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71 - 75 SHELTON STREET
COVENT GARDEN
LONDON
WC2H 9JQ



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA11 0DZ

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED BY THE PLANNING AND COMPULSORY PURCHASE ACT
2004)
SECTION 78 APPEAL.**

**STATEMENT OF CASE ON BEHALF
OF THE APPELLANT**

APPELLANT : MR R PUREWALL

**APPEAL SITE : 549 UXBRIDGE ROAD
HAYES UB4 8HP**

OUR REF : B422/2020

LPA REF : 57783/APP/2020/24

DATE : 18TH JUNE 2020

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1.0 INTRODUCTION

1.1 The London Borough of Hillingdon refused planning permission at 549 Uxbridge Road Hayes UB4 8HP for the Redevelopment of site to provide a part three storey, part two storey building composing of 4 x 1 bed flats and 1 x 2 bed flats with associated parking and amenity space involving the demolition of existing detached dwelling 5th May 2020, application reference 57783/APP/2020/24, for the following reason:

- 1. The proposed development by reason of its siting, size, scale, bulk, elongated depth and mixture of design styles would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies 3.5 and 7.4 of the London Plan (2016) and the NPPF.**
- 2. The proposed development, by reason of the siting of flank habitable room windows, given their proximity to the side boundary and flank walls of adjoining properties, would result in the provision of habitable rooms with very limited levels of natural lighting and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies 3.5 and 5.3 of the London Plan (March 2016) and the Mayor of**

London's adopted Supplementary Planning Guidance - Housing (March 2016)

- 3. The proposed development, by virtue of the siting of the new driveway to the side of the building and the siting of the proposed parking spaces would result in unacceptable harm to the living conditions of future occupiers, by reason of noise and disturbance from vehicles arriving and departing at all times of the day/night, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy 3.5 of the London Plan (March 2016)..**

2.0 THE SITE LOCATION AND DESCRIPTION

- 2.1 The appeal site relates to a two storey detached property located on the south side of the Uxbridge Road, Hayes.
- 2.2 The existing building is of rendered masonry construction with a pitched Redland 49 plain tile roof. The site is surrounded by a large drive to the front and a large garden to the rear with a number of sheds and greenhouse structures within the rear garden. The site also benefits from an existing vehicle access onto Uxbridge Road.
- 2.3 The immediate surrounding buildings along Uxbridge Road are dwellinghouses and blocks of apartment. The site is within a mixed development property area comprising of large houses, bungalows, commercial uses, and a number of small to medium scale flatted developments which are similar schemes to this proposed development. The buildings of the area are predominantly two to five storey buildings

- 2.4 The site is located in a PTAL level 3 not 2 as referred to by Hillingdon Council, this means that site is reasonably accessible by public transport routes and screen shots can be seen below;

WebCAT

Address or co-ordinates

Access level (PTAL) **Time mapping (TIM)**

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL

0 (Worst)	1a
1b	2
3	4
5	6a
6b (Best)	

Map layers

☒ PTAL (cell size: 100m)

Scenario

☐ Highlight locations where PTALs have changed from Base Year



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

3

Uxbridge Road
 Uxbridge Rd, Uxbridge, UK
 Easting: 507789, Northing: 182393

WebCAT PTAL Report

Site Details

Grid Cell: 89676

Easting: 507745
 Northing: 182352

Report Date: 17/06/2020
 Scenario: Base Year

Calculation Parameters

Day of Week: M-F
 Time Period: AM Peak
 Walk Speed: 4.8 kph
 Bus Node Max Walk Access Time (mins): 8
 Bus Reliability Factor: 2.0
 LU Station Max Walk Access Time (mins): 12
 LU Reliability Factor: 0.75
 National Rail Station Max Walk Access Time (mins): 12
 National Rail Reliability Factor: 0.75

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	UXBRIDGE ROAD	LEES ROAD 427	152.38	7.5	1.9	6	7.9	3.8	0.5	1.9
Bus	UXBRIDGE ROAD	LEES ROAD 607	152.38	6	1.9	7	8.9	3.37	0.5	1.68
Bus	LEES ROAD,	UXBRIDGE ROAD	U2	59.96	6	0.75	7	7.75	3.87	1
Bus	PIELD HEATH ROAD,	HARLINGTON ROAD	U7	524.96	2	6.56	17	23.56	1.27	0.5
Bus	PIELD HEATH ROAD,	HARLINGTON ROAD	U4	524.96	7.5	6.56	6	12.56	2.39	0.5
Bus	COLHAM GRN	PIELD HTH RD A10	588.23	4	7.35	9.5	16.85	1.78	0.5	0.89

Total Grid Cell AI: 10.17
 PTAL: 3

- 2.5 The site is not located within a Conservation Area nor does it relate to any listed building neither is there any restrictions on the site e.g. Article 4 Direction.



The arrow on the photo shows the site of the proposed development

3.0 THE APPEAL PROPOSAL

- 3.1 The appellant sought planning permission for the Redevelopment of site to provide a part three storey, part two storey building composing of 4 x 1 bed flats and 1 x 2 bed flats with associated parking and amenity space involving the demolition of existing detached dwelling.
- 3.2 The proposal include a total of 6 car parking spaces, one disabled space and one visitor space and 8 cycle spaces would be provided with each flat.

- 3.2 Copies of the planning application forms submitted to the Council are enclosed in Appendix B. The existing and proposed layout plans, are illustrated on drawings attached. The photographs of the site are enclosed in Appendix D.

4.0 POLICY CONSIDERATIONS

- 4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 gives priority to the provisions of development plans in determining planning applications and appeals as well as all other material considerations.
- 4.2 The Planning law requires **that applications for planning permission be determined in accordance with the development plan**, unless material considerations indicate otherwise. **The revised National Planning Policy Framework which came into force in 2019 must be taken into account in preparing the development plan, and is a material consideration in planning decisions.** Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 4.3 Advice in Paragraph 38 of NPPF highlights that Local planning authorities should approach decisions on proposed development in a **positive and creative way**. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. **Decision-makers at every level should seek to approve applications for sustainable development where possible.**
- 4.4 Advice in Paragraph 54 of NPPF underscores that, Local planning authorities should consider whether otherwise **unacceptable**

development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.

- 4.5 Advice in Paragraph 117 highlights that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield'.
- 4.6 Advice in Paragraph 118 requires that Planning policies and decisions should:
- a) **encourage multiple benefits from both urban and rural land**, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
 - b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
 - c) **give substantial weight to the value of using suitable brownfield land within settlements** for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
 - d) **promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing** where land supply is constrained and available sites could be used

more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)⁴⁵; and

e) support opportunities to **use the airspace above existing residential and commercial premises for new homes**. In particular, they should **allow upward extensions** where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

4.7 Advice in paragraph 120 states that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

b) **in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area**

4.8 Advice in paragraph 122 states that **Planning policies and decisions should support development that makes efficient use of land, taking into account:**

a) **the identified need for different types of housing and other forms of development**, and the availability of land suitable for accommodating it;

- b) local market conditions and viability;
- c) **the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;**
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

4.9 Advice in paragraph 123 states Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions **avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.** In these circumstances:

- a) plans should contain policies to optimise the use of land in their area and **meet as much of the identified need for housing as possible.** This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate;
- b) **the use of minimum density standards should also be considered for other parts of the plan area.** It may be appropriate to set out a range of densities that reflect the accessibility and potential of different areas, rather than one broad density range; and
- c) **local planning authorities should refuse applications which they consider fail to make efficient use of land,** taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies

or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

- 4.10 Underlining these principles is advice in paragraph 124 of the revised NPPF 2019 which underscores that "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. **Good design is a key aspect of sustainable development**, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process".
- 4.11 Advice in paragraph 127 of NPPF states that Planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** (including green and other public space) and support local facilities and transport networks.

4.12 Advice in paragraph 130 of NPPF states **Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards** or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

4.13 Advice in paragraph 131 of NPPF states in determining applications, great weight should be **given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area**, so long as they fit in with the overall form and layout of their surroundings.

4.14 **The London Plan (2016)**

- Policy 7.4
- Policy 7.6
- Policy 3.5
- Policy 5.3

4.15 **Hillingdon Local Plan: Part One - Strategic Policies (November 2012)**

- Policy BE1: Built Environment

Hillingdon Local Plan – Part two - Development Management Policies (2020).

- Policy DMHB11:
- Policy DMHD12:

5.0 THE PLANNING CONSIDERATIONS

5.1 This section considers the planning issues relating to this planning application and demonstrates – with reference to relevant Development Plan policies and other material considerations – that permission should be granted.

- Under the provisions of S.38 (6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine planning applications in accordance with the policies of the Development Plan, provided they are up to date and relevant, unless material considerations indicate otherwise.
- The relevant policies quoted in the decision notice in relation to the Development Plan Document provide only general guidance, each case is to be judged on its own individual merits, having regard to the circumstances at the site and the design of the proposal.

5.2 The reasons for refusal raised the following planning issues which will be discussed strand by strand:

- 1- Principle of the development
- 2- Design considerations impact on the character, appearance and visual amenities of the street scene and the surrounding area
- 3- Impact on the amenity of future occupiers in terms of limited levels of natural lighting and outlook
- 4- Impact on the amenity of neighbouring residents in terms of noise and disturbance from vehicles arriving and departing at all times of the day/night

5.3 Principle of the development

Although the refusal did not make reference to the principle of the development, it is the view of this appeal that the principle of the development is taken into consideration.

The principle of the development is embedded in the Paragraph 117 and 118 of the revised NPPF 2019 which advice that Planning policies and decisions should **promote an effective use of land in meeting the need for homes and other uses**, while safeguarding and improving the environment and ensuring safe and healthy living conditions; and that Planning policies and decisions should encourage multiple benefits from both urban and rural land.

5.4 Furthermore paragraph 127 advocates that planning policies should ensure that developments **optimise the potential of the site** to accommodate and sustain an appropriate amount and mix of development.

Moreover, the London Plan Policies 3.3, 3.5 and 3.8 states that there is a pressing need for more homes in London and that a genuine choice of new homes should be supported which are of the highest quality and of **varying sizes and tenures** in accordance with Local Development Frameworks.

The Appellant proposal to redevelop the land by replacing the existing single dwelling with five flats comprising of 4x1 bedroom and 1x2 bedrooms flats; the proposal will **optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development** thereby putting the land in effective use is encouraged by Paragraph 117, 118, 123 and 127 which urge LPAs to support such developments.

The principle of development is a material consideration in this case and it should be given a weight

5.5 **The main consideration**

This proposed application the subject of this appeal is a revised submission following the previous refusal under planning application ref: 57783/PRC/2019/239 for a Re-development of site to provide a part three storey, part two storey building comprising 2 Nos. 1-bedroom and 3 Nos. 2-bedroom flats (works involve demolition of existing house). It is considered that this current submission has been revised to address the issues raised in the previous planning decision.

The issues raised at the planning decision outcome had been addressed in revised versions of the drawing as follows:

1. Landscape officer: COMMENT: This submission follows pre-application advice, ref. PRC/2019/239. No trees will be affected by the development. The front 'garden' is dominated by car parking and bin storage and fails to comply with Hillingdon's design guidance requiring a minimum of 25% soft landscape.

our update - This soft landscape issue was addressed on the 27/02/2020 with drawings version B.

Emailed note to the Planning officer is below;

Landscape officer has raised concerns that the front 'garden' is dominated by car parking and bin storage and fails to comply with Hillingdon's design guidance requiring a minimum of 25% soft landscape.

The Visitor car parking space has been moved to the rear and the disabled space has been moved to the front of the proposed building. (no change to total of 6 car parking spaces inclusive of one disabled space and one visitor space). The front garden vegetation has been improved to 30% soft landscape.

The enhanced soft landscape with trimmed shrubs to obscure car parking and bin store area will further complement the partly-enclosed small metal railing.

2. Windows to 551 Uxb Road – It is noted the distance from proposed to the boundary is 5.45m (1.25m Path + 4.2M drive). 551 is set back from boundary with a driveway. This makes distance from 551 to over 7m

3. Height of the Proposed development -revised drawings; 599-01D / 599-02D / 599-03D / 599-04D

The revised drawings addressed the height concern via removal of one of the bedrooms to amend flat5 to a one bedroom flat.

The proposal is a total of 5x flats with 4x 1 bedroom and 1x 2 bedroom.

The amended height against existing house (549 Uxbridge road)-

The ridge height of the proposed building is now lower than the existing house. The eaves of the proposed building is same as the existing house.

The proposed building ridge height and eaves are lower than the flattened developments to the left and right side (footballer's mansion and flats).

- 5.6 **Reasons for refusal 1:** The proposed development by reason of its siting, size, scale, bulk, elongated depth and mixture of design styles would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies 3.5 and 7.4 of the London Plan (2016) and the NPPF

5.7 **Design considerations: Impact on the character, appearance and visual amenities of the street scene and the surrounding area**

The Council claimed that the proposed development by reason of its siting, size, scale, bulk, elongated depth and mixture of design styles would be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

The Appellant ground of appeal is that the proposed development would not be detrimental to the character, appearance and visual amenities of the street scene and the surrounding area.

5.8 **Guidance on Policy BE 1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods**

Furthermore, guidance on Policy Policy DMHB 11 of the Hillingdon Local (2020) highlight that:

A) All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

i) harmonising with the local context by taking into account the surrounding:

- scale of development, considering the height, mass and bulk of adjacent structures;

- building plot sizes and widths, plot coverage and established street patterns;

- building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;

- architectural composition and quality of detailing; - local topography, views both from and to the site; and - impact on neighbouring open spaces and their environment.

- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

C) Development will be required to ensure that the design safeguards the satisfactory redevelopment of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The design of the proposed extension would measure 5.5m deep, 6.31m wide and 3m high with a flat roof design. The size of the extension is considered moderate.

- 5.9 The proposed development is considered as a building replacement initiative whereby the existing building would be replaced by another building which will optimise the potential of the land by increasing the density of the site. The proposal will also bring about a form of innovation and a high design standard which is considered an improvement and enhancement of the character and appearance of the street scene. The

development would be sympathetic to the surrounding development in the area.

- 5.10 The proposal will replace a single dwelling with a part three, part two storey building, comprising of five self-contained residential units. The scheme would consist of a new three storey structure to the front and two storeys to the rear with pitch roof design. The front windows will be fitted with a Juliette balcony with railings along the front elevation to match surrounding existing buildings. The proposed building would have roof tiles, be rendered on the ground floor with bricks and timber panelling between the windows. The front forecourt area allows for separate pedestrian pathway and vehicle access to site, car parking, bin & cycle store area. Paving slabs are to be used from the front entrance to rear amenities areas as a continuous pathway.
- 5.11 With reference to Drawings Reversion D, the ridge of the proposal is the same as the existing house and the eaves are in line with the existing house. Despite the fact that the ridge is slightly higher than the adjacent properties, the proposed development would still be consistent with the existing house. This height similarity is clearly shown in drawing 599-03D on page 25 in this statement, even though Hillingdon Council in their decision have not described this accurately.
- 5.12 The proposed development seeks to compliment the design and appearance of surrounding buildings by mimicking the design, style of the development in the immediate and surrounding area, it integrate well with the neighbouring development particularly the most recent development on the east of the site, the proposal will be complimentary and sympathetic to both the old and new stock development in the area in compliance with Paragraph 124 and 127 of NPPF 2019.

5.13 Advice in paragraph 127 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

5.14 Advice in paragraph 127 of NPPF states that Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, **while not preventing or discouraging appropriate innovation or change (such as increased densities);**
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

5.15 The proposed development by virtue of height, the siting, size, scale and bulk in comparison with similar developments in the surrounding is considered moderate in terms of mass and bulk. The size of the development as illustrated would appear subordinate, sympathetic and

congruous to the surrounding area and would not have a detrimental impact on the visual amenity and character of the area.

- 5.16 The Council claimed that the proposal is sited very close to the boundary on one side, thus eroding the sense of space provided by the existing building.

This claim is unfounded as there is overwhelming evidence that there is a reasonable gap between the site and adjoining neighbouring development, that will be maintained and therefore the proposal will not erode the sense of space or have an impact on the street scene character.

- 5.17 The Council delegated officer's report mentioned that the overall impression is that the proposal has been designed to allow the provision of the number of units proposed, rather than designed to fit the site and surrounding area.

This appeal argues that the proposed development is design to both fit well on the site, maximize the number of units on site and create a beautiful design that introduces a form of innovation that replicate that of neighbouring development in the surrounding area. The proposed development with its moderate size, scale, bulk and mixture of design styles is considered as an enhancement that will not detract from the the character, appearance and visual amenities of the street scene and the surrounding area. The proposal would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies 3.5 and 7.4 of the London Plan (2016) and the NPPF.

- 5.18 **Paragraph 123** states that Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at

low densities, and ensure that developments make optimal use of the potential of each site,

paragraph 122 states that Planning policies and decisions should support development that makes efficient use of land,

paragraph 124 underscores that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities while

paragraph 130 highlights Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents and subsequently and

paragraph 131 highlights that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area

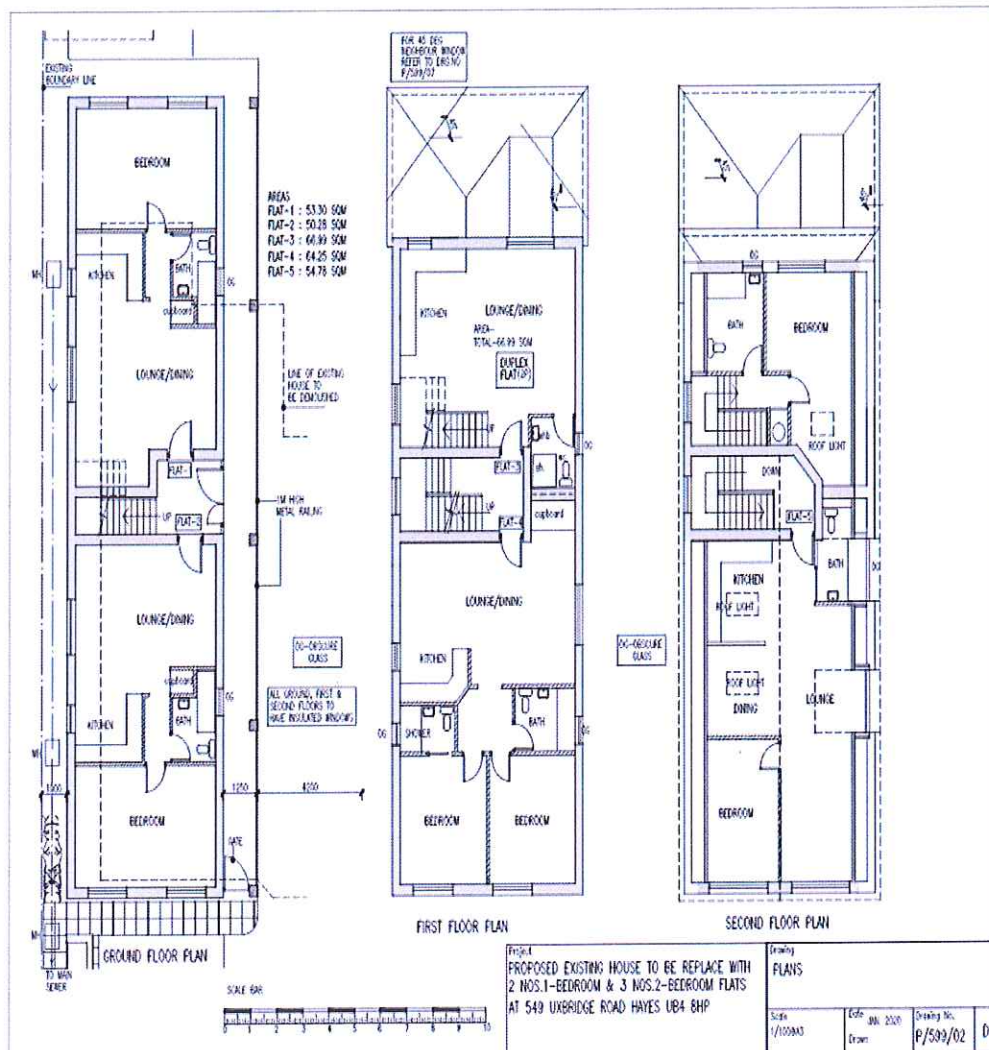
The proposed development will accord with the objectives of national planning policy framework and local policies and most objectively, the proposal will enhance the character and appearance of the area and the visual amenities of the street scene.

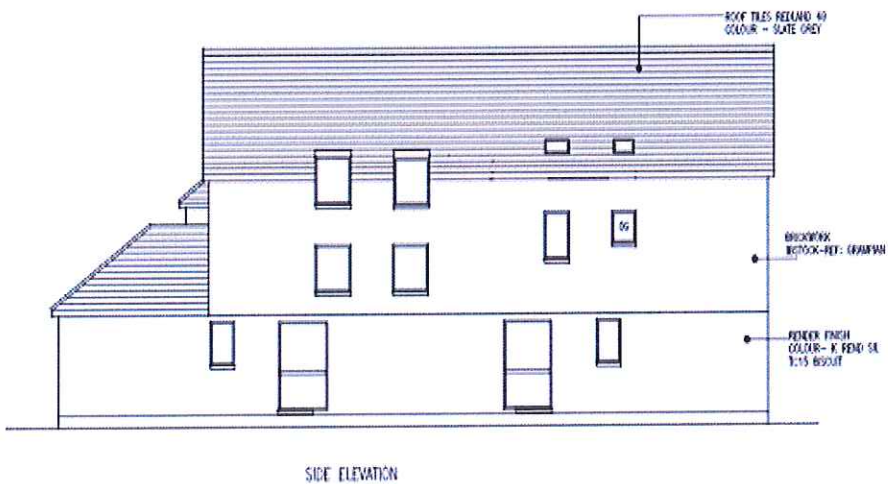
- 5.19 The council claimed that the proposal will have a detrimental impact to the character, appearance and visual amenities of the street scene and the surrounding area.

This appeal argues in very strong terms that the proposal will not detract from the character and appearance of the area.

This appeal argues that the surrounding area is characterised by properties with different, designs, styles, heights, sizes, scale and bulk which are an established feature, they contribute greatly to the character

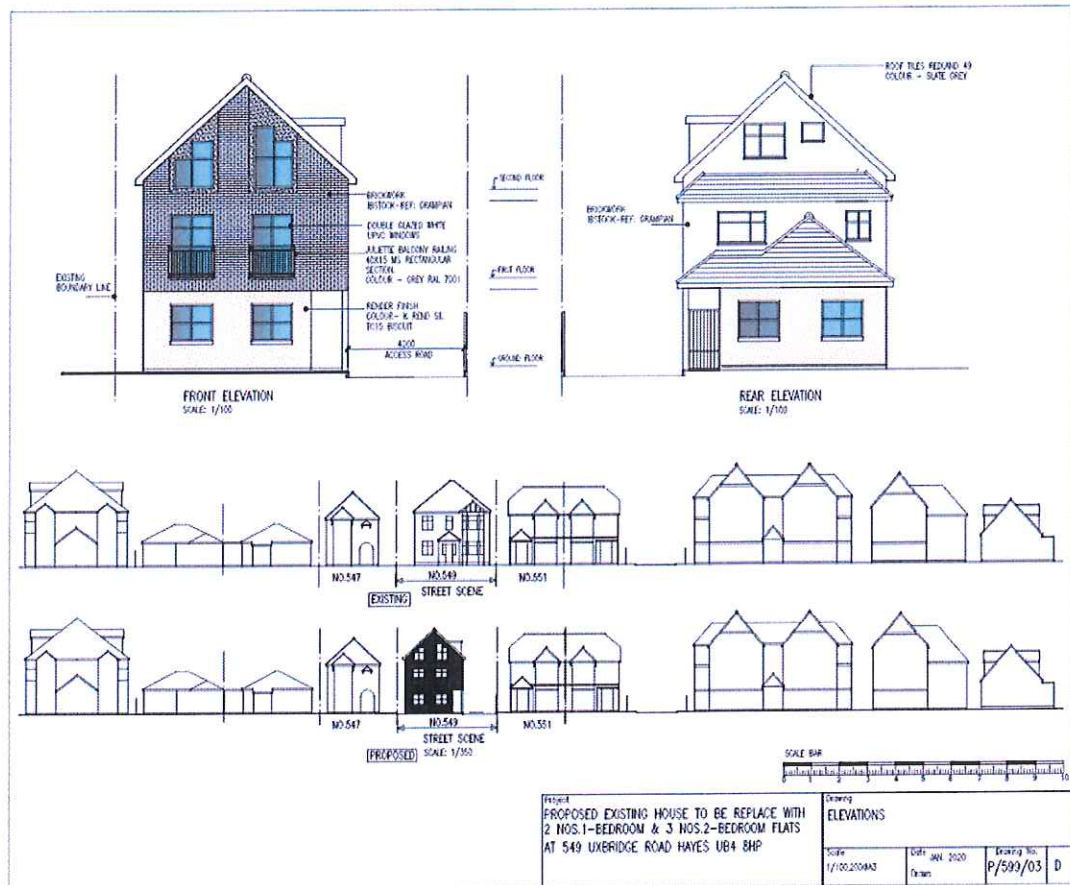
of the area and constitute a precedent in the instance case. It is therefore considered that this proposed development would not detract from the character of area as it relates satisfactorily to the residential use of the streetscene in accordance with relevant various policies.





SCALE BAR

Project PROPOSED EXISTING HOUSE TO BE REPLACE WITH 2 NOS.1-BEDROOM & 3 NOS.2-BEDROOM FLATS AT 549 UXBRIDGE ROAD HAYES UB4 8HP	Drawing ELEVATIONS
Scale 1/12000	Date JAN 2020 (year)
Drawing No. 5/599/04	D



The drawings show that the proposed development is design to both fit well on the site, maximize the number of units on site and create a beautiful design that introduces a form of innovation that replicate that of neighbouring development in the surrounding area





The photos show that surrounding area is characterised by properties with different, designs, styles, heights, sizes, scale and bulk which are an established feature that contribute greatly to the character of the area

5.20 **Reasons for refusal 2:** The proposed development, by reason of the siting of flank habitable room windows, given their proximity to the side boundary and flank walls of adjoining properties, would result in the provision of habitable rooms with very limited levels of natural lighting and outlook that would result in a substandard form of living accommodation and reliance upon artificial means of lighting which would fail to satisfy sustainability and energy efficiency objectives and would be to the detriment of the amenity of future occupiers, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies 3.5 and 5.3 of the London Plan (March 2016) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

5.21 The Council claimed that the proposed development, by reason of the siting of flank habitable room windows, given their proximity to the side boundary and flank walls of adjoining properties, would result in the provision of habitable rooms with very limited levels of natural lighting and outlook

This appeal would like to draw the attention of the Council to the point that the earlier versions of the drawings (B version) included more high level windows on the opposite side wall, however based on comments from the planning officer these were removed. The appellant is flexible enough to amend the plans and included more high level windows on the opposite side wall.

Regrettably, the refusal is based on changes that the Council recommended. See details of reversion B on Hillingdon Planning website:

599-02B 02-03-20 Revised Floor Plans - 599-02B

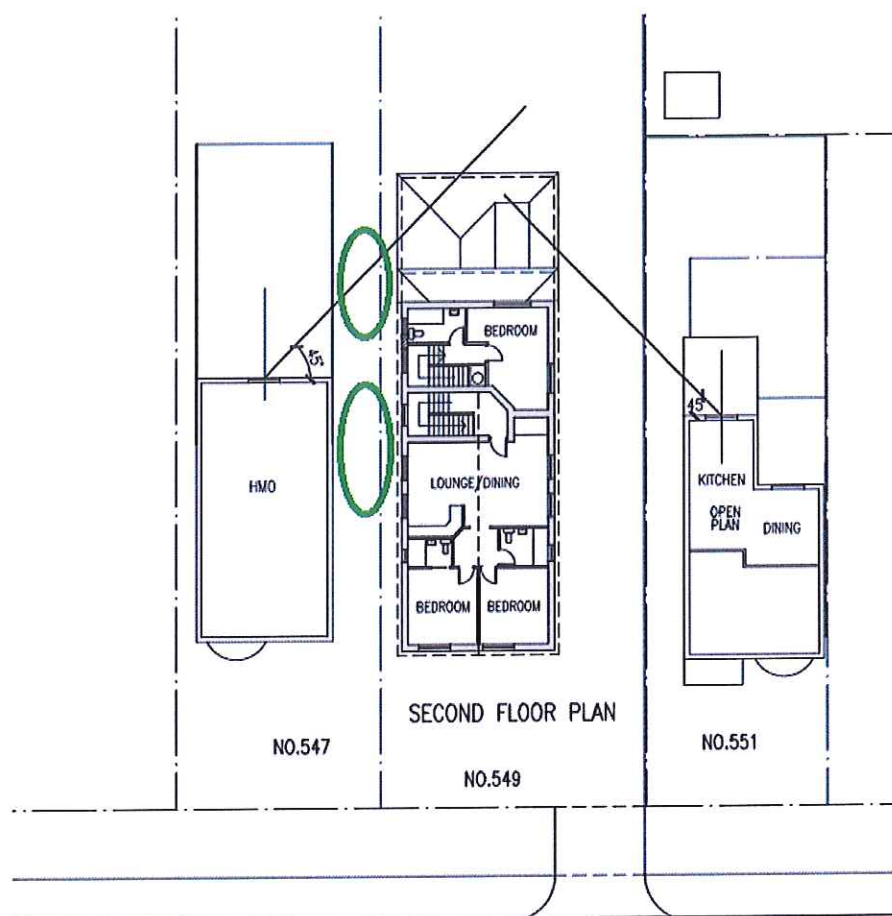
599-04 02-03-20 Revised Side Elevation Plans - 599-04

- 5.22 This appeal argues that irrespective of the proposal being close to the side boundary, the development will not result in a substandard form of living accommodation or be detriment of the amenity of future occupiers.

This appeal argues, there is sufficient evidence to demonstrate that they are adequate open spaces and gaps between the side boundaries that will mitigate any harmful impact on the amenity of further occupiers. The site evidence shows that the rooms on this flank elevation will receive sufficient light and outlook that will support sustainable living and therefore the proposal will not be reliance upon artificial means of lighting which would satisfy sustainability and energy efficiency objectives.

The site plan shows that the distance from proposed to the boundary is 5.45m (1.25m Path + 4.2M drive). Adjoining property No. 551 is set back from the boundary with a driveway, this creates a distance from 551 to 549 to over 7m.

- 5.23 This appeal acknowledged that the rooms on the flank elevation would receive acceptable levels daylight/sunlight and good levels of outlook but argues that most development within a built-up environment, by default would pose a degree of impact on either the occupants or neighbouring occupiers. The main issue therefore under consideration is the degree or amount of harm that the development would pose. In this instance, it is considered that the impact pose by the proposed development on further occupants would be considered acceptable taking the site and surrounding circumstances into account.



The green circles demonstrate the separating distance and gap along the boundary with neighbouring development, the drawing further shows a line of 45% illustrating that the rooms on this flank elevation will receive acceptable levels of daylight/sunlight and good levels of outlook

- 5.24 **Reasons for refusal 3:** The proposed development, by virtue of the siting of the new driveway to the side of the building and the siting of the proposed parking spaces would result in unacceptable harm to the living conditions of future occupiers, by reason of noise and disturbance from vehicles arriving and departing at all times of the day/night, contrary to Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy 3.5 of the London Plan (March 2016)

The Council claimed that the proposed development, by virtue of the siting of the new driveway to the side of the building and the siting of the proposed parking spaces would result in unacceptable harm to the living conditions of future occupiers

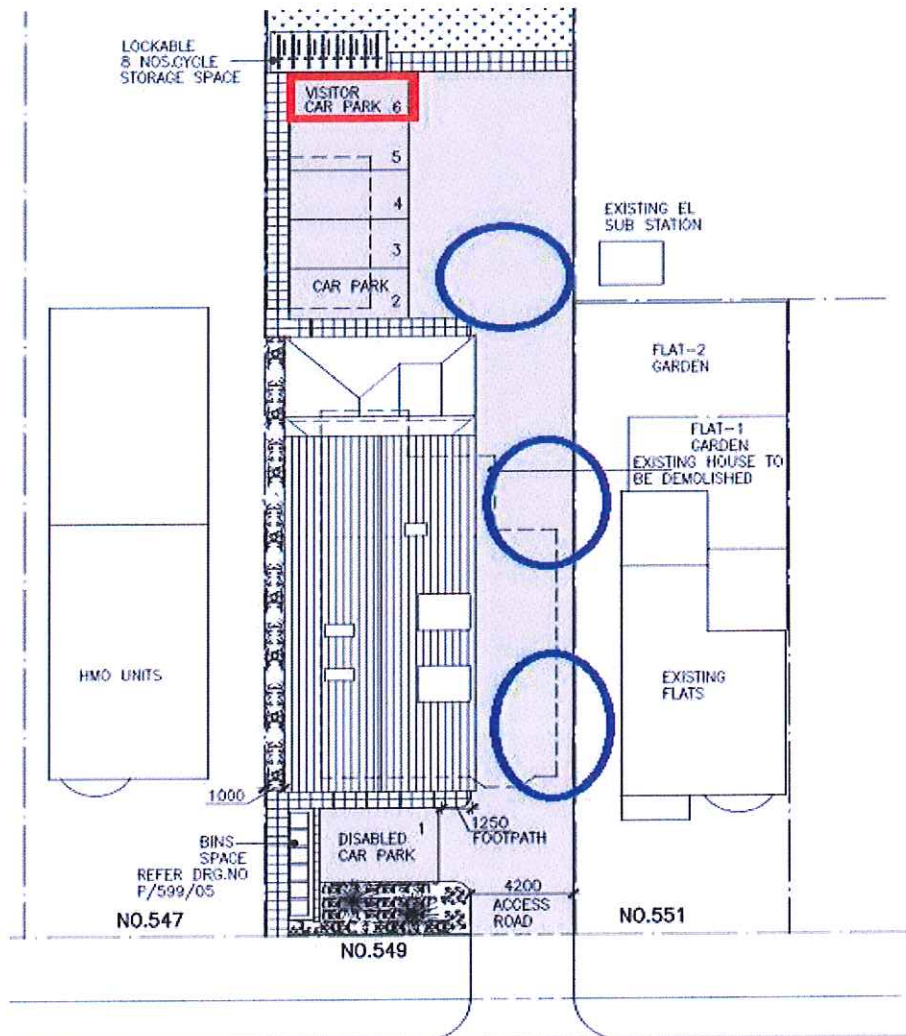
This appeal argues the surrounding properties have side driveways and moreover the area is located within a mixed residential and commercial development and therefore it is expected that there will be a reasonable degree of noise and disturbance resulting from the movement of cars throughout the day and night in the area.

- 5.25 It is further noted that the revised proposal has altered the Visitor car parking space by moving it to the rear and the disabled car space has been moved to the front of the proposed building. This rearrangement will limit the number of residents cars being parked at the rear and will further reduce the number car movements to the rear by permanent residents.

The proposed driveway is wide enough with reasonable separating distance from the proposed site to neighboring property. It is considered the separating distance will help to reduce any harmful impact on neighboring residents.

- 5.26 This appeal further contest that the appeal premises is located in a busy street (Uxbridge Road) where there is a wide variety of uses and car movement including the hooting, breaking of cars, slamming of car doors and etc and therefore the development will not in any way generate levels of unprecedented noise other than the present level of noise generated from other uses. It is considered that any residents living in or near mixed commercial uses or along busy traffic routes must reasonably expect a higher level of noise and disturbance than if they were living in a solely residential area and so the development will not have a harmful impact on neighbouring residential amenities as claimed by the Council.

It is the view of this appeal that, the driveway will not generate harmful level of noise and disturbance that would be detrimental to neighboring residents.



The blue circles on the drawing shows that the proposed driveway is wide enough with a reasonable separating distance from the proposed site to neighboring property. It is considered the separating distance will help to reduce any harmful impact on neighboring residents.



The photo shows a neighbouring development with a driveway

6.0 APPEAL PRECEDENT

6.1 Each appeal should be determined on its own merits and the similar appeal precedent enclosed in our Appendix E is offered as material considerations in the instant case.

6.2 The following are examples of similar developments that have been granted planning permission by the Council in the immediate and surrounding area:

Example 1

Planning ref: 70895/APP/2015/4349

Address: LAND REAR OF CRESCENT PARADE UXBRIDGE ROAD HILLINGDON

Proposal: Erection of three storey building to create 6 x 2-bed and 3 x 1-bed self contained flats, with associated parking, cycle and bin stores, and landscaping involving demolition of existing builders yard

Dated granted: 06-04-16

Example 2

Planning ref: 71295/APP/2017/481

Address: WEST WAY CHAPEL WEST WAY RUISLIP HA4 8HS

Proposal: Erection of a three storey building to create 3 x 2-bed self-contained flats, 1 x 1-bed self-contained flat and 1 x studio flat with associated parking, involving demolition of existing chapel).

Dated granted: 21-11-17

Example 3

Planning ref: 71035/APP/2018/4401

Address: 1380 UXBRIDGE ROAD HILLINGDON UB10 0NQ

Proposal: Erection of 3 storey building to provide 5 x 2-bed self-contained flats with associated parking, cycle and waste storage (Outline planning with some matters reserved)

Dated granted: 09-05-19

Example 4

Planning ref: 7796/APP/2016/2758

Address: 107 WEST DRAYTON ROAD HILLINGDON

Proposal: Erection of three storey building to create 5 x 2-bed self-contained flats with associated parking, involving demolition of existing dwelling

Dated granted: 26-09-16

Example 5

Planning ref: 41498/APP/2020/662

Address: 535 UXBRIDGE ROAD HAYES

Proposal: Erection of a two storey building with habitable roof space to create 9 x self contained 2- bed flats, with associated parking and amenity space, involving demolition of existing bungalow

Dated granted: 22-05-20

Example 6

Planning ref: 72470/APP/2016/4648

Address: 579-583 UXBRIDGE ROAD HAYES

Proposal: Demolition of 3 dwellinghouses and redevelopment of site to provide 21 (3 x studio, 4 x 1 bed, 10 x 2 bed and 4 x 3 bed) units within 2 new buildings with associated access, parking, landscaping and amenity space

Dated granted: 04-10-19

7.0 CONCLUSIONS

- 7.1 Taking into account the above, it is considered that the proposals would not harm any interests of acknowledged importance. The development would not harm the character, appearance and the visual amenity of the streetscene and surrounding area
- 7.2 The proposed development by virtue of its design, height, size, mass and bulk would not be over dominant, visually intrusive nor would it constitute a form of development that would have a detrimental impact on the on the character and appearance of the street scene and the surrounding area.
- 7.3 The appellant strongly argues that the proposed design would harmonise with the architectural style and composition of the neighbouring development and would appear sympathetic with the other recent developments on Uxbridge Road. The proposed development is considered as enhancement of the streetscene character.
- 7.4 This appeal argues that, due to the existing open spaces and gaps along the flank boundary, it is considered that the proposal would not result to poor daylight/sunlight or limited outlook to future occupants.
- 7.5 The proposed bedroom on the flank elevation have double aspect windows and therefore will the room would receive adequate levels of natural lighting and outlook and therefore, the proposal would not result in a substandard form of living accommodation that would be reliance upon artificial means of lighting, the proposal would satisfy sustainability and energy efficiency objectives and would not be harmful to the amenity of future occupiers as claimed by the Council.
- 7.6 This appeal argues the surrounding properties have side driveways and moreover the subject site is on a busy road, and area is located within a

mixed residential and commercial development and therefore it is expected that there will be a reasonable degree of noise and disturbance resulting from the movement of cars throughout the day and night in the area. Notwithstanding, the level of noise generated by the proposed development would not be harmful to neighbouring residents, it is expected that cars using the driveway will be travelling at a speed of 3-5m/h

- 7.7 In these circumstances, the Inspector is respectfully requested to uphold the appeal and grant planning permission.

Appendix A



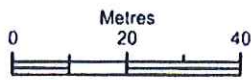
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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **A Boville Wright Ltd**
Serial number: 00155600
Centre coordinates: 509312 181644.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Appendix B



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	549
Suffix	
Property name	
Address line 1	Uxbridge Road
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB4 8HP
Description of site location must be completed if postcode is not known:	
Easting (x)	509319
Northing (y)	181668
Description	

2. Applicant Details

Title	Mr
First name	R
Surname	PUREWALL
Company name	
Address line 1	549 UXDRIDGE ROAD
Address line 2	
Address line 3	
Town/city	HAYES
Country	

2. Applicant Details

Postcode	UB4 8HP
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	RAJINDER
Surname	CHANA
Company name	Mr
Address line 1	5
Address line 2	BEVERLEY AVENUE
Address line 3	
Town/city	HOUNSLOW
Country	
Postcode	TW4 5HF
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area?
(numeric characters only).

965.45

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

PROPOSED EXISTING HOUSE TO BE REPLACED WITH
2 NOS.ONE BEDROOM & 3 NOS. TWO BEDROOM FLATS

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

ONE NO. DWELLING HOUSE

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

300MM THICK BRICK/BLOCK CAVITY WALL

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

REDLAND 49 GREY SLATE PLAIN TILES

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

WHITE UPVC WINDOWS

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

D&S STATEMENT, MATERIALS SCHEDULE AND DRAWINGS NOS. P/599/01 TO 06

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

9. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	6	6

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

REFER DRAWING NO. P/599/02

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

REFER DRAWING NO. P/599/05

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

REFER DRAWING NO. P/599/05

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

16. Residential/Dwelling Units

Market: Proposed Housing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	2	3	0	0	0	5
Total	2	3	0	0	0	5

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

Market: Existing Housing

	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units

5

Total existing residential units

1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

05/11/2019

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

25. Ownership Certificates and Agricultural Land Declaration

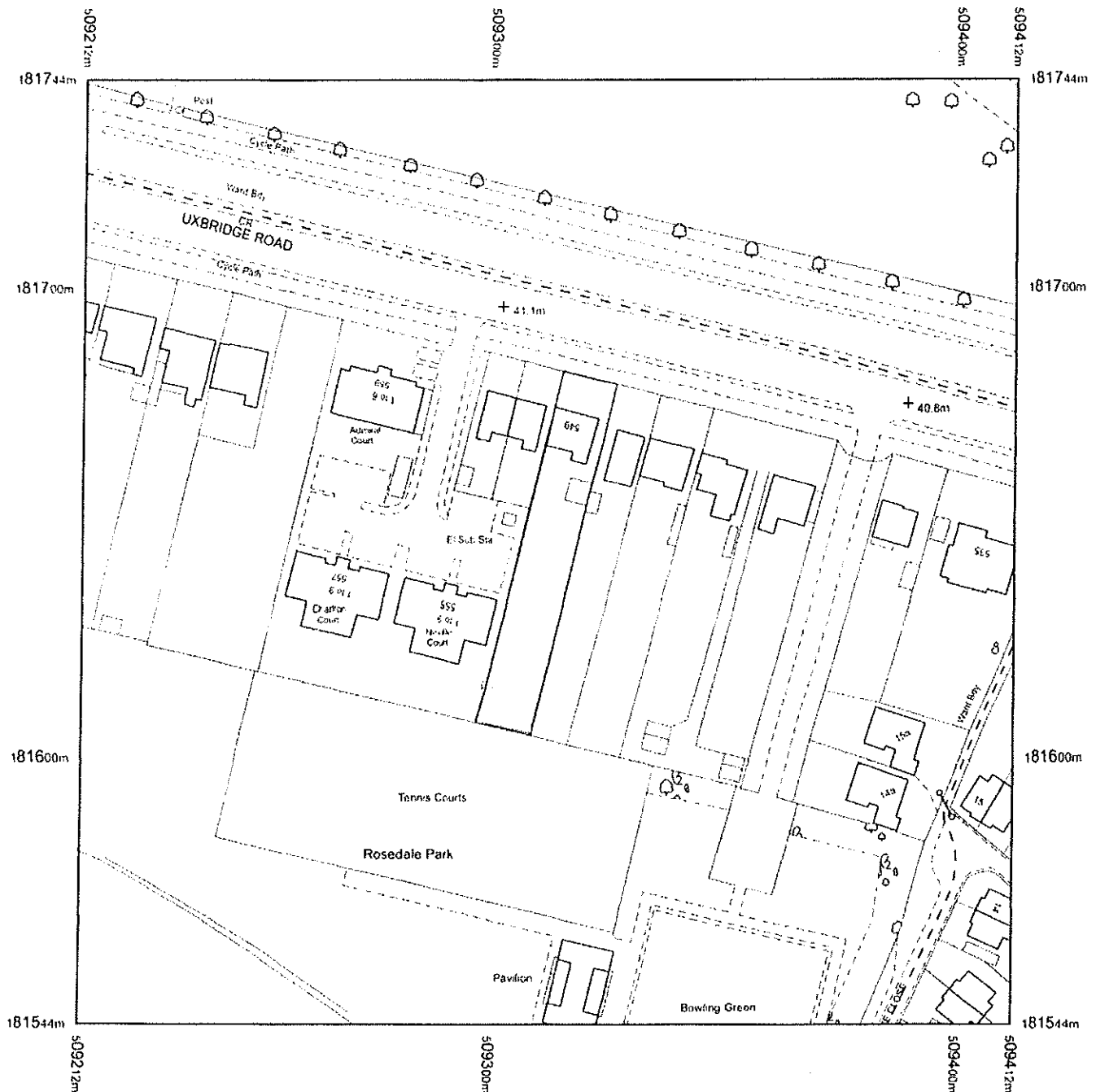
Title	Mr
First name	R
Surname	PUREWAL
Declaration date (DD/MM/YYYY)	06/01/2020

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	06/01/2020
----------------------------------	------------



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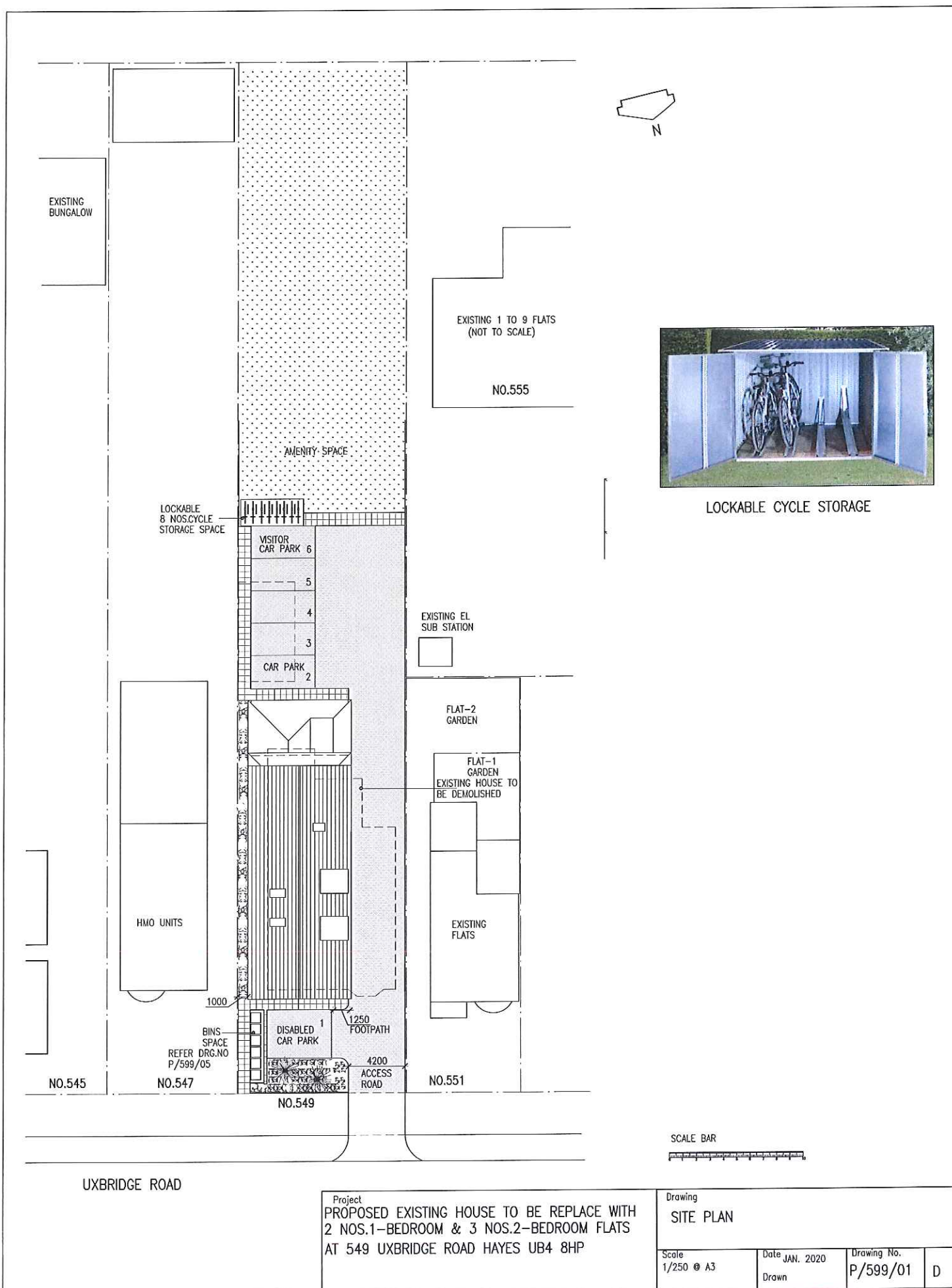
The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

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Centre coordinates: 509312 181644.5

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site.
www.ordnancesurvey.co.uk



FOR 45 DEG
NEIGHBOUR WINDOW
REFER TO DRG.NO
P/599/07

AREAS
FLAT-1 : 53.30 SQM
FLAT-2 : 50.28 SQM
FLAT-3 : 56.99 SQM
FLAT-4 : 64.25 SQM
FLAT-5 : 54.78 SQM

LINE OF EXISTING
HOUSE TO
BE DEMOLISHED

1M HIGH
METAL RAILING

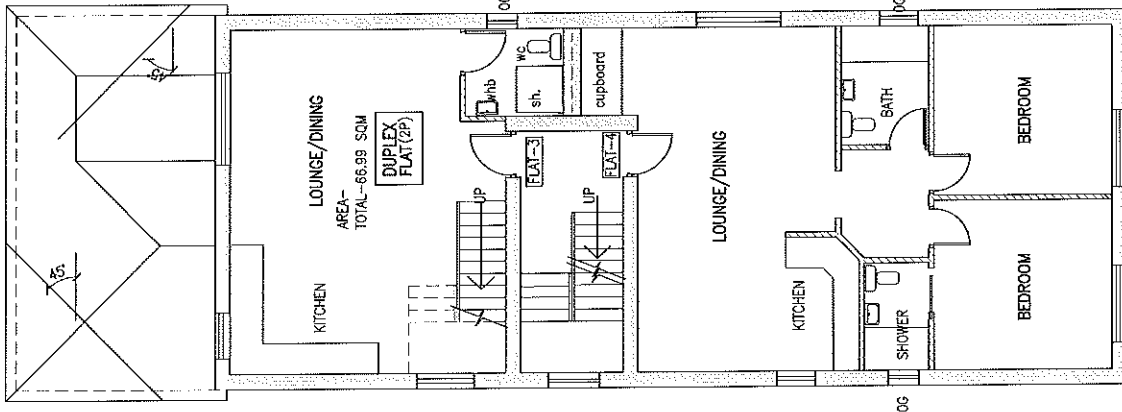
OG-OBSOLETE
GLASS

ALL GROUND, FIRST &
SECOND FLOORS TO
HAVE INSULATED WINDOWS

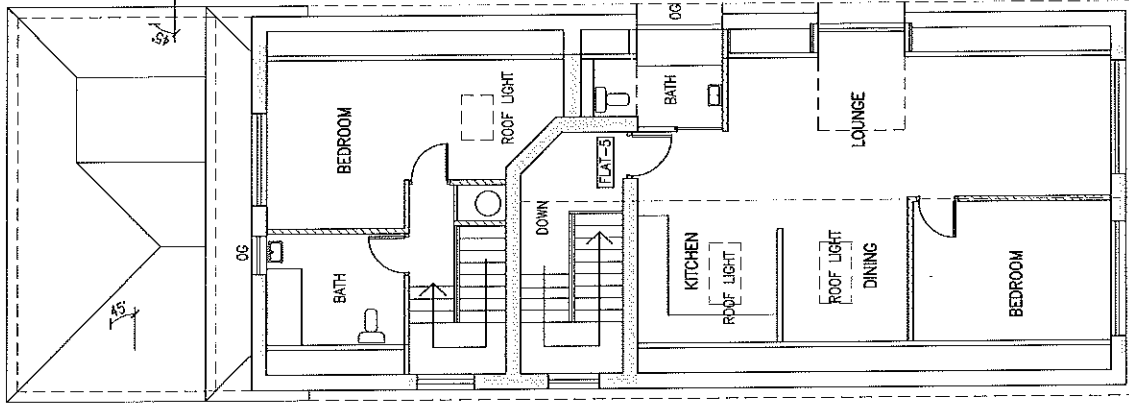
EXISTING
BOUNDARY LINE

GROUND FLOOR PLAN

SCALE BAR



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Drawing

PLANS

Project
PROPOSED EXISTING HOUSE TO BE REPLACE WITH
2 NOS.1-BEDROOM & 3 NOS.2-BEDROOM FLATS
AT 549 UXBRIDGE ROAD HAYES UB4 8HP

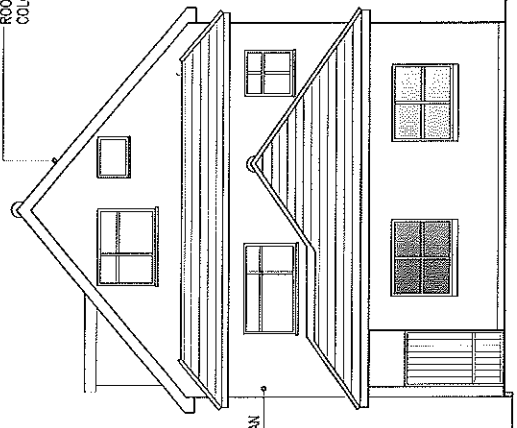
Scale
1/100@A3

Date JAN, 2020
Drawn

Drawing No.
P/599/02

D

ROOF TILES REDLAND 49
COLOUR - SLATE GREY



REAR ELEVATION
SCALE: 1/100

BRICKWORK
IBSTOCK-REF: GRAMPAN

SECOND FLOOR

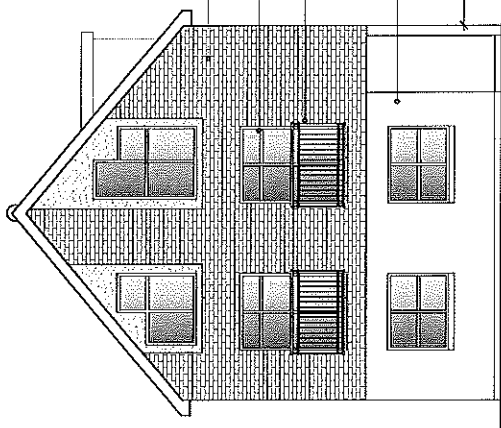
FIRST FLOOR

GROUND FLOOR

BRICKWORK
IBSTOCK-REF: GRAMPAN
DOUBLE GLAZED WHITE
UPVC WINDOWS
JULIETTE BALCONY RAILING
40X15 MS RECTANGULAR
SECTION,
COLOUR - GREY RAL 7001

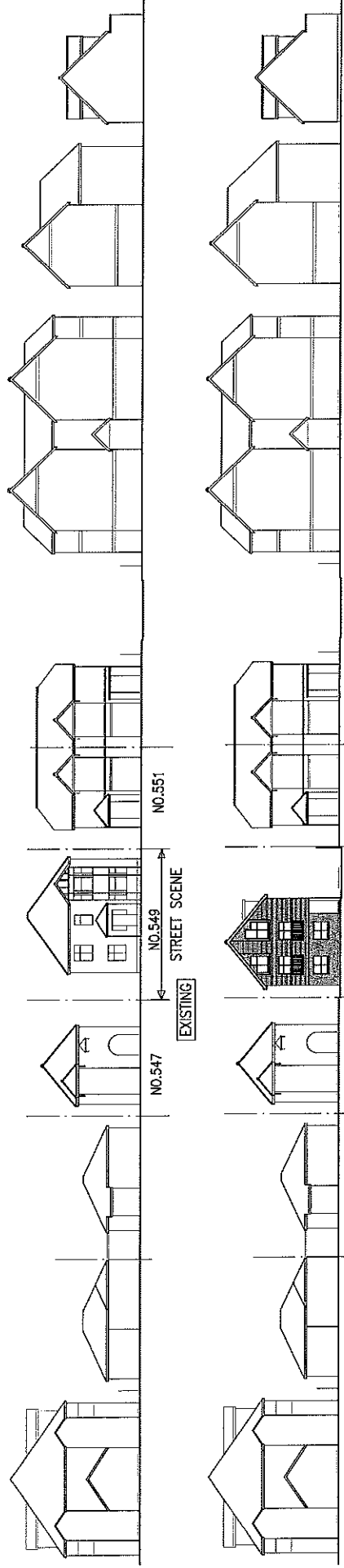
RENDER FINISH
COLOUR - K REND SIL
TC15 BISCUIT

4200
ACCESS ROAD



FRONT ELEVATION
SCALE: 1/100

EXISTING
BOUNDARY LINE



SCALE BAR



Drawing
ELEVATIONS

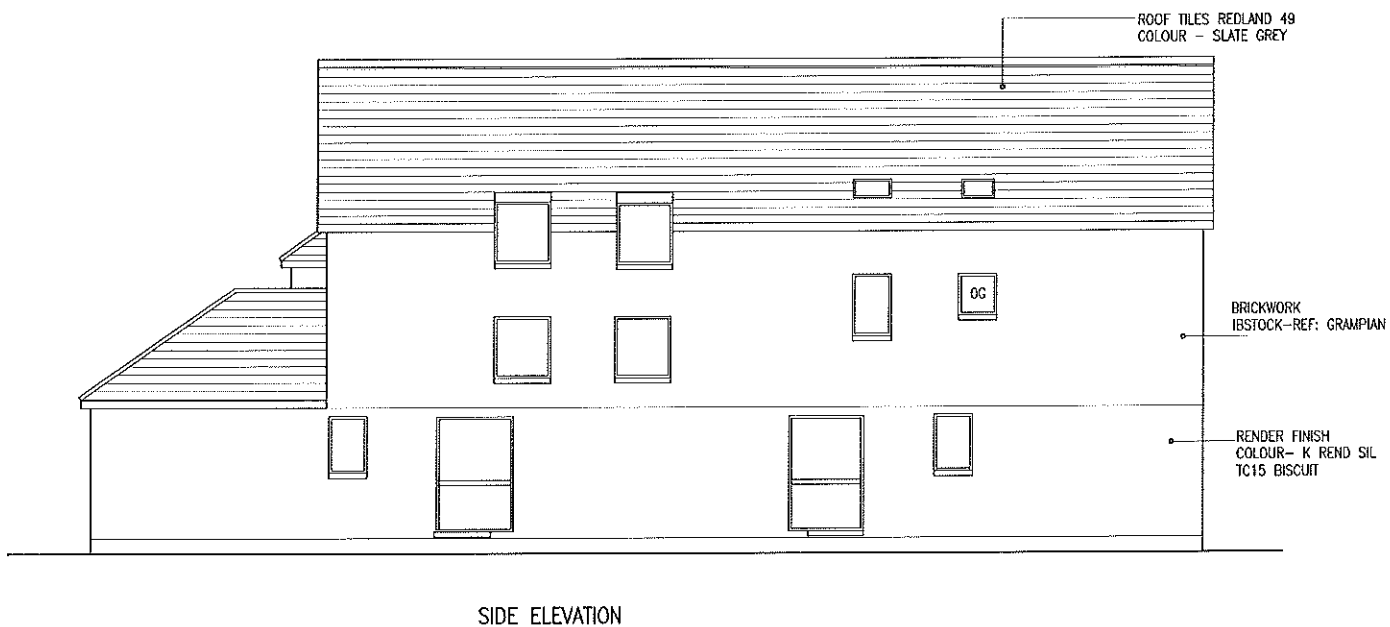
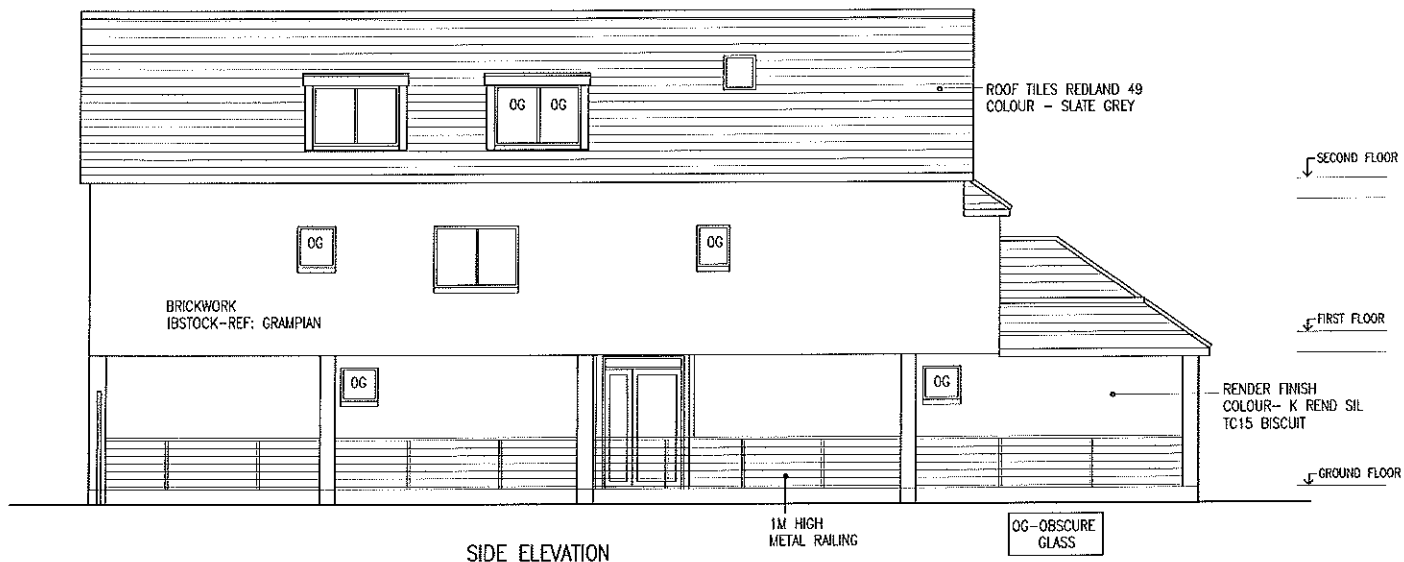
Project
PROPOSED EXISTING HOUSE TO BE REPLACE WITH
2 NOS.1-BEDROOM & 3 NOS.2-BEDROOM FLATS
AT 549 UXBRIDGE ROAD HAYES UB4 8HP

Scale
1/100,200,300,400,500,600,700,800,900,1000

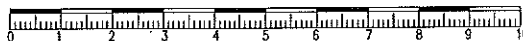
Date JAN. 2020
Drawn

Drawing No.
P/599/03

D



SCALE BAR



Project
PROPOSED EXISTING HOUSE TO BE REPLACE WITH
2 NOS.1-BEDROOM & 3 NOS.2-BEDROOM FLATS
AT 549 UXBRIDGE ROAD HAYES UB4 8HP

Drawing
ELEVATIONS

Scale
1/100@A3

Date JAN. 2020
Drawn

Drawing No.
P/599/04 D

Appendix C

DESIGN & ACCESS STATEMENT

FOR DEMOLITION OF EXISTING DWELLING HOUSE & CONSTRUCTION OF 5 FLATS AT 549 UXBRIDGE ROAD, HAYES UB4 8HP.

PRE-APPLICATION CONSULTATION

Following comments received at the planning services pre-application consultation meeting held on the 19th December 2019 with Mr Tunde Aregbesola at London Borough of Hillingdon planning department, Civic Centre, Uxbridge, the recommendations of this meeting have been included within this proposal to assist with recommendation for approval.

Below are the points from this consultation meeting on the 19th December 2019 at the Civic Centre to develop this scheme to gain planning permission:

1. Show a street scene outline of adjacent buildings to the left and right of the proposed site to provide context and a comprehensive perspective to the proposal. (see **Appendix 1** for street scene Photos)
2. Remove entrance gates to the drive of the proposed site but retain walking entrance gate.
3. Amend cycle storage to lockable.
4. Allocate one of the six car parking spaces as a visitor space.
5. Show the first and second floor kitchen and bath/shower room windows as obscured glass. Exception to ground floor and communal area windows.
6. Provide materials schedule covering, brick, roof tiles, juliette balcony, & decorative panel Cladding.
7. Provide separate drawing to show refuse bin and recycle store.

1.0 INTRODUCTION

1.1 This Statement has been prepared in support of an Application for Planning Permission for the demolition of the existing house at 549 Uxbridge Road, Hayes, UB4 8HP and the erection of five flats of high quality with associated parking, landscaping and external works.

1.2 The existing original building on this site is a detached two storey dwelling house. The structure is of rendered masonry construction with a pitched Redland 49 plain tile roof. The existing house is surrounded by a large drive to the front and a large garden to the rear with a number of sheds and greenhouse structures within the rear garden. The site also benefits from an existing vehicle access onto Uxbridge Road.

1.3 The proposed flats would include 2nos.One Bedroom and 3nos.Two Bedroom with associated living and kitchen areas as well as bathrooms/ensuites.

1.4 A total of 6 car parking spaces inclusive of one disabled space and one visitor space and 8 cycle spaces would be provided with each flat therefore allocated 1 car parking space and 1.5 cycle spaces.

2.0 CONTEXT

2.1 The application site is located on the south side of the Uxbridge Road, Hayes and connecting to various main roads e.g. Lansbury Drive, Yeading Lane, Coldharbour Lane towards east and towards west Hayes end road, and West Drayton Road. The site is within a mixed development property area comprising of large houses, bungalows, commercial uses, and a number of small to medium scale flatted developments which are similar schemes to this proposed development.

The site also benefits from sports grounds to the south, a recreation park to the north, local shops, schools and excellent public transport links.



Street scene view from the east of the proposed development site 549 Uxbridge Road, Hayes.



Street scene view from the west of the proposed development site 549 Uxbridge Road, Hayes.



Kingswood Place Uxbridge Road, Hayes as presented in the first photo - Street scene view from the east of the proposed development site 549 Uxbridge Road, Hayes.

3.0 USE

3.1 The existing building at 549 Uxbridge Road, Hayes is in use as a large single detached private dwelling house.

3.2 By demolishing the existing large dwelling house and constructing the proposed 5 nos. flats the land use would therefore remain unchanged.

3.3 The replacement building seeks to make use of the substantial plot by providing much needed attainable residential accommodation in the area.

4.0 LAYOUT

4.1 Each flat will be entered from a central communal entrance hall and stairwell accessed from a main entrance.

4.2 The proposed flats will offer open plan living areas with bedrooms and bathrooms accessed via hallways from this circulation space within the flats.

4.3 All accommodation being adequately in excess of Council minima size requirements and have been designed to comply with Lifetime Homes Standards in terms of layout and sizes of rooms and circulation.

5.0 APPEARANCE

5.1 The proposed replacement building seeks to compliment the design and appearance of surrounding buildings by borrowing from a number of forms and motif, notably Neville Court & Marsh Court, Uxbridge Road, Hayes which are located as the second/third block west of the proposed site. The height and form of the roof echos the character of existing buildings towards the west, Neville Court & Marsh Court, Uxbridge Road, Hayes and towards the east 541 Uxbridge Road, Hayes.

5.2 The materials used in the proposed development are also to mimic the surrounding building appearance, chosen to blend well into the street scene. These consist of new three storey flats with pitch roof tiles to match existing and proposed in render to ground floor and bricks with panels between the windows. The front windows will be fitted with juliette balcony with railings to match surrounding existing buildings.



Proposed Development Site -
549 Uxbridge Road, Hayes



Neville & Marsh Court Uxbridge Road, Hayes

6.0 SCALE

6.1 Total Site area is 965.45 sqm. The proposed floor area is as follows, Flat-1; (one bedroom flat) 53.30 sqm, Flat-2; (one bedroom flat) 50.28sqm, Flat-3; (two bedroom flat) 64.25 sqm, Flat-4; (two bedroom flat) 64.25sqm and Flat-5; (two bedroom flat) 66.17 sqm.

6.2 The footprint area of the proposed building is 114.60 sqm, less than existing house on the site of 135.30 sqm.

7.0 AMENITY AND LANDSCAPING

7.1 The front forecourt area will allow for separate pedestrian pathway and vehicle access to site and also include a partly-enclosed small metal railing complimented with trimmed shrubs to obscure car parking and bin store area.

7.2 The bin store enclosure can be accessed via a pathway from the proposed building main entrance. The bin store will feature lockable gates and designed to accommodate refuse and recycling storage.

7.3 Paving slabs are to be used from the front entrance to rear amenities areas as a continuous pathway.

7.4 The proposal seeks to provide amenity space for 5nos. flats to meet the requirement. The vegetation will be enhanced by planting of new shrubs around the site. Landscaping can be further dealt with pursuant to a planning condition.

8.0 SUSTAINABILITY

8.1 Sustainability, energy and water efficiency are very important design considerations and are the principal driving force behind this redevelopment proposal. The proposed dwellings will be designed to incorporate various renewables and energy saving features.

8.2 Roof mounted Photovoltaics panels will provide an input to the power requirement of the building and surplus contribution to local electrical distribution. In addition solar thermal panels to heat water will be used.

8.3 All new window frames within the dwelling will be factory manufactured with a thermal insulated glass to ensure energy efficient sealed double glazing to minimise potential heat loss.

8.4 The design for the new building will incorporate rainwater harvesting to make use of the area of sloping roof on the proposed building. Paved areas will be re-laid to permit water percolation in preference to water run-off.

8.5 The efficiency of lighting systems will be optimised using low energy light fittings to all areas of the dwelling and dimmer controls fitted where appropriate.

8.6 With careful selection of construction materials distinctly 'Eco-friendly' and with the general construction of the new building to incorporate high levels of insulation to floors, walls and roofs within an air tight structural envelope.

8.7 The new dwelling will be constructed using as many locally sourced materials as possible and due consideration will be given to the use of recycled materials wherever possible.

8.8 Timber will be sourced exclusively from renewable and sustainable sources and prefabrication, such as trusses rafters, will be used wherever possible in order to reduce waste and the length of the construction period

10.0 ACCESSIBILITY

10.1 Pedestrian and vehicle access to the property will be direct from Uxbridge Road as it is at present.

10.2 The existing crossover will be retained to serve the proposed parking areas.

10.3 Pedestrian pathway access from Uxbridge Road to the main entrance staircase lobby serving all flats, and to bicycle storage area as well as refuse and recycling facilities.

10.4 Disabled access will be provided to the proposed building in accordance with Part M of the Building Regulations in the form of a level threshold to the main entrance. The landscaping works to the front driveway will incorporate a ramped pathway leading to the main entrance and pathways to the rear.

11.0 PARKING

11.1 Six parking spaces to approved dimensions serve the five flats, which includes the provision of one disabled space and one visitor space.

11.2 A secure cycle store is to be provided to the rear of the proposed building to accommodate 8 cycles for use by the occupiers of the building. The cycle store will feature secure lockable gates and be accessed via a continuous pathway from the front of proposed building to main communal entrance and to rear.

12.0 TRANSPORT

12.1 The bus stop immediately outside the site has regular services to Hayes End, Uxbridge station and Town Centre, Ruislip station and High Street and beyond via bus routes 278, 427, H98, 697, 698, and N207. Uxbridge Station and Ruislip station includes access to the London Underground Metropolitan and Piccadilly lines.

12.2 A pedestrian crossing outside the site on the Uxbridge Road links to a bus stop opposite with services to Hayes Town, Heathrow Central, Hounslow, White City/Shepherds Bush and beyond. The bus service to Hayes links with the Network Rail overground to Paddington station, Slough, and Reading in Berkshire.

12.3 Provision of adequate bicycle storage encourages cycle usage in preference to motor transport. The site is served by the Uxbridge Road cycle route towards Uxbridge, and on the opposite side towards Hayes and Southall.

CONCLUSION

This statement together with the accompanying proposal drawings form a full planning application for the development. This Design & Statement has attempted to objectively demonstrate that the proposed building will make a positive contribution to the area and a valuable contribution to the local housing stock by means of a mix of five new one and two-bedroomed flats.

The occupants of the flats will not only enjoy the local facilities including Rosedale Park sports ground, Park Road Green recreation park, and the vast local shops, but by so doing encourage others to benefit from these amenity thereby enhancing the site itself and its surroundings.

We very much look forward to receiving your favourable decision on the application.

Appendix 1 - Street scene photos



For London Borough of Hillingdon
January 2020
Re 549UxbRd/V1.0

Appendix D