

9 Churchill Road, UXBRIDGE

Grounds for Appeal

1.

REFUSAL REASON: The proposed extension, by virtue of its failure to maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, would result in an over-development of the site detrimental to the residential amenity of existing and future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

- policy BE23 states that a 4 bedroom dwelling should have amenity space of approximately 100sqm
- the housebuilder constructed the 4 bedroom dwelling with less than 100sqm in the first instance (approximately 66sqm)
- building a reasonable 18sqm single storey rear extension for which there is precedent in the surrounding context and actual development, will still leave amenity space to the rear garden of approximately 48sqm.
- This coupled with the front garden strip and balcony/terrace areas should be taken into account as amenity (private) space by definition which will total back up to the original 66sqm of amenity space