

London Borough of Hillingdon Planning
3 North Civic Centre
High Street
Uxbridge
UB8 1UB

Our ref: 21/74CWA/HAYES/VL

Dear Case officer

Planning statement for 74 Commonwealth Avenue, Hayes, UB3 2PN

Property background

The application property is located at the junction of Commonwealth Avenue with Judge Heath lane and comprises a semi-detached dwelling house. Through previous householder development applications, the property has been extended into its current configuration. The property has a small single storey addition to the side which is currently used as surplus living accommodation.

Proposal

Planning permission is sought for the: conversion of the dwelling-house to form 1 x 4 bedroom house and 1 x 1b2p flat with associated parking and amenity space.

Supporting drawings

Drawing no	Drawing name	Scale
PL01	Existing Plans	1:100 @ A3
PL02	Existing Elevations	1:100 @ A3
PL03	Proposed Plans	1:100 @ A3
PL04	Proposed Elevations	1:100 @ A3
PL05	Existing Block Plan	1:250 @ A3
PL06	Proposed Block Plan	1:250 @ A3
OS Plan	OS Plan	1:1250

Relevant planning history

33610/APP/2017/4573 - Change of use from 1 x 8-bed dwelling to 1 x-7 bed and 1 x 1-bed dwellings with associated parking and amenity space. This application was refused planning permission on 28th March 2018 for the following reasons:

Reason 1:

The proposal would result in the provision of a bedroom and lounge within the one bedroom unit which would be sited immediately adjacent to the existing car parking area and would thus result in the provision of habitable rooms with very poor levels of outlook and lacking in a suitable level of privacy. As such the development would give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policy 3.5 of the London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

Reason 2:

The proposal would result in a substandard level of private amenity space for the proposed 7 bedroom unit and, as such, the proposal is contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

Reason 3:

In the absence of any details showing the provisions to be made for off-street car parking, cycle parking and refuse arrangements, the Local Planning Authority was unable to assess the proposal on transport and highway safety grounds. As such, the proposal fails to comply with Policies 5.17, 6.9 and 6.13 of the London Plan (March 2016) and Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

Reason 4:

In the absence of landscaping details or details of refuse bin and secure cycle storage it has not been demonstrated that a suitable level of soft landscaping to the front of the property could be provided or that the proposal would not result in an unduly intrusive form of development, that would fail to harmonise with the existing character of the area. In the absence of these details it is considered that the proposal would be detrimental to the visual amenity of the street scene and the wider area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016), the NPPF (Requiring Good Design) and does not accord with the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

This submission intends to address the reasons for refusal in consideration the London Borough of Hillingdon's Local Plans and with due consideration to the London Plan by introducing the following measures.

- Habitable accommodation for the 1b2p flat has been internally reconfigured so that the bedroom and living room spaces are positioned to the rear of the property. Both rooms will benefit from an improved outlook and privacy, along with direct access onto the private amenity space.
- The new 1bsp flat is provided with 20m² of private outdoor amenity space. The proposed family sized unit is provided with 116m² of private outdoor amenity space.
- The introduction of 2 x roof windows in the ceiling of the original flat roof, forming part of the 1b2p flat, increases natural day-light to the kitchen and lounge spaces. The roof windows are to be low profile and set back from the principle elevation in order to reduce its prominence on the street scene.
- The 1b2p flat provides dual aspect accommodation on a single level and has 56m² of internal floor space, which exceeds the minimum space standards set out in the Local Plan and London Plan.
- 1.8m² of Built in storage is provided for the 1b2p flat.
- Appropriate sound treatment of the first floor will be provided and satisfy national Building Regulations Part E – Resistance to passage of Sound.

- The principle wall facing Common Wealth Avenue has been set back to enhance space in the forecourt area. The property has a low PTAL rating (1-2) and therefore 1 x off-street car parking space has been provided (2.4m x 4.8m) within the curtilage of the site. No other changes to the street scene and off-street parking for the family sized accommodation are proposed.
- For the 1b2p flat, 1 x secured cycle storage will be provided by way of a new Sheffield stand positioned in the amenity space.
- The proposals seek to satisfy Policy DMH2 – whereby provision of a mix of housing units are provided.
- The 1b2p unit will be required to satisfy Part G – water efficiency requirements under the national Building Regulations.
- External land scaping details have been provided which show indicative locations of the refuse bin and secured cycle storage. Should the application be considered for approval further details of both could be secured by condition.

To summarise, the new application seeks to address the original reasons for refusal through enhancement of design and in order to provide acceptable living conditions, outlook and privacy for both the 1b2p unit and the retained family unit.