

6th Sept 2023

Paul Caraco
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Planning Inspectorate

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

Appeal Statement.

The above application was validated by the council 16th May 23 with a determination date 11th July 2023

I applied to demolish an existing double garage with a pitched "lean to" roof and erect a two storey attached 2 bed house with adequate parking.

The application was not considered until 21st July, when prompted by my architect, the planning officer requested a time extension until 7th August and an amended block plan.
The amended block plan was sent to the planning officer the very same day it was requested, so no need for an extension.

Another time extension was requested 7th August until 16th August, emails and amended block plan is attached.

In total , time extension of 36 days.

13th August , an email from planning officer stating the application did not have enough amenity space, we had offered 41m2, (required amount of 60 m2), also the size of the property was not in keeping with the immediate area of detached large houses.

Within 2 hours of receipt of this emailed , I emailed an amended block plan showing an additional 20m2 (total 61m2) and also stated , the adjoining property was a house divided into flats with same size gardens, thus this proposal would match existing.

Also the next two houses, 9 & 10 Cleveland Road are semi detached houses, with same size gardens.

Decision.

The proposed development, by reason of its siting, size, scale, layout, width and detailed design would constitute a cramped form of development which would not be in keeping with the prevailing character of residential dwellings in the area and would unbalance the appearance of the detached property to which it would adjoin. The proposal would therefore be detrimental to the visual amenities of the streetscene and the character of the Conservation Area, contrary to Policy BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021), as well as paragraphs 130 of the NPPF (2021).

The proposed development would be attached to the house and built from matching Stock bricks, the front elevation wall is in the same position as the existing garage wall.

The only change in appearance would be the height, noting that other houses within the immediate vicinity are large buildings, it would be the same appearance and street scene.

In contrast to the councils decision, number 7 Cleveland Road, is an equally large house with a modern large extension, not in character with existing houses, not built to match and an eyesore to the Conservation Area. (picture attached)

Pg 2
Planning Inspectorate

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

Cont'd

Number 9 & 10 Cleveland Road are semi detached houses, with a dashed external finish, not an finish, not in keeping with other properties within the road. Picture attached.

Number 11 Cleveland Rd is a detached bungalow, built from a modern brick, also not in keeping with number 8 Cleveland Road Picture attached

Number 12 & 13 are semi detached houses, both in keeping properties with 8 Cleveland. Picture attached

The adjacent road , Villiers Street are entirely terraced houses.
Pictures attached.

2

Insufficient private amenity space would be provided for the proposed dwelling, resulting in a poor standard of accommodation for future occupiers, contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and paragraph 130(f) of the NPPF (2021).

An email from the planning officer states, " you have offered 41m2 of amenity space, the requirement is 60m2"

In reply to the officers comments, a new block plan was sent within an hour and ignored, it offered an additional 20 m2 of adjoining amenity space, giving a total of 61m2.

The proposal now gave the new house 61 m2, which exceeds policy DMHB 18

Informative.

The houses within this area were built in 1910 ish, all of the properties are either student lets or flats, allowing the local Brunel University to house students and staff. Within this immediate area cost effective housing is in high demand, this proposal allows a derelict garage to be developed into a usable home with off street parking.

This proposal is basically a first floor extension to the garage and house roof, all in keeping with adjoining house, all within existing building lines.

Within Cleveland Road there are various types of houses and bungalows with various types of brick and finishes.

I have included various emails to help with my appeal.

Conclusion

This application would allow for a family dwelling on an unused piece of residential ground, all reasons for refusal were dealt with very quickly.

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.

I intend on making a claim for costs.