

Date: 09th August 2023
Our Ref: 21.5161

Bridget Holden
Via email

24 Southwark Bridge Road
London
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T 0203 268 2018

Dear Ms Holden,

**Re: 139 Belmont Road, UB8 1QZ
(APP/R5510/W/23/3315337)**

I am writing in response to the LB Hillingdon's Appeal Statement received in relation to the above appeal.

We set out below our response to the Council's Appeal Statement before concluding that the proposal is considered both acceptable and justified and will deliver significant social and economic benefits to the area and Borough as a whole. As such, we respectfully request that the Inspector allow the appeal.

Response to LB Hillingdon's Appeal Statement

In their Appeal Statement, the Council, at paragraph 2.2, maintain their opinion that the proposed development is not in keeping with the character and appearance of the area and is considered to be harmful to the visual amenities of the streetscene.

As set out in our Appeal Statement, we robustly refute this assumption. The existing property on Site comprises a wide dwelling with two separate entrances and, as can clearly be seen on drawing 0159-KLA-01-XX-DR-20 003 Rev P02, the proposed development is not significantly wider than the existing (this is further confirmed by overlay drawing 0159-KLA-00-GF-DR-16 001 Rev P01). It is clear from the accompanying drawings that the Appellant has taken great care and consideration to ensure that the proposed development compliments and respects the existing character of the area. The proposed development can not reasonably be considered to result in any greater impact on the character and appearance of the area than the existing property.

In response to the Council's suggestion that the proposal would be harmful to the visual amenities of the streetscene, without wishing to rehearse the contents of our Appeal Statement, the proposal has been designed to positively reflect the existing property, as far as possible, in terms of scale and size, whilst seeking to ensure that the overall quality of the building is improved and the efficiency of the Site is maximised.

To further harmonise with the character of the streetscene and surrounding properties, the proposed materials have been sensitively selected in order to make a positive contribution to the streetscene. The proposed lighter-coloured bricks complement the original property as the Site as well as the next door property at 137 Belmont Road and their use is considered to add some visual interest to the streetscene.

We would respectfully direct the Inspector the contents of our Appeal Statement which discusses and justifies the proposal in greater detail.



At paragraph 2.3 of their Appeal Statement, the Council advise that they do not consider the net provision of 2 additional residential units, alongside economic benefits, would outweigh the schemes *“significant harm to the character and appearance of the area.”*

It is well-known that there is a national requirement for new dwellings and in particular, for family sized houses. The scheme subject of this appeal has been amended significantly since the scheme that was tabled in pre-application discussions. The scheme has seen a significant reduction from 9no. proposed flats to 3no. family sized-houses. This need is acknowledged by the Council themselves within their Strategic Housing Market Assessment Update (October 2018) which, as demonstrated by paragraphs 5.16 – 5.18, confirms that there is, and will continue to be, a need for family-sized (3 bedroom +) dwellings. The *“important and positive”* contribution the proposal will make towards the delivery of family-sized dwellings in the Borough has already been acknowledged within the Officer Report and cannot be disputed.

Planning policy supports the use of small sites and the London Plan actively encourages Borough’s to support well-designed homes on small sites such as the appeal site. As can be seen on the application plans, the proposed dwellings are of an extremely high-quality that exceed the minimum space standards and benefit from generous-sized rear gardens, thus ensuring future occupiers can enjoy a good standard of accommodation. This is considered a significant benefit which outweighs and perceived harm in relation to the impact on the character and appearance of the local area.

The proposal has been made in accordance with all relevant planning policy and seeks to meet the Government’s ambition to make a more efficient use of small and underutilised brownfield sites by delivering high-quality residential development.

The Council’s reason for refusal concerning harm to the character of the area is considered neither justified nor a reasonable reason to refuse this application and fails to take into consideration the very significant benefits of the delivery of 3no. high-quality family units which is in full compliance with the Government’s ambitions to deliver high quality housing on small sites.

In light of the above, and for the arguments set out within our Appeal Statement, the Inspector is respectfully requested to allow this appeal.

Yours sincerely,

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