

Statement of Case

Appeal Site address: 32 Townsend Way, Northwood HA6 1TF

Appellant: Hemal Shah

Refused planning application number: 55222/APP/2019/2989

Please find below original planning cover letter explaining proposed development and reasons for anticipated approval, to give a brief overview.

PHIL DUSEK LIMITED ARCHITECTURE AND PLANNING

FOR THE ATTENTION OF LIZ ARNOLD

9th September 2019

Dear Sirs,

RE:- 32 TOWNSEND WAY NOTHWOOD MIDDLESEX HA6 1TF.- PROPOSED EXTENSION AND CONVERSION OF EXISTING HOUSE TO FORM TWO SELF CONTAINED FLATS-AMENDMENTS

We refer to the recent approval of planning application no 55222/APP/2018/2443 and now have pleasure in attaching planning proposals detailing amendments to those details previously approved by you.

The revised proposals are very similar to the previous scheme, but introduce a shower room for the ground floor flat, along with other minor changes.

The main change to the approved accommodation is made possible by the addition of a small single storey extension to the side of the house as approved..

In terms of appearance, the extension is designed to avoid the visual extension of the approved two storey extension. This is achieved by setting back the addition by a distance of 1904mm from the front elevation. The pitched roof of the new extension also continues at the rear to form and replace the porch previously approved.

The new extension is located in the position previously approved for the cycle store. This has been moved to another suitable location.

In addition to seeking approval for the new shower room extension, this application also seeks approval for other minor changes to the approved scheme including:-

1. Rear patio doors to ground floor flat moved.
2. Bathroom window added for first floor flat.
3. Window added to first floor flat stairwell.

4. Cycle storage area relocated.
5. Kitchen flat roof rooflights.

The proposal maintains the previous 3 on-site parking spaces in the same location as the existing parking area, one space being located next to a 1200mm wide footpath, making it suitable for disabled use. The ramped approach to the entrance for the ground floor flat is retained, and both flats meet Lifetime Homes requirements. Lifetime Home layouts are provided as part of this submission, on drawing number 11-P5-5.

Phillip Dusek

The council's main reason for refusal was the bulk and look of the original semidetached houses.

1. The total set back from the original front elevation is 2.9 metres, which would not affect the look of the original houses, on the front elevation, so keeping in line with the street character.
2. The council had already approved a bicycle shed in the same location and similar size, which is where the proposed side addition was applied for, in its place. As a minor change, the council also approved the relocation of the bicycle shed.
3. The decision was supposed to be given by 12.11.2019. It was given on 22.11.2019. This was upon my agent chasing for a decision. Within two hours the case had been decided as a refusal and published on the Hillingdon website. The reason for the delay given by Mrs Arnold, was that it was due to her being away for 3 weeks, and hence the delay and rushed decision.

This planning application should have been approved, due to the fact that it is replacing a previously approved bike shed in that location. The moving of the bike shed is approved as a minor change. It is so far set back that it doesn't affect the bulk or look of the original houses. It was a rushed decision due to the delay in the original decision date.

Thank you

Hemal Shah