

Planning Statement

279 Long Lane, Hillingdon, Uxbridge UB10 9JS

By Anva

Site Address: 279 Long Lane, Hillingdon, Uxbridge, UB10 9JS

Proposal: Erection of a detached two-storey 4-bedroom single dwellinghouse with associated access, parking, cycle storage, refuse storage and landscaping at rear garden land with access onto Hartshill Close, Hillingdon.

1. INTRODUCTION

This Planning Statement has been prepared in support of a full planning application for the erection of a detached two-storey dwellinghouse within part of the rear garden land associated with the existing residential property.

The proposal has been comprehensively revised following pre-application discussions with the London Borough of Hillingdon and has been designed having regard to the comments contained within the Council's pre-application advice response.

The revised scheme seeks to deliver a high-quality family dwelling which responds positively to the surrounding residential context while complying with the relevant provisions of the National Planning Policy Framework (NPPF), the London Plan (2021), and the Hillingdon Local Plan.

2. SITE AND SURROUNDINGS

The site forms part of an existing residential garden plot located within an established suburban residential area characterised predominantly by detached dwellinghouses with spacious garden settings.

The site occupies a corner position adjacent to Hartshill Close and is situated in proximity to Nos. 1–9 (odd numbers only) Hartshill Close, which establish an existing pattern of residential development to the rear of Long Lane properties.

The surrounding area is residential in character with varied detached dwelling designs, landscaped frontages and established vegetation.

3. RELEVANT POLICY

The proposal has been assessed against the following relevant planning policy framework:

National Planning Policy Framework (2024)

- Paragraph 129 - Efficient use of land;
- Paragraph 135 - High quality design and amenity;
- Paragraph 180 - Biodiversity enhancement.

London Plan (2021)

- GG2 - Making the best use of land;
- H1 - Increasing housing supply;
- H2 - Small Sites;
- H10 - Housing intensity and optimisation;
- D3 & D4 - Design quality and local character;
- D5 & D7 - Inclusive design and accessibility;
- D6 - Housing quality and standards;
- T5 - Cycling;
- T6 & T6.1 - Car parking;
- G5 & G6 - Urban greening and biodiversity.

Hillingdon Local Plan:

Part One (2012)

- BE1 - Built Environment.

Part Two (2020)

- DMHB 11 - Design of New Development;
- DMHB 12 - Streets and Public Realm;
- DMHB 14 - Trees and Landscaping;
- DMHB 15 - Security and Crime Prevention;
- DMHB 16 - Housing Standards;
- DMHB 18 - Private Outdoor Amenity Space;
- DMT 5 & DMT 6 - Access and Parking;
- DMH 6 - Garden and Backland Development.

The proposal has also been prepared having regard to:

- Nationally Described Space Standards (2015);
- Housing Design Standards LPG (2023);
- Biodiversity Net Gain requirements;
- BS5837:2012 guidance relating to trees and development.

4. PRINCIPLE OF DEVELOPMENT

The application site is located within an established residential area where residential use is considered acceptable in principle.

The Council's pre-application advice acknowledged that while there is a policy presumption against inappropriate garden land development, the site differs from typical landlocked backland development due to its direct relationship with Hartshill Close and established surrounding residential pattern.

The pre-application advice further acknowledged that residential development at the site would not be significantly out of character subject to appropriate design.

The revised proposal responds directly to these comments through:

- improved architectural design;
- revised scale and form;
- improved relationship with Hartshill Close;
- enhanced landscaping strategy;
- policy-compliant residential accommodation.

The proposal therefore represents an efficient and appropriate use of previously developed residential land consistent with the objectives of Policies GG2, H1, H2 and H10 of the London Plan and relevant provisions of the NPPF.

5. DESIGN, SCALE AND CHARACTER

The proposed development comprises a detached two-storey dwellinghouse designed to respond positively to the established residential character of Hartshill Close.

The revised proposal directly addresses concerns identified during the pre-application process regarding the originally proposed bungalow form, site arrangement and relationship with the streetscene.

The dwelling has been designed using materials and architectural detailing reflective of the surrounding residential context and incorporates:

- appropriate proportions and massing;
- traditional residential roof form;
- landscaped frontage treatment;
- clear residential entrance and frontage.

Whilst the principal elevation remains south-facing, this arrangement responds appropriately to the site's corner position at the turning section of Hartshill Close.

The orientation has been intentionally designed to:

- provide a clear relationship between the principal entrance and site access;
- respond logically to the vehicular and pedestrian approach;
- create an active frontage toward the public realm.

The proposal has therefore been designed to integrate appropriately within the existing streetscene in accordance with Policies D3 and D4 of the London Plan and Policies BE1, DMHB 11 and DMHB 12 of the Hillingdon Local Plan.

6. RESIDENTIAL QUALITY

The proposed dwelling provides a high-quality family living environment fully compliant with relevant internal space standards.

The accommodation comprises:

- 4 bedrooms;
- 2 en-suite bathrooms;
- family bathroom;
- living room;
- dining area;
- kitchen;
- day room.

The proposed dwelling provides:

- Ground Floor GIA: 76.90 sqm;
- First Floor GIA: 74.50 sqm;
- Total GIA: 151.40 sqm.

The Council's pre-application advice identified that the previous bungalow proposal failed to satisfy the minimum Gross Internal Area standards under Policy D6 of the London Plan.

The revised proposal substantially exceeds the minimum GIA standards and provides generous family accommodation. The combined Living, Dining and Kitchen area measures approximately 44.35 sqm.

The Council's pre-application advice referenced the requirement within the Housing Design Standards LPG (2023) for a minimum combined LDK area of 29 sqm.

The revised proposal significantly exceeds this requirement and therefore provides a spacious and functional family living environment.

The dwelling further benefits from:

- dual aspect arrangement;
- appropriate outlook;
- good levels of natural daylight and ventilation;
- functional internal circulation.

Accordingly, the proposal complies with Policy D6 of the London Plan and Policy DMHB 16 of the Hillingdon Local Plan.

7. PRIVATE AMENITY SPACE

The proposed dwelling benefits from dedicated and usable private outdoor amenity space.

Following comments raised within the pre-application advice, the rear garden arrangement has been revised and enclosed through proposed boundary fencing to ensure privacy and clear separation between public and private areas.

The proposal therefore provides an appropriate level of residential amenity consistent with Policy DMHB 18 of the Hillingdon Local Plan and the objectives of the NPPF.

8. ACCESS, PARKING AND SUSTAINABLE TRANSPORT

Vehicular access is proposed from Hartshill Close via a dropped kerb arrangement.

The proposal includes:

- 1 no. off-street car parking space;
- 2 no. secure cycle parking spaces;
- refuse storage accessible from Hartshill Close.

The parking provision has been revised in direct response to the Council's pre-application comments regarding compliance with London Plan parking standards.

The proposal therefore accords with Policies T5, T6 and T6.1 of the London Plan and Policies DMT 5 and DMT 6 of the Hillingdon Local Plan.

9. LANDSCAPING, TREES AND BIODIVERSITY

The proposal incorporates landscaping and planting measures designed to maintain and reinforce the verdant residential character of the surrounding area.

Appropriate tree protection and arboricultural information will accompany the application in accordance with BS5837:2012 and Policy DMHB 14 of the Hillingdon Local Plan.

The development will also address Biodiversity Net Gain requirements through ecological enhancement measures and landscaping improvements.

10. CONCLUSION

The revised proposal has been comprehensively redesigned following detailed pre-application advice from the Council.

The development:

- provides a high-quality detached family dwelling;
- responds positively to the surrounding residential context;
- provides policy-compliant internal accommodation;
- includes compliant parking and cycle storage provision;
- incorporates landscaping and biodiversity enhancements;
- provides appropriate residential amenity for future occupants.

The proposal is therefore considered to comply with the relevant provisions of the NPPF, the London Plan (2021) and the Hillingdon Local Plan and planning permission is respectfully requested.

ANVA

21/05/2026