

PLANNING APPEAL FULL STATEMENT OF CASE

Formation of a new 2 storey detached 3 bedroom (class C3) residential dwelling; including formation of waste storage; cycle store; parking and Amenity space.

At

1 Adelphi Crescent UB4 8LY

January 2021

Prepared by Fayeh Development Consultants

Fayeh Development Consultants
206 Hillingdon Street London SE17 3JD

Email: dapofdc@gmail.com

Telephone: 07956 965267

Website: <https://www.fayehdevelopments.com/>

The appeal statement should be read in conjunction with the following drawings:

FDC-20-04-01 – Location Plan
FDC-20-04-02a – Existing block plan
FDC-20-04-03 – Existing Elevations 1 of 3
FDC-20-04-04 – Existing Elevations 2 of 3
FDC-20-04-05 – Existing Elevations 2 of 3
FDC-20-04-06a – Proposed block plan
FDC-20-04-07b – Proposed Ground floor plan
FDC-20-04-08b – Proposed elevations (1 of 2) First floor plan & Roof plan
FDC-20-04-09b – Proposed elevations (2 of 3)
FDC-20-04-10b – Proposed elevation (3 of 3)
FDC-20-04-11a – Design and access statement
FDC-20-04-12a – Development Percentages

This appeal has been logged against the Council's decision to refuse planning application 75616/APP/2020/2866. After due consideration, the application was refused by the Council on 2nd November 2020 for the following reasons:

Reason 1

The proposal by reason of its siting in this open prominent position, size, scale, bulk and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

Reason 2

The proposal by reason of its siting in this open prominent position, size, scale, bulk and design would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

Reason 3

The proposed dwelling, by reason of its siting, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

Reason 4

The proposal would provide a double bedrooms of an unsatisfactory size and quality for the future occupiers of the proposed dwelling and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards – Nationally Described Space Standard (March 2015).

Reason 5

The proposed dwelling, by reason of its size and design would be inaccessible to wheelchair users contrary to policies 3.8 and 7.2 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

Reason 6

The proposed development would result in the creation of an excessive area of hardstanding at the front of the original dwelling at 1 Adelphi Crescent and the proposed dwelling with a consequent reduction in the overall provision of front garden area/amenity space and soft landscaping. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies.

Site and surroundings

This Appeal statement has been prepared to support a full planning application for the formation of a 2 bedroom (C3 class) detached house on land adjacent to 1 Adelphi Crescent, new bin store to the front of the property, formal cycle parking, front and Amenity/rear landscaping, and reconfiguration of existing amenity, parking and cycle storage to 1 Adelphi Crescent.

The existing property on 1 Adelphi Crescent is a 3-bedroom semi-detached 'Nash House' situated in a residential area in north Hayes, walking distance of two well regarded primary schools and local shops on Kingshill Avenue. Its location is close the nearby Hayes & Harlington mainline Crossrail station, which is one of the other great transport links to get into central London.

Adelphi Crescent in Hayes is in the London region of England. The postcode is within the Charville ward/electoral division, which is in the constituency of Hayes and Harlington.

The property is serviced from Adelphi Crescent, the site is located at the intersection between Adelphi Crescent and Weymount Road. The site is located on a plot area of approximately 365.57 m².

Reason 1

The proposal by reason of its siting in this open prominent position, size, scale, bulk and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and Policies 3.5 and 7.4 of the London Plan (2016).

RESPONCE

The proposed building is set 4.8m from the northern boundary/foot path, it aligns with the frontage of the building at No 3 Adelphi Crescent. We believe the position of the building amalgamate into the character of the existing site.

The east boundary shared with the host site is over 900mm between the site boundary and the proposed building. The proposed building is angled away from the host building, the closest the buildings to the rear is 2.2m apart and the furthest they are apart is a healthy 9.2m at the front. This retains some of the important gap characteristic to the site. This setting is far from what was described as (Cramped appearance)

The western boundary to the proposed sheared between No 3 Adelphi Crescent fall on the boundary line but sheared with a existing detached garage (a non-habitable room) the actual building is located 3.6m away from the semi-detached building. It should also be noted that there was a recently demolished shed/garage on the host site shearing wall with the garage to No 3 Adelphi Crescent. We believe that we have demonstrated the respect we have for the existing boundaries and characteristic gaps in the area.

The rear of the proposed building fall short of the rear extension to the No 3 Adelphi Crescent and aligns with the first-floor element to the front and rear, hence respecting the size and scale of the surrounding buildings.

The highest point of the proposed roof aligns with the ridge of the immediate and surrounding building hence respecting the scale of the surrounding buildings.

The Proposed building replicates the surround buildings in height width, depth, and proportion, it sits in its site boundary with consideration for surrounding buildings and the existing site character. The space between the host building and the proposed building leave a triangle area made up of amenity and vehicle access of 109 m sq, there is also a additional 48m sq frontage to 1 Adelphi and 31m sq frontage to the proposed building. This in total amount to 188m sq of open space that represent the existing characteristic open gap on the host site. Also, the siting of the proposed that align to the west with the line of properties down Adelphi Crescent and at an angle to the host building represent a similar proportion to the existing site hence not harming the visual amenity of the area or the street scene.

Reason 2

The proposal by reason of its siting in this open prominent position, size, scale, bulk and design would be detrimental to the character, appearance and visual amenities of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two -

Table 2

Open spaces characteristic of area to 4No corner properties in the immediate vicinity of the proposal

Please read in conjunction with drawing No: FDC/20/04/12a

<u>Open Gap between properties at</u>	<u>Open space area</u>	<u>Length of opening along the street</u>
<u>1 Goshwark Gadens and 3 Goshwark Gardens</u>	<u>47.27m²</u>	<u>9.73m</u>
<u>23 Weymount Road and 21 Weymount Road</u>	<u>59.29m²</u>	<u>11.40m</u>
<u>24 Weymount Road and 22 Weymount Road</u>	<u>59.71m²</u>	<u>9.56m</u>
<u>1 Adelphi Crescent and 3 Adelphi Crescent</u> (Proposed)	<u>88.37m²</u>	<u>14.81m</u>
<u>1 Adelphi Crescent and 3 Adelphi Crescent</u> (Existing)	<u>197.00m²</u>	<u>27.59m</u>



Figure 1
Open gap between 1 Adelphi Crescent and 3 Adelphi Crescent

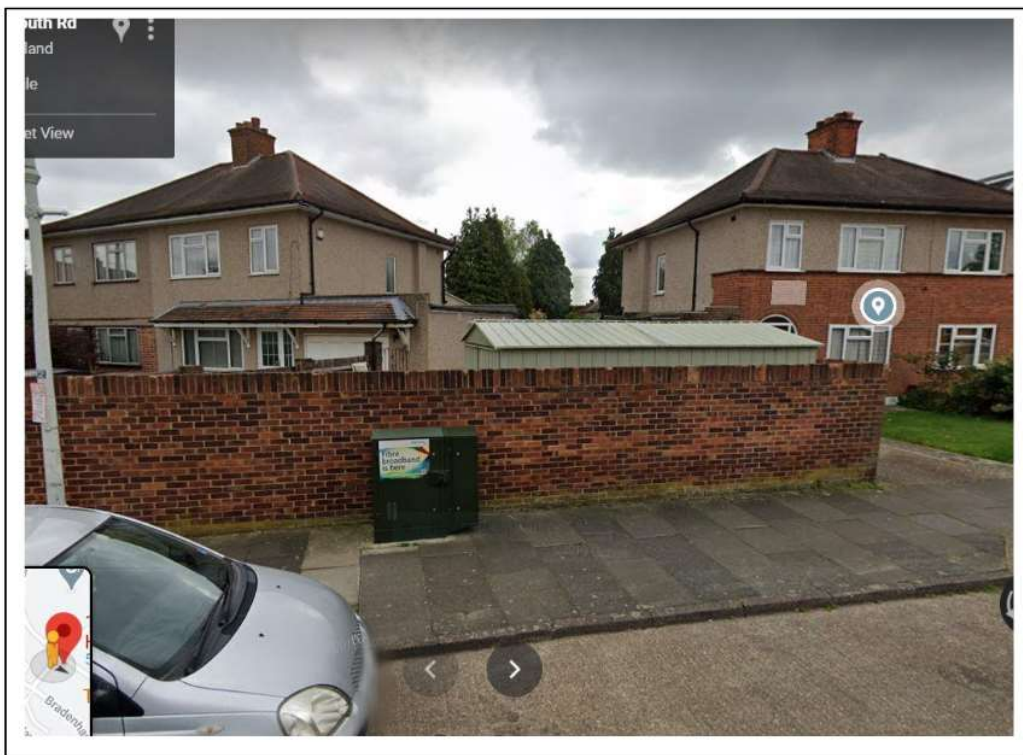


Figure 2
Open gap between 24 Weymount Road and 22 Weymount Road

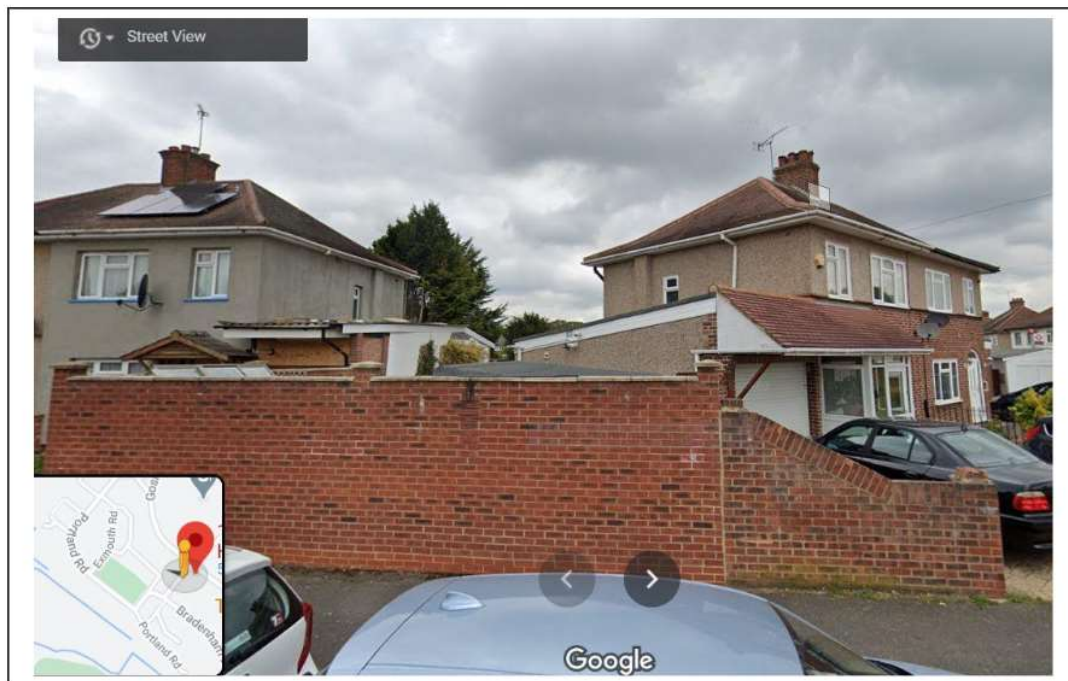


Figure 3

Open gap between 23 Weymount Road and 21 Weymount Road

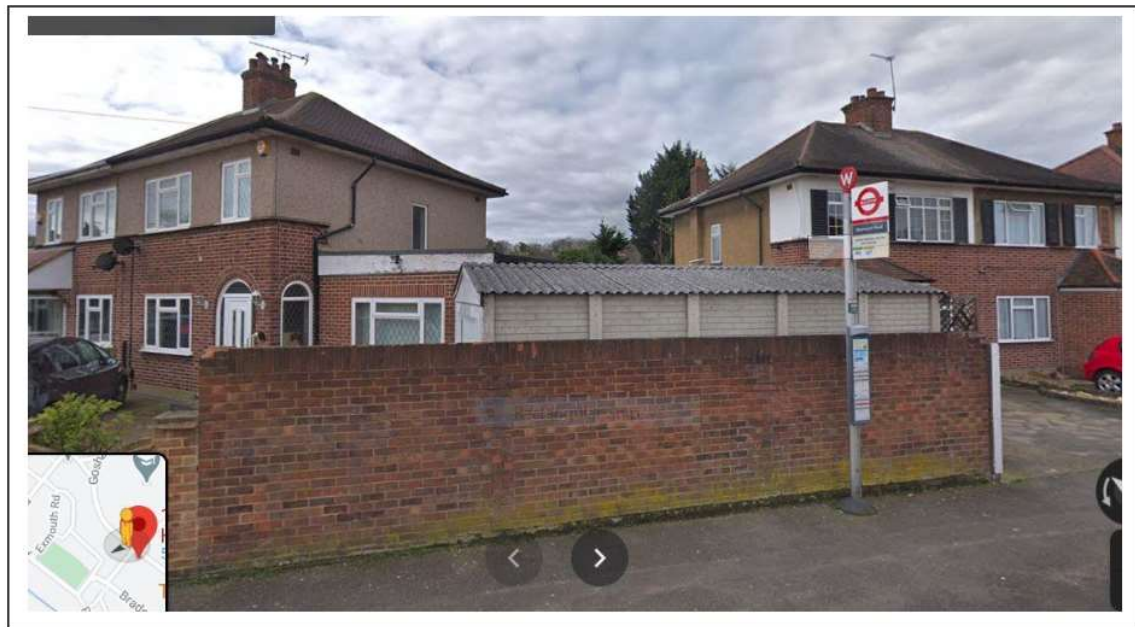


Figure 4

Open gap between 1 Goshwark Gardens and 3 Goshwark Gardens



Figure 5

Percentage of development compared to neighboring/similar properties and amount of open space to side of properties at junction.

(Officer report) Reason for refusal:

The application site, together with other corner properties in the vicinity are defined by large open spaces to the side of the existing dwellings. It is considered that this open space character gives several properties in the immediate locality, including the application dwelling, the appearance of significant spaciousness within their plots and makes a positive visual contribution to the appearance of the street scene.

Response

We recognize the spaciousness to the side of the host dwelling and surrounding properties. We also observed the scale of the space to the side of the host dwelling compared to similar corner plots nearby, we believe that the existing open space beside the host building is unbalanced in size scale and depth compared to other corner plots. This can be seen on figure 1 to 5 above.

By introducing our proposal to the site, the site open space to side of the host building is better balanced as demonstrated on Table 2 above. The existing open space to the host building amounts to approximately 197m², this amount to 300% of similar neighboring corner sites in the immediate area.

After introducing our proposal, the open space to the host site has been reduced to 150% of the largest open space to neighboring corner sites. By introducing our proposal, we have harmonized the local context of the surrounding; we have reduced the open space to size that is in keeping with neighboring corner sites.

This has brought harmony & balance to the street scene; enhanced the visual amenity from the street; balanced the scale and mass of built-up areas on plots.

(Officer report) Reason for refusal:

The open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality.

Response

We agree that the open space character and visual gaps also help to clearly define the semi-detached and end terraced contexts of several junction/corner properties in the immediate locality.

It can also be seen that existing open space between the host plot and No 3 Adelphi Crescent is wider, deeper, and of a larger area compared to similar corner plots in the immediate surroundings as shown on Table 2 and figures 1 to 5.

The introduction of our proposal to the host site reduces the open space between the host site and No 3 Adelphi Crescent to a similar width, depth, area, and length to similar corner plots in the immediate surroundings as shown on Table 2.

This enhances the visual connection to the street scene; it brings balance to the street scene by promoting equal amount of open space between plots; improves the landscape rhythm; and promotes harmony with the local context of the surrounding.

(Officer report) Reason for refusal:

The corner plot positioning of the application dwelling is such that it is visually prominent on both street scenes. The adjacent properties on Adelphi Crescent have an established and uniform front building line and the front gardens and the side garden area of the application property results in a sense of spaciousness not only at the road junction but along the road. This is mirrored on the opposite side of the road at all 4 corner properties with Weymouth Road and Adelphi Crescent.

Response

We agree that the application site is visually prominent to both street scenes, but we do not agree they are balanced or uniform with the other corner properties.

We have demonstrated on drawing No: FDC/20/04/12a and Table 2 above, that the existing front building line length of the host plot is approximately 27m long compared to other similar corner properties which are at most 20m long see figure 5.

The introduction of the proposal reduces the length of the front building line to the host plot to 20m. This enhances the balance of the front area and brings harmony and rhythm to the street scene. Our proposal promotes a sense of spaciousness not only at the road junction but along the road. Our proposal brings a better mirror on the opposite side of the road at all 4 corner properties with Weymouth Road and Adelphi Crescent.

(Officer report) Reason for refusal:

The proposed dwelling, given its corner plot would appear to largely fill this spacious corner plot with the single storey front projection breaching the return building line.

Response

The building line to several properties are breached either by the formation of a front porch or canopy.

The immediate precedent in the area:

- Front porch to No 5 Adelphi Crescent front
- canopies to No 7 Adelphi Crescent
- canopies to No 9 Adelphi Crescent
- Canopy at No 2 Adelphi Crescent
- Canopies at No 24 Weymouth Road
- Front porch at No 25 Weymouth Road
- Front porch at No 27 Weymouth Road
- Front porch and canopy at No 23 Weymouth Road

We have kept the frontal element of the building to a minimal and have left a handsome depth of 4.8m for parking to the front of the proposed dwelling.

(Officer report) Reason for refusal:

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Furthermore, the dwelling is sited right on the boundary with the adjoining property at No. 3 Adelphi Crescent, resulting in a cramped form of development.

Response

The New proposed is sited next to a single storey garage. The scale of the proposed clearly stands proud of the garage showing a sense of vertical separation hence does not appear cramped. The scale of the proposed makes the existing garage look subordinate to the proposed dwelling, this minimizes visual connection between the two building.

The space between the proposed dwelling and No 3 Adelphi Crescent is wider than the space between other semi-detached buildings on Adelphi Crescent, it can be seen from the front view that even though the garage is in between, No 3 Adelphi Crescent and the proposed dwelling, the scale of the separation between the habitable dwelling remain approximately constant.

An existing shed with a pitched roof of approximately 4 meters high sited next to the garage has been recently demolished. This proves that the sitting of the proposed building has previously existed on the site, hence there is precedent for the proposed dwelling siting. See figure 12



Figure 12
Recently demolished shed

(Officer report) Reason for refusal:

The semi-detached dwellings in the road and adjoining roads are of two storey in height and are characterised by their hipped roof design. The proposed dwelling, has been amended since the previous application was refused, to include a hipped roof which is considered to better respect the roof forms in the locality. However, it has a squat appearance which does not reflect the prevailing character of the locality.

Response

The squat appearance of the roof has been omitted, the roof now reflects the prevailing character of the locality see drawing No: FDC/20/04/08b and FDC/20/04/09b

(Officers report) Reason for refusal:

However, the proposed development, by reason of its siting in this open prominent position, size, scale, bulk, detached design and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance and a design which would be uncharacteristic.

Response

In our proposal we have improve the balance to the front of the 4No similar corner sites at the junction of Weymount Road; Goshawk Garden and Adelphi Crescent listed in the table above.

The table above shows and proves that the proposal reduces the existing site from an oversized unbalanced frontal width of 27.59m to a reduced frontal width of 20.0m which is in keeping with the other similar site on the streets.

This demonstrates that the proposal brings a balance to the wider street scene, hence improving the street scene by bringing balance hence improving the wider visual amenity of the street.

The proposal would not be detrimental to the character, appearance and visual amenities of the street scene and the wider area.

The proposed new dwelling aligns of similar size and proportion to the row of semi-detached properties on Adelphi Crescent. The front and rear of the building align the front and rear of the existing properties next to it.

It is an infill that betters the open gap which has no relation in scale to similar properties on the streets.

The gap between the proposed dwelling and the property at No 3 Adelphi is consistent with the gaps between the existing semi-detached dwellings along Adelphi Crescent.

Reason 3

The proposed dwelling, by reason of its siting, size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion and loss of outlook. Therefore the proposal would be contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

RESPONCE

The window that looks onto the proposed dwelling are either that of non-habitable room or a room that have another primary light source other than the one being overshadowed by our proposal.

We propose to redesign the existing ground floor to the host building (1 Adelphi Crescent) into a through kitchen/dining/lounge, with this arrangement the front window to the lounge become the primary light source to the room and the rear serves as an exit into the garden and an additional source of light. The front window becomes the outlook source to the room; overshadowing and overdominance issues are resolved because the rear doors are not a primary source of light to the through lounge/dining/kitchen. See figure 6

67% of the proposed gardens to the host dwelling is located to side of the host property, which is not blocked by any structure, this arrangement reduces overshadowing and overdominance of the host properties garden by the proposed dwelling.

The closest window at 1 Adelphi crescent to the new proposal is that of a utility (a non-habitable room) this room has two sources of light into the utility 1, from the North west from a glazed door and window, while a secondary source of light come from the south west. We believe the utility will receive an acceptable level of lighting.

The ground floor shower room also looks onto our proposal (a non-habitable room) due to the angler sitting of the proposed dwelling the building wall splays away from the host building which means the shower window can see past the proposed side wall in a straight line. It is to be noted that the shower room would have obscure glazing or curtains while in use hence direct natural light will be compromised.

The ground floor hall window is not compromised by our proposal, a 45 degrees line of site demonstrate that the proposal inflict no detriment to the visual amenity to lighting to the hall or outlook even though it is a non-habitable space.

The window to the stairwell (a non-habitable space) looks out onto the proposed dwelling side wall. This is the case in all other existing semi-detached dwelling stairwell windows on Adelphi Crescent, they look onto the side wall of adjacent buildings. The relationship between our proposal and the host dwelling is better than other dwellings on Adelphi crescent because our proposal is on an angle and block out less light towards the front of the building compared to other existing set-ups that look directly onto the side wall.

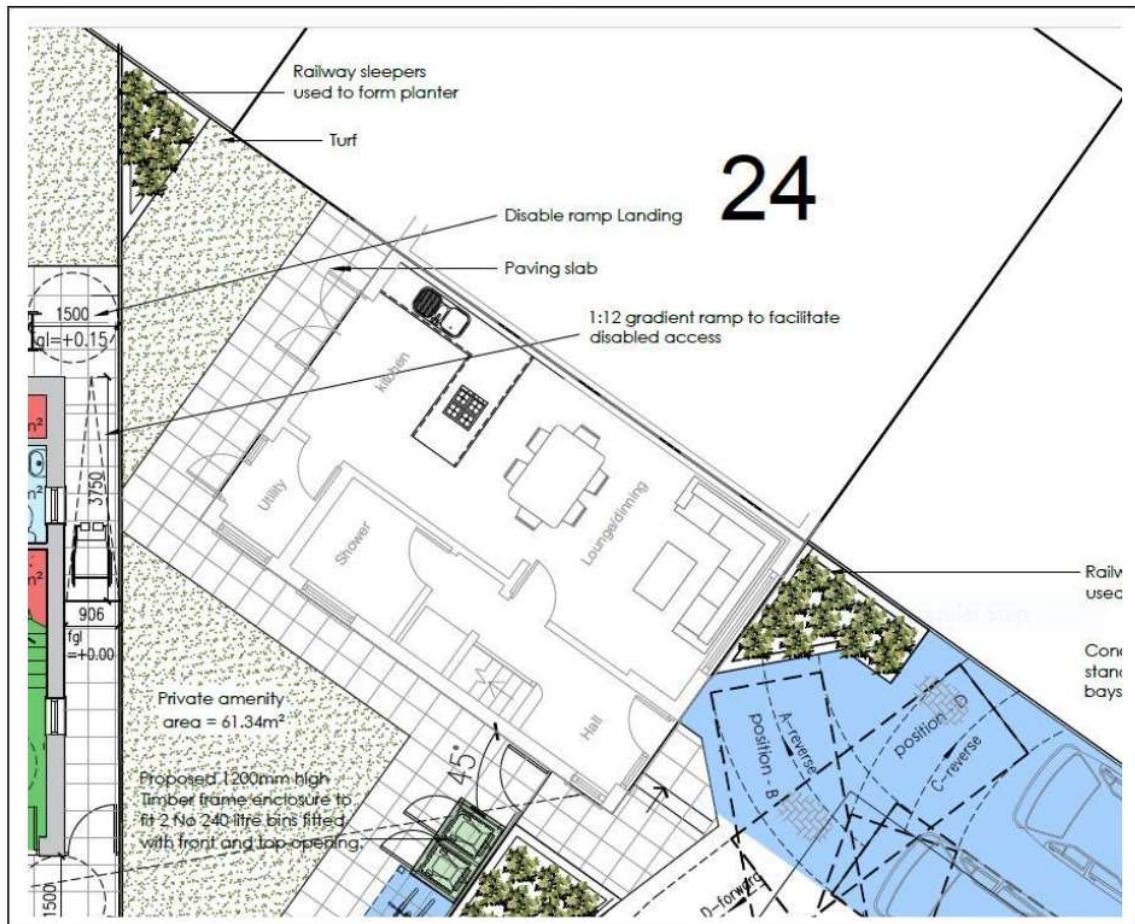


Figure 6

Existing ground floor arrangement re-designed as a through lounge where the lounge, dining and kitchen are amalgamated into a single room and the primary light source is the frontal window.

We proposed to install obscure glazing to ground floor shower room in the new dwelling that looks onto the host dwelling hence there will be no overlooking issues.

We proposed to install obscure glazing to the ground floor hall window to the proposed dwelling, this is to remove overlooking issues.

Taking the above points into consideration we have demonstrated that the proposed dwelling would not be detrimental to the amenities of the adjoining occupier at 1 Adelphi Crescent by reason of overdominance, overshadowing, loss of light, visual intrusion, and loss of outlook.

Reason 4

The proposal would provide a double bedrooms of an unsatisfactory size and quality for the future occupiers of the proposed dwelling and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policy 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards – Nationally Described Space Standard (March 2015).

RESPONSE

Housing Standards - Nationally Described Space Standard (March 2015). States the following:

In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²

one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide.

Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m² within the Gross Internal Area)

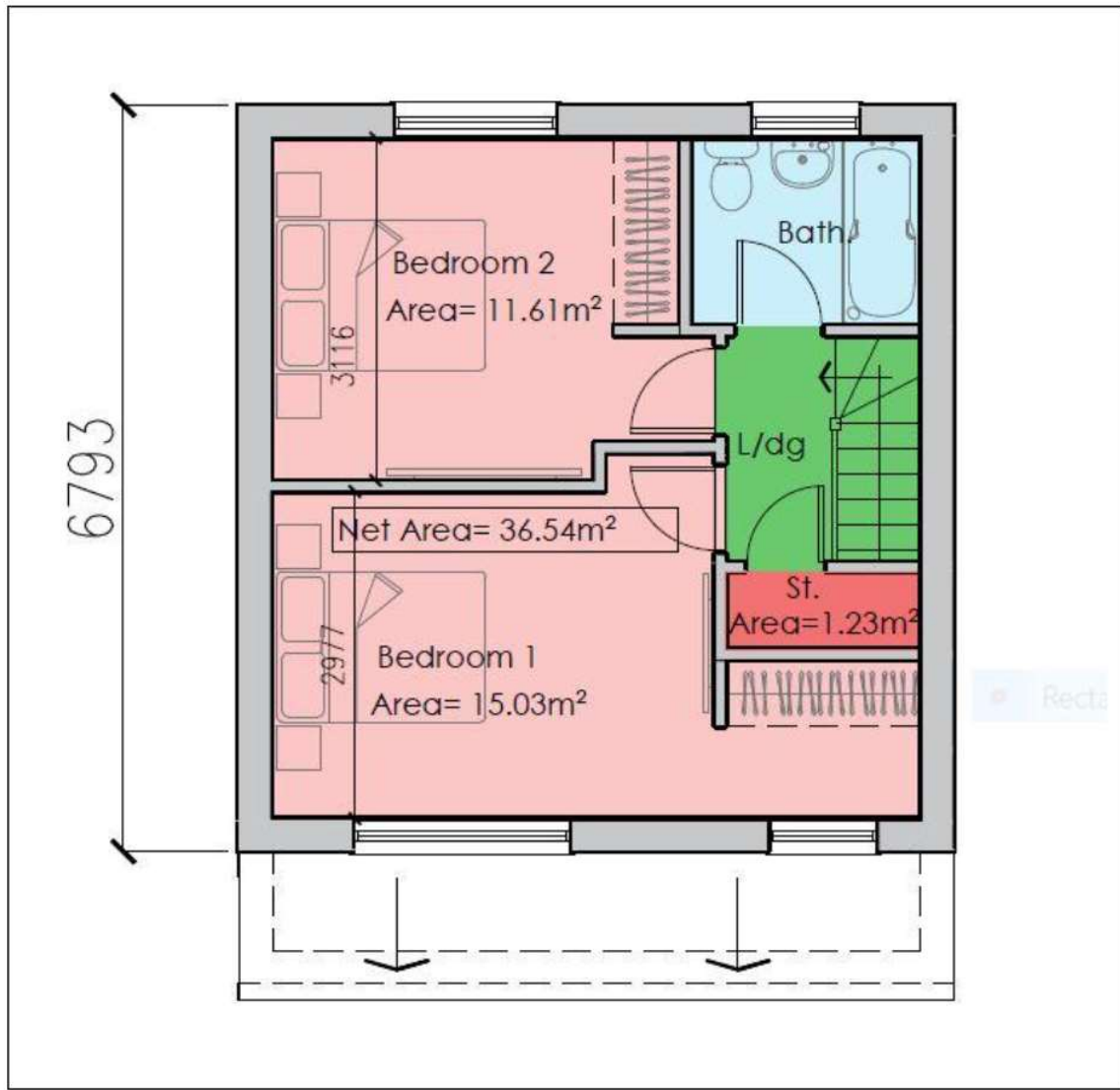


Figure 7

The second bedroom has been amended to meet the standard size.

We have previously proposed a double room of 16.09m² and a second bedroom of 10.59m².

We have revised this to 2No double rooms of 15.03m² & 11.61m².

Our amended plans meet the housing standard - Nationally Space Standard (March 2015). set out above. See figure 7

Reason 5

The proposed dwelling, by reason of its size and design would be inaccessible to wheelchair users contrary to policies 3.8 and 7.2 of the London Plan (2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

(Officers report) :Access Officer:

This development application has been assessed against the requirements of London

Plan policy 3.8 (c). The floor plans as submitted fail to demonstrate compliance with the

above Policy requirements as follows: 1. The porch as shown on plan achieves an inadequate distance of circa 750mm between the swing of the outer door and the inner

porch door. This should be increased to a distance of no less than 1500mm in accordance

with Diagram 23 as set out in Approved Document M to the Building Regulations 2010

(2015 edition). 2. The hallway width falls below the minimum standard required, particularly on the approach to and into the proposed kitchen. The hallway should be no

less than 1200mm wide on the approach into the kitchen.

Conclusion: Unacceptable.

Accessibility

It is noted that the proposed attached dwelling incorporates design features which are

incompatible with the standards required for an M4 (2) category home, as required by

London Plan policy 3.8 (c) which requires all new housing to provide appropriate facilities

for people with disabilities. As such the proposal is considered unacceptable in accessibility terms.

RESPONSE

Our proposal has been amended to be wheelchair accessible, the comment on the refusal has been addressed as follows:

The porch has been omitted and now forms part of the hall; hence we can achieve a 1500mm turning circle in the hall area.

The approach to the kitchen has been amended to 1200mm wide to make it compliant.

We have proposed a 1:12 gradient ramp to the side the building that lead onto a landing to the rear of the property. We proposed a flush threshold at the front and rear entry to the property. See figure 8

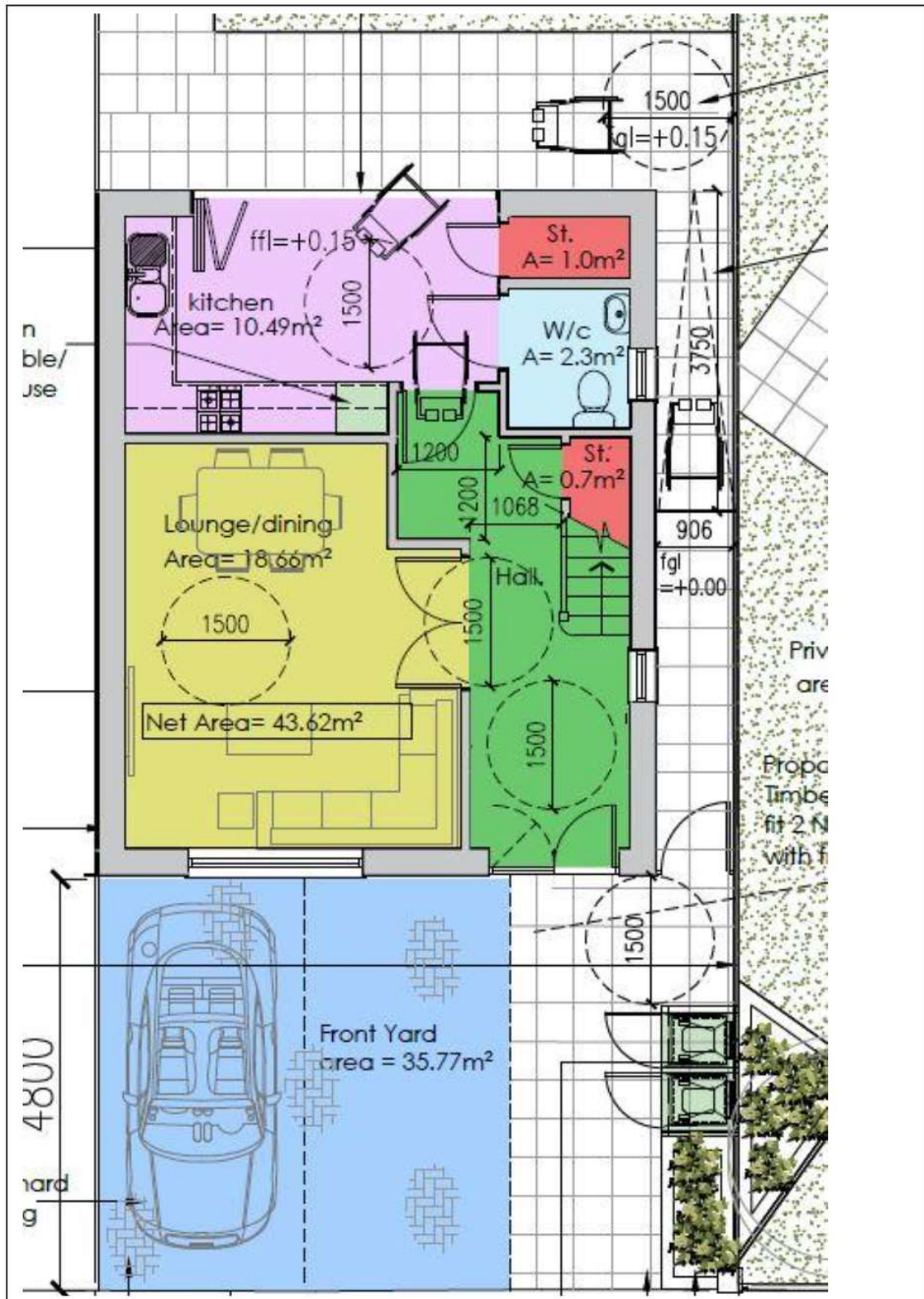


Figure 8
Wheel chair access to property

Reason 6

The proposed development would result in the creation of an excessive area of hardstanding at the front of the original dwelling at 1 Adelphi Crescent and the proposed dwelling with a consequent reduction in the overall provision of front garden area/amenity space and soft landscaping. The proposal is therefore detrimental to the visual amenity of the street scene and the wider area contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies.

The proposal would necessitate the introduction of a long driveway to serve the 2 proposed parking spaces on the frontage of Number 1 Adelphi Crescent. The revised plans do include some soft landscaping, however, the frontage would still be dominated by hardstanding which would detract from the character and appearance of the area in conflict with Policy DMHB 11 and DMHB 14 of the Local Plan - Part Two (2020).

RESPONSE

The soft Landscape to the front yard host building has been improved to 26% of the front yard. This is an improvement on the non-existence landscape to the existing front yard. See figure 13. This was achieved by altering the position of the vehicle ingress and agrees to the host building. We require a minimum of 23m² of hard stand to park 2 car which amount to 23% of space where soft landscape could not be applied. We also require some hard standing for pedestrian access. Considering that pedestrian footpath and vehicle parking hardstand cannot be soft landscaped by nature. we have demonstrated that we have covered 35% of area that soft landscaping could be applied.

The hard standing area is proposed to be made up of permeable block paving, this reduced the possibility of flooding to a minimum. This is an improvement on the non-permeable stone paving to the existing site.

We propose to plant 2 No Holy trees within the proposed soft landscape are of the host property front yard, the tree planting is replacing missing soft landscaping and improving visual amenity for the residence and the street view.

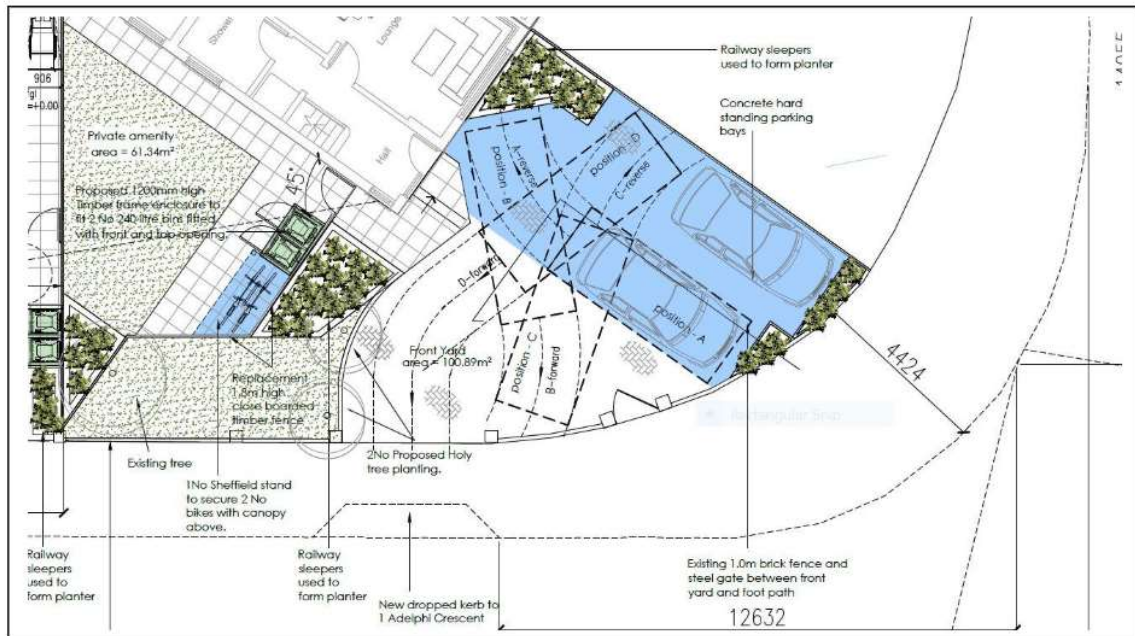


Figure 9

Vehicular Ingress and egress to redesigned to improve soft landscaping, long driveway omitted, proposed additional tree planting to soft landscape to improve front garden amenity.

The tree planting is also in response to the Landscape officers comment relating to replacement of the only existing tree on site as it might not survive the construction stage. See figure 9



Figure 10

Front view showing new opening to fence and proposed trees.



Figure 11

Street View showing new opening in fence and roof amendment and proposed trees.

The long driveway has now been omitted. This was achieved by relocating the vehicular ingress and egress to the host site. The proposed dropped kerb position remains more than 10 meters away from the junction.



Figure 13
Show existing front garden to 1 Adelphi Crescent