

PLANNING, DESIGN AND ACCESS STATEMENT

In support of a full planning application

made under Part III of the Town and Country Planning Act 1990

to the London Borough of Hillingdon

for:

Conversion of a single dwellinghouse (Use Class C3) into two self-contained flats (Use Class C3), a single-storey wrap-around extension, conversion of the integral garage to habitable use, subdivision of the rear garden, and refuse and cycle storage
at

67 West Drayton Park Avenue, West Drayton, UB7 7QB

LPA Reference: 25503/APP/2026/1416

Redwoods Projects — Project 3647

Rev C — August 2026

Planning Beyond Limits

1.0 Introduction

- 1.1 This is a combined **Planning, Design and Access Statement**, submitted by **Redwoods Projects** in support of a full planning application to the London Borough of Hillingdon ("the LPA") for the conversion of 67 West Drayton Park Avenue ("the Site") from a single dwellinghouse (Use Class C3) into two self-contained flats (Use Class C3), together with a single-storey wrap-around extension, the conversion of the existing integral garage to habitable accommodation, the subdivision of the rear garden to provide private amenity space for each flat, and the provision of refuse, recycling and cycle storage ("the Proposed Development").
- 1.2 The document serves two functions. Sections 2 to 6 and 8 constitute the Planning Statement, assessing the Proposed Development against the development plan and other material considerations. **Section 7 constitutes the Design and Access Statement** required under Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. It supersedes the separately issued Planning Statement and Design and Access Statement for the Site.
- 1.3 The Statement should be read together with the submitted drawings (Redwoods Project 3647), the Heritage Statement and the Arboricultural Impact Assessment (Arboricultural Solutions LLP, February 2026). The principal planning issue is the principle of converting the dwelling into two homes and its effect on the supply of family housing, which is addressed in full below. The biodiversity gain requirement is addressed at Section 6.8.
- 1.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. For the reasons set out in this Statement, the Proposed Development accords with the development plan as a whole and should be approved.

2.0 Site and Surroundings

- 2.1 The Site comprises a two-storey detached dwellinghouse on the southern side of West Drayton Park Avenue, set within a regular and notably deep rectangular plot orientated north to south, with gardens to the front and rear. The dwelling is faced in brickwork with rendered detailing to the front elevation, beneath a hipped, tiled roof, with a projecting canted bay to the principal elevation and an integral garage to the side. A single-storey outbuilding stands towards the rear of the plot.
- 2.2 The surrounding area is characterised by a coherent group of interwar and early post-war suburban villas of broadly consistent building line, plot width and ridge height.

- 2.3 The Site lies on the northern periphery of the West Drayton Green Conservation Area, away from the historic village core around the Green to the south. The dwelling is not statutorily or locally listed. The Site lies within an established settlement, close to the Yiewsley and West Drayton District Centre, and has a Public Transport Accessibility Level (PTAL) of 1b, with local bus services available on Church Road. As the Site is within the Conservation Area and subject to an Article 4 Direction, permitted development rights are restricted and the proposed works require full planning permission.

3.0 The Proposal

- 3.1 The Proposed Development provides two self-contained flats within the existing building as extended: a three-bedroom, four-person unit (Flat A) at ground floor, incorporating the single-storey wrap-around extension and the converted garage; and a one-bedroom, one-person unit (Flat B) at first floor, served by its own entrance and internal staircase. The existing roof space is retained as an unused void and no more than one unit is provided on any floor. The accommodation is summarised below.

Unit	Type	Storey	Proposed GIA	NDSS minimum	Private amenity
Flat A	3-bed / 4-person	Ground floor	105.39 sq m	74 sq m	136.90 sq m
Flat B	1-bed / 1-person	First floor	47.04 sq m	39 sq m	95.46 sq m

- 3.2 The existing dwelling has a gross internal area of approximately **121.5 sq m** (a ground floor of 74.45 sq m, inclusive of the integral garage of 7.56 sq m, and a first floor of 47.04 sq m). The Proposed Development delivers a net increase of one dwelling and a combined residential floor area of **152.43 sq m**, an increase over the existing position.

4.0 Planning History

- 4.1 The Site benefits from an extant planning permission granted by the LPA in August 2024 (reference 25503/APP/2024/1148) for the erection of a part single, part two-storey extension to the rear and side, the erection of a front porch, the conversion of the roof space to habitable use including a rear dormer, roof alterations and the demolition of one chimney stack. In determining that application the LPA found the proposed extensions and roof works acceptable in design and heritage terms and concluded that the development would preserve the character and appearance of the West Drayton Green Conservation Area.

- 4.2 That permission remains capable of implementation. It establishes both the acceptability in principle of extending the host dwelling and a fallback position for external works to the property.
- 4.3 The present application (reference 25503/APP/2026/1416), made to the LPA on 8 June 2026, is a full application for the development described in Section 3 of this Statement.
- 4.4 The external works now proposed are more modest than those already permitted, being confined to a single-storey wrap-around extension and the conversion of the integral garage, with the principal elevation, roof form and ridge height of the dwelling left unaltered.

5.0 Planning Policy Context

- 5.1 By section 38(2A) of the 2004 Act, the development plan for the Site comprises the **London Plan (March 2021)**, the **Hillingdon Local Plan: Part 1 – Strategic Policies (2012)**, the **Hillingdon Local Plan: Part 2 – Development Management Policies (2020)** and the policies map. The **National Planning Policy Framework (December 2024)** and the Nationally Described Space Standard are material considerations.
- 5.2 The most relevant policies are: London Plan Policies GG4, H1, H2, H8, H10, D3, D4, D5, D6, D7, T5, T6 and HC1; Hillingdon Local Plan Part 1 Policies BE1 and HE1; and Hillingdon Local Plan Part 2 Policies DMH 1, DMH 2, DMH 4, DMHB 1, DMHB 4, DMHB 11, DMHB 12, DMHB 16, DMHB 18, DMHD 1, DMT 5 and DMT 6. The presumption in favour of sustainable development in the NPPF runs through the determination of the application.
- 5.3 For completeness, two emerging documents are noted and afforded limited weight. The **draft London Plan (2026)**, published for consultation on 16 July 2026, is at an early stage and carries limited weight; the Proposed Development is consistent with its continued support for gentle densification and small-site delivery. The **Hillingdon Local Plan Review** is progressing through its examination stage; its policies are emerging and their weight will increase as the review advances. Neither displaces the adopted development plan against which this application falls to be determined.

6.0 Planning Assessment

6.1 Principle of development and the supply of housing

- 6.1.1 The Proposed Development makes more efficient use of an existing residential building to provide an additional home. It accords with the Government's objective of significantly boosting the supply of homes (NPPF Chapter 5), with London Plan

Policy H1, and in particular with London Plan Policy H2, which supports the delivery of housing on small sites, including through the subdivision and conversion of existing homes. The net increase of one dwelling is a benefit that carries significant weight.

- 6.1.2 The principal policy test is whether the Proposed Development results in an unacceptable loss of existing or family housing. Policy DMH 1 of the Hillingdon Local Plan: Part 2 provides:

"A) The net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace. B) The Council will grant planning permission for the subdivision of dwellings only if: i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene; ii) all units are self contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level; iii) adequate amenity space is provided for the benefit of residents; and iv) adequate living space standards are met."

Hillingdon Local Plan: Part 2 (2020), Policy DMH 1

- 6.1.3 Criterion A is not engaged adversely. The Proposed Development does not result in any net loss of residential floorspace; it increases the residential floor area on the Site from approximately 121.5 sq m to 152.43 sq m and increases the number of self-contained homes from one to two.
- 6.1.4 Each of the criteria in DMH 1(B) is met: two off-street parking spaces are provided within the curtilage to the front, without harm to the street scene (criterion i); both flats are fully self-contained with their own kitchen and sanitary facilities, and the first-floor flat is served by its own individual entrance and internal staircase (criterion ii); each flat enjoys a generous private rear garden (criterion iii); and the internal accommodation exceeds the applicable space standard (criterion iv). The Proposed Development therefore accords with Policy DMH 1 in full, and with London Plan Policy H8, which resists the net loss of housing.

6.2 Housing mix and family housing

- 6.2.1 Policy DMH 2 of the Hillingdon Local Plan: Part 2 requires a mix of housing units of different sizes to reflect the Council's latest information on housing need. The supporting text records a substantial borough-wide requirement for larger units, particularly three-bedroom properties.
- 6.2.2 The Proposed Development directly responds to this identified need. It retains genuine family-sized accommodation in the form of a three-bedroom, four-person dwelling (Flat A), which at 105.39 sq m substantially exceeds the Nationally Described Space Standard for a unit of its type, and it adds a one-bedroom home. The scheme therefore delivers a mix of unit sizes and, critically, preserves a three-bedroom family unit of exactly the type the Council has identified as being in

greatest need. It does not convert the building into two sub-family units. The Proposed Development accords with Policy DMH 2 and with London Plan Policy H10, and the retention of family-sized accommodation is a material consideration that weighs in its favour.

6.3 Residential conversions — Policy DMH 4

- 6.3.1 Policy DMH 4 permits residential conversions only where the proposal is on a residential street where it will not result in more than 10% of properties being converted into flats; the internal floor area of the original building to be converted is at least 120 sq m; and units are limited to one per floor.
- 6.3.2 The Proposed Development complies with each criterion. The internal floor area of the original building (approximately 121.5 sq m, and 152.43 sq m as extended) exceeds the 120 sq m threshold. The conversion provides no more than one unit per floor, with Flat A at ground floor and Flat B at first floor. The proposal is a single conversion within a long, established residential avenue of predominantly detached and semi-detached houses and would not result in more than 10% of properties on the street being flats. The Proposed Development therefore accords with Policy DMH 4.

6.4 Standard of accommodation

- 6.4.1 Both flats exceed the gross internal area required by the Nationally Described Space Standard, applied through London Plan Policy D6: Flat A provides 105.39 sq m against a 74 sq m minimum, and Flat B provides 47.04 sq m against a 39 sq m minimum. Bedrooms meet or exceed the relevant minimum floor areas, built-in storage is provided in excess of the standard, and floor-to-ceiling heights are adequate throughout. Each flat is served by a substantial private rear garden (136.90 sq m and 95.46 sq m respectively), well in excess of the expectation for flatted accommodation under Policy DMHB 18. The Proposed Development provides a high standard of accommodation in accordance with London Plan Policies D4 and D6 and Hillingdon Policies DMHB 16 and DMHB 18.

6.5 Design, character and the Conservation Area

- 6.5.1 The external works are limited to a subordinate single-storey wrap-around extension finished in materials to match the host dwelling, together with modest timber refuse and cycle enclosures. The height, roof form, principal elevation and overall massing of the building are unchanged, and the dwelling continues to read as a detached house within the street group. The Proposed Development therefore preserves the character and appearance of the street scene and accords with London Plan Policy D4 and Hillingdon Policies DMHB 11 and DMHB 1, which require extensions to be subordinate and sympathetic to the host dwelling and the surrounding area. The design approach is described in full at Section 7.

6.5.2 In respect of the West Drayton Green Conservation Area, Policy DMHB 4 provides:

"New development, including alterations and extensions to existing buildings, within a Conservation Area or on its fringes, will be expected to preserve or enhance the character or appearance of the area. It should sustain and enhance its significance and make a positive contribution to local character and distinctiveness."

Hillingdon Local Plan: Part 2 (2020), Policy DMHB 4

6.5.3 As the front elevation is retained without material alteration and the only external works are single storey and subordinate, the Proposed Development preserves the character and appearance of the Conservation Area and discharges the statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The heritage assessment is set out in full in the accompanying Heritage Statement, which concludes that no harm arises to the significance of the designated heritage asset.

6.6 Residential amenity

6.6.1 The single-storey form of the extension, its position and its relationship to the boundaries ensure that there is no unacceptable impact on the amenity of neighbouring occupiers in terms of outlook, daylight, sunlight, privacy or overbearing effect. The intensification of use from one dwelling to two is modest and of a scale that would not give rise to materially greater noise or disturbance than the established residential use. The Proposed Development accords with Policy DMHB 11.

6.7 Trees and landscaping

6.7.1 The Arboricultural Impact Assessment confirms that the only tree requiring removal is a category U apple tree in the front garden, which requires removal in any event on grounds of its condition, and that all other trees are retained and protected in accordance with BS 5837:2012. The established garden character of the plot is retained, subdivided into two private amenity areas. The landscaping approach is described at Section 7.5.

6.8 Biodiversity net gain

6.8.1 The application was made on 8 June 2026. The biodiversity gain requirement under Schedule 7A to the Town and Country Planning Act 1990 therefore falls to be considered under the **Biodiversity Gain Requirements (Exemptions) Regulations 2024** as they applied to applications made before 6 August 2026.

6.8.2 The Proposed Development benefits from the de minimis exemption in those Regulations. That exemption applies where the development, in summary:

- does not impact any onsite priority habitat;
- impacts less than 25 square metres of onsite habitat that has a biodiversity value greater than zero; and
- impacts less than 5 metres in length of onsite linear habitat.

6.8.3 Each limb is satisfied. **First**, there is no onsite priority habitat: the Site comprises the existing dwelling, hardstanding, an area of amenity grass with ornamental garden planting and a small number of non-native garden trees; no priority habitat is present within the Site. **Second**, the development impacts less than 25 square metres of onsite habitat with a biodiversity value greater than zero: the single-storey extension is constructed over the existing concrete patio and hardstanding adjoining the rear of the dwelling (Arboricultural Impact Assessment, paragraphs 6.2.2 to 6.2.3); the established rear garden is retained as private amenity space (Rear Gardens A and B); the timber refuse and cycle enclosures are modest structures located on existing hardstanding; and the only tree removed is the category U apple tree referred to above. **Third**, the development impacts no onsite linear habitat: the boundary tree lines (the Leyland Cypress groups) stand within the neighbouring properties and are retained.

6.8.4 The Proposed Development is accordingly exempt from the mandatory biodiversity gain requirement, and no biodiversity gain plan is required. Notwithstanding the exemption, the scheme retains the established garden character of the plot and results in no material loss of biodiversity.

6.9 Highways, parking and sustainable transport

6.9.1 The Site has a Public Transport Accessibility Level (PTAL) of 1b. For residential development in Outer London at this level of accessibility, London Plan Policy T6 and Table 10.3 set a maximum of 1.5 car parking spaces per dwelling, equating to a maximum of three spaces for the two units proposed.

6.9.2 The Proposed Development provides two off-street parking spaces side by side within the curtilage to the front of the Site, equivalent to one space per dwelling and within the London Plan maximum. The existing garage is converted to habitable accommodation. Secure cycle storage is provided for each flat — two spaces for the three-bedroom Flat A and one for Flat B — in accordance with the cycle parking standard. The Proposed Development is consistent with the maximum car parking standards of London Plan Policy T6 and with the cycle parking standards of London Plan Policy T5 and Hillingdon Policy DMT 5.

7.0 Design and Access Statement

- 7.1 A Design and Access Statement is required under Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, because the Site is within a designated area (a conservation area) and the Proposed Development comprises the provision of one or more dwellings. This section constitutes that Statement. It explains the design principles and concepts applied, and how access has been addressed, under the headings of use and amount, layout, scale, appearance, landscaping and access. The assessment of the Proposed Development against the development plan is at Section 6.

7.2 Use and amount

- 7.2.1 The Site is currently in use as a single self-contained dwellinghouse with an integral garage. The Proposed Development retains the residential (Class C3) use and intensifies it through the creation of two self-contained flats, as described in Section 3. No more than one unit is provided per floor and the existing roof space is retained as an unused void. The amount of development is modest: the uplift in floorspace arises from the single-storey wrap-around extension and the conversion of the garage, and each flat substantially exceeds the gross internal area required by the Nationally Described Space Standard. The development optimises the use of an existing residential building in a sustainable location without overdevelopment of the plot.

7.3 Layout

- 7.3.1 Flat A occupies the entire ground floor of the host building together with the single-storey wrap-around extension and the converted garage, providing three bedrooms (including a principal bedroom with en-suite), an open-plan living, dining and kitchen area, a family bathroom and a utility, served by its own entrance to the front. Flat B occupies the first floor and is reached by an independent entrance and stair at ground floor level, providing one bedroom, an open-plan living, dining and kitchen area, a bathroom and built-in storage.
- 7.3.2 The rear garden is subdivided to provide a dedicated private amenity area for each flat — Rear Garden A (136.90 sq m) serving Flat A and Rear Garden B (95.46 sq m) serving Flat B — both of which comfortably exceed the amenity expectations for flatbed accommodation. Refuse and recycling enclosures for both flats are located within the front curtilage, close to the highway for collection, and secure cycle storage is provided to serve each flat.

7.4 Scale

- 7.4.1 The Proposed Development is single-storey in its external form. The wrap-around extension is subordinate to the host dwelling and does not alter the ridge height, eaves height, roof form or overall massing of the building, which continues to read

as a detached two-storey house within the street group. There is no increase in the height of the building and no alteration to its principal elevation. The scale of the development is therefore appropriate to the host building and to the prevailing scale and proportions of West Drayton Park Avenue.

7.5 Appearance

- 7.5.1 The principal (front) elevation of the dwelling is retained without material alteration, preserving the established appearance of the building within the streetscene and the character and appearance of the Conservation Area. The single-storey extension is finished in materials to match the host dwelling. The refuse, recycling and cycle enclosures are of modest dimensions and timber construction, designed to read as ordinary, ancillary garden structures. The Proposed Development introduces no dormer, porch, roof alteration or other prominent external feature, and no visually intrusive or discordant elements arise. Heritage impact is assessed in full in the accompanying Heritage Statement.

7.6 Landscaping

- 7.6.1 The established front and rear garden character of the plot is retained, with the rear garden subdivided into two private amenity areas as described above. The Arboricultural Impact Assessment confirms that the only tree requiring removal is a category U apple tree which requires removal in any event on grounds of its condition, and that all other trees are retained and protected to BS 5837:2012, with root protection areas safeguarded and lightly founded structures installed using no-dig techniques. New soft and hard landscaping will be detailed to support the suburban garden setting and can be secured by condition. The biodiversity gain position is addressed at Section 6.8.

7.7 Access

- 7.7.1 Vehicular access is taken from the existing crossover to West Drayton Park Avenue, with two off-street parking spaces provided side by side on the front forecourt to serve the two flats, within the maximum set by London Plan Policy T6 and Table 10.3 for a Site of PTAL 1b. Secure cycle storage is provided for each flat — two spaces for Flat A and one for Flat B — in accordance with London Plan Policy T5.
- 7.7.2 Each flat is served by its own pedestrian entrance from the front of the property, with a level or near-level approach from the public footway. Inclusive design has been considered in accordance with Policies D5 and D7 of the London Plan and Part M of the Building Regulations. Flat A, at ground floor, is capable of step-free access and accessible and adaptable internal arrangements; step-free access to the first-floor Flat B cannot be achieved within the constraints of the existing building, which is an inherent and accepted characteristic of the conversion of an existing two-storey house.

8.0 Other Material Considerations and the Planning Balance

8.1 The weight attributed to each consideration in the balance below is defined as follows.

Weight	Meaning in this Statement
Substantial	A consideration capable, on its own, of determining the application.
Significant	A weighty consideration that materially influences the balance.
Moderate	A genuine consideration of real but not decisive weight.
Limited	A consideration that adds to, but does not drive, the balance.

8.2 Applying that key, the material considerations are as follows.

Benefits (with weight)	Harms (with weight)
Delivery of a net additional dwelling in a sustainable, accessible location, in support of national and Mayoral objectives to boost housing supply — significant.	No harm to the character or appearance of the area or the West Drayton Green Conservation Area — none.
Retention of a three-bedroom family unit meeting an identified borough need — significant.	No unacceptable impact on the amenity of neighbouring occupiers — none.
Efficient use of an existing building and previously developed land (London Plan Policy D3; NPPF) — moderate.	No harm to trees, highway safety or car parking — none.
A high standard of accommodation exceeding space standards, with generous private amenity space — moderate.	No net loss of housing; biodiversity gain requirement not engaged (exempt) — none.

8.3 No material harm has been identified. The Proposed Development accords with the development plan when read as a whole, and no material consideration indicates that it should be determined otherwise. The presumption in favour of sustainable development is engaged in its favour.

9.0 Conclusion

9.1 The Proposed Development makes efficient use of an existing dwelling to deliver an additional home in a sustainable location, increasing both the number of dwellings and the residential floorspace on the Site with no net loss of housing.

- 9.2 It retains genuine family-sized accommodation in the form of a three-bedroom family unit, directly meeting the Council's identified need for three-bedroom properties, while adding a smaller home and so providing a mix of unit sizes.
- 9.3 The external works are confined to a subordinate single-storey extension that preserves the character and appearance of the host building, the street scene and the West Drayton Green Conservation Area, and the accommodation exceeds the applicable space standards with generous private gardens.
- 9.4 The design and access response, set out at Section 7, is appropriate to the host building and its surroundings, and the Proposed Development is exempt from the mandatory biodiversity gain requirement under the de minimis exemption.
- 9.5 The Proposed Development accords with Policies DMH 1, DMH 2 and DMH 4 of the Hillingdon Local Plan: Part 2 and with the relevant London Plan and national policy. It is accordingly a sustainable and policy-compliant form of development which should be approved by the London Borough of Hillingdon.