
From: Paul Caraco [REDACTED]
Sent: 25 March 2024 16:38
To: West-1
Subject: Re: Planning Inspectorate APP/R5510/W/23/3329120: 8 Cleveland Road, UB82DW
Attachments: Appeal statement. 2 March 24.docx; New block plan.pdf

You don't often get email from [REDACTED] [why this is important](#)

Planning inspectorate

Response as requested, also posted two copies.

Thank you

Paul Caraco

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

From: West1@planninginspectorate.gov.uk

To: [REDACTED]

Sent: Thursday, March 21st 2024, 15:44

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

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

Twitter: [@PINSgov](#)

This communication does not constitute legal advice.

How we use your information

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

25th March 2024

Paul Caraco



Planning Inspectorate

Ref : 32669/APP/2023/1438 Hillingdon Borough Council
8 Cleveland Rd UB82DW

Further LBH appeal statement.

Reason for refusal 1.

2.1, 2.2 The reason for my little or no comment is simply as stated, what we proposed, in appearance, would be no more than an additional floor above the garage.

The existing collapsed garage roof and entrance door, to be replaced with new, which would improve the street scene.

2.3 The size and scale of the application is in accordance with NPPF sizes of rooms, allowing for consideration to neighbours and their needs.

The siting of the proposal is within the same building lines as the existing garage.

LBH declines to offer what they believe is the "potential impact", a dwelling would cause, that has been built on the same foot print as an existing garage and from the same materials ?

2.4. "All developments should be considered on their own merits", a piece of land with a derelict garage, when built into a family home, will reduce the housing crisis and give a family a home, without loss to existing housing stock and can only improve local street scene.

Are these the merits LBH have considered ?

Reason for refusal 2

Unfortunately LBH is not correct in this statement, we offered and emailed another block plan 15th 08 2023, when the planning officer stated on the 15th 08 2023, "the amenity space is too small at 41m2, we require 60m2 for a two bed house"

The new block plan offered an extra portion of garden to the application, giving the rear garden 61m2 plus side and front space. A copy is attached.

This new block plan was not considered as LBH are far too busy to consider smaller applications, this is why they have time extensions after time extensions.

In conclusion, LBH planning officer has not considered the application properly, they have not passed on the additional block plan to the author of their appeal statement.

Not to allow this application, an application which uses an area to provide housing without any loss and can only lift and improve the street scene is a direct contradiction of the national housing framework and the need for housing.

Regards

Paul Caraco



Oxbidge Design
& DETAILING SERVICES

The Souders, at 114 High Street, Oxford, OX4 7ST
T: 01895 255791
E: info@soudersdesign.co.uk
W: www.soudersdesign.co.uk

MR A CARACO

PROJECT 8 CLEVELAND ROAD
UXBRIDGE UB8 2DV

PROPOSED FLOOR PLANS
AND BLOCK PLAN

DATE	SCALE	DIN	DWG NO	REV	SIZE
OCT 22	1:50 3:200	DW	22/106/02	A	A2

© This drawing is the property of Cordell Design and Drafting Services Ltd. Copyright is reserved by them and is based on the condition that it is not copied, written, or to any unauthorized persons without the prior consent in writing. All drawings to be checked on site any discrepancies must be reported to Cordell Design and Drafting Ltd. prior to resubmission of any relevant works. Written dimensions to be followed in preference to scaled dimensions and all figured dimensions are millimeters unless otherwise stated.