

PLANNING APPEAL STATEMENT

FOR

ERECTION OF SINGLE STOREY ATTACHED DWELLING

AT

LAND BETWEEN 85 AND 85A LARCH CRESCENT, HAYES, MIDDLESEX, UB4 9EB

LOCAL AUTHORITY REF:- 21521/APP/2020/3641

INTRODUCTION

This application is creation of a dwelling house on a land between two houses.

The applicant wishes to make use of a brownfield site and provide a dwelling house which would be providing valuable housing to the borough for which there is a shortage.

The council refused the application for the following reasons:-

1. The proposed attached house, by reason of its siting, size, scale, bulk, design and appearance, would fail to harmonise with the existing houses in the street resulting in a cramped form of overdevelopment to the detriment of the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan (November 2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).
2. The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policies DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

REASON 1

Fail to harmonise with the existing houses in the street:-

The council is of the opinion that the proposed house would not harmonise with the street scene.

The gap between two properties has an extant planning permission (reference 21521/APP/2020/1290 dated 23 June 2020) for "Single storey side extension" and No 85A

(reference 75542/APP/2020/1288 dated 1 July 2020) for “Single storey side/rear extension”. It is now proposed to combine the approved schemes to provide a separate one-bedroom single storey dwelling. The footprint of the proposed development is as approved by the two extant permissions.

Since this application was refused the appellant has carried out the works to provide the two garages between the gap of No 85 and No 85a. Therefore, the question of the street scene does not apply as the buildings have been erected and altered the street scene lawfully. This was not taken into account by the planning officer when the decision to refuse the application was made.

REASON 2

Failed to demonstrate that sufficient off street parking has been provided.

The second reason for refusal was due to the council stating that there is insufficient car parking provided for the development.

The proposed plans show that there will be two car parking spaces each for the existing houses and an additional car parking space is provided for the proposed new house. This will meet the parking standards for the development. There will be an additional crossover provided for the new house.

Therefore, the off street car parking provided will comply with council policy for the proposed development. If the council require further information this could be subject to a planning condition.

CONCLUSION

The appellant is proposing to build a house that complies with all the policies of the Local Authority, but the council are of the opinion that there is an important gap that needs to be maintained and the proposed building will be detrimental to the street scene.

The site already benefits from an extant planning approval to build a single storey structure between the existing two houses. The proposal will be the same size of the approved building and the appellant has now built the approved structures.

Therefore, as the proposal complies to all the council requirements and we request planning permission is granted to provide a self-contained dwelling.

LIST OF DOCUMENTS

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Documents:

Drawing Numbers:

Plans:- 2037-pl-01 Rev B

Location Plan – 2037-os-01 Rev A

Design and access statement.