

DESIGN AND ACCESS STATEMENT

SITE: CARTER HOUSE, COLHAM MILL ROAD, WEST DRAYTON, UB7 7AE

PROPOSAL: CHANGE OF USE OF FIRST FLOOR C3 FLATS TO A3 RESTAURANT FORMING PART OF THE GROUND FLOOR A3 RESTAURANT USE.

APPLICANT: MR S KUMAR

DATE: 31 MAY 2019



Prepared by:

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INTRODUCTION

This statement has been prepared by OPS Chartered Surveyors in support of a planning application for the change of use from 3 x self-contained flats to A3 restaurant which would form part of the ground floor A3 restaurant use.

The current use of the first floor flats was obtained through prior approval application reference: 2963/APP/2015/927 - Change of use of first floor from offices (Use Class B1) to 3 x studio self contained flats (Use Class C3) (Prior Approval) - Prior Approval Not Required.

The current use of the ground floor A3 restaurant was granted planning permission on 30 September 2015 with reference 2963/APP/2015/3643 - Change of use of ground floor from car showroom (sui generis use) to restaurant/snack bar/cafe (Use Class A3) involving alterations to shopfront.

This planning submission comprises the following material:-

- i) A design and access statement
- ii) Location & site plans, existing and proposed drawings

The proposed is considered to meet the relevant policies including the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

OE4 New or improved roads or railways - mitigation measures

OE5 Siting of noise-sensitive developments

S6 Change of use of shops - safeguarding the amenities of shopping areas

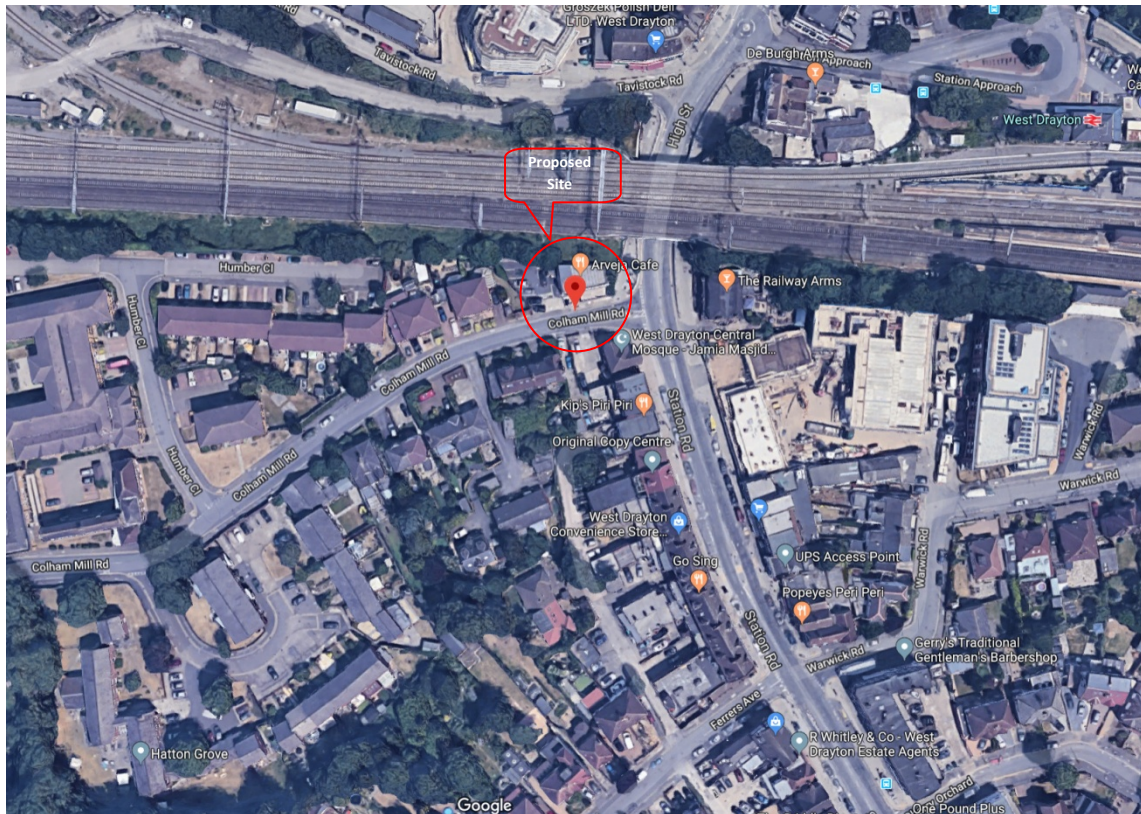
DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon, Local Development Framework, Supplementary Planning Document, adopted January 2010

NPPF National Planning Policy Framework

THE SITE

The application property comprises of a two storey flat roofed building with a restaurant/café on the ground floor and 3 no. of flats above, located on the northern side of Colham Mill Road, on the corner with Station Road, which lies within the Developed Area and Primary Town centre location as identified within the Hillingdon Local Plan.



There are at least 3 allocated parking spaces to the side of the site with additional pay & display parking spaces along the Station Road. The parking arrangement is shown and proposed on the application drawings.

There are good transport links in the area with the nearest West Drayton station being a couple minutes away.

WebCAT

Address or co-ordinates

ub7 7ad



Go

Access level (PTAL)

Time mapping (TIM)

PTAL: a measure which rates locations by distance from frequent public transport services.

Map key - PTAL



Map layers

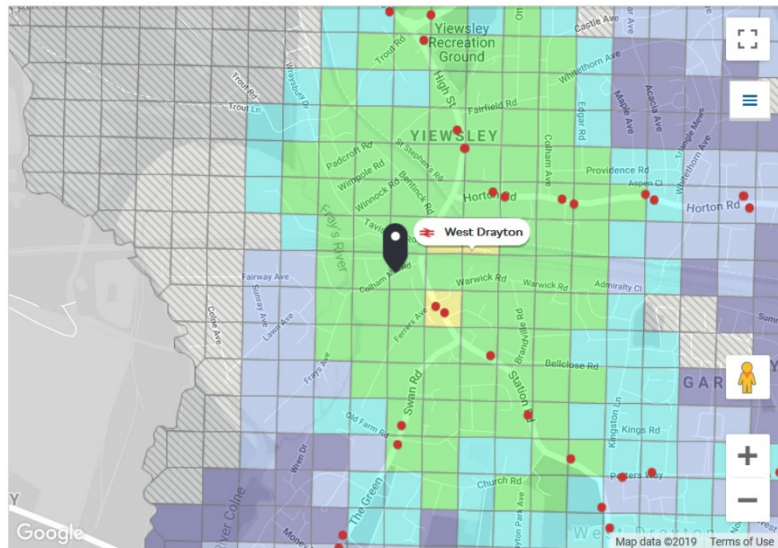
PTAL (cell size: 100m)

Scenario

Base Year



☐ Highlight locations where PTALs have changed from Base Year



You can click anywhere on the map to change the selected location.

PTAL output for Base Year

3

UB7 7AD

Colham Mill Rd, West Drayton UB7 7AD, UK

Easting: 505910, Northing: 180030

The proposed site has a PTAL rating of 3 with several bus stops within 0.1mile radius which is considered to be reasonable and suitable for this area in relation to the size of the premises.

THE PROPOSAL

Planning permission is sought for the change of use from the 3 x C3 self-contained flats on the first floor level to A3 restaurant which would form part of the downstairs restaurant use.

The proposed site use would comprise of a main entrance for the ground and first floor levels, toilet facilities, storage, back office, servery and restaurant areas. In addition to the above, there would be additional car parking and secured cycle storage to the side of the ground floor restaurant.

The opening hours for the shop are as follows:-

8am – 11.30pm on Monday – Saturdays and 10am – 6pm on Sunday, Public or Bank Holidays.

POLICY CONTEXT

The proposal would be assessed against the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012), Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

RELATED NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

Paragraph 14 of the NPPF sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework with paragraph 187 stating that local planning authorities should approach decision making in a positive way and should look for solutions rather than problems. The NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

For decision making this means:

- approving development proposals that accord with the development plan without delay;
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

CORE PLANNING PRINCIPLES

Paragraph 17 of the NPPF sets out 12 core land-use planning principles which should underpin both plan-making and decision taking. The second, fourth and tenth bullet points state that planning should:

- Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

The other relevant bullet points also indicate, among other things, that planning should “proactively drive and support sustainable economic development to deliver the home, business and business and industrial units, infrastructure and thriving local places that the country needs...Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wide opportunity growth.”

The NPPF also highlights the importance of the providing community facilities to promote healthy and sustainable communities. The NPPF provides a list of uses which fall within the definition of community uses and this includes the proposed uses. The guidance particularly highlights that community uses should be provided within residential environments.

Para 28 states: “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments”

The applicant considers that the proposal, by adopting the premises as an alternative commercial use would benefit the community and is in accordance with the above aspirations of the NPPF in this regard.

DECISION-TAKING

Paragraph 196 reiterates that the planning system is “plan led” stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 196 clarifies that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

IMPLEMENTATION

Annex 1 of the NPPF sets out guidance on the implementation on the NPPF and reinforces the importance of up to date plans. Paragraph 214 states that decision takers may continue to give full weight to relevant policies adopted since 2004, in accordance with the Planning and Compulsory Purchase Act 2004, for 12 months from the date of the publication of the NPPF, even if there is a limited degree of conflict with the NPPF.

Paragraph 215 clarifies that in other cases and following this 12 month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF.

THE LONDON PLAN (2016)

The following London Plan Policy is considered relevant to the scheme:

Policy 3.16 – (protection and enhancement of social infrastructure) of the London Plan states that at a strategic level London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population. The London Plan at section 3.86 defines social infrastructure as covering a wide range of facilities such as the uses proposed.

THE PRINCIPLE OF THE CHANGES OF USE

One of the Core Planning Principles of The National Planning Policy Framework is to "encourage the effective use of land by reusing land that has been previously developed" and has a presumption in favour of sustainable development which involves 'seeking positive improvements in the quality of the built environment and peoples' quality of life'.

The site is located close to the local shopping parade which forms part of the Borough's shopping hierarchy which seeks to maximise a range of shopping within walking distance of people's homes and workplaces, provide attractive and accessible facilities to encourage use of modes of transport that help to reduce CO2 and emissions.

The applicant understands that Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle. Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

It is also understood that from the previous approval of the A3 restaurant use, in terms of potential noise and disturbance, the council's EPU section has not raised objections subject to conditions controlling the hours of operation and no ventilation equipment being installed without details being submitted. This being the case, the proposal would not be considered to result in unacceptable noise and disturbance.

The current use of the 3 x self-contained flats was obtained through prior approval not required in 2015. The 3 units provide indoor living area of an unsatisfactory size for the occupiers and give rise to a substandard form of living accommodation to the detriment of future occupiers and contrary to Policy 3.5 of the London Plan (2015) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

By means of changing the use from substandard living accommodation to A3 restaurant bring several benefits to the occupiers and community including the elimination of unsuitable and cramped accommodation and supplying of spacious restaurant to the local community.

The applicant considers the proposed change of use will not cause any additional harm on any of the matters listed above.

CONCLUSION

The applicant considers that there should be no policy objections to the principle of the proposed change of use, which comply with national and local plan policies. The uses are also considered to be appropriate for this site due to its location because the site is easily accessible by different means of transportation and will contribute towards local needs for meet the Council's policies.

The proposed change of use will safeguard and contribute to the vitality and viability of the local parade where there are sufficient on-site and off-site parking that will help to reduce parking impact and road safety of the area significantly.

Adopting the view of the Council when granting the above planning permission, it is considered that there would be no substantial harm arising from the proposed development, which would outweigh the benefits which it would deliver. The scheme is therefore considered to be acceptable in principle, in compliance with relevant policies in the NPPF, the London Plan 2016 and the Hillingdon Local Plan.

-END-