

The application is for construction of a new single family dwelling house on a site adjacent to 13 Linksway. The site benefited from outline planning permission (reference number 53509/APP/2004/1605) for a new detached house with a separate garage block and the owners, who have lived at 13 Linksway for over 30 years, asked architects Eldridge Smerin to develop proposals for a new house on the site. Consent for such a house was sought and full planning permission granted in 2008 (reference number 53509/APP/2008/1787). Planning consent was then granted for the same design of house when consent was re-applied for by Eldridge Smerin in 2011 (reference number 53509/APP/2011/1053), by Andrews Eades in 2014 (reference number 53509/APP/2014/722) and by Smerin Architects (the successor practice to Eldridge Smerin) in 2017 (reference number 25665/APP/2017/346). Smerin Architects have now been asked by the Clients to submit a further planning application, again using the same design of house that has been granted consent previously.

A similar application was made earlier in 2020 but was refused on the grounds that the application did not include an assessment of the scheme's impact on drainage, flooding groundwater conditions and structural stability against Policy DMHD 3 for basement development within Local Plan Part 2 Development Management Policies (2020). The Hydrogeological Assessment submitted with the current application now includes this to confirm that the proposed basement will not result in flooding or ground instability.

During the development of the original scheme the proposals were discussed with members of Hillingdon's Conservation and Design team. The final form of the scheme reflects design principles established at the outset and a number of the comments made as the design developed. The landscape strategy was also discussed with Hillingdon's Tree Officer during a site visit.

The proposed new house whilst being an honest product of its time also reflects the materials and features predominant in the area, as required by Hillingdon's UDP of development in areas of Special Local Character. In scale and massing terms it is consistent with the other properties on Linksway and is somewhat smaller with a more comfortable relationship with its site boundaries than a number of new houses granted consent in recent years. This reflects the Clients' wish to have living spaces with a clear contemporary feel that are of good quality, environmentally sensitive and relate well to the site and its landscape setting. The Hydrogeological Assessment submitted with the current application also confirms that the proposed basement will not result in flooding or ground instability.