



Town and Country Planning Act 1990
Section 78 Planning Appeal

London Borough of Hillingdon Appeal Statement

Appeal By:

Mr and Mrs Hardeep Ram

Proposal:

Erection of two storey attached dwelling with associated parking, amenity space and widening of existing dropped kerb (following demolition of single storey side extension and outbuilding)

Appeal Site:

11 CARNARVON DRIVE
HAYES

Our Ref:
Your Ref:

35377/APP/2021/3311
APP/R5510/W/22/3290734

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 the erection of two storey attached dwelling with associated parking, amenity space and widening of existing dropped kerb (following demolition of single storey side extension and outbuilding).

1.2 The LPA refused planning permission on 26.10.2021 for the following reason (as stated on the decision notice):

The proposed development, by reason of its siting in this visually prominent position, projection forward of the recognised established return building line along Carnarvon Drive, size, scale, layout, width and detailed design would constitute an incongruous and cramped form of development resulting in the loss of the open aspect of this prominent corner plot. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), DMHB 11, DMHB 12 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies, Policies D3, D4 and D6 of the London Plan (2021) and the NPPF.

1.3 The LPA's case is set out in the Planning Officer's delegated report, which should be read in conjunction with this statement. A copy of the delegated report is provided at Appendix 1. Copies of relevant planning policies are included at Appendix 2.

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 appellant advises that the immediate area has clearly changed over time and the established return building line must also include the single-storey side extension on the Appeal Site; what may have been intended has now changed. The Council maintain that although the existing property marginally projects beyond this building line, the appeal proposal would result in two storey development being sited within some 2.7m of the road frontage and enclose this visual gap at an odd angle. In such a position, the proposed dwelling would appear as an unduly intrusive and incongruous form of development detrimental to the visual amenities of the street scene and area, contrary to policies DMHB 11 and DMHB 12 of the adopted Local Plan (2020).

3. Conclusion

- 3.1 For the reasons set out in the delegated report and this statement the proposed development, by reason of its siting in this visually prominent position, projection forward of the recognised established return building line along Carnarvon Drive, size, scale, layout, width and detailed design would constitute an incongruous and cramped form of development resulting in the loss of the open aspect of this prominent corner plot. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and the visual amenities of the area and to this existing open area of the street scene. The Inspector is therefore respectfully requested to dismiss the appeal.
- 3.2 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 3.

Appendices

Appendix 2 – Planning Officer's Delegated Report

Appendix 3 – The LPA's Recommended Conditions