



WRITTEN REPRESENTATIONS: APPEAL STATEMENT

BY:

Mr J Singh

FOLLOWING THE REFUSAL OF PLANNING PERMISSION BY:

London Borough of Hillingdon Council

REF:

78009/APP/2025/1540

FOR:

Alterations and extension to existing extension to create new end of terrace dwelling with associated amenity, parking and bin storage

AT:

123a Central Avenue, Hayes, UB3 2BS

September 2025

1.0 INTRODUCTION

1.1 This appeal relates to the refusal of planning permission for '***Alterations and extension to existing extension to create new end of terrace dwelling with associated amenity, parking and bin storage***' at no. 123a Central Avenue in Hayes.

1.2 The planning application was dated 19th May 2025 and was subsequently refused on 21st August 2025 by The London Borough of Hillingdon Council, with the decision notice stating the following reasons for refusal, as noted below:

1. *The proposal by reason of its siting in this prominent corner position, size, scale, bulk, width, height, design, proximity to the side boundary and garden areas would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and Central Avenue Area of Special Local Character. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMH6, DMHB 5, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (January 2020), Policies D3, D4, D6 and D8 of the London Plan (2021) and paragraph 135 of the NPPF (2024).*
2. *The proposed external amenity space by reason of its location and awkward contrived design would fail to provide a suitable level of outdoor accommodation that is sufficiently private, useable and well located. The future occupiers of the property would therefore be subjected to a poor standard of living accommodation to the detriment of their amenities. The proposal would therefore be contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135 (f) of the NPPF (2024).*

1.3 By way of background, the dwelling at no. 123A is the result of appeal APP/R5510/W/21/3278335 on 19th November 2021, which followed the council decision to refuse application 20352/APP/2021/1451 for the demolition of existing attached garage and creation of new two bedroom attached dwelling with associated bin storage, cycle parking and private amenity space on 17th June 2021.

1.4 Since construction, the following planning history is relevant to the site.

20352/APP/2022/3690: Erection of single storey extension to rear (Application for a Certificate of Lawful Development for a Proposed Development). Approved 31st January 2023.

20352/APP/2023/454:	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights (Application for a Certificate of Lawful Development for a Proposed Development). Approved 14 th April 2023
20352/APP/2023/567:	Proposed single storey side extension. Approved 26 th April 2023.
20352/APP/2023/854:	Erection of outbuilding in rear garden (Application for a Certificate of Lawful Development for a Proposed Development). Approved 12 th May 2023.
20352/APP/2023/1481:	Erection of a first floor side extension. Approved 10 th October 2023
78009/APP/2024/1578:	Erection of two storey end-of-terrace dwelling with associated amenity, parking and bin storage. Refused 9 th August 2024
APP/R5510/W/3351213:	Appeal against the refusal of 78009/APP/2024/1578. Dismissed 8 th April 2025 (Details attached in Appendix A)

- 1.5 In dismissing the previous appeal, the Inspector upheld the Council's refusal reasons, concluding that the proposed development would cause harm to the character and appearance of the area, including the designated Area of Special Local Character (ASLC). The Inspector also found that the scheme failed to provide acceptable living conditions for future occupiers, specifically in relation to private outdoor amenity space.
- 1.6 In direct response to the Inspector's findings, the current proposal has been substantially revised. The dwelling's overall size, scale, bulk, width, and design have been reduced, resulting in a marked improvement in the provision of private outdoor amenity space. These amendments were specifically intended to address the concerns raised in the previous decision. The Council's refusal of the revised scheme, on what appear to be materially identical grounds, is therefore considered unjustified and fails to acknowledge the design-led improvements made.
- 1.7 This statement will demonstrate why the Council's decision is unsound in this instance, and how the revised proposal aligns with the objectives of national, regional, and local planning policy.

2.0 APPEAL PROPERTY AND SITE LOCATION



No. 123A Central Avenue

- 2.1 No. 123A comprises a new end of terrace dwelling which has been extended to the side with a part single/part two storey extension.



Location plan excerpt of the application site and surrounding area

- 2.2 The appeal dwelling is positioned on a corner plot to the northwestern side of Central Avenue and southern side of Orchard Road. The property is not within a conservation area although it is within the Central Avenue, Hayes, Area of Special Local Character.

3.0 PROPOSAL

- 3.1 The proposed scheme sought planning permission for '***Alterations and extension to existing extension to create new end of terrace dwelling with associated amenity, parking and bin storage***' at no. 123a Central Avenue.
- 3.2 The proposal involves subdivision of the existing 330sqm plot, creating a new site area of 158.5sqm for the proposed dwelling, with 171.5sqm retained for the host property.
- 3.3 The existing part single/part two-storey side extension at No. 123a measures approximately 3.9m in width and 6.475m in depth. The first-floor element is set back 2.05m from the principal elevation and extends 4.425m in depth. The single-storey section features a flat roof, while the first floor has a dual-pitched roof with gable end.
- 3.4 The proposed development would widen the existing extension by 1m, resulting in a modest increase in footprint. The new dwelling would measure 4.906m wide by 6.5m deep—significantly reduced from the previously proposed 6.797m width that was dismissed on appeal. The design would replicate the ridge and eaves lines, fenestration pattern and positioning, and incorporate the front gable and porch detailing characteristic of the host terrace group.
- 3.5 The extensions would facilitate the creation of a new 1-bedroom, 2-person, two-storey dwelling with a Gross Internal Area (GIA) of 58.146sqm. The scheme includes private outdoor amenity space, off-street parking, and provision for bin and cycle storage. Materials would match those of the host building, including external render, roof tiles, and grey UPVC windows.
- 3.6 The internal layout would comprise:
- Ground floor:** Porch and entrance hallway, WC, combined kitchen/living room with direct access out to the garden
- First floor:** Double bedroom, storage cupboard, bathroom
- 3.7 Two off-street parking spaces would be retained at the host dwelling and one new off-street parking space provided to the proposed dwelling. Bin and cycle storage would also be accommodated within the site.
- 3.8 The proposed dwelling would benefit from a private outdoor amenity area of 48.7sqm, located to the side and rear.

4.0 RELEVANT PLANNING POLICY

- 4.1 The reasons for refusal refer to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMH6, DMHB 5, DMHB 11, DMHB 12, DMHB 14 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4, D6 and D8 of the London Plan (2021) and paragraph 135 of the NPPF (2023).

National Planning Policy Framework (NPPF)

- 4.2 The National Planning Policy Framework is referred to within the reasons for refusal. The NPPF set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this appeal.

Presumption in Favour of Sustainable Development

- 4.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

- 4.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Delivering a sufficient supply of homes

- 4.5 Section 5 states *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

Achieving well-designed places

- 4.6 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

- 4.7 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The London Plan 2021

- 4.8 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policies D3, D4, D6 and D8 were referred to within the given reason for refusal.

Policy D3: Optimising site capacity through the design-led approach

- 4.9 Development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4: Delivering good design

- 4.10 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

Policy D6: Housing quality and standards

- 4.11 Policy D6 provides criteria and guidance to enable housing development to attain a high standard of quality and design which are fit for purpose and that will meet the needs of Londoners without differentiating between tenures.

Policy D8: Public realm

- 4.12 The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, the public realm, and the buildings that frame those spaces, should be attractive, accessible, designed for people and contribute to the highest possible standards of comfort, good acoustic design, security and ease of movement. Higher levels of comfort should be sought in places where people will wish to sit, play, relax, meet, and dwell outside compared to other

parts of the public realm that are primarily used for movement. As London's population grows, the demands on London's public realm to accommodate a greater variety and intensity of uses will increase. It is particularly important to recognise these demands in higher density development.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

- 4.13 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policy BE1 is considered relevant.

Policy BE1: Built Environment

- 4.14 Policy BE1 states that the council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Local Plan: Part Two – Development Management Policies (January 2020)

- 4.15 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012). Policies DMH 6, DMHB 5, DMHB 11, DMHB 12, DMHB 14 and DMHB 18 were referred to within the given reason for refusal.

Policy DMH 6: Garden and Backland Development

- 4.16 There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:
- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
 - ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
 - iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
 - iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided

Policy DMHB 5: Areas of Special Local Character

- 4.17 A) Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

B) Extensions to dwellings should be subservient to, and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between, and in front of, buildings.

C) The replacement of buildings which positively contribute to the character and local importance of Areas of Special Local Character will normally be resisted.

Policy DMHB 11: Design of New Development

4.18 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHB 12: Streets and public realm

4.19 Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;

- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHB 14: Trees and Landscaping

- 4.20 A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

Policy DMHB 18: Design of New Development

- 4.21 A) All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

5.0 GROUNDS OF APPEAL

5.1 The appellant's case will address the concerns raised within the reasons for refusal, notably:

- a. Whether the proposal by reason of its siting, size, scale, bulk, width, height, design, proximity to the side boundary and garden areas would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and Central Avenue Area of Special Local Character; and,
- b. Whether the proposed amenity space by reason of its local and shape would be to the detriment of the amenities of future occupiers.

5.2 The following planning considerations are deemed relevant in the determination of this appeal:

- Principle of development
- Design, character and impact on the street scene
- Living conditions of future occupiers

Principle of development

5.3 The appeal site lies within an established residential area, where the principle of residential development is supported by both national and regional planning policy. The NPPF promotes the efficient use of land to meet housing needs, particularly through the delivery of well-designed schemes that integrate sensitively into existing communities. Paragraph 73 of the NPPF highlights the important contribution that small and medium-sized sites can make to housing supply, encouraging local planning authorities to support windfall development within existing settlements and to give great weight to the benefits of using suitable sites for homes.

5.4 This policy direction is reinforced in Section 11 of the NPPF, which calls for planning decisions to promote the effective use of land while safeguarding the environment and ensuring safe and healthy living conditions. The appeal proposal aligns with these objectives by facilitating the delivery of a modest, one-bedroom dwelling on a site that is already partially developed and located within a sustainable, accessible area.

5.5 At the regional level, the London Plan sets ambitious housing delivery targets, with Policy H2 identifying small sites, defined as those below 0.25 hectares, as a strategic priority. The London Borough of Hillingdon is expected to deliver 1,083 homes per annum, with 295 of these coming from small sites. The appeal site, measuring well below the 0.25-hectare threshold, is precisely the type of location where incremental

intensification is encouraged. The site benefits from a PTAL rating of 3 and lies just 350 metres from the Hayes town centre boundary, making it highly accessible and well-suited to low-impact residential development.

- 5.6 The Council's delegated report refers to Policy DMH6 of the Local Plan Part 2, which sets out criteria for assessing garden and backland development. While the policy includes a presumption against the loss of garden land, it also allows for exceptions where proposals meet specific criteria relating to amenity, privacy, access, scale, and biodiversity. In this case, the proposal does not involve conventional backland development, nor does it result in the loss of a rear garden. The site comprises land that has already been developed through a two-storey side extension, and the proposed subdivision would not disrupt the established pattern of development.
- 5.7 The revised scheme has been carefully designed to retain a meaningful spatial gap to the side boundary, preserving the open character of the corner setting and avoiding the sense of enclosure previously cited by the Inspector. The dwelling's scale and massing have been reduced, and its architectural detailing has been refined to reflect the host terrace group. These changes ensure that the proposal respects the character of the ASLC and avoids the appearance of overdevelopment.



Existing gap to side boundary



Existing gap to side boundary

- 5.8 Furthermore, the proposal contributes to housing supply in a way that responds to local need. Policy DMH2 of the Hillingdon Local Plan requires developments to provide a mix of housing sizes, and the provision of a one-bedroom unit directly supports this objective. The Inspector acknowledged in the previous appeal decision that *“the proposal would result in the creation of a dwelling which attracts some weight in favour of the appeal scheme.”* This recognition reinforces the principle that the site is suitable for residential development, subject to appropriate design and layout.
- 5.9 In summary, the proposal accords with the strategic aims of the NPPF, the London Plan, and the Hillingdon Local Plan. It makes efficient use of underutilised land, contributes to housing delivery, and integrates sensitively into the surrounding built environment. The Council’s refusal on principle grounds is therefore considered unfounded, and the appeal proposal should be supported.

Design, character and impact on the street scene

- 5.10 The Council’s first reason for refusal relates to the impact of the proposed development on the character and appearance of the street scene, particularly in the context of the Central Avenue, Hayes Area of Special Local Character (ASLC). This designation reflects the architectural consistency and spatial rhythm of the area, which is characterised by short terraces of similar scale and design, gaps at the end of terrace rows, and wide pavements that contribute to a sense of openness.
- 5.11 The relevant planning policies cited in the refusal include Paragraph 135 of the NPPF, which requires developments to be sympathetic to local character and history, while also encouraging appropriate innovation and change. London Plan Policies D3 and D4 similarly require proposals to respond positively to local distinctiveness through their

layout, scale, and appearance, and to respect the form and function of the surrounding area. At the local level, Policies BE1, DMHB5, DMHB11, DMHB12, and DMHB14 collectively seek to ensure that new development harmonises with its context, reflects the original layout of ASLCs, and contributes positively to the public realm.

- 5.12 The appeal proposal has been carefully revised in direct response to the concerns raised by the Planning Inspector in the previous appeal decision (APP/R5510/W/24/3351213). In that decision, the Inspector concluded that the previously proposed dwelling would result in the terrace appearing overly long and cramped within the plot, and that the increased width would erode the spacious gap to the side, which contributes to the character of the ASLC.



Existing two-storey side extension attached to no. 123A



Scheme dismissed at appeal (ref 3351213)



Current proposal – direct response to Inspector's concerns

- 5.13 The Inspector also noted that the proposal would upset the uniformity of the street scene and result in an uncharacteristically small gap to the side boundary. These concerns have been fully acknowledged and addressed in the current scheme.
- 5.14 The revised proposal reduces the overall width of the dwelling from 6.797 metres to 4.906 metres, a significant reduction that materially improves the spatial relationship with the corner plot. The dwelling would be set well back from the side boundary, with a separation distance of approximately 7.2 metres from the front corner of the building to the side boundary, and approximately 10.7 metres when measured along the front boundary line. These generous setbacks preserve the open character of the corner plot and maintain the visual gap that defines the rhythm and spaciousness of the ASLC. This spatial arrangement directly responds to the Inspector's concern that the previous scheme would erode the side gap and appear cramped. It also reflects the Inspector's own observation that side plot sizes in the area are not uniform and that some variation is acceptable.



Proposed layout

- 5.15 In terms of architectural design, the proposed dwelling has been carefully modelled to replicate the appearance of the host terrace group. The dwelling now incorporates a minor set-down from the ridge, matching eaves lines, and replicates the front gable and porch detailing, and fenestration pattern. This represents a marked improvement over the existing part single/part two-storey side extension, which, creates an unresolved and visually incongruous termination to the terrace. The current proposal reinstates a coherent architectural language and strengthens the visual continuity of the group, enhancing the character of the ASLC rather than detracting from it.
- 5.16 The officer's report suggests that the proposal would no longer appear subordinate to the host dwelling and would result in a substantially different structure. However, this

critique misinterprets the nature of the proposal. The application clearly seeks permission for a new dwelling, not an extension, and therefore subordination is not the relevant design test. Instead, the focus should be on whether the new dwelling integrates appropriately with the host group and the wider street scene. In this respect, the proposal succeeds as it reflects the proportions, detailing, and materials of the terrace, and avoids the visual imbalance created by the existing side extension.



3D Visuals

- 5.17 The officer's report also claims that the proposal has been heavily designed to its constraints and that the absence of first-floor rear windows results in a substandard design. This assessment fails to recognise that the revised scheme has been shaped by a design-led approach that responds to both site context and the Inspector's previous findings.

- 5.18 Crucially, the existing two-storey side extension at No. 123A already contains no first-floor rear-facing windows, and this aspect of the elevation would remain unchanged in the proposed scheme. The absence of rear windows is therefore not a new design compromise, but a continuation of an approved and implemented form. The internal layout of the proposed dwelling remains functional and well-lit, with fenestration provided to the front at first floor level.



Existing rear elevation



Proposed rear elevation

- 5.19 The external appearance is balanced and coherent, replicating the architectural language of the host terrace group. In contrast to the existing side extension, which in our opinion lacks articulation and appears visually incongruous specifically given its position within the ASLC, the proposed dwelling offers a more complete and harmonious termination to the terrace.

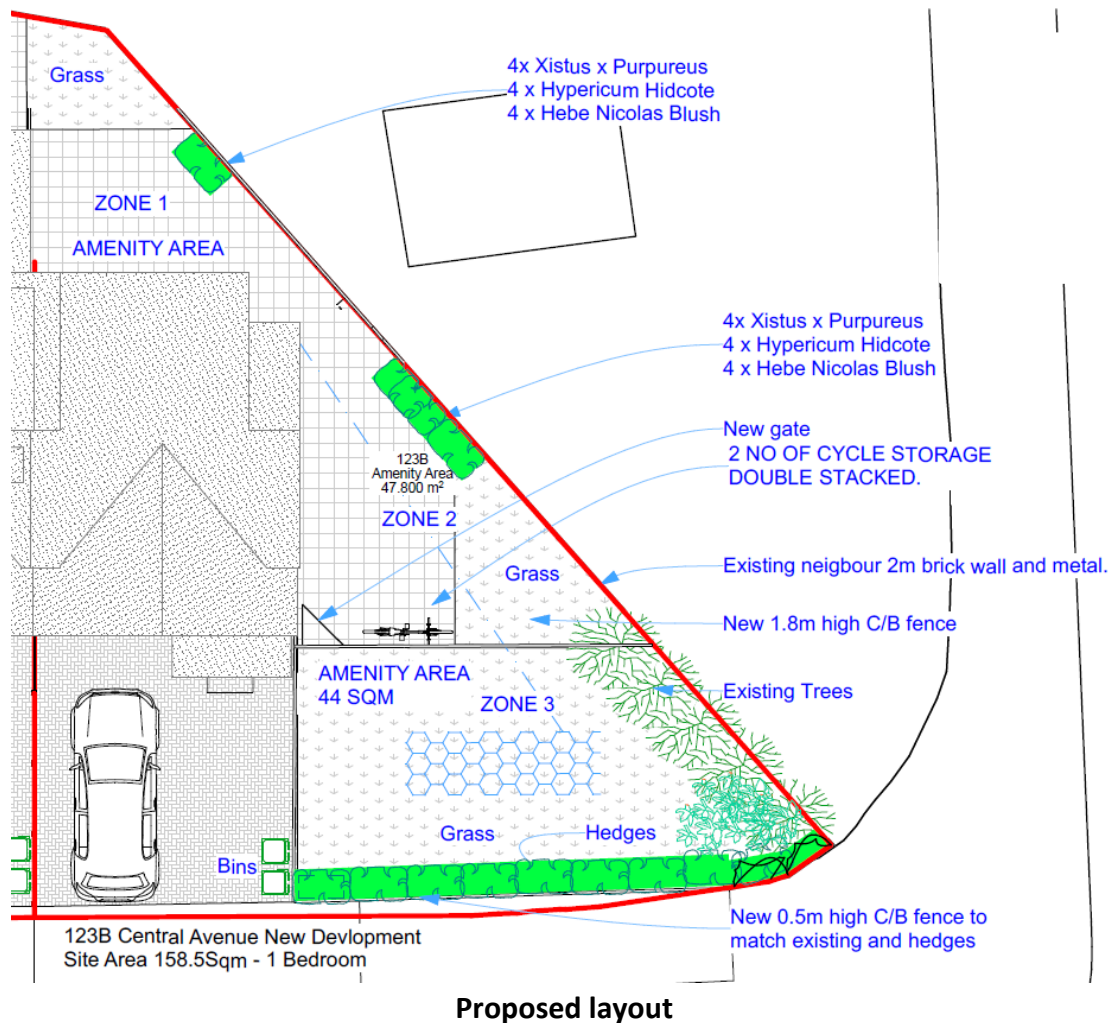


3D Visuals

- 5.20 In summary, the revised proposal has demonstrably addressed the Inspector's concerns regarding scale, massing, and spatial character. It preserves the openness of the corner plot, reinstates architectural coherence with the host terrace, and reflects the design principles embedded in national, regional, and local policy. The Council's refusal fails to acknowledge these improvements and relies on reasoning that has already been substantively addressed. The proposal represents a well-balanced and policy-compliant form of development that enhances the character and appearance of the ASLC and should therefore be allowed.

Living conditions of future occupiers

- 5.21 The quality of accommodation for future occupiers is assessed against both national and local planning policy, with particular emphasis on internal space standards and the provision of private outdoor amenity space. Paragraph 135 of the National Planning Policy Framework (2023) requires that new development provides a high standard of amenity for future users, including good quality and usable private outdoor space. London Plan Policy D6 (Housing Quality and Standards) sets out minimum internal space requirements and promotes functional, well-lit layouts that support comfortable living. At the local level, Policy DMHB16 of the Hillingdon Local Plan Part 2 requires all housing development to meet or exceed the most up-to-date internal space standards.
- 5.22 Policy DMHB18 of the Hillingdon Local Plan Part 2 sets out specific requirements for private outdoor amenity space. It states that all new residential development and conversions must provide good quality and usable private outdoor amenity space, in accordance with the standards in Table 5.3. For a one-bedroom dwelling, this equates to a minimum of 40sqm. The policy also includes provisions for boundary treatments and the role of private open space in Areas of Special Local Character, stating that such space should enhance the streetscene and the character of the buildings on the site. Critically, it does not prescribe the shape or configuration of amenity space, nor does it require uniformity in layout only that the space be usable, well-integrated, and appropriate to its context.
- 5.23 The proposed one-bedroom, two-person dwelling would achieve a Gross Internal Area (GIA) of approximately 58.146sqm, meeting the minimum requirement set out in both the London Plan and the Hillingdon Local Plan. The internal layout includes an entrance porch and hallway, a combined kitchen/living/dining space, and a ground floor WC. At first floor level, the dwelling provides a double bedroom, bathroom, and storage cupboard.
- 5.24 The open-plan ground floor benefits from dual aspect, ensuring good levels of natural daylight and outlook. The rooms are well-proportioned and efficiently arranged, providing a comfortable and functional living environment. The officer's report confirms that the internal standards are met and that the dwelling would provide satisfactory accommodation in accordance with Policy D6 and DMHB16.
- 5.25 In terms of outdoor amenity space, the revised proposal provides approximately 47sqm of private garden area, exceeding the minimum requirement of 40sqm for a one-bedroom dwelling under Policy DMHB18. The private amenity space is distributed rear and side of the building (Zones 1 and 2). In addition, there would be a landscaped front garden (Zone 3). The layout has been refined to improve usability, privacy, and accessibility, directly addressing the concerns raised by the Inspector in the previous appeal decision (APP/R5510/W/24/3351213).



- 5.26 It is important to note that while Policy DMHB18 sets a clear quantitative standard for amenity provision, it does not prescribe the shape, configuration, or spatial arrangement of that space. The revised garden layout, although formed of interconnected right-angled triangles, remains entirely functional and usable. The geometry of the space does not detract from its ability to support everyday activities such as sitting out, gardening, drying laundry, or quiet recreation. The design has been carefully considered to ensure that each zone contributes meaningfully to the overall quality of the living environment, and that the front boundary treatment, comprising a low hedge and fence, harmonises with the surrounding street scene in accordance with Clause D of the policy.
- 5.27 The rear/side garden, has been reconfigured to maximise its functionality. While the Inspector previously noted that narrow sections adjacent to the dwelling were unattractive, the revised scheme through a reduction in footprint/bulk of the dwelling ensures that this space would be usable and accessible. The side garden has been significantly improved through the introduction of a dedicated side entrance door, allowing direct access from the main living space. This change enhances the usability of the side garden, enabling residents to move freely between indoor and outdoor

areas and use the space for a range of everyday activities, including drying laundry, gardening, and waste disposal.

- 5.28 The front garden, which was previously a point of concern due to its visibility, has been redesigned to serve as a secondary landscaped area rather than a primary amenity space. It contributes positively to the visual coherence of the development and the wider street scene, in accordance with Policy DMHB14. A low hedge and fence have been introduced to subtly delineate the boundary without compromising the open character of the ASLC. The Inspector previously expressed doubt that privacy could be improved without harming the character of the area; however, the revised landscaping strikes a careful balance between privacy and openness, enhancing the quality of the frontage without introducing visually intrusive elements.
- 5.29 The overall amenity provision is now more usable, better connected to the dwelling, and more private than in the previously refused scheme. The improvements made, particularly the increased garden area, the addition of a side access door, and the redefined role of the front garden, demonstrate a thoughtful and responsive design approach. The development now provides a high standard of living accommodation, both internally and externally, in full compliance with Policy DMHB18 and Paragraph 135 of the NPPF.
- 5.30 In summary, the revised proposal has overcome the Inspector's previous concerns and delivers a well-designed, policy compliant residential unit with adequate and usable private amenity space. The Council's continued refusal on this ground fails to reflect the improvements made and does not represent a fair or proportionate assessment of the scheme.

6.0 CONCLUSIONS

- 6.1 This appeal has demonstrated that the Council's reasons for refusal are not supported by a fair or proportionate assessment of the revised proposal. The scheme has been carefully and deliberately amended to address the specific concerns raised by the Inspector in the previous appeal decision. The reduction in width, improved spatial separation, and architectural refinements ensure that the development now integrates harmoniously with the host terrace and preserves the open character of the corner plot. The proposal respects the defining qualities of the Area of Special Local Character and complies with the relevant design policies of the Hillingdon Local Plan, the London Plan, and the National Planning Policy Framework.
- 6.2 Importantly, the Council has failed to acknowledge the positive benefits of the proposal, including the removal of the existing part single/part two-storey side extension. That extension, while previously approved, now appears visually unresolved and detracts from the architectural coherence of the host terrace. Its replacement with a purpose-designed dwelling restores the rhythm and character of the terrace group, enhancing the overall appearance of the site and its contribution to the ASLC.
- 6.3 The Council has also overlooked the public benefit of delivering a new one-bedroom dwelling in a sustainable, well-connected location. While modest in scale, the proposal makes a meaningful contribution to housing supply, responding to local demand for smaller homes and supporting the strategic objectives of the London Plan and the NPPF. The Inspector previously acknowledged that the creation of a new dwelling attracts weight in favour of the scheme, and this revised proposal strengthens that benefit through improved design and spatial quality.
- 6.4 In relation to living conditions, the revised scheme provides a high standard of internal accommodation and exceeds the minimum requirement for private outdoor amenity space. The layout has been reconfigured to improve usability, privacy, and accessibility, with thoughtful landscaping and boundary treatments that strike an appropriate balance between openness and enclosure. The Council's continued reliance on previously addressed concerns fails to reflect the substantive improvements made and does not align with the flexible, design-led approach encouraged by national and regional policy.
- 6.5 The proposal accords with the strategic aims of housing delivery, efficient land use, and sustainable development. It represents a modest, well-designed addition to an established residential area, delivering a policy-compliant home in a location that is accessible, appropriate, and sensitive to its context.
- 6.6 Consequently, the appellant asserts that the council's decision on this occasion is unsound and thus, it is considered that the appeal proposal conforms with the overall aims of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November

2012), Policies DMH6, MHDB 5, DMHB 11, DMHB 12, DMHB 14 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4, D6 and D8 of the London Plan (2021) and paragraph 135 of the NPPF (2023).

- 6.7 For these reasons, we respectfully request that this appeal proposal be allowed with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.