

D&A Statement



1.1 Site Add: 25 Sipson Lane Hayes UB3 5EH and Land forming part of 25 Sipson Lane Hayes UB3 5EH (Referred as 25SL)

2.1 Proposal: Construction of New 2bed 3person detached house along with single storey rear extension of existing house

3.1 Overview:

The subject site is located on the Southern side of Sipson Lane. The street scene is set by a mixture of terrace, semi-detach and detach properties. This D&A statement has been prepared in support of a planning application for **“Construction of New 2bed 3person detached house along with single storey rear extension of existing house.”**

4.1 Background:

25 Sipson Lane is occupied by a Semi-detached 2 storey single dwelling house with an attached garage. The site is Located in the Harling Village Conservation Area with local amenities i.e. shopping, schools, restaurants and Heathrow airport.

The nearby properties have been extended in the past which makes an integral part of the street scene.

5.1 Pre-Application Advice:

Pre-application planning advice has been sought from Hillingdon Council. Hillingdon Council's ref: 11775/PRC/2022/157 dated 8th Sept 2022.

5.2 Main Points:

Principle of Development: Planning officer's comment:

"The Application site is located in the developed area of the borough where new development is acceptable in principle subject to compliance with relevant development plan policies."

"Policy DMH 6 of the Hillingdon Local Plan: Part2- Development management policies (2020) related to garden and backland development and states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. Whilst garden land, the garage is already developed and the rear garden would be largely retained as amenity space. There would be no in principle objection on this point."

"Concerns are raised that the proposed house would fail to preserve the character and appearance of the conservation area. Further no tree survey has been submitted and the submitted drawings do not show any existing third party/ off site trees. The detached dwelling appears likely to have detrimental impact on the RPA of nearby trees in the adjoining land to the west of the site."

In the officer's report also addresses following points:

- **Trees and Landscaping:**

Concerns raised that No tree survey report has been prepared and submitted.

Concern addressed: Yes, arboriculture report has been prepared to support the application.

- **Amenity space:**

Concern raised that rear bedroom rear facing window will overlook the private amenity of the existing house.

Concern addressed: The rear bedroom window of the proposed house has been moved to the side elevation (facing green land), as per the officer's suggestion.

- **Housing Standards:**

Officer's comment: **"The Scheme complies with the housing standard and meet Policy DMHB16 requirements"**

- **Private Outdoor Amenity Space:**

Officer's comment: **"The proposed dwelling appears to achieve an acceptable garden area for new 2 bed dwelling and retains acceptable garden area of at least 60sqm for existing 3 bed dwelling."**

- **Highways:**

Officer's implied the proposed 2 off-street car parking spaces will address the car parking requirements.

- **Contamination:**

Concerns raised that Land may be affected by contamination.

Concern addressed: A desktop study for contamination has been instructed and submitted along with this application. Study indicates the proposal is acceptable on the site.

- **Archaeology:**

Concerns raised that Land is located within the Heathrow Archaeological Priority Area and Harlington Archaeological Priority Area. It is advised the consultation should be done with GLAAS (The Greater London Archaeological Advisory Service).

Concern addressed: GLAAS has been consulted and plans have been provided to GLAAS. An email confirmation has been issued by GLAAS officer that they have no objection for the development to proceed.

- **Energy:**

As per the policies EM 5 and DMEI 2 of the local plan, PV panels are proposed on the main roof slope. Min 3.5KW kit will be provided for the new dwelling house.

- **Access:**

Officer advised that the future application should be accompanied with plans detailing compliance with Approved Document M to the Building regulations 2010.

Plan showing the proposed dwelling house will be compliant with Part M and provide sufficient provisions for easy alterations for future disable occupants.

- **Crime Prevention:**

The proposed dwelling house will benefit from multi-locking glazed doors and windows. No obvious hidden places are left in the front drive. Security lighting will be provided at the front, side and rear of the house.

Overall SBD will be at the heart of construction of new dwelling house.

Pre-application planning advice conclusion:

The Pre-app has been very productive. The scheme has been amended and finalised to address all the concern of planning officer.

Further the supporting reports has been prepared by relevant consultants to address planning officer concerns. Overall it is safe to conclude that the submitted scheme suffice all the concerns of the officer and will enable the planning officer to support the scheme.

6.1 Proposed Scheme

The proposed scheme comprises demolition of existing garage and construction of new dwelling house on the side land along with single storey rear extension to existing dwelling house.

The scheme has been prepared/amended according to Pre-application report.

Proposed scheme provide sustainable home within established brown field. The scheme provide well proportioned accommodation for young couple/families, which is in great demand in Harlington area.

6.1 Design and impact on neighbouring properties and visual amenity:

The design has been conceived to reflect the established design features of the properties along Sipson Lane i.e.

- Circular bay windows
- Arch above the main door
- Window and Door style

These design features have been incorporated in the proposed scheme. Scheme has been further amended/enhanced by incorporating the suggestions made within pre-app report i.e.

- Moved the first floor rear bedroom window of new house to side
- Created a recess in the side flank wall by setting in the kitchen of new house.

So, it is safe to conclude the design of the proposed New dwelling blends within wider Harlington area and will compliment the Sipson Lane's Street scene.

Impact on private amenities of neighbouring properties:

For Existing House:

23 Sipson Lane is an adjoining Semi-detached house and is location on LHS of 25 Sipson Lane. 23 Sipson Lane benefit from a Single storey rear extension and a conservatory. The proposed single storey rear extension of 25 Sipson Lane will finish behind the rear elevation of conservatory of 23 Sipson Lane (As shown on the plans).

New dwelling house has been proposed on the RHS of 25 Sipson Lane which will benefit of similar size single storey rear extension.

So it is concluded the proposed single storey rear extension of 25 Sipson Lane will not have adverse impact on either neighbour.

For New dwelling House:

The new dwelling house is located adjacent to green land i.e. there are no neighbouring properties on the RHS of the proposed new dwelling house.

On the LHS the existing dwelling i.e. 25 Sipson Lane will benefit from a single storey rear extension which will extend equally to the new dwelling house.

So the proposed new dwelling will not have any impact on any neighbouring properties.

7.1 Parking, Bicycle Stand, Bin provision and Public Transport Facilities:

2 off-street parking will be provided to both existing and new dwelling which comply with Hillingdon Council Local development plan and London Plan.

Separate bins, for recyclable and non-recyclable waste, will be provided for both existing and new dwelling.

Both, 25 Sipson Lane and new dwelling will benefit from secure bicycle storage for 2 bikes.

Sipson lane is very conveniently located for public transport. Bus stops for busses serving to Harrow, Hayes, Heathrow, Hatton Cross etc are located on High Street Harlington which is within 3min walk.

Train and tube facilities are available from Hayes and Harlington Station, Heathrow T3 and Hatton Cross.

It is evident that 25 Sipson Lane is located at a very sustainable location which provides very good transport links to London and other neighbouring towns.

8.1 Local shopping including grocery and restaurants:

Local shops i.e. grocery stores, co-operative are available within walking distance on High Street Harlington. Further high street shopping is available at Hayes High Street which is less than 10min bus journey.

9.1 Disabled accessibility and future convertibility:

The new dwelling house has been carefully designed so that it can easily be altered to meet the needs of disable occupant.

10.1 Alternative Energy:

Solar panels are proposed with positions designed to maximise the available solar energy potential and exceed the Councils 10% renewable energy requirement for new development.

Conclusion:

25 Sipson Lane is located within an established developed area and occupy a large plot. Site lends itself to be redeveloped to retain existing 3bed house and construct a new 2B 3Person detached house.

The proposed scheme provides a very sustainable house for young family which are in great demand in Harlington area. The proposal meets the Hillingdon Local Plan Part 1 and Part 2 and complies with NPPF.

Pre-application planning advice service has been utilised and the scheme has been revised to incorporate the planning officer's comment.

Considering all of the above, client seeks planning consent for "Single storey rear extension of existing dwelling house and construction of a new 2 Bed detached dwelling house."

