

APPEAL STATEMENT

5 VERBENA CLOSE

The property is a ground floor maisonette within a development of similar properties. The application was dealt down delegated powers.

The refusal is based only on that the proposed extension will effect number 7 Verbena Close and the case officer sights that

‘The proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 7 Verbena Close, by reason of over dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management’

Consultations were made sighting that ‘10 neighbouring property was consulted via letter on 07-04-20. No response was received’.

The officer was making a purely subjective assessment coming to the conclusion that ‘adjoining attached property comprises two flats, Nos. 7 and 8. This property is sited so that the application property is set some considerable distance beyond the rear elevation of Nos. 7/8. The proposed ground floor rear extension, whilst being 3m in depth, when considering the siting of 7/8, would result in an extension of some 7m to the rear of the ground floor flat. No.7, which would have an unacceptable impact on the amenities of this property. Thus, the proposed single storey rear extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 7 Verbena Close, by reason of over dominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan’

Number 7 Verbena Close is the first floor maisonette and by being set back from the host property by four metres makes the extension almost impossible to see and then only part of its roof. We forward a plan with the 45 degree line from the centre of the closest adjoining window to indication this. Over shadowing has been stated as an objection but the proposal along with the properties is on a virtual north/south axis. A photo is included as evidence that the shadows will have no effect.