



PROGRESS PLANNING

Planning, Design and Access Statement

33 Brambles Drive, Hillingdon

Erection of single storey rear/side infill extension to an existing dwellinghouse.

Prepared by Progress Planning on behalf of:

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The Site

The site is located on west side of 33 Brambles Farm Drive, approximately 90m west of its junction with the Uxbridge Road. The dwelling is neither listed nor located within a conservation area.

The site has a PTAL rating of 2 and is located in Flood Zone 1. There are no other planning designations relevant to the site.

Planning History

There are no planning records for the existing dwelling beyond the original consent. It is possible that the existing extension was constructed under permitted development. Nevertheless, this extension was erected more than 4 years ago and is lawful. No other development is relevant to this application.

Proposed Development

The proposal consists of a single storey rear/side infill extension to an existing dwellinghouse.

Planning Policy

The proposed development would be assessed against Hillingdon's Local Plan; the London Plan 2021, the NPPF, and supplementary planning guidance by both the London Borough of Hillingdon and GLA.

Principle of Development

Policy H9 'Ensuring the best use of stock' of the London Plan states that Boroughs should promote efficient use of existing housing stock to reduce the number of vacant and under-occupied dwellings. The proposed extension would enhance the internal quality of amenity space for future occupiers and make more efficient use of the existing dwelling. Therefore, in principle, the proposal should be supported and it would comply with policy H9 of the London Plan.

Impact on the character and appearance of the area

The site is not located within a Conservation Area or Area of Special Local Character.

Strategic Policy BE1 of the Local Plan: Part 1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods.

Policy DMHB 11: Design and New Development of the Local Plan Part 2 – Development Management Policies states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including harmonising with the local context by taking account the surrounding:

- Scale of development, considering the height, mass and bulk of adjacent structures;
- Building plot sizes and widths, plot coverage and established street patterns;
- Building lines and setbacks, rooflines, streetscape rhythm, for example gaps between structures and other streetscape elements, such as degree of enclosure;
- Architectural composition and quality of detailing;
- Local topography, views both from and to the site; and
- Impact on neighbouring open spaces and their environment.

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Chapter 3 Design of the London Plan 2021 sets out a series of overarching design principles for development in London that seeks to ensure that development makes the best use of land by following a design led approach.

The existing dwelling already has an existing rear extension, but it only partly extends across the rear section of the house. This proposal seeks to infill this section and extend the extension so that it is full length. As the proposal will not be visible from the street and as it is single storey and screened by the original building, existing extension and boundary fencing, the development will have little or no impact on the visual amenity of the area. As such, the proposal is considered to be acceptable in terms of its impact on the character and appearance of the area.

Given the design approach taken, the development is considered to sit comfortably on the original dwelling and its materiality will match the host.

Overall, the development proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, in accordance with Strategic Policy BE1 of the Local Plan: Part 1 and policy DMHB 11: Design and New Development of the Local Plan Part 2 – Development Management Policies; chapter 3 of the London Plan 2021; and the National Planning Policy Framework.

Impact on neighbours

Policy DMHB 11: Design and New Development of the Local Plan Part 2 – Development Management Policies states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The closest neighbouring property to the development is the adjoining property, however, the rear infill extension is sought to the other side of an existing extension away from this neighbour. Therefore, there will be no harm to the occupiers of neighbouring properties.

It is worth highlighting that this application has been sought as part of development of the site next door to the south where an application for 1 house is being sought. This extension along with the design led approach being taken in relation to the new dwelling next door will ensure that both properties will have a satisfactory relationship with one another. This proposal will enhance the amenity of the occupier of the application property and no neighbours will be harmed by the development.

Conclusion

The proposal is will improve the residential amenity for existing occupiers and safeguard the visual amenity of the area, whilst not harming or affecting the residential amenity of neighbouring properties. Overall, the proposed development would comply with local, regional and national policies.

Therefore, it is anticipated that the application will be approved.