

Planning Inspectorate
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Temple Quay House
2 The Square
Bristol
BS1 6PN

Your Ref: APP/R5510/W/21/3278249 – 29 Parkfield Road, Ickenham, Uxbridge, UB10 8LN

Dear Ruth,

Thank you for sharing the LPAs statement which the appellant has had the opportunity to review. Whilst we appreciate portions of the statement is reflected within both the officers report and our appeal statement, the Council have raised new comments within their statement that we feel require clarity to the Inspector on the appellant's part. Our commentary on those particular comments is raised in the order they appear within the LPAs statement.

Within Para 3.1 of the LPA's statement, they state 'the only record on file is the written response which raises concern relating to the scale and height of the proposed dwellinghouse.' The applicant's position is clearly set out in the initial appeal statement. However, the commentary and narrative which suggests there are no records of positive engagement beyond the pre-app is mis-leading. A timeline of communication between the appellants agents and the planning officer (Liz Arnold) has been provided which sets out the expectations of officers to overcome the initial concern relating to the ridge height. Subsequently, this was provided to the Council as part of the initial submission although not the plans upon which the application was refused. A copy of both sets of plans were submitted to the Inspectorate, for the Inspectors ease of reference.

Within paras 3.4 and 3.5 the LPA have set out to further justify their position through their limited and narrow assessment of the street scene. In support of the appellants comments, they have provided a photo montage which forms part of Appendix D of the original appeal statement.

As previously touched upon, the Council in their decision-making process have chosen to strategically assess the application in context of a row of properties, within which the appeal site sits at the end. The statement states that 'the properties between Nos 1 and 37 Parkfield Road are bungalows or 1.5 storey chalet bungalows. Whilst it is noted and agreed by the appellants that the earlier portion of the road comprises bungalows and chalets, the Council have not given sufficient weighting to the transition of properties and roof lines as you travel along Parkfield Road.

The dwelling to the north known as No.31 Parkfield Road is of a height, scale and appearance of a traditional two-storey dwellinghouse with a ridge height similar to the appeal proposal. This transition is strengthened by the size, scale and appearance of No.39 which is another two-storey dwelling immediately abutting the bungalow at No.37, which is the point at which the Council have chosen to stop considering the character of the street scene. No.39 Parkfield Road is an example of development where bungalows and two-storey dwellings sitting next to one another can exist and harmonise along with other examples as provided within the photo montage (Appendix D).

The LPA have sought to strengthen their position by boxing dwellings into one of three groupings, bungalows, 1.5 storey and 2 storey properties. This is rather simplistic and does not give any consideration for the design of the dwelling which has sought to respect its position transcending between dwellings of varying heights. No.13 Parkfield Road (Image 1) is of note as it has recently undergone alterations which include raising the roof profile. The roof profile of No.13 now ensures it stands prouder, by virtue of its height and scale than other dwellings within this parade. The height of this dwelling is more akin to a 2-storey dwelling house and owing to the visible gaps the extent of the roof within its plot is more evident. The LPAs attempt to portray cohesion and a prevailing type of architectural/style along this side of the road is flawed.

The appellants feel the LPA narrowing the street assessment to a selection of properties on one side of the road is not common practice when the entire road is being assessed for similar forms of developments. The LPAs view that a 2-storey dwellinghouse at the end of an unbroken chain of bungalows/chalets would be out of keeping is further flawed. No.24 opposite the appeal site is a 2-storey dwellinghouse which proudly sits at the end of a modest chain of bungalows (Nos 2-22). This theme of 2-storey dwellinghouses existing between bungalows/chalets can be seen in the immediate vicinity and along the road.

Furthermore, the LPA now refer to the proposal as 'a full sized 2.5-storey dwellinghouse', this is over exaggerating the height. The proposal does not have habitable loft space and is a similar height to No.31 as shown in the street view plan which was submitted to the council as part of the formal application.



IMAGE 1: 13 PARKFIELD ROAD AND ITS RESPECTIVE NEIGHBOURING PROPERTIES

In addition, the LPA state that 'No.29 is part of a long unbroken row of bungalows/chalet bungalow which are highly visible and which effectively establish the fundamental character of the road from its junction with High Road'. This again is a statement made without giving due consideration to site specifics. Image 2 below is taken from the public highway at the junction of High Road and Parkfield Road. The Inspector will note that views towards the appeal site and early properties is limited owing to landscaping and more notably the natural bend/curve in the road as you travel further along the road. This demonstrates that views of the proposed dwelling and its modest roof profile would be very limited from this vantage point. Furthermore, the majority of views of roof profiles within the road are towards the northern most part of the road which demonstrates the appeal dwelling with its ridge height akin to No.31 would not stand proud or significantly higher in this part of the road.



Image 2: Photo taken from junction of High Road and Parkfield Road (north)

Similarly, the LPA have again glazed over the respective appeal decisions and the comments of the respective Inspectors which form part of the appeal statement and supporting appendices. Inspectors took the position that when assessing the street scene, the wider vicinity was taken on board. It was identified by the respective Inspectors that the street scene was mixed with no prevailing architectural type and in one particular case (Appendix F) that two-storey dwellings next to bungalows was not unusual.

Reference is also made to the appeal decision at No.54 Parkfield Road. The Council have stated that the plot at 54 Parkfield Road is wider. The proposal allowed 2 x two-storey dwellings on the plot with habitable loft space but critically the Council supported the design and appearance of traditional two-storey dwellings, with the appeal only being the subject of a flood risk issue (Appendix E). Therefore, greater weighting must be given to this appeal

decision and the Council's support of the principle of two-storey dwellings of this type, then has been suggested by the LPA.

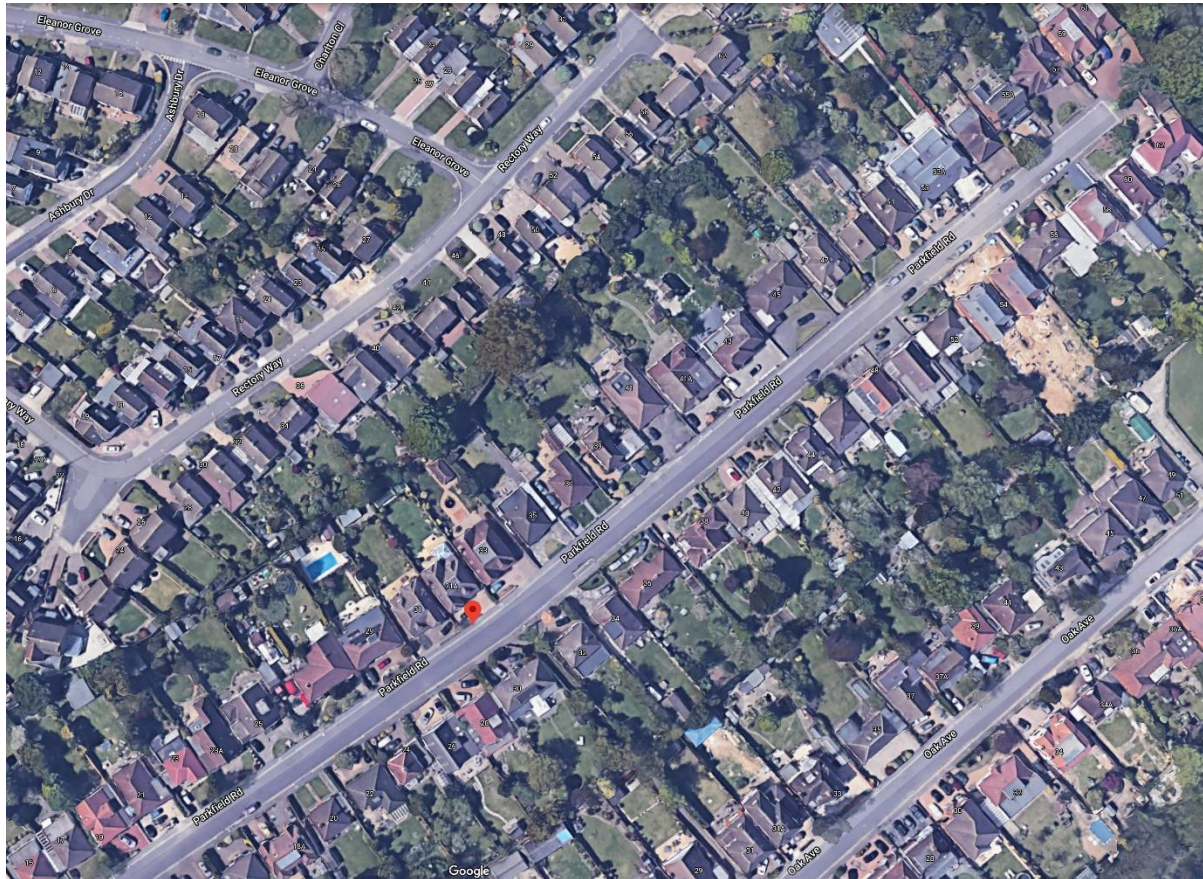
Within para 3.6 the LPA have stated that they do not consider the dwelling to be beautiful or innovative. It has been referred to as bland, box like and squat in appearance. It is worth highlighting that these matters were not raised within the officer's report or subsequent decision notice.

In their reasons for refusal no reference was made to the choice of materials and until now, this matter was considered to be common ground between parties. Under appeal reference APP/R5510/W/19/3241390 (Appendix F of the appeal statement) the Inspector stated there were no consistent style or finishing material to dwellings in the road. The use of brick finish, UPVC windows and aluminium bifold doors would be akin to Nos 31-33 and other development within the area.

As stated in the appellant's appeal statement para 4.4, they consider materials are best suited to pre-commencement conditions to ensure a satisfactory appearance.

Within para 3.7 The LPA state 'The crown roof element would be evident within the street scene which would exacerbate its scale and bulk.

Varied roof forms including crown elements are an established form of roof profile that exist and harmonise within the street scene as shown on image 3 below. The proposed crown roof would be akin to Nos 31-33 and other development within the area. It should also be noted, the LPA under delegated powers approved a large crown roof at No.54 and 54A with no objection to the scale and bulk, details of the application can be found on para 6.8 of the appellant's appeal statement.



In summary, it is considered by the appellant that the LPAs statement does little to demonstrate the proposed dwelling would not be appropriate within the setting of the street scene. The dwelling has been carefully designed having regard for the established character of the street scene along Parkfield Road, which is reflected in the overall size, scale and massing of the building. The carefully constructed palette of materials would help the dwelling to harmonise within the street scene and on balance, we kindly request the appeal is allowed.

Regards,

Harmeet S Minhas MRTPI