



Housing, Planning and Communities

Development Management
London Borough of Hounslow
Hounslow House, 7 Bath Road
Hounslow, TW3 3EB

Miss Sharon-lee Bow
The Clubhouse
50 Grosvenor Hill

Reference

London



W1K 3QT

Town and Country Planning Act 1990

Whereas in accordance with the provisions of the Town and Country Planning Act 1990 and the Orders in force thereunder you have made application dated 17 May 2022 and illustrated by plans for permission to the Local Planning Authority to develop land situated at:

Proposal: Replacement of front and rear garden boundary fences/ gates, erection of an single storey rear studio outbuilding with front attached pergola, installation of rear garden suspended canopy and re-landscaping of front and rear gardens, including hard surfacing. **Drawing Numbers:** _ExistingBlockPlan_V5; _ExistingPlans_V5; _ProposedElevations_V5; _SiteLocationPlan_V5; 92AbingerRd_ExistingElevations_V5; _ProposedBlockPlan_V5; _ProposedPlans_V5;
Received: 22 August 2022

Now therefore we The Mayor and Burgesses of the London Borough of Hounslow acting by the Council of the said Borough hereby give you notice pursuant to the said Acts and the Orders in force thereunder that permission to develop the said land in accordance with the said application **is hereby Approved.**

Subject to the following **conditions** and reasons.

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To accord with the provisions of Section 92 (1) of the Town and Country Planning Act 1990.

- 2. The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted**

_ExistingBlockPlan_V5; _ExistingPlans_V5; _ProposedElevations_V5; _SiteLocationPlan_V5; _ExistingElevations_V5; _ProposedBlockPlan_V5;

_ProposedPlans_V5 Received: 22 August 2022) therewith and approved by the Local Planning Authority, or as shall have been otherwise agreed in writing by the Local Planning Authority before the building is used.

Reason: To ensure the development is carried out in accordance with the planning permission.

- 3. The front garden front and side boundary fences and gates shall be constructed from timber and have a close boarded, feather edged design.**

The rear garden front and side boundary fences shall be constructed from timber and have a featherboard design with trellis.

Reason: To protect the character and appearance of the Conservation Area, in accordance with Local Plan Policies SC7 (Residential extensions and alterations), CC1 (Context and character), CC2 (Urban design and architecture) and CC4 (Heritage).

4. The rear outbuilding hereby approved shall have timber walls and a flat sedum green roof.

Reasons: To protect the character and appearance of the Conservation Area, in accordance with Local Plan Policies SC7 (Residential extensions and alterations), CC1 (Context and character), CC2 (Urban design and architecture) and CC4 (Heritage).

5. No additional windows, doors or other glazed openings shall be formed in the rear outbuilding hereby approved.

Reason: To protect the character and appearance of the Conservation Area and neighbour living conditions, in accordance with Local Plan Policies SC7 (Residential extensions and alterations), CC1 (Context and character), CC2 (Urban design and architecture) and CC4 (Heritage).

6. The detached single storey rear outbuilding hereby approved shall only be used for a purpose incidental to the enjoyment of the house at No. 92 Abinger Road described at the top of this decision letter and for no other purpose (for example, it may not be used as a self-contained dwelling or contain a bedroom, bathroom, kitchen or other primary residential accommodation, nor may it be used for business purposes). Reason: To protect the character of the Conservation Area and neighbour living conditions, in accordance with Local

Plan Policies SC7 (Residential extensions and alterations) and CC2 (Urban design and architecture).

7. The hard surfacing of the front garden hereby approved shall be with resin bound porous surfacing blend only that allows infiltration and drainage of surface water.

Reasons: To prevent localised surface storm water flooding and excess surface runoff onto the public highway and into public highway drains, in accordance with Local Plan Policy EQ3.

8. The existing single storey rear outbuilding shall be fully demolished and removed prior to the completion of the single storey rear outbuilding and pergola hereby approved.

Reason: To protect the openness of the rear garden, provision of private rear amenity space and the character of the Conservation Area, in accordance with Local Plan Policies SC7 (Residential extensions and alterations), CC1 (Context and character), CC2 (Urban design and architecture) and CC4 (Heritage).

Informative:

1. We collect the Mayor of London's Community Infrastructure Levy (CIL) at the rate of £60 per sq.m of new floor space. Hounslow's Community Infrastructure Levy (CIL) came into force on the 24th July 2015. For details of the rates please refer to our web page:

http://www.hounslow.gov.uk/community_infrastructure_levy_preliminary_draft_charging_schedule_march_2013.pdf

Your development may be liable to pay the Community Infrastructure Levy. For more information on the Community Infrastructure Levy please look at the planning portal web page. Link:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

If you do not receive a liability notice but like confirmation that you are not CIL liable please email: planningcil@hounslow.gov.uk.

2. To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, which are available on the Council's website. The Council also offers a pre-application advice service. In this case, the Council's suggested improvements were adopted by the applicant.



JG

Dated 03 October 2022

Matthew Rees

Head of Development Management

Notes and Schedule

Follow **Notes:**

- (i) **Attention is particularly drawn to the Schedule to this Notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.**
- (ii) **This decision does not purport to convey any approval or consent which may be required under the Building Regulations, 1991 any bye-laws or under any enactment other than the Town and Country Planning Act 1990. The Building Regulations 1991 apply to "building work" where it is necessary to submit separate full plans or a building notice before any works are commenced. Plans and details should be submitted together with appropriate forms and the relevant fee.**

The Schedule referred to overleaf

Rights of Applicants Aggrieved by Decision of Local Planning Authority

- 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 Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.*
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

Provisions for disabled persons

The applicant's attention is drawn to the following informative if appropriate to the development hereby approved:

Disabled Persons Act 1981

In accordance with section 70A of the Town and Country Planning Act 1990 attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970 (i.e. sections 4 and 7 and/or 7 and 8a) and the Code of Practice for Access for the Disabled to Buildings (i.e. British Standard No.5810 of 1979).

AO1

