



LANDMARK  
— GROUP —

# Planning, Design, and Access Statement

For:

Braintree House, Braintree Road, Ruislip, HA4 0EJ, Unit 5 & 2

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## 1.0 INTRODUCTION

1.1 This planning, design and access statement accompanies a full planning application submitted to the London Borough of Hillingdon for permission for a rear extension with the removal of the mast telecommunication tower located at the rear end parking lot.

1.2 Accordingly, the statement is set out as follows:

- ❖ Assessment
  - *Physical*
  - *Social*
  - *Economic*
- ❖ Planning Policy
- ❖ Evaluation
- ❖ Design
  - The Proposal
  - Use
  - Amount
  - Layout
  - Scale
  - Appearance
  - Landscaping
- ❖ Access
  - Site access, parking
- ❖ Conclusion

## **2.0 ASSESSMENT**

- 2.1 This section of the statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics.

### **PHYSICAL**

- 2.2 The current occupancy of Unit 5 involves a Carpentry workshop, with Unit 2 a Tiling company with a workshop located at the rear of the building.
- 2.3 In terms of character, taking into consideration the council's guidance, the style chooses to replicate the existing architecture and respect the current rear-view scene. The existing building and its curtilage are shown accompanied by the attached units from other companies, where the estate blocks off from where the existing mast telecommunication tower grid is placed. By respecting the given site boundary of the entire state, the proposal wishes to remove this tower grid and simply extend the rear units further into this now-usable space. A sympathetic decision has been made to carry on the existing roof forward, so as not to project parallels between each unit.
- 2.4 The existing access to the site remains unchanged, with a number of bays still available to the estate.
- 2.5 The estate is not located within the Green Belt, or a designation that would restrict the extension of the scheme.

### **SOCIAL AND ENVIRONMENTAL**

- 2.6 The prevailing character of the settlement provides a largely uniform style of residential properties within the vicinity, with a retail park located towards the east of the estate.
- 2.7 The site of Ruislip is well connected to surrounding settlements such as Harrow, Eastcote and Northolt by way of transport links and easy access to the A40 motorway. The site is served by nearby public transport offering routes to the above-mentioned.

### **ECONOMIC**

- 2.8 The development hopes to further boost the businesses that are situated within Units 5 & 2, by hoping to increase the space to provide a larger working layout for the workers.

## **3.0 PLANNING POLICY AND THE DEVELOPMENT PLAN**

Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states, that local planning authorities should determine planning applications in accordance with the development plan, unless material considerations indicate otherwise.

- 3.1 The relevant local planning authority is Hillingdon Borough Council. In addition to the policies contained within the development plan at the local level, the National Planning Policy Framework (NPPF) holds significant weight for decision-makers, especially where development plans are out of date.

## **NATIONAL PLANNING POLICY FRAMEWORK**

- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-making. For decision taking this means approving development proposals that accord with the development plan without delay (paragraph 14).
- 3.3 One of the core planning principles identified in the NPPF is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- 3.4 The NPPF states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development. authorities should look for solutions rather than problems, and decision-makers at every level should seek to find solutions to approve rather than refuse applications for sustainable development wherever possible.
- 3.5 The sustainability and design credentials go towards its acceptability in planning terms: not only due to its location but in line with paragraph 6 of the NPPF sustainability amongst other things, also includes widening the choice of high-quality homes, high-quality design and construction as well as making the most efficient use of land.
- 3.6 Paragraph 60 requires that planning and policies and decisions should not attempt to impose architectural styles or particular tastes and should not require proposals to conform to certain development forms or styles.
- 3.7 Paragraph 65 states that Local Planning Authorities should not refuse planning permission or buildings or infrastructure, which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design.

## **4.0 THE PRINCIPLE OF DEVELOPMENT**

Braintree Estate falls within the developed area as shown on the Local Plan. The principle of estate extensions is acceptable in principle, subject to according to other policies within the plan.