Highford Design and Build Ltd

14 Truesdales, Ickenham

Removal of soft landscaping in front of house, replaced with brindle block paving for 1 additional car park space within original boundaries

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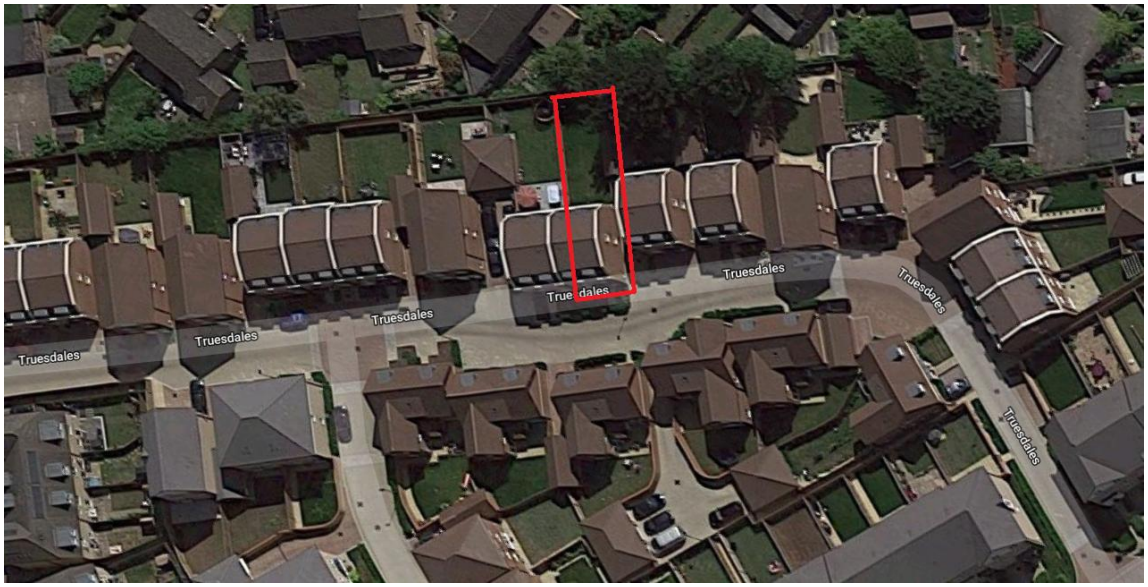
Appeal Statement;

- This application was made following the removal of existing plant beds and replacing with hard landscaping to provide a parking space to the front of the building
- The property was visited by a LPA Enforcement Officer who advised that the works contravened a planning condition imposed on the estate prior to its development and that a planning application was required to be submitted.
- The 'Proposed Plan', appended, shows the landscaping that was approved with the original development of the estate and the proposed layout should the scheme be approved (as discussed with the LPA enforcement officer), it does not show the scheme as it has been currently laid out, which is shown in one of the photographs below.



Extract from Google maps 38 Halford Road, Ickenham. highlighted in red.

History of this application

21/03/2018 Application made via Planning Portal
31/03/2018 LPA formally registered the application
18/09/2018 Refusal Notice issued by LPA (24 weeks following registration)

Planning Authority Reasons for Refusal from Officers Report responses are provided in *Bold Italics*

The reason for refusal are around the conditions imposed on the whole estate prior to the development being completed, where soft landscaping had been approved. The Councils Trees and Landscape Officer has suggested that the garage and space for two vehicles in front of it are more than adequate for the property.. and that the amount of green infrastructure is limited to very small front gardens which make an important contribute to the character and appearance of the area, as shown on the approved landscape plan. ***The suggestion with regard car parking to the front of the garage is impractical due to cars blocking each other. The Trees and Landscape Officer also states that the landscaping was an important part of the street scene and should be reinstated, however before the hard landscaping was laid the soil outside the property only had some sparce shrubs and was mostly bark chippings, its landscaping contribution to the road was minimal.***

The Highways officer has no comments to make other than the parking space is acceptable.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. – ***The proposed scheme offers a small area of planting adjacent to the car parking space. The area as it stands is currently paved with a small area of planting on the west side of the space.. the proposal is to enlarge the planted area whilst maintaining a space for a car***
Policy BE19 The Local Planning Authority will seek to ensure that new development in within residential areas complements or improves the amenity and character of the area. ***The space at the front of the building is to accommodate one car and the balance made into soft landscaped planting***

Policy BE38 Development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for Planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees. – ***It is believed that the works have a minor effect on the general landscaping of the estate. The new hard landscaping has been installed to match other properties that have had work done or were originally built with similar drives when the estate was built***

PHOTOGRAPHS

- TOP LEFT – Example of planting levels to existing properties in the road
- TOP RIGHT – Example of properties built with brindle paved parking spaces to front
- BOTTOM PEFT – Example of property granted permission by LPA to install paving
- BOTTOM RIGHT – No 14 Truesdales as currently paved, the submission proposed and enlarged planting area to the left of the parking space

For the above reasons the inspector is respectfully asked to consider overturning the Councils decision and allow the scheme.