

Appeal Statement

82 Willow Tree Lane, Hayes, UB4 9BE

Application Reference: 25583/APP/2020/1775

Date of application: 01 July 2020

Date of Decision Notice: 26 August 2020

Introduction

This Appeal Statement has been prepared in support of a planning appeal against the Refusal of Planning Permission decision notice served by the London Borough of Hillingdon of an application for a two storey, 1-bed attached dwelling with parking and amenity space. Application reference number 25583/APP/2020/1775 registered on 01 July 2020 and decision notice dated 26 August 2020, for the following works to 82 Willow Tree Lane, Hayes, UB4 9BE. This Appeal Statement sets out the Appellant's case in support of the proposed erection of a new single bedroom property.



Front View of the Property 82 Willow Tree Lane

This Statement should be read in conjunction with the application drawings and reports, which accompany this Appeal submission as follows:

- Design & Access Statement prepared by the White House Design Ltd.
- Drawing Number Reference: KKC/82/2020/A
- Drawing Number Reference: KKC/82/2020/C
- CIL Form associated with Application
- Planning Application Form 25583/APP/2020/1775
- Pre-Application Conclusion
- Pre-Application Associated Drawings (1761-pl-01 & 1761-pl-02)
- Drawing Issue Sheet / List
- Alternative Design Option Drawing Number Reference: KKC/82/2020/B

Relevant Planning History

25583/APP/2018/1447 82 Willow Tree Lane Hayes

Single storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 01-06-2018 **Status:** Approved

25583/PRC/2017/203 82 Willow Tree Lane Hayes

Erection of attached dwelling

Decision Date: 09-01-2018 **Status:** OBJ

Appeal Statement of Case

The Hillingdon's Supplementary Planning Document for Residential Layouts – Hillingdon Design and Accessibility Statement (HDAS) states the minimum recommended standards relating to floor space for a 1 Bedroom 2 storey house is 50 m². This proposal exceeds the local minimum required space standards by 10 square metres, as well as meeting the nationally described technical housing space standards for a 1 bedroom 2 storey property.

Policy DMHD 1 referenced to in schedule of reasons for refusal in the decision notice relates to the alterations and extensions to residential dwellings, such as rear extensions, front extensions, side extensions, roof extensions, are not relevant to this proposal as this is a proposed new dwelling not an alteration or extension to an existing dwelling and should not be considered as such. The front garden and parking amongst other design aspects have been made with careful consideration. The proposal requires 3 parking spaces, 2 for the existing dwelling and 1 for the proposed single bed dwelling. The submitted plans include the provisions for car parking, as well as a secure cycle store for each property, therefore addressing the issues related to parking.

Policies DMHB11 Part B this development does not adversely impact the daylight of the adjacent property any more than any other mid terraced property on Willow Tree Lane. In regards to open space and garden space the minimum amenity space for a single bed dwelling (40 m²) has been met by the proposal and minimum amenity spaces for the existing property has also been maintained (2 & 3 bedroom house a minimum of 60 m²). Therefore, adequate garden space is maintained in both the existing site and the proposed.

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Proposed Site Plan & Amenity Space

Image Showing proposed site plan with bicycle sheds and external screened storage spaces for general, recycling and organic waste. Furthermore, highlighting how the proposal maintains the minimum garden and amenity space for both the existing and proposed property (please see drawing number KKC/82/2020/B for site plan in further detail). There is opportunity on this corner plot to comfortably site another property.

Policies DMHB11 Part C is not relevant in this circumstance and as this is not a major development site due to it being a singular proposed new dwelling. Therefore, a masterplan is not required for this proposal and DMHB11 C is not applicable.

Policies DMHB11 Part D has been correctly dealt with in this proposal, as sufficient provisions and design details have been provided in regards to storage and waste management. Further details can be found in the plans, site plans and design & access statement associated with this application.

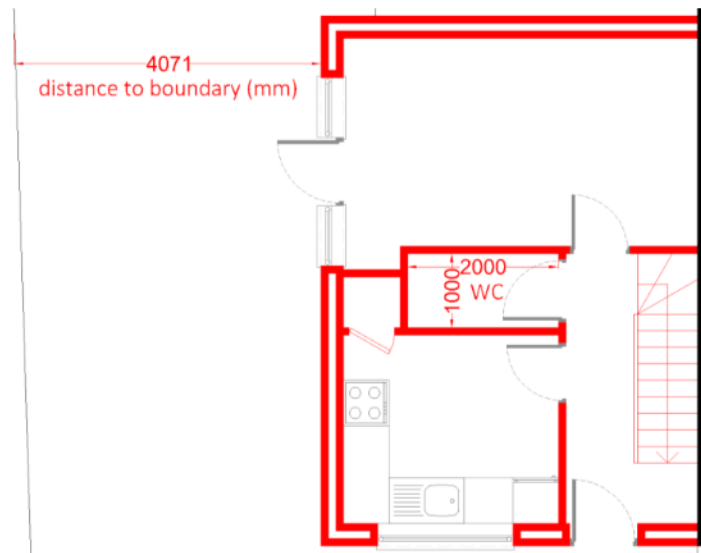
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The absence of a ground floor WC can be easily rectified by incorporating a WC into the proposal as shown. Either under the stairs or in another location (please see attached possible example drawing), if the requirement is for a disabled WC 1500mm x 2200mm wheel chair accessible toilet, then this amendment can also be made.



Possible Ground Floor Layout with WC & distance to boundary

This proposal fits in with the existing plot and street scene. Consequently, we refute the claim that this proposal has an adverse effect on the character of Willow Tree Lane due to the in the loss of a substantial proportion of an important gap that's as characteristic to the area. 71A Willow Tree Lane on the opposite the proposed site seems to be a corner plot addition to 71 Willow Tree Lane (please see image below). Furthermore, a gap of over 4 metres is maintained between the proposed building and adjacent boundary.



View towards 71 & 71A Willow Tree Lane

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Conclusion

In conclusion, the opportunity this open corner plot presents to assist in meeting the housing demand in Hayes has not been recognised, other options to the local planning authority had also been email to the planning authority with no avail. The proposed development sits harmoniously with the existing street scene, the fenestration and front elevation design, is very much in keeping with this existing character of Willow Tree Lane. This proposal complies well with the policies stated by the local planning authority within their decisions for refusal and those which are relevant. Furthermore, those policies that haven't been complied with, can be dealt with through minor internal amendments (as shown previously). The Appellant agrees with and supports these conclusions.