

1. Hillingdon Borough Council's Local Planning Authority have concluded that Planning Application 50102/APP/2023/3574 was recommended for refusal based upon the impact to the character and appearance of the surrounding area.
2. Hillingdon Borough Council's Local Planning Authority also concluded the proposal, by reason of its siting adjacent to the highway and unduly excessive height of the radio mast above the rooftops (ridgelines) of the host and neighbouring properties, are such that the mast would be visually intrusive and have a detrimental impact on the visual amenities of neighbouring occupiers and the surrounding area.
3. Therefore, the proposal was considered to be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy DMHB 11 and Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
4. Ref: Impact to the character and appearance of the surrounding area.
5. The property, 34 Potter Street, is located on the corner of Potter Street and Alandale Drive. Our immediate neighbours are 32 & 36 Potter Street plus 68, 70, 72, 74 & 77 Alandale Drive.
6. The respective ridgelines of the properties for 32, 34 & 36 Potter Street and also 68, 70 & 77 Alandale Drive are all between 7.85metres and 8.35metres above ground level.
7. It should also be noted for comparison purposes, that the ridgeline of two of our immediate neighbours (74 & 72 Alandale Drive - semi-detached bungalow dwellings), which are directly opposite both 34 Potter Street and 77 Alandale Drive, is approximately 5.35metres. Above this specific ridgeline there is already a comparable, fixed height mast supporting two antennas, which is actually much higher than both the ridgelines of adjacent properties, specifically 36 Potter Street and 70/68 Alandale Drive. (see supporting photos).

8. This has a similar profile and yet, is apparently NOT considered to have a significant and/or adverse impact on the visual amenities of neighbouring occupiers or the local street scene, despite having been in place for many years with no issues. (ref: Policy DMHD1).

The proposed telescopic mast height proposed for the garage/workshop building in the rear garden of 34 Potter Street will NOT exceed the total overall height of:

(a) any existing, local two storey property ridgeline plus mast/antennas that have been already established for many years and,

(b) any existing, local single storey property ridgeline plus extended mast/antennas that have also been already established for many years.

9. The refusal also states (incorrectly) that the proposed siting of the mast is adjacent to the highway (on Potter Street), when in fact it would be at least 8.6metres from the highway and in-line with ALL adjacent properties.
10. The comparable, existing mast supporting antennas for 74/72 Alandale Drive is actually 5.0metres from the local highway and has been in place for many years with no issues.

Conclusions

- A. The Hillingdon Planning Authority case for excessive height, is therefore unjustified.
- B. The Hillingdon Planning Authority case for highway proximity is therefore unjustified.