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My ref: AEW/LCW/3656

February 2021

**PLANNING STATEMENT  
IN SUPPORT OF AN APPLICATION  
IN RESPECT OF A DETACHED  
TWO-STORY HOUSE  
ON LAND TO THE REAR OF  
45 SEATON GARDENS, RUISLIP HA5 0BB  
FRONTING UPON KINGSWEAR ROAD**

This Statement provides justification for this proposal prepared by Messrs. Towers Associates based upon a similar proposal at the other end of Kingswear Road in respect of which planning permission was granted at appeal in 2015

**Attachments referred to:**

- (i) Appeal decision APP/R5510/W/15/3016555 dated 21.8.2015 relating to land r/o 39 and 39A Hatherleigh Road, Ruislip (LPA ref. 70507/APP/2014/4435)
- (ii) Drg.nos. 2853-2-04A and 2853-2-05A accompanying application 70507/APP/2014/4435, the subject of the appeal

## **(1) THE SITE**

The application site, which has a frontage of some 15.5m to the east side of Kingswear Road, and a depth of about 12m, presently forms part of the rear garden to no. 45 Seaton Gardens, Ruislip, an end-of-terrace two-storey dwelling located at the corner of the two roads. The site is separated from no. 41 Kingswear Road, a further end-of-terrace two-storey dwelling, by a narrow access drive serving garages located to the rear of the properties in Kingswear Road, Seaton Gardens, and Salcombe Way.

The predominant housing in the area comprises blocks of four two-storey terraces.

## **(2) THE PROPOSAL**

It is proposed to build a small two-storey detached house on the site in line with the existing row of dwellings in Kingswear Road, which would appear as a continuation of the existing line of development.

The proposed dwelling would have a hipped-roof form with a smaller front facing gable over a double height bay window and would use brick and render for the external elevations. The proposed scale, height and design of the proposed dwelling would reflect the appearance of existing residential properties in the area.

The flank of the proposed new dwelling would be located some 16.3m from the rear of no. 45 Seaton Gardens, and there would be no overlooking windows.

Two car parking spaces would be provided, side by side, at the front / side of the dwelling with access from Kingswear Road, and there would be a private side garden / patio area with an area of some 64 sq.m, as well as a small front garden.

## **(3) RELEVANT PLANNING HISTORY**

A particularly relevant, and very similar proposal, relating to a new detached dwelling at the northern end of Kingswear Road, on land forming part of the rear gardens to nos. 39 – 39A Hatherleigh Road, was allowed at appeal in August 2015. Attached hereto is a copy

of the decision, ref. APP/R5510/W/15/3016555 – a second appeal, dealt with at the same time, and which showed the same dwelling but located closer to the rear of nos. 39 – 39A Hatherleigh Road, was dealt with at the same time, but dismissed.

Also attached is a copy of drg.nos. 2853-2-04A and 2853-2-05A, which show the layout and street scene of the proposal which was allowed.

It will be seen that the design of the house at the other end of Kingswear Road is very similar to that which is now being proposed to the rear of no. 45 Seaton Gardens, and its relationship with no. 39 – 39A Hatherleigh Road is similar to the relationship between the house now proposed and no. 45 Seaton Gardens, being 17.3m distant from the rear of no. 39 Hatherleigh Road, compared to 16.3m in respect of this current proposal.

It will be noted that the Inspector who determined the Hatherleigh Road appeal indicated, at para. 15, that although the proposed dwelling in that case would be less than the required 15m from no. 39A (between 12.4m and 13.3m), she still felt that it was acceptable. As indicated, this proposal at Seaton Gardens would be no closer than 16.3m from any part of the rear of no. 45.

The private rear amenity space provided in respect of the new dwelling to the rear nos. 39 – 39A Hatherleigh Road was shown to be 52.5 sq.m, whereas it would be 64 sq.m in respect of this current proposal.

A further factor for consideration relates to the gap between the flank of the proposed new house and the flank of the existing house which it would adjoin. The gap in respect of the proposal allowed at appeal was shown to be about 3m, and the gap proposed in this current proposal would be about 4m – very similar.

**(4) CONCLUSION**

On the basis that appeal decisions provide a guide as to development which is acceptable, it can only be concluded that this current proposal is so similar to that allowed at appeal at the other end of the road that it would be wholly unreasonable not to grant planning permission in respect of this proposal and it is respectfully requested, therefore, that planning permission be granted accordingly.

**Allen E. Watson**