

Date. 16-10-22

Job No 9078

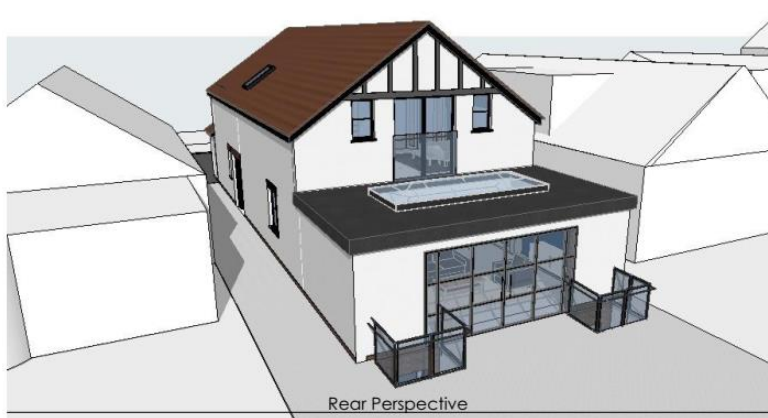
Planning Appeal Statement relating to the refusal by Hillingdon Council to demolish the existing dwelling at 20 Nicholls Avenue Uxbridge UB8 3JL & construct 1no new dwelling in its place including a basement basement.

2.2.0. The proposal

The proposal is to demolish the existing bungalow & erect a two-storey dwelling in its place. This will provide a much more sustainable building for the long term.



Front Perspective



Rear Perspective

As this is a new development Policy DMHB11 is relevant.

- **Scale of development, considering the height, mass & bulk of adjacent structures.**

The screen shot on the next page shows the chalet bungalows with a red arrow & the two storey dwelling with a purple arrow.

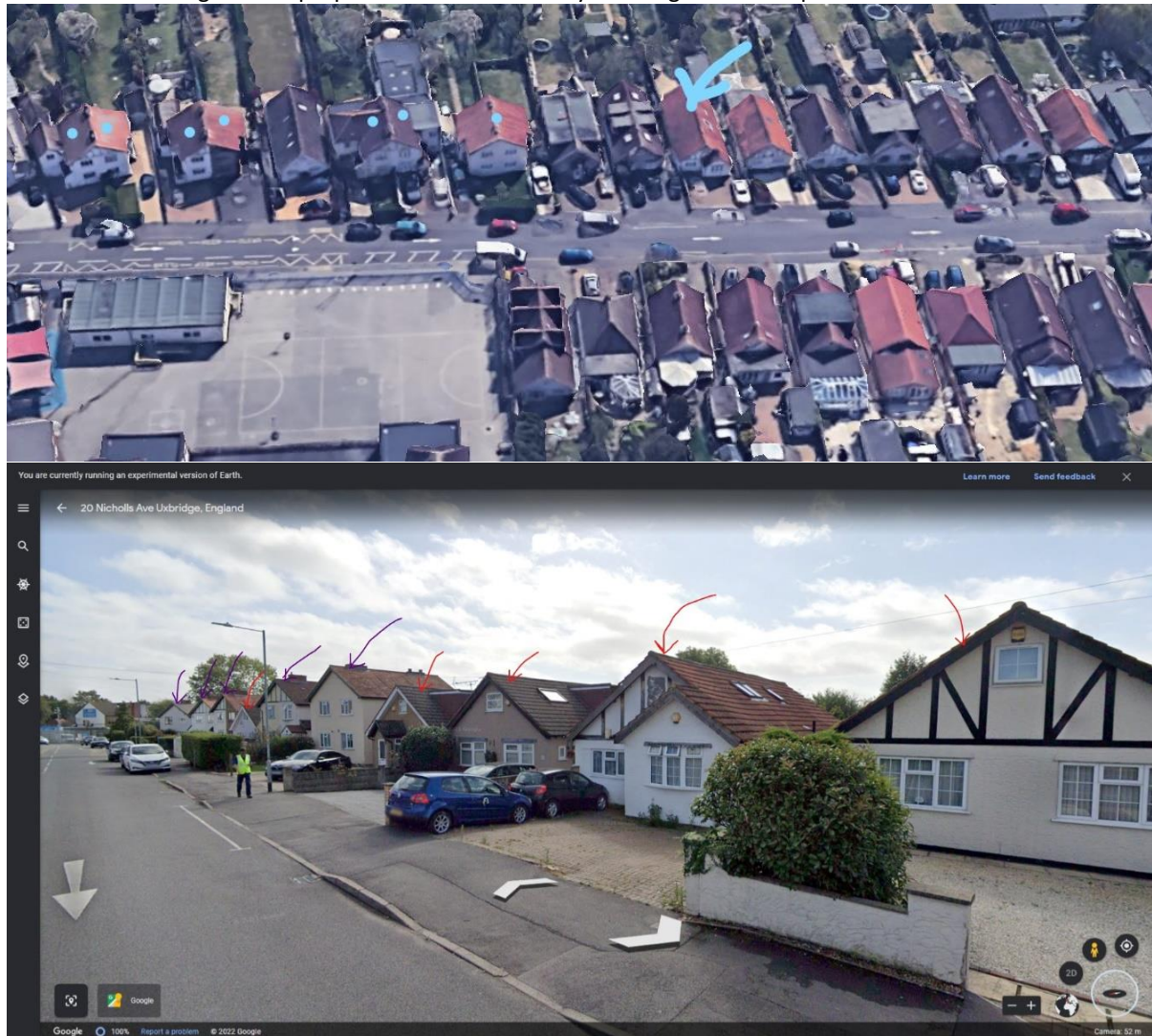
As one can see there is a mix of chalet bungalows & two storey houses on this side of the road, 20,22 & 24 are chalet bungalows, 26 & 28 are two storey houses, 30 & 32 are two storey houses, 34 is a chalet bungalow after which 36-38-40-42-44 & 46 are two storey houses.

Within the officer`s report the Council stated.

The provision of a two storey dwelling at this location would upset the existing rhythm in the street scene where bungalows & two storey dwellings are grouped together.

This statement is not correct as one can see on Goggle Earth, there are in fact bungalows & two storey houses mixed as stated above. See google pictures below. Application site, (blue arrow), blue dots on 2 storey dwellings on first picture.

Red arrows to bungalows & purple arrows to two storey dwellings in second picture.



Policy DMHB 11 Design of new development says;

Policy DMHB 11: Design of New Development

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- scale of development, considering the height, mass and bulk of adjacent structures;
- building plot sizes and widths, plot coverage and established street patterns;
- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
- architectural composition and quality of detailing;
- local topography, views both from and to the site; and
- impact on neighbouring open spaces and their environment. ii) ensuring the use of high quality building materials and finishes; iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

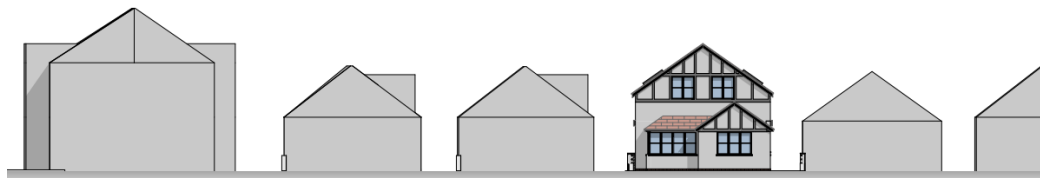
B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

We believe this proposal incorporates principles of good design because;

- The scale of development is appropriate in this location when comparing the height & width in comparison with the surrounding properties to the east, the proposal is no more bulky than the two storey dwellings within the location.
- The building plot size, width & plot coverage is wholly appropriate when one considers the pattern within Nicholls Avenue.
- Building lines & setbacks, rooflines, streetscape rhythm gaps between structures, the proposal complies with all these requirements.
- The architectural composition is similar to the existing two storey properties to the East intermixed with the bungalows. The eaves height of the proposal has been lowered to 1500mm which further softens the difference in eaves height to the adjacent bungalows. See below.



E-16

Proposed Front Elevation

1:200



Street Scene

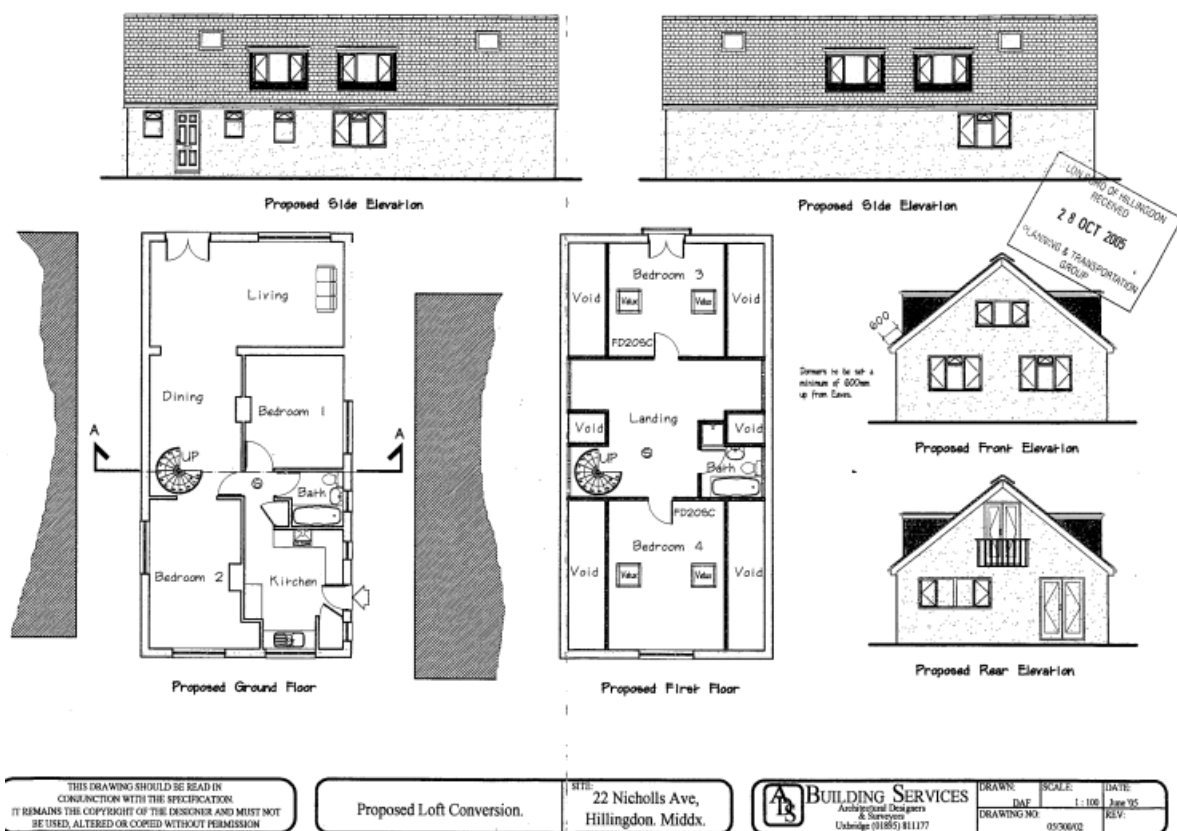
- As the eaves have been reduced to 1500mm (internally) the affect on No 22 has been reduced, one will note that the first floor rooms benefit from windows & doors to both the front & rear elevations, the side dormers only provide light to the landing



No 22 rear



No 22 front

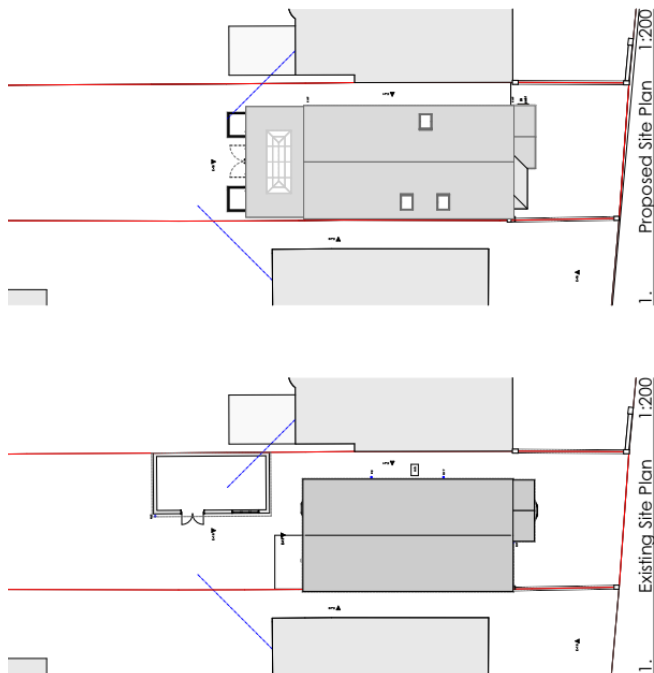


Only bedroom 1 on the ground floor faces 20 Nicholls Ave & currently faces the flank wall as it does now. All other rooms benefit from front & rear facing windows & doors.

We therefore believe there is no detrimental effect on this dwelling from the proposals to rebuild 22 as designed.

The Council have already confirmed that no 18 is not affected by the upward extension.

The proposal does not affect the light to the rear facing windows of the adjacent properties.
The 45° lines are not breached.



The materials proposed will be of a suitable quality to define its location within the street scene.

The design has been carefully considered for both sustainability & lifetime use, it incorporates;

We therefore believe this application complies with Policy BE1 of the Hillingdon Local Plan; part one Strategic Policies (2012), Policies DMHB11, DMHB 12 the Hillingdon Local Plan.

We do not believe Policy ref DMHD 1 is relevant to this application as this policy relates to Alterations & extensions, not new development.

Policy DMT 2 Highways Impact issues.

There are no highway objections. A Construction Logistics Plan was required & provided which is enclosed within the documents.

Policy DMHB 16- Housing standards

The Council are concerned that bedroom 5 in that it incorporates a roof light above 1700mm to stop overlooking. This is the 5th bedroom & is the guest room. The property benefits from 4 no good sized bedrooms & an office bedroom on the ground floor. This 5th bedroom will provide sufficient light & ventilation to comply with the current Approved documents & believe this is a very weak reason to refuse this application on its own. If the inspector felt that this was an issue the appellant would be willing to make this area an en suite to bedroom 4 & give the rest of the space to a dressing room to the master bedroom.

Policy DMHB 18-Amenity

The plot is large enough to easily meet these requirement as confirmed by the Council.

Policy DMEI 9-10 & DMHD 3 Basement, flooding & Drainage

A Basement Impact Assessment & a drainage strategy was submitted to demonstrate that the proposal would not have an adverse impact on flooding.

It also considered the structural stability.

The Council considered these reports acceptable & therefore complies with these policies.

Other matters;

An air source heat pump will be installed & the building will be highly insulated with double glazed external joinery.

Parking is unchanged. The frontage will be block paved with a permeable paving.

The bins will be stored to the side of the property.

Conclusion

- The design of the new dwelling is in keeping with properties in the vicinity & does not dominant.
- The size & height of the building is not detrimental to the residential amenities to 22 Nicholls Avenue as the ground floor bedroom flank window will in our opinion not be worsened. All the other principle windows face front & back, the new dwelling does not breach the 45` sight lines.
- Only bedroom 5 incorporates a high level rooflight, the property benefits from 4 other good sized bedrooms with traditional windows.

Chris Keen MRICS MCABE



