



NORTON
TAYLOR
NUNN
LTD

Application for a garden summerhouse and a shed erection

142 Evelyn Avenue, Ruislip, Middlesex HA4 8AQ

Planning Statement

On behalf of Mrs Carolyn Roberts

Prepared by Galina Fomina BA MSc

October 2021

NOTICE

This document has been prepared for the stated purpose in accordance with the Agreement under which our services were commissioned and should not be used for any other purpose without the prior written consent of Norton Taylor Nunn Ltd. We accept no responsibility nor liability for the consequences of this document being used for a purpose other than that for which it was commissioned.



© Norton Taylor Nunn Ltd. All rights reserved. No part of this document may be otherwise reproduced or published in any form or by any means, including photocopying, storage on a computer or otherwise without the prior permission of the copyright holder.

Norton Taylor Nunn Ltd is a Company registered in England.
Company Registration Number 11595959
Registered Office: 11 Melton Meadow Road, Melton, IP12 1SB



Table of Contents

01 Introduction	4
02 Site and Surroundings	5
03 Planning History	6
04 Planning Policy	7
05 Planning Considerations	8
06 Heritage Consideration	10
07 Conclusions	13

01 Introduction

- 1.1. Norton Taylor Nunn Ltd has been retained to provide Town Planning advice in relation to the application for planning permission for a garden summerhouse and a shed erection for Mrs Carolyn Roberts.
- 1.2. This statement has been prepared by Galina Fomina BA MSc, a Graduate Planner at Norton Taylor Nunn. Mrs Fomina is a Licentiate Member of the Royal Town Planning Institute and a member of the American Planning Association. Her work on this report is supervised by Mr Ben Norton LLB (Hons), Planning Director at Norton Taylor Nunn.
- 1.3. The present development proposal involves an apple tree removal on the site and its further replacement with another tree. Moreover, the site is not situated within designated areas like a Conservation Area, an Area of Outstanding Natural Beauty, or others.

02 Site and Surroundings

- 2.1. The site for the proposed development is a private garden located at the rear of the property at no. 142 Evelyn Avenue. It is situated in a mainly residential built-up area with two-storey houses, which are predominantly detached and semi-detached.
- 2.2. In the neighbourhood area, there are examples of housing units that accommodate outbuildings of various types and sizes. Houses in the vicinity of the proposed development site have relatively spacious rear gardens.
- 2.3. The proposed development site is delineated by private rear gardens of the neighbouring properties to the north, west and east. To the south of the site, there is a host two-storey detached house at no. 142 Evelyn Avenue.
- 2.4. According to the Environmental Agency's Flood Zones map, part of the host building and the rear garden at no. 142 Evelyn Avenue are located in Flood Zone 2. The northwest part of the rear garden is in Flood Zone 3. The EA's Flood Zones map is attached in Appendix A.
- 2.5. Due to its nature, type, size and scale, the proposed development will cause no adverse impact on the flood risk of the host residential building and residential properties in the neighbouring area.

03 Planning History

- 3.1. The Council of London Borough of Hillingdon provides the following planning history related to the proposed development site:

REF NO.	DESCRIPTION	DETERMINATION DATE	DECISION
10163/APP/2014/3046	Part two storey, part first floor rear extension to include 1 rear rooflight and 1 front rooflight	03.11.2014	Refused
10163/APP/2012/2105	Part two storey, part first floor rear extension to include 1 rear rooflight and installation of 1 front rooflight	02.11.2012	Refused
10163/APP/2011/2886	First floor rear extension to include 4 x rooflights, also involving installation of 1 x rooflight to front at first floor level and 1 x rooflight to side at ground floor level	06.03.2012	Refused
10163/APP/2006/949	Erection of a single storey part side, part rear extension and conversion of integral garage to habitable accommodation	01.06.2006	Approved
10163/APP/2006/191	Erection of a single-storey part side, part rear extension and conversion of integral garage to habitable accommodation involving replacement of garage door with new bay window	20.03.2006	Refused
10163/B/82/0729	Householder dev. (small extension, garage etc)	24.06.1982	Approved

04 Planning Policy

- 4.1. Section 70(2) Town and Country Planning Act 1990 (as amended) provides that, in dealing with an application for planning permission, the authority shall have regard to the provisions of the development plan, so far as **is** material to the application, a post-examination draft neighbourhood development plan, so far as **is** material to the application, any local finance considerations, so far as **is** material to the application, and any other material considerations.
- 4.2. Section 38(6) Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 4.3. The National Planning Policy Framework (NPPF) amended in July 2021 is a material consideration for the planning application. The NPPF (2021) sets the planning context on the National level and provides a framework for local planning authorities to prepare strategic and development management policies for the local area.
- 4.4. The Development Plan for the London Borough of Hillingdon is made up of the Local Plan: Part 1 - Strategic Policies (adopted in November 2012), Local Plan: Part 2 - Development Management Policies (adopted in January 2020) and Hillingdon Council's policies map.
- 4.5. The Local Plan: Part 2 - Development Management Policies (2020) provides planning policies that regulate the principle of the proposed development, including Policy DMHD 2 'Outbuildings'.
- 4.6. According to the National Planning Policy Framework 2021 Paragraph 11, decisions should apply a presumption in favour of sustainable development that accords with an up-to-date development plan without delay.

05 Planning Considerations

5.1. Policy DMH 6 'Garden and Backland Development' of the Local Plan: Part 2 - Development Management Policies (2020) of the London Borough of Hillingdon provides that the Council will permit the development in the residential garden land where a development responds to the local character, is sized appropriately to the plot and the neighbouring properties and does not bring significant harm to the neighbouring residents' amenity.

5.2. The proposed garden summerhouse and shed comprise compact dimensions, designed to a high-quality utilising sustainable materials that respond to the neighbourhood's overall appearance. Due to the layout and size of the proposed development, the environmental impact, as well as the impact on the amenities of the neighbouring properties, will be minimal.

5.3. Additionally, Policy DMHD 2 'Outbuildings' of the Hillingdon Local Plan (2020) states Hillingdon Council requires the proposals to meet the following criteria^s:

"i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;

ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;

iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and

iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted."

5.4. The garden summerhouse is proposed to be built with following dimensions: 3.6 metres wide, 3 metres deep and with a maximum roof height of 2.98 metres. It will be located in the northeast corner of the garden with sufficient distance from the boundary fence for the outbuilding's maintenance. The shed is proposed to be 3 metres wide, 3 metres deep and with a maximum height of 2.76 metres. It is proposed in the northwest corner of the rear garden and will also retain sufficient space for maintenance around it.

5.5. The outbuildings are proposed to be built on an elevated base in order to minimise damage in case of flooding. Both outbuildings are proposed to be built out of high-quality, sustainable natural materials, including Swedish redwood timber. The

garden summerhouse and shed are designed to complement the style intrinsic to the neighbouring area and traditional style for a garden outbuilding.

5.6. Due to the size and location in the substantial garden plot, the outbuildings will not overshadow neighbouring gardens and properties. The proposed development will not cause any loss of privacy for the residents. Therefore, the proposal to erect a garden summerhouse and a shed does not contradict Policy DMH 6 and Policy DMHD 2 of the London Borough of Hillingdon Local Plan (2020).

5.7. As mentioned earlier in the present planning statement, the proposed development site is located within Flood Zone 2 and partially in Flood Zone 3. Policy DMEI 9 'Management of Flood Risk' of the Local Plan: Part 2 - Development Management Policies (2020) contains planning requirements for development within these zones.

5.8. The proposed development includes the erection of two small outbuildings to be used strictly for ancillary purposes. It is not anticipated these outbuildings will be used as residential units. Due to the nature and scale of the proposed development, it is not expected to be any flood risk increase for the existing and future residents of the host and neighbouring residential units. Therefore, it was deemed unnecessary to execute the Flood Risk Assessment for the present planning application.

5.9. Paragraph 159 of the National Planning Policy Framework (NPPF 2021) provides that:

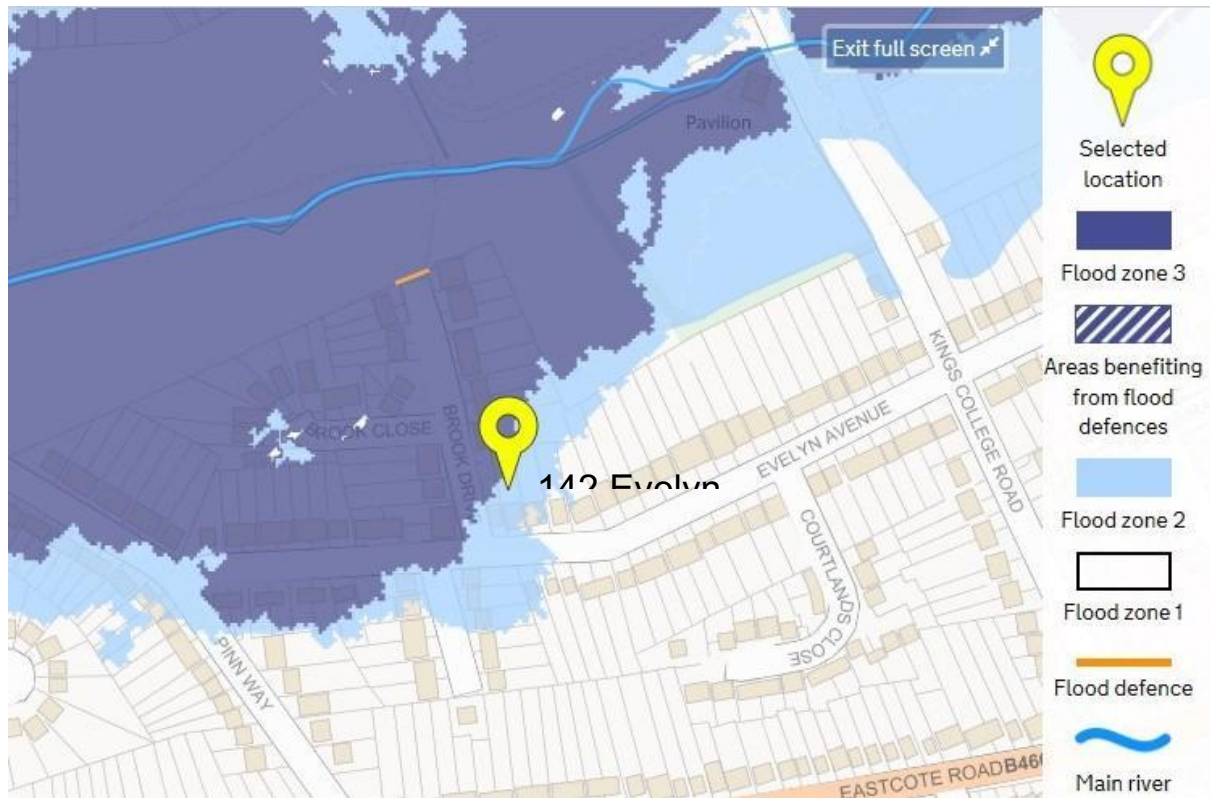
"Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."

5.10. The proposed development of two garden outbuildings, including a summerhouse and a shed, is not expected to increase the flood risk of the neighbouring area. Therefore, the present planning application accords with Policy DMEI 9 of the Local Plan: Part 2 - Development Management Policies of London Borough of Hillingdon and the National Planning Policy Framework (2021).

07 Conclusions

- 7.1. The principle of development is established by the existing planning policy published by the London Borough of Hillingdon. In compliance with Paragraph 11 of the National Planning Policy Framework 2021, permission should, therefore, be granted without delay.
- 7.2. Moreover, Policy NPPF1 'National Planning Policy Framework - Presumption in Favour of Sustainable Development' of the Local Plan: Part 1 - Strategic Policies provides that: *"When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."*
- 7.3. In addition, the garden summerhouse and the shed development meet the requirements of the relevant policies of the London Borough of Hillingdon Local Plan (2012, 2020) regarding the development of outbuildings and development on residential garden land.
- 7.4. There is no increase of flooding risk to the neighbouring area caused by the proposed development. As a result, there are no flood risk grounds for refusal.
- 7.5. Therefore, the LPA is cordially invited to grant consent in that it complies with the Local Plan, and there are no material considerations that indicate refusal.

Appendix A



The Environmental Agency Flood Zones map.