

Planning Appeal: Representation Response

Reference UB33JF

Applicant Mr Rai

Date 03/09/2021

Agent Zanoply Ltd

Address

Building 3, Chiswick Park
566 Chiswick High Road
W4 5YA

The logo for Zanoply, featuring the word "Zanoply" in red sans-serif font.

Contact

info@zanoply.co.uk
www.zanoply.co.uk
0800 368 98 00

Statement

- The submission of this response is regarding the Full Statement of Case from the London Borough of Hillingdon for the planning appeal with the reference number, APP/R5510/W/21/3276492.
- In response to point 1 of 1.2 and 2.2 of 2, the proposed gross internal area of the 1 bedroom unit across two storeys will be 59.5m²: the proposed ground floor will be 34.7m² and the proposed first floor will be 24.8m².
 - *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).*
 - *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.*
- In response to point 2 of 1.2 and 2.3 of 2, the proposed front forecourt was proactively revised on two occasions and sent to the case officer, Diane Verona, who subsequently requested an extension of time for a consultation from Trees/ Landscaping until the 9th April 2021 which was agreed on the 26th March 2021. We were given positive reassurances on the revised proposal, however, after repeated emails and calls we were informed by John Allum on the 1st April 2021, that Diane Verona had left the department.
 - *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).*
 - *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.*