



HAWKINS EADES ASSOCIATES

ARCHITECTURAL AND PLANNING CONSULTANTS

19 THE SPINNEY,
CHESHAM, BUCKS. HP5 3HX
TEL: 01494 891555 / 891666
MOBILE: 07789 746 893

PROPRIETOR: GRAHAM EADES MCIAT, AssocRICS

E-MAIL: mail@hawkinseades.co.uk

Statement to accompany a planning application
For the construction of a single residential dwellinghouse
on land at

77 Hilliard Road, Northwood Hills HA6 1SL



The site has been subject to a previous planning refusal for the redevelopment of the site for residential development.

Planning application 28903/APP/2023/3546 applies.

This previous application was refused on the following grounds: -

- 1 The proposed development would result in the loss of employment floor space which would undermine the local economy. Insufficient marketing evidence has been submitted to indicate that the local and physical condition of the building renders it unsuitable for employment purposes. The proposal is therefore contrary to Policy E7 of London Plan 2021 and DME 2 of the Hillingdon Local Plan: Part 2 -Development Management Policies (2020) and the National Planning Policy Framework (2023).
- 2 The proposed development by reason of its backland location, materials, size, scale, bulk, massing, height and design would result in an incongruous and visually obtrusive form of development. The proposal would therefore cause significant harm to the character, appearance and visual amenities of the surrounding area and the wider Old Northwood Area of Special Local Character. The proposal is therefore, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One -Strategic Policies (2012), Policies DMH 6, DMHB 5, DMHB 11, DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies HC1, D1, D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2023).
- 3 The proposed development, by virtue of its proximity, scale, size, bulk, massing, height and design would cause harm to the living conditions of the neighbouring occupiers at Nos. 79, 81 and 75 Hilliard Road and their associated private amenity space, in terms of outlook, light, privacy, overlooking, overbearing impact and sense of enclosure. The proposal therefore conflicts with Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2023).
- 4 The proposed development, by virtue of its poor outlook and poor levels of natural light would result in substandard forms of residential accommodation to the detriment of future occupants. The proposal is therefore contrary to Policy DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2023).
- 5 The proposed development, by reason of its inadequate size, quality and functionality of external amenity space provision, would result in substandard forms of residential accommodation to the detriment of future occupants. The proposal therefore conflicts with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D6 of the London Plan (2021) and the National Planning Policy Framework (2023).

6 The proposed development would introduce a more vulnerable use (i.e. residential accommodation) on land within a high-risk area for surface water flooding. No Flood Risk Assessment has been provided and no sequential test has been carried out. Consequently, insufficient information has been submitted regarding the risk and effects of flooding at the site, and the availability of alternative sites in areas with a lower risk of flooding. The proposal is therefore contrary to Policy DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies SI 12 and SI 13 of the London Plan (2021) and the National Planning Policy Framework (2021).

Following the receipt of the decision notice on the above referenced application, a full design review has been undertaken and further detailed consultation reports sought, all of which are submitted with this current submission for planning consent.

In addition to this document the following forms the planning application submission.

Completed Planning Application Form

Community Infrastructure Levy Form 1.

Preliminary Roost Assessment

Biodiversity Net Gain Feasibility Statement

Updated Ecology Statement dated 22/01/2026

Flood Risk Assessment and Drainage Strategy

Sunlight & Daylight Assessments

Sunlight & Daylight Assessment Internal Scheme Performance

Loss Of Commercial Report

Drawings

4630 PLA 1.00 (Existing)

4630 PLA 2.01A (Proposed)

4630 PLA 2.10 A (Proposed with Dimensions)

All of the above have been assembled to address the above listed reasons for refusal.

Reason 1 - Loss of employment land.

The applicant has commissioned, property consultants Kempton Carr Croft to undertake a Loss of Commercial Report.

The report conclusively shows, that given the condition of the existing buildings, the limited facilities, including parking and turning, the existing use is not viable and its loss will not impact the overall provision of employment land within the council area.

Reason 2 – Backland location, materials, size, scale bulk and massing.

Following the receipt of the previous refusal, a full design review has been undertaken and the scale and bulk of the proposed dwelling has been greatly reduced. The two-storey element at the frontage of the site has been removed, with the resultant building providing a simple single storey form, with flat roof masked by upstand parapet walls. When viewed from Hilliard Road the proposed dwelling presents as a simple form building with glazed entrance. Materials are now a simple pallet of facing brick, and black steel framed windows and glazing components.

In respect to the location of the property, behind the frontage properties facing Hilliard Road. This is not dissimilar to the form of development to be found to the North of the proposed dwelling to the rear of 81 to 93 Hilliard Road, 95 and 97 Hilliard Road and again to the rear of 105 and 107 Hilliard Road, all be it that in this last instance the development concerned is accessed from High Street.

Reason 3 – Harm to Living Conditions of 79, 81 & 75 Hilliard Road.

With the reduction of scale, the development will no longer will have an impact on outlook from these properties, nor produce a dominant overbearing feature within close proximity to their private amenity space. The removal of the first-floor element also removes any feeling of over looking and loss, or perceived loss of privacy.

The application is accompanied by a Sunlight & Daylight Assessment which clearly demonstrates that there will be no loss of light to any of the immediate properties, nor impact on sunlight to their garden spaces.

Reason 4 – Outlook and poor levels of natural light.

The redesign of the proposed building, ensures that all habitable rooms achieve an outlook onto the proposed dwellings courtyard garden and landscaped area. The accompanying Sunlight & Daylight Assessment Internal Scheme Performance, demonstrates that all of the habitable rooms, will benefit from daylight and sunlight and will be fully compliant with BRE (BR209 2022).

Reason 5 - Inadequate size.

The proposed dwelling presented in this application submission, provides three double bedrooms, all of which have floor areas and dimensions exceeding the requirements of Policy D6 of the London Plan and the Technical Housing Standards, Nationally Described Space Standards.

The gross internal area of the proposed three bed dwelling is 136.09m² which again exceeds the minimum standards set out in Policy D6 of the London Plan and the Technical Housing Standards, Nationally Described Space Standards.

Reason 6 – Flood Risk Assessment.

The application is accompanied by a detailed Flood Risk Assessment and Drainage Strategy, prepared by the JNP Group. This report, in detail, concludes that with recommended mitigation measures as set out within the report, the proposed dwelling will minimise the risk of flooding increase to neighbouring properties, whilst managing surface water within its own site boundaries, minimising the risk of flooding to the dwelling itself.

Given the foregoing it has been clearly demonstrated through a detailed redesign consideration of the proposed development of the site, combined with detail analysis, by third party consultants, of matters pursuant to Surface Water, Sunlight and Daylight, and Loss of Employment Land, that the previous reasons for refusal have been overcome.

Given that the proposal seeks to make best use of previously developed Brownfield Land, located in a sustainable location, as defined by the National Planning Policy Framework in chapter 11, paragraph 124, and 125 (c) given the sites compliance with these policies and the clear benefits of bringing redundant land into a productive, use with the provision of a single family dwelling, we would encourage the planning department to look positively at the submitted application and grant conditional consent at the earliest possible opportunity.