

Design and access statement

8 BROADWAY PARADE HAYES UB3 3HE

Change of use, from Use class E,

estate agents to

Sui Generis Dry Cleaner & Launderette

THE PROPOSAL

1.1 The application seeks the change of use from a estate agents office shop (Use Class E) to a launderette (Use Class Sui Generis).

1.2 Launderette services proposed:

- ☐ Washing and drying
- ☐ Ironing
- ☐ Tailoring (minor alterations and mends)
- ☐ Dry cleaning drop off/collection point only

1.3 Opening hours proposed:

- ☐ Monday to Friday 08.00 hrs to 22.00 hrs
- ☐ Saturday 09.00 hrs to 22.00 hrs
- ☐ Sunday 10.00 hrs to 20.00 hrs
- ☐ Bank Holidays 10.00 hrs to 18.00 hrs

1.4 Staff levels proposed:

- ☐ Full time 3 full time staff

1.5 Types of machinery to be installed:

- ☐ 3 x Washing machine 16lb – Model JLA WE73 Ipso 16
- ☐ 2 x Washing machine 30lb – Model JLA WE131 Ipso 30
- ☐ 1 x Washing machine 40lb – Model JLA WE181 Ipso 40
- ☐ 5 x Dryer – Model ADC 30/30
- ☐ 1 x hot water tank boiler – Heizer

RELEVANT PLANNING POLICY

4.1 The following paragraphs provide a brief summary of the relevant local and national planning policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF)

4.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

4.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Decision-making

4.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Building a strong, competitive economy

4.5 Section 6 refers to building a strong, competitive economy, whilst paragraph 80 states *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Achieving well-designed places

4.6 Section 12 of the NPPF refers to design, with paragraph 124 describing how the Government attaches great importance to the design of the built environment, stating that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

4.7 Paragraph 127 states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

4.8 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policies BE1 and E5 are considered relevant.

Policy BE1: Built Environment

4.9 Policy BE1 states that the council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Policy E5: Town and Local Centres

4.10 Local parades will be protected, enhanced and managed to ensure they meet the needs of the local community and enhance the quality of life for local residents, particularly those without access to a car.

Hillingdon Local Plan: Part 2 – Development Management Policies

4.11 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. The new Local Plan Part 2 replaces the Local Plan Part 2 Saved UDP Policies (2012). Policy DMTC3 is considered relevant.

Policy DMTC 3: Maintaining the viability of local centres and local parades

4.12 The Council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. In considering applications for changes of use of shops the Council will ensure that:

- i) the local centre or shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade, and its function in the Borough shopping hierarchy;*
- ii) at least of 50% of the local centre or shopping parade is retained as Use Class A1 shops; and*
- iii) the surrounding residential area is not deficient in essential shop uses.*

PRINCIPLE OF THE DEVELOPMENT

5.1 Section 6 of the National Planning Policy Framework (NPPF) refers to building a strong, competitive economy, whilst paragraph 80 states “*Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*”

5.2 Policy DMTC 3 (Maintaining the viability of local centres and local parades) states that the council will protect and enhance the function of local centres and local shopping parades by retaining uses that support their continued viability and attractiveness to the locality they serve. In considering applications for changes of use of shops the council will ensure that:

- i) the local centre or shopping parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade, and its function in the Borough shopping hierarchy;
- ii) at least of 50% of the local centre or shopping parade is retained as Use Class A1 shops; and
- iii) the surrounding residential area is not deficient in essential shop uses.

DESIGN AND IMPACT ON THE CHARACTER AND APPEARANCE OF THE AREA

6.1 Paragraph 124 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

6.2 Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

6.3 Local Plan policy DMHD 1 (Alterations and extensions to residential dwellings) recommends that there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area whilst policy DMHB 11 (Design of new development) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development.

6.4 The proposed change of use would not result in any changes to the parade frontage as no external alterations are proposed to the building. Whilst the applicants would alter the signage to the frontage they recognise that this would need to be the subject of a separate application.

6.5 Given the above points, the proposal would comply with the aims of the NPPF as well as Hillingdon Local Plan Part 1 policy BE1 and Local Plan Part 2 policies DMHD 1 and DMHB 11.

IMPACT ON NEIGHBOUR AMENITY

7.1 Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.2 The supporting text of policy DMTC3 (Maintaining the viability of local centres and local parades) states that the council will resist applications for uses where they would cause harm to the character, function and amenity of an area or negatively impact on the health and wellbeing of the Borough's residents.

7.3 No. 8 is located within a small shopping parade which has residential accommodation over and currently all of the units apart from the application site appear to be in operation with a variety of uses which include hot food takeaways, 1 x restaurant, 6 - 8 x retail units.

7.4 The main impacts on neighbours are likely to arise from noise from the washing machines and tumble dryers as the ironing and tailoring service would not result in any significant noise whilst the dry cleaning would be sent out to be completed.

7.5 The following machines are proposed to be installed

☐ **3 x Washing machine 16lb – Model JLA WE73 Ipso 16**

☐ **2 x Washing machine 30lb – Model JLA WE131 Ipso 30**

☐ **1 x Washing machine 40lb – Model JLA WE181 Ipso 40**

☐ **5 x Dryer – Model ADC 30/30**

☐ **1 x hot water tank boiler – Heizer**

Whilst the applicant's consider that noise would be below levels that may cause concern they would be willing to install further sound proofing measures if necessary. However, it is emphasised that the site's location should be taken into account as a certain level of background noise would be clearly audible during the proposed opening times of the unit.

7.10 In summary, the proposed development would not give rise to unacceptable levels of noise and disturbance and therefore, complies with the aims of both the NPPF and the requirements of policy DMTC 3.

8.0 WASTE AND SERVICING

8.1 The proposed use would not produce any significant levels of waste although this would be controlled and disposed of in a manner similar to the existing and surrounding units.

8.2 Servicing of the unit would also be approached in the same manner as existing and is not expected to increase as dry cleaning would be collected and delivered just once a day.

CONCLUSIONS

11.1 The proposed change of use would comply with the requirements of policy DMTC 3 (Maintaining the viability of local centres and local parades) as it would protect and enhance the function of the local shopping parade by retaining uses and providing a new use that would support its continued viability and attractiveness to the locality they serve.

11.2 The change of use of the ground floor unit to a Laundrette would also not result in any unacceptable impacts on the character and appearance of the area, neighbouring amenity or the highway.

11.3 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed change of use from class E to a Launderette (Use Class Sui Generis) would conform with national and local planning policy and, for the above reason, it is politely requested that the application is approved.