



February 2021

Statement of Case

Seymour House, 30-38 Chester Road, Northwood, HA6 1BQ

Development:

Erection of 29-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road and the change of use of three existing rear bedrooms to storage and ancillary rooms to No. 34 Chester Road.

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1. EXECUTIVE SUMMARY

The application site relates to an existing care home facility at 34-38 Chester Road known as Seymour House and a vacant, brownfield site next door at 30-32 Chester Road. Planning permission has been sought for a new care home building on the vacant plot, alongside internal alterations at No.34. The scheme would provide a total of 26 new care home bed spaces in Use Class C2.

The Council refused the scheme for a single reason; the visual impact of the new building on the local area. The new building has been determined as harmful due to its siting, scale, bulk and design.

The current application follows a series of recent applications on the site and neighbouring sites, including a grant of planning permission on the 19th October 2020 for an almost identical scheme. The only difference between the appeal scheme and the consented scheme is that a wider rear projection is now sought. This is what is before the Inspector to consider.

Importantly, a recent appeal (dismissed on 8th January 2020) is also of particular relevance. The appeal scheme was different in terms of its design, most notably the proposed roof and proximity to the shared boundary with No.34 Chester Road. However, the appeal Inspector did consider a near identical rear projection. The rear projection was directly comparable in both depth and width. The appeal was not dismissed on the visual impact of the rear projection and no objection was raised to this part of the proposal by the Inspector.

The Inspector is respectfully asked to allow the appeal and grant planning permission for the wider rear projection which has been designed to overcome the Inspector's reasons for dismissing the appeal, as well as designed to respect the established character and context of the appeal site and surrounding area.



2. INTRODUCTION

On behalf of the Appellant, Mr Salim Rhemtulla, this report provides our Statement of Case regarding the appeal against the refusal of a planning application (ref. 50613/APP/2020/3628) by the London Borough of Hillingdon (LB Hillingdon) in respect of an application for:

“Erection of 29-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road and the change of use of three existing rear bedrooms to storage and ancillary rooms to No. 34 Chester Road.”.

This planning application was refused by LB Hillingdon on 02/02/2021. The reason for refusal states:

- 1. The proposed care home building on land at No.30-32 Chester Road, by reason of its siting, scale, bulk and design, fails to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the area and Old Northwood Area of Special Local Character. The proposal is therefore contrary to Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020), Policy BE 1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies 7.1, 7.4, 7.6 and 7.8 of the London Plan (March 2016) and Policies D4 and HC1 of the Publication London Plan (December 2020).**

This statement is a direct response to the local planning authority's (LPA's) reason for refusal as set out above and in the LPA's decision notice (Appendix 1), and should be read in conjunction with the application documents.



3. SITE AND SURROUNDINGS

The appeal site is located on the southern side of Chester Road, between its junctions with Reginald Road and Hallowell Road. The site relates to three distinct plots; a vacant plot of land at 30-32 Chester Road and two existing care home buildings at 34 and 36-38 Chester Road which are in the same use/management, facilitated by a glazed walkway.

The vacant site has a total area of 1203 m² with a street frontage of 21.4m. The former buildings (now demolished) comprised of a pair of semi-detached properties, which had been extended and converted to a registered children's home, which provided accommodation for teenagers.

The two care home buildings were both allowed at appeal (details in Section 4, below). The care homes replaced three former houses on plots 34-38. Both plots fall within Use Class C2 and offer specialised, dementia care. The buildings run as one single residential care home (facilitated by a glazed link), comprising of 36no. beds in total.

The whole appeal site lies within an established residential area with considerable variety in the size, type and design of property. these include two storey detached and semi-detached properties, a number of which have third floor accommodation within the roof space, three storey properties, modern three storey town houses with mansard roofs and three storey purpose built flats. Whilst domestic in scale and reflective of local characteristics, the care home buildings can be identified as in a different use class in the Chester Road streetscene and wider area. The buildings do however, sit comfortably and make an important contribution to care facilities in the London Borough of Hillingdon.

The site is not within a conservation area but is part of the Old Northwood Area of Special Local Character (ASLC). The ASLC constitutes a local designation which highlights the area as having elements of local character and identity that the Council wishes to preserve.

The ASLC is a non-designated heritage asset and therefore not subject to the same level of protection as conservation areas. LB Hillingdon do not have a separate appraisal statement relating to the area, but a Development Management Policy, DMHB 5 relevant to all ASLCs in the Borough.



4. PLANNING HISTORY

Site Address	Reference Number	Description of Development	Decision
32 Chester Road	13800/A/96/1624	Change of use from Class C3 (Residential) to Class C2 (Children's Home)	Granted 05/03/1997
36-38 Chester Road	50613/APP/2005/758	Erection of 24-bedroom care home with refurbishment and alterations to no.34 Chester road and associated parking (involving the demolition of nos.36 and 38 Chester road)'. on appeal 27/07/2006.	
34 Chester Road	50613/APP/2006/2768	Erection of a three storey building with mansard roof to provide for 12 single en-suite rooms for use as a residential care home, with provision of associated car, motorcycle and cycle parking and landscaping (involving demolition of existing buildings) on appeal 17/09/2007	
Land At 30 - 32 Chester Road	3800/APP/2010/623	Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping. Refused 01/09/2010, subsequently dismissed at appeal 10/02/2011.	
Land At 30 - 32 Chester Road	13800/APP/2011/1140	Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to Granted 02/02/2012.	



		access and associated landscaping.	
34 Chester Road	50613/APP/2014/4336	Glazed link walkway between existing dwellings	Granted 23/02/2015
Land at 30-32 Chester Road	13800/APP/2019/604	Development of 29-bed Residential Care Home, alterations to access, to vehicular crossover and associated landscaping.	Refused 22/08/2019 and subsequently dismissed at appeal 08/01/2020.
Land at 30-32 Chester Road	13800/APP/2020/2272	Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping.	Granted 19/10/2020.

The most recent two entries are most relevant to this appeal and referred to as the consented scheme and dismissed appeal throughout this statement. Appendices 4-18 provide full details of each case for ease of reference.



5. APPEAL PROPOSAL

This appeal has been submitted in respect of the refusal of planning permission (ref. 50613/APP/2020/3628) for:

Erection of 29-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road and the change of use of three existing rear bedrooms to storage and ancillary rooms to No. 34 Chester Road.

Planning permission has already been granted (ref. 13800/APP/2020/2272) for:

Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping.

All details are included in Section 3 and in the relevant appendices to this statement.

The changes to the existing care home buildings at 34-38 are limited to minor internal changes. The majority of the proposed works relate to the construction of a new care home building on the vacant plot at 30-32 Chester Road.

The main change between the appeal scheme and the consented scheme is that the width and footprint of the rear projection will change. The rear projection is proposed to be 5.8m wider than the extant permission.

Agreed Matters

From the decision notice and Officer's Report, it is considered that the following issues are agreed:

- The principle of redevelopment for the use as a care home has been accepted and established;
- The proposal has an acceptable impact on the existing living conditions of neighbouring properties;
- The proposed development is acceptable on highways grounds;
- The proposal has an acceptable impact on trees;
- Affordable housing is not required (under the current policy context); and
- Matters of sustainability, flooding and drainage are agreed.



6. GROUNDS OF APPEAL

Introduction

This section sets out the Appellant's response to the reason for refusal and the issues raised in the LPA's officer report.

The refusal reason raises four key concerns with the **appearance** of the new care home building at 30-32 Chester Road and its subsequent visual impact on the local area and ASLC, with particular regard to its:

- i. Siting;
- ii. Scale;
- iii. Bulk; and
- iv. Design

The reason for refusal states that the proposal is also contrary to the following development plan policies:

- Policies DMHB 5 and DMHB 11 of the Hillingdon Local Plan: Part 2 – Development Management Policies (January 2020)
- Policy BE 1 of the Hillingdon Local Plan: Part 1 -Strategic Policies (November 2012), Policies 7.1, 7.4, 7.6 and 7.8 of the London Plan (March 2016)
- Policies D4 and HC1 of the Publication London Plan (December 2020).

These concerns are confirmed in the summary conclusion within the Officer's report:

"In conclusion, the proposed 29-bed residential care home (Use Class C2) on land at Nos. 30-32 Chester Road and the change of use of three existing rear bedrooms to storage and ancillary rooms to No. 34 Chester Road is considered acceptable in principle. However, the proposed development would fail to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the area and Old Northwood Area of Special Local Character. For the reasons outlined within the report, the application is recommended for refusal".

The appellant has two main grounds of appeal:

1. LB Hillingdon have not given sufficient weight to recent, relevant planning history, including the Inspectors conclusions in the recent, dismissed appeal; and
2. Given the consented scheme, the revised width of the rear projection would be acceptable, particularly given the public benefits from developing a vacant plot of land and providing additional care home bed spaces in the Borough.



Ground 1: Recent, relevant planning history

The appeal scheme follows a complicated planning history, listed fully in Section 4 of this statement. Two entries are particularly relevant and critical in the assessment of the scheme.

The most recent approval, referred to in this section as ‘the consented scheme’ relates to:

Land at 30-32 Chester Road	13800/APP/2020/2272	Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping.	Granted 19/10/2020.
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The most recent refusal (subsequently dismissed at appeal), referred to as ‘the dismissed appeal’ relates to:

Land at 30-32 Chester Road	13800/APP/2019/604	Development of 29-bed Residential Care Home, alterations to access, to vehicular crossover and associated landscaping.	Refused 22/08/2019 and subsequently dismissed at appeal 08/01/2020.
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The plans and relevant decision notices are included in full in the appendices to this report (Appendices 4-18)

The appellant contends that appropriate weight has not been given to the recent appeal decision and the conclusions reached by the Inspector when dismissing the appeal. This forms the basis of the first ground.

LB Hillingdon’s officer report fully explains the reason for refusing the application in Section 7.2 (see Appendix 2). This section is titled ‘impact on streetscene’, although there are no references to streetscene within it. As part of section 7.2 the officer summarises the main differences between the appeal scheme and the approved scheme:

“In terms of a comparison to that previously approved under application reference 13800/APP/2020/2272, the approved 26-bedroom residential care home measured approximately 287 square metres in footprint, with a 17.3 metre long elevation fronting Chester Road. It also measured 9.1 metres at its highest point, utilising the same mansard roof with dormer windows. The siting was also the same as that currently proposed. Evidently, the siting and appearance of the proposed development when viewed from Chester Road is established

as acceptable. However, the main difference is the additional 53 square meters of developed footprint, equating to at least 420 cubic metres more built volume on-site”.

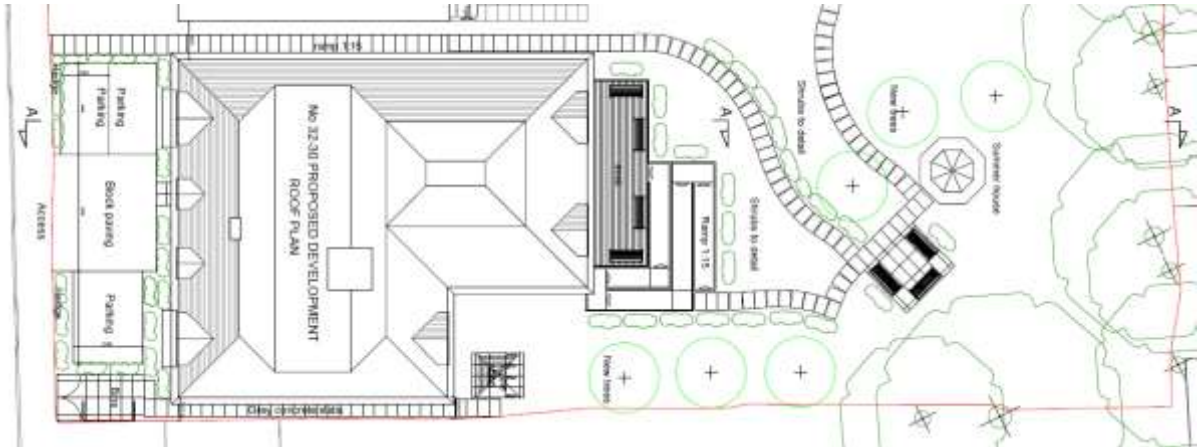
However, what this summary fails to explain how this additional volume manifests itself on site. The additional 53sqm of developed footprint is created only by the revised width of the rear projection, not with any other design changes:

Consented site plan and consented rear elevation:



(With scale bar in Appendices 6 and 7).

Proposed site plan and rear elevation (showing vacant plot, only):



Rear elevation

(Shown to scale in appeal submission documents):

As viewed from the streetscene, the building would remain unchanged in design, siting and appearance.

Consented and proposed front elevation:



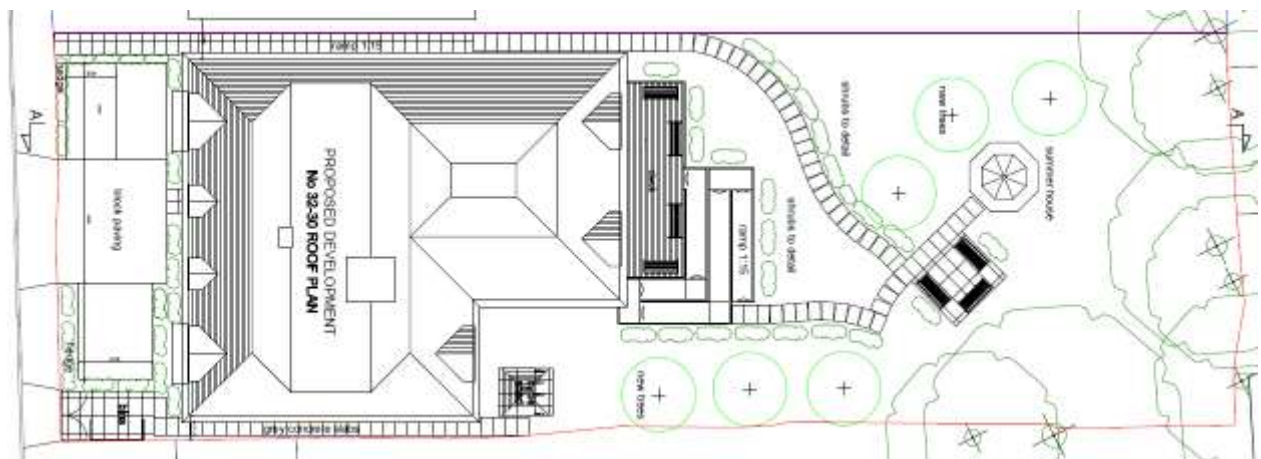
Front elevation

No design change as approved under
application ref: 13800/APP/2020/2272

(Appendix 7 and appeal submission documents).

Crucially, what also hasn't been addressed in the officer report, is that the rear projection in the current scheme has been considered previously by both LB Hillingdon and the Inspector in the dismissed appeal. The rear projection proposed is almost identical to the rear projection previously considered by LB Hillingdon under application LPA Ref. 13800/APP/2019/604 (see Appendices 14-18).

Dismissed appeal: site plan and rear elevation:





Rear elevation
(With scale bar in Appendices 14 and 15).

The reasons for refusal on the dismissed appeal (decision notice included as Appendix 11) read:

1. The proposal would result in a row of three similarly designed blocks which would incorporate large mansard roofs with oversized dormers and would result in an extensive 50m wide frontage on Chester road, with only narrow, sub-standard undeveloped gaps to break up the building mass. As such, the proposal would add another incongruous building to this part of Chester Road, the cumulative impact of which would result in a very cramped and overdeveloped street scene. The proposal therefore fails to harmonise with the mixed architecture and spacious character and appearance of the Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy DMHB5 of the draft Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).
2. The proposed development by reason of its scale, bulk and proximity to the side boundaries would result in a closing of the visually open gap between it and the neighbouring properties at both no. 34 and 28 Chester road which would give rise to a cramped form of development, detrimental to the visual amenities of the street scene and the



surrounding area and the character and appearance of the Old Northwood Area of Special Local Character,. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB5 of the draft Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).

3. The proposed rearward element by virtue of its size, scale, siting, bulk and proximity to no. 34 Chester Road would be detrimental to the amenities of the adjoining occupiers at 34 Chester road by reason of over-dominance, overshadowing, visual intrusion, loss of daylight and sunlight and loss of outlook. The proposal is therefore contrary to Policies BE13, BE19, BE20, BE22, BE24 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB5 of the draft Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).
4. Due to the proximity of the proposed development to no.28 Chester road and the siting of the flank wall and the location of the proposed light wells serving the kitchen and activity lounge, the development would be detrimental to the amenities of the adjoining occupiers at 28 Chester Road by reason of outlook, noise, smell and odour and general disturbance. The proposal is therefore contrary to Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19, BE20, BE21, BE24 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy DMHB5 of the draft Hillingdon Local Plan: Part Two - Development Management Policies with Modifications (March 2019).
5. The proposed development, in the absence of a Section 106 legal agreement fails to secure the development as C2 use class elderly accommodation. Given that a legal agreement to address this issue has not at this stage been offered or secured, the proposal is considered to be contrary to Policy R17 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), DMCI 7 of the Hillingdon Revised Proposed Submission Version of the Local Plan: Part Two – Development Management Policies (2019) , Policy DMH 8 of the Emerging Hillingdon Local Plan: Part 2 Development Management Policies and Policy 3.17 of the London Plan (2016).

The reasons for refusal therefore raised the following concerns:

1. The impact of the new building at 30-32 Chester Road and the impact on the streetscene of Chester Road due to the similar design of the three blocks, the roof design, the width of the frontage and the gaps between buildings
2. The proximity of the new building at 30-32 Chester Road to the side boundaries and the loss of gaps between no.28 and no.34



3. The impact of the rearward element on the **amenities of adjoining occupiers at 34 Chester Road.**
4. The impact of the use, flank wall and lightwells on the amenities of 28 Chester Road.
5. The lack of a legal agreement to secure a C2 use at the site.

None of these reasons for refusal related to the visual impact of the rear projection. The rear projection was only refused for amenity reasons, as explained in reason for refusal 3.

The refusal reason now before the Inspector is new. The refusal reason now before the Inspector does not reflect the recent decision made by LB Hillingdon on application ref. 13800/APP/2019/604.

It is noted that the general design reasons for refusal (numbers 1 and 2) relate to the cramped form of development and the design of the building and roof, only. There was no reference to the rear bulk or length side flank wall.

It is accepted that the officer report for the dismissed appeal (Appendix 12) did make reference to the design of the rear projection in general terms by stating:

“The increase in the width of the rear projecting element from approx. one third to two thirds of the overall width of the building is considered to be over development of the site and would result in a flank wall measuring approx 21m. (Section 1)”.

“The large volume of the building will be appreciated from the street in oblique views through the gaps as well as from the rear gardens. The building would be significantly larger than the other houses within the street and as a consequence would draw undue attention. This coupled with the poor proportions and detailed design of the building would result in a lesser quality building than the period houses along the road and the buildings that have been demolished. The proposal would not preserve nor enhance the area of special local character. (section 7.2)”.

“The increase in the width of the rear projecting element from approx. one third to two thirds of the overall width of the building is considered to be over development of the site and would result in a flank wall measuring approx 21m” (Conclusion).

However, there was no overdevelopment reason for refusal included and the objections were directly linked to the overall width of the building, the impact on gaps and spacings and the overall design of the front elevation.

Most critically, when considering all the reasons for refusal and all the issues presented by LB Hillingdon, the Inspector dismissed the appeal for two reasons only; the design and appearance of the roof of the building (see paragraphs 5-12 of the appeal decision, Appendix 13) and the impact on the existing living conditions of No.34 Chester Road (paragraphs 13-18 of the appeal decision, Appendix 13). The Inspector raised no concerns with the width or appearance of the rear projection. This did not form part of the reasons for refusal, or the Inspectors decision to dismiss the appeal. The only reference to the rear elevation under the ‘character and appearance’ section



of the appeal decision references the proposed raised eaves, not the siting, scale, bulk or design of the rear projection.

This is all confirmed in the Inspectors paragraph 18 (see Appendix 18). Here the Inspector makes specific reference to Policy DMHB 5 (the ASLC policy) when discussing the rear projection. This paragraph reads:

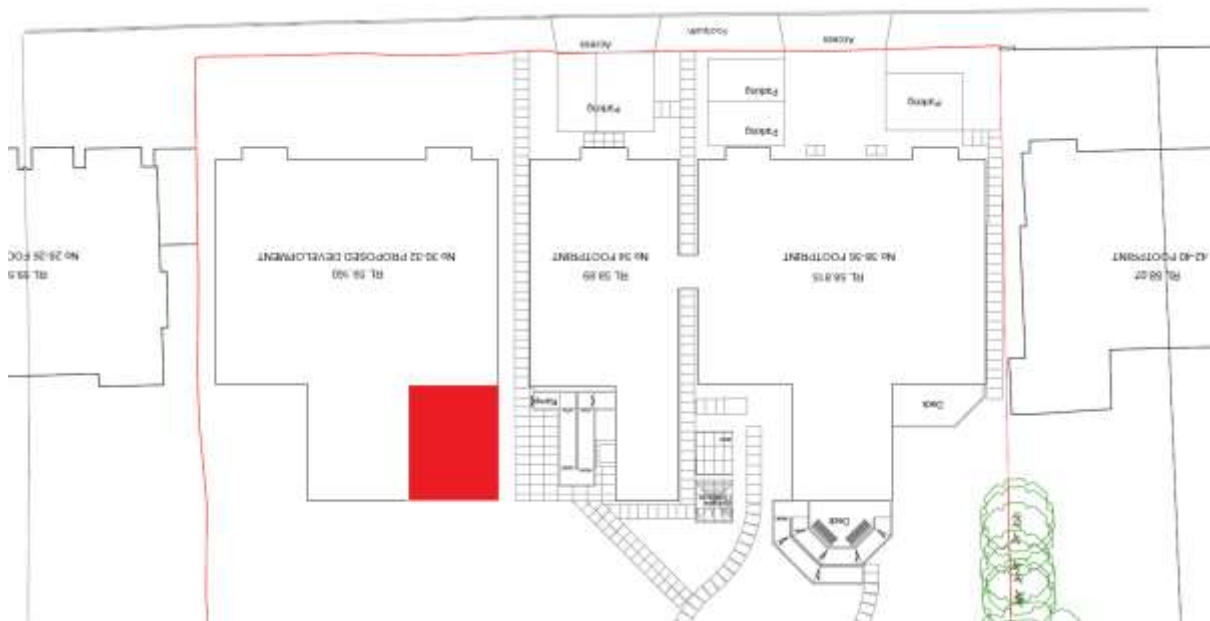
“Finally, Policy DMHB 5 of the Emerging HLP2 has been cited, however, this policy is specific to the character of the ASLC. Whilst I have therefore not identified conflict with these particular policies in respect of this main issue, this does not override the harm already identified”.

Given this context, the Council’s reason for refusal, does not give sufficient weight to the previous officer’s decision and, most importantly, the Inspectors decision on the dismissed appeal. The appellant asserts that the dismissed appeal establishes the siting, scale, bulk and design of the rear projection as acceptable.

Ground 2: The rear projection has an acceptable siting, scale, bulk and design.

As explained above, planning permission has already been granted for a very similar scheme to that under consideration. The only difference is the width of the rear projection.

Importantly, the increase in the width is set between the approved rear projection and the side boundary with 34 Chester Road which also forms part of the appeal site, identified in red below (not to scale).



The officer report explains LB Hillingdon's objections to the rear projection in greater detail than the previous refusal. This is a new consideration over and above the previous officer report. This states:

As stated by the Council's Conservation and Urban Design Officer, the houses along Chester Road have a fairly consistent rear building line where the main body of the houses are clearly defined. Some of the houses originally had rear wings or were later extended but, in each case, they are subordinate to the main body of the houses. The previously consented schemes adjacent to the site were also designed to respect this characteristic with the main bulk of the building respecting the established rear building line with secondary subordinate wings to the rear.

The proposed scheme does not respect the established rear building line as the main body of the building extends all the way back to the depth of the rear wings of nos. 34 and 36-38 Chester Road and beyond the extensions of other adjacent buildings. This adds considerable bulk to the development and results in the building becoming overly dominant and incongruous within the Area of Special Local Character where it would be clearly seen from adjacent gardens as well as from houses that back onto the site. In this instance, the harm is considered to be 'less than substantial harm', as defined by the NPPF (February 2019). In terms of a balanced judgement, the benefits of the scheme are not considered to be significant in light of



the site already having been granted permission for a care home with an acceptable design under application reference 13800/APP/2020/2272.

Importantly, this assessment does not give due weight or regard to the most recent refusal at the site which was dismissed at appeal, as explained in Ground 1. However, it also doesn't give a true assessment of the impact of the rear projection.

The appellant contends that the visual impact of the rear projection is both acceptable and limited given the rear facing and enclosed location. The appellant contends that the proposal complies with Policies BE 1, DMHB 5 and DMHB 11 of the Local Plan (Parts 1 and 2).

The consented scheme has permitted an identical depth which matches the other properties owned by Seymour House. The rear building line is respected. Where the appeal proposal differs is in width.

The additional bulk would be set between the consented rear projection and the side boundary. This is all within the context of rear projections which share the same depth, and very similar designs.

The main design difference between the rear projections (shown in the aerial image and photograph, below) is the overall width. The projection at No.36-38 is wider, with a wider dormer, than that at No.34. This establishes a pattern of difference and a degree of difference in both footprint, width and site layout along this part of Chester Road.

Aerial Image: Appeal Site (Source: AppleMaps)



Photograph: Rear of 34-38 Chester Road, September 2019



It is agreed that the width causes a change in the bulk and scale of the rear projection however, when viewed in the context of the consented, main building, adjacent to the other Seymour House properties; this change is not considered harmful.

The officer report states that the change to the rear projection “*adds considerable bulk to the development and results in the building becoming overly dominant and incongruous within the Area of Special Local Character where it would be clearly seen from adjacent gardens as well as from houses that back onto the site*” however, this is not agreed. The rear projection would be difficult to appreciate from any public viewpoint and only seen from limited private view points directly overlooking the site.

There are views of the rear of Seymour House from Reginald Road to the east, but the rear of the new building would not be readily visible in this view due to the existing built form and vegetation.

Photograph: Rear of appeal site from Reginald Road, February 2021 (winter view)



There is also a glimpsed view between properties on Roy Road however, the rear projection would only be visible in the context of other, distant built form visible through the gap.

Photograph: Vacant plot as seen from Roy Road, February 2021 (winter view)



Even from these views it will be difficult to appreciate the width of the rear projection in its entirety because of the angle of plots, very generous rear gardens and other built form. Even where this can be appreciated, it would not be harmful.

In addition, the rear projection is viewed alongside the other Seymour House properties which differ in their articulation, footprint and form at the rear and already exhibit rear projections which differ in width. The rear building line is consistent, which provides a degree of rhythm and continuity, but the differences in width are an established part of the character and context, particularly here.

Finally, the rear projection would not be visible from the streetscene of Chester Road. This is acknowledged by the Council as the reason for refusal excludes any reference to Chester Road or its streetscene, alongside the officer report.

Photograph: Appeal site from Chester Road, February 2021 (winter view)





Summary of benefits

Alongside ground 1 and ground 2, the appellant also asserts that the proposed benefits of the scheme should also be given weight in the planning balance, particularly:

- The development of a vacant, brownfield site for new homes in the Borough
- The creation of 26 additional bedrooms in Use Class C2 which contribute to an identified need.
- The creation of new jobs in the local area.
- Improvements to Sustainable Urban Drainage.
- Additional landscaping and planting.

The need for C2 care facilities is documented in the Council's Local Plan, where there is reference for care home demands expecting to grow, particularly in the northern wards (including Northwood). The Publication London Plan (December 2020) is also clear in policy H13 that there is an increasing need for dementia care, that will be provided by Seymour House using the proposed new building.

The officer report does not explain the benefits that the new proposal would bring. The report simply states: *"the benefits of the scheme are not considered to be significant in light of the site already having been granted permission for a care home with an acceptable design under application reference 13800/APP/2020/2272"*.



7. CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise. The appellant asserts that the appeal proposal fully complies with relevant policies of the development plan and heeds advice contained in the previous appeal decisions.

The benefits of the scheme have not been discussed in detail in the officer's report but are nevertheless of great importance and should also be given weight.

The need for care home accommodation is well documented in the Council's Local Plan in the preamble and justification of Policy DMH 8. The demand is expected to grow, particularly in the Borough's northern wards, including Northwood where the appeal site is located. In 2017 the Council published the findings of a Joint Strategic Needs Assessment which provides a focus for the development of health and social care services, and for addressing the needs of a growing ageing community in Hillingdon. The strategy recognises there is a growing demand for a range of supported living services and facilities. The appeal site offers a suitable, policy compliant location for a new care home facility that will make a direct contribution to that strategic goal and need. The Appellant's own analysis and experience from the existing care homes already established suggests a demand for care is high in Hillingdon, as evidenced by a continuous full occupancy of beds and substantial waiting lists.

The new care home would also generate between 15-20 new jobs. The benefits of additional employment should also be material to the decision.

There is also a clear benefit to re-using this brownfield site and benefits to the Chester Road streetscene by introducing a new building on this vacant plot. The design of the building has already gained support from LB Hillingdon in the consented scheme.

Overall the development accords with all relevant planning policies and the Inspector is respectfully requested to allow the appeal and grant planning permission for the wider rear projection.



9. LIST OF APPENDICIES

- APPENDIX 1 – DECISION NOTICE (LPA Ref. 50613/APP/2020/3628)**
- APPENDIX 2 – OFFICER REPORT (LPA Ref. 50613/APP/2020/3628)**
- APPENDIX 3 – SELECTION OF SITE PHOTOGRAPHS**
- APPENDIX 4 – DECISION NOTICE CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 5 – OFFICER REPORT CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 6 – PROPOSED SITE PLAN CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 7 – PROPOSED ELEVATIONS CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 8 – PROPOSED VISUAL CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 9 – PROPOSED GROUND AND LOWER GROUND FLOOR PLANS CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 10 – PROPOSED FIRST AND SECOND FLOOR PLANS CONSENTED SCHEME (LPA Ref. 13800/APP/2020/2272)**
- APPENDIX 11 – LB HILLINGDON DECISION NOTICE DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**
- APPENDIX 12 – OFFICER REPORT DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**
- APPENDIX 13 – INSPECTOR'S DECISION DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**
- APPENDIX 14. - SITE PLAN DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**
- APPENDIX 15 – ELEVATIONS DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**
- APPENDIX 16 – VISUAL DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604)**



**APPENDIX 17 - GROUND AND LOWER GROUND FLOOR PLANS
DISMISSED APPEAL (LPA Ref. 13800/APP/2019/604**

**APPENDIX 18 - FIRST AND SECOND FLOOR PLANS DISMISSED APPEAL
(LPA Ref. 13800/APP/2019/604**