

*I am writing to appeal the decision to refuse our application for planning permission for a single storey rear extension.*

*Our appeal is based on the following reasons.*

*I. Angle and distance from neighbour.*

*Our extension would be angled away from our neighbouring property at 108 as the existing extension already does. Our current extension is set in by 1m from adjoining wall and angles away from 108, the new extension would be set in a further 1m from current extension, meaning new part of extension would begin just over 2m from adjoining wall and over 3m from 108's closest window allowing for over the desired 45 degree angle of view, and thus not having a significant impact on light.*

*II. No Objection*

*We have the support of our neighbours as for the second time we have had no objection from our neighbours on either side, more significantly from neighbour at 108 who have reiterated to us that they support our proposal.*

*III. Duty planner consultation*

*We consulted the duty planner at Hillingdon Council before submitting our plans and were advised that by setting extension in by 1m we would meet the criteria in terms of allowing sufficient light into both house and garden at 108, and also meet guidelines in terms of desired 45 degree viewing angle.*

*IV. Similar size extension that have been approved*

*There are a number of similar size extensions that have been approved in the past by Hillingdon Council. Number 96 is a mid terrace and have a large 6m rear extension not set in from adjoining property at number 98 whom have no extension.*

*Number 60 also has a 6m extension as does number 64 which is also a mid terrace.*

*I have also added the planning application references for all 3 properties*

*64 Manor Way ref: 70224/APP/2014/4202*

*60 Manor way ref: 61339/APP/2013/3612*

*96 Manor Way ref: 69480/APP/2013/3125*

*Although I understand that all circumstances are different This is just to show that extensions similar to what we want do already exist on our road and in the case of number 96 is viewable from our garden.*

*V. Improved living*

*Finally I would like you to consider the effect this extension would have on our living situation. We have 2 young children and love where we live. The extension would allow us to significantly improve the quality of our living situation allowing us to create a spacious, safe and secure environment to raise our family in. The extra room would allow us to provide our children with ample space to help nurture their development.*

*Overview:*

*Application reference 49737/APP/2017/1110 was refused by the council due to impact on the amenities of the occupants of no.108. The subsequent appeal was dismissed, The inspector in agreement with the council.*

*The main difference between the previous dismissed Appeal scheme and the current proposal is that the proposed extension would be set in 1 metre from the boundary with no.108. It is considered that this set in would ensure the amenities of the neighbouring occupant are preserved.*

*This is also inline with council duty officer advice. The inspector is respectfully requested to allow this Appeal.*

