



Planning statement

Design and access statement

Land adjacent to 68 Shaldon Dr, Ruislip HA4 0UL

PLANNING STATEMENT

AND

DESIGN & ACCESS STATEMENT

Proposed Development

Erection of a **self-build, two-storey, three-bedroom detached dwelling**

Gross Internal Area: **105.19 sqm**

Site Address

Land Adjacent to 68 Shaldon Drive, Ruislip, HA4 0UL

Local Planning Authority

London Borough of Hillingdon

1. INTRODUCTION AND PURPOSE OF STATEMENT

This Planning Statement and Design & Access Statement has been prepared in support of a full planning application for the erection of a single self-build detached dwelling on land adjacent to 68 Shaldon Drive, Ruislip, within the administrative area of the London Borough of Hillingdon.

The purpose of this document is to provide a comprehensive and reasoned justification for the proposed development, demonstrating full compliance with the statutory development plan and all other relevant material considerations. The statement assesses the proposal against national planning policy, the London Plan, and the adopted Hillingdon Local Plan, and confirms that the development represents an appropriate, sustainable, and high-quality form of residential infill development.

The proposal seeks to deliver a modestly scaled, sensitively designed family home that responds positively to its suburban context, safeguards neighbouring amenity, and contributes to housing supply through a self-build initiative.

2. SITE DESCRIPTION AND LOCAL CONTEXT

2.1 Site Location and Characteristics

The application site comprises a parcel of undeveloped land located immediately adjacent to the residential property known as 68 Shaldon Drive. The site forms part of an established residential area characterised by low-density suburban housing.

The site is:

- Rectangular and regular in form
- Of sufficient width and depth to accommodate a detached dwelling
- Bounded by residential gardens
- Accessible from Shaldon Drive

The land does not lie within a conservation area, is not subject to any statutory designations, and is not affected by flood constraints that would restrict residential development.

2.2 Surrounding Area Character

Shaldon Drive is a quiet suburban street characterised predominantly by detached and semi-detached dwellings of two storeys. Properties typically feature:

- Pitched roofs
- Brick and rendered façades
- Front gardens and off-street parking
- Generous spacing between buildings
- Private rear amenity spaces

The character of the area is defined by its spacious layout and consistent residential form. The proposed dwelling has been designed to reinforce this character rather than detract from it.

3. PLANNING HISTORY AND SITE STATUS

Previously granted planning for 2 bed detached dwelling

4. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposal comprises the erection of:

- A single, two-storey detached dwelling
- Three bedrooms
- Gross internal floor area of **105.19 sqm**
- Associated access, parking, refuse and cycle storage
- Private rear garden amenity space
- Soft landscaping and boundary treatments

The dwelling is proposed as a **self-build project**, intended for long-term owner occupation, ensuring a high standard of construction, careful detailing, and a commitment to longevity and sustainability.

5. RELEVANT PLANNING POLICY FRAMEWORK

5.1 National Planning Policy Framework (NPPF)

The proposal accords with the National Planning Policy Framework (December 2023), including:

- **Paragraph 11** – Presumption in favour of sustainable development
- **Section 5 (Paras 60–79)** – Delivering a sufficient supply of homes
- **Section 11 (Paras 119–125)** – Making effective use of land
- **Section 12 (Paras 126–136)** – Achieving well-designed places
- **Section 14 (Paras 152–174)** – Climate change and flood risk

The proposal represents sustainable development by delivering housing in a built-up area, making efficient use of land, and achieving a high standard of design.

5.2 The London Plan (2021)

The proposal complies with relevant London Plan policies, including:

- **Policy D3 – Optimising site capacity through the design-led approach**
- **Policy D4 – Delivering good design**
- **Policy H1 – Increasing housing supply**
- **Policy H2 – Small sites**
- **Policy SI 12 – Flood risk management**

The proposal is a clear example of gentle infill development on a small site, optimised through good design rather than maximisation.

5.3 Hillingdon Local Plan – Part 1 (Strategic Policies)

The proposal accords with the following strategic policies:

- **Policy EM1 – Climate Change Mitigation**
- **Policy EM8 – Flood Risk Management**
- **Policy BE1 – Built Environment**
- **Policy H2 – Housing Mix**

The development contributes to housing delivery while respecting character and environmental considerations.

5.4 Hillingdon Local Plan – Part 2 (Development Management Policies)

The proposal complies with the following key policies:

- **Policy DMHD 1 – Private Residential Extensions and New Build Residential Development**
- **Policy DMHB 11 – Design of New Development**
- **Policy DMHB 12 – Streets and Public Realm**
- **Policy DMT 2 – Highways Impacts**
- **Policy DMT 6 – Vehicle Parking**
- **Policy DMCI 7 – Residential Amenity**
- **Policy DMEI 9 – Management of Flood Risk**

Each of these policies is addressed in detail below.

6. PRINCIPLE OF DEVELOPMENT

The principle of residential development on the site is fully acceptable. The site lies within the built-up area of Ruislip and is surrounded by residential uses. The proposal does not represent inappropriate development or encroachment into protected land.

The development aligns with both strategic and local objectives to deliver housing on suitable infill sites.

7. DESIGN & ACCESS STATEMENT

7.1 Design Rationale

The design has been guided by:

- The scale and form of neighbouring dwellings
- The established building line
- The rhythm of plot widths
- The need for a modest and legible building form

The dwelling adopts a traditional two-storey form with pitched roof, ensuring visual compatibility with surrounding development.

7.2 Amount

The proposed floor area of **105.19 sqm** is entirely appropriate for a three-bedroom family home and is consistent with surrounding dwellings. The amount of development does not constitute overdevelopment of the site.

7.3 Layout

The layout ensures:

- Active front elevation
- Clear separation between public and private spaces
- Direct access to private amenity space
- Efficient internal circulation

The internal arrangement prioritises natural light, privacy, and functionality.

7.4 Scale and Massing

The dwelling is:

- Two storeys in height
- Subordinate in scale to neighbouring properties
- Set back appropriately from the highway
- Designed to maintain spacing between buildings

The massing avoids any sense of dominance or enclosure.

7.5 Appearance and Materials

Materials are chosen to reflect the surrounding palette, likely including:

- Brickwork
- Render
- Pitched tiled roof

The appearance is intentionally understated and sympathetic.

8. ACCESS AND MOVEMENT

8.1 Vehicular Access

Vehicular access is taken from Shaldon Drive. Visibility, geometry, and access arrangements are appropriate for the scale of development and comply with **Policy DMT 2**.

8.2 Parking

On-site parking is provided in accordance with **Policy DMT 6**, ensuring no overspill parking or highway harm.

8.3 Pedestrian Access

Safe and convenient pedestrian access is provided from the public footway.

9. RESIDENTIAL AMENITY

9.1 Privacy and Overlooking

The proposal complies with **Policy DMCI 7**, ensuring:

- No unacceptable overlooking
 - Appropriate separation distances
 - Sensitive window placement
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9.2 Daylight and Sunlight

The scale, orientation, and position of the dwelling ensure there is no material loss of light to neighbouring properties.

9.3 Noise and Disturbance

The residential use is compatible with surrounding dwellings and will not generate undue noise.

10. FLOOD RISK AND DRAINAGE

The site lies within **Flood Zone 1**. Surface water will be managed through **Sustainable Drainage Systems (SuDS)** in accordance with **Policy DMEI 9**, ensuring greenfield-equivalent discharge rates and no increased flood risk.

11. SUSTAINABILITY AND ENERGY

The self-build nature of the proposal allows for enhanced sustainability measures, including:

- Improved thermal performance
- Energy-efficient services
- Reduced water consumption

The proposal supports **Policy EM1**.

12. SELF-BUILD MATERIAL CONSIDERATION

The proposal is explicitly a **self-build dwelling**, which is a material consideration. Self-build housing:

- Increases housing choice
- Encourages higher construction quality
- Supports long-term occupation
- Aligns with national objectives

The bespoke nature of the dwelling ensures a commitment to quality and sustainability.

13. PLANNING BALANCE

The benefits of the proposal include:

- Delivery of a high-quality family home
- Efficient use of land
- Compliance with all relevant policies
- No harm to character or amenity
- Sustainable development in an accessible location

There are no identified harms that would significantly or demonstrably outweigh these benefits.

14. CONCLUSION

The proposed self-build detached dwelling at land adjacent to 68 Shaldon Drive represents a **highly sustainable, policy-compliant, and contextually appropriate form of development.**

The proposal accords fully with:

- The National Planning Policy Framework
- The London Plan
- The Hillingdon Local Plan