



Planning

Planning Statement

December 2024

Address: 54 Chapel Lane, Hillingdon, UB8 3DS

This submission is in support of the discharge of Condition 3 attached to planning permission 13428/APP/2024/992. The following updates and details are provided in response to the reasons for refusal of the previous application (13428/APP/2024/2085):

1. Soft Landscaping

- Planting plans include Magnolia Grandiflora trees (10 units) and Topiary Buxus Balls (16 units). These are clearly detailed in the accompanying site plan with sizes, densities, and planting specifications.
- A soft landscaping buffer has been introduced in the rear garden to ensure the privacy of the resident in Room 7, in line with the condition.

2. Hard Landscaping

- Secure and enclosed refuse storage accommodating six bins has been included.
- An enclosed lockable bike storage unit for seven bicycles is provided.
- Boundary treatments feature Wickes Dip Treated Overlap Fence Panels with precise dimensions and materials specified.
- Hard surfacing materials are detailed as Fairford Grey Riven Stone-Effect Decorative Concrete Paving Slabs for pathways and patios.

3. Implementation Timeline

- Landscaping works will commence immediately upon approval and will be completed prior to the first occupation of the property. The estimated timeline for completion is four weeks.

4. Maintenance Plan

- Detailed maintenance procedures are outlined below to ensure the sustainability and visual appeal of the landscaping scheme over time



Planning

Landscape Maintenance Schedule

To maintain the landscaping in excellent condition, ensuring the visual amenities of the locality are preserved and enhanced.

Maintenance will include all soft landscaping (plants, grass, and trees) and hard landscaping (paving, refuse storage, bike storage, and boundary treatments).

Monthly Tasks:

- **Soft Landscaping:**
 - Water all plants, shrubs, and trees.
 - Check for and address any signs of disease, pests, or damage.
 - Replace any dead or damaged plants, shrubs, or trees promptly with identical species.
- **Hard Landscaping:**
 - Inspect refuse and bike storage for cleanliness and repair needs.
 - Clear debris from pathways and patios.
 - Ensure boundary fencing remains intact and secure.

Seasonal Tasks:

- **Spring:**
 - Apply fertilizers to all plants and grass.
 - Prune shrubs and trees to encourage healthy growth.
- **Summer:**
 - Increase watering frequency during dry periods.
 - Inspect hard landscaping for heat-related cracks or wear.
- **Autumn:**
 - Remove fallen leaves to prevent damage to grass and pathways.
 - Plant seasonal flowers or shrubs, if applicable.
- **Winter:**
 - Protect plants and trees from frost using appropriate coverings.
 - Inspect hard surfaces for ice-related damage and apply anti-slip measures as needed.

Responsibilities:

- A professional landscape contractor will be employed to conduct the above maintenance tasks.
- Maintenance will occur monthly, with seasonal tasks integrated as needed.



Planning

- The contractor will provide a written report after each visit, detailing completed tasks and any additional recommendations.

Duration:

- Maintenance will be conducted for a minimum period of five years, starting from the completion of the landscaping works.
- Replacement of any tree, shrub, or area of grass damaged or diseased will occur during this period to maintain the landscaping's integrity.

