

21 & 21A HATHERLEIGH ROAD, RUISLIP, HA4 6BA

Original Planning Application Ref: 41627/APP/2017/618

Description of Development

A two-storey, two bedroom dwelling with associated parking and amenity space, involving installation of vehicular crossover to the front.

Introduction

A planning application was submitted in March 2017 in respect of the above property for a two-storey, two bedroom detached dwelling with associated parking space. This was refused by Decision Notice dated 5th May 2017. The purpose of this planning statement is to address the reasons for refusal in the previous planning application (Reference no. 41627/APP/2017/618). The reasons for refusal have been taken from the delegated decision report and responses given to that effect.

1. ***The proposal would involve a detached property with gable end which would be at odds with the prevailing character of the neighbouring building.***

We have amended the configuration of the roof to reflect the character of the roofs in the area and the adjoining property. Although the local area is characterised by terraced properties and hipped roofs, there are many examples of detached properties in the adjacent street. A detached property on the site would not be alien to the immediate area. See figures 1 and 2 of detached properties on adjacent streets.

2. ***The proposed dwelling would abut the side and rear boundaries of the site, appearing cramped and set forward of the return boundary line in Salcombe Way.***

This assessment is largely incorrect and inconsistent with what is on site. No. 1 and No 2. Salcombe Way have external walls which are built onto the boundary line on opposite sides of the street. There is also evidence of properties, particularly end of terrace properties, being built on the boundary line on the adjacent streets. This is clearly something that is consistent with the area. We have amended the plans to

show a 1 metre walkway between the boundary wall and the left flank wall of the proposed new dwelling. Bins stores are also provided in this area.

3. ***That the proposal fails to make alternative arrangements for parking lost to both 21 and 21A Hatherleigh Road and as such is considered contrary to the policies in the Local Plan and the Council's parking standards.***

The garages at the rear of 21 and 21A have not been used for car parking for the last 20 years. The garages have generally been used for storage purposes. Hillingdon Transport Department has agreed for a vehicular crossover in front of No. 21 Hatherleigh Road and, therefore, one off-street parking facility will be provided as part of this development. In addition, our parking survey shows that there is a moderate 80% stress with a reserved parking capacity of 35 spaces in the area during overnight conditions when residents would be expected to be home and parked up for the night. A copy of the parking survey has been submitted as part of this application. On this basis, the evidence provided overcomes this particular reason for refusal.



Photographic evidence of properties in adjacent street

Figure 1: Showing detached building on Kingswear Court; Kingswear road, Ruislip



Figure 2: 7
Torrington Road;
detached building on
terraced street.