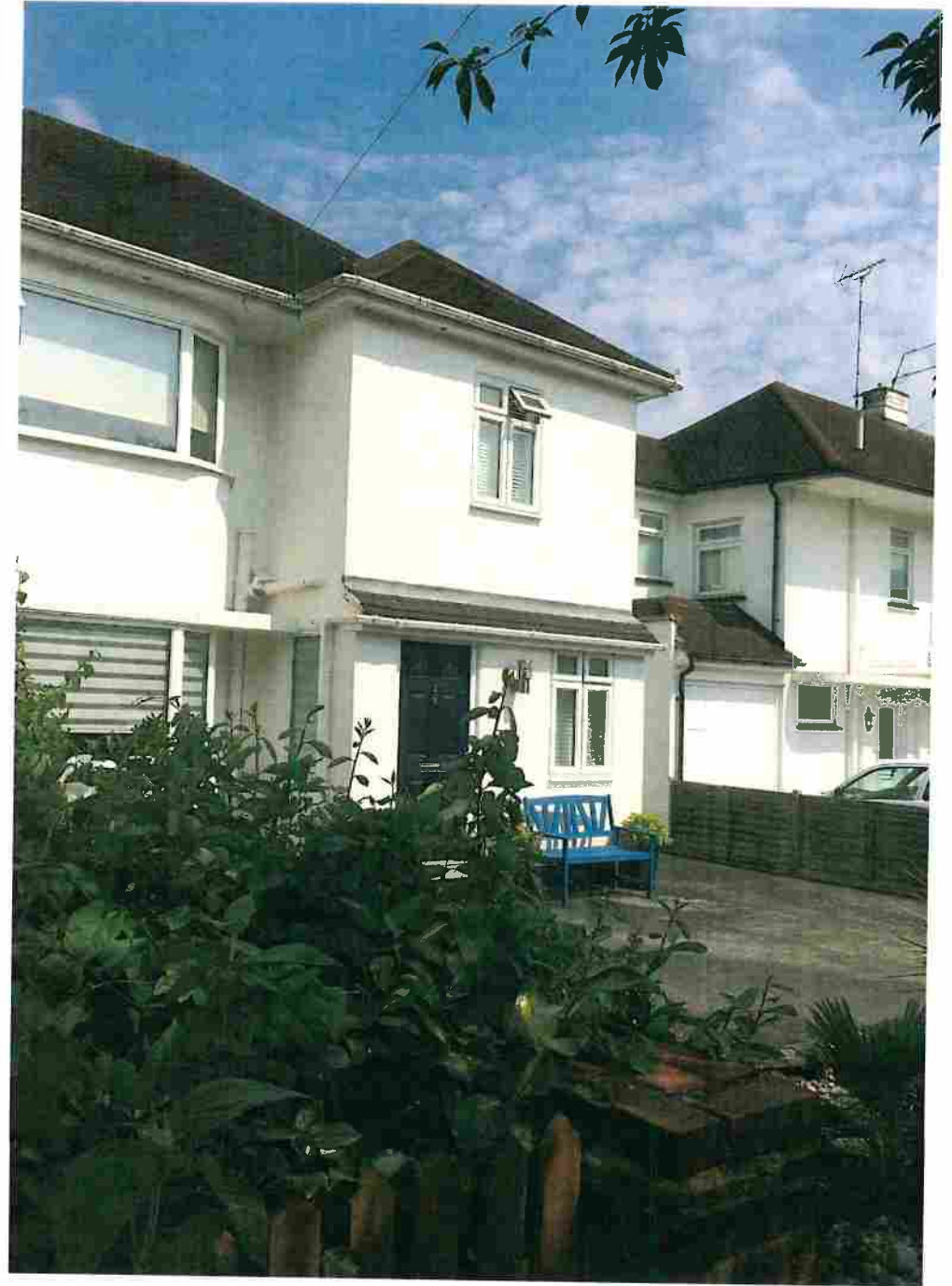


APPENDIX D
PHOTOGRAPHS OF THE AREA

↓ SIDE EXTENSION



↓ NO. 30 - FRONT EXTENSION



↓ No. 22



↓ SITE



No. 22 - OPPOSITE SITE

2 x DOUBLE STOREY SIDE EXTENSIONS



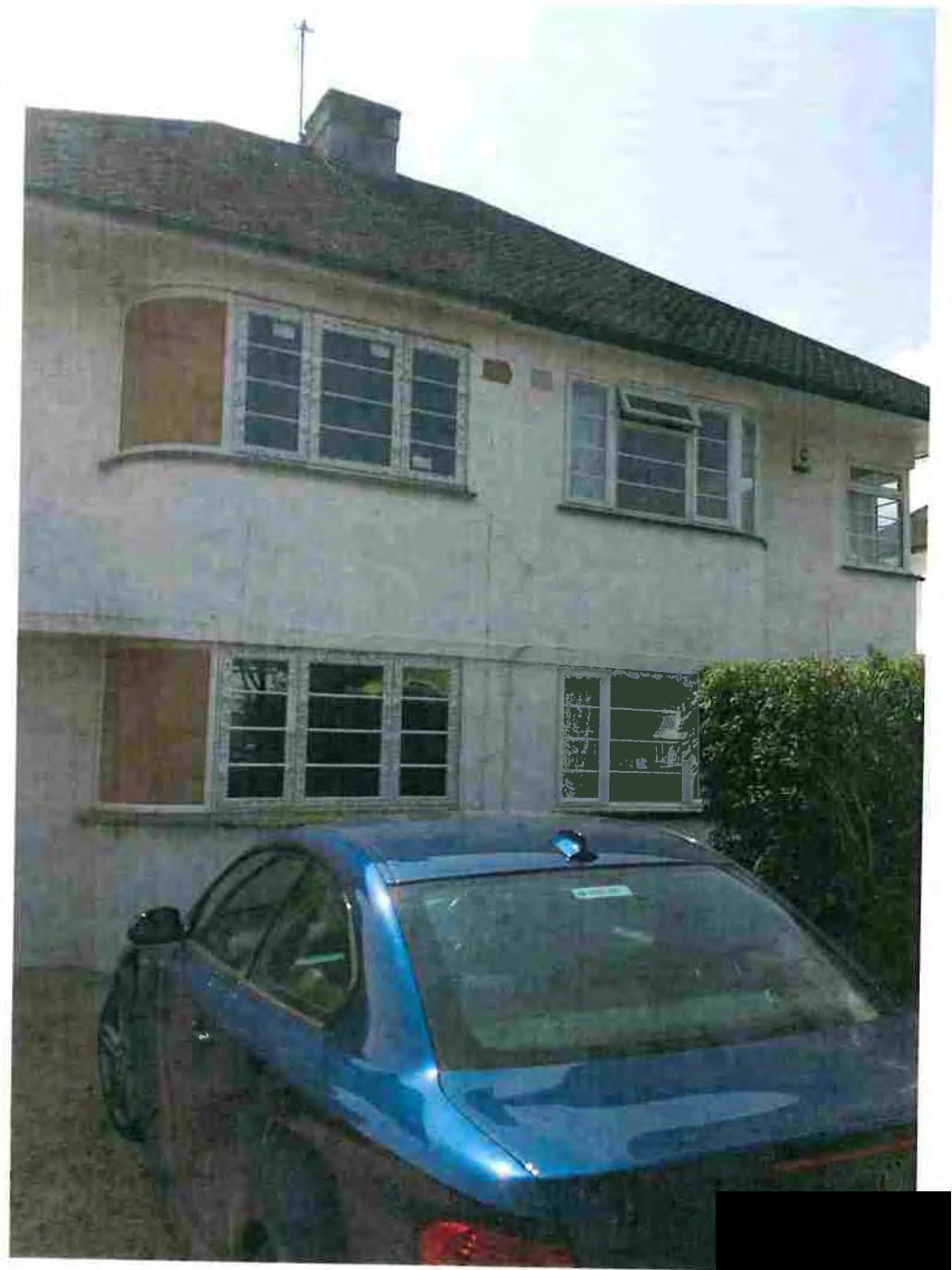
↙ NEIGHBOURS No. 43

↓ SITE



↑ SITE

SITE FROM BRAMBE ROAD



FRONT GATE SITE



SITE



No.60 - Front Extension



SITE



SITE



SITE



SITE



SITE



SITE



SITE



SITE



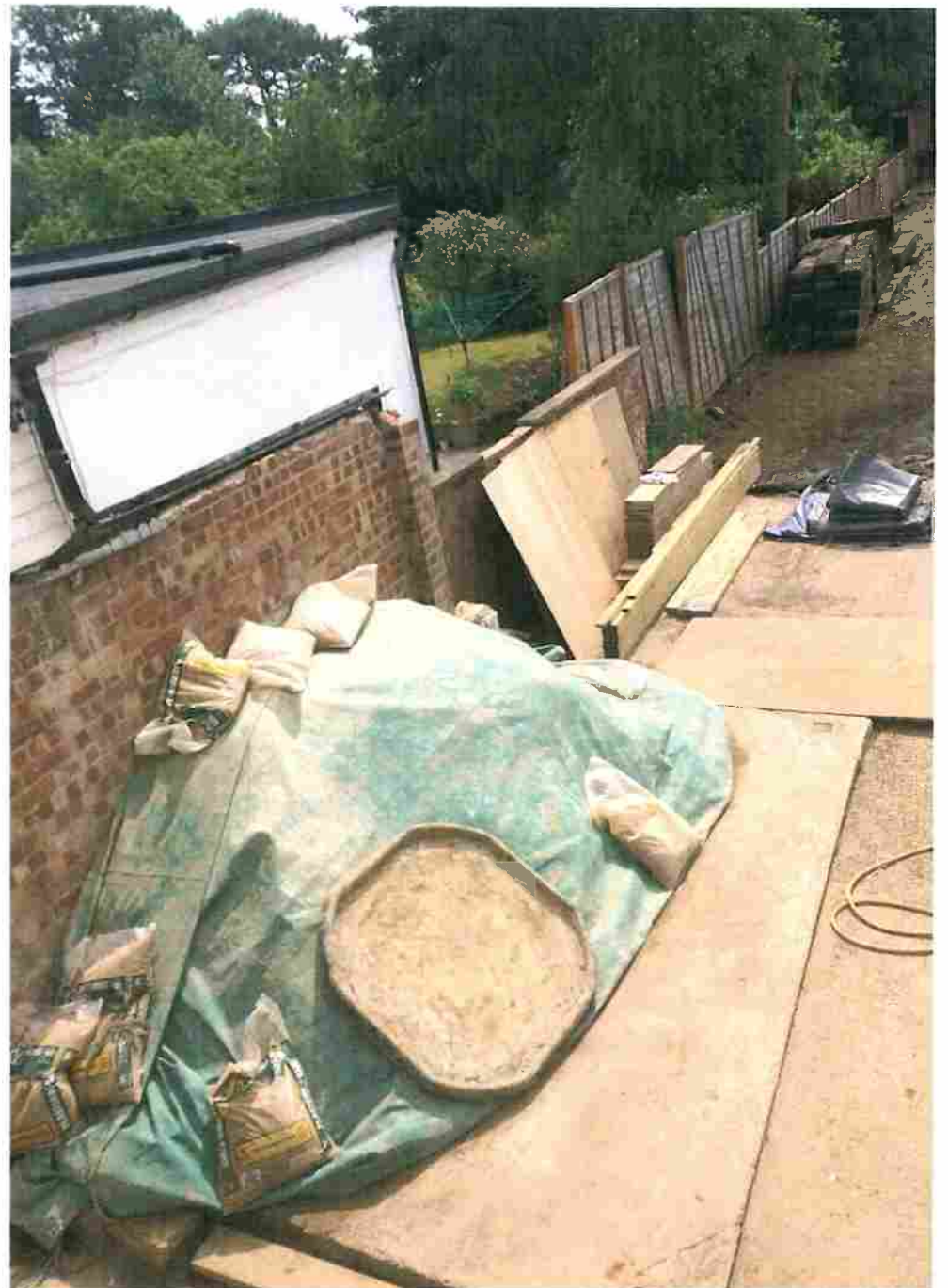
SITE



SITE



SITE



SITE



SITE



↓ SIDE / REAR EXTENSION



↑ NO. 65 + 67 - ROOF.





APPENDIX E
APPEAL PRECEDENTS

DOCUMENT A



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.



INVESTOR IN PEOPLE



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

COVERDL1HAS

*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/casesearch.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.

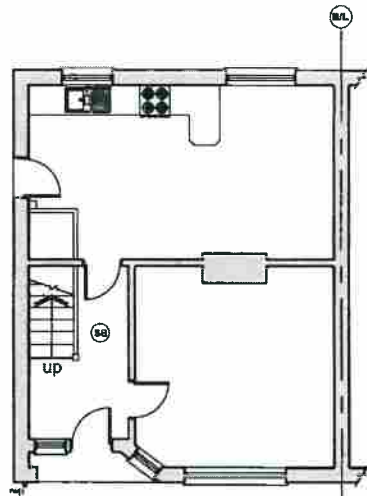
11. Consequently, I conclude that the appeal should succeed, subject to the standard implementation condition, a condition requiring compliance with the approved plans, and a condition requiring the use of matching materials, in the interests of good planning and the character and appearance of the area.



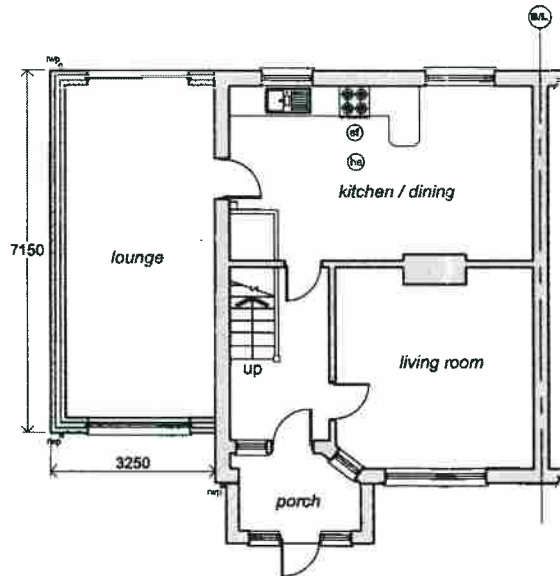
INSPECTOR

KEY

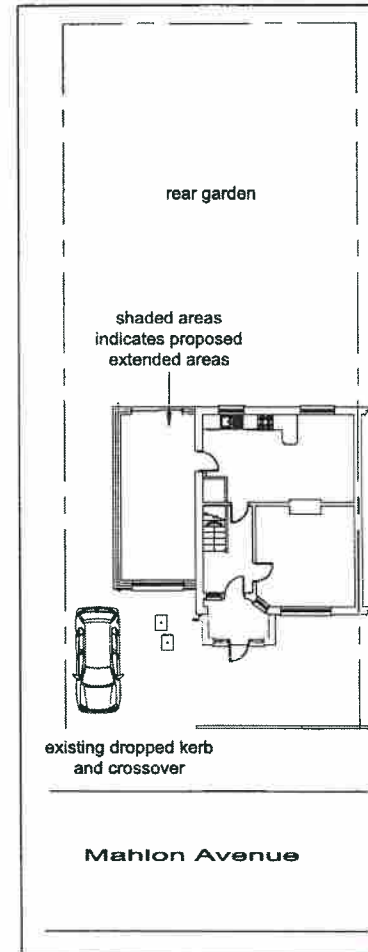
- (ef) Mechanical extractor ducted to outside air. Shower/WC minimum 15ltr/sec with separate switch, 15 minutes overrun if windowless or fixed unopenable windows. Provide 10mm gap under all doors for air circulation. Kitchen to have extractor at 60ltr/sec ducted to outside air.
 - (sa) Mains operated 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:
 - (ha)
- ▬ Indicates non-load bearing timber stud partition.



Existing Ground Floor



Proposed Ground Floor



Site Plan at 1:200

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 1996 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
01889 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 Ground Floor Plans and Site Plan.

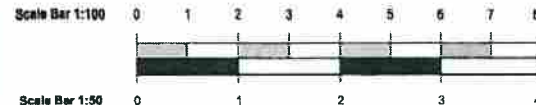
Drawn: Eralp Semi

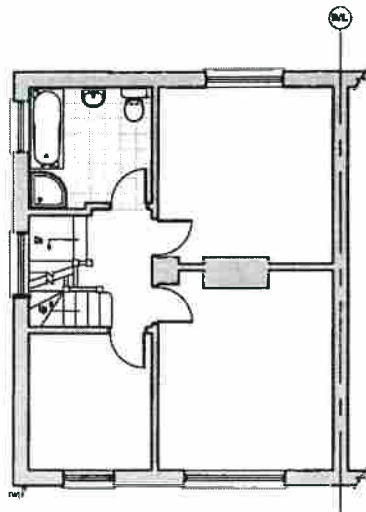
Drawing No. DP/2127/ES - 1

Scale: 1:100 & A3

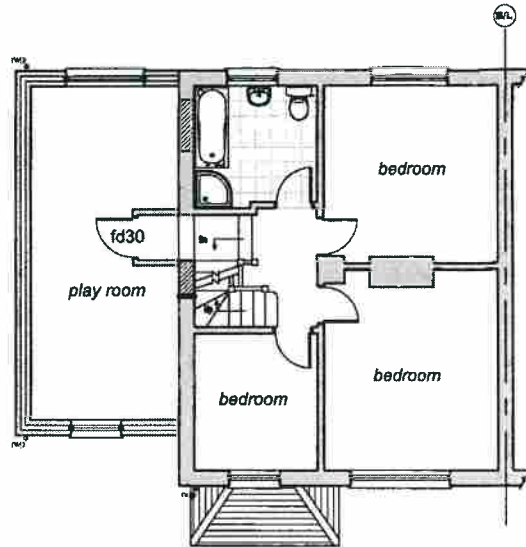
Date: October 2013

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.





Existing First Floor



Proposed First Floor

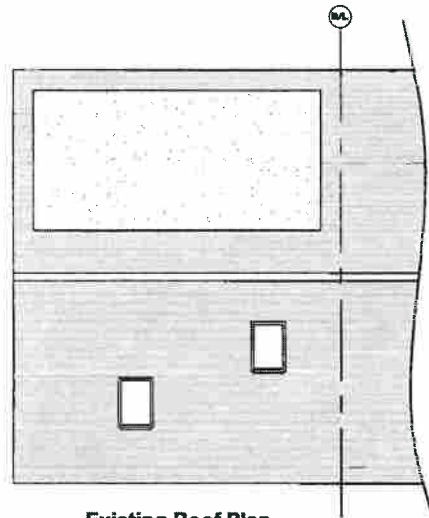
KEY

(ef) 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.

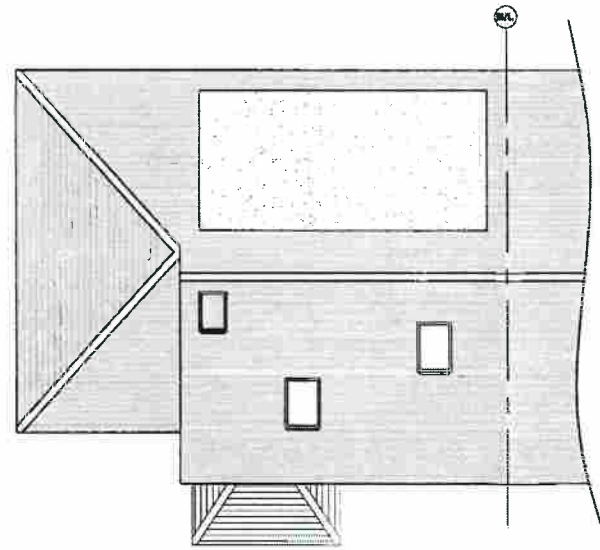
(sd) Mains operated with battery back-up and interlinked smoke alarms and heat alarm are to be fitted at positions shown on plans. Minimum system to be grade D, category LD3 system complying to BS5839-6: 2004. Positions to be ceiling mounted, minimum 300mm away from wall junctions or light fittings and 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 Roof Plan



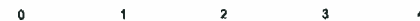
Proposed Roof Plan

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Scale Bar 1:100



Scale Bar 1:50



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Direct Planning Ltd.

Town Planners & Architects Est. 1988
01689 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 First Floor and
Roof Plans.

Drawn: **Eralp Semi**

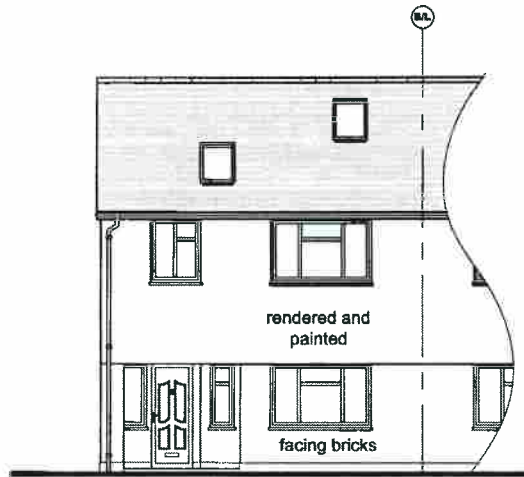
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Scale: **1:100 & A3**

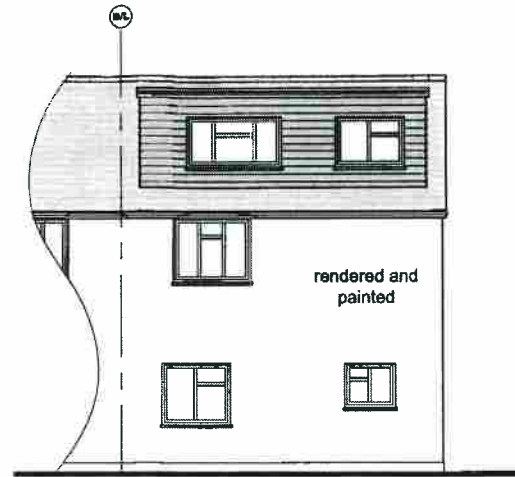
Date: **October 2013**

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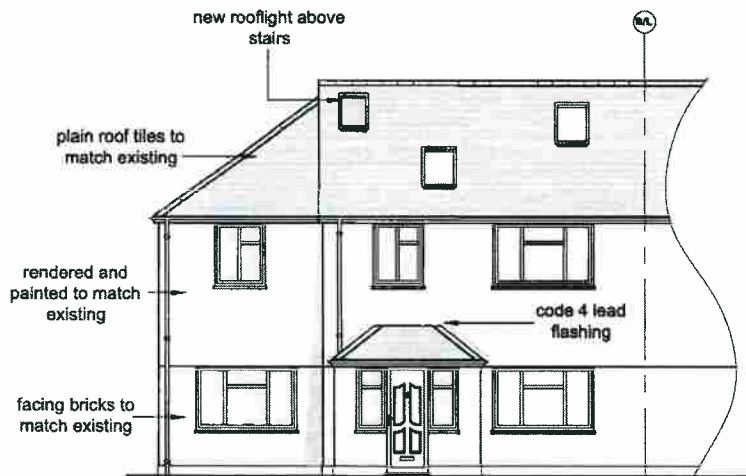


Existing Front Elevation

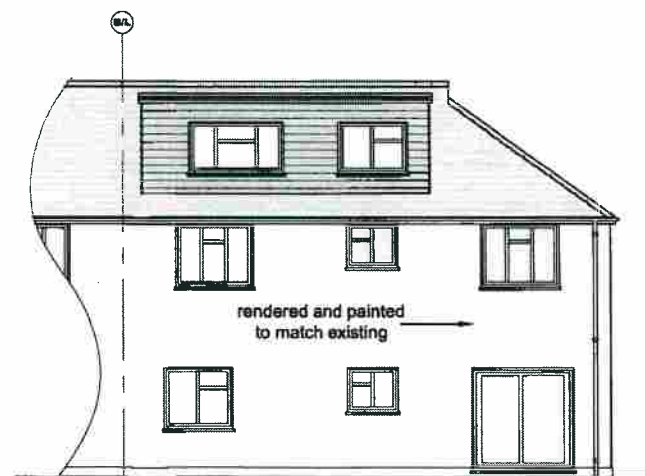


Existing Rear Elevation

New windows to be double glazed and Upvc matching existing



Proposed Front Elevation



Proposed Rear Elevation

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Client:
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53 Mahlon Avenue
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Title:
Two Storey Side Extension and Porch to Front.

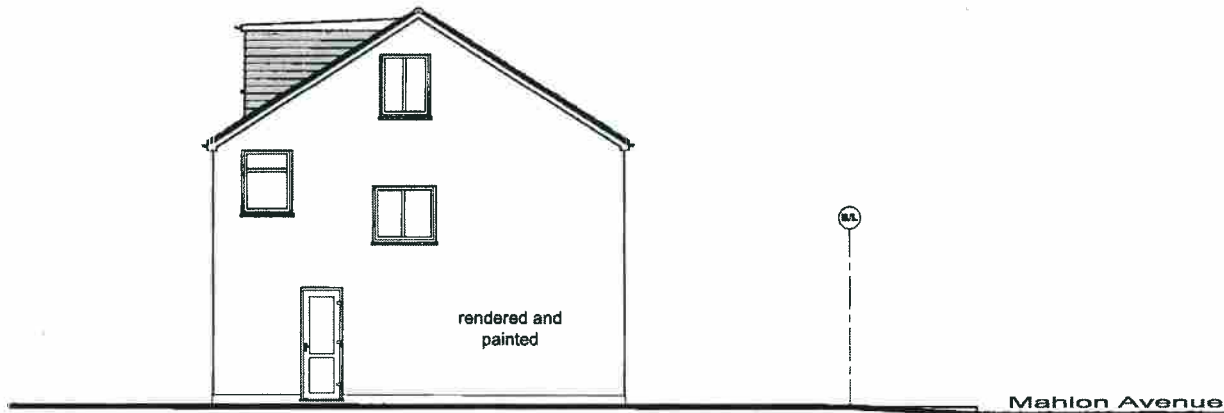
Existing - Proposed Front and Rear Elevations.

Drawn: Eralp Semi

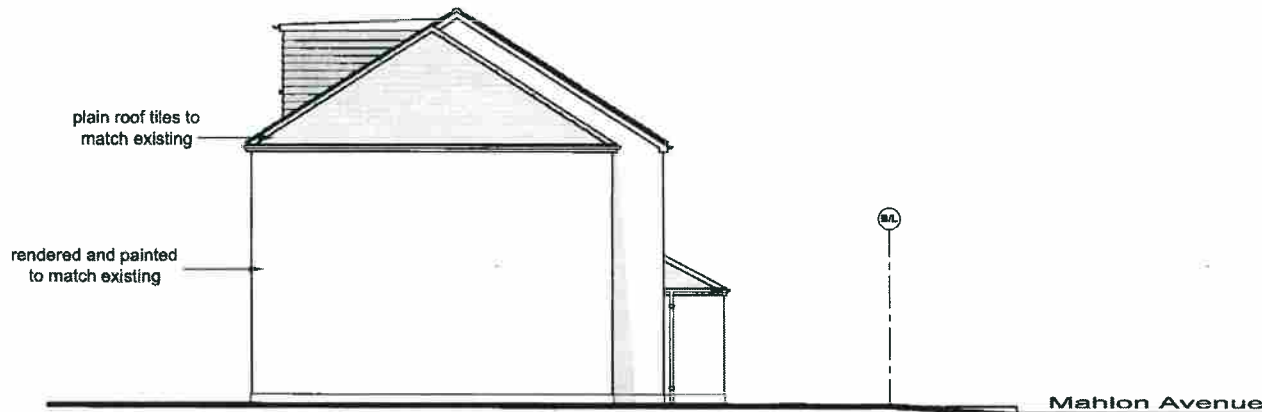
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Scale: 1:100 & A3

Date: October 2013

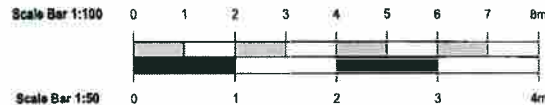


Existing Side (North) Elevation



Proposed Side (North) Elevation

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Town Planners & Architects Est. 1988
01889 875 999

Client:
Mr Heider Al-Hindawe

Project:
53 Mahlon Avenue
Ruislip
HA4 6SZ

Title:
Two Storey Side Extension and Porch to Front.

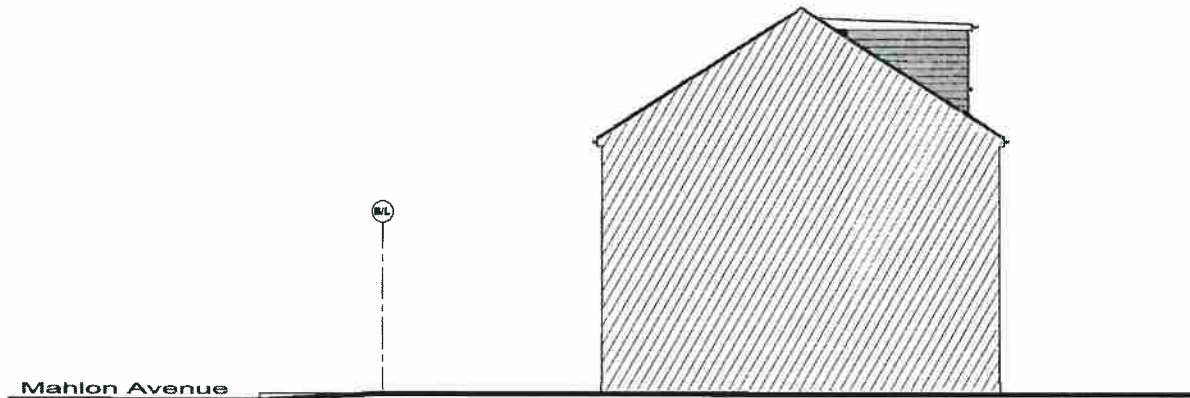
Existing and Proposed Side (North) Elevations.

Drawn: Erasp Semi

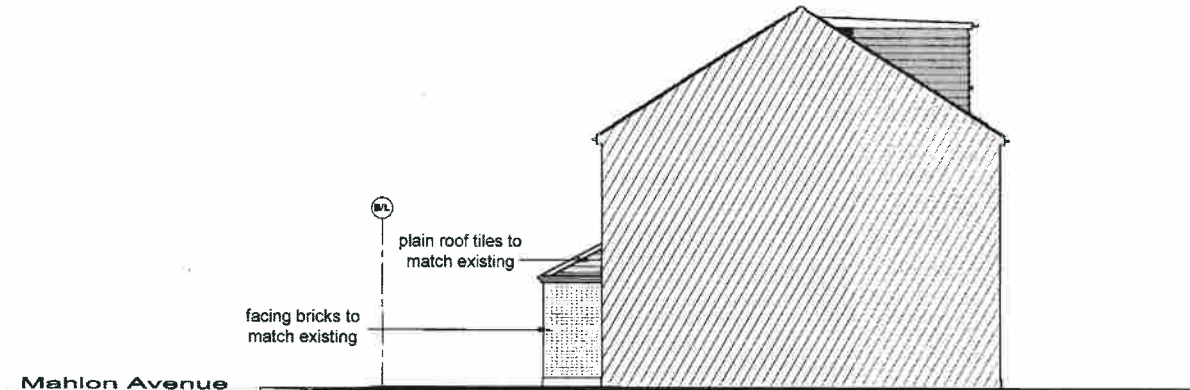
Drawing No. DP/2127/ES - 4

Scale : 1:100 & A3

Date : October 2013

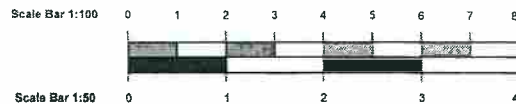


Existing Side (South) Elevation



Proposed Side (South) Elevation

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General Notes:

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Direct Planning Ltd.

Town Planners & Architects Est. 1988
01689 875 999

Client:
Mr Heider 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**