

Planning, Design and Access Statement

for:

Application for a self-building replacement dwelling

at:

62 Broadwood Avenue
Ruislip
HA4 7XR

June 2025

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Site:

62 Broadwood Avenue, Ruislip, HA4 7XR

Applicant:

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Document revisions

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1.0 Introduction

1.1 This Statement accompanies a Planning Application for a replacement dwelling.

1.2 The application site has the following planning history:

- i. 22799/A/80/0005 - residential extension - Approved 15.02.1980
- ii. 22799/APP/2024/1396 - Erection of an outbuilding to the rear garden - Approved 08.08.2024 - Now built out
- iii. 22799/APP/2024/2051 - Erection of outbuilding to rear garden - Approved 16.08.2024 - Not being built out
- iv. 22799/APP/2024/2232 - Erection of 2 No. single storey rear extensions and a single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development) - Approved 24.09.2024 - Not being built out
- v. 22799/APP/2024/2931 - Erection of detached two storey 4-bedroom dwelling, habitable accommodation within the roof space including 2 x rear dormers and roof lights, with associated parking, following the demolition of existing dwelling - Approved 28th March 2025

1.3 A replacement dwelling application was also approved at 17 Broadwood Avenue in 2022 under reference 14578/APP/2022/1838.

1.4 The application site is located on the north side of Broadwood Avenue and currently comprises a detached two storey dwelling, with a two storey flat roof side projection with living accommodation at first floor and a garage at ground floor.

- 1.5 The property benefits from a good sized garden to the rear and due to being set back from the highway benefits from having a driveway and front garden fronting onto Broadwood Avenue.
- 1.6 There are no trees within the red line curtilage of the site that would be affected by the proposed development, although it is noted that an Area Tree Preservation Order exists on this road.
- 1.7 The property is not a Listed Buildings. Although the site is located within a built-up residential area, it has a PTAL rating of 0.
- 1.8 The application site is located within Flood Risk Zone 3.

2.0 Planning Analysis

Nationally

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2018, February 2019, July 2021 and again in September and December 2023, with the latest revisions issued in December 2024.
- 2.2 The NPPF provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 2.3 Paragraph 8 states that there are 3 dimensions to sustainable development: economic, social and environmental. Development which helps to build a strong, responsive and competitive economy whilst supporting vibrant and healthy communities, providing housing to meet current and future requirements is to be achieved in a manner which protects the natural, built and historic environment.
- 2.4 The NPPF states at Paragraph 11 that at the heart of the document is a presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with the development plan without delay and local planning authorities should positively seek opportunities to meet the development needs of the area. The presumption in favour of sustainable development is reiterated at Paragraph 50.
- 2.5 Paragraph 39 sets out that the Local Planning Authority should approach applications in a "positive and creative way" and should work collectively with the applicant to ensure that development is delivered to benefit the area socially, economically and environmentally.

- 2.6 Paragraph 48 states that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 2.7 Paragraph 61 refers to the National Government objectives which require ‘significantly boosting the supply of homes’ and ensuring that a sufficient and variety of land can come forward for delivery for a mix of groups with different housing needs. Paragraph 63 also confirms that the size, type and mix of homes to be provided should be informed and assessed in planning policies.
- 2.8 Paragraph 73 confirms that small and medium sized sites can additionally contribute to meeting the overall housing requirement identified for the area, are essential for small and medium enterprise housebuilders to deliver new homes, and that these can often be built out more quickly.
- 2.9 Paragraph 109 of the NPPF sets out that transport issues should be considered from the earliest stages of development proposals, so that, inter alia, opportunities to promote walking, cycling and public transport use are pursued.
- 2.10 Supporting paragraph 110 then goes on to state in addition that development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 2.11 Paragraph 112 gives consideration to parking standards which are set for residential development and that these, amongst other things, should take the following into account:
- a) The accessibility of the development;
 - b) The type, mix and use of the development;
 - c) The availability of and opportunities for public transport;

- 2.12 With regard to transport implications paragraph 116 is very clear in stating that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation would be severe, taking into account all reasonable future scenarios.
- 2.13 Paragraph 124 of the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes.
- 2.14 Paragraph 129 requires policies and decisions to support development which makes “efficient use of land”. This considers the identified needs for a variety of housing mix and type and the availability of land to support it. The criteria also includes market conditions and viability, availability and capacity of infrastructure, maintaining the area’s prevailing character and setting and the importance of well-designed, attractive and healthy places..
- 2.15 Section 12 of the NPPF highlights the need for achieving well designed places.
- 2.16 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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 is discussed in paragraph 131.
- 2.17 Paragraph 135 points to the fact that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

2.18 The key points from Paragraph 135 where it sets out 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;
- d) establish or maintain a strong sense of place, using the arrangement of spaces, 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
- f) 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.

2.19 Section 14 of the NPPF considered how development should meet the challenge of climate change and flooding, although there is no specific reference to groundwater flooding, matters relating to drainage are referenced.

2.20 Paragraph 171 identifies the need to take advice from relevant flood risk management authorities such as lead local flood authorities and internal drainage boards.

2.21 Paragraph 176 highlights that applications for some minor development and changes of use should not be subject to the sequential or exception tests.

2.22 Whilst the wording of paragraph 181 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. It also states that development should only be allowed in areas at risk of flooding where, in the light of this assessment it can be demonstrated that:

b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment

c) it incorporates sustainable drainage systems

d) any residual risk can be safely managed

The London Plan

2.23 Applicable London Plan Policies include, but not limited to, D3, D4, D5, D6, H1, H2, SI 2, SI 12, SI 13, T6 and T6.1.

2.24 Design and optimising site capacity is assessed within London Plan Policy D3, where there should be a design led approach to make the best use of land after an evaluation of the sites attributes. Policy D4 moves on to highlight the need of delivering good design and that it should be of high quality. The standard of design is further clarified within Policy D5 as does Policy D6 which considers housing quality and standards.

2.25 Optimising the potential for housing development on all suitable and available sites especially where the site is within existing public transport access levels 3-6 or which are located within 800m distance of a station or town centre boundary and on small sites is covered by the wording of Policy H1.

- 2.26 Policy H2 identifies that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to significantly increase the contribution of small sites to meeting London's housing needs, diversify the sources, locations, type and mix of housing supply, and support small and medium-sized housebuilders.
- 2.27 Dealing with Greenhouse Gas Emissions is covered by Policy SI 2 and the wording refers to residential (non major) development seeking a 10% reduction beyond building regulations and non-residential seeking a 15% reduction.
- 2.28 Flood Risk Management is addressed in Policy SI 12 and states that development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.
- 2.29 Sustainable Drainage measures are covered by the wording of Policy SI 13 where development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible.
- 2.30 London Plan Policy T6 and Policy T6.1 also highlight the need to provide appropriate parking standards for the development in line with a sites setting within the PTAL rating system

Locally

- 2.31 The London Borough of Hillingdon assess applications against the Policies found within the Hillingdon Local Plan Part 1 (adopted 2012) and Part 2 (adopted 2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (adopted 2021).

- 2.32 The policies that are considered of relevance from the Local Plan (parts 1 and 2) include DMEI 2, DMEI 7, DMEI 9, DMH 7, DMHB 11, DMHB 14, DMHB 15, DMHB 16, DMHB 18, DMT 1, DMT 2, DMT 5, and DMT 6.
- 2.33 Policy DMEI 2 considers reducing carbon emissions where developments should look to achieve an appropriate reduction in carbon emissions as part of the proposal and should be read in conjunction with Policy LPP SI 2 of the London Plan.
- 2.34 Policy DMEI 7 addresses the need to ensure that biodiversity and ecological features should be protected and if there is potential for the development to have an impact on such features that the application is supported with appropriate surveys.
- 2.35 Management of Flood Risk is addressed within the wording of Policy DMEI 9 and states that a flood risk assessment should accompany a submission to demonstrate that the development is resilient to all sources of flooding.
- 2.36 Affordable Housing requirements are covered by Policy DMH 7 where the trigger for affordable housing to be provided is confirmed as being 10 or more dwellings.
- 2.37 Design is covered within Policy DMHB 11 and seeks to ensure that all developments are designed to the highest standards and incorporates principles of good design, where it should be of an appropriate scale, height and mass to adjoining structures and also not result in adversely impact on amenities of adjacent properties. Additionally, schemes should also pick up on design vernaculars of the surrounding area.
- 2.38 Retaining or enhancing landscaping and trees is considered under Policy DMHB 14.

2.39 Policy DMHB 15 considers the requirements of new development having appropriate and safe access arrangements. Policy DMHB 16 requires new dwellings to meet with the latest national space standards, whilst Policy DMHB 18 considers outdoor space requirements.

2.40 Managing transport impacts is covered by Policy DMT 1 and considers how developments can be sustainable and can be accessible by public transport, walking and cycling and have no significant adverse transport or air quality impacts.

2.41 This is then continued into Policies DMT 2, DMT 5 and DMT 6 which highlight the need for developments to provide safe and efficient vehicular access to the highway network, appropriate provisions for parking of both cars and cycles and ensure that there is no impact on local amenities and congestion.

Key Planning Considerations

2.42 The key planning considerations are the following:

- i. Design Quality and Principle of Development
- ii. Amenity Provisions
- iii. Relationship with Neighbouring Properties
- iv. Other Planning Matters

i) Design Quality and Principle of Development

2.43 As highlighted in section 1 of this Statement, planning permission has been granted for a replacement dwelling at this site most recently as March 2025, and it is noted that there has also been a replacement dwelling approved at another property as well as several properties with Broadwood Avenue have had substantial sized extensions granted planning permission.

- 2.44 Therefore, in light of this, and the fact that the application site is located within a built up area, the principle of development is considered acceptable subject to the development complying with other policies within the Development Plan.
- 2.45 The development on this occasion proposes the demolition of the existing the dwelling with a replacement dwelling that will be built as a self-build dwelling for the applicant.
- 2.46 The replacement dwelling would extend across the plot but with a separation distance of 1m on each side of the dwelling, which has already been approved under the most recent planning permission.
- 2.47 This would ensure that gaps are maintained, or in this case reintroduced, between dwellings which is a characteristic of the street scene in Broadwood Avenue.
- 2.48 The proposed amendment to the application is the introduction of a single storey projection to the rear elevation.
- 2.49 The dwelling would remain two storey with two dormer windows on the rear elevation, as per the approved scheme.
- 2.50 The dwelling would still be a four bedroom dwelling, with the master bedroom being located at the rear of the property with a Juliette balcony area accessed from the bedroom.
- 2.51 The balcony would have similar views to that of the existing first floor windows.
- 2.52 The replacement dwelling, with just the addition of a single storey rear projection, is of an appropriate scale for its plot and would provide a family sized dwelling with four bedrooms. It would not result in the overdevelopment of the site.

- 2.53 It is not a dwelling that would appear as being cramped or contrived within the plot, as it has considered how it relates to its setting and the overall layout of the site, with the aim to provide a new dwelling that would still benefit from appropriate forms of landscaping within the plot.
- 2.54 This design of the replacement dwelling has maintained the same visual features approved in the previous application. It has therefore continued to draw upon the design vernacular of the area so as to respect the immediate setting and result in a development that would function well with the immediate surroundings without causing harm to the character or historic interests of the road. It is a design that would be of benefit for the lifetime of the development and the area as whole, and not just the short term.
- 2.55 The officer acknowledged in their assessment of the application approved in March 2025 that the scale of the roof form, although slightly larger than other properties in the immediate vicinity was acceptable. Therefore, as no changes have been proposed to it, it should continue to be deemed as being acceptable.
- 2.56 The projecting gable is designed in the same way as the approved scheme, again as a result of there being no changes from the approved scheme. This was also deemed as being acceptable.
- 2.57 The two rear dormers have not changed in size since the approval was issued, and these were considered as being modest in size and subservient within the rear roof slope, minimising their visual impact.
- 2.58 Scale and bulk was considered to be acceptable in the previous application, and whilst this application proposes an additional rear projection, it is only single storey in nature and would therefore not impact on the overall scale and bulk when compared to other dwellings.

- 2.59 The single storey rear projection that has been added would not affect the property and its relationship with neighbouring properties, as the replacement dwelling as a whole has not changed position within the plot, and therefore would continue to remain comfortably outside of the 45 degree sightlines at first floor level.
- 2.60 There is no change to the proposed height of the replacement dwelling from what has been approved, so the property would continue to maintain a consistency in the overall height of the ridgelines.
- 2.61 In light of the above, especially acknowledging that the development would continue to take into consideration key design aspects of the area, preserving the character of the area in the same way it did with the recently approved application for the replacement dwelling, as the design when seen from the street scene has not changed, this application would be acceptable from a design perspective.
- 2.62 The design would provide a good quality finish to the building, as previously confirmed in the officers report of the approved scheme. The proposed materials would be the same as the previous application ensuring that they are in keeping with the surrounding area.
- 2.63 The development, as now proposed, can therefore be considered to comply with Policy BE1 of the Local Plan Part 1, Policies DMHB 11, Policies DMHB 12, DMHB 15, DMHB 16 and DMHB 18 of the Local Plan Part 2 and also Policies D3, D4, D5 and D6 of the London Plan.
- 2.64 The replacement dwelling, as now proposed, would therefore accord with the wording of paragraphs 131 and 135 of the NPPF as well.

ii) Amenity Provisions

2.65 In terms of internal and external amenities, these have not been affected in a negative way by the proposed addition of a single storey rear projection to the replacement dwelling. The dwelling would still benefit from a large garden to the rear to be used by the future occupants.

2.66 All of the bedrooms, and habitable rooms, are of an appropriate size, and therefore it is considered that the amenities for the replacement dwelling would accord with the Policy requirements of meeting national space standards and the Councils own amenity provisions.

2.67 In light of the above, especially acknowledging that the development would take into consideration key design aspects of the approved fallback scheme, the development can therefore be considered to comply with Policies DMHB 11, DMHB 15, DMHB 16 and DMHB 18 of the Local Plan Part 2 and also Policies D3, D4, D5 and D6 of the London Plan.

iii) Relationship with Neighbouring Properties

2.68 It has been mentioned already that the replacement dwelling will extend slightly further into the garden at ground floor level than the existing dwelling and also that of the approved scheme, however, consideration has gone into the overall design and layout to ensure that the neighbouring properties will still benefit from appropriate levels of sunlight and daylight to their amenity areas, as was determined in the previous application.

2.69 And as already stated, as the main two storey part of the dwelling has not been altered and the position of the proposed dwelling has not been altered the property will continue to remain comfortable outside of a 45 degree sightline at first floor level.

2.70 In addition to this, as can be seen from the site plan, the replacement dwelling, as now proposed, would still ensure that both the neighbouring properties would not feel that their amenities would be impacted on through a sense of enclosure or visual intrusiveness, and would therefore not appear as being overbearing.

2.71 Although a balcony is being introduced at first floor level, as already stated, it is being proposed as a Juliette balcony and was approved on the previous application as being a Juliette balcony. The relationship of this with the neighbours, as stated by the case officer, is that it would be similar to that of the existing first floor windows on the existing house.

2.72 The officer also considered that the dormer windows in the roof space would not result in unacceptable levels of overlooking or loss of privacy and therefore were deemed as being appropriate. As these have not changed, the dormer windows are still considered as being appropriate.

2.73 Considering the above, the development, an amendment of the previously approved replacement dwelling, can therefore be considered to comply with Policies DMHB 11, DMHB 15, DMHB 16 and DMHB 18 of the Local Plan Part 2 and also Policies D3, D4, D5 and D6 of the London Plan, and paragraph 135 of the NPPF, as it is a scheme that is of good design and would not cause harm to the amenities of the neighbouring properties.

iv) Other Planning Matters

Biodiversity, Ecology and Landscaping

2.74 The application is for a replacement dwelling and would not trigger the requirements to submit any biodiversity net gain calculations with the application as the development would be for a self-build.

- 2.75 However, the scheme would look to incorporate into the development biodiversity enhancements such as new landscaping within the rear garden. This is covered by a proposed garden layout plan submitted with the application and a BNG metric.
- 2.76 With regards to impact on trees the previous scheme was deemed to be acceptable as there are no trees on site and no trees would be lost by the proposal.
- 2.77 Whilst the addition of a rear projection is now proposed, there would still be no impact on any trees.
- 2.78 With regard to ecology matters, the previous scheme was assessed as to the presence of roosting bats with this being confirmed. The situation is considered to have not changed and therefore it is acknowledged that a Licence would be required before any works are carried out. This is being actioned.
- 2.79 In light of the above, the application is considered to be compliant with Policies DMHB 14 and DMEI 7 of the Local Plan.

Affordable Housing

- 2.80 There are no affordable housing matters to be considered as this is an application for the creation of replacement dwelling, which does not result in their being a requirement to provide on-site or off-site contributions.
- 2.81 As such the application complies with Policies DMH 7 and DMCI 7 of the Local Plan.

Sustainability

- 2.82 The application proposes the redevelopment of the site with a replacement dwelling.
- 2.83 It has been noted that on minor applications the Council has advised that the development, if approved, can be conditioned to ensure that the scheme would adhere to the carbon emission reduction requirements beyond the current Building Regulation requirements.
- 2.84 This was the case with the previous application.
- 2.85 However, it should be noted that the development through using up-to-date materials and construction processes will ensure that the new build will provide a development that is more suited to reducing carbon emissions than the existing dwelling.
- 2.86 The proposal can therefore be deemed to meet with the requirements of Policy DMEI 2 and DMEI 10 of the Local Plan, and Policy SI 2 of the London Plan, as it was with the previous application.

Flood Risk

- 2.87 The application site is located within Flood Risk Zone 3 and a critical drainage area.
- 2.88 The proposed development consists of the replacement of the current dwelling with a new detached house, the same as the previous approval.
- 2.89 The officer confirmed that the proposal will not restrict the flow of flood waters or result in the loss of flood storage on site. The proposed dwelling will be set above the estimate flood level for a 1.0% probability event with allowance for climate change. The addition of the single storey rear projection will not impact on this.

2.90 Additionally, as can be seen from the planning history of the property, the Council have deemed a set of extensions to the existing dwelling as being acceptable and this is a material consideration when assessing how a replacement dwelling would relate to the site and the flood risk implications.

2.91 In the same way the previous application was approved, this revised scheme would accord with the wording in Policies SI 12 and SI 13 of the London Plan, DMEI 9 and DMEI 10 of the Local Plan, and Section 14 of the NPPF.

Highways/Transport

2.92 With regard to the access and parking arrangements, the existing access would remain with parking to be located to the front of the dwelling.

2.93 This is a layout that is characteristic of the area and would not have a detrimental impact on the street scene.

2.94 This is also the layout that was approved under the previous application.

2.95 The scheme would need to provide up to 1.5 spaces, and the proposed layout can provide parking for two vehicles.

2.96 Although the provision marginally exceeds the parking standards, it is, and was under the previous application, considered acceptable in this specific case as it reduces the potential for untoward on-street parking displacement onto the unrestricted local roadways resulting from the potentially higher dependency on the private motor car due to the 'zero' PTAL rating.

2.97 There would be no adverse or severe impacts on the highways network and therefore the application should not be refused, as it is in accordance with the wording of paragraph 116 of the NPPF. The development would therefore comply with Policies DMT 1, DMT 2, DMT 5 and DMT6 of the Local Plan, as well as Policies T6 and T6.1 of the London Plan.

3.0 Conclusion

- 3.1 The development complies with the Policies of the Local Plan, the London Plan, as well as the wording of the NPPF.
- 3.2 The scheme, although proposing a small single storey rear projection, would not alter the assessment made in application 22799/APP/2024/2931 by the case officer, as no other changes have been proposed to the scheme.
- 3.3 It would continue to result in a replacement self-build dwelling of a high quality of design and one that replicates the style and scale of the surrounding properties and character of the area, is considered to accord with the wording of paragraphs 131 and 135 of the NPPF and demonstrating the schemes compliance with Policies DMHB 11 of the Local Plan and D3, D4, D5 and D6 of the London Plan.
- 3.4 Taking the above into account, this Planning Application should be granted permission.