



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By: MR CHRIS HILL

Proposal: Variation of Condition 2 (approved plans) of planning permission ref. 5625/APP/2019/917 dated 10-05-2019 'Three storey building for use as 3 x studio flats and 2 x 1-bed self contained flats, installation of 2 x vehicular crossovers and demolition of existing two storey building' to enlarge two studio flats.

Appeal Site: 1372 Uxbridge Road, UB10 0NQ.

1. Introduction

**Our Ref: 5625/APP/2023/937
Your Ref: APP/R5510/W/23/3327744**

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant permission for the variation of Condition 2 (approved plans) of planning permission ref. 5625/APP/2019/917 dated 10-05-2019 'Three storey building for use as 3 x studio flats and 2 x 1-bed self contained flats, installation of 2 x vehicular crossovers and demolition of existing two storey building' to enlarge two studio flats.
- 1.2 The LPA refused permission on 24 May 2023 for the following reason (as stated on the decision notice):
 1. The proposal, by reason of its forward projection towards Hewens Road and the increase in the undercroft, in close proximity to the site boundaries, would result in a cramped and incongruous form of development which would detract from the character and appearance of the surrounding area and the visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHD 12 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management Policies (2020).
- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The appellant contends that the proposed enlargement would increase the mass of the building, but that this does not detract from the character and appearance of the area. The proposed structure would be of the same height as the existing building at no. 1380 and of a similar design. Since the additional footprint is stretched out along the longest elevation it will have no significant impact on to the undercroft area with regard to darkness.
- 2.1 The Council maintains that the additional massing towards Hewens Road, with the additional massing making the upper floors appear top heavy and would be an incongruous alteration to the approved building, of particular concern in this prominent corner location. The undercroft as extended would be a dark and uninviting space, detrimental to the street scene.

3. Conclusion

- 3.1 For the reasons set out in the delegated report and this statement the proposal, by reason of its forward projection towards Hewens Road and the increase in the

undercroft, in close proximity to the site boundaries, would result in a cramped and incongruous form of development which would detract from the character and appearance of the surrounding area and the visual amenities of the street scene. The Inspector is therefore respectfully requested to dismiss the appeal.

- 3.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 2.

Appendices

Appendix 1 – Planning Officer's Delegated Report

Appendix 2 – The LPA's Recommended Conditions