

DOCUMENT 9

EXTRACTS FROM FILE REFERENCE

53563/APP/2008/2063 GRANTING

**PLANNING PERMISSION AT 34 LONGMEAD
ROAD FOR NEW DWELLING**

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1747)
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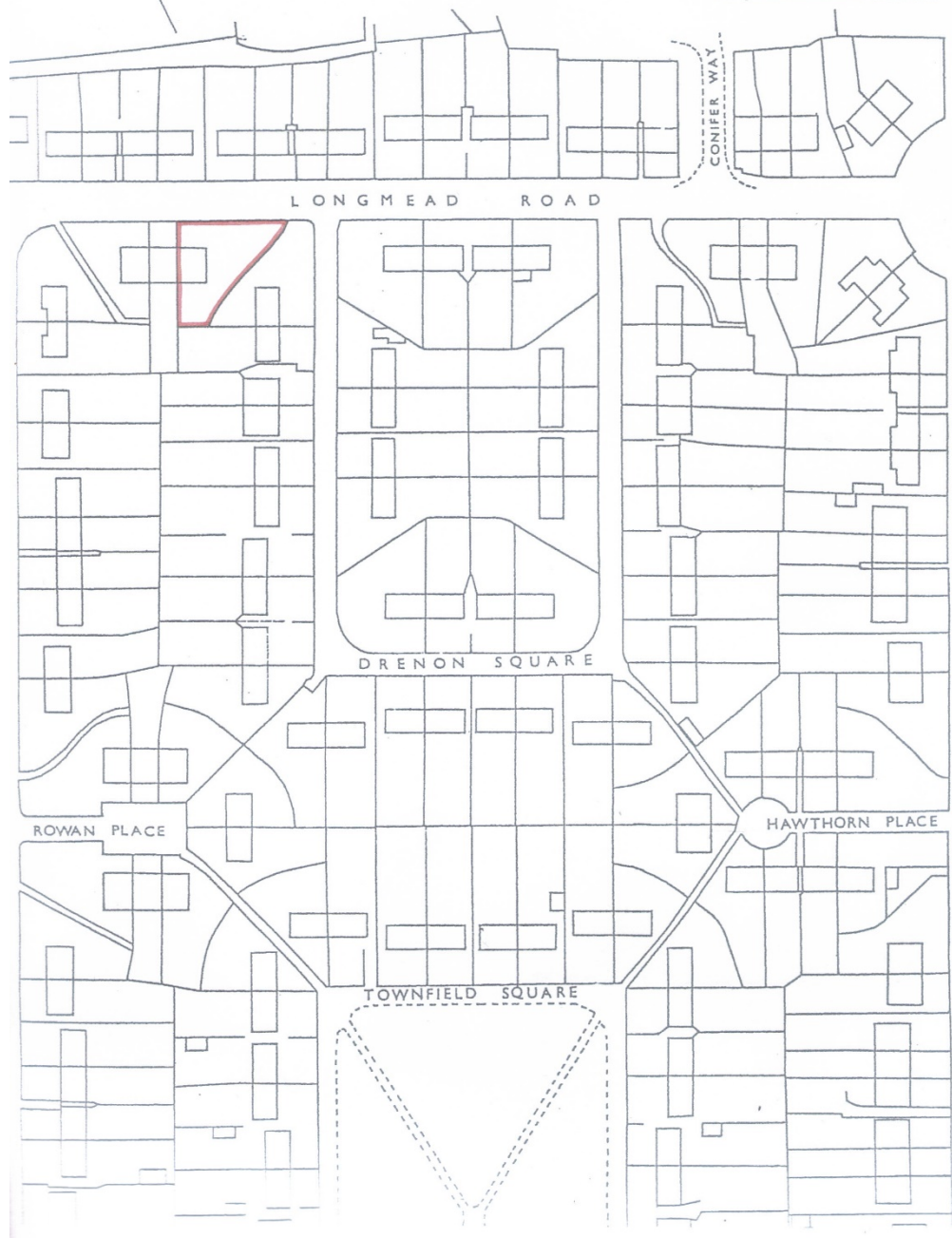
© NATIONAL GRID PLAN
GREATER LONDON

TQ 0980

SECTION H

Scale 1/1250

BOROUGH OF HILLINGDON



CENTRAL AVENUE

TQ1080 NW
TQ1080 SW

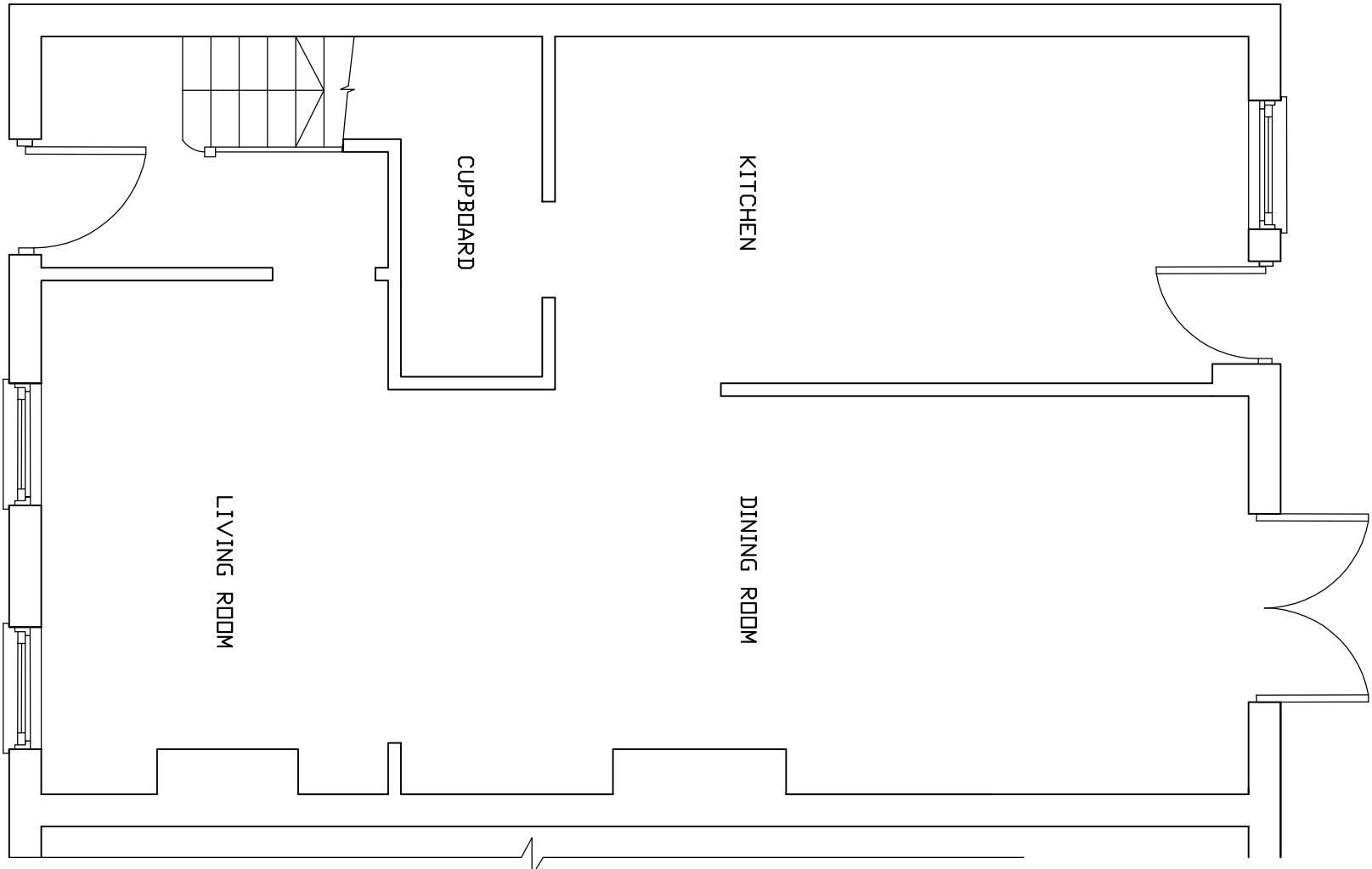


PROPOSED BLOCK PLAN
SCALE 1:200 @ A3

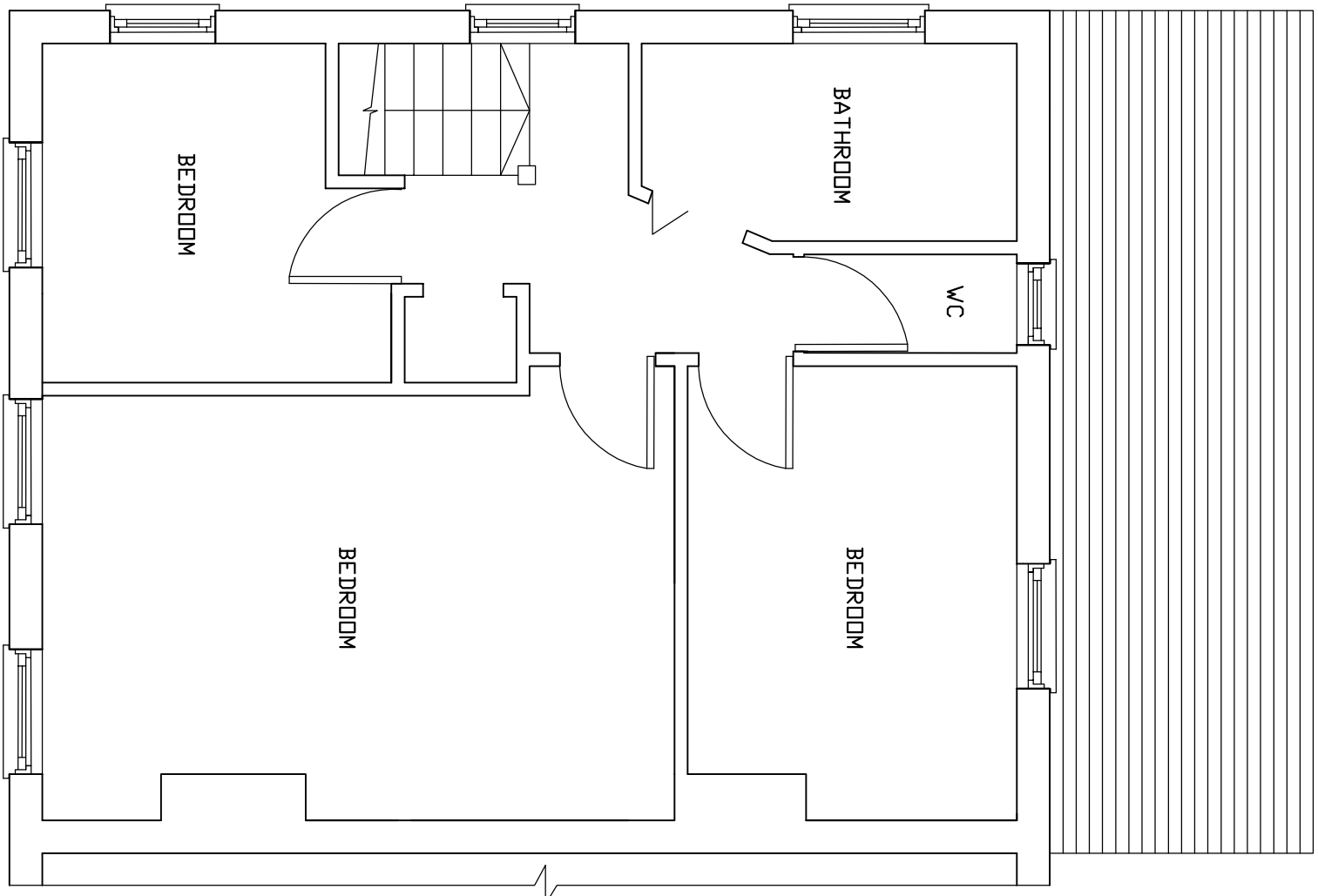
DRAWING TITLE:
BLOCK PLAN

SITE ADDRESS:
34 LONGMEAD ROAD,
HAYES,
MIDDLESEX

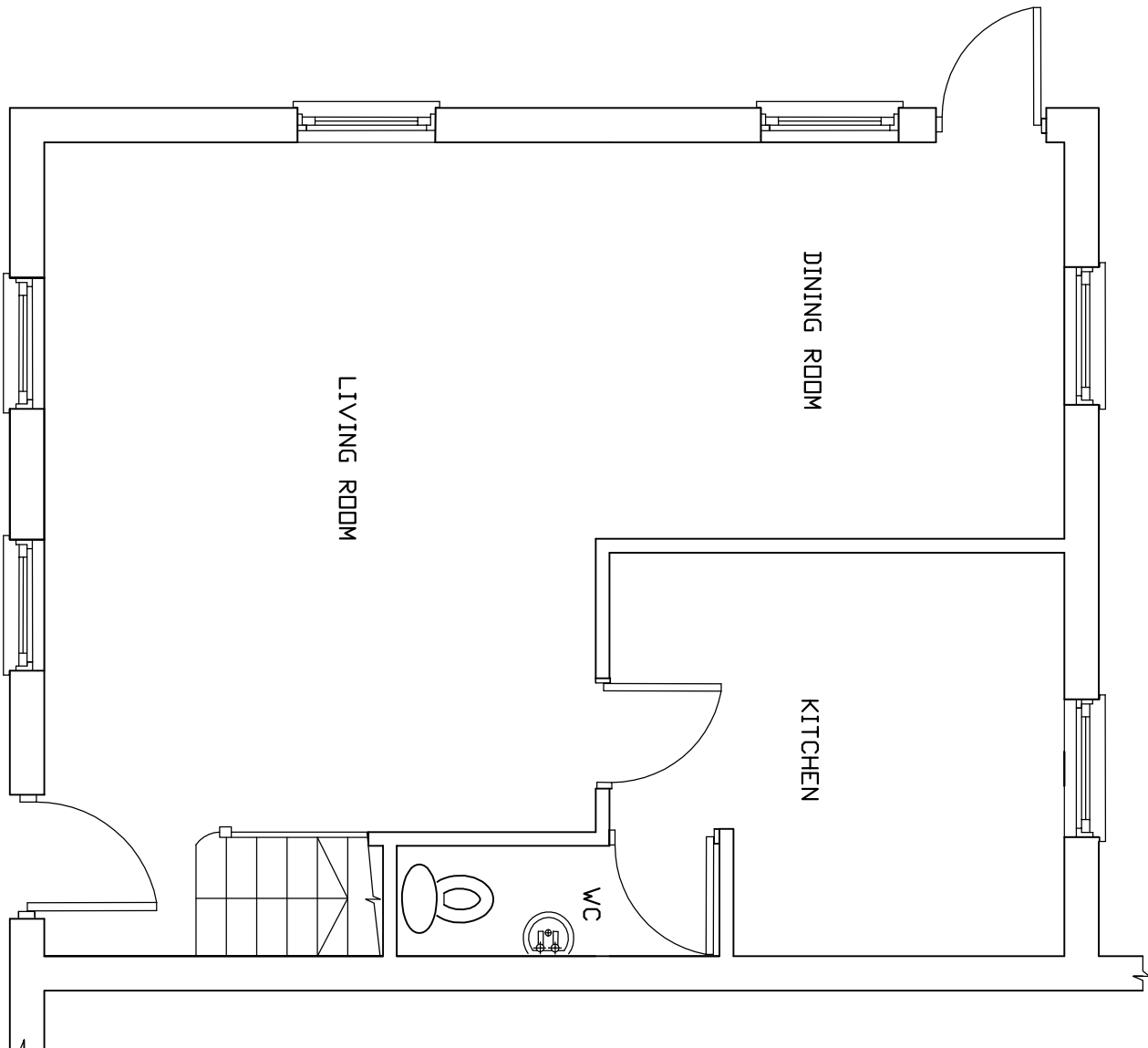
SCALE: 1:200 @A3
DATE:12.02.08



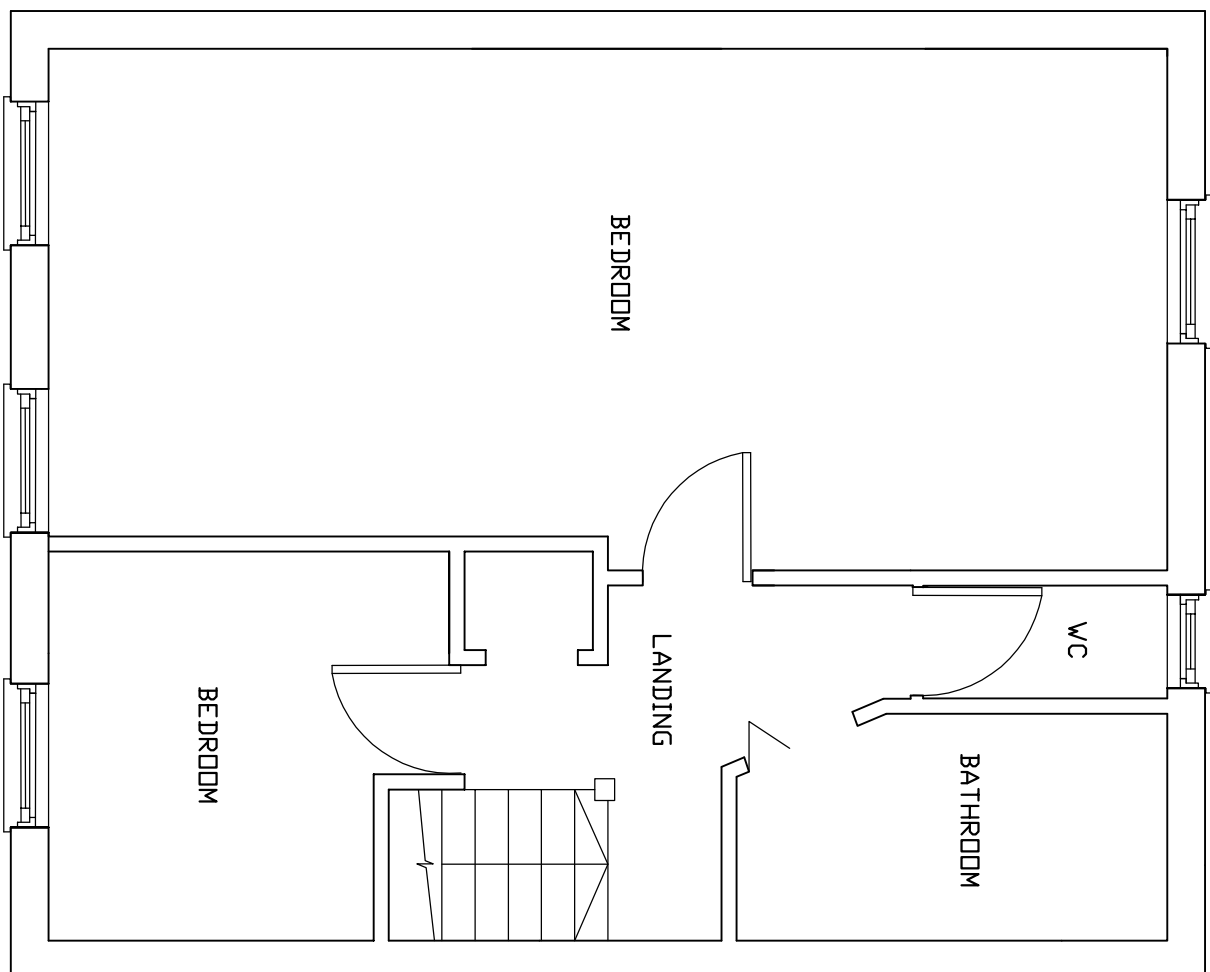
EXISTING GROUND FLOOR PLAN
SCALE 1:50 @ A1



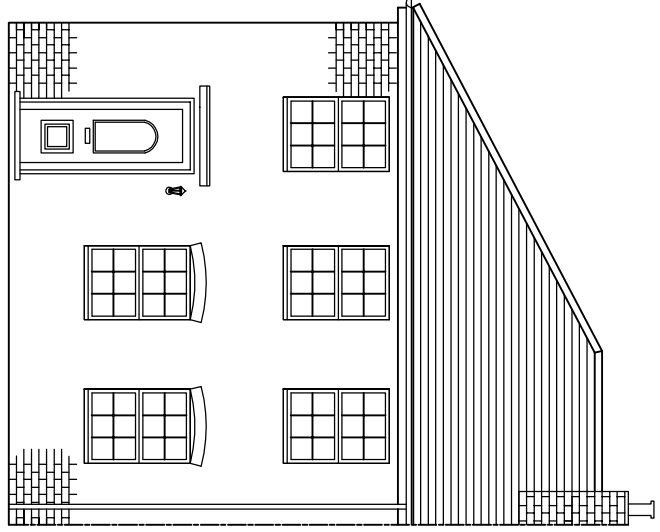
EXISTING FIRST FLOOR PLAN
SCALE 1:50 @ A1



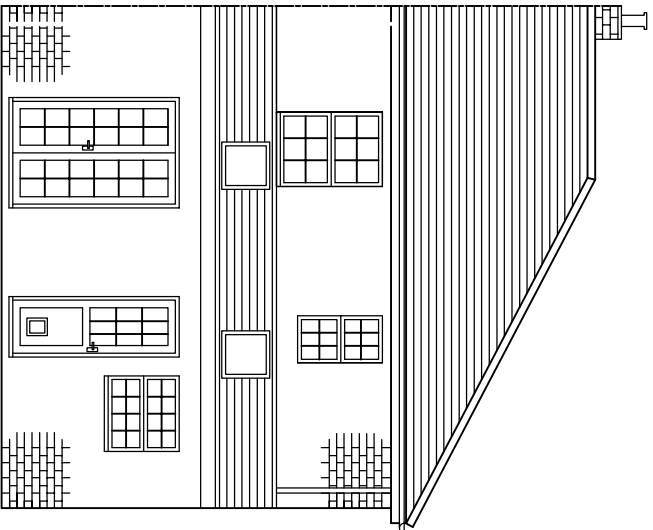
PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1



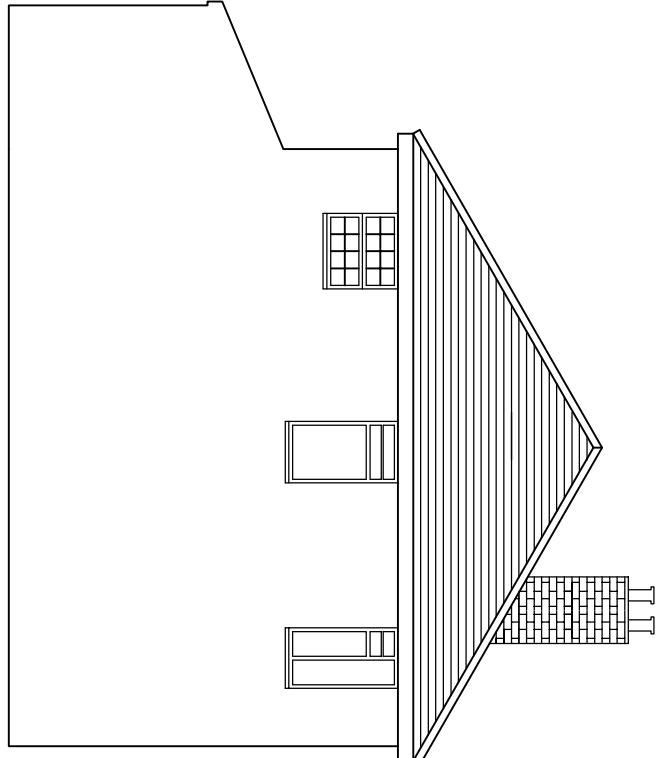
PROPOSED FIRST FLOOR PLAN
SCALE 1:50 @ A1



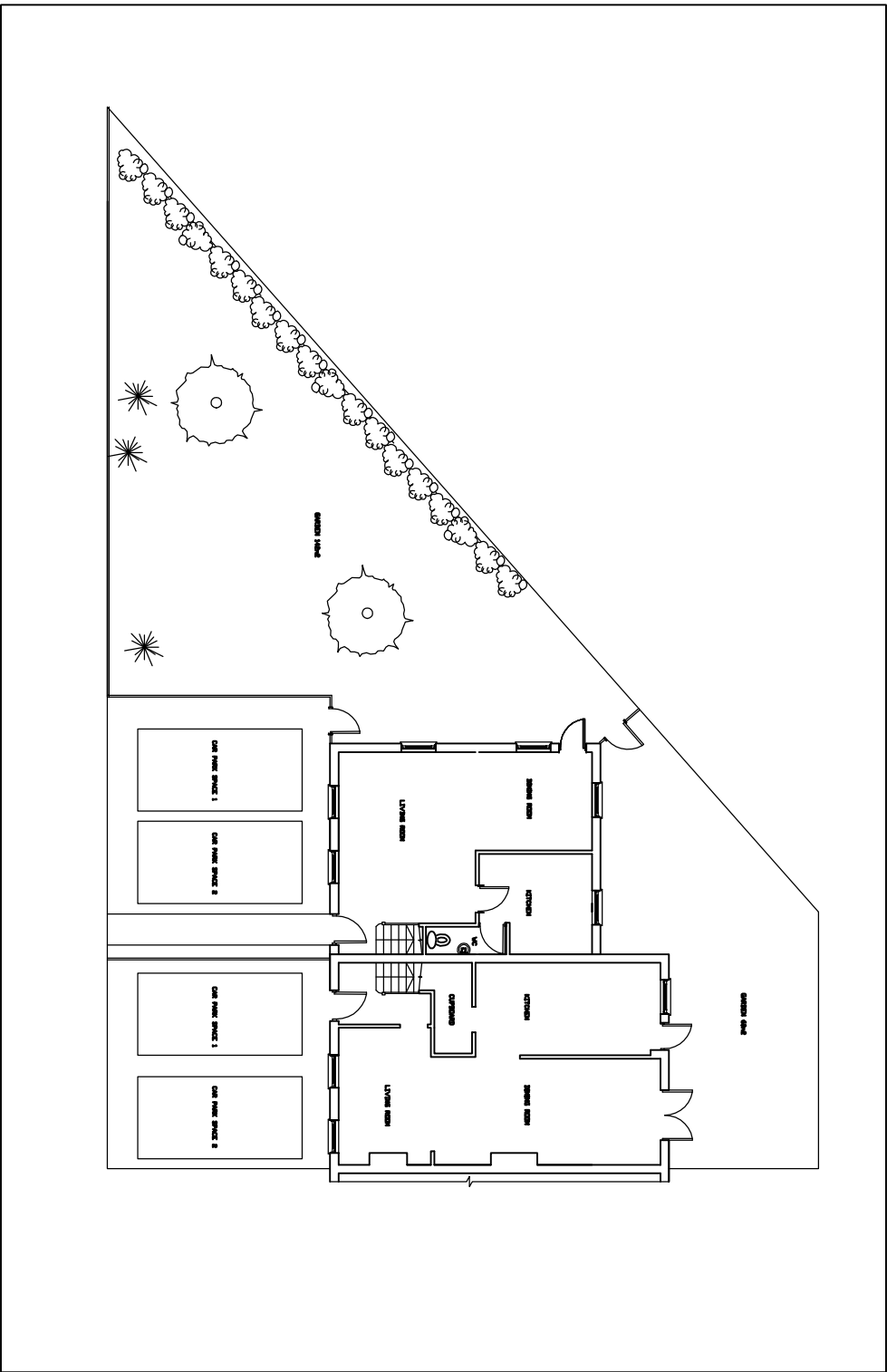
EXISTING FRONT ELEVATION
SCALE 1:100 @ A1



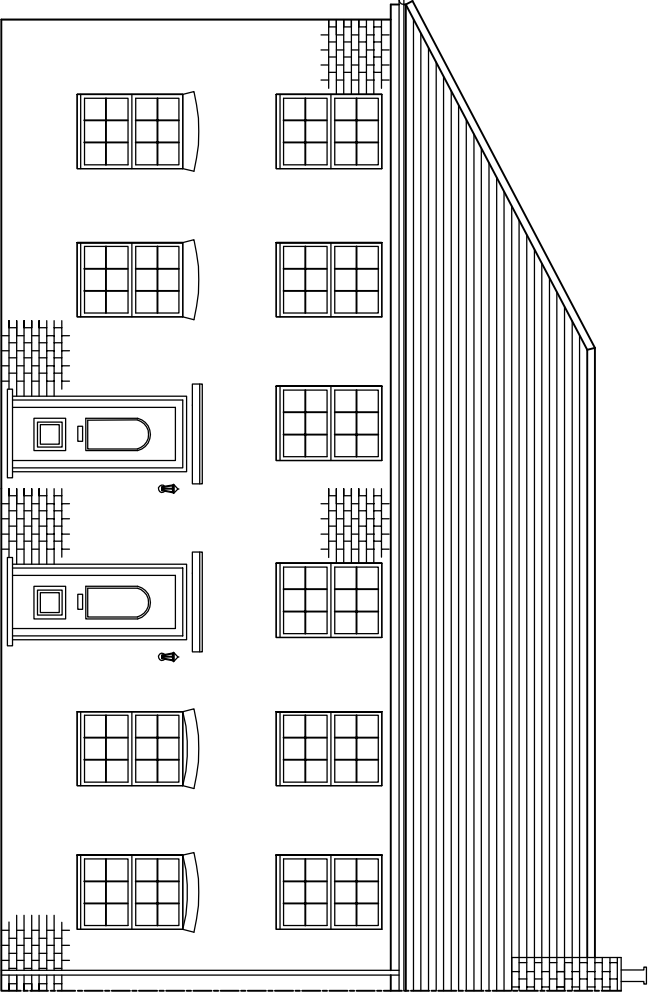
EXISTING REAR ELEVATION
SCALE 1:100 @ A1



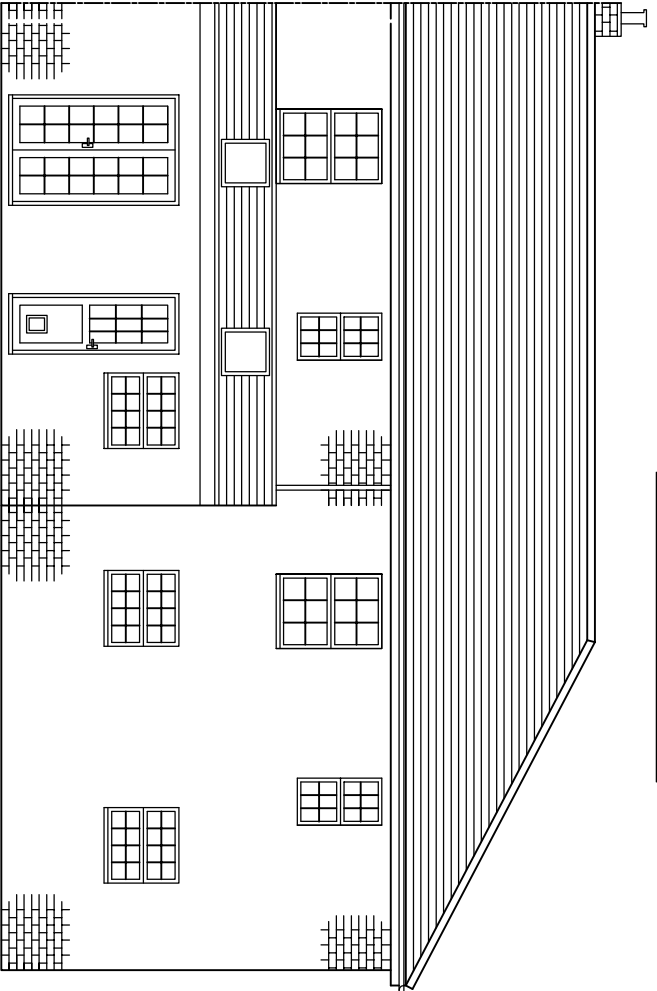
EXISTING SIDE ELEVATION
SCALE 1:100 @ A1



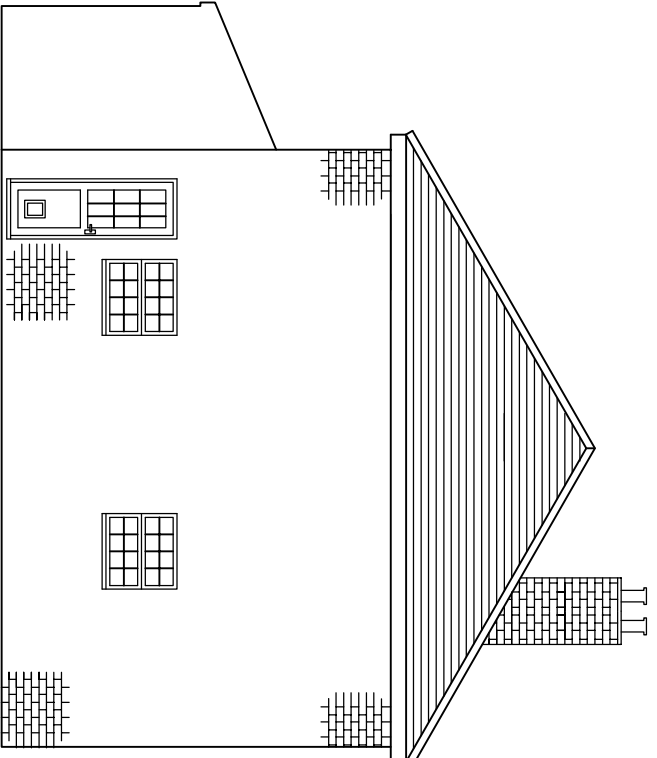
PROPOSED BLOCK PLAN
SCALE 1:200 @ A1



PROPOSED FRONT ELEVATION
SCALE 1:100 @ A1



PROPOSED REAR ELEVATION
SCALE 1:100 @ A1



PROPOSED SIDE ELEVATION
SCALE 1:100 @ A1

REVISION / DESCRIPTION		DATE	BY
PLANS4UDOTCOM			
ADDRESS: 15 MANOR ROAD, HAYES, MIDDLESEX, UB9 - 20G			
OFFICE: 0203 254 2545			
MOBILE: 07856 736 328			
EMAIL: enquiries@plans4udotcom.uk			
DRAWING TITLE: EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS			
SITE ADDRESS: 34 LONGMEAD ROAD, HAYES, MIDDLESEX			
SCALE: 1:50 & 1:100 @A1		DRAWN BY: BG	
DATE: 26.01.08			
DRAWING NO: LONGMEAD-EX-PRO-01			



Appeal Decision

Site visit made on 2 June 2009

by **Colin Tyrrell MA(Oxon) CEng MICE FIHT**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
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Decision date:
8 June 2009

Appeal Ref: APP/R5510/A/09/2097386

34 Longmead Road, Hayes UB3 2HB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Terry Hine against the decision of the Council of the London Borough of Hillingdon.
- The application Ref 53563/APP/2008/2063, dated 7 July 2008, was refused by notice dated 30 December 2008.
- The development proposed is the erection of an attached two-bedroom dwelling house with associated parking.

Decision

1. I allow the appeal, and grant planning permission for an attached two-bedroom dwelling house with associated parking at 34 Longmead Road, Hayes UB3 2HB in accordance with the terms of the application, Ref 53563/APP/2008/2063, dated 7 July 2008, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building to which it is to be attached.
 - 3) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.
 - 4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. The dwelling shall not be occupied until these works have been carried out as approved.
 - 5) The car parking spaces shall be kept available for the parking of cars at all times.
 - 6) The dwelling shall achieve Level 3 of the Code for Sustainable Homes. It shall not be occupied until a final Code Certificate has been issued for it certifying that Code Level 3 has been achieved.

- 7) Obscured glazing shall be fitted to and retained in the rear-facing first-floor windows of the proposed dwelling.

Main Issue

2. In my opinion the main issue is the impact of the development on the living conditions of neighbours.

Reasons

3. I agree with the Council's report that the proposal would harmonise with the character and appearance of the streetscene and that its layout and impact on 32 Longmead Road would be satisfactory. However, I do not agree that the proposed house would be unduly dominant when seen from 2 Drenon Square. Although it may be closer than the Council's guideline spacing, the new house would be largely offset laterally from 2 Drenon Square and would be well shielded by the tall and dense evergreen hedge on the boundary. Because of the offset layout, inter-visibility between facing first floor windows to the rear of 2 Drenon Square and to the side of the proposed property would become more skewed as the spacing reduces. In these particular circumstances, it seems to me that the interests behind saved UDP Policies BE20 and BE21 would be satisfactorily protected.
4. This same hedge, which is currently well-tended and is apparently within the boundary and control of 2 Drenon Square, prevents much of the overlooking which would otherwise be possible to the rear garden of 34 Longmead Road. As a result, I am not persuaded that the privacy of the residual rear amenity space for No 34 would be seriously compromised. On the site at present, this is the only area used for private amenity space for No 34, and its utility and privacy would not change in any respect as a result of the proposed development if the rear-facing first-floor windows in the proposed dwelling are obscure-glazed. I conclude therefore that there would be no impact on private amenity space such as would be protected by saved UDP Policy BE23 and the relevant SPD.
5. Although the Council's report suggests that the space to the front and side of No 34 is currently in use as a garden providing a greater degree of privacy than the rear garden, this does not accord with what I saw on site. This space includes the foundations of what I take to be the side extension previously demolished following enforcement notice in 2001 and a parking area, all of which is entirely open to the adjacent street.
6. The Council's report mentions a contribution towards school facilities for new residential development involving six or more rooms which it states that the appellant has agreed to meet. However, the addendum observations of the Council's Director of Finance states that there are no s106 or enforcement issues involved, and the progression of such a contribution is not mentioned in the reasons for refusal of planning permission or elsewhere in the documents submitted by the Council. The proposed two-bedroom dwelling would have less than six habitable rooms. There is no justification or other evidence before me which would allow me to comment further on this matter.

7. Overall, I conclude that there would be no detrimental impact on neighbours' living conditions and that the proposals would accord with the development plan. For these reasons, and taking into account all other matters raised, I conclude that I should allow the appeal.
8. I have considered the conditions suggested by the Council in the event of the appeal succeeding in the light of the contents of DoE Circular 11/95 "The Use of Conditions in Planning Permission". I have simplified some of the conditions to make them proportionate for a minor development such as this. In addition to the standard timing condition, I agree that external surfaces, boundary arrangements, and landscaping should be controlled in the interests of character and appearance. I agree that car parking and the level of sustainable construction should be conditioned in the interests of road safety and sustainability respectively. However, I do not agree that for such a small development it is necessary to provide sustainable urban drainage or to require vehicle washing. I have added a condition requiring obscured glazing, which was referred to in the Council's report but not included in its suggested conditions. This will protect neighbours' privacy.

Colin Tyrrell

INSPECTOR