



RE: Planning Application ref: 66100/APP/2025/722 - Whitehouse

From Mike Davey <mike.davey@mscplanning.co.uk>

Date Mon 16-Jun-25 5:07 PM

To Mitchell Heaven <MHeaven@hillingdon.gov.uk>

Cc David Lomas <david.lomas@mscplanning.co.uk>

1 attachment (923 KB)

SITE PLAN - F - REV.A.pdf;

Dear Mitchell,

Thanks for your time the other week – David and I really appreciate your efforts in working with us to find a solution to the concerns raised in relation to the above application.

As requested, please find attached an updated site layout plan, now clearly showing the removal of existing vegetation along the boundary and replacement with a new boundary hedge. This should overcome any outstanding concerns relating to overlooking from the rear windows in the dwelling facing Roundwood House, as further conditions could be imposed upon a grant of permission, securing additional details and the retention of the approved landscaping proposals.

Regarding outlook, we discussed during our teams meeting our view that the primary purpose of the rear window serving the spare bedroom was to provide this room with daylight/sunlight and ventilation as opposed to outlook. We explained that the main living/habitable areas of the proposed dwelling (master bedroom/open plan living room/kitchen) all provided dual aspect outlook across the site, making the most of views afforded by the sites attractive location. Given the proposed dwelling has been designed specifically to meet the needs of the applicant and his disabled partner, how they intend to use the space is relevant to the standard of amenity that will be achieved. In reality, 99% of their time spent in the house will be in the living room/kitchen which will provide attractive outlook across the site and the fields beyond. The couple will share the master bedroom the vast majority of the time with the spare bedroom used for occasional guests and when sleeping separately is desirable for health reasons. As such, the comparatively poor outlook provided by the window serving the spare bedroom will not negatively impact upon the future occupiers overall standard of amenity which will very high when compared with the vast majority of new builds across the country.

Furthermore, as discussed, we did consider what would be required to reconfigure the internal layout/positioning of the dwelling to improve the outlook of this window. However, as we stated during the meeting, this is not feasible without increasing the scale/footprint of the dwelling or altering its position within the site, both of which would increase the potential impact of the development on the Green Belt. Internal alterations alone would leave the applicants with undesirable, convoluted layout with a dark corridor running along the rear of the dwelling and access at the side which would overall result in a dwelling of a far poorer overall standard of amenity than the current design. As such we feel that the proposed design represents the most appropriate response to the sites constraints whilst still providing a high overall standard of amenity to the future occupiers.

I trust that you now have all of the information required to progress the approval of the application before you leave the Council. Please do let me know if there is anything else I can do to assist.

Thanks again for your assistance and pragmatic approach and I wish you the best of luck with your future endeavours.

Kind Regards,

Mike Davey

BA (HONS)

Planning Associate

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From: Mitchell Heaven <MHeaven@hillingdon.gov.uk>
Sent: 12 June 2025 11:52
To: Mike Davey <mike.davey@mscplanning.co.uk>
Cc: David Lomas <david.lomas@mscplanning.co.uk>
Subject: Re: Planning Application ref: 66100/APP/2025/722 - Whitehouse

Thanks for the update - please ask the architect to prioritize. My final day is Wednesday 25th so ideally we would have the recommendation of approval lodged the Friday before so I can assist my manager with signoff if needed.

Thanks

Mitchell Heaven
 Planning Officer – North
 Planning, Regeneration and Environment
 Central Services
 Hillingdon Council



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

From: Mike Davey <mike.davey@mscplanning.co.uk>
Sent: Thursday, June 12, 2025 11:41 AM
To: Mitchell Heaven <MHeaven@hillingdon.gov.uk>
Cc: David Lomas <david.lomas@mscplanning.co.uk>
Subject: RE: Planning Application ref: 66100/APP/2025/722 - Whitehouse

Hi Mitchell,

Apologies for the delay – The architect is on leave at the moment.

I should be able to get everything over to you by the end of next week.

Kind Regards,

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