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51 Weiland Road, Northwood

Planning Statement

[Site address] Planning Statement

Contents Amendment Record

This report has been issued and amended as follows:

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1 Introduction

1.1 This Planning Statement has been prepared by Planning Insight on behalf of Mr and Mrs Boghani (hereafter referred to as 'the Applicants') to accompany a planning application to the London Borough of Hillingdon in respect of the proposed development at 51 Weiland Road (the 'Application Site').

1.2 Full planning permission is sought to demolish the existing dwelling on the site, and within the same footprint build a new three storey, seven bedroom dwelling with associated parking and residential amenity space. The description of development is as follows:

"Demolition of existing dwelling on the site, and erection of a replacement seven bedroom dwelling"

1.3 The overall objective of the scheme is to replace the existing dwelling with a dwelling of an improved design, and with a better functional relationship with the streetscene, improving the visual amenity of the area.

2 Description of site and surroundings

- 2.1 The application site is situated in the Northwood area in the London Borough of Hillingdon administrative area. The site sits within the Gate Hill Farm Estate Area of Special Local Character (ASLC).
- 2.2 The subject site is located on the south eastern side of Wieland Road, a residential street comprising an eclectic mix of dwellings.
- 2.3 Currently on the site is a two storey dwelling. To the front of the site is soft landscaped with a 'U' shaped driveway and an area of hardstanding to accommodate off street parking.



Figure 1 – The application site (front elevation)

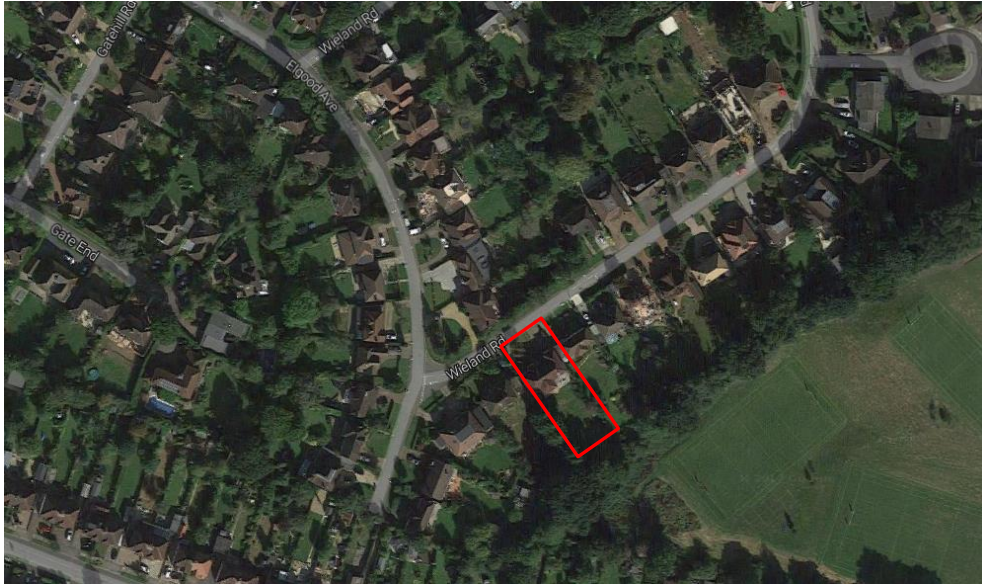


Figure 2 – Aerial Photo

3 Relevant Planning History

3.1 A search of the London Borough of Hillingdon online planning database for the Application Site identified a number of relevant applications. These include the following:

- 17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front. Refused 24.06.2014
- 17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element. Approved 20.02.2015

- 17990/APP/2015/2372 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling. Refused 25-06-15
- 17990/APP/2015/4176 - Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling. Withdrawn
- 17990/APP/2016/3166 - Erection of 2-storey detached dwelling with habitable roofspace and the excavation of a basement following the demolition of existing dwelling. Refused 19.08.2016

3.2 Other surrounding / relevant sites

- 14787/APP/2009/1154 – 33 Wieland Road, Northwood - Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling. Approved 28.08.09
- 14787/APP/2012/1034 – 33 Wieland Road, Northwood - Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 14787/APP/2009/1154 dated 28/08/2009 (Erection of a two-storey, 6 bedroom dwelling with associated parking involving demolition of existing dwelling). Approved 30.04.2012

4 Planning Policy

- 4.1 This section of the Statement provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 4.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.3 The statutory development plan for the London Borough of Hillingdon consists of:
- London Plan (2015)
 - Hillingdon Local Plan (Part 1 - 2012)
 - Saved Unitary Development Plan policies adopted as the Hillingdon Local Plan: Part Two (2007)
- 4.4 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in the London Borough of Hillingdon:
- National Planning Policy Framework (NPPF) (2012);
 - National Planning Practice Guidance (NPPG) (2014);
 - Supplementary Planning Guidance and Documents; and
 - Local Plan Evidence Base.

- 4.5 The most relevant extracts of these documents are analysed in more detail below.

NATIONAL PLANNING POLICY

National Planning Policy Framework (2012)

- 4.6 On 23 March 2012, the government adopted the National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces most of the previous national Planning Policy Statements and Planning Policy Guidance Notes.
- 4.7 The NPPF outlines the presumption in favour of sustainable development. It further states that permission should be granted for development where a plan is absent, silent, indeterminate or where relevant policies are out of date.
- 4.8 The framework indicates that proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. The NPPF constitutes a material consideration in determining applications.
- 4.9 Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiate through unsubstantiated requirements to conform to certain development forms or styles.

National Planning Practice Guidance (2014)

- 4.10 The Government launched the Planning Practice Guidance web-based resource in March 2014.
- 4.11 Paragraph 001 of Design states that as a core planning principle, plan-makers and decision takers should always seek to secure high quality design.
- 4.12 Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development.

REGIONAL PLANNING POLICY

London Plan (2015)

- 4.13 The London Plan forms part of the development plan for the site and was adopted in March 2015. The Plan was the subject of Minor Alterations in 2015 and these were adopted in April 2016. It provides the strategic direction for development in the Greater London area. The relevant policies are discussed below.
- 4.14 Policy 3.4 Optimising Housing Potential requires that London Boroughs should optimise housing output for different types of locations.
- 4.15 Policy 3.5 Quality and Design of Housing Developments states that all new dwellings should take account of factors that see the 'home as a place of retreat', have adequately sized rooms and convenient and efficient room layouts.

- 4.16 Policy 7.1 'lifetime neighbourhoods' states that development should be designed so that the layout, tenure and mix of uses interface with surrounding land and improve people's access to social and community infrastructure, local shops, employment, training opportunities, commercial services and public transport.
- 4.17 Policy 7.4 'local character' states that developments should respect local context, built heritage, character and communities.

LOCAL PLANNING POLICY

Hillingdon Local Plan

- 4.18 Hillingdon Local Plan: Part 1- Strategic Policies (previously known as the Core Strategy) was adopted by the council on 8 November 2012.
- 4.19 The Strategy sets out the spatial vision which supports the overarching vision and goals for The London Borough of Hillingdon over the next 15 years. The relevant strategic policies are covered below:

Policy BE1: Built Environment

Policy NPPF1: National Planning Policy Framework – Presumption in Favour of Sustainable Development

UDP Saved Policies Replacement

- 4.20 LB Hillingdon has an adopted Unitary Development Plan (UDP, September 1998), which from the 27th of September, 2007, specified policies that have been retained. The Council received a direction issued by the Secretary of State agreeing those policies that have been 'saved.'

4.21 The Saved policies in Hillingdon's UDP will gradually be replaced by policies in Hillingdon's Local Plan documents. The Hillingdon Local Plan: Part 1- Strategic Policies is the first of these documents, and now adopted, replaces some of the saved policies. However, local development document policies are not necessarily replaced by like for like policies. They may be fully or partly absorbed by new policies. The remaining saved policies will continue to be part of Hillingdon's Local Plan until they have been replaced (either in full or in part) by a future local development document or are no longer considered consistent with the National Planning Policy Framework. The most relevant policies in determining the current scheme are listed below:

- AM7 – Consideration of traffic generated by proposed development
- AM14 – New development and car parking standards
- BE5 – New development within areas of special local character
- BE6 – New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE13 – Layout and appearance of new development
- BE19 – new development within residential areas – complementing and improving amenity and character of the area
- BE20 – Daylight and sunlight considerations
- BE21 – siting, bulk and proximity to new buildings/extensions
- BE22 – residential extensions/buildings of two or more storeys

- BE23 – external amenity space and new residential development
- BE24 – design of new buildings - protection of privacy
- BE38 – retention of topographical and landscape features, and provision of new planting and landscaping in development proposals.
- H3 – Loss and replacement of residential accommodation
- H5 – dwellings suitable for large families
- OE1 – protection of the character and amenities of surrounding properties and the local area

Noise SPD (April 2006)

- 4.22 The SPD contains advice on those noise issues which the local planning authority will take into account when considering a development proposals. The SPD provides advice on mitigation through design and controlling noise on the transmission path.

5 Planning Considerations

Principle for Development

- 5.1 The planning history section of the report is clear that the site has been subject to a number of planning applications. These are material considerations in determining the current scheme on the site.
- 5.2 The most relevant of the application are considered to be the extant permission on the site for the 'Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element.' The scheme was approved on 20th February 2015 under application reference 17990/APP/2015/645. This is an important consideration as the principle of the site accommodating more built form on the site has already been established.
- 5.3 The other important material consideration in determining the current scheme is the recently refused application for a replacement dwelling on the site. The scheme was refused on 14th March 2017 under reference 17990/APP/2016/3166. The reason for refusal for this application was as follows:

‘The proposed development by reason of its design and appearance, would result in a cramped development which would fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.’

- 5.4 The reason for refusal in this instance is not considered to be substantiated, and in light of this an appeal has been lodged and is currently pending consideration. Notwithstanding this, the reason for refusal currently forms the starting point in determining any subsequent application on the site.
- 5.5 The reason for refusal has been overcome as part of the current revised scheme on the site. This has been covered in detail within this report.

Design of New Development

- 5.6 The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and within the Gatehill Farm Estate Area of Special Local Character (ASLC).
- 5.7 Paragraph 129 of the NPPF requires local planning authorities to identify and assess the significance of any heritage asset that may be impacted by a proposal. Paragraph 135 of the NPPF requires local planning authorities to assess the impact of a proposal on a non designated heritage asset. Paragraph 135 of the NPPF requires local planning authorities to make a balanced judgement having regard to the scale of harm.
- 5.8 With specific reference to the site's location within an ASLC, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (UDP) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.
- 5.9 Policy BE6 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies, requires new developments within the Gates Hill Estates to be unobtrusive and to be constructed in materials appropriate to the character and appearance of the estate.
- 5.10 Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene. The design, materials and character of the existing dwellings within the streetscene are therefore an important consideration in determining the current scheme.

- 5.11 The previous scheme on the site was refused on the basis of the ‘design and appearance’ of the development, it was noted that the development would ‘fail to harmonise with the architectural composition of the adjoining dwellings and would be detrimental to the character, appearance and visual amenities of the street scene and the wider Gate Hill Farm Estate Area of Special Local Character’.
- 5.12 The previous scheme comprised fenestration details, external materials and design elements all of which are taken from existing dwellings within the streetscene. As such the previous scheme could not therefore be considered detrimental to the character, appearance or visual amenity of the area, but instead respect the local context and character of the area.
- 5.13 Notwithstanding this, the proposed development has been revised, removing the Georgian style portico element, and the fenestration details including the windows and front door have been amended to reflect that of a more modern and contemporary design.
- 5.14 The streetscene of Weiland Road is eclectic, and there is no prevailing pattern of development in the vicinity. The site is located to the south eastern side of Weiland Road, so is also viewed within the context of Elgood Avenue. Elgood Avenue is also a residential street comprising a mixture of residential dwellings of various sizes, design and external materials.

- 5.15 The fenestration details proposed on the replacement dwelling on the site are evident in the immediate locality of the site. Figure 3 below shows that large windows are already a feature in the streetscene. Figure 4 shows that three storey dwellings are evident in the streetscene. Figure 5 shows the mix of fenestration detailing within the immediate vicinity of the site. All of these sites are within walking distance (under 200m) of the application site.

Figure. 3 - No. 39 Wieland Road (located 88m from the application site)



Figure.4 – No. 61 Elgood Avenue - dwelling on the corner of Weiland Road and Elgood Avenue (located 50m from the application site)



Figure. 5 – No. 31 Weiland Road



Figure 6 – No. 49 Elgood Avenue



5.16 In reviewing a number of previously approved applications in the vicinity it is clear that dwellings of a contemporary design have been considered acceptable in the streetscene. At 33 Weiland Road, permission was approved for the scheme shown in figure. 7 under reference 14787/APP/2009/1154. This scheme was approved against the current adopted policies.

Figure. 7 – approved scheme at 33 Weiland Road (located 130m from site)





Scale, Bulk and Density of Development

- 5.17 Policy 3.4 of the London Plan (2011) seeks to ensure that the new development takes into account local context and character, the design principles in Chapter 7 and public transport capacity. Development should optimise housing output for different types of location within the relative density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.
- 5.18 The proposed development would have a density of 133 units per hectare and 399 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within suburban areas with PTAL scores of 2-3 to be within 35-65 units per hectare and 150-250 habitable rooms per hectare. Therefore, the development would be above the recommended number of habitable rooms per hectare. The density matrix, however, is only of limited value when reviewing smaller scale developments such as this application.
- 5.19 In such cases, it is considered to be more appropriate to consider how the development appears with its surroundings and its impact on adjoining occupiers.

- 5.20 The reason for refusal on the previous scheme on the site made reference to the replacement dwelling appearing as a 'cramped development'.
- 5.21 The current scheme proposes a form of development that would be partly within the footprint of the existing form of development on the site. The proposed replacement dwelling would measure 0.7m from no. 53 Wieland Road, and at a distance of 1.5m from no. 49 Wieland Road. The distance between the proposed development would be comparable to that of the neighbouring properties.
- 5.22 In addition, in comparing the proposed development to that of the existing dwelling on the site it is evident that the current scheme is located at a distance of 0.4m to the dwelling located at No. 49 Wieland Road, and at a distance of 0.5m from the dwelling located at No. 53 Wieland Road. Therefore, the proposed siting of the replacement dwelling on the site is considered to improve the 'cramped' appearance of the dwelling within the streetscene, providing a wider gap between the new form of development and the neighbouring properties.
- 5.23 In light of the above, the previous concerns in relation to the cramped appearance of the replacement dwelling in the streetscene are considered to be overcome as a result of the proposed siting and distance between the neighbouring properties evident in this revised planning application.

Impact on residential amenity

- 5.24 With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states that all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building that abut the property or its garden, adequate distance should be maintained to overcome possible over-domination.
- 5.25 The site plan submitted under extant application 17990/APP/2015/645 for the rear extensions illustrated the relationship to the adjacent properties. This scheme is a material consideration in determining the current application on the site.
- 5.26 In comparing the current scheme to the extant permission on the site, the impact on the neighbouring amenity by reason of overshadowing and loss of light is considered to be an improvement to that of the extant permission. This is due to its set back from the shared boundary with No. 49 Weiland Road (extant permission 0.4m gap and current scheme 1.5m gap).
- 5.27 Given the improved relationship between the current scheme, and the extant permission on the site it is considered that the proposed development would not result in a form of overshadowing that would be demonstrable to the amenity of the neighbouring properties.
- 5.28 In relation to any loss of privacy arising from the proposal, the proposed first floor window on the northern flank elevation is to serve an en-suite bathroom. As such these could be conditioned to be obscurely glazed and fixed shut, up to 1.7m above FFL.

5.29 In regards to the front and rear windows of the property, the front windows would have an outlook onto the existing road network, and the rear windows would not result in any increased overlooking compared to the current situation on the site.

5.30 In light of the above assessment, the proposed replacement dwelling is not considered to result in any demonstrable harm to the amenity of the neighbouring occupiers by reason of loss of light, loss of privacy or overlooking.

Residential Amenity Space

5.31 Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located garden space.

5.32 The application site comprises a deep plot and a sufficient level of private amenity space would be retained for occupiers of the new house in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5.33 In addition, it must be noted that insufficient amenity space provision was not raised as a concern in determining the previous scheme on the site, and in this instance the current scheme would not provide any less amenity space than the previous scheme on the site.

Amenity of Future Occupiers

5.34 Policy BE16 states that ensuring adequate sunlight and daylight reaches both habitable rooms and external private amenity space is an important principle of housing design which affects the enjoyment of occupants' living conditions.

- 5.35 On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.
- 5.36 The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The proposed scheme is a substantial property which greatly exceeds this requirement. Therefore adequate space would be provided to meet the London Plan and the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) space requirements.
- 5.37 It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 and the policies within the Local Plan.

Flood Risk and Drainage

- 5.38 Policy OE10 states that in areas of potential flooding or inadequate capacity of the foul and surface water sewerage system a phased development may be required so that the system is not overloaded.

- 5.39 The scheme proposed a one for one replacement. As there is an existing residential dwelling on the site, it is considered that the site and the drainage network can therefore accommodate the level of built form proposed. The previous scheme was submitted with a flood risk attenuation strategy, proposing the utilisation of SUDs in the form of rainwater harvesting and attenuation storage. It was considered that this scheme was sufficient in determining the previous scheme on the site. The current scheme proposed the same strategy.

Parking Provision and Highway Safety

- 5.40 Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by the proposed development is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.
- 5.41 Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a provision of 1.5 spaces per dwelling.
- 5.42 The front building line is as existing and the submitted block plan shows that the 'U' shaped driveway would be retained and utilised as part of the application, providing 4 useable parking spaces on the site, in excess of the 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

5.43 In addition, it must be noted that the proposed development does not seek any further increase in the number of bedrooms than the previous scheme on the site, and parking provision was not raised as a reason for refusal in determining the previous application on the site.

6 Refuse Storage

6.1 Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management. The SPD specifies that bin stores should be provided for, and wheelie bin stores should not be further than 9 m from the edge of the highway. The application site fronts onto the existing highway network, and as such this requirement can be sufficiently met.

7 Conclusion

- 7.1 The proposed development comprises the demolition of the existing dwelling on the site, and the erection of a replacement seven bedroom dwelling with associated car parking and private amenity space provision.
- 7.2 Overall the proposed development will improve the character of the streetscene, providing a dwelling of a high quality design that will meet the prevailing pattern of development in the area. The proposal is considered acceptable with regards to the relevant policies of the Development Plan and with regards to the NPPF and therefore planning permission should be granted.