



APPEAL BY:
Mr B Gascoyne

AGAINST LONDON BOROUGH OF HILLINGDON COUNCIL'S REFUSAL
TO GRANT PLANNING PERMISSION FOR:

Two storey, 1-bed dwelling with associated parking and amenity space

AT
174 Aylsham Drive, Ickenham, UB10 8UF

London Borough of Hillingdon Council's Reference: 35924/APP/2018/960

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

July 2018

RJS PLANNING

T: 0208 3543582 M: 07884 138682 E: info@rjsplanning.co.uk
RJS Planning. 132 Brunswick Road, London, W5 1AW

1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr B Gascoyne, in support of the appeal lodged against the refusal of planning application 35924/APP/2018/960.

1.2 The application was dated 12th March 2018 and sought planning permission for a two storey, 1-bed dwelling with associated parking and amenity space at No. 174 Aylsham Drive in Ickenham. The application was refused under delegated authority on 29th May 2018 for the following reasons:

1. *The proposal by reason of its size, scale, width, design and position would result in the in-filling of an important visual gap in a densely built up area which would unbalance the existing terrace of properties and detract from the general character and appearance of the street scene. Therefore the proposal is contrary to Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.*
2. *The proposal fails to provide amenity space of sufficient quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation to the detriment of the amenities of future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.*
3. *The proposal would provide a habitable room (Lower ground floor living area) with a poor outlook and levels of natural light and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.*

1.3 This grounds of appeal will address the central concerns raised within the council's reasons for refusal, notably:

- Whether the proposal by reason of its size, scale, width, design and position would result in the in-filling of an important visual gap in a densely built up area which would unbalance the existing terrace of properties and detract from the general character and appearance of the street scene, and;
- Whether the proposal fails to provide amenity space of sufficient quality commensurate to the size and layout of the said unit and would provide a substandard form of accommodation to the detriment of the amenities of future residents, and;

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T: 0208 3543582 M: 07884 138682 E: info@rjsplanning.co.uk

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- Whether the proposal would provide a habitable room (Lower ground floor living area) with a poor outlook and levels of natural light and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers.

1.4 To set some context, this statement will first provide a list of the relevant planning history, a description of both the appeal site and the proposed development. This statement will then discuss the relevant national, regional and local planning policy before responding to the council's concerns.

2.0 RELEVANT PLANNING HISTORY

2.1 Application Ref 35924/APP/2017/3931

Proposal – Two storey, 2-bed dwelling with associated parking and amenity space.

Decision Date 1st February 2018 – Refused

2.2 Application Ref 35924/APP/2013/590

Proposal - Two storey, 2-bed, detached dwelling with associated parking, amenity space and boundary treatment with gate, involving the enlargement of vehicular crossover and hardstanding to front and demolition of existing detached garage.

Decision Date 20th May 2013 – Refused

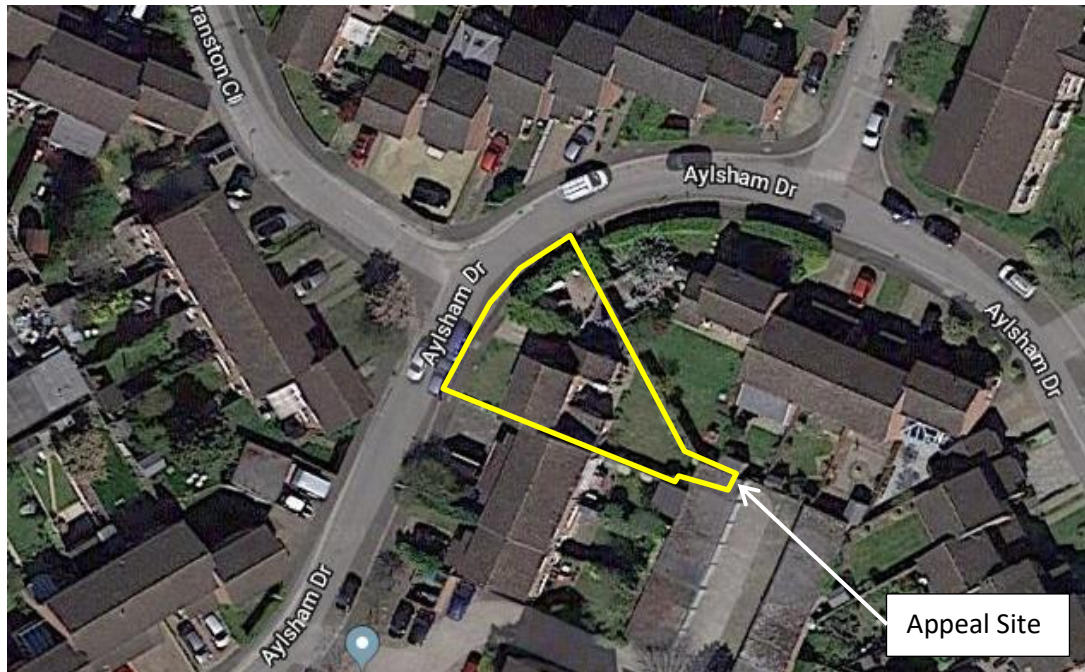
2.3 Application Ref 35924/APP/2012/2031

Proposal - Two storey, 2-bed, detached dwelling with associated parking and amenity space involving the enlargement of vehicular crossover to front and demolition of existing detached garage.

Decision Date 12th November 2012 - Refused

2.4 Taking into consideration the previously submitted schemes and their reasons for refusal which mainly related to *“the infilling of an important visual gap”* and the proposed provision of amenity space, the appellant and his architect put forward the appeal scheme in order to overcome these earlier issues with a part subterranean development that would have a negligible impact on the visual gap between properties as well as providing a new dwelling with ample amenity space and a good standard of accommodation which would not impact on the living conditions within the host property or the neighbouring dwellings.

3.0 THE SITE



- 3.1 No. 174 is situated to the south eastern side of Aylsham Drive opposite a junction with Cranston Close. The property is within a predominantly residential setting, identified as a 'Developed Area' within the Hillingdon Local Plan: Part One – Strategic Policies (November 2012), however, the site is not located within a conservation area and the appeal dwelling and the neighbouring dwellings are not listed buildings.
- 3.2 The appeal dwelling is an end of terrace three bedroom property which is positioned forward of adjoining property no. 172 and sits adjacent to an electrical sub-station to the north east. Off-street parking is currently available via an existing dropped kerb.



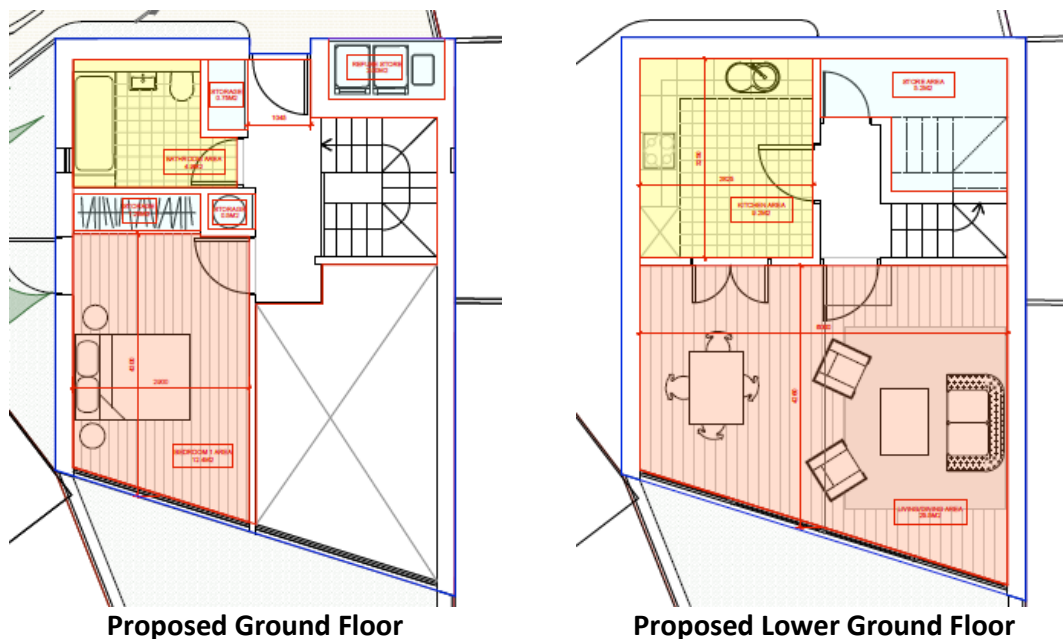
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T: 0208 3543582 M: 07884 138682 E: info@rjsplanning.co.uk
RJS Planning. 132 Brunswick Road, London, W5 1AW

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The appeal proposal sought planning permission for a two storey, 1-bed dwelling with associated parking and amenity space at no. 174 Aylsham Drive.
- 4.2 The original plot of no. 174 measuring 341m² would be subdivided to create a new plot of 148m² whilst retaining a plot of 193m² for the host dwelling. Both dwellings would be provided with one off-road parking space which could be accessed via the existing dropped kerb.
- 4.3 To facilitate the development, the existing attached garage would be removed and replaced by a contemporary style 1 bedroom part subterranean dwelling. At ground floor level the accommodation would consist of an entrance hallway, a bathroom and a double bedroom, two storage cupboards and staircase access to the lower ground floor level.
- 4.4 The lower ground floor level would consist of a storage area, a kitchen and an open plan dining and living room with direct access out into the rear private garden.



- 4.5 The proposed dwelling would be 6.6m wide to a maximum depth of 9.1m with a flat roof height above ground level of 2.7m covering a footprint of 53.5m². The accommodation would provide a total GIA of 76.2m² and externally the site would have 42.9m², excluding the planted terrace, of private amenity area.
- 4.6 The dwelling would be constructed from appropriate materials including timber clad walls, aluminium windows and a planted roof.

5.0 RELEVANT PLANNING POLICY

5.1 The reasons for refusal refer to policies 3.5 and 7.4 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance – Housing (March 2016), policies BE13, BE15, BE19, BE20, BE21, BE22 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5.2 Although not referred to within the decision, the National Planning Policy Framework is considered relevant. The following paragraphs provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF)

5.3 The NPPF sets 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

5.4 Paragraph 14 of the NPPF sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework with paragraph 187 stating that local planning authorities should approach decision making in a positive way and should look for solutions rather than problems. The NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

5.5 For decision making this means:

- *Approving development proposals that accord with the development plan without delay;*
- *Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *specific policies in this Framework indicate development should be restricted.*

Core Planning Principles

5.6 Paragraph 17 of the NPPF sets out 12 core land-use planning principles which should underpin both plan-making and decision taking. The second and fourth bullet points state that planning should:

- *“Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives”.*

- *“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”.*

Delivering a wide choice of high quality homes

- 5.7 Section 6 of the NPPF refers to housing with paragraph 50 referring to the need to *“plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community”.*

Requiring good design

- 5.8 Section 7 of the NPPF refers to design, with paragraph 56 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, is indivisible from good planning, and should contribute positively to making places better for people.”*
- 5.9 Paragraph 57 notes that *“It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”*, with Paragraph 58 stating that planning policies and decisions should aim to ensure that developments:
- 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;
 - establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
 - optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
 - respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
 - create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - are visually attractive as a result of good architecture and appropriate landscaping.

Decision-taking

- 5.10 Paragraph 196 reiterates that the planning system is *“plan led”* stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 196 clarifies that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The London Plan

- 5.11 The London Plan is the overall strategic plan for London, setting out an integrated economic environmental, transport and social framework for the development of London over the next 20-25 years. Policies 3.5 and 7.4 are referred to within the given reasons for refusal.

Policy 3.5: Quality and design of housing developments

- 5.12 Housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in this Plan to protect and enhance London's residential environment and attractiveness as a place to live.

Policy 7.4: Local Character

- 5.13 Criterion B (Planning decisions) states; buildings, streets and open spaces should provide a high quality design response that:
- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass;
 - b) contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area;
 - c) is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings;
 - d) allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area;
 - e) is informed by the surrounding historic environment.

Supplementary Planning Guidance – Housing (March 2016)

- 5.14 The SPG provides guidance on the implementation of housing policies in the 2015 London Plan and the 2016 Minor Alterations to the Plan (MALP).

Hillingdon Local Plan: Part Two – Saved Unitary Development Plan Policies

- 5.15 Policies BE13, BE15, BE19, BE20, BE21, BE22 and BE23 of the old Unitary Development Plan are referred to within the given reasons for refusal.

UDP Policy BE13: Design of New Developments

- 5.16 Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area.

UDP Policy BE15: Design of New Developments

- 5.17 Policy BE15 states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

UDP Policy BE19: Residential Amenity

- 5.18 Policy BE19 states that the Council will seek to ensure that new development within residential areas complement or improve the amenity and character of the area.

UDP Policy BE20: Residential Amenity

- 5.19 Policy BE20 states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

UDP Policy BE21: Residential Amenity

- 5.20 Policy BE21 states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

UDP Policy BE22: Residential Amenity

- 5.21 Residential extensions and buildings of two or more storeys in height should be set back a minimum of 1 metre (1.5 metre in the Copsewood and Gate Hill Farm Estates, Northwood and The Drive, Ickenham) from the side boundary of the property for the full height of the building.

UDP Policy BE23: Residential Amenity

- 5.22 Policy BE23 states new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting.

Supplementary Planning Document HDAS: Residential Layouts (July 2006)

- 5.23 Proposals for new homes which are inspired by good design can deliver places that are desirable to live in and can improve the quality of the existing environment. It is important that developers adopt a 'design-led' approach in new developments, to create imaginative, safe and attractive new residential development, which responds to the specific setting and location of each site. Above all, development should seek to enhance and contribute positively to the appearance of an area, as recognised by national planning policy.
- 5.24 The design and appearance of a development and its relationship to its surroundings are important material considerations in determining planning applications. This guidance constitutes a statutory Supplementary Planning Document (SPD) and as such its contents represent an important material consideration in the determination of planning applications for new residential development.

6.0 THE APPELLANT'S CASE

Introduction

6.1 The appellant's case will focus on the central concerns of the reasons for refusal, notably:

- a) Whether the proposal by reason of its size, scale, width, design and position would result in the in-filling of an important visual gap in a densely built up area which would unbalance the existing terrace of properties and detract from the general character and appearance of the street scene, and;
- b) Whether the proposal fails to provide amenity space of sufficient quality commensurate to the size and layout of the said unit and would provide a substandard form of accommodation to the detriment of the amenities of future residents, and;
- c) Whether the proposal would provide a habitable room (Lower ground floor living area) with a poor outlook and levels of natural light and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers.

6.2 The main considerations in the determination of this appeal are:

- Principle of development
- Impact on the amenities of the occupiers of neighbouring residential properties
- Impact on the street scene
- Highway impacts
- Residential amenity for future occupants

Principle of development

6.3 The National Planning Policy Framework identifies the overarching need for additional housing and sets out ways in which this can be achieved. The London Plan further supports the essential need for more homes and has set a target for the delivery of 559 new dwellings per annum in Hillingdon.

6.4 The council have confirmed that the principle of residential use in this sustainable location is considered acceptable. Furthermore, as the existing dwelling has a large underutilised side garden the proposed scheme would maximise the potential of the site and assist the council in achieving their targets for smaller units of accommodation.



Existing underutilised side garden of the host property

- 6.5 The council's assessment of the case also takes into consideration the previously refused planning applications, however, as already stated, the appellant has respected the outcome of these previous schemes in order to put forward an acceptable new dwelling that would enhance local character whilst achieving a high standard of design. Consequently, it will be further demonstrated that the development would accord with other policies and proposals within local and regional planning policy and, as such, the addition of one new dwelling should be deemed appropriate within this residential setting.

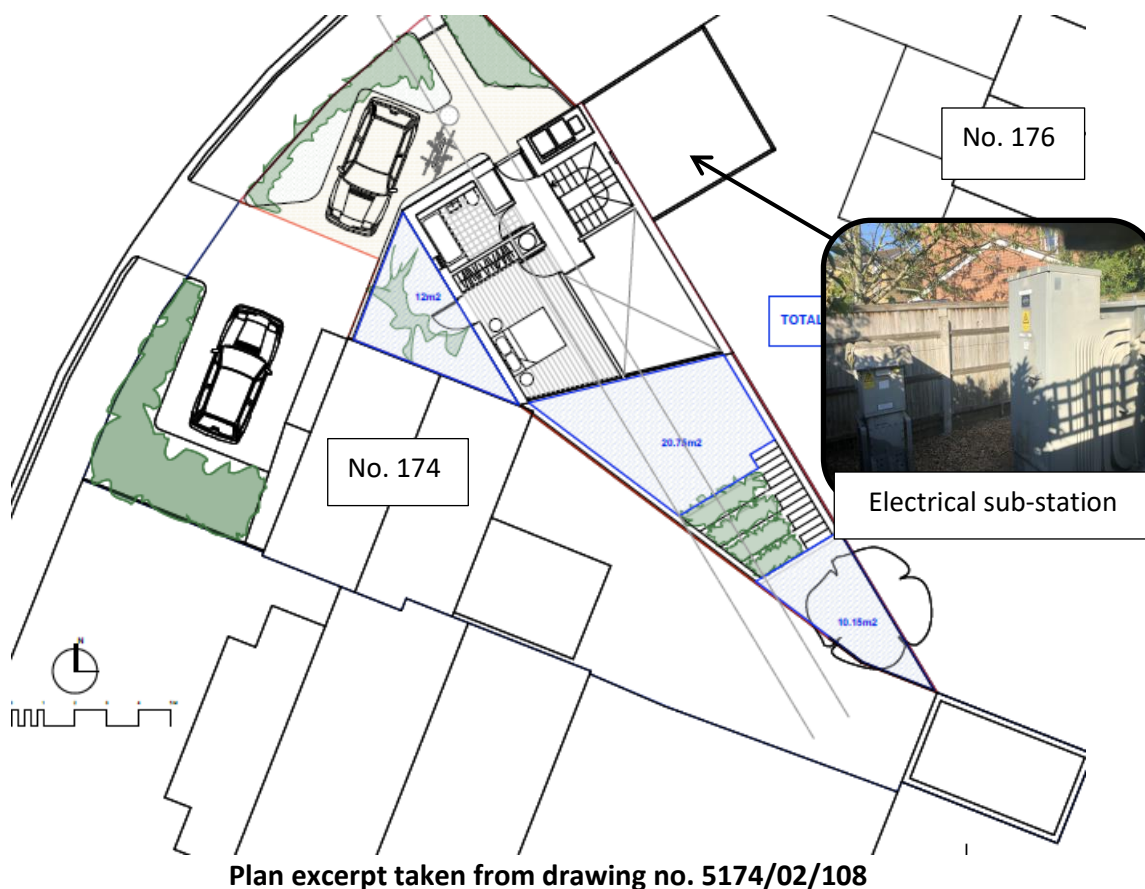
Impact on the amenities of occupiers of neighbouring residential properties

- 6.6 Policies OE1 and OE3 seek to ensure that developments do not have any detrimental impact on the character or amenities of surrounding properties because of the siting or appearance whilst any uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by the proposed layout.
- 6.7 Saved policies BE20, BE21 and BE24 seek to ensure that proposed development should not breach a 45 degree guideline to safeguard neighbouring dwellings from suffering any significant loss of light, loss of outlook or overbearing sense of dominance.
- 6.8 The proposed contemporary development has been sympathetically designed to ensure there would be no significant impacts upon neighbouring amenity. Due to its single storey appearance and modest depth the new dwelling would not project beyond a 45 degree line of sight from the nearest habitable first floor window of the host property.

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Furthermore, given that to the rear of the site are residents' garages whilst to the north eastern boundary is an electrical sub-station the scheme is not considered to produce any over-dominant impacts on nearby neighbouring properties or garden spaces.



- 6.9 In addition, due to the orientation of the site and the layout of the surrounding built environment the proposed development would not unacceptably reduce levels of sunlight or daylight or impact upon outlook for neighbouring properties nos. 174 and 176 to warrant a reason for refusal.
- 6.10 Given the above points, the proposed development would comply with policies OE1 and OE3 as well as saved policies BE20, BE21 and BE24 of the Hillingdon Local Plan and as confirmed within section 7.1 of the officer's delegated report ***"it is not considered that there would be a significant impact on the occupiers of the adjacent properties"***.

Impact on the street scene

- 6.11 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.
- 6.12 Saved policies BE13 and BE15 state that development will be permitted where they harmonise with the existing street scene or other features of the area.

- 6.13 The council have stated that the street scene is characterised by sets of two storey terraced properties with pitched roofs and three storey blocks of flatted developments, also with pitched roofs and, as a result, they consider that the proposed development would be out of character and have a detrimental impact on the visual amenities of the street and the wider area.
- 6.14 However, it is considered that these concerns are overly cautious as the appeal scheme has been developed to take account of the council's previous application assessments to ensure the proposal, whilst not identical to the existing architecture, is complementary to the setting and through high quality design would maintain the quality of the built environment to create a place where individuals would wish to live. Furthermore, it is emphasised that the impact on the street scene would be limited given its part subterranean design and low roof height.
- 6.15 The council have also raised concerns in regard to the gap between the existing properties which they consider is an important part of the overall character of the area. Nevertheless, it is strongly asserted that the appearance of the gap will not be significantly compromised by the proposed appeal scheme given its modest height and scale which is evidently demonstrated in the following plan excerpts.



Plan excerpt showing existing street scene from drawing no 5174/02/106



Plan excerpt illustrating proposed street scene from drawing no. 5174/02/106

- 6.16 Contrary to the council's opinion the proposed development would not be highly visible and given the existing mature trees and shrubbery which border the appeal site and the neighbouring plots this would further restrict views of the new dwelling. Whilst it is acknowledged that views of the development would be available from upper floor windows of a small number of houses on Aylsham Drive it is assured that the wooden

clad walls and planted roof of the proposed dwelling would enable the development to merge into the background so as not to appear overly obtrusive.



View towards to appeal site from Aylsham Drive

- 6.17 The council's decision has referred to saved policy BE22 which states that *"Residential extensions and buildings of two or more storeys in height should be set back a minimum of 1 metre (1.5 metre in the Copsewood and Gate Hill Farm Estates, Northwood and The Drive, Ickenham) from the side boundary of the property for the full height of the building"*. However, as the appeal development is part subterranean and therefore only one storey above ground level the requirement to adhere to policy BE22 is unfounded.
- 6.18 Given the above points, the appellant is confident that the proposed construction of a new 1 bedroom dwelling would have limited impact on the street scene of Aylsham Drive and would not in-fill a visual gap between existing properties.
- 6.19 Paragraph 60 of the National Planning Policy Framework states that ***"Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles"***.
- 6.20 Consequently, the proposed high quality contemporary development would enhance the existing character and appearance of the area and would integrate well into the existing built environment. It is emphasised that differing architectural styles of the built environment can be combined in a balanced and successful way without undermining the character of the surrounding dwellings or impacting on the amenity of neighbouring residents. The scheme therefore accords with the recommendations of saved policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan and policies 3.5 and 7.4 of the London Plan.

Highway impacts

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- 6.21 The proposed and existing dwelling would each benefit from one off-road parking space which would be accessible via an existing dropped kerb. Sightlines are considered sufficient to ensure that vehicles can ingress and egress the site in a safe manner so no detrimental impacts would occur for pedestrians or other users of the highway.
- 6.22 As confirmed within the officer's delegated report, the Highways and Traffic Officer has no objections to the introduction of a new 1-bedroom dwelling as it would not be expected to generate a significant increase in levels of traffic.

Residential amenity for future occupants

- 6.23 London Plan policy 3.5 (Quality and design of housing developments) seeks to ensure that housing developments are of the highest quality internally, externally and in relation to their context and to the wider environment. New housing developments should also incorporate minimum space standards as set out in Table 3.3, as demonstrated below.

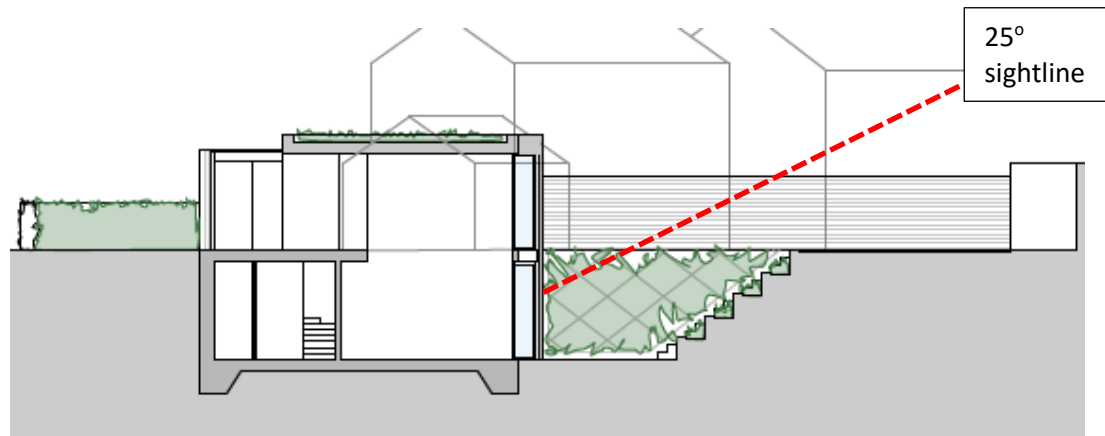
Table 3.3 Minimum space standards for new dwellings⁵⁷

Number of bedrooms	Number of bed spaces	Minimum GIA (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	

Extract from London Plan (2016) Table 3.3

- 6.24 According to the minimum space standards a 1 bedroom 2 person dwelling set over 2 storeys should have a minimum GIA of 58m². Therefore, as the appeal scheme proposes a GIA of 76.2m² which includes 8.45m² of storage space this far exceeds the expected minimum requirements, thus, future occupants would benefit from a high quality and spacious internal residential environment conforming to the aims of policy 3.5 and table 3.3 of the London Plan.
- 6.25 The council's assessment that the living room windows would have "*inadequate outlook*" is clearly inaccurate as the proposed use of large areas of clear glazing in the southern facing elevation as well as the double height ceiling within the living/dining area would ensure the internal areas of the dwelling would benefit from excellent levels of sunlight and daylight as well as providing a satisfactory outlook.

- 6.26 The council's HDAS : Residential Extensions document has regard in paragraphs 3.17 and 3.18 to daylight and sunlight and recommends that suitable daylight to habitable rooms is achieved where a 25° vertical angle taken from a point 2m above the floor of the fenestration elevation is kept unobstructed. As demonstrated on the plan excerpt below a 25° line has been drawn to illustrate that the fenestration within the rear elevation at lower ground level would be unobstructed and, as such, daylight levels would not be compromised thereby ensuring the scheme would accord with saved policy BE19 which seeks to ensure that development does not affect the enjoyment of occupants' living conditions.



Plan excerpt taken from drawing no. 5174/02/105 (proposed cross sections)

- 6.27 Section 4.0 (Design Guidance) of the council's HDAS SPD: Residential Layouts recommends that a 1 bedroom house has a minimum of 40m² of garden space whilst a 2 or 3 bedroom house has a minimum of 60m².
- 6.28 The proposed subdivision of the original plot would retain a rear garden area for the host property of 60m² whilst providing a total outdoor amenity area of 42.9m² which comprise of a garden space the side of the new dwelling adjacent to the host property measuring 12m², a sunken area measuring 20.75m² and a further area of 10.15m² to the rear of the plot.
- 6.29 Contrary to the council's opinion it is emphasised that the proposed level of garden space provided for the new dwelling is entirely acceptable and due to the orientation of the plot the different outdoor areas around the property would still benefit from sufficient levels of daylight.
- 6.30 The sunpath/shadow projections submitted with the appeal application demonstrate the levels of light achievable at noon throughout the year and clearly demonstrate that both the internal and external areas of the property would benefit from ample levels of natural daylight and sunlight. Whilst the plans do not indicate the impact of sunlight levels over the course of the day it is stressed that the south eastern orientation of the rear areas of the plot and the modest depth of the lower ground level would ensure that shadowing impacts are limited. Therefore, it is asserted that the council's concerns in this regard are unsubstantiated and overly cautious.

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- 6.31 The council's delegated report also appears to suggest that the rear amenity space would be sunk to a depth of 2.6m, however, this is not entirely accurate as only a section of the garden would be below ground level, as demonstrated in the following plan excerpt.



Plan excerpt taken from drawing no. 5174/02/108

- 6.32 The sunken garden would extend from the rear elevation of the new dwelling to a depth of 3m along the boundary with no. 176 and up to 5.9m adjacent to the host property providing a sunken area of 20.75m² before the steps and terrace of planting extend upwards at a 40 degree angle to meet the true ground floor level and an additional flat garden area of 10.15m².
- 6.33 The proposed planting in the sunken garden and upon the terrace would improve the outlook from the new property which would not result in the sense of enclosure the council have suggested. Furthermore, distant views would be available from both the lower ground and ground floor accommodation due to the proposed fenestration and the innovative design of the internal layout.
- 6.34 Given the above points, it is asserted that the proposed dwelling would provide a high standard of both internal accommodation and external amenity space to ensure the health and well-being of future occupants is secured. The appeal scheme therefore accords with saved policies BE19, BE20 and BE21 as well as policy 3.5 of the London Plan and guidance contained with the Mayor of London's adopted Supplementary Planning Guidance – Housing and the council's adopted SPD HDAS: Residential Layouts.

7.0 CONCLUSION

- 7.1 The development in principle which proposes a new dwelling within a predominantly residential area is appropriate and the high quality contemporary design should be considered acceptable. The new dwelling would exceed the minimum internal space standards for residential developments and would provide adequate levels of outdoor amenity space for the proposed number of occupants. The development also optimises the potential of the existing site and therefore, it is asserted that the council have failed to completely assess or appreciate the scheme as well as the type and level of accommodation it will provide, which does not give rise to the level of concern as raised by the council.
- 7.2 As demonstrated the proposed development has been designed in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) that requires all new development to maintain the quality of the built environment. The development also adheres to saved UDP policies BE13, BE15, BE19, BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two by harmonising and complementing the existing features of the area and protecting the amenities of neighbouring occupants.
- 7.3 It has also been adequately established that using the preferred 25° method that suitable daylight to habitable rooms within the lower ground floor level can be achieved given the size of the sunken garden and the proposed placement of the fenestration which would also improve the outlook for users of the space. As a consequence the development would produce a high standard of accommodation that will enhance the amenity of future occupants.
- 7.4 The appellant understands why the council may have concerns, however, it is considered that the council have adopted an overly cautious approach in appraising the design of the new dwelling and the proposed high quality living accommodation that would be provided. The appellant has no desire to gain permission for a dwelling that is not worthy of the site and feels strongly that the proposed development would make a positive contribution to the appearance of the area and an important contribution to housing provision.
- 7.5 The National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed development would not be contrary to national, regional or local planning policy and, for the above reasons, it is politely requested that this appeal is allowed, with the addition of any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.