior to commencement of works. Any works commenced prior to all necessary local authority approvals are entirely at the risk of the owner & builder.
3. Structural details are subject to exposure of existing construction and verification by L.A. Surveyor and any necessary revised details are to be agreed with the L.A. Surveyor prior to carrying out the affected works.
4. All materials are to be used in accordance with the manufacturers' guidelines and all relevant British Standards Codes of Practice & Regulation 7 of Building Regs.
5. All works are to be carried out in accordance with Local Authority requirements.
6. The intended works fall within the Party Wall Act 1986 and any adjoining owners affected must be notified prior to commencement of any works.
7. Thames Water Authority permission to be obtained if building over or adjacent to sewers within 3 metres. (Tel: 08459 200 800)
8. No part of the extension to project into adjoining boundary lines.

Direct Planning Ltd.

Town Planners & Architects Est. 1984
01869 875 999

Client:
Mr Heider Al-Hindawe

Project:
53 Mahlon Avenue
Ruislip
HA4 6SZ

Title:
Two Storey Side Extension and Porch to Front.

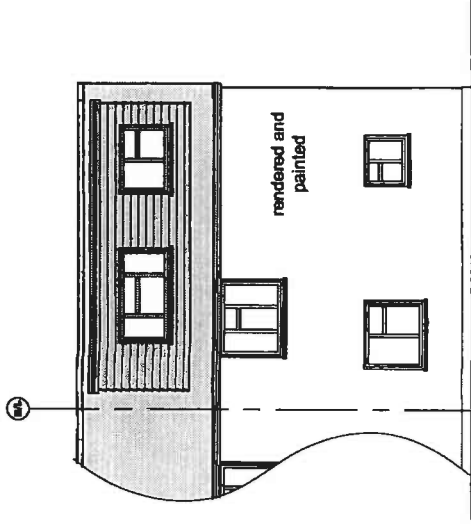
Existing - Proposed Front and Rear Elevations.

Drawn: Eralp Semi

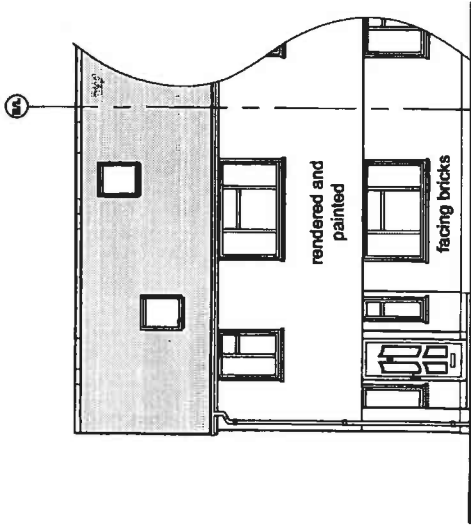
Drawing No. DP/2127/ES - 3

Scale : 1:100 & A3

Date : October 2013

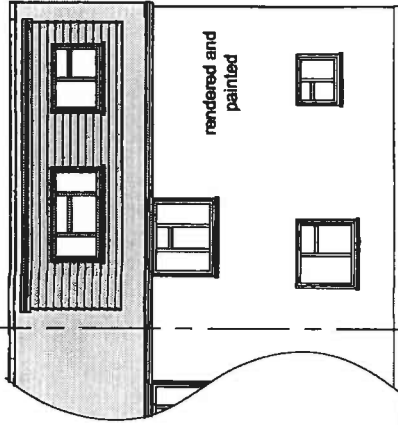


Existing Front Elevation

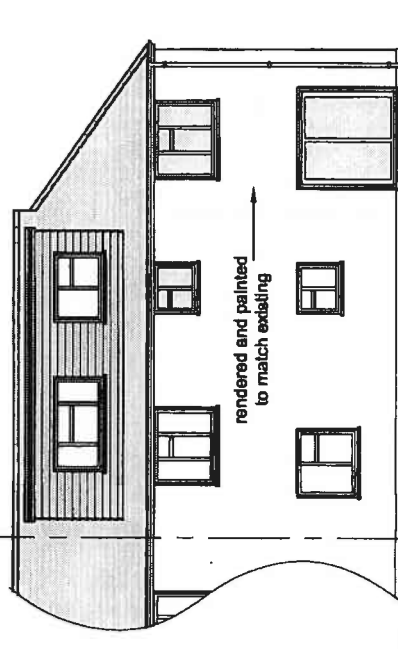


Proposed Front Elevation

New windows to be double glazed and Upvc matching existing



Existing Rear Elevation



Proposed Rear Elevation

Scale Bar 1:100 0 1 2 3 4 5 6 7 8m

Scale Bar 1:50 0 1 2 3 4m

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01689 875 959

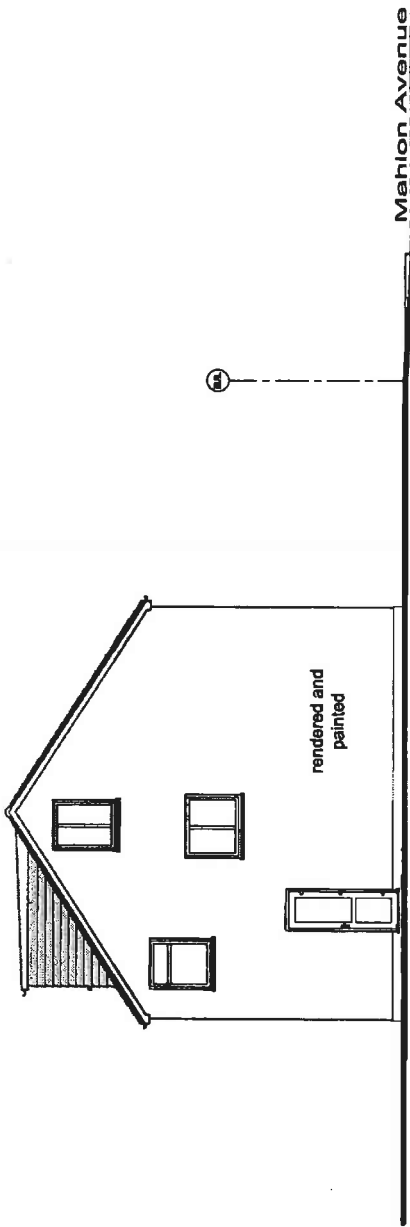
Client:
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53 Mahlon Avenue
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HA4 6SZ

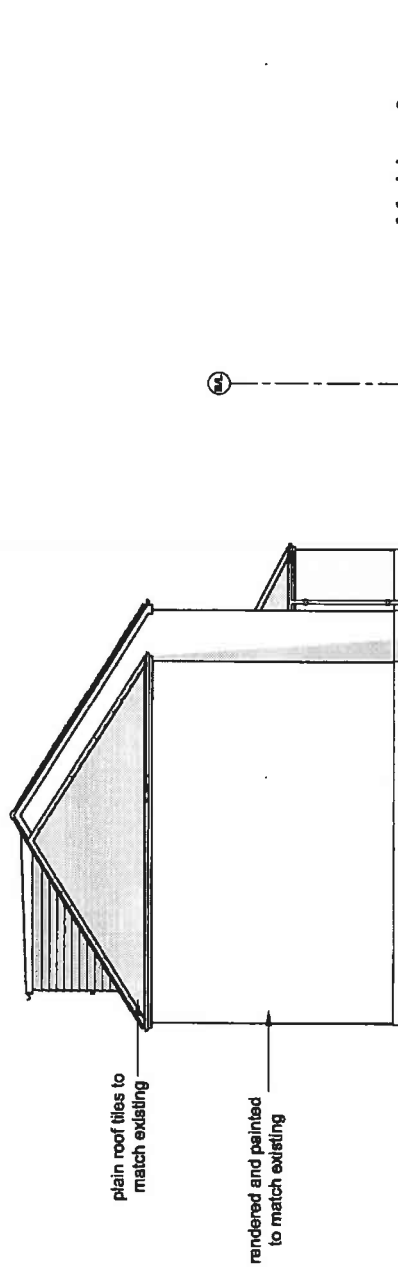
Title:
Two Storey Side Extension and Porch to Front.

Existing and Proposed Side (North) Elevations.

Drawn: Erqip Semi
Drawing No.: DP/2127/ES - 4
Scale: 1:100 & A3
Date: October 2013



Existing Side (North) Elevation



Proposed Side (North) Elevation

Scale Bar 1:100 0 1 2 3 4 5 6 7 8m

Scale Bar 1:50 0 1 2 3 4m

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01899 875 999

Client:

Mir Helder Al-Hindawe

Project:

**53 Mahlon Avenue
Ruislip
HA4 6SZ**

Title:

Two Storey Side Extension and Porch to Front

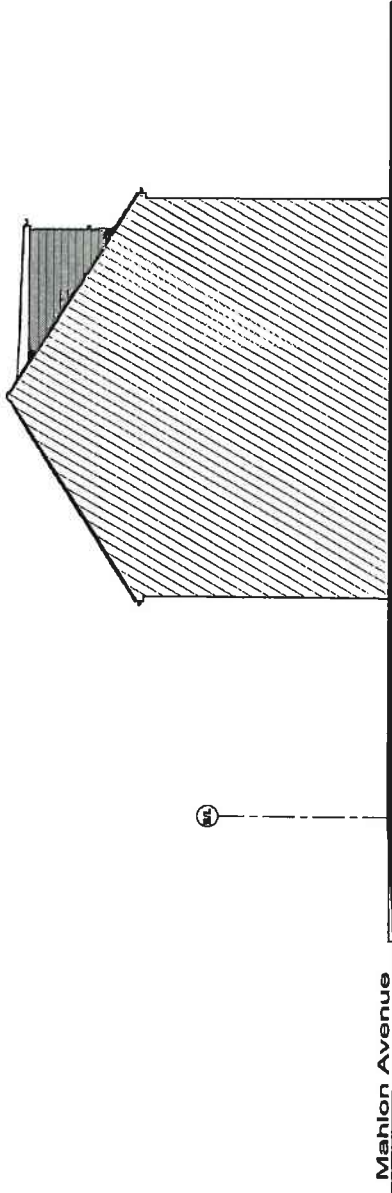
Existing and Proposed Side (South) Elevations.

Drawn: Eralp Semi

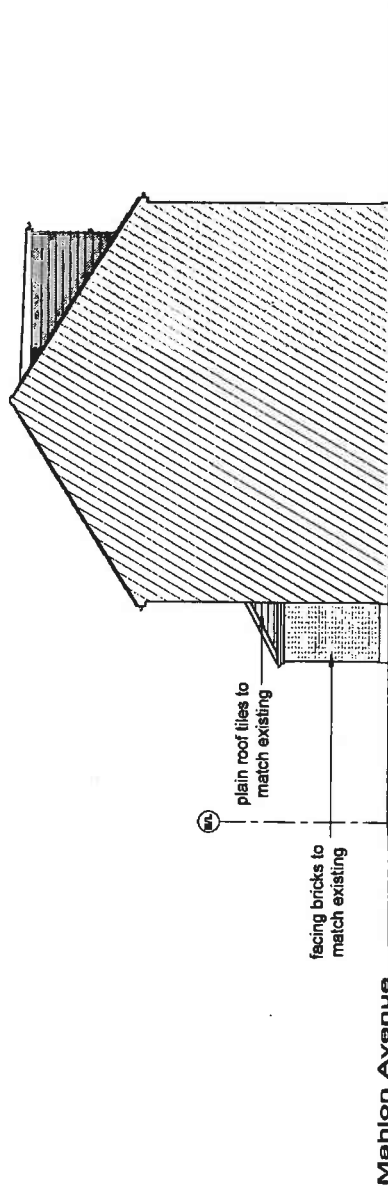
Drawing No. DP/2127/ES - 5

Scale : 1:100 & A3

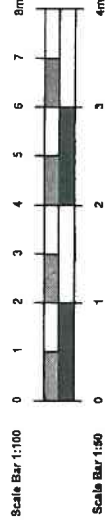
Date : November 2013



Existing Side (South) Elevation



Proposed Side (South) Elevation



When printing off pdf drawings, it is the responsibility of the user to verify that the resulting prints are to scale on the appropriate sized sheet. Also the scale bar on the plan measure correctly.

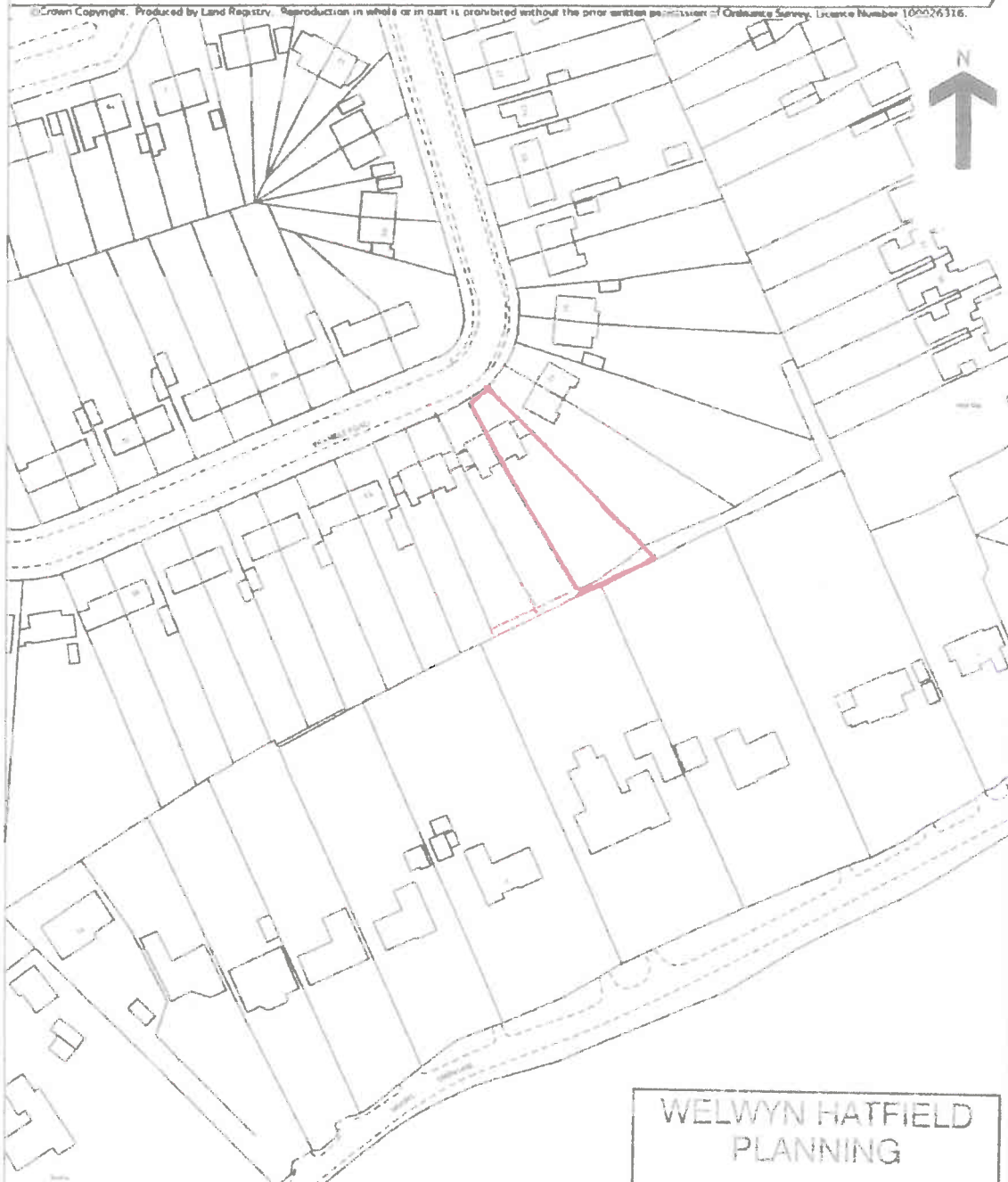
APPENDIX A
SITE LOCATION PLAN

Land Registry
Current title plan

Title number HD433174
Ordnance Survey map reference TL2007NE
Scale 1:1250
Administrative area Hertfordshire : Welwyn
Hatfield



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WELWYN HATFIELD
PLANNING
- 6 MAY 2014
No: _____

This is a copy of the title plan on 1 MAY 2014 at 16:35:30. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title plans and boundaries.

This title is dealt with by Land Registry, Leicester Office.

APPENDIX B
PLANNING APPLICATION DOCUMENTS



- 6 MAY 2014

RECEIVED

Putting people first.

**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

2. Agent Name and Address

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town: - 6 MAY 2014

County:

Country: No:

Postcode:

Description of Proposed Works

Please describe the proposed works:

PROPOSED TWO STOREY SIDE, PART TWO STOREY REAR
AND PART SINGLE STOREY REAR EXTENSION.

3. Description of Proposed Works (continued)

Has the work already started? Yes No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? Yes No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	SOLID RENDERED	CAVITY BLOCKWORK RENDERED	<input type="checkbox"/>	<input type="checkbox"/>
Roof	TILED	TILED TO MATCH	<input type="checkbox"/>	<input type="checkbox"/>
Windows			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Doors			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vehicle access and hard-standing			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lighting			<input type="checkbox"/>	<input checked="" type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes

No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

DRAWING NOS: BO/14/16/1, 2B & 3A

11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12
I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners* and/or agricultural tenants** of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

*"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

--

--

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:

The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: N/A

The correct fee:

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable) and Article 12 Certificate (Agricultural Holdings):

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted]

[Redacted] **BLYTH DEVELOPMENTS**

01.05.2014

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
[] [] []

Country code: Mobile number (optional):
[] [Redacted]

Country code: Fax number (optional):
[] []

Email address (optional):
[]

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
[] **020 8428 6868** []

Country code: Mobile number (optional):
[] **07793 068600**

Country code: Fax number (optional):
[] []

Email address (optional):
INFO@BLYTHDEVELOPMENTS.CO.UK

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: []

Telephone number: []

Email address: []

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

[Redacted]

[Redacted] **BLYTH DEVELOPMENTS**

01.05.2014

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:
[] [] []

Country code: Mobile number (optional):
[] [Redacted]

Country code: Fax number (optional):
[] []

Email address (optional):
[]

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:
[] **020 8422 6868** []

Country code: Mobile number (optional):
[] **07793 068600**

Country code: Fax number (optional):
[] []

Email address (optional):
INFO@BLYTHDEVELOPMENTS.CO.UK

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: []

Telephone number: []

Email address: []

SIV NOTES - 45 BRAMBLE ROAD

- No. 60 - front extension
- No. 52 - 1st floor side extension
- No. 121 - 1st floor side extension
- No. 111 - 1st floor side extension
- No. 38 - 1st floor side extension
- No. 40 - 1st floor side extension
- No. 15 - Double Storey side extension.
- No. 19 - Double storey side extension
- No. 21 - Double Storey side extension
- No. 22 - Opposite the site - 2 x double Storey side extensions
- No. 24 - 1st floor side extension
- No. 28 - side extension
- No. 30 - front extension
- No. 31 - 1st floor rear extension
- No. 65 + 67 - changed roof type.

APPENDIX C
COUNCIL'S DECISION NOTICE



**Town and Country Planning Act 1990
PLANNING DECISION NOTICE – REFUSAL**

S6/2014/960/FP

**Erection of two storey side, part two storey and part single storey rear extensions
at: 45 Bramble Road Hatfield**

Agent Name And Address

Mr D Blyth
Blyth Developments
17 Sequoia Park
Pinner
HA5 4DG

Applicant Name And Address

Mr M Shinnick
45 Bramble Road
Hatfield
AL10 9RZ

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **REFUSE** the development proposed by you in your application received with sufficient particulars on 06/05/2014 and shown on the plan(s) accompanying such application.

The reason(s) for the Council's decision to refuse permission for the development is/are:-

The extension by virtue of its scale, form and design would fail to reflect the proportions of or be subordinate in scale to the original dwelling. The proposal would result in a visually over dominant addition to the dwelling which would not complement and reflect the design and character of the property. Accordingly the proposal represents a poor standard of design that would be detrimental to the appearance of the property. As such the development would be contrary to policies D1 and D2 of the Welwyn Hatfield District Plan 2005, the Supplementary Design Guidance, Statement of Council Policy 2005 and the National Planning Policy Framework by representing a poor standard of design.

REFUSED DRAWING NUMBERS: Site Location Plan & BD/14/16/1 & BD/14/16/2B & BD/14/16/3A received and dated 6 May 2014

Date: **01/07/2014**

A handwritten signature in black ink, appearing to read 'Colin Haigh', enclosed in a rectangular box.

Colin Haigh

Continuation...

Head of Planning

APPENDIX D
PHOTOGRAPHS OF THE AREA

↓ no. 30 - front extension



↓ side extension



4 SITE A



22.07.14



No. 22 - OPPOSITE SITE

2 x DOUBLE STOREY SIDE
EXTENSIONS



↓ NEIGHBOURS No. 43

↓ SITE



↑ SITE

SITE FROM BRAMBLE ROAD



FRONT GATE SITE



No. 60 - front extension



SITE



SITE



SITE



Site



Site



SITE



SITE



SITE





SITE



SITE

SITE



SITE



SITE



SITE



↓ NO. 65 + 67 - ROOF.



↓ SIDE / REAR EXTENSION



