



Appeal Statement

Site Address:

26 Windsor Avenue, Hillingdon, UB10 9AT

Proposal:

Part single; part two-storey rear extension to the host dwelling (following demolition of rear extension); part single part two-storey side/rear extension to form an attached new dwelling (following demolition of side extension); raising of overall ridge height (to now be omitted as part of this appeal); removal of front gable to host dwelling; sub-division of site; hard and soft landscaping; boundary treatment; new vehicular crossover including alterations to the existing parking provision and refuse/cycle storage.

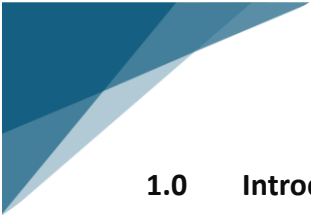
Borough:

London Borough of Hillingdon

LPA Reference:

75963/APP/2024/1397

Dated: 27/02/2025



1.0 Introduction and Background

- 1.1 The application site comprises a two-storey detached dwelling on the corner junction of Windsor Avenue and Richmond Avenue. The dwelling has a single storey side garage with the area to the side covered in soft landscaping. The frontage is also largely soft landscaped but there is a crossover directly in front of the garage (pavement level) of which facilitates parking for one vehicle in front.
- 1.2 Full Planning Permission (75963/APP/2024/1397) for 'Part single; part two-storey rear extension to the host dwelling (following demolition of rear extension); part single part two-storey side/rear extension to form an attached new dwelling (following demolition of side extension); raising of overall ridge height; removal of front gable to host dwelling; sub-division of site; hard and soft landscaping; boundary treatment; new vehicular crossover including alterations to the existing parking provision and refuse/cycle storage' was refused on 11/10/2024 of which was 5 months after the validation date of 24/05/2024 on character/appearance and insufficient Gross Internal Area (GIA) grounds.
- 1.3 A previous application on site (75963/APP/2021/1243) for a similar proposal was refused on 17/02/2022 on character, loss of street tree and failure to provide accessible and adaptable dwellings grounds. This was subject to appeal (APP/R5510/W/22/3296325) of which was dismissed on 16/08/2022. All concerns raised by the Council were agreed with by the Planning Inspector. However, since this decision, the front street tree is and was no longer in place (reason for refusal 2) and officers as part of the recently refused scheme removed the previous concerns relating to accessible and adaptable dwellings (reason for refusal 3).
- 1.4 As part of the recently refused application, officers omitted the second and third reason for refusal but introduced a very minor second reason for refusal as the proposed dwelling of 26A was to be 1.4sqm below the minimum GIA. This is addressed in the appeal statement.
- 1.5 As part of the appeal, the 'additional' plans referred to in the officers delegated report have now been provided. Officers stated that had the scheme been considered acceptable, these revised plans would have been requested or conditioned. For ease, this is now provided.

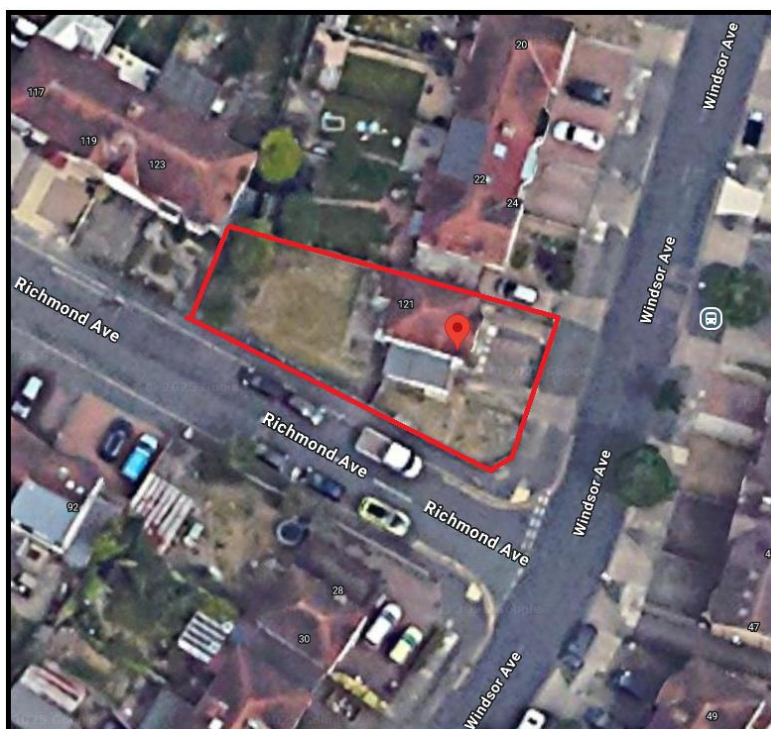
2.0 Site Description, Surrounds and Background

- 2.1 The application site comprises a two-storey detached dwelling on the corner junction of Windsor Avenue and Richmond Avenue. The dwelling has a single storey side garage with the area to the side covered in soft landscaping. The frontage is also largely soft landscaped but there is a crossover directly in front of the garage (pavement level) of which facilitates parking for one vehicle in front. A dropped kerb is noted towards the



rear from Richmond Avenue although the rear of the site is landscaped and acts as the entire private amenity space. The dwelling has a part single storey pitched roof extensions towards the side boundary of no.24 - the host dwelling (at both levels) runs almost along the boundary of the adjacent dwelling. The dwelling previously had a single storey rear addition although has been demolished.

- 2.2 The Windsor Avenue comprises a range of properties of which tend to be uniform in their form, proportion and appearance in rows or pairs. As you can see from an ariel perspective, this side/section of the road is made up of three clusters. The subject cluster of which the site forms part of (northern side) contains 3 blocks of terraced properties with no.2 forming on the 'end' and the host dwelling also forming on the 'end' - although the host dwelling is a detached dwelling. The middle cluster (west) contains 4 semi-detached properties with no.28 being a detached corner plot (adjacent to the host dwelling) and no.48 which has an attached two-storey side addition of which is a separate dwelling - no.48A with the entrance door fronting Merton Avenue. This dwelling was added to the corner plot in 2008 (61190/APP/2007/421). The third cluster (south) also contains 4 semi-detached properties with no.50 being detached and no.70 having an attached two-storey dwelling of which was constructed in 2018 (72584/APP/2017/473). On the opposite side of the road, there are no 'end' properties apart from no.1 and 105 Windsor Avenue. These properties along this side of the road are very uniform in pairs or rows with the properties to the north of the road terraced and south being semi-detached. Richmond Avenue leads onto Victoria Avenue of which a number of the corner plots have been developed at the time of adoption of the Local Plan (2020). This is considered to be the immediate context.
- 2.3 As part of the appeal decision of the previously refused application (75963/APP/2021/1243), the Planning Inspector under paragraph 4 stated that 'As a modestly sized detached dwelling on a well-proportioned plot with an open side garden, the appeal site is not typical of the area, where many such plots have been developed with extensions or additional dwellings.' Whilst the openness of the side of the plot was appreciated to contribute positively, the NPPF (2024) is pushing towards utilising brownfield sites for much needed housing. Other plots have been developed so the host plot is considered to be out of keeping with the grain of development in the area.
- 2.4 The land levels are relatively flat.
- 2.5 The site is within a critical drainage area and falls within a surface water flood zone. There are no other heritage or policy constraints on the site.



3.0 Relevant Site History

- 3.1 75963/APP/2024/1397 - Part single; part two-storey rear extension to the host dwelling (following demolition of rear extension); part single part two-storey side/rear extension to form an attached new dwelling (following demolition of side extension); raising of overall ridge height; removal of front gable to host dwelling; sub-division of site; hard and soft landscaping; boundary treatment; new vehicular crossover including alterations to the existing parking provision and refuse/cycle storage (amended description) – Refused 11/10/2024 for the following reasons:
1. The proposed dwellings by reason of their size, scale, siting, design and appearance in this open prominent position, would result in the loss of an important gap characteristic to the area and appear overbearing, cramped and visually intrusive within the street scene, and would harm the architectural composition of the original dwelling. The proposal would therefore represent a visually incongruous overdevelopment of the site to the detriment of the appearance of the original dwelling, the character and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023).
 2. The proposed new dwelling at number 26A Windsor Avenue would have an insufficient amount of Gross Internal Area which would therefore subject future



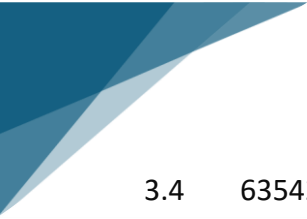
occupiers to cramped internal living accommodation to the detriment of their amenities, contrary to Policy D6 of the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020).

3.2 75963/APP/2021/1243 - Part single; part two-storey rear extension to the host dwelling (following demolition of rear extension); part single part two-storey side/rear extension to form an attached new dwelling (following demolition of side extension); raising of overall ridge height; removal of front gable to host dwelling; sub-division of site; hard and soft landscaping; boundary treatment; new vehicular crossover including alterations to the existing parking provision and refuse/cycle storage – Refused 17/02/2022 for the following reasons:

1. The proposed dwellings and landscaping by reason of their size, scale, siting, design and appearance in this open prominent position, would result in the loss of an important gap characteristic to the area and appear overbearing, cramped and visually intrusive within the street scene, and would harm the architectural composition of the original dwelling. The proposal would therefore represent a visually incongruous overdevelopment of the site to the detriment of the appearance of the original dwelling, the character and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Section 12 of the National Planning Policy Framework.
2. The proposal would result in the loss of a street tree along Windsor Avenue harming the visual amenity of the street scene and character of the area and diminishing the important role that trees play in an urban environment contrary to policies D8 and G7 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).
3. The proposed development by reason of its design and layout would fail to provide accessible and adaptable dwellings contrary to policies D5 and D7 of the London Plan (2021).

This was subject to appeal (APP/R5510/W/22/3296325) of which the Inspector agreed with each reason for refusal and dismissed the appeal on 16/08/2022

3.3 63542/APP/2015/4473 - Two storey side extension and single storey rear extension and conversion of dwelling to 1 x 3-bed and 1 x 2-bed houses with associated amenity space – Refused 19/04/2016 due to unsatisfactory internal floor space, character grounds, insufficient parking and lack of private amenity space. This was also subject to appeal and dismissed.

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- 3.4 63542/APP/2007/2802 – Part single; part two-storey side and rear extension – Approved 03/12/2007 (not implemented)

4.0 Planning Policies

- 4.1 The National Planning Policy Framework (2024), London Plan (2021) and the Hillingdon Local Plan Policies are of relevance of which the officers delegated report details. Since the decision by the LPA, the NPPF has been revised following the new government of which there is a push for LPAs to support redevelopment of brownfield sites to provide additional housing. Paragraph 125 of the NPPF states that planning decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused.’ This is also emphasised under p Paragraph 147. The Planning Inspector of the previous decision acknowledged that a ‘number of similar plots of these types have either been extended to the side or infilled to provide dwellings’ so it is unclear why this site cannot be provided with an additional dwelling of which the site in its current form is actually out of keeping with the rest of the context.

5.0 Proposal

- 5.1 Full planning permission is sought for the following:
1. Part single; part two-storey rear extension to the host dwelling (following demolition of rear extension);
 2. Part single part two-storey side/rear extension to form an attached new dwelling (following demolition of side extension) – 26A which is now to be 3b 4p
 3. Raising of overall ridge height by 0.5m; - Now omitted as part of this appeal
 4. Removal of front gable to host dwelling (no.28 does not have a front gable);
 5. Sub-division of site – equal parcels;
 6. Hard and soft landscaping;
 7. Boundary treatment;
 8. New vehicular crossover including alterations to the existing parking provision (2 spaces per dwelling);
 9. Cycle and refuse/recycle storage.

6.0 Material Planning Considerations – Statement of Case

- 6.1 The principle of development in land use terms has been supported although as per the refused scheme (reference: 75963/APP/2024/1397), the appeal scheme was refused solely on character/appearance grounds and due to insufficient GIA of which is discussed and addressed below. Officers have accepted the proposal in land use terms under section 7.6 – Other Issues of the delegated report.



6.2 With regards to the first reason for refusal, this is broken down into the following elements:

- The dwellings by reason of their size, scale, siting, design and appearance in this open prominent position, would result in the loss of an important gap characteristic to the area
- The development would appear overbearing, cramped and visually intrusive within the street scene
- The extensions and alterations would harm the architectural composition of the original dwelling
- The proposal would therefore represent a visually incongruous overdevelopment

6.3 The planning history section of the officers delegated report (pages 5 – 7), officers refer to a previously refused application on site (75963/APP/2021/1243) dated 17/02/2022 of which was appealed (APP/R5510/W/22/3296325) and dismissed on 16/08/2022. The planning Inspector, as mentioned in the officers report stated that the host site has ‘a modestly sized detached dwelling on a well-proportioned plot with an open side garden.’ The Inspector further added that ‘the appeal site is not typical of the area, where many such plots have been developed with extensions or additional dwellings.’ So it is quite confusing why this plot cannot be redeveloped to match developments of similar type along Windsor Avenue of which is also seen along Victoria Avenue – to the rear. Whilst appreciating the ‘openness’ to the side of the plot, this site has no constraints and is located within a built up residential area. The host plot is one of few wide corner plots remaining of which it is clear that this can be infilled to accommodate the much-needed further family housing of which the NPPF encourages.

6.4 The Planning Inspector under paragraph 7 went onto saying that he saw ‘other examples of similar infill developments’ which includes no.48. The Inspector added that ‘presence of those properties referred to by the appellant are material considerations that weigh in favour on the appeal scheme.’ Under paragraph 8, the Inspector even stated that ‘the appeal scheme is reflective of the tight grain of development of the surrounding area and I saw that development which is not dissimilar to the appeal scheme has been brought forwards nearby.’ It is quite clear that the host plot can therefore be developed and its current form is actually considered to be out of keeping with the character and appearance along Windsor Avenue and Victoria Avenue. However, the Inspector valued the openness and considered the projection beyond the established building line along Richmond Avenue to result in the harm. No.23 Victoria Avenue to the rear which forms part of Richmond Avenue was granted planning permission for a similar proposal (12211/APP/2020/3220). This site layout is almost identical to what is being proposed at the host site of which the plots are similar sized. So it is quite concerning that officers are approving a development within the immediate context but refusing it just down the road. This is very inconsistent. In the case of the approval at no.23 Victoria Avenue of which was the same planning agent as part of this appeal application, this dwelling

had an open side space with the resulting approval creating a deeper projection beyond the Richmond Avenue properties than the proposal would at the host site. No.21 Victoria Avenue also has an attached dwelling to its side.



Figure 1: Approval at no.23 Victoria Avenue (12211/APP/2020/3220)

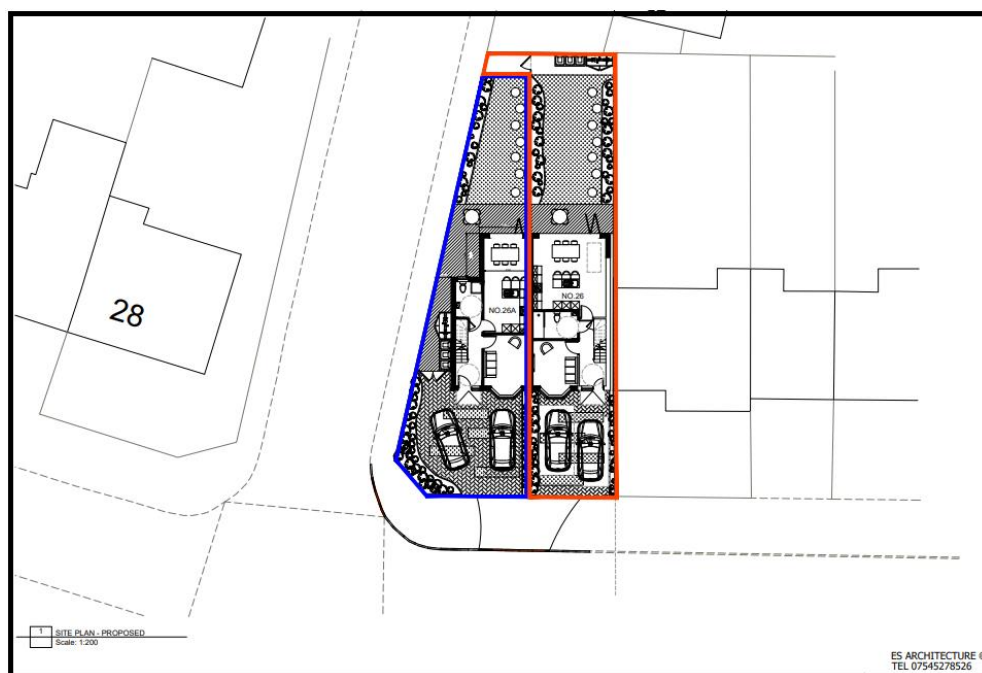


Figure 2: Proposed Site Layout of the Appeal Scheme

- 6.5 As you can see above, the subject two plots are of the same size and what has been approved and implemented at no.23 Victoria Avenue is what is being proposed in



essence at the host site. In the case of the host site, there would be further separation to the common boundary, a better landscaped frontage and the 'projection' beyond the Richmond Avenue properties would not be as much as the development along Victoria Avenue.

- 6.6 Officers state in the delegated report that the 'proposed development is identical in terms of its external appearance' to the previously refused scheme and as such would still not address reason for refusal 1 on character/appearance grounds. The same wording of the reason for refusal was used as part of this appeal application.
- 6.7 Since the decision, the NPPF (2024) has been revised which promotes and urges LPAs to approve housing development on brownfield sites and especially if developments of this type are common along the road.
- 6.8 Section 7.2 - Impact on Streetscene of the officers report discusses the LPAs reason behind the first reason for refusal. The submitted planning, design and access as part of the original application listed out a number of similar plots developed. Officers discuss these examples of which the first example relates to no.63 and 65 Victoria Avenue. These plots were granted permission for an additional attached dwelling. Officers stated that these properties already had large two storey extensions in place and that the 'openness to the corner plot had already been diminished.' It is not quite clear why this is so important in this residential context where a number of properties have been infilled. Are we suggesting that the host site cannot be redeveloped? If so, this needs to be made clearly so that the Appellant then doesn't waste the LPAs and Inspectors time. It is very clear that the context has developments of this type and the previous Inspector acknowledged this. So why is it so difficult to allow an additional dwelling at the host site? No.23 Victoria Avenue already reduces the openness to the side boundary similar to what is being proposed. A number of properties along Windsor Avenue – no.48 and 70 have been infilled. This is the prevailing and pattern of development along the area. The resultant development would still retain 1m at its closest to the common boundary with the majority of no.26A sited 1.5-2.5m away from the common boundary which is surely sufficient. Appendix A includes a wider ariel site plan with developments approved and permitted with plot sizes shown. The host site is much wider than those nearby plots which have benefited with additional housing.
- 6.9 As set out earlier in this statement, officers refer to the examples at no.21 and 23 Victoria Avenue but consider these plots to differ. The characteristics and pattern of development do not 'vary' they are the same as the host site. Yes perhaps no.2 was an end of terrace but no.21 was always a detached dwelling of which was changed to form a pair of semi-detached properties within the plot. No.21 and 23 have infilled the side on identical sized plots and both project beyond the established building line along Richmond Avenue so why cannot the host site be developed in this way which would in fact be less harmful. See below in red which clearly can be seen that officers

allowed even a new dwelling to predominantly project beyond the building line along Richmond Avenue. No.21A does this as well.

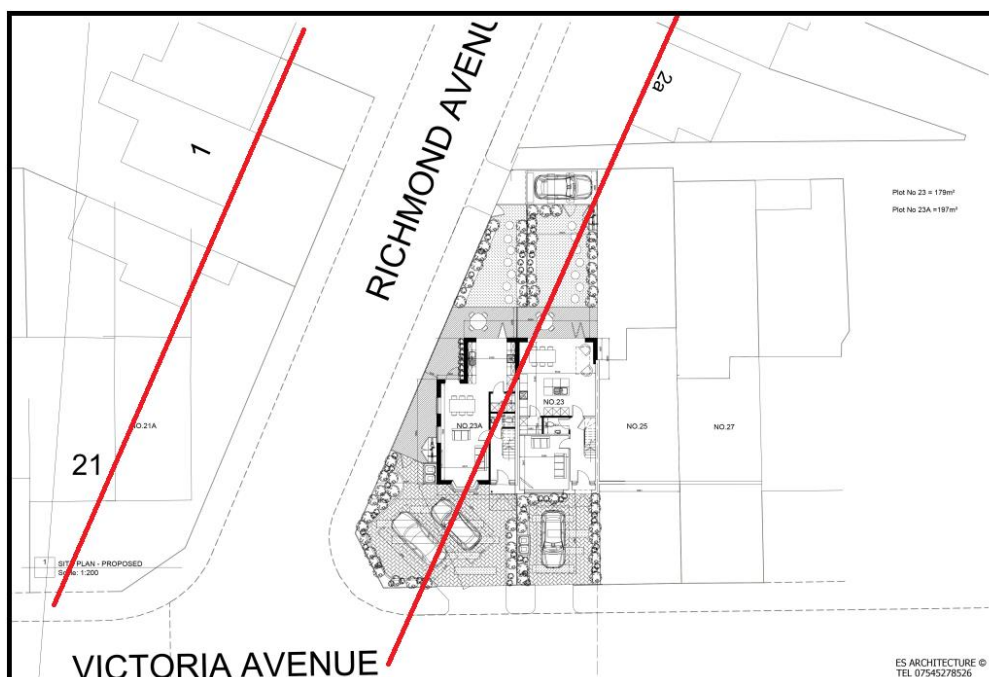


Figure 3: Approved Site Plan at no.23 Victoria Avenue (12211/APP/2020/3220)

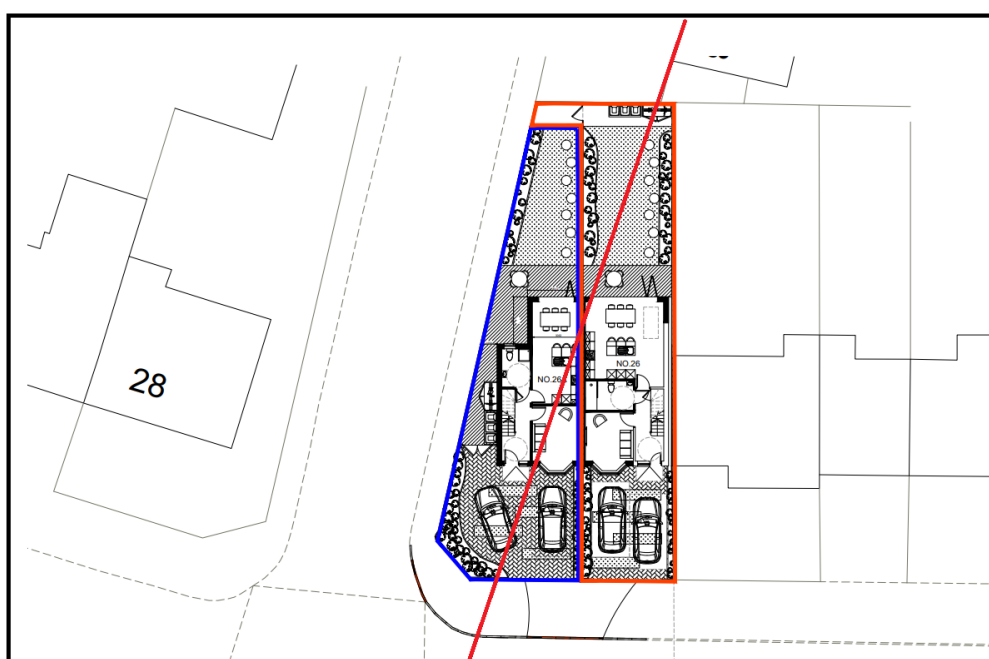


Figure 4: Proposed Site Plan showing a similar projection beyond Richmond Avenue

- 6.10 In terms of Windsor Avenue, no.48 and 70 are clear examples of infilled plots. Officers state that the within the context of the road, there are ‘two very prominent detached

properties on the corner plots, numbers 26 and 28 Windsor Avenue.’ However, no.50 is also prominent but is ‘adjacent’ to no.48 which has been infilled. This also reduces the openness and projects beyond the front of the Merton Avenue properties. As such, it is clear that the host site can accommodate the resultant two-storey semi-detached pair of properties without adversely impacting the form, proportion and appearance of the host site, character and appearance of the area (would be an enhancement) or to the visual amenities of the streetscene.

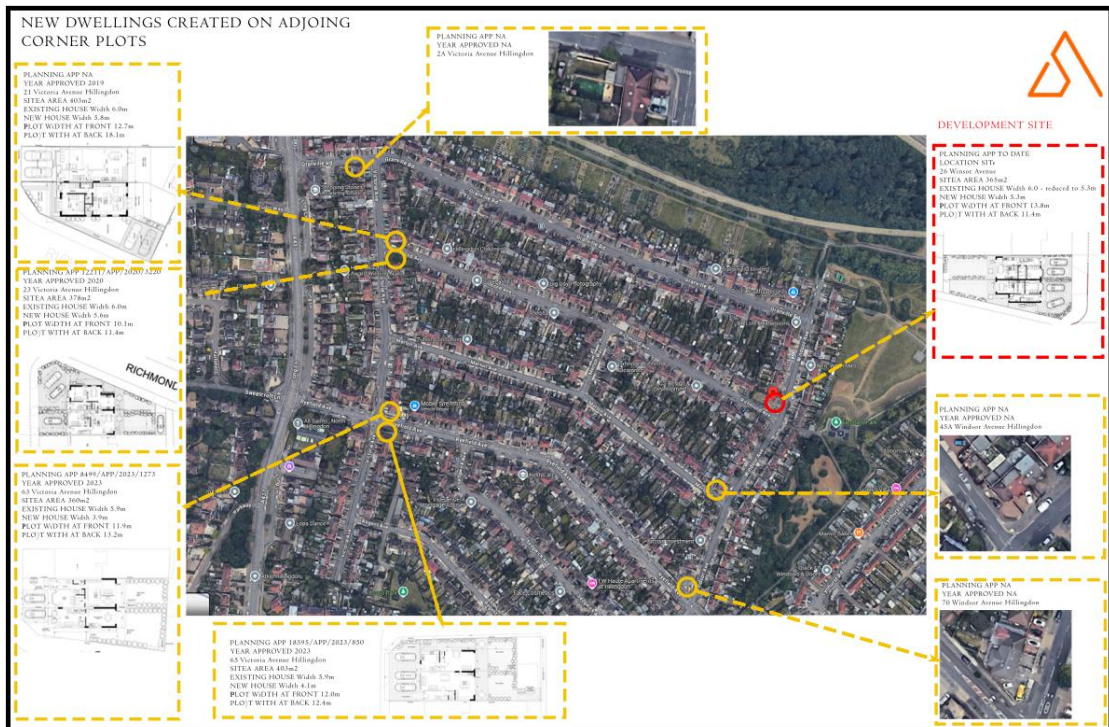


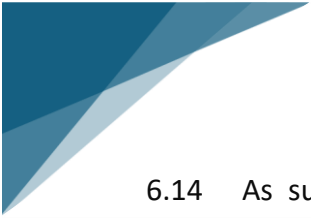
Figure 5: Ariel Site Plan showing other nearby developed plots (Appendix A)

- 6.11 Officers go onto say that the redevelopment of the site which would mean an overall reduction by 0.7m in width of the current dwelling would result in an ‘overly narrow and elongated’ appearance when viewed in isolation with the other properties along the road. The host site is very unique just like other corner plots. Officers have noted uniformity in rows/clusters of which the proposal would do to this wide corner plot by introducing a development that is uniform. No.26 has a front gable and no.28 doesn’t so it is clear the properties are not similar. There would be proportionally as the image of the both the resultant dwellings would be the same. The roof form would not even increase that much – 0.5m of which would sit in line with the neighbouring properties. However, this increase has now been omitted as part of the appeal (if accepted by Inspectors) which shows that the resultant development would sit in line with the neighbouring properties. See below streetscene which clearly shows that the development would sit proportionally without appearing cramped and contrived – similar to those Victoria Avenue developments. Appendix B includes the plans.



Figure 6: Existing and Proposed Streetscene with 'proposed' raising of ridge reduced

- 6.12 Officers state that the proposal would 'lose the character and appearance of the existing property and would appear cramped within the plot.' The host dwelling is different to no.28 as there is no front bay style gable. The host plot is also wider. There is some similarity with no.50 but again this property has a different style front gable and also has a porch. No.50 is also adjacent to an infill development at no.58. So the Appellant questions how the proposal would lose the character of the host dwelling when there are no constraints on the site and no.21 Victoria being a key example where a detached property was changed into a pair of uniform semi-detached properties. There would be 1m-2.5m separation distance to the common boundary similar to that at no.23 Victoria Avenue. This is surely enough separation to the common boundary. Any more separation would result in an 'overly narrow' and cramped development. Officers even state that in parts, the proposal would retain larger gaps so a balance must be struck as clearly the 'side' area of the new dwelling cannot be removed as this would create a pointless and undersized dwelling of which would in fact be narrow.
- 6.13 The resultant image would in fact be something that is already existing in the locality with infills already undertaken of varying sizes. The proposal to change the roof form and marginally raise the ridge is surely not enough to create a cramped and contrived form of development. A streetscene drawing has been shown and submitted as part of this appeal to show how the proposal would sit proportionally within the context of the site and area. There would be integration. Any corner development will always be visible but this does not rule out a new dwelling added to the housing stock on a brownfield site.

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- 6.14 As such, in light of other corner plots being infilled with the previous Planning Inspector even stating this to be the case, it is considered that the host site, which is currently an anomaly would be redeveloped to provide the much needed additional housing whilst in fact enhancing the character and appearance of the site and area.
- 6.15 Section 7.5 – Urban Design, Access and Security Considerations discusses the reasons behind refusal reason 2. Officers raised no concerns regarding accessibility which formed reason for refusal 3 of the previous planning application (reference:7593/APP/2021/1243). However, officers introduced a further reason for refusal in that the proposed new dwelling would be undersized. A 3 bed 5 person dwelling over two-storeys requires a GIA of 93sqm. The proposed dwelling would be 91.6sqm which would be marginally below the minimum requirement of 93sqm. The NDSS and London Plan also require 2.5sqm of built in storage. We are talking about a matter of 1.4sqm being under the minimum requirement which is so minor to warrant refusal. Officers state that this under provision ‘would leave future occupiers to have a poor level of internal living accommodation.’ Perhaps this would be the case if over 5sqm of GIA was ‘missing’ but surely a matter of 1.4sqm cannot be considered enough to result in ‘poor levels’ of internal living accommodation. If this is so problematic, bedroom 2 can be reduced down to 11.4sqm of which would mean the family dwelling would be a 3 bed 4 person unit of which over two-storeys would require a GIA of 84sqm of which the proposed dwelling would meet.
- 6.16 The second reason for refusal whilst appreciating the marginal shortfall is surely not considered to be enough to warrant refusal. Taking the proposed dwelling further away from the boundary would mean an ‘overly narrow’ development of which would in fact be incongruous. A balance must be struck as no developments can be 100% perfect and policy compliant. In any case, minor internal alterations could have been undertaken to reduce the new dwelling (26A) from a 3 bed 5 person unit to a 3 bed 4 person unit. Storage area would also be provided below the staircase at ground level with Bedroom 1 of the dwelling being 5.5sqm more than the minimum requirement of a double bedroom which is 11.5sqm. It is also noted that a number of Inspectors have considered a marginal shortfall of GIA to be acceptable. This reason/concern was not included as part of the previously refused application. See below the minor internal change that could have been requested during the application stage.

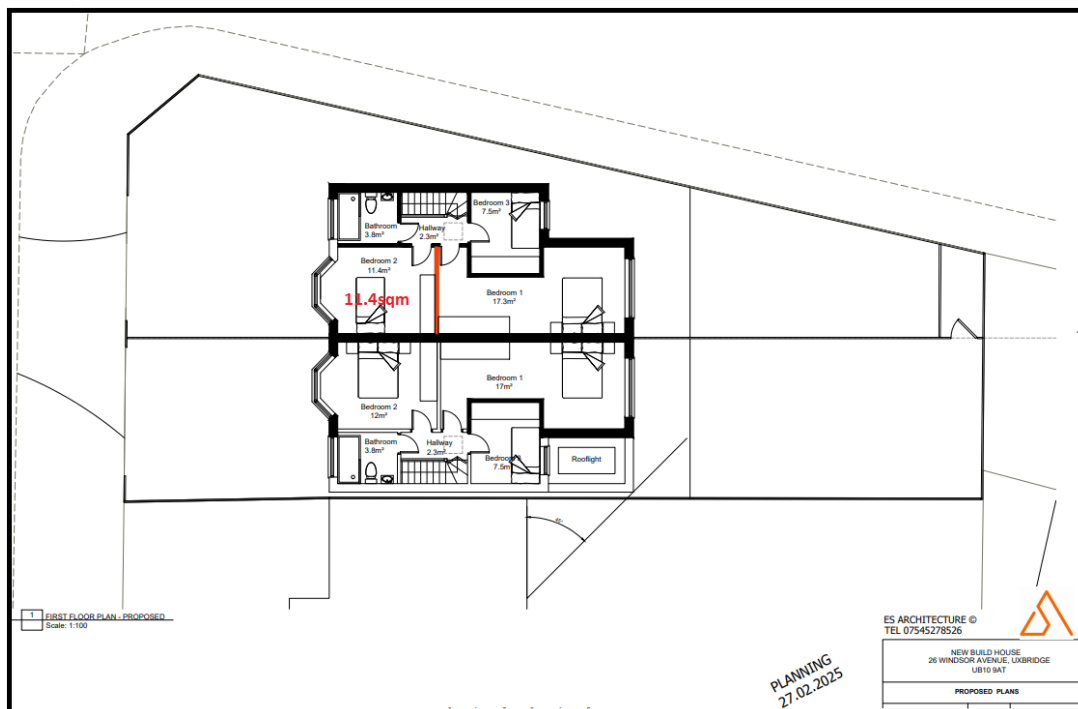


Figure 7: Proposed First Floor Plan with Internal Amendment

- 6.17 A revised plan (as shown above) has been submitted (Appendix B) as part of the appeal which changes 26A from a 3 bed 5 person to 3 bed 4 person. The description of development would not change and therefore public re-consultation would not be required meaning residents would not be prejudiced.
- 6.18 Officers raised no concerns with the amount of private amenity space.
- 6.19 As such, the second reason for refusal seems to be an add on. Whilst appreciating the very marginal shortfall on GIA, a balance needs to be struck on the benefits of much needed housing on a brownfield site where other corner plots have been developed. A simple internal alteration to turn 26A into a 3 bed 4 person dwelling could be made. This would in fact mean that this dwelling would exceed the minimum GIA. A revised plan has been submitted as part of this appeal application.

7.0 Other Matters

- 7.1 Section 7.3 – Traffic Impact/Pedestrian Safety of the officers delegated report raised no concerns with the parking provision and site layout including access. Officers have stated that ‘Should the application have been recommended for approval, a revised parking layout would have been requested to ensure pedestrian access to the properties could be achieved.’ The relevant plans have been amended to show this of which would not conflict with the parking arrangements. A demarcated (priority) access has been shown. See below in green of which has been submitted as part of the appeal (Appendix B). Furthermore, officers stated that ‘should the application have

been recommended for approval, a swept path analysis drawing would have been requested to demonstrate the vehicles can safely and conveniently manoeuvre in and out of each of these spaces.' This has also been shown and submitted.

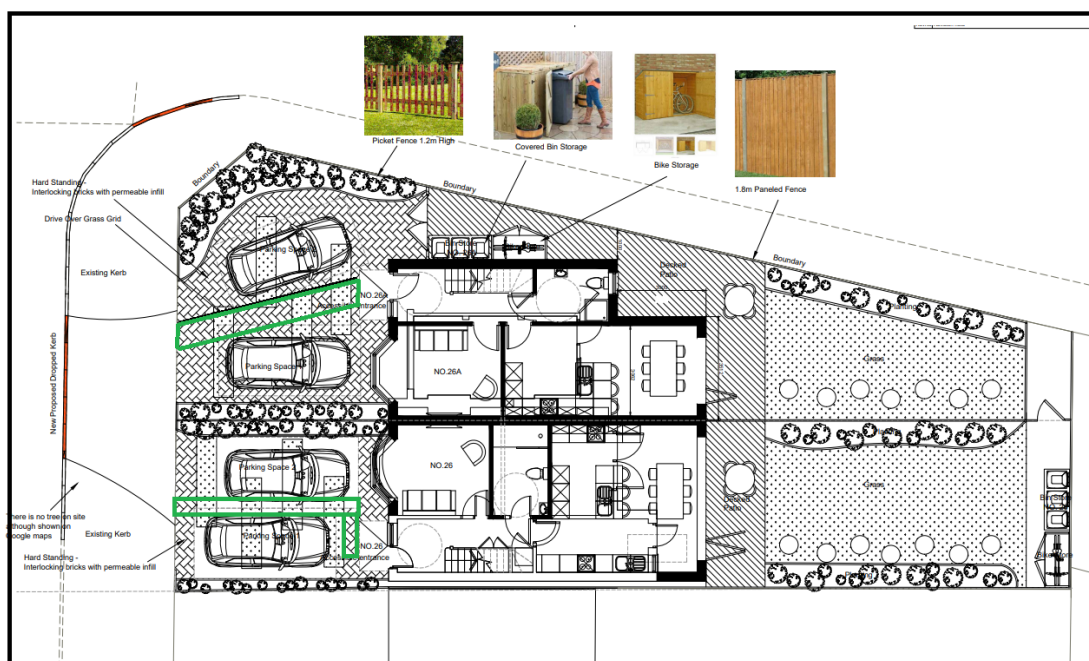


Figure 8: Proposed Site Plan to Include Priority Demarcated Occupier Access

- 7.2 Officers state that 'Drawing 20/028_P0 titled Proposed Location shows the new dwelling outlined in blue and the existing dwelling in red. This should be amended to both be outlined in red.' However, the actual site location plan (20/028_S0) has the entire site correctly outlined in red. The 'proposed location' plan is more of a site plan differentiating 26 and 26A for ease. In any case, this relevant plan has been amended as part of Appendix B to the officer preference and submitted as part of the appeal.

8.0 Conclusion and Planning Balance

- 8.1 The proposal would provide much needed housing on a brownfield site with no constraints. Other corner plots which includes no.48 and 70 Windsor Avenue and also 21, 23, 61 and 63 Victoria Avenue have a new dwelling so it is alarming why this site cannot be infilled and by doing so, blend in with the context of the area. There would be sufficient space to the side boundary to allow a sense of openness to be retained. There are a number of examples along the immediate area and the borough which justifies that the host site should be able to be developed in this manner. Streetscene plans have now been provided which clearly show that the proposed development would not impact upon the 'openness' of the immediate road. The properties are uniform in pairs/clusters and the proposal would do exactly the same and mirror a development at 21 Victoria Avenue. The footprint and massing would be similar to that development at 63 Victoria Avenue.

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- 8.2 The marginal shortfall in GIA for 26A is considered to be an add on reason for refusal. In any case, minor internal alterations have been undertaken to change this proposed dwelling into a 3 bed 4 person dwelling which would rectify this issue which was not even included as part of the previously refused application.
- 8.3 Minor amendments have been made to the scheme in line with the commentary within the report of which should help address any minor points which were not formed as reasons for refusal. The proposal would provide much needed housing for the area whilst utilising an existing brownfield site without the need of venturing out onto green belt. Whilst Hillingdon can demonstrate a 5 year housing supply, this does not rule out a proposal of this type which is already common and reflective in the immediate area. The current site and existing development is in fact considered to be out of keeping with the grain of development in the area.
- 8.4 It is considered that the proposal is acceptable on all material planning considerations mentioned above. It is respectfully requested that the Planning Inspector can take an on-balance decision and allow the appeal subject to conditions.



Appendix A - Ariel Site Plan showing other nearby immediate developed plots

Appendix B – Proposed Streetscene drawings and ‘additional’ plans as per the commentary in the officers delegated report