

Appeal Statement

157 High Street, Harlington, Hayes,
Middlesex, UB3 5DA

Application Reference: UB3 5DA

Date of Application: 27 January 2021

Date of Decision Notice: 27 April 2021

Introduction

This Appeal Statement has been prepared in support of a planning appeal against the refusal of planning permission with the decision notice served by The London Borough of Hillingdon Council. Application reference number 60489/APP/2020/4224 registered on 27 January 2021 and decision notice dated 27 April 2021, for the works at 157 High Street, Harlington, Hayes, Middlesex, UB3 5DA. This Appeal Statement sets out the Appellant's case in support of the proposed Conversion of roof space to habitable use to include a side dormer and a rear dormer and change of use from House in Multiple Occupation (Use Class C4) to a 2-bedroom, 3-person flat on the first floor and medical and health services (Use Class E) on the ground floor.

This Statement should be read in conjunction with the application drawings and reports, which accompany this Appeal submission as follows:

- Associated Existing Drawings (Drawing Number Reference: KKC/157/2020/A)
- Associated Proposed Drawings (Drawing Number Reference: KKC/157/2020/C)
- Planning Application Form PP-09355514
- Drawing Issue Sheet / List
- Decision Notice **60489/APP/2020/4224**
- Delegated Decision Report **60489/APP/2020/4224**

Relevant Planning History

60489/APP/2005/985 157 HIGH STREET HARLINGTON

ERECTION OF SINGLE STOREY REAR EXTENSION (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 04-04-05 **Status:** Permitted

Statement of Case

We appeal against the Council's refusal due to the inaccuracies in the case officer's report which somewhat misrepresents the site and its surrounding area as there are multiple existing precedents. In order to address the below nonstandard reasons for the Refusal, the following arguments need to be considered.

1 Non Standard reason for refusal

The development would involve the loss of a residential property leading to an unacceptable loss of a single-family dwelling for which there is an established need in the Borough. The development would therefore be contrary to Policy DMH 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

The current use of the property is not a single-family dwelling, but rather a House of Multiple Occupations. An HMO is defined as a property with at least 3 tenants live there, forming more than 1 occupied household. A single-family dwelling is a household that is occupied by either a single person or members of the same family who live together. Therefore, the proposal would not in fact result in the loss of a single-family dwelling but rather increase the number of family dwellings in the area through the addition of a 2-bedroom 2 storey dwelling, thus assisting in the established need for new dwellings in the borough.

The appellant acknowledges the value and need for residential property in the borough, and is trying to ensure sufficient amenity standards and potential enjoyment of future occupants, through the provision of the proposed dwelling and the subsequent family support that will be brought forward by a newly refurbished property.

Above adequate amenities have been recommended for this proposal. Where a common living room is provided, there should be a minimum size of 10m², there are no specific requirements for a kitchen in terms of floor space, though adequate kitchen and facilities need to be provided. Therefore, adequate living space standards are met with the proposed 21m² living and kitchen space. The housing unit is self-contained with exclusive use of sanitary and kitchen facilities and provided with an individual entrance and internal staircases to serve units above ground floor level.

The proposed 2-bedroom flat, has an area of 70 m² this meets the recommended standards relating to floor space as stated in the Hillingdon Supplementary Planning Document for residential layouts of 63 m² for a 2-bedroom flat. Moreover, this meets the minimum gross internal floor area for a 2-storey dwelling, 2-bedroom dwelling for 3 people with an area of 70 m² as stated in the Technical Housing Standards – nationally described space standards. Adequate amenity space is provided for the benefit of residents through the provision of the Rear Garden Area 111 m² and access to 2 off street parking spaces.

2 Non Standard reason for refusal

The proposal by reason of the alteration to the front elevation and creation of a new frontage, the total hardstanding of the front garden area and the loss of the front boundary treatment would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harlington Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (2021) and the National Planning Policy Framework (2019).



Figure 1 - Existing Front Elevation in Context



Figure 2 - Proposed Front Elevation in Context

The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. This is stated in the Council's guidance, policy BE1. This policy best explains the reason for the approval of this application, as we believe this proposal create new living space that meets the long term needs of the residents, better than the current conditions than viability of an optician's business.

The proposal by reason of the alteration to the frontage is more harmonious with the adjoining building than the existing frontage, the proposal is considerably more symmetrical and cohesive with the street scene. The adjoining property (number 159) has a ground floor dental practice serving the High Street, we believe the change of use on the ground floor of number 157 to an opticians would be a pertinent addition to the High Street. The symmetry and uniformity brought by this proposal, especially on the ground floor frontage, should be welcomed.

The Council will expect development proposals to avoid harm to the historic environment, the proposal will not lead to a loss of significance or harm to a heritage asset. The alterations are designed in sympathy, without detracting from or competing with the heritage asset. The nearest heritage asset is Parish Church of St Peter and St Paul's located over 250 metres north of the proposed site and cannot be seen from any view from the property.

The loss of buildings, historic street patterns, important views, landscape and open spaces or other features that make a positive contribution to the character or appearance of the Conservation Area; has been completely resisted.

We feel this proposal would have significance through sustaining and enhancing and make a positive contribution to local character and distinctiveness as it brings value to its immediate context and high street. The current HMO does not offer more to the community of Harlington than the potential proposal. Furthermore, we feel this proposal satisfies Policy DMHB 1 & Policy DMHB 4.

The New Development is an alteration designed to the highest standard and incorporates principles of good design including harmonising with the local context by taking into account the surrounding built environment. The scale of the development, reflects the height, mass and bulk of adjacent structures. As shown by the Proposed Front Elevation in Context. The design was developed with special consideration to the established street pattern respecting setbacks, rooflines, streetscape rhythm of the immediate properties.

Prominent trees and other landscape features that make a contribution to the character of the area should be retained. However, this site's frontage with its hedgerow planting is not in reasonable condition and of poor quality, there are no trees of merit on site, there is no chance of the existing landscaping being rejuvenated, especially considering the site is overrun with ivy. This front garden offer is not believed to be of principal importance for the purpose of conserving biodiversity of Harlington High Street. Perhaps planning can be approved with conditions to suggest an improved landscaping plan with new native hedging boundary treatments such as *Carpinus Betulus* or *Photinia x Fraseri*. As the existing property does not host habitats of high value both visually and arboriculturally. If required we can provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in this area deficient in green infrastructure.

Policy DMHB 14

3 Non Standard reason for refusal

The proposed side and rear dormers, by reason of their siting, size, scale, bulk, and design would fail to harmonise with the architectural composition of the original building, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the surrounding Harlington Village Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020), Policy HC1 of the London Plan (2021) and the National Planning Policy Framework (2019).

We disagree with the Council's reason for refusal. The Council should be taking a holistic and informed approach to planning decisions. The neighbouring property of 155 High Street Harlington has had previously approved applications allowing a Single storey side/rear extension and first floor rear extension and change of use from part residential part business offices to doctors' surgery for three doctors. Though a slightly larger site it is immediately neighbouring the appellant's property and very much a large build in proportion to our proposal.

There is precedent for this size of finished building evident in the adjacent properties at 155 high street and 159 high street. These semi-detached properties at 157 and 159 High Street register to the eye as a single built entity (please see figure below) of a similar scale to the proposed frontage and less rear garden amenity space. We feel the mass and proportion of the alterations and proposed use has been designed carefully considering the context of the built environment of Harefield Village Conservation Area.

4 Non Standard reason for refusal

The proposed vehicular access, by reason of vehicles reversing on to Harlington High Street, the increase in the number of potential conflict points along the road and its location close to a junction, would result in the disruption of the free flow of traffic to the detriment of highway and pedestrian safety contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

The immediately neighbouring properties to the site are 155 High Street and 159 High Street. Both of these immediately adjacent properties have frontages with vehicular crossings that provide direct access onto Harlington High Street. The proposed vehicular access would cause no more risk of potential conflict or disruption of free flow traffic and pedestrian safety than the neighbouring properties. Furthermore, both of these properties have been allowed more than one vehicular access and dropped kerb onto their respective sites. Evidence of this is provided in the figures below.



Figure 3 – Street View of Neighbouring Property 155 High Street Harlington



Figure 4 – Street View of Neighbouring Property 155 High Street Harlington



Figure 5 – Street View of Neighbouring Property 159 High Street Harlington



Figure 6 – Street View of Neighbouring Property 159 High Street Harlington



Figure 7 – Side Access Parking of Neighbouring Property 159 High Street Harlington & 157 High Street

5 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking/manoeuvring arrangements would be provided, and therefore the development is considered to result in substandard car parking provision, leading to on-street parking to the detriment of public and highway safety and contrary to Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020) and to Hillingdon's Adopted Parking Standards as set out in Appendix C of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

After reviewing the application history of 159 High Street there is no evidence of relevant parking allocation schemes or manoeuvring arrangements. As evident from the previously attached images, vehicles manoeuvre straight into and out of the spaces provided. The proposed site of 157 High Street would provide access similarly to the strategy used at 159 High Street. Providing the appropriate visibility splays are utilised at the front threshold of the site, access and highway safety should not be an issue. Figure 6 highlights 4 vehicle in the front of the neighbouring site, it is clear that our proposal will not require this level of parking demand. Both the immediately neighbouring parking arrangements are more complicated and intricate than the proposed site. We would argue that if the proposed parking is sub standards, then so is that of the neighbouring property at 159 High Street, Harlington, Hayes, UB3 5DA as this property provides a precedent that demonstrates possible parking and manoeuvring arrangements.

Conclusion

The development mimics the immediate neighbours to the west and is similar in many ways through its use, form and design for a variety of purposes. The development would usually fall under permitted development, due to the site being situated in an area of conservation, a full planning application was submitted. The development has not changed the character of the area, and furthermore the development has limited visibility due to its siting and positioning. The proposal does not pose any threat to the amenity of neighbours and will provide a high standard of amenity for the occupants of both the residential and professional aspects of the property. As previously stated, the building immediately neighbours a dental practice and medical surgery that have both undergone major alterations, so we believe the proposal is appropriate to the street scene. The proposal protects features of positive value within and adjacent to the site, including the safeguarding of heritage assets. We look forward to the planning inspectorate attending the appeal sites to inspect for themselves the nature of this development and its suitability.

K. Corpaul

For and On Behalf Of
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