

Planning Appeal: Full Statement of Case

Reference UB3 3JF

Applicant Mr Rai

Date 28/05/2021

Agent Zanoply Ltd

Address

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

Zanoply

Contact

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

Introduction

- The submission of this Full Statement of Case is regarding the refusal of the Full Planning Application 47772/APP/2020/4054 which was decided on 9th April 2021.
- The Full Planning Application is for a two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house
- The appeal has been prepared to address the policy queries proposed .

Proposed Development

- The proposal is for the construction of a double-storey side extension (as approved 47772/APP/2020/1595) and minor alterations to the front; rear areas (as approved 47772/APP/2020/2619) to form a 1 bedroom dwelling house.

Site and Context

- The PTAL rating is 4 which is above average using a range from 0 to 6b.
- Given the above-average rating, the site benefits from close proximity to transport routes such as:
 - to the nearest station, Hayes & Harlington, which is just 6 minutes away by bus, 11 minutes (0.6 miles) away by foot and 4 minutes (0.6 miles) away by bicycle.
 - In addition to the station, the site is in close proximity to two bus stops, Stop Y and Stop SX of Fairdale Gardens with the bus numbers 90, 140, 696, E6 and N140 that allows travel into central London as well as the outskirts of Greater London which are both within 1-minute (344ft) walking distance.
- The existing building is not a Local, Grade I or Grade II Listed Building.
- The site does not fall within a Conservation Area.

Planning History

- The site history of 102 Hunters Grove, Hayes, UB3 3JF is as followed:
 - 47772/APP/2020/4054 - Two storey side extension with alterations to front and porch to front to form a 1-bed dwelling house - Refused on 09/04/2021.
 - 47772/APP/2020/2619 - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end, single storey side extension, porch to front, erection of a rear boundary wall and alterations to front forecourt include low-bearing boundary wall and alterations to facade (Application for a Certificate of Lawful Development for a Proposed Development) - Approved on 13/10/2020..
 - 47772/APP/2020/1593 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.75 metres, and for which the height of the eaves would be 2.55 metres - Approved on 22/07/2020.
 - 47772/APP/2020/1595 - Porch to front and part two storey part single storey side/rear extension - Approved on 18/08/2020.
 - 47772/APP/2020/1597 - Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip to gable end, single storey side extension, porch to front, erection of a rear boundary wall and alterations to front forecourt include low-bearing boundary wall and alterations to facade (Application for a Certificate of Lawful Development for a Proposed Development) - Refused on 20/08/2020.
 - 47772/APP/2019/2944 - Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 2-bed self-contained dwellings with associated parking and amenity space - Refused on 30/10/19.
 - 47772/APP/2019/1917 - Two storey side extension, part two storey, part single storey rear extension, porch to front and conversion of dwelling into 2 x two storey, 3-bed self contained dwellings with associated parking and amenity space - Refused on 14/08/2019 and appeal dismissed on 18/11/2019.
 - 47772/APP/2017/1730 - Two storey side extension and single storey side/rear extension - Refused on 17/07/2017.
 - 47772/APP/2016/2267 - Two storey side extension and single storey side/rear extension - Approved on 06/04/2017.
 - 47772/APP/2006/732 - ERECTION OF A SINGLE-STOREY SIDE AND REAR EXTENSION - Approved on 04/05/2006.

Refusal of Application

- The Full Planning Application for 47772/APP/2020/4054 was refused on the 9th April 2021 for the following grounds:
 - *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).*
 - *The proposed parking and front garden layout, by virtue of the siting of the bin store along the front boundary and the excessive hardstanding tot he 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).*

Layout

- The existing and proposed layout will be as followed:
 - The existing property is accessed via the main doorway in the principal elevation fronting Hunters Grove and the proposed will remain the same.
 - The ground and first floor layout of the existing property will be updated to enhance the quality of space.
 - The proposed new dwelling will be accessed via the side passage along the East Elevation.
 - The proposed main door of the new dwelling opens into an open-plan kitchen, dining and living area which benefits from a clear line of sight from the front towards the rear elevation promoting dual-aspect living.
 - The proposed rear elevation benefits from bi-folding doors that lead into the spacious rear garden.
 - The ground floor staircase opens into an open-plan study area which has been proposed to improve circulation and enhance the quality of living space.
 - The proposed open-plan study area forms the buffer between the first floor staircase and private amenities such as the bedroom that benefits from an ensuite.
 - To further enhance internal privacy and noise separation, the proposed bedroom area is separated via an internal corridor.
 - The first floor staircase leads into proposed loft space that has been utilized as internal storage for future occupants.
- The proposed parameters of the staircase and headroom will be in conjunction with Building Regulations Document K.

List of Documents Sent to LPA

- The following documents were submitted to the LPA:
 - Duly completed application form.
 - Existing site/ block plan scaled to 1:500.
 - Existing location plan scaled to 1:1250.
 - Existing Plans: ground floor plan.
 - Existing Plans: first floor plan.
 - Existing Plans: loft floor plan.
 - Existing Plans: roof plan.
 - Existing Plans: rear elevation.
 - Existing Plans: front elevation.
 - Existing Plans: street front floor plan.
 - Existing Plans: west elevation.
 - Existing Plans: east elevation.
 - Existing Plans: section A.
 - Existing Plans: section B.
 - Existing Plans: section C.
 - Existing Plans: section D.
 - Proposed Plans: ground floor plan.
 - Proposed Plans: first floor plan.
 - Proposed Plans: loft floor plan.
 - Proposed Plans: roof plan.
 - Proposed Plans: rear elevation.
 - Proposed Plans: front elevation.
 - Proposed Plans: street front elevation.
 - Proposed Plans: west elevation.
 - Proposed Plans: east elevation.
 - Proposed Plans: section A.
 - Proposed Plans: section B.
 - Proposed Plans: section C.
 - Proposed Plans: section D.

- Design and access statement report
- Community Infrastructure Level form.

Planning Policy Context

- DMH 2 - Housing Mix.
- DMH 6 - Garden and Backland Development.
- DMHB 11 - Design of New Development.
- DMHB 12 - Streets and Public Realm.
- DMHB 14 - Trees and Landscaping.
- DMHB 16 - Housing Standards.
- DMHB 18 - Private Outdoor Amenity Space.
- DMHD 1 - Alterations and Extensions to Residential Dwellings.
- DMT 1 - Managing Transport Impacts.
- DMT 2 - Highways Impacts.
- DMT 6 - Vehicle Parking.
- LPP GG2 (2021) - Making the best use of land.
- LPP GG4 (2021) - Delivering the homes Londoners needs.
- LPP D4 (2021) - Delivering good design.
- LPP D6 (2021) - Housing quality and standards.
- LPP D7 (2021) - Accessible housing.
- LPP T4 (2021) - Assessing and mitigating transport impacts.
- LPP T5 (2021) - Cycling.
- LPP T6 (2021) - Car parking.
- LPP T6.1 (2021) - Residential parking.
- NPPF- 2 NPPF-2 2018 - Achieving sustainable development.
- NPPF- 5 NPPF-5 2018 - Delivering a sufficient supply of homes.
- NPPF- 11 NPPF-11 2018 - Making effective use of land.
- NPPF- 12 NPPF-12 2018 - Achieving well-designed places.

Ground(s) of Appeal

- This Full Statement of Case is regarding the refusal of the Full Planning Application 47772/APP/2020/4054 which was decided on 9th April 2021.
- The proposal seeks to retain and renovate an existing rundown family dwelling whilst utilizing the spacious parcel of land on the side of the property to create a double storey 1 bedroom unit for a future occupant in the London Borough of Hillingdon.
- The proposed appearance, material and scale of the external alterations to include a double storey side; rear extension and minor alterations to the front; rear areas with a low-bearing boundary wall is as previously approved on the 13th October 2020 with the reference number 47772/APP/2020/2619 and on the 20th August 2020 with the reference number 47772/APP/2020/1595, respectively.
- The host building also benefits from planning permission for a single storey rear extension (47772/APP/2020/1593) that will add a further 22.1m² of floor space on the ground floor and also planning permission for a loft conversion (47772/APP/2020/2619) that will add a further 33.6m² of floor space on the second floor for any future occupants.
- The existing gross internal floor area is 88m² and the previously approved proposed gross floor area will be 148.7m² excluding the existing and proposed loft space.
- The proposed internal amenity provisions exceed the policies set forth by Greater London and the London Borough of Hillingdon.
- The proposed external amenity provisions meets and in cases, exceeds the policies set forth by Greater London and the London Borough of Hillingdon.
- The proposed gross internal area of the new build dwelling will be 58.2m² (excluding the proposed second floor of 2.3m²) which exceeds the requirement.
- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006):
 - Table 2 for recommended standards relating to floor space:
 - The requirement of a flat is 33m² for studio/ bedsit, 50m² for 1 bedroom, 63m² for 2 bedroom and 77m² for 3 bedroom.
 - The requirement for a maisonette is 50m² for a 1 bedroom, 63m² for a 2 bedroom and 79m² for a 3 bedroom.
 - The requirement for a 2 storey house or bungalow is 50m² for a 1 bedroom, 63m² for a 2 bedroom and 81m² for a 3 bedroom.
- The proposed outdoor amenity space for the proposed new build will be 57.7m² which exceeds the requirement.

- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006).
 - 4.15 - In considering whether adequate garden space has been provided for new houses, the Council will apply the following guidelines:
 - 40m² for a 1 bedroom house.
 - 60m² for a 2 and 3 bedroom house.
 - 100m² for a 4 bedroom house.
- The proposed 1 bedroom new build will benefit from one parking space and two cycle spaces which meets the requirements.
- Additionally, the site is supported with a PTAL 4 rating which is above average on a range of 0 to 6b and also, with multiple modes of public transport within walking distance of the property.
- As mentioned in the Local Plan Part 2 with Modifications (March 2019).
- Table 1 for Parking Standards:
 - 1 - Parking bay sizes = a) The minimum dimensions of a standard car parking bay are 2400mm x 4800mm for spaces and for a wheelchair accessible car parking bay 2400mm x 4800mm plus shared 1200mm transfer zone as detailed in the Council's Accessibility SPD.
 - 11 - Crossovers, footpaths and road layouts = (a) Vehicle crossovers must be constructed to Council standards and meet engineering requirements. As a guide, the width of a standard (domestic) crossing is 2.5m at the back of the public footway increasing to 4.6m at the kerbside. Crossovers which cover the full frontage may not be permitted.
 - 12 - Bicycle parking = (a) Parking for bicycles must be located in a safe, secure and accessible location. Covered parking should be provided where possible. Cycle spaces should be located as near as possible to the building entrance(s). Large developments will be expected to include changing and other facilities for cyclists.
 - The requirement for a flat is 2 spaces per 3 to 4 bedroom unit and 1 to 1.5 spaces per 1 to 2 bedroom unit
- As mentioned in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document Residential Layouts (July 2006).
 - 4.5 - PTAL scores are a useful starting point for assessing accessibility but the Council will also take into account a range of other accessibility factors including the number and direction of travel destinations available and the time taken to reach these destinations from the site
- In summary, the proposal seeks to retain and renovate an existing rundown family dwelling whilst utilizing the spacious parcel of land on the side of the property to create a double storey 1 bedroom unit for a future occupant in the London Borough of Hillingdon.

Appendix

