
Appeal Decision

Site visit made on 26 January 2021

by Stephen Wilkinson BA BPI DIP LA MBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19 March 2021

Appeal Ref: APP/R5510/W/20/3256171

29 The Drive, Northwood, HA6 1HW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Gary Argeband against the decision of the Council of the London Borough of Hillingdon
 - The application Ref 75419/APP/2020/1461, dated 7 May 2020, was refused by notice dated 8 July 2020.
 - The development proposed is two storey detached dwelling house, involving demolition of existing dwelling, installation of new vehicular crossover and detached outbuilding to rear for use as cycle store.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey detached dwelling house, involving demolition of the existing dwelling, installation of new vehicular crossover and detached outbuilding to the rear for use as a cycle store, in accordance with the terms of the application, Ref,75419/APP/2020/1461, dated 7 May 2020, and the plans submitted with it, subject to the conditions included in the schedule included with this letter.

Main Issue

2. The effect of the proposal on the character and appearance of the area.

Reasons

3. The appeal scheme involves the redevelopment of an existing 2 storey detached house and its replacement with a larger detached property.
4. The proposed size and design of the appeal scheme would be broadly in accordance with the existing pattern of development along The Drive which includes large detached 2 storey properties. Many of these exhibit a range of contemporary designs with properties set close to their flank boundaries.
5. Whilst the appeal scheme would be at variance with the character of the existing dwelling it would be in accordance with the general pattern of recent development along the street. The only difference between the parties would appear to be over the design of the size of the pitched roof involving two hipped roofs to the rear, the property's depth and relationship to the site's flank boundaries.
6. Although the scheme is for a large detached property the proposed roof has a hipped design, in common with others along the street. The depth of the

property can be accommodated within the site allowing for the retention of a large rear garden.

7. Although the site lies above the rear gardens of properties on Knoll Close, there is an existing tree screen which would prevent overlooking. The depth of the property would be broadly similar to that of No.27 The Drive and although it would extend beyond the rear building line of No.31 it would not seriously affect the living conditions of occupiers of this property. The proposed dwelling would sit well within its flank boundaries in keeping with the prevailing pattern of development along the street.
8. For these reasons I conclude that the proposed scheme would respect the character of the area. It would accord with policies DMHB11 and DMHB12 of the Council's Local Plan and Part 2 and Policies 3.5 and 7.4 of the London Plan¹ which require that new development should take account of its physical context and local character.

Interested parties

9. I have read the comments received from interested parties on the proposed scheme but these do not alter my conclusion in respect of the main issue of this appeal which I have addressed above. Concerns over the loss of planting would be addressed through the landscape conditions which I have imposed.

Conditions

10. I have considered the list of suggested conditions included with the Council's appeal statement and have amended these in line with the National Planning Policy Framework 2019 and the Planning Policy Guidance as appropriate.
11. I have imposed planning conditions regarding the life of the permission, the approved plans and materials, for reasons of certainty. A landscaping condition is included given the location of the site in relation to neighbouring properties. Another condition is required to control the detail of the sight lines for the proposed vehicular access and the retention of the proposed parking spaces in the interests of highway safety.
12. I have included a condition requiring step free access to allow access for those with impaired mobility and consistent with this a condition requiring adherence with the relevant section of the Building Regulations. Finally, I have included a condition requiring obscure glazing to flank windows to prevent overlooking to neighbouring properties.

Stephen Wilkinson

INSPECTOR

¹ The London Plan 2016, Consolidated with Alterations since 2011

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan 1:1250; General Arrangement EGA 001; General Arrangement EGA 002; General Arrangement PGA 001; General Arrangement PGA 002.
- 3) No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the local planning authority.
- 4) No development shall take place until a landscape scheme has been submitted to and approved in writing by the local planning authority. This shall include the following:
 - Details of soft landscaping
 - planting plans (at not less than a scale of 1:100)
 - Written specifications of planting and cultivation works to be undertaken
 - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 - Details of hard landscaping
 - Refuse storage - including elevations
 - Cycle storage in the rear garden – including elevations and materials
 - Means of enclosure
 - Hard surfacing
 - External lighting
- 5) The access for the proposed car parking shall be provided with those parts off 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to visibility between heights 0.6m and 2.0m above the level of the adjoining highway.
- 6) The car parking spaces to be provided shall be kept available for the parking of cars at all times.
- 7) Prior to works commencing, details of step free access by the principle private entrance shall be submitted to, and approved in writing, by the local planning authority. Such provision shall remain in place for the life of the building.
- 8) The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling as set out in the approved document M of the Building Regulations (2010), 2015 and all such provisions shall remain in place for the life of the building.

- 9) The building hereby permitted shall not be occupied until the windows to both flank elevations have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.