



Brief Design and Access Statement

Relating to

Conversion of existing dwelling into 2 self-contained flats; replacement ground floor rear doors/windows; fenestration alterations on east elevation; soft landscaping; sub-division of the rear of the site for private amenity spaces and refuse/recycle and cycle storages

at

35 Station Road, Uxbridge UB8 3AB

for

Mrs J Chaggar

Prepared by

AA+ Architects

Moor House Farm
Lower Road
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9 November 2022

Project ref: 2021.001

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Description of Existing House

Brief Design and Access Statement to support a re-submission of Detailed Planning Application for the **Conversion of existing dwelling into 2 self-contained flats; replacement ground floor rear doors/windows; soft landscaping; sub-division of the rear of the site for private amenity spaces and refuse/recycle and cycle storages** at the application site.

The application relates to a two storey, detached house located on the northern side of Station Road which is largely residential in character. The host dwelling has a part single; part two-storey rear projection. The frontage is largely hard surfaced, although a large mature front hedgerow is noted alongside some planting. There is an existing crossover with a black gate within the frontage. The site is covered with a TPO order and falls within an Area of Special Local Character (ASLC).

The proposal seeks to undertake internal alterations, ground floor rear fenestration, side fenestration and associated external landscaping to allow the conversion of the existing 4-bedroom dwelling into 2no. self-contained flats: 1 x 3b 5p and 1 x 2b 3p.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Existing survey drawings and photo sheets are enclosed with the planning application.

Planning History

The application site has the following history:

Application Reference	Description	Decision
27276/APP/2022/1905	Conversion of existing dwelling into 3 self-contained flats; replacement ground floor rear doors/windows; hard and soft landscaping; sub-division of the rear of the site for private amenity spaces and refuse/recycle and cycle storages.	Refused 09/08/22/02/22, for the following reasons: <i>The proposal, by reason of the number of units, layout, design, aspect and arrangement would represent an overdevelopment of the site of which would result in sub-standard and poor quality living accommodation for future occupiers, alongside a harmful loss of family accommodation.</i>

Application Reference	Description	Decision
		<p><i>The proposed sub-division of the rear garden alongside the number of units, by reason of the arrangement and design would result in an incongruous, visually intrusive and uncharacteristic alteration of which would impact the character and pattern of development along this side of Station Road.</i></p> <p><i>No legal agreement is in place to prohibit future residents of the proposed development from applying to join the Councils on street parking management scheme. In the absence of such an agreement the Councils Parking Management Scheme is likely to be overrun, leading to roadside parking, congestion and reduced highway safety.</i></p> <p><i>In the absence of an Arboricultural report and associated method statement, the proposal has failed to ensure the protection of TPO trees on and adjacent to the site.</i></p>

The properties on Station Road tend to vary in their form, proportion and appearance, representing a diverse mix of styles.

Planning

The application is a re-submission of the previously refused Application **27276/APP/2022/1905**. In planning terms, the proposed new works current to the re-submission are as follows:

- Conversion of existing dwelling into 2 self-contained flats (1x 3b5p and 1x 2b3p)
- Replacement and alterations of ground floor rear doors/windows
- Alterations of the ground floor east fenestration
- Sub-division of the rear of the site for private amenity spaces (2 parcels)
- Refuse/recycle and cycle storages to the front
- Continued use of existing first floor front terrace for the upper floor flat

Having read the officers report the following Local Plan policies are considered applicable:

- Part 1 Policies: PT1.BE1 (2012) Built Environment
- PT1.BE1 (2012) Built Environment
- Development Plan for the London Borough of Hillingdon:
 - The Local Plan: Part 2 - Development Management Policies (2020)
 - The Local Plan: Part 2 - Site Allocations and Designations (2020)
 - The West London Waste Plan (2015)
 - The London Plan (2021)
- The National Planning Policy Framework (NPPF) (2021)

The new application scheme addresses the main issues in the officer's report. Please see below comparative analysis table, which also contains Pre-Application comments from the Duty Planning Officer, Richard Buxton of 7 September 2022:

Ref	LBH Officers Report & Refusal Notice – 27276/APP/2022/1905	AA+ New Application Scheme
1	<i>The proposal, by reason of the number of units, layout, design, aspect and arrangement would represent and overdevelopment of the site of which would result in sub-standard and poor quality living accommodation for future occupiers, alongside a harmful loss of family accommodation.</i>	<ul style="list-style-type: none">• The new design now accommodates 2no. self-contained flats, providing a family 3 bed unit on the ground floor and a spacious 2 bed unit on the first floor.<ul style="list-style-type: none">○ The studio unit has been omitted• The principle of conversion is deemed acceptable as follows:<ul style="list-style-type: none">○ The existing floor area of the application building is 191m², above the minimum requirement of 120m²○ Conversions are permitted where it is on a street where the proposal will not result in more than 10% of properties being redeveloped into flats. Very few properties on Station Road have been converted to flats○ Typically, the proposal allows for 1 unit per floor as suggested in the London Plan for conversion projects

Ref	LBH Officers Report & Refusal Notice – 27276/APP/2022/1905	AA+ New Application Scheme
		<ul style="list-style-type: none"> The re-design has been supported by the Duty Planning Officer at LBH, Richard Buxton, comments are as follows and listed in the appendix: <ul style="list-style-type: none"> <i>Provision of two decent size flats that exceed the minimum GIA internal floor area. All habitable rooms have a good aspect and exceed minimum standards.</i>
2	<p><i>The proposed sub-division of the rear garden alongside the number of units, by reason of the arrangement and design would result in an incongruous, visually intrusive and uncharacteristic alteration of</i></p>	<ul style="list-style-type: none"> The gardens were divided previously with 1.8m high close boarded fencing The new design allows for new hedge planting to divide the garden between the two flats <ul style="list-style-type: none"> Accepted in principle by the Duty Planning Officer
3	<p><i>No legal agreement is in place to prohibit future residents of the proposed development from applying to join the Councils on street parking management scheme. In the absence of such an agreement the Councils Parking Management Scheme is likely to be overrun, leading to roadside parking, congestion and reduced highway safety.</i></p>	<ul style="list-style-type: none"> Parking along Station Road is controlled by parking management scheme C1 which restricts the parking to permits only between 09:00 and 17:00h 3no. spaces have been provided in accordance with LBH Local Plan Part 2 Development Management Policies One of the parking spaces will allow for an electric vehicle charging point The Highways Officer suggested addressing the crossover, however this would impact the TPO Bicycle parking arrangements are similar to before, and the officers report stated that these were acceptable The applicant is willing to enter into a legal agreement, subject to a forthcoming planning consent
4	<p><i>In the absence of an Arboricultural report and associated method statement,</i></p>	<ul style="list-style-type: none"> An Arboricultural Assessment has been prepared by a specialist and submitted with the application documents

Ref	LBH Officers Report & Refusal Notice – 27276/APP/2022/1905	AA+ New Application Scheme
	<i>the proposal has failed to ensure the protection of TPO trees on and adjacent to the site.</i>	<ul style="list-style-type: none"> Following conversations with the Arboriculture Consultant, to prevent any damage the existing trees no new hard landscaping is proposed
5	Window fenestration	<ul style="list-style-type: none"> The position of new openings and infilling some the existing openings has been adjusted on the east and north elevation to suit the new arrangement of a family unit on the ground floor

Design

The proposals are shown on drawings listed it the appendix at the end of this statement.

Internal changes proposed include the following:

- Removal of chimney stack in new ground floor living/dining/kitchen, to provide a better planned unit (retention of chimney stack above roof level)**
- Adaption of stair to first floor unit**
- Internal alterations to meet the required planning policies for conversion of the existing house into 2no. flats**

Materials for making good and infilling openings will match existing work, the new bifold door assembly on the north elevation will be aluminium powder coated.

No additional fenestration proposed as part of the application will affect any existing or approved residential or other buildings by way of overlooking or loss of privacy.

Access

The existing street access will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

The application will not cause any increase in the number of cars to be parked on site compared the existing dwelling.

Appendix A

List of documents submitted with the application

Drawing no.	Drawing title
S01D	Existing plans and elevations
S02	Site location plan
S10	Photosheet
C01C	Proposed plans and elevations
DAS	Design and access statement
CIL	Form 1
Tim Pursey	Arboricultural Assessment

Appendix B

Pre-Application correspondence.

Email to LBH Duty Officer (Richard Buxton) on 23 August 2022

From: Jatinder Chaggar <jc@aa-plus.uk>

Sent: 23 August 2022 14:06

To: Richard Buxton <richardb@hillingdon.gov.uk>

Subject: Re: 27276/APP/2022/1905 - 35 Station Road

Morning Richard

Thanks for below.

I have spoken to Fiona on email, and it appears they will accept 2no. units, with the ground floor as a 3 bed. I have re-designed the layout to provide 3B5P on the ground floor, see attached, I think it works better...

Kind regards,

JC

Jatinder Chaggar
Architect



Office closed on Fridays

Email reply from LBH 7 September 2022

RE: 27276/APP/2022/1905 - 35 Station Road

   



Richard Buxton <richardb@hillingdon.gov.uk>

To:  Jatinder Chagar

Wednesday, 7 September 2022 at 09:00

JC,

Apologies for the delay in responding.

Yes, you are creating two decent size flats that exceed the minimum GLA internal floor area. All habitable rooms have a good aspect and exceed minimum standards.

I would like to think that it overcomes reasons 1 and 2 and 3 will fall away as no longer an issue:-

SCHEDULE OF REASONS

- 1 · The proposal, by reason of the number of units, layout, design, aspect and arrangement would represent and overdevelopment of the site of which would result in sub-standard and poor quality living accommodation for future occupiers, alongside a harmful loss of family accommodation. Therefore, the proposal would be contrary to Policies D1, D3, D4 and H2 of the London Plan (2021), Policies BE1 and H1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 4, DMH 6, DMH 5, DMH 11, DMH 12, DMH 14, DMH 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Section 12 of the National Planning Policy Framework (2021).
- 2 · The proposed sub-division of the rear garden alongside the number of units, by reason of the arrangement and design would result in an incongruous, visually intrusive and uncharacteristic alteration of which would impact the character and pattern of development along this side of Station Road. Therefore, the proposal would be contrary to Policies D1, D3, D4 and H2 of the London Plan (2021), Policies BE1 and H1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 6, DMH 11, DMH 12, DMH 14, DMH 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Section 12 of the National Planning Policy Framework (2021).
- 3 · No legal agreement is in place to prohibit future residents of the proposed development from applying to join the Council's street parking management scheme. In the absence of such an agreement the Council's Parking Management Scheme is likely to be overrun, leading to roadside parking, congestion and reduced highway safety. The proposal would therefore be contrary to Policy DMT 2 of the Local Plan: Part Two - Development Management Policies (January 2020) and T4 of the London Plan (2021).
- 4 · In the absence of an arboricultural report and associated method statement, the proposal has failed to ensure the protection of TPO trees on and adjacent to the site. Therefore, the proposal would fail to comply with Policies D1, D4 and G7 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMH 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

INFORMATION:

A short Arb Impact Statement would be helpful + a plan showing tree protection measures during the conversion.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
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Planning Information Officer
Planning
Residents Services
Location, Civic Centre
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Ends