

From: Fiona Rae
Sent: 02 March 2023 14:55
To: teame1@planninginspectorate.gov.uk
Cc: Planning Appeals
Subject: APP/R5510/X/22/3313833 - Bridge House, 1a Bridge Way, Ickenham, Uxbridge, UB10 8QR
Attachments: APPEAL DECISION - Bridge House.pdf; APPEAL DECISION - Bridge House2.pdf

Dear Corrina

Town and Country Planning Act 1990

Appeal by Shaida Razaq

Site Address: Bridge House, 1a Bridge Way, Ickenham, Uxbridge, UB10 8QR

Thank you for the opportunity to comment on the Appellant's grounds of appeal. The Local Planning Authority (LPA) will rely on the officer report in this case – but offer the following additional comments.

The Appellant's reference to the technical guidance in their appeal statement is noted:

"the distance between the house and the highway - in cases where that distance is substantial, it is unlikely that a building can be said to front the highway. The same may be true where there is a significant intervening area of land in different ownership or use between the boundary of the curtilage of the house concerned and the highway".

The LPA do not agree that the distance between the house and the highway in this case is "substantial". The distance between the existing flank wall of the house and the actual carriageway (not including the pavement) varies from 6.7m to 7.9m. If the extension is built, this will reduce considerably, although the width remains unclear from the drawings submitted.

The LPA are of the opinion that the flank elevation of the building fronts a highway.

For reference, two applications for planning permission have also been dismissed on this site and these decisions are attached for the Inspector's consideration. Both appeal decisions refer to this as a corner plot which fronts both Bridge Way and Long Lane.



Finally, the Appellant's concerns about previous communication with the Case Officer have already been formally dealt with through the Council's own complaints procedure.

The Inspector is respectfully requested to dismiss the appeal.

Kind regards

Fiona

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Please note that the comments made in this e-mail represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

