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**Planning Appraisal, Design & Access Statement relating to a
Planning application for the construction of a single
bungalow for the housing of aged parents & the relocation
of the existing stabling on land adjacent to Shepherds Hill
Farm, Northwood Road, Harefield, Middx. UB9 6PT.**

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PLANNING APPRAISAL, DESIGN & ACCESS STATEMENT RELATING TO AN APPLICATION FOR THE CONSTRUCTION OF A SINGLE BUNGALOW FOR THE HOUSING OF AGED PARENTS AND THE RELOCATION OF THE EXISTING STABLING ON A PLOT ADJACENT TO SHEPHERDS HILL FARM HOUSE, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PT.

1.0. Background.

1.01.

Shepherds Hill Farm is situated to the North East of Harefield and to the South East of Northwood Road. The farmhouse is located some 12.000m from the highway and to the South West of a range of existing farm buildings.

1.02. The proposed infill site is located between the aforementioned existing farm buildings and the farm house, an area which is presently occupied by an existing prefabricated garage building and other delapidated and redundant buildings which are to be demolished and removed from the site.

(See attached Drg. No: 2472/5.)

1.03. The existing farm house is a bungalow which was constructed in 1995 of facing brickwork under a tiled and pitched roof as a replacement for a previous two storey dwelling on the site.

1.04. The existing farm buildings are of traditional timber and steel frame construction with both pitched and half-round corrugated roofing and Infill of a mixture of concrete block/brick work and clad with dark stained timber 'clapboard' boarding and corrugated steel sheet.

1.05. The timber cladding to the existing barns is reflected in the use of similar dark stained timber 'clapboarding' to the gable ends of the proposed bungalow which gives a visual connection between the buildings and will assist integration in to the local street scene.

1.06. A previous planning application was submitted under the reference 15963/APP/2018/398. The application was refused as stated in the Refusal Notice Schedule of Reasons which have now been addressed in this statement.

2.00. Visual impact, soft and hard landscaping proposals.

2.01. A visual assessment of the perceived impact of any new development is an essential part of the consideration of harm to the openness of the Green Belt.

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- 2.02. Visually the site benefits from existing and mature roadside, evergreen and deciduous trees and hedgerows, all of which will be retained and reinforced with strategic plantings of indigenous trees and hedgerows on the North West roadside boundary and the South East facing aspect generally as detailed on the attached Drg. No: 2472/4.
- 2.03. A typical street scene for the proposals is illustrated on the Drg. No: 2472/3, together with photographs and downloaded "Google Earth" Street scenes when viewed from the North, the North East and the South West of Northwood Road.
- 2.04. The North Western boundary already benefits from an existing and well established 2.000m high Beech, (*Fagus sylvatica*), hedgerow. It is proposed to establish a similar Beech hedgerow to the Southern and South Western boundaries of the residential curtilage.
- 2.05. The siting of the proposed bungalow is well within a notional building line facing Northwood Road to the North West which is taken from the North West corner of the existing farmhouse to a similar corner of the adjoining property, 'The Barns', to the North East.
- 2.06. The proposed ridge height equates with that of the existing farmhouse at 6.000m but is 1.200m less than the existing and adjacent farm buildings located to the North East. Its bulk will have no visual impact when viewed from the open land to the East and to the South East since its location is masked by the existing and higher agricultural buildings adjacent to the siting.
- 2.07. Similarly from the South and South West the dwelling would be viewed against the existing agricultural buildings together with both the existing and the proposed additional tree/hedgerow plantings.
- 2.08. The infill site forms part of the current and substantial side and rear gardens and residential curtilage of the existing farm house and will include a plot area of approximately 420 square metres. (Excluding the allocated car parking areas.)

3.00. Planning considerations.

3.01. Para 143 of the National Planning Policy Framework, (NPPF), states....

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

3.02. However Para 145 of the NPPF lists exceptions particularly Para. 145 e), which states.....

Limited infilling in villages.

Together with Para. 145 g) which states....

Limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use which would....

Not have a greater impact on the openness of the Green belt than the existing development

Not cause substantial harm to the openness of the Green belt where the development would re-use previously developed land.

3.03. It is acknowledged that the proposed development is located within the local Metropolitan Green Belt, however the site represents an infill development between existing properties and will not damage the character or the amenity of the established and the clearly defined residential area fronting on to Northwood Road.

3.04. Previous case law has classified infill developments as sites that are within or immediately adjacent to built-up areas, given that this site has good physical infrastructure provision and transport connections and would have already been developed if not for their status as Green Belt land.

3.05. This kind of development is less impactful than isolated sites that are less sustainable. Infill developments, such as that proposed, does not 'harm' the Green Belt since they do not constitute urban sprawl and do not impede the openness or the purpose of the Green Belt.

3.06. Furthermore the proposed dwelling will re-use previously developed land and bring about the removal of the existing, largely redundant and un-sightly buildings.

- 3.07. The residential characteristics of this part of Northwood Road have been substantially reinforced following the recent Planning Appeal decision relating to the immediately adjacent premises, The Barns, at 204 Northwood Road. (Appeal Ref: APP/R5510/X/18/3206551)
- 3.08. It should be noted that similar Green Belt located single plot and infill developments have previously been determined and approved as acceptable in this Green Belt location on Northwood Road and which are very close to the application site. These include, for example, the two storey dwelling at No.214. Northwood Road and the two-storey farmhouse at Littlebourne Farm.
- 3.09. The site will be enclosed to the South using similar timber post and rail fencing as that currently around the main dwelling a use which has little impact upon the openness of this Green Belt site.
- 3.10. The incidence of overlooking between the adjacent single storey properties is minimal since the properties are located at least 9.000m apart and will be neither overbearing or overshadowing of each other and will further benefit from a 1.800m high close timber boarded fence on the common boundary between each dwelling as noted on the block plan.
- 3.11. In terms of the recommended standards relating to floor space, the habitable area, (GIA), is approximately 91 square metres, which exceeds the minimum floor space requirements set out in the Supplementary Planning Document 4.0 Design Guidance.
- 3.12. Similarly, the proposed garden/amenity area extends to approximately 360 square metres, excluding the car parking areas, which again exceeds the minimums set out in the SPD.
- 3.13. It is noted under the currently developing London Plan, at Policy H.2 – Small sites – which advises that collectively small sites will play a greater role in meeting local housing needs which, for the London Borough of Hillingdon, requires an annualised average of 765 residential units.
- 3.14. The location is well served by local bus services, Route 351.(Metrolink)., Route R.1 and R.2, which connect with both Mount Vernon Hospital whilst an on-going service from Harefield village Centre provides a connection to Uxbridge Station and beyond.

3.15. Harefield Village Centre with local shops together with the Harefield Health Centre & Medical Practices are all within easy walking distance.

3.16. Reference to the Environment Agencies 'Flood maps for planning' confirm that the site is located in Zone 1. With a low risk of flooding.

4.00. Existing redundant buildings to be demolished.

4.01. Attached is a plan, (Drg. No: 2472/5), which illustrates the site layout as presently existing together with the positions of the existing redundant and delapidated buildings presently located within the residential curtilage of the existing farmhouse which are to be demolished and removed from the site all of which are within the proposed amenity area
(See Para. 3.02 below).

4.02. Schedule of volumes of the existing buildings to be demolished.....

Building.	Volume.
A.	8.70. cubic metres.
B.	8.10. " "
C.	9.58. " "
D.	14.78. " "
E.	16.86. " "
F.	11.97. " "
G.	8.82. " "
H.	25.20. " "
I.	3.89. " "
J.	96.72. " "
204.62 cubic metres	

4.03. The volumes of the proposed bungalow are made up as follows....

Habitable area.	288.97 cubic metres
Roof area.	165.50cubic metres.
Total volume...	454.47 cubic metres.
Less demolition total volumes	204.62 cubic metres.
249.85 cubic metres.	

4.04. The volumes of the existing stabling presently at the South Eastern end of the existing buildings is not included in these calculations.

4.05. The stabling is to be relocated from its original position, (Drg. No: 2472/5), to a revised position as indicated on the Drg 2472/6.

5.00. Access & car parking.

5.01. The premises as a whole benefit from generous vehicle parking and circulation areas which are conveniently situated at the front of the dwelling allowing easy access for disabled persons.

5.02. There is a single point of pedestrian and vehicular access from Northwood Road which will allow for vehicles to turn around and re-enter the highway in a forward direction and all of which are contained within a well screened area to the front which is in view of the residents and therefore benefiting from natural surveillance.

5.03. It is calculated that the average number of additional traffic movement which could be attributable to the additional proposed property would amount to 4 No entry and 4 No exit movements per day.

5.04. The proposed development will not require an additional access to Northwood Road since the existing gated entrance will be retained, (30 mph speed limit), an access which benefits from excellent and clear sight lines in excess of 200 metres, in both directions.

6.00. Medical conditions of the proposed occupants.

6.01. As indicated in the proposals the bungalow is to be occupied by the Applicant's aged parents/parents in Law, Mr Peter Timms, (Age 73 years), and Mrs Celia Timms, (Age 74 years), who currently occupy premises at No. 226 Northwood Road, a two-storey property.

6.02. Their current medical conditions, particularly of Mrs Timms, (Osteoarthritis – with multiple replacement surgeries, spinal stenosis, hypothyroidism), which are managed at Harefield Hospital. These conditions limit her mobility, particularly in regard to staircases and differences in floor levels.

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- 6.03. Mr Timms, whilst being more mobile, has Aortic Stenosis and chronic kidney disease which are under surveillance by Harefield Hospital but are similarly debilitating.
- 6.04. If deemed necessary their medical conditions can be confirmed by an appropriate General Practitioners letter.
- 6.05. Their daughter, the joint applicant, is a State Registered Nurse, and who presently acts as a part-time Carer but is currently located remote from those in her care.
- 6.06. As identified in the recent Government Guidance – Housing for Older & disabled people – the provision of appropriate housing for aged people and those with disabilities is crucial in helping them to live safe and independent lives whilst saving on health and social costs in the future.
- 6.07. A bungalow, being all at one level, can be adapted easily and at more modest cost to meet the special Architectural and layout requirements for needs of aged and disabled persons.

7.00. Conclusions.

- 6.01. The proposed dwelling is considered to represent an appropriate form of development in a Green Belt Location and would not detract from the rural character and appearance of the area.
- 6.02. It must be concluded that the very special circumstances, supported by the NPPF guidance and other Government guidance and advice and all as outlined above, outweigh the limited and resultant harm this development might have on the Green Belt.
- 6.03. A unilateral undertaking has been included with this application which will seek to contribute towards the infrastructure tariff in line with the Council's Adopted CIL Policies.