



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:
F/O Zanoply Ltd

Proposal:
Two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house

Appeal Site:
102 Hunters Grove, Hayes, UB3 3JF

Our Ref:
Your Ref:

47772/APP/2020/4054
APP/R5510/W/21/3276492

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant a two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house.
- 1.2 The LPA refused planning permission on 05.05.2021 for the following reasons (as stated on the decision notice):
 1. The proposal would provide an indoor living area of an unsatisfactory size for the future occupiers of the proposed unit 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 and Table 5.1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy D6 and Table 3.1 of the London Plan (2021), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).
 2. The proposed parking and front garden layout, by virtue of the siting of the bin store along the front boundary and the excessive hardstanding to the frontage would result in an incongruous addition to the street scene and fails to satisfy policies DMHB 11 and DMHB 14 of the Hillingdon Local plan - Part Two (2020).
- 1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1. Copies of relevant planning policies have already been provided to PINS with the questionnaire.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The appellant refers to the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document and Hillingdon's Residential Layouts (SPD) in their Statement of Case. However, these documents were superseded at the time the application was determined, and as such are not relevant.
- 2.2 Policy DMHB 16 of the Hillingdon Local Plan (2020) states a 1 bed, 2 person, two storey dwelling should provide a minimum 58 sqm of internal floor space. The proposed dwelling provides 55 sqm of internal floor space, which does not include the loft space which is not in habitable use.
- 2.3 There is an excessive area of hard surfacing in the front garden. Far more than is required to accommodate bin stores three parking spaces and a footpath. Car parking should be arranged closer to the back edge of the pavement and more soft living landscape introduced into the front garden. The bin store should be sited more discretely, either to the rear or in the front but screened with planting. The proposed

parking / front garden layout fails to satisfy policies DMHB 11 and DMHB 14, and the application should be refused.

3. Conclusion

- 3.1 For the reasons set out in the delegated report and this statement, the proposed internal floor space of the proposed dwelling would fail to comply with Policy DMHB 16 and Table 5.1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy D6 and Table 3.1 of the London Plan (2021), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015). The proposed parking and front garden layout, by virtue of the siting of the bin store along the front boundary and the excessive hardstanding to the frontage would result in an incongruous addition to the street scene and fails to satisfy policies DMHB 11 and DMHB 14 of the Hillingdon Local plan - Part Two (2020). The Inspector is therefore respectfully requested to dismiss the appeal.
- 3.2 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 2.

Appendices

Appendix 1 – Planning Officer's Delegated Report

Appendix 2 – The LPA's Recommended Conditions