

Planning Statement

110 Windsor Avenue, Hillingdon

Redevelopment of the site from a 6 bed single family dwelling house to 1 x 2 bed and 1 x 3 bed dwellings

Introduction:

This planning statement has been prepared in support of an application to redevelop the site, retaining but intensifying the existing use of the site.

This statement should be read in conjunction with the following plans :

D01

D02

D03

D04

D05

D06

D07

D08

D09

D10

D11

Description of development:

Conversion of existing 6 bed family dwelling house to 1 x 2 bed and 1 x 3 bed dwellings with associated parking and amenity space

Site description:

The site is located on the northern side of Windsor Avenue and comprises of a two storey relatively large dwelling constructed of brick with a rendered finish and features a tiled pitched roof. The roof steps down to reduce the bulk scale and massing of the existing two storey side extension. The property benefits from a large frontage which is dominated by hard standing and a large rear garden with further hard standing to the side which provide a large separation distance between the application property and the neighbouring building.

Planning history:

Application reference 13756/APP/2005/1111 – Approved – Erection of part two storey, part single storey side extension and two storey rear extension for partial use as a granny annexe (involving demolition of existing detached garage at the side)

Principle of development:

The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Policy GG4 of the London Plan seeks to ensure that London's housing needs are met. Policy H1 of the London Plan (2021) promotes the optimisation of housing output within different types of location. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H2 of the draft London Plan states that there to be an importance on small site (sites with a site area of less than 0.25 hectares) in delivering new homes.

The site lies within an established residential area and as such the principle of redeveloping the site is established through its existing use. The intensification of the use of the site should therefore be the point for assessment.

Housing mix and density

Applicants proposing residential schemes are required to demonstrate that this need has been taken into account and provide a mix of housing units on site, in line with Policy DMH 2 of the Local Plan: Part 2 (2020), and Policy H10 of the London Plan (2021).

The proposal seeks permission to convert the single-family dwelling house into 1 x 2 bed and 1 x 3 bed dwelling. The Council most up to date strategic housing assessment describes an identified need for family sized housing of 3 bedrooms and above. As the proposal would provide a 3 bed dwelling there would be no net loss of family sized housing and there would be a net gain of one new 2 bed dwelling. It should be noted that the London Plan provide support for the contribution 2 bed units make to housing stock stating they should be seen as making a valuable contribution as they free up larger homes through the growing downsizing market.

To conclude the applicant is of the opinion that the unit mix proposed is relevant to the location the site is within and this is supported by both regional and local policy as demonstrated above.

Policy DMH 4 refers to the requirement for the conversion of dwellings to flats to meet a specific criterion. The policy states that conversions will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

It is debatable whether Policy DMH 4 is even relevant to this proposal given that the applicant is seeking to convert the property from 1 to 2 dwellings and not flats.

However, a search of the Councils planning register has been undertaken to respond to points (i) and (ii). No applications for the conversion of dwellings were found during this search therefore we feel this part of the policy is satisfied.

- iii) the internal floor area of the original building to be converted is at least 120 sqm; and

In reading the Policy and the subtext it is not entirely clear as to why or how the Council has come to impose this measurement. Without an understanding for why the existing property

must measure 120sqm for it to be considered adequate for conversion we cannot respond actively to this point. Each of the units meets the minimum space standards set out within the Local Plan and London Plan and should therefore be supported

iv) units are limited to one unit per floor for residential conversions.

It is presumed that this does only relate to flatted conversions and not dwellings which would of course be set across more than one floor therefore it is not relevant to the assessment of this proposal.

To conclude the applicant does not feel the conversion policy is relevant to this application and this is evident in reading the description of development. However, the proposal complies as far as it would not result in an over concentration in single family dwellings being converted within this street. Furthermore, the design of the units complies with the minimum space standards within DMH 16 and the proposal should therefore be considered acceptable.

Design:

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping. It should also not have an adversary impact on the amenity, daylight and sunlight of adjacent properties and open space.

Policy DMHD 1 requires that alterations and extension of dwellings would not have an adverse cumulative impact on the character and appearance of the street scene and should appear subordinate to the main dwelling.

The development would require minor external alterations to segregate the amenity space and to create a new entrance door. All other alterations would be minor internal which would not require planning permission.

Policy DMHB 16 states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
- ii) in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

As this is residential conversion the above policy does not apply but the development has been designed with accessible standards in mind.

Policy DMHB 18 states the requirement to provide a specific quantum of amenity space for each of the residential units.

The above policy is supported by a table which states that both 2 bed and 3 bed properties should have 60sqm. Drawing No D11 shows the rear garden is to be segregated 2 gardens, one of 60sqm and the other at 40sqm with additional space to the side of the dwelling.

Whilst this is not strictly policy compliant the site is located within a short distance to Pole Hill Park (250 metres) and Court Park (300 metres). It should be noted that the rear garden could potentially be split to make a policy compliant set of gardens if the area to the side of the property were to be included in the measurement but this would result in a boundary line which was set further to the west meaning those within 110A were able to see into the garden of the neighbouring property at ground level.

Transport:

The application site is located within an area of PTAL 1B which is very low. However, the frontage provides space to park up to 4 vehicles which would be compliant with Hillingdon's car parking standards.

In terms of cycle parking the applicant is committed to providing the required amount of cycle spaces and presumes this would be subject to a planning condition for further details to be provided post decision.

Conclusion

The content of this statement sets out the establishment of the principle of development and why the intensification of the existing consent should be considered acceptable. The applicant would like to maintain an open line of communication throughout the processing of the application. Should the Council have any concerns we hope we can discuss them with you in order to find a resolution.