



Bancil Partnership Ltd, Dalraj Bancil
131 Heston Road
Heston
TW5 0RD

Reference

00260/A/P3

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DECTP3

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 04 February 2022 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at **VINE LODGE CHURCH ROAD ISLEWORTH TW7 4PH**.

Proposal: Demolition of existing house and garage and erection of two houses with associated landscaping, vehicular parking, cycle and bin storage. **Drawing Numbers:** PL2/SM/3142 - 00, PL2/SM/3142 - 01, PL2/SM/3142 - 02, PL2/SM/3142 - 03, PL2/SM/3142 - 04, PL2/SM/3142 - 05, PL2/SM/3142 - 06, PL2/SM/3142 - 07, PL2/SM/3142 - 08, 101, 102, 103, 104, Energy Statement, Reasonable Exception Statement (RES), Regulations Compliance Report, Tree Report, Bin Store received 4 February 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 Act and the Orders in force thereunder that permission to develop the said land in accordance with the said application **is hereby Refused Planning Permission**.

The reasons why permission is **refused** are as follows:

1. The proposed development, by virtue of its size, scale, positioning and design would result in an addition which would be bulky, obtrusive and incongruous within the Spring Grove Conservation Area. It would not preserve or enhance the character of the Conservation Area and is therefore contrary to London Plan policies D4 (Delivering good design), D6 (Housing quality and standards) and HC1 (Heritage conservation and growth) Local Plan policies CC1 (Context and character), CC2 (Urban design and architecture), CC4 (heritage) and SC4 (Scale and density of new housing development) and the aims and principles of the National Planning Policy Framework (2021).
2. The proposal, by virtue of its increased bulk and intensification of the application site would represent an unneighbourly form of development which would negatively impact the enjoyment of neighbouring properties. It is contrary to Local Plan Policies CC1 (Context and Character), CC2 (Urban Design and Architecture), SC4 (Scale and Density of New Housing Development) and the aims and principles of the National Planning Policy Framework (2021).
3. The proposal has not adequately demonstrated that it would have an acceptable impact on biodiversity and urban greening. The proposal includes the felling of 12 trees and no replacements are proposed. The proposal is therefore contrary to London Plan policy G6 (biodiversity and access to nature) and Local Plan policy GB7 (biodiversity) and the aims and principles of the National Planning Policy Framework (2021).
4. The proposed development would result in an over-supply of on-site car parking facilities and would fail to promote sustainable methods of transport, contrary to Local Plan Policy EC2 (Developing a sustainable local transport network) and London Plan policy T6.1 (Residential car parking).

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 scheme does not comply with guidance and the Council's pre-application advice was not adhered to. The Council is ready to enter into discussions with the applicants to assist in the preparation of a new planning application if necessary. The decision was made in a timely manner and clear reasons for refusal were given to assist in any prospective future development of the site.

Your 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.

Dated 29 March 2022

JG

Sarah Scannell

Assistant Director Planning and Development

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 on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse planning permission for a minor commercial 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.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months 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 can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
[Further details are on GOV.UK.](#)

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).