

Land at Blackmore Way, Uxbridge

Application Ref: 20978/APP/2023/3002

Amenity Space Provision

As set out within the Planning, Design and Access Statement, at paragraph 5.25, there is a cumulative requirement for 140sqm of private amenity space, resulting from the application of Policy DMHB 18.

Each property has been designed to have direct access to a 6sqm balcony which exceeds the minimum requirements set out in the Policy of 1.5m x 2m.

To the rear of the block is a further 90sqm of communal open space, that by virtue of its location offers privacy from the road and car parking areas. This provides a total of 126sqm, thus a shortfall of only 14sqm.

In viewing other decisions within the Borough where garage sites have been re-developed, this combination of private and communal space has been deemed sufficient to comply with Policy DMHB 18. If anything this proposal offers a better arrangement as each flat has access to a private balcony, whereas other approvals have not provided any balcony space.

The context of the site must also be considered. The site is the re-use of previously developed land within the town centre, where the NPPF paragraph 124 requires substantial weight to be given to the use of brownfield land and to make effective use of sites such as this.

In order to do that, we must have regard to the prevailing character and setting (paragraph 128) of the site. The area is predominately residential in its form, largely dominated by a variety of terraced, semi and detached properties. However, bookending the entrance to Blackmore Way, fronting Bawtree Road, are two flat blocks which create the immediate character and setting. Neither flat block includes balconies, with the block on the eastern side of Blackmore Way benefitting from Juliette balconies only. Both blocks benefit from modest areas of communal open space which is largely open to Blackmore Way and the parking areas such that they lack any meaningful privacy.

The layout and amenity space provision on this site is therefore a significant improvement to the offer provided by adjacent flat blocks, but not to an extent that the layout is discordant with the character and setting of the site.

Further, the site is located within walking distance of the centre of Uxbridge and all the facilities it offers, therefore is located in a dense urban area. The site also benefits from being within a 10 minute walk of Fassnidge Park, the canal side and Uxbridge Common.

Given the context of this town centre site and the nature of the proposed provision, it is acknowledged that there is a small shortfall when considered against Policy DMHB 18,

but the proposal exceeds the requirements of the London Plan and meets the aspirations of the NPPF to make effective use of brownfield land.

Liz Fitzgerald
30 January 2024

