



PROGRESS PLANNING

Planning, Design and Access Statement

27 Links Way, Northwood, Middlesex, HA6 2XA

Section 73 application (to vary condition 2 'Approved Drawings') for a Minor Material Amendment (NMA) to Planning Permission 34565/APP/2018/3189 dated 3rd September 2018 for changes to the design including provision of a lift overrun

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Table of Contents

<u>EXECUTIVE SUMMARY</u>	<u>2</u>
<u>SUMMARY OF PROPOSAL</u>	<u>2</u>
<u>SITE DESCRIPTION</u>	<u>2</u>
<u>PLANNING POLICY</u>	<u>2</u>
<u>ASSESSMENT</u>	<u>3</u>



Executive Summary

This statement seeks to explain the rationale behind the submitted proposal following an enforcement investigation by Hillingdon Council. This application seeks to regularise what has been built on site.

Summary of Proposal

This Section 73 application (to vary condition 2 'Approved Drawings') for a Minor Material Amendment (NMA) to Planning Permission ref: 34565/APP/2018/3189 dated 3rd September 2018 for changes to the design including provision of a lift overrun is sought following grant of planning permission for *'Erection of a two storey, detached dwellinghouse with habitable roofspace and habitable basement involving demolition of existing dwellinghouse'*.

Site Description

The application site is located on the eastern side of Linksway. It incorporates the land that currently supports one existing detached house, garage and private amenity area.

Linksway is a quiet unclassified road that provides access to other parts of the Copsewood Estate, and consists predominantly of large detached residential properties.

Rectangular in shape (approx. 27m wide x 87m deep), the site extends to an area of 0.231 hectares, with ground levels relatively flat from front to back. To the front of the site, there is an existing 'in and out' driveway finished in block pavers, with low level planting and semi-mature trees lining the boundaries. Towards the rear of the site, semi-mature trees line all boundaries, with high level plants and hedging providing privacy to all sides.

The architectural character of the area is mainly traditional in appearance, however there are contemporary style properties now being built within the estate, so there certainly seems to be more variety in styles being accepted.

Planning Policy

The proposed development would be assessed against the Development Plan Policies contained within the Richmond Local Plan, the London Plan, the NPPF and supplementary planning guidance by both the London Borough of Richmond and GLA.

National Planning Policy

In addition to the policies contained within the development Plan at a local level, the National Planning Policy Framework (NPPF) holds significant weight for decision makers.

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-taking. For decision-taking this means approving development proposals that accord with the development plan without delay (paragraph 14).

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.

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.

The NPPF asserts within paragraph 49 that housing development should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Housing forms a key part of the Governments' drive for sustainable development, with an objective to increase significantly the supply and delivery of new homes in communities where people want to live and to meet the needs of present and future generations.

The sustainability and design credentials goes towards its acceptability in planning terms; not only due to its location, but in line with Para.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.

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.

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.

Assessment

The house as built has largely been completed as approved under the original planning permission, however there are a number of changes that were carried out by contractors without the knowledge of the applicant. This has resulted in the scheme deviating from the original approval. This application seeks to regularise the changes and gain consent for what has been built on site.

The main changes to the building relate to the inclusion of a lift overrun, increased size of the mansard roof and provision of additional dormers.

The resulting building is still of a high quality and the proposal is similar in scale and nature to the original approval. Therefore, it is anticipated that this application will be approved.