

London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Via Email

22nd December 2020

Dear Sir/Madam,

29 Parkfield Road, Ickenham, Uxbridge, UB10 8LN – Erection of replacement dwelling

Consilio Town Planning have been instructed by the prospective owners of 29 Parkfield Road, Ickenham, to prepare a pre-application submission to the Council with relation to the erection of a replacement dwelling house incorporating landscaping and parking provision.

This summary note is supported by planning drawings of the proposed plans/elevations to assist the LPA in offering a more robust response to this pre-application enquiry.

Site and Local Context

The site, 29 Parkfield Road, comprises a detached bungalow located on the western side of Parkfield Road located within the developed area designation of Ickenham.



Image 1 – Extract from LBH Proposals Map

The dwellings are set within good sized plots and are relatively uniform in nature with relation to the build lines and boundaries. Dwellings within the immediate vicinity do not benefit from one prevailing architectural form with notable examples of both two-storey dwellings and detached bungalows. The predominant feature of the varying architectural types are simple, uncluttered roof forms and fenestration arrangements.

Planning History

The application site benefits from limited planning history on the Council's portal, with relation to the main dwelling. More recent history of replacement two-storey dwellings are prevalent within the area and these are listed below, for the officer's ease:

25734/APP/2008/491 – Erection of a first floor to form a 4-bedroom dwelling house and the conversion of the existing garage to habitable use. **Allowed at appeal (APP/R5510/A/08/2077613/WF)**

20899/APP/2016/2376 – Two x 2 storey dwellings with habitable roofspace, outbuildings to rear, installation of vehicular crossover to front and associated landscaping works, involving demolition of existing bungalow) **Allowed at appeal (APP/R5510/W/17/3192388)**

20899/APP/2017/3842 - Raising of roof to create first floor level, conversion of new roof space to habitable use to include a rear dormer, conversion of garage to habitable use and alterations to elevations **Approved**

74249/APP/2019/2423 – Erection of 2 x 3 bed, two storey semi-detached dwellings with associated parking and amenity space and installation of a vehicular crossover, involving demolition of the existing bungalow **Allowed at appeal (APP/R5510/W/19/3241390)**

Planning Policies and Designations

The Development Plan comprises the London Borough of Hillingdon Local Plan (Part One and Two). Other material considerations comprise:

- National Planning Policy Framework (2019)
- National Planning Policy Guidance (2019)
- Residential Design Guidance SPG (2009)

The site has been identified to be within the developed area and is not within a Conservation Area or Listed Building. As such, the most relevant planning policies are outlined below:

Part One Policies

PT1.BE1 (Built Environment)

Part Two Policies

- DMH1 (Safeguarding Existing Housing)
- DMH4 (Residential Conversions and Redevelopment)
- DMHB11 (Design of New Development)
- DMHB12 (Streets and Public realm)
- DMHB14 (Trees and Landscaping)
- DMHB16 (Housing Standards)
- DMHB18 (Private Outdoor Amenity Space)
- DMT2 (Highways Impacts)
- DMT6 (Vehicle Parking)
- LPP 5.17 (Waste capacity)
- LPP 6.13 (Parking)
- LPP 7.4 (Local Character)

Planning Assessment

Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment which includes providing high quality urban design. This is largely consistent and in line with DMHB 11 and DMHB 12 which focuses on the need for new development to be well integrated with the surrounding area and provided design which is of a high quality. Furthermore, good design should seek to consider height, mass and bulk of adjacent structures and building plot sizes.

Recent appeal decisions and delegated reports have resulted in the approval of first floor extensions to bungalows as well as the erection of replacement dwellings, within the immediate vicinity. Of note is the officer's comments with regards to the recently approved development at 54 Parkfield Road (20899/APP/2017/3842). The officer references a 2008 appeal decision where the Inspector considered that 'the road is a mixture of bungalows and two-storey houses and the provision of the first floor is itself not out of place'. The proposed dwelling, two storeys in nature with traditional architectural detailing and roof form, would

be considered to follow this trend of development and not appear out of keeping with the established built form.

In addition, the Inspector made the following comments when considering the relationship between bungalows and two-storey dwellings. The Inspector found that 'the juxtaposition of two storey houses with bungalows is not unusual in the road'. As such, the dwelling although nestled between two bungalows would not detract from the setting of the street scene and utilises the Inspector's comments to achieve a successful and harmonious form of development.

Policy DMHB 18 advises decision makers that all new residential development will be required to provide good quality and usable private outdoor amenity space. In this regard, for a dwelling of this size, 100 sq. m of usable amenity space should be provided. The proposal achieves more than this and the Council should have no concerns in this regard.

Local Plan: Part 2 Policy DMT 6 requires new development to only be permitted where it can be demonstrated it accords with the Council's adopted parking standards. The maximum on-site requirement for a dwelling of this size, with a moderate/good level PTAL rating would be between 1.5-2 spaces per unit. Accordingly, up to 4 spaces can be achieved within the front driveway of the proposed dwelling. In addition, two secure cycle parking spaces are to be provided within the rear garden of the site.

Conclusion

The proposed dwelling has been carefully designed to respect the setting and established vernacular of the street scene. The overall bulk and massing of the extension would be akin to other dwellings within the vicinity, where it has been established that varying dwelling types and heights can successfully amalgamate within the wider setting.

Recent delegated decisions have considered the appeal decisions mentioned previously within this planning note. Inspectors have widely accepted that the mixture and amalgamation of two storey dwellings and bungalows is not an unusual relationship within the street scene. The modest design and roof profile of the proposed dwelling nestled between dwellings would maintain this established relationship and would not be to the detriment of the street scene.

Notwithstanding the above, the juxtaposition of the dwelling, set in at two-storey level from the flank boundaries as well as its modest eaves and ridge height, ensure that the dwelling

would not appear unduly prominent or obtrusive to the amenities of the neighbouring dwellings.

The fenestration arrangement has been designed to reflect its siting by ensuring views are offered to the front or rear of the site, and no greater overlooking than the oblique levels that currently exist in a suburban setting such as this.

As such, the proposal would represent a harmonious form of development that would complement yet enhance the established character of the street scene. The overall benefits of the design and appearance of the proposed dwelling would warrant the support of the Council in any subsequent application.