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FROM: 88 CATLINS LANE PUNNER HAS 2BX.

Section H.

I am appealing to retain my front canopy- porch in situ at the entrance of my property

In the summer of 2020 enforcement officer visited my home after receiving report from a neighbour. It was found that the canopy porch was slightly higher in height than the permitted development of three metres it was a genuine error which I was oblivious to. The officer invited the submission of retrospective planning application, which I did submit and thought the local planning authority (LPA) may find acceptable. When the application was processed it opened doors for objectors, hence the application was refused. I contacted the (LPA) on several occasions hoping to find a resolution. I have exhausted all venues and hence the reason for appeal All the responses said no and advised I would need to appeal. (included in report are correspondence from LPA).

The canopy porch was needed to protect the large Oak front door (wheelchair accessible) from weathering elements e.g., rain and strong winds. The door would expand, and locks became faulty prior to the canopy porch, I had to get the door removed to be trimmed and new locks fitted besides the costly expenses my daughter could not gain access after school into the home whilst I was at work. This caused me great concern about her safety which was uncomfortable for her. I also could not open the front door.

The resolution to this problem was to get a canopy porch built over the front door. It is open plan retaining the original character of the main property. Since having the canopy porch, it is purpose built, we have not experienced any issues with the front door to date which is a great relief.

Prior to 2018 we did have a recessed doorway it did not help as the old front door had the same issue described above. The reason for this is that the front of our property opposite there are no buildings just a wide-open space which leads to Wrenwood Way road leading into Arden Mhor cul-de-sac, hence when it rains with strong winds, we feel the affect greater than most of the other properties due to positioning of my property.

I have studied the reasons for refusal from the delegated officer report. I will comment on each paragraph including the policies listed (11 of them)

Paragraph 3 Comments on Public Consultation: This is misleading and biased. Six properties were consulted, two of these did not respond (I have supporting emails numbers 1 and 2) enclosed from these neighbours therefore leaving 4 objections not 5. I asked the LPA what the process of selection of neighbouring properties they contacted, I got no response. These 5 objectors contacted LPA prior to the 6 neighbours being consulted these are the same neighbours who objected to my planning history in 2017. Also Flood and Water management officer had no objection also Northwood Hills and Eastcote resident Association no response therefore this generally means no objection like the 2 neighbours above who did not respond as they had no objection.

The LPA have 5 letters of objection, I have 10 emails from neighbouring properties who have NO objection and support my canopy porch (evidence 10 emails included in report).

My supporting neighbours disagree with the description the objectors have stated which reference has been made in the delegated officers report see comments on emails numbered 3, 4 and 5 to support this. Most neighbours find the development of high quality and does not harm the character and appearance of the area. The development is of good design which is appropriate to its context in terms of scale detail and materials. (see photo 1 and 2)

Just because these 5 objectors (who are in the minority) think that a design would be out of character with its neighbours does not necessarily make it true. Refer to neighbours comments which do not object they cannot be ignored these must be taken into consideration.

Paragraph 4 Local Plan Policies which the LPA states are relevant to my application. I have studied each and made comments below to each policy to defend my development with supportive evidence including emails and photographs this will take me through paragraphs 5, 6, informative 1 and 2 and standard informative 1 and 2 to the end of the report.

Hillingdon Local Plan Part 1 Strategic Policies

1. PT1.BE1 (2012) Built Environment

My development achieves high quality design. It is a lifetime structure it is adapted wheelchair accessible and adapted to the needs of disability and elderly that is easy access due to open plan, it is inviting, friendly and human satisfaction. Traditional natural material wood is used.

2. PT1.HE1 (2012) Heritage

The structure was built with a lot of thought and sensitive to the wider historic environment, as Catlins Lane is an old part of the borough, the structure is of heritage appearance and design which enhances and improves quality of public realm, it respects local character and its heritage. (See comments on emails enclosed and photo 1).

London Borough of Hillingdon Local Plan Part 2 (development and management Jan 2020)

3. DMHB 1 Heritage Assets

The structure has a design that is sympathetic, it does not distract or divert or compete with local heritage assets as many people (public) pass my home to go to Catlins Lane Open Space for activities or dog walking and are not distracted by my canopy porch, most residents refer to it as a canopy as it is open space and original features of the house are not obscured, hence making it a positive attribute to local character. There is no unacceptable loss of outlook to neighbouring occupiers due to its design and outlook

It is 3.5 metres away from any neighbour and 10 metres from the public footpath therefore no effect on the street realm because it is not prominent in the street scene (see photo3), due to its position, size, massing, bulk and alignment which is modest and not an uncharacteristic feature, the public don't even notice it (as mentioned in emails no concern, no objection).

The structure enhances the rhythmic feel, due to the position of the property mid curve and does not appear incongruous in the street scene.

4. DMHB 5 Area of Special Local Character

Canopy porch design compliments existing material design features, architectural style and building heights. It compliments and respects the symmetry and architectural style of my original building and is therefore subordinate in nature. There is ample space in front of the canopy porch where land scape exists (see photo 1 and 2).

5. DMHB11 Design of New Development

The structure incorporates principles of good design by taking account the surroundings, style and materials used are carefully considered similar to garden suburb in character which compliments the garden landscape colouring (see photo 1 and 2) The pitched roof of the canopy porch compliments the main building, materials and finishes are of good choice quality. Roof tiles made of Marley

concrete dark red and the choice of wood for pillars is to enhance the oak front door, choice of colour blending in well with natural surrounding again not prominent but harmonising into the surroundings and street scene. (see email number 3 and 5).

Wood is chosen as it is a traditional natural material. Structure is open plan therefore both my adjoining neighbour and I enjoying the benefits of visibility down Catlins Lane. (see email number 1).

The structure does not project beyond the line of the existing bay window as the open plan has no walls, windows or further door, therefore does not obscure visibility through my neighbour's bay window. The canopy does align with the top of the bay window and projects out, realistically no canopy would be fit for purpose if it did not (see photo 1 and 2).

Structure has no impact on neighbouring open spaces or their environment.

6. DMHB12 Street and Public Realm

This policy is not applicable as it has no effect on public realm it is over 10metres away from the public foot path. Public do not have free access to my front garden. Structure is not prominent has no visual impact and majority of neighbours refer to it as a canopy.

7. DMHD1 Alterations and Extensions to Residential Dwellings

No garden area has been reduced or affected. Roof is within the main keep of the original house features, best quality materials are used, pitched roof compliments that of the original house. The height material and design is in keeping with the character of the area to harmonise within the street.

There are other developments in the neighbourhood that share similar structural features to my canopy porch these are

25 Raisins Hill (photo number4)

10 Selway Close (photo number 5)

92 Catlins Lane (photo number 6)

All these canopy/porches project well beyond their existing bay windows

8. DMT6

Parking provisions remain unaffected (see photo 1 and 2)

9. LPP 3.5 (2016) Quality and design of housing developments (The London Plan March 2016)

Structure is of highest quality as previously described. Strategic policies acknowledged as explained in previous policies. The structure protects and enhances London residential environment and attractiveness as a place to live. The design of the canopy porch enhances quality of local area and respects the street scene. (see all emails attached).

10. LPP 7.8 Heritage assets and archaeology (2016)

The structure has incorporated heritage assets. Structure is sympathetic to form scale and materials as previously explained enhancing Area Special Local Character. Structure respects English Heritage and Natural England (see emails enclosed).

)

11. NPPF16 National Planning Policy Framework (conserving & enhancing historic environment)

The setting of the structure does not affect the heritage asset of the area, it is pleasing to the eye, blends in well with the landscape and does not obscure any view to neighbouring properties. Canopy porch respects and enhances the street scene and local character.

In the neighbourhood there are many kinds of modifications of property frontage that have been allowed by the LPA all on their own merit. Some porches go beyond the original bay window or even span the whole frontage, garages converted into rooms that protrude well into the front garden, side entrances blocked up by extended extensions, garden space reduced due concrete and block paving and Dormer lofts can be viewed in the street scene (see photo number 7)

I have lived in Catlins Lane nearly 20 years and enjoy the neighbourhood. It is my utmost to preserve and respect the character of the area. My recent build has attributed in the keeping, character and respect of the area.

It is purpose built and fit for use protecting the entrance to my property, keeping my child safe by allowing immediate entry and harmonises with the surroundings.

It has not affected any neighbours space, outlook or environment as discussed previously, emails provided justify this. My attached neighbour at 86 has lived in the Lane since the 1950's and he and his family commend canopy porch; I have learned a lot from him and about the history of the area and have great admiration for the neighbourhood.

88 Catlws Lane.

photo 1



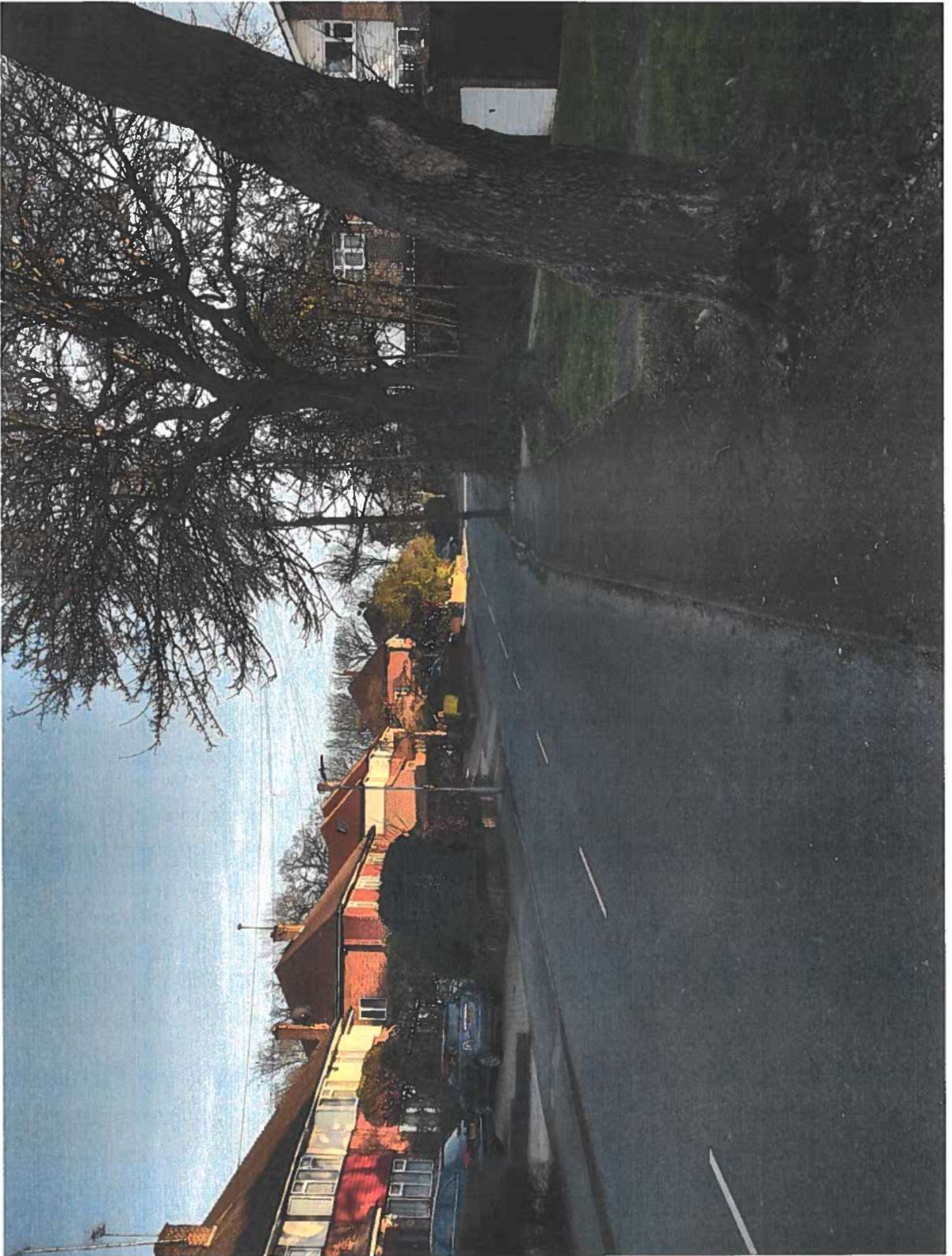
11

photo 2.

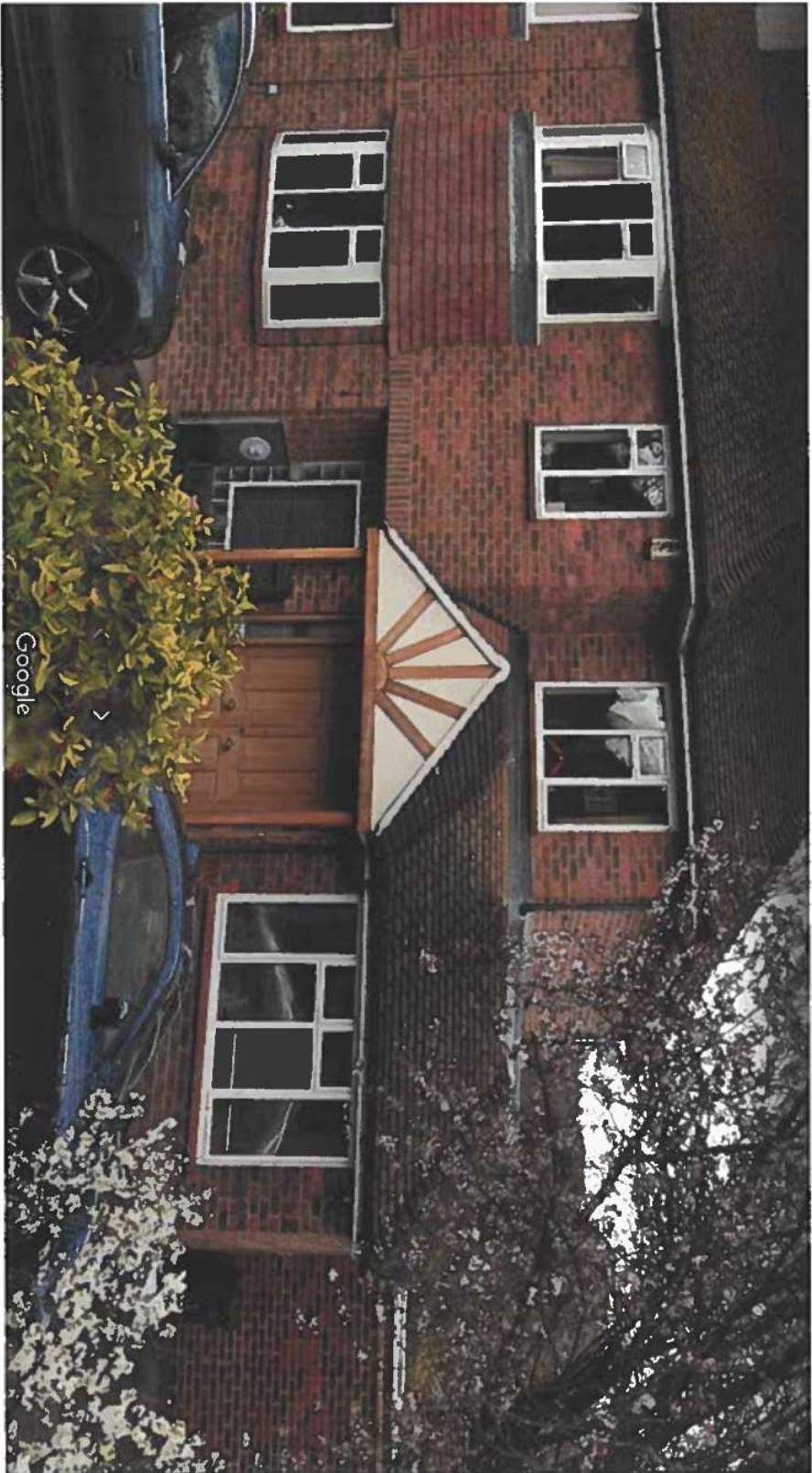
88 Catkins Lane.



Street scene catlins lane.

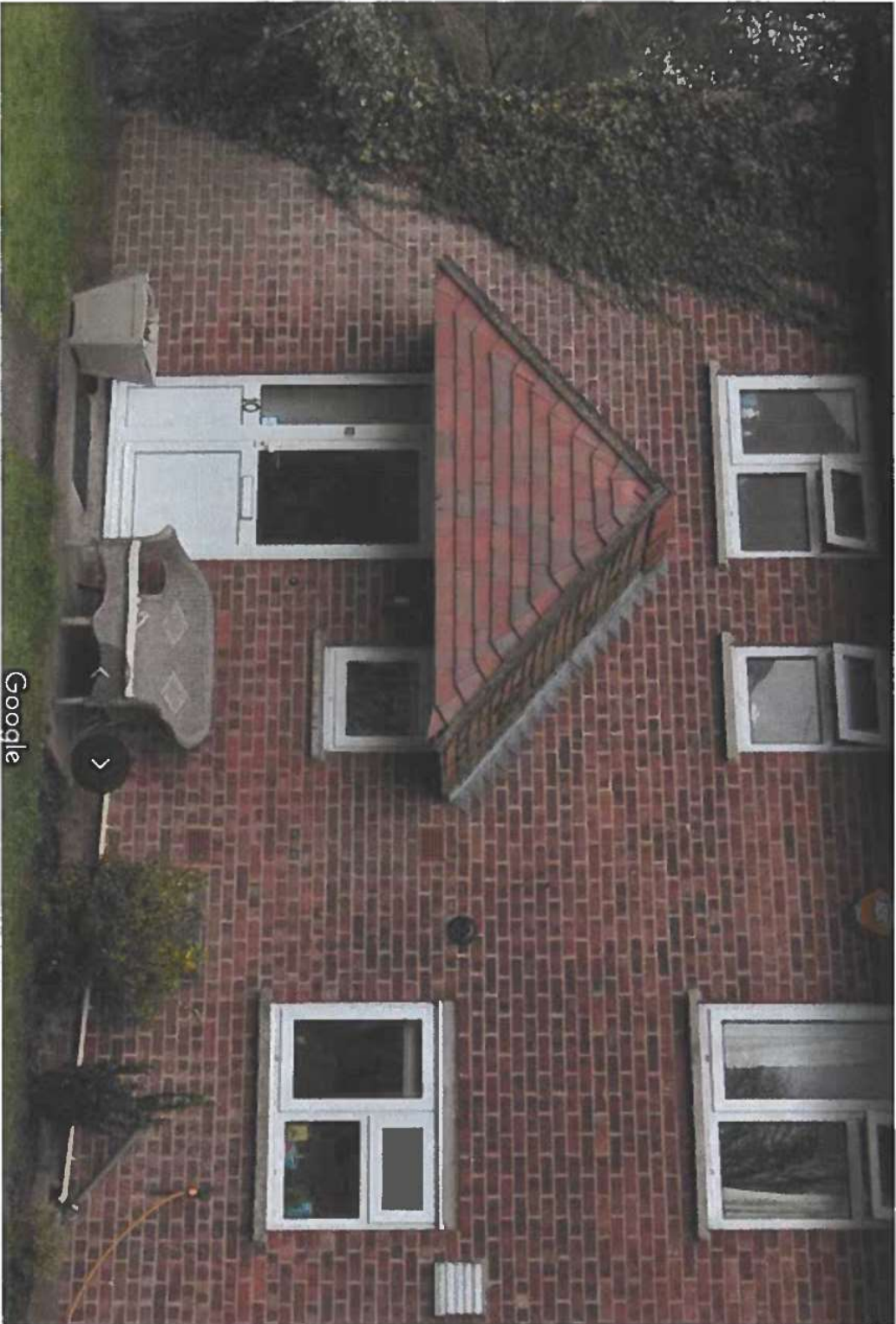


25 Raisins Hill



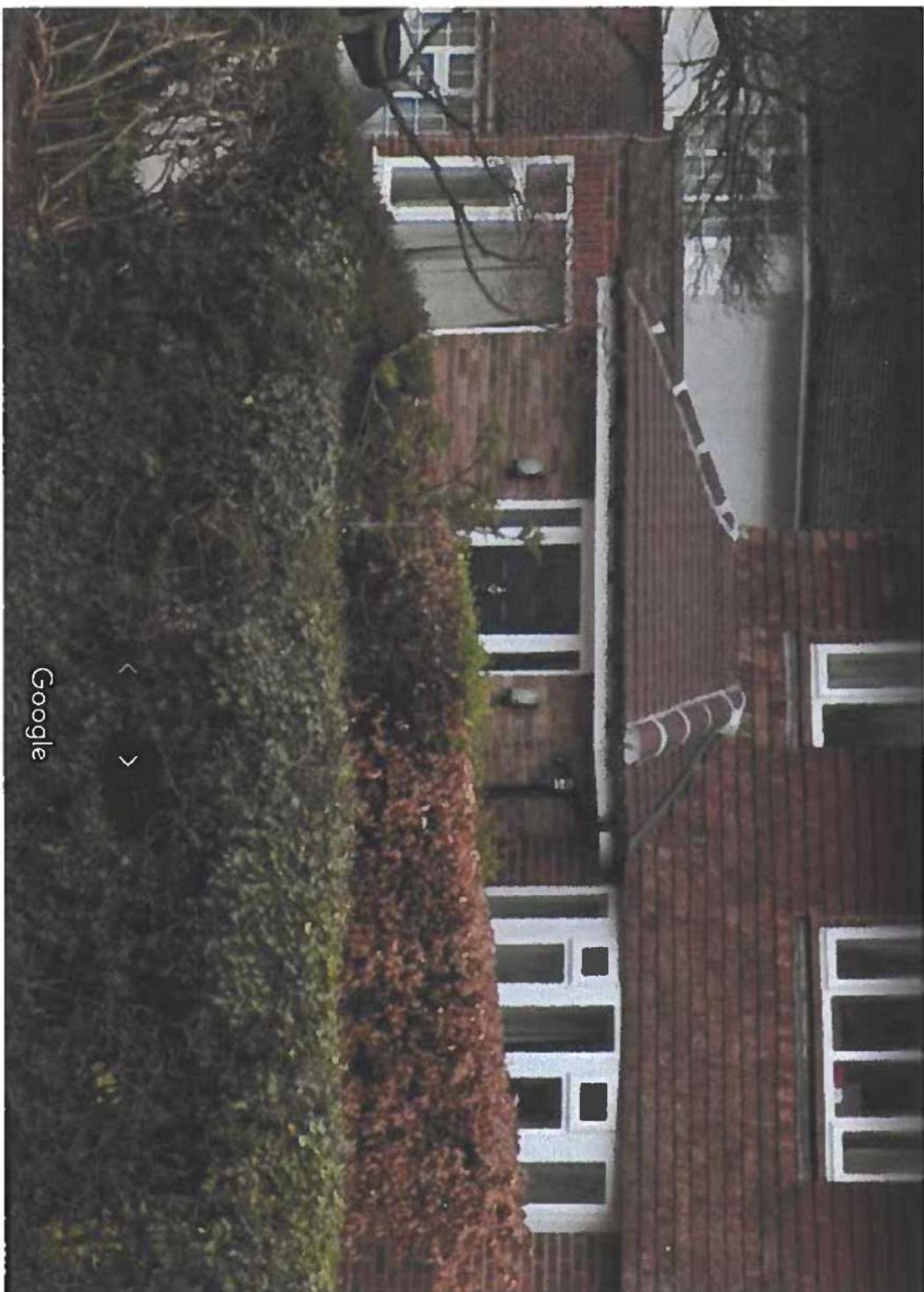
Google

10 Selway Close



Google

92 Catlins Lane



Google

60 Raisins Hill



From: Chris Arkey
Sent: 21 March 2021 12:17
To: isha22@live.co.uk
Subject: 88 Catlins Lane - Front Porch

Dear Isha,

I would like to confirm on behalf of my father, attached neighbour at no. 86, and myself, that we have no objection to the open porch over the front door of your property.

There is still complete visibility down the lane, from the adjoining house, and therefore no cause for concern.

kind regards

Chris

From: Marisa Wyburn
Sent: 20 March 2021 11:02
To: Isha22@live.co.uk
Subject: Canopy porch 88 Catlins Lane

Hi Isha,

Please see below:

I have no objection to the canopy porch at 88 Catlins Lane, the choice of wood as the main material means it blends into the surroundings well and is not obtrusive.

Best regards,

Marisa

(Marisa Wyburn, 82 Catlins Lane)

From: Mark Josling
Sent: 20 March 2021 19:23
To: isha22@live.co.uk
Subject: 88 Catlins Lane

We have absolutely no objections to the canopy - porch at 88 Catlins Lane.
Kind regards,
Mark Josling
78, Catlins Lane

Mark Josling

Mark Josling

Spectrum Signs

01895 676333 / 07956136622

www.spectrumsignsuk.co.uk



my name is pragna Radia and I am Isha's neighbour. I live in 2 Wrenwood way Pinner
HA5 2HS. I have no objection to 88 Catlins lane front porch XX

pragna.radia <pragna.radia@btinternet.com>

Sun 21/03/2021 11:11

To: Isha22@live.co.uk <Isha22@live.co.uk>

Sent from my Galaxy

From: Shubhi
Sent: 21 March 2021 12:32
To: isha22@live.co.uk
Subject: No objection

Hi
I have no objection to front canopy porch at
88 Catlins Lane

Regards,
Subhashini Pandey
3 Arden Mhor
HA5 2HR

From: priyen patel
Sent: 21 March 2021 12:44
To: isha22@live.co.uk
Subject: Canopy-Porch

Hi Isha

I just wanted to let you know that I have absolutely no objection with your canopy-porch. I pass your house at least twice a day minimum once by car and once by foot and nothing has stood out as offensive or odd.

My parents have noticed it more than I have and they really like it and can't understand why anyone would have any objections.

We think it would be a shame and seriously unfair if you were forced to bring it down.

Kind regards

Priyen Patel
Jitendra Patel
Nalini Patel

2 Arden Mhor, Pinner, HA5 2HR

02088669486

From: Suresh Naik
Sent: 21 March 2021 14:09
To: isha22@live.co.uk
Subject: 88 Catlins Lane - Canopy porch

Hi Isha

I have no objection to the front canopy-porch at 88 Catlins Lane

Regards

Suresh Naik
108 Catlins Lane
Pinner
HA5 2BX
07793459422

From: Neil Hodson
Sent: 21 March 2021 19:54
To: Isha22@live.co.uk
Subject: Your porch

Hi Isha

I haven't had a chance to contact you with everything that's been going on, but Siân and I love the work you've had done on your house and can't wait to have a proper look round once Covid is over. The work looks to have been done to a very high standard and completely enhances the property which ever way we approach it and the porch is a great addition to the front of the house, with the oak pillars beautifully setting off the fabulous oak front door. We love it. We look forward to catching up with you all soon.
Kind regards

Neil
20 Wrenwood Way

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From: Sami
Sent: 28 March 2021 16:27
To: isha22@live.co.uk
Subject: Regd canopy porch

To whomsoever it may concern

I, Samiullah Shaikh, from 106, Catlins lane, HA52BX, do not have any objection to the canopy porch at the entrance of 88, Catlin's Lane on my street

Thanks
Sami Shaikh

Sent from my iPhone

25

From: Salsa Shah
Sent: 28 March 2021 18:15
To: isha22@live.co.uk
Subject: Porch - 88 Catlins Lane, Pinner HA5

To whom this concerns

I have no concerns about the porch at the above property.

Regards
S Shah
102 Catlins Lane
Pinner
HA5 2bx

