



NEXT PHASE

THE TOWN PLANNING EXPERTS

Submission to the Planning Inspectorate

Statement of Case due to the refusal of planning permission in accordance with
Section 78(1) of the Town and Country Planning Act 1990

Local Planning Authority: The Council of the London Borough of Hillingdon
Application No: 3191/APP/2019/1361

Statement of Case to the Planning Inspectorate for alterations to porch and pitched roof
to existing single storey front element (retrospective) at 12 Edinburgh Close,
Ickenham, UB10 8RA

STATEMENT OF CASE

On behalf of Mr C Patman

August 2019



0698/01

Statement of Case – 3191/APP/2019/1361

STATEMENT OF CASE

Statement of Case to the Planning Inspectorate for alterations to porch and pitched roof to existing single storey front element (retrospective) at 12 Edinburgh Close, Ickenham, UB10 8RA.

Mr C. Patman

August 2019

Author	Christopher Whitehouse MRICS BSc (Hons) RICS Accredited Expert Witness Chartered Planning and Development Surveyor
--------	---

Report Status	Final
Date of Issue	August 2019
DISTRIBUTION	
Date	Issued To:
August 2019	Planning Inspectorate
August 2019	NextPhase Development Ltd
August 2019	Mr C. Patman
N.B	This report has been produced by NextPhase Development Ltd within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client's representatives. We disclaim any responsibility to the client and others in respect of matters outside the scope of the above. We accept no responsibility of whatsoever nature to third parties to who this report, or part thereof, is made known. NextPhase Development Limited Registered in England and Wales No: 7525574.

CONTENTS

Item	Description
1.0	Introduction
2.0	Statement of Case

1.0 INTRODUCTION

- 1.1 This Statement of Case has been prepared for the attention of the Planning Inspectorate in accordance with Section 78(1) of the Town and Country Planning Act 1990 on behalf of the appellant, Mr C. Patman.
- 1.2 This report provides a statement of case against the refusal of planning permission issued by the Council of the London Borough of Hillingdon on 18th June 2019 in accordance with the Town and Country Planning Act 1990 and the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3 Retrospective planning permission is sought for alterations that have taken place to the porch and the pitched roof to the existing single storey front element of the property known as 12 Edinburgh Close, Ickenham, UB10 8RA.
- 1.4 This statement provides a clear explanation of the statement of case and directly responds to the reason for refusal issued by Hillingdon Council within their Decision Notice.
- 1.5 This appeal has been prepared with the intention of appealing via the written representations route and refers to documentation throughout that formed part of the application submission and is noted in the appeal submission documentation list as appropriate.

2.0 STATEMENT OF CASE

2.1 Reason for Refusal

Hillingdon Council refused the application for a single reason which is contested by the appellant and as such a statement of case against the reason for refusal is outlined within the chapter.

2.2 Reason for Refusal 1 Detail

“The front extension, by reason of its siting, size, scale and roof design results in an incongruous and overly dominant addition which is detrimental, to the architectural composition of the original semi-detached dwelling, to the character, appearance and symmetry of the pair of semi-detached houses of which it forms a part and to the visual symmetries of the street scene and the surrounding area. Therefore the proposal is 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 - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.”

2.3 It is the appellant’s case that the measure of harm applied by the council in this instance with regard to the impact of the porch extension and its roof have been oversubscribed with regard to their impact upon its surrounding locality and the subsequent level of sensitivity applied to harm to the architectural symmetry afforded the dwelling and its neighbour.

2.4 The proposed infill of the porch offers a negligible impact upon the streetscene; the structure associated with the porch area was already extant prior to the works, and the impact of the subsequent work for which permission is hereby sought, is limited to the infill of the overhang area. Such infill facilitates improved circulation space to the

- existing family home which is considered a material benefit and the lack of measurable impact upon surrounding receptors is clear.
- 2.5 From a visual impact perspective, the range of views that can appreciate the difference in depth afforded before and after the infill of the porch area is limited and such impacts are limited to a front door essentially moving to the front extent of the property. Benefits afforded to the relocation of the front door in this regard sufficiently and significantly outweigh any harm that can be applied with regard to its impact upon the character and appearance of the streetscene.
- 2.6 The implementation of the pitched roof associated with the porch is again considered to be limited in terms of its measurable impact upon the character and appearance of the wider area. The property is not governed by any particular preservation policy nor identified constraining guidance and the area is not subject to any significant conservation or design principles. The sensitivity to the implementation of minor ancillary changes to a property by way of the delivery of extensions, particularly in this small scale nature, are low and the by-product of its implementation does not create any fundamental impact upon the architectural integrity afforded to the host building and its neighbour.
- 2.7 Any concern about the lack of symmetry afforded to the development by way of the implementation of the roof is misguided, as the scale and massing afforded to the existing dwelling and its neighbour are unaffected by the implementation of this secondary small-scale ancillary roof structure.
- 2.8 The roof provides an improved provision of built infrastructure to protect the porch, which in turn provides better internal configuration space for the property. The
-

- eventual result of the roof therefore is that it facilitates better quality improved provision of space for a family home, that which is supported by the National Planning Policy Framework.
- 2.9 The overarching streetscene of the area provides multiple examples of small-scale similar extensions that have taken place to the individual properties and the cumulative impact is not considered to have offered any significant harm with regard to the generalised scale and character afforded to the streetscene of the area.
- 2.10 It is therefore considered that the harm that is considered to be applied to the proposal by way of it being contrary to Policy BE1, 13, 15 and 19 respectively has been wildly oversubscribed by the local planning authority and the benefits afforded to the proposal sufficiently and significantly outweigh any harm.
- 2.11 Overall therefore it is considered that the proposal is sustainable development as defined by the National Planning Policy Framework and as such it is respectfully requested that the appeal is upheld and planning permission is granted for the proposal.

(This page is intentionally blank)



www.nextphasedevelopment.co.uk

Head Office: 8 Bore Street, Lichfield, Staffordshire, WS13 6LL
Tel: 01543 571718 | Email: c.whitehouse@nextphasedevelopment.co.uk

London Office: 16 Upper Woburn Place, London, WC1H 0BS
Tel: 0203 741 8225 | Email: c.whitehouse@nextphasedevelopment.co.uk

Company No: 7525574. | VAT No: 156185595 | Registered in England and Wales



NEXT PHASE

THE TOWN PLANNING EXPERTS

HEAD OFFICE:

NextPhase Development Ltd
8 Bore Street
Lichfield
Staffordshire
WS13 6LL
tel: 01543 571718

LONDON OFFICE:

NextPhase Development Ltd
16 Upper Woburn Place
London
WC1H 0BS
tel: 0203 741 8225



mail@nextphasedevelopment.co.uk
www.nextphasedevelopment.co.uk