



APPEAL BY:  
Mr Suminder Dhanoya

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

*Two storey side/rear extension*

AT

137 North Hyde Road, Hayes, UB3 4NR

London Borough of Hillingdon Council's Reference: 53992/APP/2018/1216

WRITTEN REPRESENTATIONS: GROUNDS OF APPEAL

July 2018

## 1.0 INTRODUCTION

1.1 This statement has been prepared by RJS Planning, on behalf of Mr Suminder Dhanoya, in support of the appeal lodged against the refusal of planning application 53992/APP/2018/1216.

1.2 The application was submitted on 3<sup>rd</sup> April 2018 and sought planning permission for a two storey side/rear extension at No. 137 North Hyde Road, Hayes, within the London Borough of Hillingdon.

1.3 The application was refused under delegated authority on 25<sup>th</sup> May 2018 for the following reasons:

1. *The proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.*
2. *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.*

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

- Whether the proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area.; and
- Whether 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.

- 1.5 To set some context, this statement will first provide a description of both the appeal property and the proposed development. The statement will then discuss the relevant national and local planning policies before responding to the Council's concerns and reasons for refusal.

## 2.0 RELEVANT SITE HISTORY

### 2.1 Planning Application Reference: 53992/99/0985

Erection of a two storey side extension

**Approved 2<sup>nd</sup> August 1999**

### 2.2 Planning Application Reference: 53992/APP/2000/1998

Erection of a two storey side extension and a part two storey, part single storey rear extension

**Refused 11<sup>th</sup> December 2000**

### 2.3 Planning Application Reference: 53992/APP/2001/1179

Erection of a two storey side extension

**Approved 14<sup>th</sup> August 2001**

## 3.0 THE SITE

- 3.1 The appeal site is located on the south side of North Hyde Road, close to its junction with Wyre Grove, with No. 135 attached to the appeal property to the west and adjoining the side boundary of detached bungalow No. 139 to the east; to the rear the appeal plot abuts the rear curtilage, side boundary of No. 4 Wyre Grove.



**Aerial view of the appeal site and surrounding area**

- 3.2 The appeal property is located within a predominantly residential 'Developed Area' as identified within the Hillingdon Local Plan: Part Two Saved Policies (November 2012). The site is not within the Green Belt or a Conservation Area and neither the appeal property nor the neighbouring buildings are listed.
- 3.3 The appeal property is a semi-detached family home set at the end of a row of similar size dwellings upon North Hyde Road, although the houses in this row vary in style and to the east the site adjoins a detached bungalow set upon a spacious plot. Many of the surrounding houses having been extended and altered since their original construction to meet the needs of modern family life.
- 3.4 No. 137 North Hyde Road has previously gained permission for an almost identical extension in 2001 under application reference 53992/APP/2001/1179 (see **Appendix A**), although the permission was never implemented due to lack of funds; therefore, the property has not been extended and retains a minimum 4.53m wide separation gap from the shared boundary with the bungalow plot of No. 139 to the east.

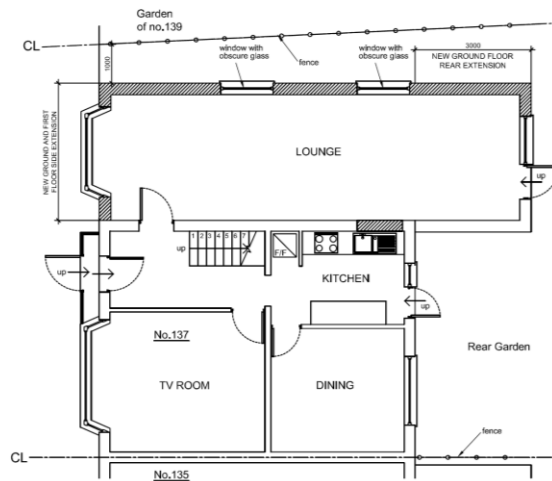


**No. 137 North Hyde Road**

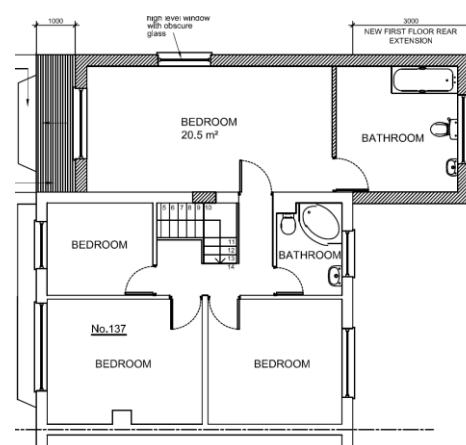
- 3.5 The appeal property is set back from the highway behind 5.9m of hardstanding, which provides space to park three cars within the curtilage of the dwellinghouse. To the side of the property there is a high timber fence with private garden curtilage to the side and rear of the house.
- 3.6 The existing property is modest in size, with a front entrance porch, hallway, lounge, dining room and small kitchen; to the first floor there are two double bedrooms, single bedroom and family bathroom.

## 4.0 APPEAL PROPOSAL

- 4.1 The appeal application sought planning permission for a two storey side/rear extension to the eastern side of No. 137 North Hyde Road.
- 4.2 The new extension will have a width of 3.5m and a total depth of 11.1m at ground floor level, finishing flush with the front elevation of the property and extending 3.0m beyond the rear elevation. At first floor level, the extension will be set 1.0m back from the front elevation with the same width and length as the ground floor element below. It is important to note that the first reason for refusal states that there is a “lack of a set back from the front at all levels” which is incorrect.
- 4.3 The extension will have a hipped roof with a maximum height of 6.9m, with the side extension set down 0.5m below the main ridgeline of the host dwelling and the rear element set down 1.5m to remain subservient to the original property. The new extension will also retain a minimum gap of 1.0m to the side boundary to maintain access to the rear garden area, allowing bins to be stored at the rear of the house.
- 4.4 All the side windows will be obscure glazed to protect neighbouring amenity, as these are not primary windows and are just to provide additional daylight; the first floor rear window will also be obscure glazed as this will serve a bathroom.
- 4.5 The proposed side/rear extension will be constructed from brickwork and roof tiles to match the existing property, with the appellant willing to submit samples of all finishing materials if deemed necessary as a condition of approval.



**Proposed Ground Floor Plan**



**Proposed First Floor Plan**

- 4.6 At ground floor level the proposed extension will contain a new lounge with bay window to the front and a window and door to the rear, that provides direct access to the rear garden area. To the first floor the extension will provide an additional bedroom and en-suite bathroom.

## 5.0 RELEVANT PLANNING POLICY

5.1 The reasons for refusal refer to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

5.2 Although it is not referred to within the reasons for refusal, the National Planning Policy Framework is also considered to be of relevance to this appeal. The following paragraphs provide a brief summary of the relevant policies. The paragraphs are in a hierarchical order relative to national and local planning policy.

### **National Planning Policy Framework (NPPF)**

5.3 The National Planning Policy Framework 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 197 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.*

#### Requiring good design

- 5.7 Section 7 of the NPPF refers to design, however there are no specific policies or guidance relating to residential extensions. Indeed paragraph 60 states:

*“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”.*

- 5.8 Paragraph 58 states that planning policies and decisions should aim to ensure that development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

#### Decision-taking

- 5.9 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.

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

- 5.10 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. Policies BE1 is referred to within the reason for refusal.

#### Policy BE1 – Built Environment

- 5.11 Policy BE1 is a general policy which 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. Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should be designed to be appropriate to the identify and context of Hillingdon’s buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

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

- 5.12 A direction was issued on 24<sup>th</sup> September 2007 by the Government Office for London confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27<sup>th</sup> September 2007. Policies BE13, BE15, BE19 and BE23 are referred to within the reason for refusal.

**UDP Policy BE13 – Design of New Developments**

- 5.13 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**

- 5.14 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**

- 5.15 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 BE23 – Residential amenity**

- 5.16 Policy BE23 states that the Council will seek to ensure that 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 Extensions**

- 5.17 The Hillingdon Design and Accessibility Statement SPD seeks to provide guidance for new development in the borough and comprises a number of sections covering a wide variety of topics including 'Residential Extensions'. The SPD illustrates various design principles and sets minimum design standards and guidance for residential extensions.
- 5.18 Section 5.0 relates to two storey side extensions and states that the Council will consider proposals for two storey side extensions in terms of their setting and with particular reference to the character and quality of the overall street scene. Amongst other criteria, the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building.
- 5.19 Section 6.0 relates to two storey rear or first floor rear extensions which will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. Any extensions at first floor level should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The maximum depth of rear extensions on semi-detached houses on a plot more than 5m wide is 3.6m.

## 6.0 THE APPELLANT'S CASE

### Introduction

- 6.1 The appellant's case will focus on the central concerns within the reasons for refusal, notably:
- a) Whether the proposed two storey side extension, by virtue of its siting, size, scale and design, including the lack of a set back from the front at all levels, would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area; and
  - b) Whether 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.
- 6.2 For clarification, the occupants of 5 neighbouring properties were consulted by letter and a site notice was also displayed adjacent to the site. However, no responses or objections were received in relation to the proposed extension and it can therefore be assumed that the neighbouring residents do not share the Council's concerns in regard to the development.
- 6.3 As a starting point in response to the reason for refusal, it is considered that the Council's concerns are somewhat exaggerated and without substance, with the design and finish of the proposed side/rear extension chosen to provide a proportionate addition that complements the appeal property. The new extension will enhance the original dwelling with a scheme that has been specifically designed to meet the constraints of this particular site and assimilate well with its surroundings.
- 6.4 It is understandable that professional opinions can differ on design, however the Council has not assessed the appeal proposal accurately, with the first reason for refusal stating that the extension will have a "lack of a set back from the front at all levels" which is incorrect. It is therefore asserted that the Council has placed too much emphasis on the perceived detriment to visual amenity, and the reduction in garden size, whilst not giving due regard to the positive impact that the extension will have on residential amenity within the modest property, when balanced against the limited impact upon its setting.
- 6.5 By way of background to the case, planning permission was granted for an almost identical proposal in 2001 under application reference 53992/APP/2001/1179, although the permission was never implemented due to lack of funds. The original documents are no longer available on the Council's website; however, a copy of the approved documents have been scanned and are contained within **Appendix A** to illustrate the proposal previously approved on 14<sup>th</sup> August 2001.

### The Council's Concern

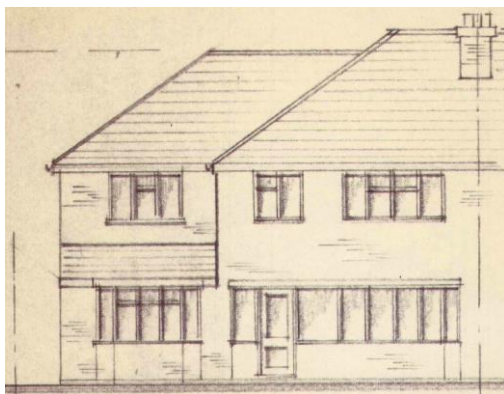
6.6 According to the Planning Officer's Report, the Council's main considerations in assessing this case were as follows:

- Design and impact on the character of the original property and street scene
- Impact on residential amenity of the neighbouring dwellings
- Provision of acceptable residential amenity for the application property
- Availability of parking
- Impact on trees.

### The design and impact on the character of the original property and street scene

6.7 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm, contributing to community cohesion and a sense of place. In this regard, the proposed extension has been purposefully designed to ensure that it represents an excellent example of urban design, which provides the required internal space within the appeal property, whilst complementing the existing house and the surrounding area.

6.8 The position, depth, width, height and finishing materials of the extension have been carefully selected to ensure that the new structure will not appear out of keeping as an addition to the side/rear of the property, with the new extension designed to be a subordinate, complementary addition when viewed within the street scene of North Hyde Road, as illustrated below.



**Previously Approved Front Elevation**  
(Application Ref. 53992/APP/2001/1179)



**Appeal Proposal Front Elevation**  
(Application Ref. 53992/APP/2018/1216)

6.9 The proposed extension has the same siting, size, scale, design and set back from the front as the previously approved scheme, and clearly represents a subordinate addition that would not be detrimental to the appearance of the original house.

- 6.10 The proposed extension is set away from the shared boundary with No. 139, in accordance with the Council's adopted Supplementary Planning Document HDAS: Residential Extensions guidance, even though the appeal property is the end dwelling in a row of semi-detached properties and is adjacent to a bungalow that is set some distance away from the boundary. The gaps between dwellings will therefore be maintained and there is no possibility of the neighbouring dwellings combining visually to form a terraced appearance.



- 6.11 The Council has also acknowledged that the new extension, with a width of the 3.5m, would be 57% of the width of the original dwelling and the roof would be set down from the main ridge by 0.5 metres, which accords with the SPD guidance.
- 6.12 Despite the first reason for refusal stating that the extension will have a lack of set back at all levels, the Officer's Report mentions that the first floor is set back from the front by 1.0m. Nevertheless, the Council has found fault with the ground floor element finishing flush with front elevation and having a bay window projecting forward of the main wall. It has therefore been suggested that the extension would not appear subordinate to the existing dwelling house and so would have a detrimental impact on the street scene and surrounding area.
- 6.13 In response to this assessment, it is asserted that this element of the design is in keeping with the style of the property, and that the SPD guidance is being applied far too strictly, when it is clear that the guidance is there to be interpreted in relation to the context of the site.

- 6.14 The SPD guidance states that in cases where a ground floor extension already exist then the first floor ought to be set back, and although it is acknowledged that in this case the property has not been previously extended to the side, this guidance demonstrates that some flexibility can be afforded in certain circumstances. It is strongly argued in this case that the addition of a ground floor extension that finishes flush with the front of the property, and then has a bay to match the style of the existing front elevation of the house will harmonise far better with the original dwellinghouse, with the first floor element set back and set down to maintain subordination.
- 6.15 The image below demonstrates the distance between the appeal property and the neighbouring bungalow, which results in a site context which could allow a slight deviation from the guidance without causing any detriment to the street scene, which could occur in a more uniform pattern of development.



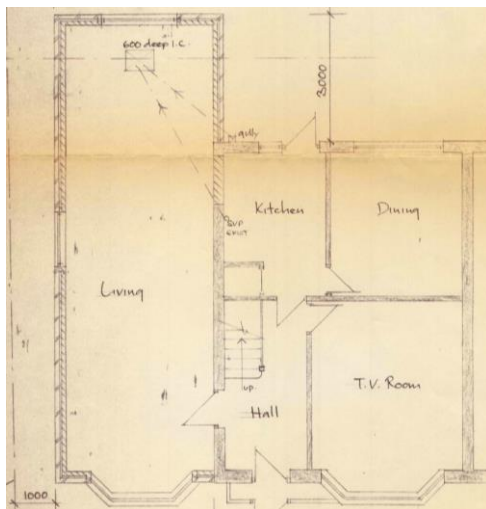
- 6.16 The street scene to the west of the appeal property is also quite varied, therefore the alteration to the front of No. 137 will not appear out of place or disrupt the surrounding pattern of development.



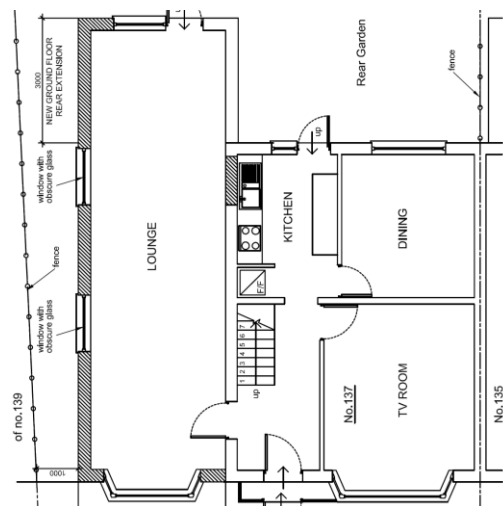


**Development taking place opposite the appeal property**

- 6.17 The fact that the same extension design has already been approved once upon the site also ought to be given some weight in the assessment of the suitability of this proposal, as had things gone to plan financially, this extension would have already been built to the design proposed. As shown below, the footprint of the appeal proposal is exactly the same as the previously approved design and therefore its refusal is unjustifiable in this case.



**Previously Approved Ground Floor Plan  
(Application Ref. 53992/APP/2001/1179)**



**Appeal Proposal Ground Floor Plan  
(Application Ref. 53992/APP/2018/1216)**

- 6.18 As the design of the proposed extension will harmonise with the appeal property and the surrounding street scene and will be far more in keeping than other nearby developments, such as those opposite the appeal site. The extension proposed will have a scale, form and architectural composition which complements the proportions of the original building and the character of the area and it is therefore asserted that this proposal ought to be considered an acceptable addition to the appeal dwelling and to accord with the aims of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Impact on residential amenity of the neighbouring dwellings

- 6.19 The proposed extension has been assessed in regard to its possible impact on neighbouring amenities, with the Council having confirmed that as the new addition would be located over 9 metres from the neighbouring property at No. 139 North Hyde Road, it would not intersect the 45-degree horizontal line. As there are also large trees along the shared boundary line between No. 137 and No. 139, the extension would mostly be screened from the neighbouring property; with the appellant willing to agree to a condition of approval for the retention and protection of the trees to ensure that screening will be maintained, as suggested by the Council.

- 6.20 The extension would be located 5.8 metres from No. 135 North Hyde Road and does not intersect the 45-degree horizontal line from any of its neighbouring windows, with the attached property also having an extension to the rear. The new extension will therefore result in no impact upon amenity at No. 135.

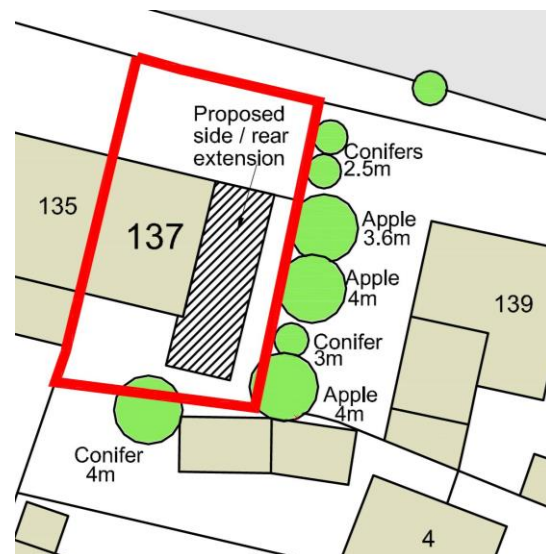


**Extension at No. 135 viewed from garden of No. 137**

- 6.21 In relation to No. 4 Wyre Grove, this neighbouring property benefits from an outbuilding along this section of the boundary line and the extension would be located over 10m from the rear elevation of this nearby house, resulting in no loss of amenity.
- 6.22 The Council has therefore confirmed that *“it is considered that the proposal would not have a detrimental impact on the residential amenities of any neighbouring properties in terms of loss of light, loss of outlook and sense of dominance. Therefore, it would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)”*.
- 6.23 The proposed extension will have three side windows facing the side of No. 139 North Hyde Road, two of which are at ground floor level, and one high-level window at first floor level. None of these windows act as the primary window for any habitable rooms and will all be obscure glazed and non-opening below 1.8m to protect privacy at the neighbouring dwelling. The first floor rear window will also be obscure glazed as this will serve a bathroom and will therefore not impact on privacy within the garden of No. 4 Wyre Grove. The appellant would be willing to agree to a condition of approval to ensure that these windows are obscurely glazed and non-opening below 1.8 metres above the finished floor level, and that no additional windows and doors are added within the side elevation in the future. As such, the proposal would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Provision of acceptable residential amenity for the application property

- 6.24 The amenity within the appeal property has been assessed by the Council and it is considered that all proposed habitable rooms and those altered by the development will still maintain an adequate outlook and source of natural light. Therefore, the development complies with Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 6.25 The amenity of current and future occupants of the appeal property is also an important consideration in terms of the additional space created by the proposed extension, with the extra living space on the ground floor and extra bedroom to the first floor vastly improving residential amenity within the modest dwellinghouse.
- 6.26 Paragraph 6.18 of HDAS states that sufficient garden space should be retained, with at least 100m<sup>2</sup> of private useable garden space recommended for a four bedroom home. The Council has stated that following the construction of the proposed extension, 34m<sup>2</sup> of amenity space will be retained for the occupiers of the dwelling, although this is just the space directly to the rear of the property.
- 6.27 In this case, the appeal site measures 215m<sup>2</sup> in total, with the original rear and side garden measuring 96m<sup>2</sup>. The proposed extension will retain a total area of 55m<sup>2</sup> of private amenity space including the areas to the side and rear of the extended property and although this includes the narrower areas of the plot, these provide equally important functions such as access and bin storage, freeing up the regular shaped space directly to the rear of the dwelling which can provide a suitable amenity space for sitting out, a play area or drying clothes etc.



**Proposed Extension and Garden Area**

- 6.28 As the appeal property is located within walking distance of an open space by the River Crane, it is considered that this would help to offset the 45m<sup>2</sup> deficit in relation to the recommendation for 100m<sup>2</sup> of private outdoor amenity space, which would be a very large amount of garden space for what would still be a modest property.
- 6.29 As shown within the following image, any perceived lack of outdoor amenity space is supplemented by plenty of alternative recreational areas and activity choices that all abilities and ages can enjoy, therefore the retention of a 55m<sup>2</sup> south facing rear garden area ought to be deemed sufficient in this case.



**Areas of outdoor amenity space near to the appeal property**

- 6.30 The appellant would also like to bring the Inspector's attention to an appeal allowed at No. 32 Wyre Grove, where the Inspector allowed the retention of a conservatory where the Council had claimed that the garden space retained of 48.5m<sup>2</sup> was not suitable for a four bedroom house (see **Appendix B**).
- 6.31 In the case at No. 32 Wyre Grove, the Inspector stated that *"Despite the fact that this would be about half that normally sought it was clear from my visit that the shape, siting and size of the garden would provide sufficient space to carry out everyday outdoor activities such as sitting out, children's play and drying washing even when occupied by a family. Indeed there was evidence of the space being satisfactorily used for these purposes at the time of my visit. Furthermore the garden space retained would not be dissimilar to the size of some of the neighbouring rear gardens serving family housing. I am therefore satisfied that the private garden space that would be provided would be adequate for the house and that the construction of the conservatory has not in itself resulted in overdevelopment of the site"*.

- 6.32 No. 32 Wyre Grove is in close proximity to the appeal site, with the Inspector in this instance also stating *“I note that there is a substantial area of informal open space at Cranford Park, the northern section of which (north of the M4 and along the River Crane) is only about 500 metres from the appeal site. This is within walking distance and would allow the occupiers to easily access open space should they wish to do so.”*
- 6.33 Going on to conclude that *“For these reasons and bearing in mind that the figures in the SPD are only guidance it is not unreasonable to take a more flexible approach in this case. I am satisfied that there would be no significant adverse impacts on the living conditions of the occupants of No 32 as a result of the smaller area of private external amenity space. As such the proposal would not conflict with HLP2 policies BE19 and BE23 and the Framework”.*



- 6.34 It is therefore asserted that the garden space retained by the development is large enough for the appeal property and that, once landscaped, this would be a far superior outdoor amenity space than the current outdoor area that is rather neglected in appearance, as pictured above.

#### Availability of parking

- 6.35 Sufficient parking will be retained at the appeal property with the house currently having three off-street parking spaces at the front of the dwelling, and the proposed extension having no impact upon the existing parking arrangements.

#### Impact on trees

- 6.36 The appeal site currently has mature trees along its shared boundary with No. 139 and the appellant is willing to agree to a condition of approval, to ensure that these trees remain in place to provide screening and privacy.
- 6.37 The existing garden is void of vegetation and the proposal to extend the property is therefore an opportunity to improve this area. The appellant is willing to submit a landscaping plan if necessary for approval, to demonstrate how the space available will be utilised in a more effective manner, to provide pleasant outdoor amenity space for the family to enjoy.

## 7.0 CONCLUSION

- 7.1 Having regard to the previous points, it would appear to be overly cautious for the council to suggest that the proposed extension would fail to appear as a subordinate addition and would thus be detrimental to the appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area. It is maintained that the proposed extension is sympathetic to the host dwelling and the neighbouring properties and will also relate acceptably well to the locality.
- 7.2 The proposed development would also maintain an adequate amount of private usable external amenity space for the occupiers of the extended property, with the overall development vastly improving the internal space within the appeal property and the quality of the outdoor amenity space will also be improved for current and future occupants to enjoy.
- 7.3 Whilst it is understandable that the Council would want to prevent unsympathetic development, it is asserted that the Council have failed to adequately assess or appreciate the appeal proposal and the site context, with an almost identical scheme to extend the property having previously been found acceptable and approved, as previously described.
- 7.4 The appellant has no desire to gain permission for an extension that is not worthy of the existing house or the site and feels strongly that the proposed works make a positive addition to the appearance of the appeal dwelling whilst protecting the residential amenity of nearby occupants.
- 7.5 The appellant has demonstrated that the scheme assimilates well with the built form within the locality and wholeheartedly respects the residential setting, whilst also causing no detriment to neighbouring amenities. It is therefore clear that the proposal complies with the sentiments of the National Planning Policy Framework, the Hillingdon Local Plan: Part One and Part Two - Saved UDP Policies (November 2012), together with fulfilling the aims of the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.
- 7.6 It is asserted that the appeal proposal is an acceptable form of development upon the site and, as 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, it is politely requested that this appeal is allowed, with any conditions deemed necessary in this case.