
From: Paul Caraco [REDACTED]
Sent: 20 March 2024 17:19
To: West-1
Subject: Re: Planning Inspectorate APP/R5510/W/23/3329120: 8 Cleveland Road, UB82DW
Attachments: Appeal statement. March 24.docx

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Planning Inspectorate

Statement attached

Regards

Paul Caraco

----- Original Message -----

From: West1@planninginspectorate.gov.uk

To: [REDACTED]

Sent: Wednesday, February 14th 2024, 15:36

Subject: Planning Inspectorate APP/R5510/W/23/3329120: 8 Cleveland Road, UB82DW

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20th March 2024

Paul Caraco



Planning Inspectorate

Ref : APP/R5510/W/23/3329120 - 8 Cleveland Road, Uxbridge, Middx, UB8 2DW

Statement.

Further to LBH officers report on the refusal of the above application.

LBH refers to policy BE1, the proposed building would be built in accordance with the existing street scene, the majority of houses within the road are semi detached and have been divided up into flats. The proposal is attached to a residence which is split into flats.

Number 7 Cleveland Rd is a far larger house, divided up into HMO, with a large extension built to the side, not built to match the street scene in a modern brick.

BE1

- 1 The design would be to match existing adjoining property in appearance with the added bonus of modern building techniques.
2. The design would give acceptable room sizes with high ceiling, which match the existing flat sizes.
3. "lifetime Homes principle", the proposal would allow a family to live within Uxbridge area, have off street car parking, school opposite, bus service on the door step, local shops, Uxbridge town centre within walking distance, higher education across the road.
9. "inappropriate development of garden", the proposal make use of wasted area of garden, the flats 8 & 8A both have very big gardens, approx 55m2, the requirement being 25m2, it also gives flat 8A an unimpeded route to their garden.
10. New building practices ensure reduced emissions and provide sustainable housing.

Policy HE1

Conserve and enhance Hillingdons distinct and varied environment.

The proposal is to remove a derelict garage, which can no longer serve as a garage and replace it with an in-keeping matching family home, this surely enhances the local area.

Non standard reason 2

Insufficient amenity space. "In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way".

Prior to the decision being made LBH was offered a new site plan, giving the proposal a 61m2 rear garden and an overall amenity space of approx 75m2, this was ignored. How can LBH make the above statement ?

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties.

Over looking on amenity space of flat 8A.

Every house along Cleveland Rd and adjacent road Viller Street have their amenity space looked over, this is usual within a residential area.

7.2 Impact on street scene.

As the proposal would be built to match existing , there is no detrimental impact.

The proposal is not an end terrace house but a semi detached house, which matches number 9 & 10 Cleveland Rd.

Continued

7.2 The proposal meets and exceeds sizes set by NPPF, it also has side access to rear garden.

The character of Cleveland Rd from number 1 - 6, these properties have no space between them, all large properties, mostly without rear access.

This proposal does not impede of number 9 Cleveland Rd, as the proposal is to be built 1m back from its boundary, unlike the existing garage which is built on the boundary.

7.5

LBH fail to admit that they were offered additional amenity space which would exceed requirements set out NPPF.

7.6 Other issues.

LBH consider the proposal to be a net loss of a family home, how can this be, the demolition of an old unusable garage and the erection of a family home, constitutes a nett gain ?

The proposal is for a two bed semi-detached house, which match number 9 & 10 Cleveland Rd, which are 3 bed semi-detached houses.

Why would this be inappropriate mix of housing ?

Summary

This proposal enhances the street scene by removing an old derelict garage and erecting a matching brick built house.

This application would allow for a family dwelling on an unused piece of residential ground.

The council have handled this application with total disregard for the applicant, taking twice the allotted time to make a decision and ignoring all resolutions.

Paul Caraco