

## DESIGN AND ACCESS STATEMENT

SIDE OF 43 PRINCES PARK LANE, HAYES, MIDDLESEX

### 1.0 THE SITE

- 1.1 The property is a semi-detached dwelling house on the east side of Princes Park Lane. It is situated on a corner plot to the south of Princes Park Lane, adjoining Princes Park Parade. It currently benefits from a large single storey side extension with a mono pitch roof. It has a good sized front, side and rear garden with the front laid to hard standing providing space for at least 2 parking spaces.
- 1.2 The locality is low density residential, characterized in this road by similar properties.
- 1.2 The site falls within the built-up area of the Borough, is not within a conservation area or Area of Special Local Character.
- 1.3 The site is located in an area with a Public Transport Accessibility Level (PTAL) of 2, indicating poor access to public transport. It is not situated in a designated conservation area.

### 2.0 RELEVANT PLANNING HISTORY

- 34778/APP/2017/164 (Refused but allowed at Appeal)  
12/07/2017  
First floor side extension
- 34778/APP/2016/3494 (Refused)  
29/11/16  
Part Two storey. Part single storey side/rear extension
- 34778/APP/2015/1750 (Approved)  
13/07/15  
Single storey rear extension
- 34778/APP/2014/2241 (Prior approval not required)  
15/08/14  
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.6 metres, for which the maximum height would be 3 metres, and for which the height of the eaves would be 2.4 metres.
- 34778/APP/2013/1271 (Refused and dismissed at appeal)  
04/12/2013  
Two storey side extension

- 34778/APP/2013/50 (Withdrawn)

21/03/13

Two storey side extension

- 34778/APP/2012/78 (Approved)

21/03/12

Single storey side extension

- 66629/APP/2009/2539 (Refused and dismissed at appeal)

01/10/2010

1 bedroom semi-detached dwelling (outline application)

### 3.0 DETAILS OF PROPOSAL

- 3.1 The proposal is for the erection of a detached **two storey building** to create a one bedroom house to the side of 43 Princes Park Lane, Hayes.
- 3.2 The dwelling house would be two storey with a width of 5.465m, depth of 6m -9.5m and height of 6.9m.
- 3.3 The existing property would remain a 3 bedroom house (as originally designed) with a garden circa 54m<sup>2</sup>.

### 4.0 MAIN PLANNING ISSUES

The main planning issues to be considered are:

- The principle of development
- Design and appearance
- Standard of accommodation
- Neighbours living conditions'
- Transport and parking
- Sustainability
- Fire Safety

#### 4.1 Effect on the character and appearance of the original dwelling

- 4.1.1 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that: B) Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 4.1.2 The proposed dwelling would be set-behind the front building line of the respective property at No. 43 Princes Park Lane, with a 1m gap. Importantly, the relationship to no.43 and other properties was deemed acceptable in the recent approval for a first floor extension over the existing side extension, and there has been no change in policy or circumstance to warrant a different conclusion.

The dwelling will face towards the front elevation of Nos. 54 and 56. There are two window opening along the first floor front elevation facing these properties with a separation distance of 29m.

The proposed dwelling house has no flank windows at first floor and in the event of an approval it would be considered appropriate to condition this to be maintained as such, to prevent overlooking and loss of privacy to the neighbouring occupiers.

Two windows are proposed to the first floor rear elevation, one of these is to a hallway and the second to the study. The window to the hallway will be obscure glazed to prevent overlooking at the second window to the study is set further away to avoid overlooking.

## **4.2 Impact on the Street Scene**

4.2.1 Paragraph 126 of the NPPF (2021) seeks the creation of high quality, beautiful and sustainable buildings. Parts b) and c) of paragraph 130 of the NPPF (2021) states that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture and are sympathetic to local character and history, including the surrounding built environment.

4.2.2 Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that:

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

4.2.3 The location of the proposed dwelling would not disrupt the rhythm and open spacing between buildings on this corner of Lane and Princes Park Parade. Previously a first floor extension has been approved over the existing side extension which is no different in mass on the corner.

4.2.4 The house has been designed to match the style of the adjoining semi-detached dwellings with a pitched roof set down from the current ridge height of the neighbouring property.

## **4.3 Car parking and Layout**

4.3.1 Policy DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy DMT 6 of the Hillingdon Local Plan: Part Two -Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1.

4.3.2 The application site will make provision for 1 no. off road parking space for the existing dwelling house and 1 no. parking space for the new dwelling house. Both spaces will have access to electric

charging points as indicated on the ground floor plan. A shed is provided to both dwellings for cycle storage.

- 4.3.3 The additional vehicle space to the new dwelling house would be located in front of the proposed dwelling. The existing house would retain the single space it currently has. Both vehicles could reverse easily on to the main road as per the current arrangements or reverse onto the driveway when parking to exit safely without causing any road danger. There is sufficient space to utilise the existing drop kerb to do this manoeuvre.
- 4.3.4 Cycle storage is provided to both properties. The proposed dwelling will have a covered cycle store along the side of the house concealed behind the existing brick wall, the existing dwelling house will have a shed in the garden to store 2 no. cycle stores. It should be noted that if consent is granted then the appearance, style and materials can be agreed via a planning condition.

#### **4.4 Design and Appearance**

##### **4.4.1 Inclusive Access**

Paragraph 110 b) of the NPPF (2021) states that in accessing applications for development, it should be ensured that: safe and suitable access to the site can be achieved for all users. This is supported by DMHB 12 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) which seeks to provide safe and direct pedestrian and cycle movement through the space.

- 4.4.2 London Plan Policy D5 requires all new development to achieve the highest standard of accessible and inclusive design, seeking to ensure new development can be used easily and with dignity by all. London Plan Policy D7 require that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users. DPD Policy DM2 also requires new developments to be designed so that they can be used safely, easily and with dignity by all.

- 4.4.3 In this particular case the proposed new dwelling would be in compliance with the specifications of an M4(2) dwelling as set out in Approved Document M to the Building Regulations. A WC will be provided on the ground floor close to the entrance and a step free access via the rear entrance of the house. If the application were to be approved a condition would be imposed to secure this. The proposal is therefore acceptable with regards to the policies outlined above.

##### **4.4.4 Refuse/Recycling Collection**

Part D) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020) states that development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection.

A bin store would be located to the front of the proposed dwelling, the existing dwelling would store bins as per the current arrangement i.e. on the driveway. Further details of screening and specification could be secured through a condition in the event of an approval.

##### **4.4.5 Internal amenity provision**

Policy D6 of the London Plan (2021) sets out the minimum internal floor space standards required for residential developments in order to ensure that there is an adequate level of amenity for future occupants. Table 3.1 requires a two storey dwelling with 1 bedrooms, 2-person occupancy, to have a gross internal area of at least 58 square metres. The proposed dwelling would have a gross internal area of 64sqm and would therefore meet the minimum floor space requirements set out in policy D6 of the London Plan (2021).

4.4.6 The DCLG's Technical housing standards- nationally described space standard (2015) requires double bedrooms to have a floor area of at least 11.5 square metres. The Technical housing standards - nationally described space standard (2015) sets out the same gross internal area space standards set out in Table 3.1 of the London Plan (2021). The proposed double bedroom would exceed the minimum floor area standards.

4.4.7 The proposed dwelling is dual aspect. The proposal would provide a satisfactory provision of internal amenity space for future occupiers in accordance with the London Plan (2021) and Policy DMHB 16 of the Hillingdon Local Plan: Part 2- Development Management Policies (2020).

4.4.8 External amenity space provision

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality useable private outdoor amenity space. Table 5.3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that 2-bedroom houses should have a minimum of 60 square metres of private usable amenity space.

The existing dwelling would have a rear garden of 53sqm and the proposed dwelling would have a rear garden of 75.8sqm. Neighbouring gardens are of similar size.

#### **4.5 Standard of Accommodation**

4.5.1 The dwelling house meets the requirements of the minimum space standards for new dwellings (Table 3.1 of The London Plan). A 1 bedroom, 2 person house is required to have a minimum gross internal floor area of 58m<sup>2</sup>, the proposed dwelling has a gross internal area of 64m<sup>2</sup> which is in excess of the requirement.

4.5.2 A minimum ceiling height of 2.5m will be provided throughout.

4.5.3 The proposed dwelling house is dual aspect with opening windows on two sides for better daylight, direct sunlight, natural cross-ventilation, choice of views and greater flexibility in the use of rooms.

4.5.4 The amenity space complies with the following London Plan requirements:

- Positioned to be usable
- Has a balance of openness and protection
- Is appropriate for its outlook and orientation

4.5.5 Overall it is considered that the proposal would provide good quality accommodation for future occupants.

#### **4.6 Energy and sustainability**

4.6.1 In accordance with Local Plan Policy, development proposals will be expected to meet the carbon emission reduction requirements set out in the London Plan. London Plan Policy SI2 (Minimising Greenhouse Gas Emissions) requires development proposals to make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:

- (1) Be lean: use less energy
- (2) Be clean: supply energy efficiently
- (3) Be green: use renewable energy
- (4) Be seen: monitor, verify and report on energy performance

4.6.2 Building Regulations Part L1A 2016 (SAP) applies to all new build dwellings and confirms the carbon emissions from all regulated energy.

The proposed development has been developed using the energy hierarchy below:

1. Be Lean

*A reduction in energy use as a result of passive design and energy efficiency Thermal performance of envelope (U-values)*

- Glazing design
- Airtight construction
- Efficient mechanical ventilation
- Variable speed fans and pumps
- Efficient lighting
- Use of a flue gas heat recovery device on the boiler

2. Be Clean

*A focus on supplying energy to the development through efficient means*

- Connect to low carbon heat networks
- Develop site wide heat network from single energy centre
- On site CHP
- Provide energy efficient individual heating

3. Be Green

*The installation of renewable technologies to meet energy demand where possible Consider the feasibility of renewable energy technologies*

- Assess the integration of renewable technologies based on the above measure

4.6.3 The development must be provided with energy savings through the use of thermal improvements to fabric (a 'fabric first' approach), followed by other clean energy solutions (such as energy efficiency improvements, district heating) and finally the use of renewable energy technologies, where practical. This hierarchy complements the integrated approach to the sustainable energy objectives of the London Borough of Hounslow's Local Plan 2015-2030.

The planning policies require a full review of the technical and economic feasibility of the following renewable technologies:

- Biomass heating
- Biomass combined heat and power
- Solar hot water
- Solar photovoltaic
- Ground source heat pumps
- Air source heat pumps / exhaust air heat pumps
- Wind power

To achieve the targets set the development must achieve a balance between fabric, heating and control, ventilation and air leakage improvements, the amount of zero or low carbon technology installed and the capital, life cycle and running costs, maintenance and operation, etc.

Feasible renewable energy technologies have been considered during the assessment to ensure the most suitable renewable energy is chosen for the demands of this scheme. The pros and cons of each technology with respect to this site are considered as part of this statement.

4.6.4 The following has been proposed to maximise carbon savings:

- Triple glazing throughout
- Solar panels to the roof
- 10% be lean target will be met

#### **4.7 Fire Safety**

4.10.1 Following the publication of the London Plan in March 2021 all applications are required to meet the highest standards of fire safety. As part of this application fire safety information has been submitted to accord with policy D12a of the London Plan.

#### **4.8 Conclusion**

4.8 The proposal has been amended significantly from the previously submitted schemes to address the reasons for refusal and would preserve the character and appearance of the local area and not adversely affect neighbouring residential amenity and on street parking and highway safety. The bulk and mass on the corner has been reduced, the architectural style of the extension is more in keeping with the buildings adjacent. There is a single storey side extension currently present with consent for a first floor extension over. We would seek to simply make this circa 1m wider to accommodate a new dwelling which would help achieve the requirements for housing in Hillingdon.