

**John Allum**

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**From:** Planning Appeals  
**Sent:** 10 September 2021 16:02  
**To:** north2@planninginspectorate.gov.uk  
**Subject:** RE: Planning Inspectorate APP/R5510/D/21/3281302: 41 Tollgate Drive, UB4 0NP  
**Attachments:** Plans - 67932-APP-2011-1729\_.pdf

Dear Stuart

The Council have the following comments to make on the revised statement –

**(1) Following development, the application site would only provide 40 square metres of private amenity space to occupiers. This is deemed unacceptable for a Four bedroom dwelling, especially if you consider the fact the proposed ground floor utility study area could be converted into a fifth bedroom.**

**(2) The appellant's appeal statement states '*LPA have, in July 2011, granted an identical rear extension under planning Ref: 67932/APP/2011/1729.*' This is not the case. Although the extension would be identical in terms of the dimensions, the internal layout of the proposals vary greatly. The 67932/APP/2011/1729 proposed plans (attached for your reference) indicate that there would be no bedrooms on the ground floor, whereas the application in question (67932/APP/2021/2437) would provide two. The presence of the additional bedrooms therefore means an increased provision of private amenity space is required as per Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).**

**(3) Revised plans could not be considered at this stage. A new application will have to be submitted and assessed on its merits.**

Regards  
John Allum

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

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**Sent:** 06 September 2021 09:58  
**To:** Planning Appeals <planningappeals@hillingsdon.gov.uk>  
**Subject:** Planning Inspectorate APP/R5510/D/21/3281302: 41 Tollgate Drive, UB4 0NP

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