

ATT: Planning Department
London Borough of Hillingdon

Date: 24/04/2023

Dear Sir/Madam,

Re: Re: 157 Old Station Road UB3 4NA

This statement is prepared in support of the application to discharge a planning condition in connection with the approved single storey rear extension at the above property.

I would be grateful if you can consider the points outlined in this statement and kindly review the case in order to provide site-specific assessment to help take the context into account. Trust the information is satisfactory in order to demonstrate that the proposal can be acceptable in planning terms.

Please let me know should you require any further assistance.

Kind regards

Rez Shafaei

On behalf of You Architecture Ltd.

Supporting Statement

to accompany the Planning Application

for the development at

157 Old Station Road UB3 4NA

PROPOSAL:

Single storey rear extension

APPLICANT:

Dr Vince Brarath

Apr 2023

Revision (C2)

PREPARED BY

You Architecture Ltd

1.0. Introduction

- 1.1. This statement is prepared to satisfy the requirements and objectives connected to the planning condition 4 of planning permission Ref: 32206/APP/2021/2270, as outlined below:

"No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100) to include suitable replacement tree planting

1.b Written specification of planting and cultivation works to be undertaken

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Schedule for implementation and future maintenance arrangements.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020)."

- 1.2. The proposed development involves "single storey rear extension" to the rear of the GP surgery.

2.0. Planning Context

- The tree report prepared by **Indigo Ltd** states that:

"The proposed scheme conflicts with the 'C' category trees T1 and T2. These trees are small-scale, self-seeded saplings with limitations on the current amenity contribution. Hence, these trees should not significantly constrain nor guide the scheme and should be removed to facilitate the scheme."

- In a letter style email, **Indigo Ltd** confirms that:

"So, a letter style statement that new planting is not intended nor is thought to be required due to the removal of two low quality self seeded trees."

And, that details of landscape planting will be provided as per the planning condition."

- With reference to the above, we are of the opinion that no new trees or tree replacements are necessary as the removed trees are low quality and insignificant. Therefore we prefer not to create unnecessary work and costs for the NHS.
- However, in order to satisfy the planning condition and to enable the applicant to start the building work, we have showed 2 new replacement trees (T1 & T2) on the proposed site plan.
- The proposed new replacements trees will be of the same species and specification of the removed trees (T1 & T2).
- The proposed new replacement trees will be planting in the first planting season following the completion of the relevant construction work to avoid any detrimental impact on the growing trees.
- Due to the type of the new trees as self-seeded trees, typical cultivation work recommended by tree specialists should be followed. No specific cultivation plan deemed necessary.

3.0. Benefits vs harms

- The LPA has given permission for a considerable number of flat developments in the area which can massively increase the local population. This new population will need adequate infrastructure and facilities such as school and health care etc. It is not a sustainable and balanced town planning if permission is granted to build multi-storey residential blocks just down the road from the surgery without necessary landscaping plans but permission is not granted to expand the surgery to serve the new residents because of 2 insignificant low quality self-seeded trees.
- The physical and social benefits of the proposal can outweigh any lack of landscaping plans and tree replacement especially in this case when the removed trees are low quality self-seeded trees.

4.0. Conclusion

- In conclusion, it would be appreciated if this application is assessed based on the presumption in favour of sustainable developments. To avoid any unfairness and unreasonableness, we believe it is in the interests of the local public to consider the context of this application. On balance, it is politely requested to review the matter and grant the permission.