

PLANNING STATEMENT

Site: Rear of 5 Parkfield Avenue, Hillingdon

Proposal: Erection of 1 no. detached dwellinghouse

1. Introduction

This Planning Statement has been prepared by AH Architecture in support of a full planning application for the erection of a single residential dwelling to the rear of No. 5 Parkfield Avenue, following demolition of an existing outbuilding.

2. Site and Surroundings

The site comprises residential garden land to the rear of No. 5 Parkfield Avenue, located within an established suburban residential area characterised by two-storey dwellings with varied architectural styles and layouts.

The site is not located within a conservation area and is not subject to any known heritage constraints.

Access is achieved via an existing access road, which currently serves surrounding properties.

3. Planning Policy Context

National Planning Policy Framework (NPPF)

The proposal accords with:

- **Section 5** – Delivering a sufficient supply of homes
- **Section 12** – Achieving well-designed places

The NPPF supports sustainable development and efficient use of land within established residential areas.

London Plan (2021)

The development accords with:

- **Policy D3** – Optimising site capacity through design-led approach
- **Policy D4** – Delivering good design
- **Policy T6** – Car parking

The proposal represents an appropriate design-led infill development that optimises a small site without overdevelopment.

Hillingdon Local Plan (Part 2)

The proposal complies with:

- **DMHD 1** – Alterations and extensions / new residential development
- **DMHB 11** – Design of new development
- **DMHB 16** – Residential amenity
- **DMT 6 / DMT 2** – Vehicle parking and highway impacts

4. Principle of Development (Backland/Infill)

The site represents a form of **backland development**, which is not unacceptable in principle where it:

- Respects the character of the area
- Maintains residential amenity
- Provides safe and suitable access

The proposal:

- Utilises an existing access arrangement
- Maintains appropriate spacing and separation
- Avoids tandem or cramped overdevelopment

As such, the development represents an appropriate and sustainable use of residential land.

5. Design, Scale and Character

The proposed dwelling:

- Is **two storeys**, reflecting surrounding built form
- Has a **modest footprint (~70 sqm GIA)**
- Incorporates a **pitched roof form with solar panels**

The design ensures:

- Subordination within the plot
- Visual compatibility with surrounding dwellings
- No harm to local character

In accordance with Policy DMHB11, the development is considered to be well integrated into its context.

6. Residential Quality

The proposal delivers:

- A **2-bedroom, 4-person dwelling**
- Adequate internal space
- Private amenity space (~60 sqm)

The scheme meets the expectations of the London Plan in terms of quality of accommodation.

7. Impact on Neighbouring Amenity

The development has been designed to ensure:

- No unacceptable overlooking
- No significant loss of daylight/sunlight
- No overbearing impact

Appropriate boundary treatments (1.8m fencing) are proposed to maintain privacy.

The proposal therefore complies with Policy DMHB16.

8. Highways and Transport

- Access via **existing access road**
- No new access created
- **1 off-street parking space + cycle storage**

Given the scale of development (single dwelling), the traffic impact is negligible.

The proposal complies with Policies DMT2 and DMT6.

9. Sustainability

The development incorporates:

- Energy-efficient construction
- Provision for **solar panels**

This aligns with London Plan sustainability objectives.

10. Conclusion

The proposal represents a well-designed and policy-compliant form of residential backland development.

It:

- Optimises use of land
- Maintains character and amenity
- Has no adverse highway impacts

The development is therefore fully compliant with national, regional and local planning policy and should be granted planning permission.