

**TOWN & COUNTRY PLANNING ACT 1990 (AS
AMENDED BY THE PLANNING AND
COMPENSATION ACT 1991)**

APPEAL BY MR S & MR V PATEL

SITE AT 16 HIGH STREET NORTHWOOD

Proposed single storey rear extension to existing restaurant (Use Class A3/E(b)), demolition of existing rear outbuilding, alteration to rear flower store/workshop (Use Class E(g)(iii)) and proposed additional first floor to rear for residential use (Use Class C3)

**DOUMENT 1 (SITE INFORMATION, PHOTOGRPAHS &
PERSECTIVE)**

Appellants	- Mr S PATEL
Architect	- HRP Architects Ltd

Planning Inspectorate Ref : APP/

Local Planning Authority Ref :

6 1 8 7 6 / A P P / 2 0 2 1 / 1 2 6 2

Local Authority Decision : 09 July 2021

6 Month date date : 20 January 2022

Document 1 : Ariel views of site (Google Maps)



Document 2 : site photos



View to rear of site showing existing massing.



Undercroft access to site from High Street.



Left: Looking back at existing window arrangement



Above : Existing building at no. 20 High Street

APPENDICES (To be read in conjunction with written statement)

Appendix 1.

Further to our site meeting, we attach the following drawings which have been amended as follows in regard the pre-application response from the LPA.

Preliminary planning drawing numbers 8900-

- Firstly the 3D drawings have been updated by Mat to correspond to the detailed survey, which for example has shown the rear of the site to be tapered as opposed to square but this all now accords.
- The council have stated they do not have a 'in principle' concern over the proposals so we have maintained the development to provide extended kitchen for restaurant, Class B8 use on ground floor and one dwelling to be 2 bed (Class C3)
- We don't believe the planning officer has visited site, and seen the development further along the road so if a planning application is submitted we will strongly emphasise this in the design statement with photographs and match our massing to this precedent.
- The LPA have requested if an application be submitted detailed drawings, which is expected and the elevations if you were to submit a full application will show this detail.
- The main concern is in regard the proximity of the existing window to the rear of no. 16. As the survey now shows, and all drawings accurately indicate the position of the window and the proposal, we can confirm the distance as being 8.3m. Although as confirmed on our site visit this is a obscure kitchen window which we can prove not a habitable window which caused the officer more concern.
- The 3D drawings, and plans now show the existing building form (both proposed and existing) in detail and as the survey
- They noted that the size of dwelling complies and natural light is adequate. Concern raised in regard over-looking, so we have re-planned the flat to have the amin living outlook facing East, so concerns can be omitted
- We have created roof garden, set back from the external walls to avoid overlooking which provides 14m sq of private amenity as requested.
- Refuse has been designed to account for the LPA requirements and we would argue a secure bin refuse for the development and existing restaurant would be advantageous.

The 45 degree line of sight as requested would be required for a living or bedroom and as this is a kitchen and not classed as habitable this can be avoided.

The internal stair case is not really feasible and hopefully classed as a material consideration but the development 2 doors now is an excellent precedent having been constructed with an external stair.

As per your email dated 6th July, expressing concern over the outlook, this has been revised to not overlook the adjacent buildings and amenity provided by accessing the roof with a hit and miss staircase as indicated.

Should you proceed with a full application, a transport statement will be needed we can provide and S106 to agree any future occupants will not have a parking permit. We would also provide as requested by the officer, construction details in respect the adequate acoustic performance of the proposals. These I would expect to be subsequently conditioned if the scheme is approved.

We also refer you to our email dated 6th July 2020, in regard CIL liability and would submit the appropriate forms on your behalf.

We look forward to your comments and valued further instruction in respect of the above,

Kind regards

Mark Holman

