



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:
Mr N Kazalbash

Proposal:

Conversion of existing dwelling to 1 x 3-bed unit and 1 x 2-bed unit with associated amenity space and parking

Appeal Site:
26 Highland Road
Northwood
HA6 1JT

Our Ref:
Your Ref:

49247/APP/2021/1060
APP/R5510/W/21/3277068

1. Introduction

- 1.1 This appeal statement is submitted by the London Borough of Hillingdon, as the Local Planning Authority (LPA), in respect of the appeal against its refusal to grant planning permission for: Conversion of existing dwelling to 1 x 3-bed unit and 1 x 2-bed unit with associated amenity space and parking
- 1.2 The LPA refused planning permission on 24-05-2021 for the following reason (as stated on the decision notice):
 1. The application property forms part of a continuous line of properties with a rigid building line and uniform plot widths. It is considered that the proposed subdivision of the property would, by reason of the resultant narrow plot widths, result in a cramped form of development which would be harmful to the character and appearance of the street scene. It would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).
- 1.3 The LPA's case is set out in the Planning Officer's committee report, which should be read in conjunction with this statement. A copy of the committee report is provided at Appendix 1. It is understood that copies of relevant planning policies have been sent to PINS with the Appeal Questionnaire.
- 1.4 This statement will not repeat the delegated report and will focus on addressing matters raised in the Appellant's statement of case.

2. LPA Comments on Appellant's Statement of Case

- 2.1 The Council considers that the main argument highlighted by the appellant have been addressed in the committee report, specifically the application of Local Planning Policies in the assessment of the proposed development, with particular regard to the setting of the proposal and the impact on the neighbouring properties.
- 1.2 The appellant in points 5.2.1 – 5.2.9 has made an assessment of the plot width and suggested that it would provide a greater form of uniformity than what currently exists.
- 1.3 In the committee report, it has been clearly shown that the Officers assessment has been undertaken against the adjacent properties in the bend of the road, which benefit from expansive gardens, such as the application site.
- 2.4 Taking this into consideration, the current form is in character with the neighbouring properties. Alterations including subdivision of the plot would significantly impact the character and appearance of the area detrimentally by creating a cramped form of development.

3. Conclusion

- 3.1 The impact of the proposed development has been fully assessed in the Officers Committee report, with the Statement of Case highlighting that the Appeal Statement provided by the appellant provides little in assessing the development and its impact to the immediate and wider area.
- 3.2 The proposal would result in a cramped form of development which would be harmful to the character of the area and appearance of the street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021). The Inspector is therefore respectfully requested to dismiss the appeal.
- 3.3 In the event that the Inspector considers the appeal should be allowed, and without prejudice to the Council's case, a list of recommended planning conditions is included at Appendix 1.

Appendices

Planning Officer's Committee Report (provided with appeal questionnaire)

Appendix 1 – The LPA's Recommended Conditions

Appendix 1 –Recommended Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 03A 02 B

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No 26 or 24 Highland Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),

- 1.b Written specification of planting and cultivation works to be undertaken,

- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage

- 2.b Cycle Storage

- 2.c Means of enclosure/boundary treatments

- 2.d Car Parking Layouts (including demonstration of 1 active electrical charging point to serve the new dwelling)

- 2.e Hard Surfacing Materials

- 2.f External Lighting

- 2.g Other structures (such as play equipment and furniture)

3. Schedule for Implementation

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)