



THE GILLETT MACLEOD PARTNERSHIP Ltd

CHARTERED ARCHITECTS & TOWN PLANNING CONSULTANTS

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) SECTION 78
SITE AT 60 LONG LANE, ICKENHAM, UXBRIDGE, MIDDLESEX, UB10 8SZ
PLANNING APPEAL BY MR VEERU PARMER**

LPA REF.: 70282/APP/2022/1143

GMP REF.: 60/108/APP/JG

APPELLANT'S GROUNDS OF APPEAL – STATEMENT OF CASE

SEPTEMBER 2022

1. INTRODUCTION

The site, that is the subject of this appeal, is currently occupied a two storey detached house and is within the Ickenham Conservation Area. The proposal is to demolish the existing house and construct 9 two bedroom flats in a two storey building with rooms within the roof space.

The site benefits from a previously approved, extant scheme of a very similar design for the construction of 8 two bedroom flats in a two storey building with no rooms in the roof space. LPA Reference: 70282/APP/2019/2773. The approved drawings are attached to this appeal together with the approval notice. The application was approved by the Local Planning Authority.

There was also a previous favourable appeal decision dated 7th May 2019 on the site Reference: APP/R5510/W/19/3221731 which provides useful background to the case.

2. MAIN ISSUES TO BE ADDRESSED

From the refusal notice I determine the main issues to be addressed by the appeal are:

- a) The effect of the proposed development on the character and appearance of the Ickenham Village Conservation Area;
- b) The effect of the proposed development on the amenity of neighbouring properties.

3. THE SITE AND SURROUNDING AREA

Much has already been written in the previous appeal statement and decisions regarding the site and surrounding area and I would refer you to the inspector's previous assessment of the site and the existing building in the appeal decision referred to above:

- Para. 6
“From my site visit I note that there is no one overriding architectural theme in the immediate area. It is only the building line and property heights providing any real consistency. No. 60 has been subjected to a number of unattractive extensions to the front and sides of the property. This has resulted in a lack of distinguishing features or style. I am not aware of any historical interest in the house itself which would warrant its attention and I concur that it has a lack of architectural merit, supported by the appellant's detailed assessment. With no up to date conservation area assessment I have no evidence before me that suggests the property makes a contribution to the overall character of the conservation area”.

The inspector also refers to a number of flatted developments within the area, in particular the new flats at 66 Long Lane and the flats adjacent to this. I can see no point in labouring the point and am happy to accept this assessment.

4. THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

It is relevant to look at the inspector's previous assessment of the design of the building which related to the seven flatted scheme which is very similar in design to the current proposal. He wrote:

- Para. 10
“I find that proposed building would respect the building line and height of neighbouring properties. The design reflects an arts and crafts architectural scene and I do not find the size, scale and design would result in a cramped, intrusive and visually dominant form of development”.

In assessing the current proposal for nine flats it is useful to look at the difference between what was previously approved and considered acceptable and what is now proposed. Such a comparison shows there is very little difference and that the proposal merely makes better use of an otherwise redundant roof void and provides a valuable additional living unit.

This is best illustrated graphically. Below are two comparative drawings showing the differences in elevational terms of the front and side elevations of the building which are those visible from the public realm.

STREET ELEVATION

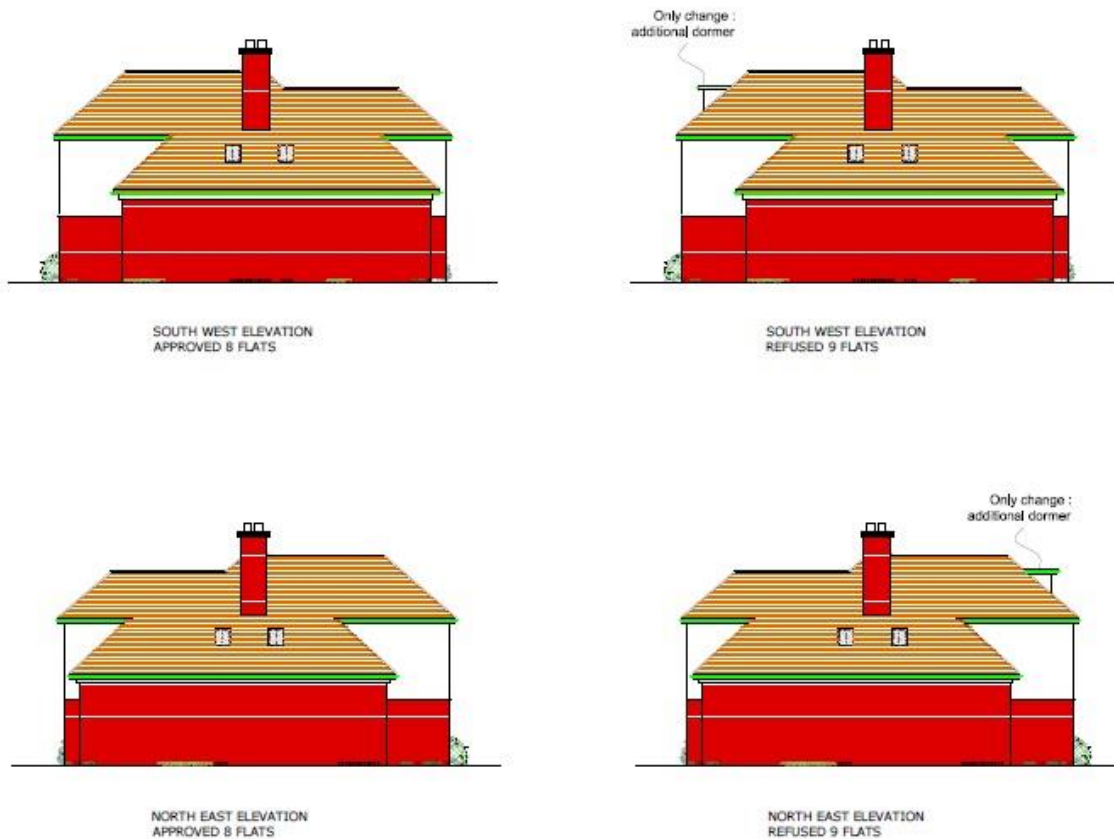


APPROVED 8 FLATS



REFUSED 9 FLATS

SIDE ELEVATIONS



It is clear from the illustrations above that there is very little difference between the approved extant proposal for eight flats and the current proposal for nine flats and therefore the effects of the development on the character and appearance in the conservation area will be extremely negligible when looked at from the public realm.

The rear elevation of the property does have a relatively small area of flat roof which is used to expand the roof void and make it possible to incorporate an additional dwelling unit. It can be noted from the rear elevation that the flat roof is set down from the main ridge by 450mm and therefore the flat roof will not be visible from the street.

From the above information it is clear that the effect of the changes proposed will be very similar to that of the previously approved schemes which the inspector stated in Para. 7: "I consider that the replacement building will make a positive contribution to the conservation area when compared to that of the existing property".

5. EFFECTS OF THE DEVELOPMENTS ON ADJOINING PROPERTIES

The footprint and position of the ground and first floor windows at the rear of the proposal are identical to the previously approved proposal. The additional dormer windows in the rear elevation are set approximately one meter further away from the rear boundary by virtue of the fact they are set in the roof slope. This increases the overlooking distance of the second floor windows which should mitigate any effect in the slight increase in numbers and would make the second floor windows fall within the 21 meters provided as a guide in the SPD.

6. CONCLUSION

The National Planning Policy Framework has the following policies which are pertinent to this appeal:

- To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups within specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites through their policies and decisions – giving weight to the benefits of using suitable sites within existing settlements for homes.
- Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, such as increased densities.

It is important to make full and proper use of all available land. The utilisation of the roof void in the previously approved extant consent to provide an additional unit satisfies this objective. This must be done without detriment to the character and appearance of the conservation area and other design issues. The effect the proposal has on the appearance over and above that of the previously approved scheme is minimal and the additional unit makes a small contribution to housing needs.

The effects on the amenity of the adjoining properties given that the distance to overlooking from the dormer windows is compliant with the 21 meter standard is less than that from the ground and first floor windows.

We feel we have successfully addressed the main issues a) and b) and would respectfully request that the appeal is upheld and that the development can take place without any further delays.