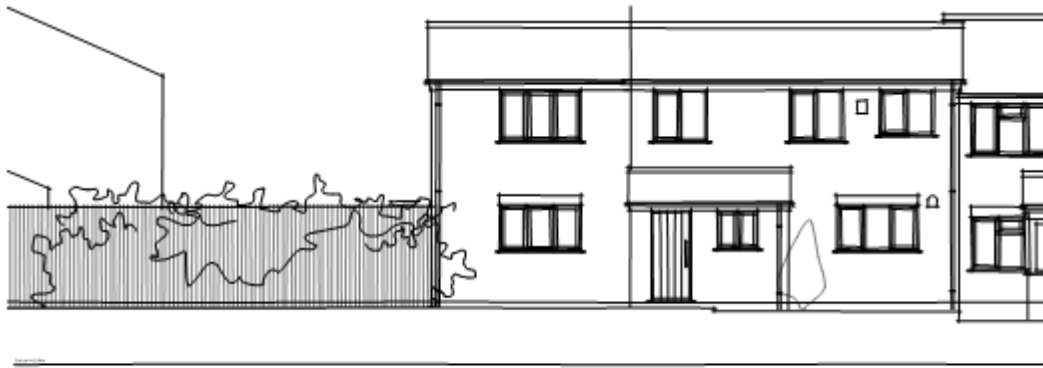


DESIGN & ACCESS STATEMENT



Demolition of existing garage. Erection of a two-storey, 1 bed end of terrace dwelling and erection of two-storey rear extension to existing dwelling, pursuant to approval 35924/APP/2019/2972

174 Aylsham Drive, Ickenham, UB10 8UF

BGAR/2/tp/03 a
Issued with Detailed Planning Application – 19th March 2020
Circ: London Borough of Hillingdon, Applicants

Contents

Design and Access Report

Application Documents

Design Proposals

19 BGAR SL01	B	Site Location Plan
19 BGAR EX01		Existing Site Plan
19 BGAR EX02		Existing Floor Plans and Elevations
19 BGAR PE04	B	Proposed Floor Plans and Elevations
19 BGAR SP04	A	Proposed Site Plan
19 BGAR PE03		Approved Extension Floor Plans and Elevations – <i>for information</i>
19 BGAR SP03		Approved Site Plan – <i>for information</i>

Introduction

The existing property consists of a 3-bed end terrace home, with an attached garage (that has previously been converted into a room) and a small single storey rear extension. The property has been granted permission for the demolition of the existing garage and porch and the erection of a two-storey side extension and porch. *ref: 35924/APP/2019/2972*.

The applicants are proposing a two-storey, single-bed dwelling, similar in position, footprint and massing to the existing approved extension *ref: 35924/APP/2019/2972* with minor amendments to the elevations and width. To enable the creation of this attached dwelling, the existing (converted) garage to the side of the house will be demolished.

It is also proposed to improve the layout of the existing “host” property, particularly in relation to the first-floor bedrooms, to provide a family home with 3 adequately sized bedrooms, and to create a large open plan living area on the ground floor replacing a number of small rooms. The proposals to extend the existing “host” dwelling will ensure no overshadowing or loss of light occurs in the existing home in relation to the new dwelling. The existing single storey extension to the rear of the home, will be demolished to allow for the new extension.

The proposal remains consistent in terms of scale and amount as the approved extension permission 35924/APP/2019/2972 and therefore the visual impact is unchanged.

It is also noted that the principle of a new dwelling was established in application 35924/APP/2019/4077, which was refused due to dwelling size and over shading of the host dwelling. This application addresses the reasons for refusal, of application 35924/APP/2019/4077.

It is noted that in the officer’s assessment of 35924/APP/2019/4077, it was found that impact on the street scene, bulk, massing, parking arrangements, relationships with neighbouring dwellings and amenity areas were all found to be acceptable.

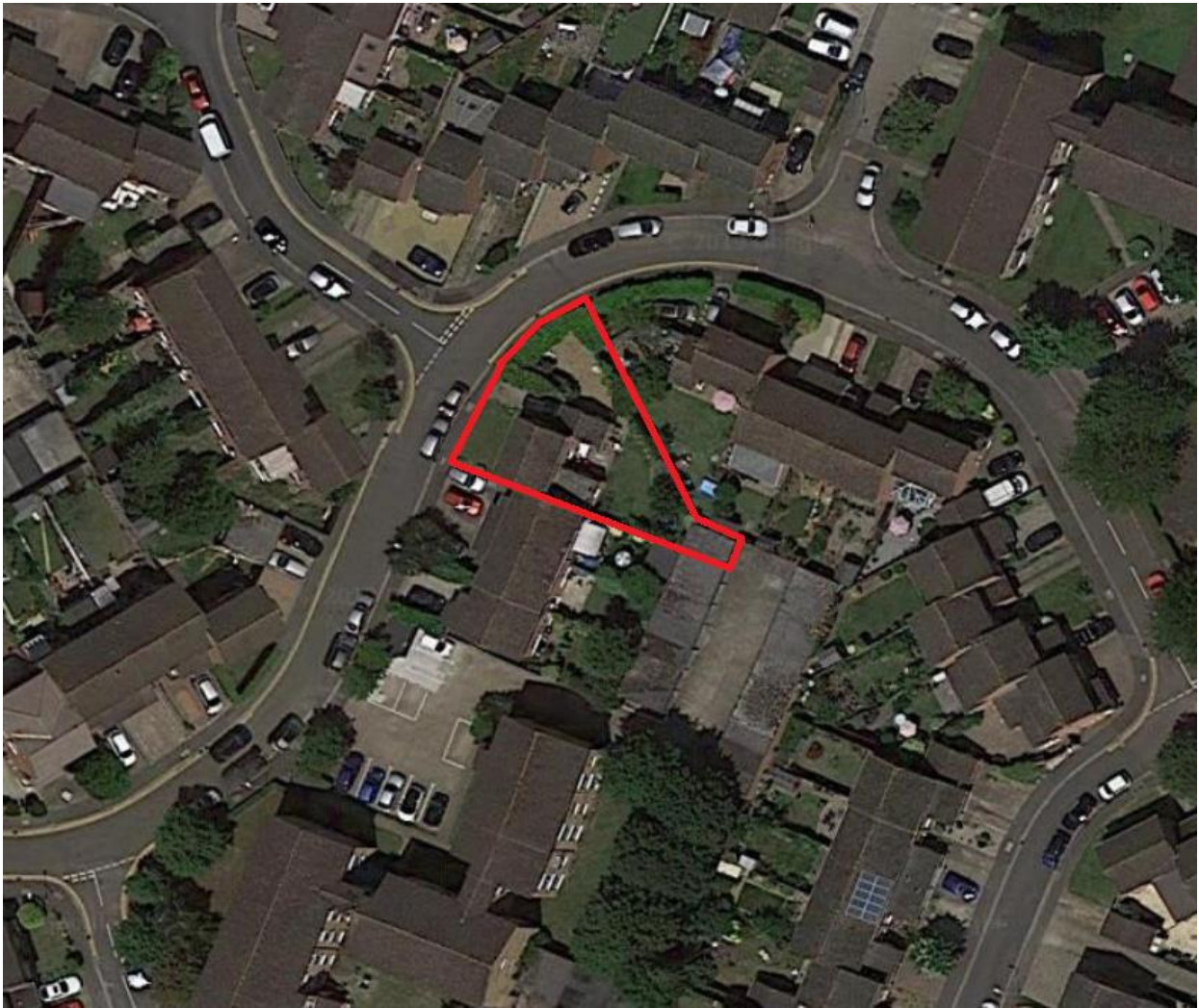
Proposed Dwelling:

Gross internal area	59 m ²
Demolished floor area (garage)	10 m ²
Increase in floor area	49 m ²
External amenity space	52 m ²

Existing Dwelling:

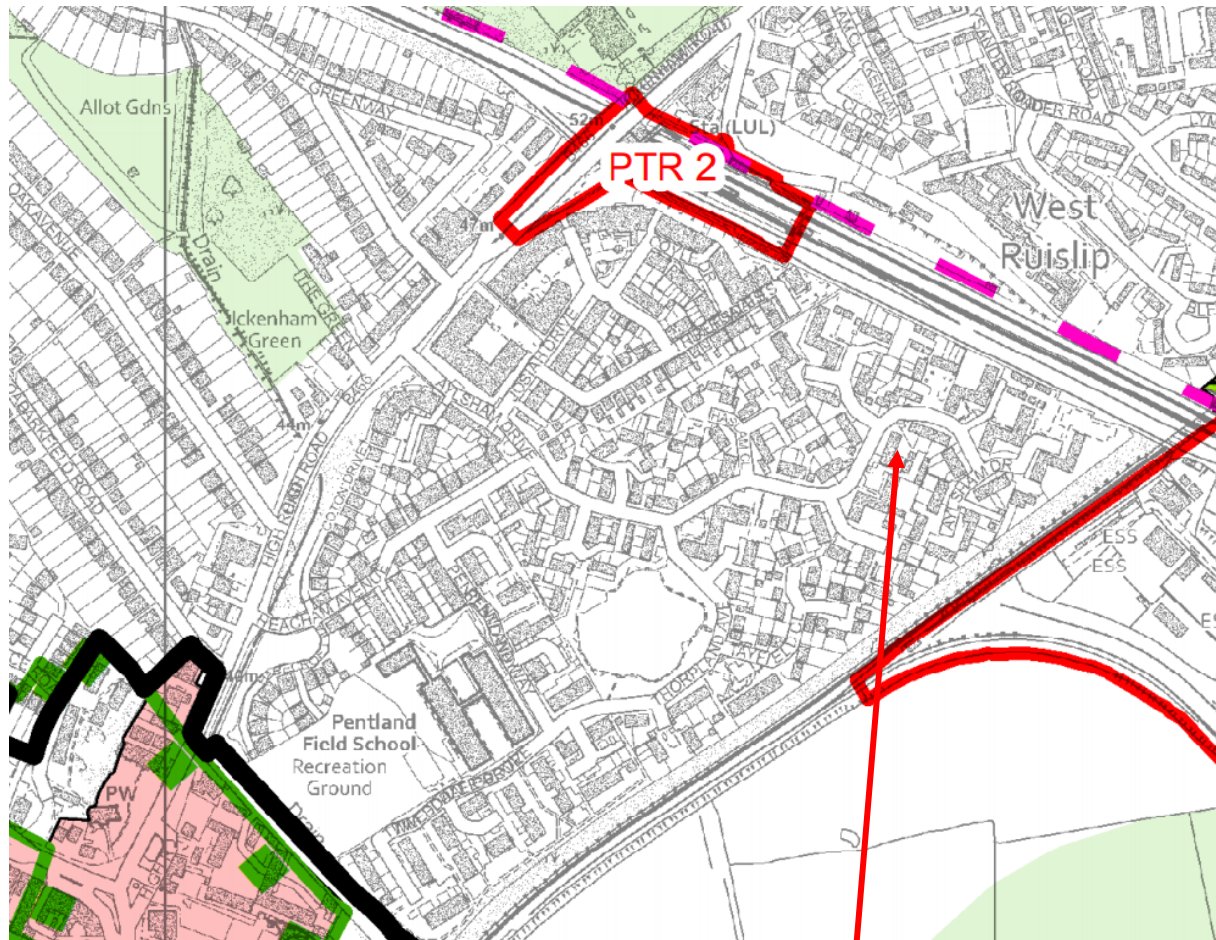
Extension floor area	34 m ²
Demolished floor area	12 m ²
Increase in floor area	22 m ²
External amenity space	71 m ²

Location of site



Development Control Guidance

In developing the proposals for 174 Aylsham Drive we have complied with the Development Control Advice set out in the Hillingdon Local Plan and Strategic Policies.



LONDON BOROUGH OF HILLINGDON LOCAL PLAN PART 2 - POLICIES MAP Adoption Version

- Aggregate Processing and Recycling Location
- Areas forming links in Green Chains
- Areas of Special Local Character
- Air Quality Management Area
- Colne Valley Park
- Conservation Areas
- Grand Union Canal
- Green Belt
- Heathrow Boundary
- Public Safety Zone
- Metropolitan Open Land
- National Nature Reserve
- Nature Reserve
- Nature Conservation Sites of Metropolitan or Borough Grade I Importance
- Nature Conservation Sites of Borough Grade II or Local Importance
- Regionally Important Geological Site
- Not within London Borough of Hillingdon
- Hayes Housing Zone
- Hotel Growth Location
- Office Growth Location
- Hotel and Office Growth Location
- Locally Significant Employment Location
- Locally Significant Industrial Site
- Strategic Industrial Location
- Registered Park and Gardens
- Road Safeguarding
- Scheduled Ancient Monuments
- Site Allocations, Minerals and Transport Designations
- Sites of Special Scientific Interest
- Archaeological Priority Areas
- Archaeological Priority Zones
- Site for Gypsies and Travellers
- Extension within existing Gypsies and Travellers site
- Town Centres
- Local Centres

The application site is in the built-up settlement and is not in a conservation area, the green belt or an AONB.



Planning Policy and National Planning Policy Framework

The National Planning Policy Framework was revised in February 2019 and post-dates the policies in the Hillingdon Strategic Policies Document.

Achieving Sustainable Development

7. *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.*
8. *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
 - a. **an economic objective** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b. **a social objective** – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c. **an environmental objective** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
10. *So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development***

Identifying land for homes

68. *Small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:*
 - c. *support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and*

Achieving Well-Designed Places

124. *The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is*

effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

127. *Planning policies and decisions should ensure that developments:*

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Planning History and Development Proposals

The property has been granted permission for the demolition of the existing garage and porch and the erection of a two-storey side extension and porch. ref: 35924/APP/2019/2972.

Relevant planning history:

174 Aylsham Drive, Ickenham, UB10 8UF

Reference number	Type of application	Details	Applicant	Date	Decision
35924/APP/2019/4077	Full	Erection of a two storey 1 bed semi-detached dwelling involving demolition of existing garage	Mr & Mrs Gascoyne	13.02.20	Refused
35924/APP/2019/2972	Householder	Two storey side extension and porch to front involving demolition of existing garage and porch	Mr & Mrs Gascoyne	12.11.19	Approved

35924/APP/2019/4077 - Erection of a two storey 1 bed semi-detached dwelling involving demolition of existing garage.

The application for a new dwelling was refused for two technical reasons, the officer's report accepted the principle of the creation of a new dwelling. The reasons for refusal were -

1. *The proposal would provide an indoor living area of an unsatisfactory size for future occupiers and would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers.*
2. *The proposed development, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupier at 174 Aylsham Drive, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook.*

This new application addresses the two reasons for refusal by increasing the floor area of the proposed dwelling (with accompanying calculations) and the remodelling of the existing "host" dwelling to extend the rear elevation to line up with rear elevation of the proposed new dwelling. We note the depth and style and massing of the rear extension will match that of the previously approved side extension 35924/APP/2019/2972.

The officer's report found

Summary

The applicants are proposing a two-storey, single-bed dwelling, identical in position, footprint and massing to the existing approved extension ref: 35924/APP/2019/2972 with minor amendments to the elevations. The proposed scheme aims to do this by demolishing the existing (converted) garage to the side of the house and building a new two-storey end of terrace dwelling in its place. The proposal remains consistent in terms of scale and amount as the approved extension and therefore the visual impact of the extension is unchanged.

It is also noted that the proposed car parking area to the front is as recently approved. It is concluded that, bearing in mind the recent approval of a two-storey side extension of similar form, that refusal in street scene terms would be difficult to defend on appeal....

Impact on the amenities of the occupiers of neighbouring residential properties

In terms of the impact of the proposal on the neighbouring dwellings, the proposal would not result in significant loss of light, loss of outlook, loss of privacy or sense of dominance would occur to neighbouring dwellings. New windows face towards the back. Due to the relative angles it is not considered that any material overlooking of habitable room windows will result. At first floor all windows are front or rear facing with the first floor rear serving a bathroom which, if approved, could be conditioned as obscure glazed and high level opening.

Impact on Street Scene

The site is a wedge-shaped residential plot on the inside of a sweeping bend in Aylsham Drive. The existing dwelling at No. 174 is an end-of-terrace two storey dwelling, set forward of the remainder of the terrace. The extension will follow the same front building line but will replace the garage which has some set back which assists in retaining a subordinate appearance. The garden area at the side of the house is heavily enclosed by a substantial evergreen hedge immediately to the rear of the pavement. The evergreen hedge carries on around the inside of the bend, to enclose and screen the adjacent electricity sub-station compound and links up with a similar hedge at the front of No. 176. In order to accommodate replacement car parking and the extension some of the hedge will be removed.

The applicants are proposing a two-storey, single-bed dwelling, identical in position, footprint and massing to the existing approved extension ref: 35924/APP/2019/2972 with minor amendments to the elevations. The proposed scheme aims to do this by demolishing the existing (converted) garage to the side of the house and building a new two-storey end of terrace dwelling in its place. The proposal remains consistent in terms of scale and amount as the approved extension and therefore the visual impact of the extension is unchanged. It is also noted that the proposed car parking area to the front is as recently proposed. There is a proposed fence line but this also set back in line with the front wall of the proposed dwelling.

It is concluded that, bearing in mind the recent approval of a two-storey side extension of similar form, that refusal in street scene terms would be difficult to defend on appeal.

Traffic Impact/Pedestrian Safety

The highways officer is satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any highway safety concerns.

Urban Design, Access and Security Considerations

Private outdoor amenity space will be required to be well located, well designed and usable for the private enjoyment of the occupier. In assessing the quality of all amenity space in development proposals, whether individual or communal, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight, noise, enclosure and privacy.

*Front boundary treatment will be required to respect the character of the streetscene. Traditional front boundaries will comprise hedges and natural materials such as brick walls, timber fences and gates. Walls and fences over 1m in front gardens require planning permission and should make positive contribution to the street scene. They should not obstruct sight lines required for road and public safety. **The proposal does not materially differ from that recently approved.***

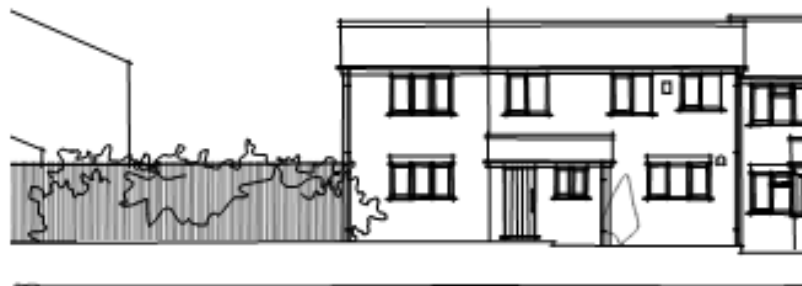
Outdoor amenity space will be required to provide an appropriate mix of hard and soft landscaping, including grass, shrubs and trees.

*Policy DMHB 18 of the Local Plan 2020 (Private Outdoor Amenity Space) states, inter alia that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3. **A one bedroom dwelling requires 40 sq m and the proposal has 48 sq m. 84 square metres of space is retained for the existing dwelling. This is a three bedroom dwelling which would require 60 square metres amenity space.***

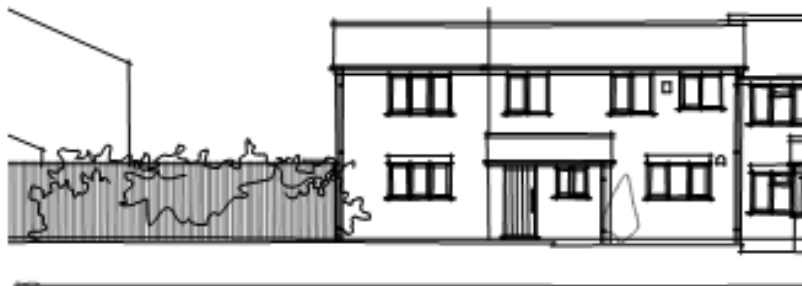
Layout

The proposed 1 bed home is to be located to the left of the existing property, and is similar in terms of bulk, massing and front and rear elevations to the extension proposal which was very recently approved *ref: 35924/APP/2019/2972* as demonstrated in the comparative elevations below.

The proposed property has an open plan layout providing a kitchen, dining and living space, with a downstairs W.C. and access through french doors to the garden. Upstairs, there is one double bedroom and en-suite. The proposed new dwelling will have a floor area of 59m² which is 1m² above the required standards to comply with the Nationally Prescribed Space Standards. The proposed new dwelling and will also comply with lifetime homes.



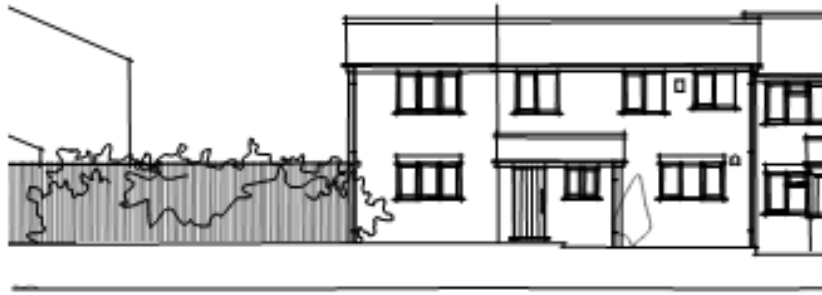
FRONT ELEVATION APPROVED



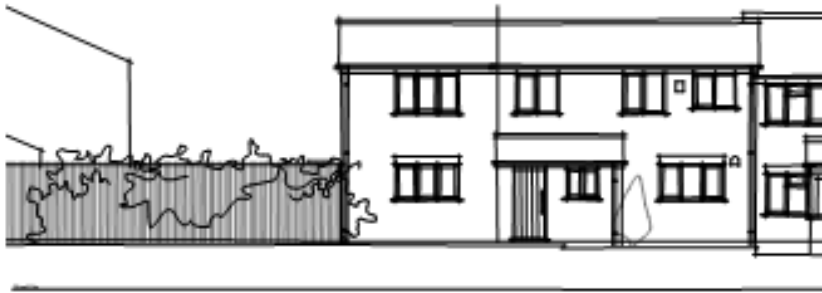
FRONT ELEVATION PROPOSED

The applicants also propose to make improvements to the existing property to create a contemporary open plan layout filled with daylight, with windows better related to this angled site, and to remodel the upstairs layout to provide 3 good sized bedrooms. The extension, along with remodelling of the ground floor layout will provide the house with an open plan kitchen-diner and living room. Extending the roof line across the width of the rear elevation will tie in both the existing and proposed house, unifying the appearance of the rear elevation.

On the first floor the proposed extension provides a new master suite and enlarges both the 2nd and 3rd bedroom. Furthermore, it provides a larger landing, creating a more spacious, bright area. These changes provide the property with two double bedrooms, one with a private en-suite, and one single bedroom which was previously too small to be considered a habitable bedroom. The family bathroom is retained unaltered.



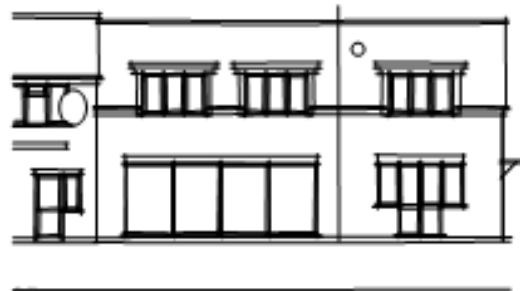
FRONT ELEVATION APPROVED



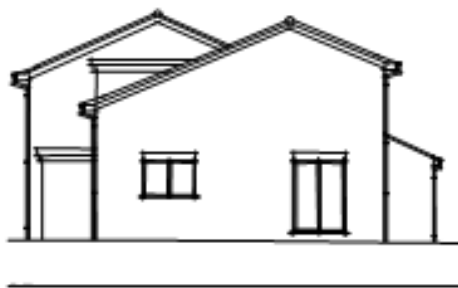
FRONT ELEVATION PROPOSED



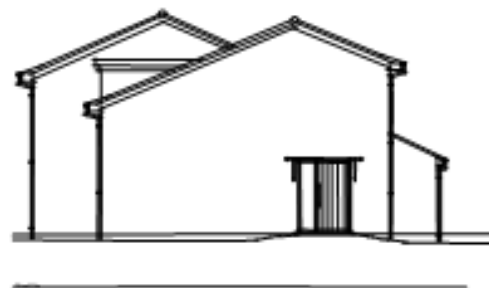
REAR ELEVATION APPROVED



REAR ELEVATION PROPOSED



LH ELEVATION APPROVED



LH ELEVATION PROPOSED

Appearance and Proposed Materials

To ensure the proposed is in keeping with the existing house, all materials will be selected to ensure that they are a match to the existing house:

- The walls will be built using an appropriate brick to match the existing.
- The roof will be of tiles to match the existing and a dark grey single ply membrane to the flat roofs.
- All new windows and doors will be selected to match the existing.



Access and Parking

Access to the existing house remains unaltered from permission 35924/APP/2019/2972. Access to the existing property's back garden is through the existing garage.

Access to the proposed new 1 bed house is via the front door on the side elevation and garden is via a side gate.

All necessary design considerations have been implemented to ensure the proposed 1 bed house complies with Lifetime Homes and National Space Standards.

The parking layout is similar to the approved extension permission 35924/APP/2019/2972, however the parking space for the proposed 1 bed home has been widened to comply with the lifetime homes standards, while allowing for the frontage hedge to be retained.

No. 174 will be provided with 2 parking spaces, one to the front of the dwelling and the use of the existing rear garage is retained as the second space. The proposed new dwelling will be provided with 1 space.

As noted earlier, the officer's report for application 35924/APP/2019/4077 confirms that the parking provision and parking layout is acceptable.

Site proposals plan. (Not to scale)



Flooding and Drainage.

The new Flood Map for Planning service has been consulted and demonstrates that the site is within Flood Zone 1, with a low probability of flooding. Flood reports are therefore not required to support this application.

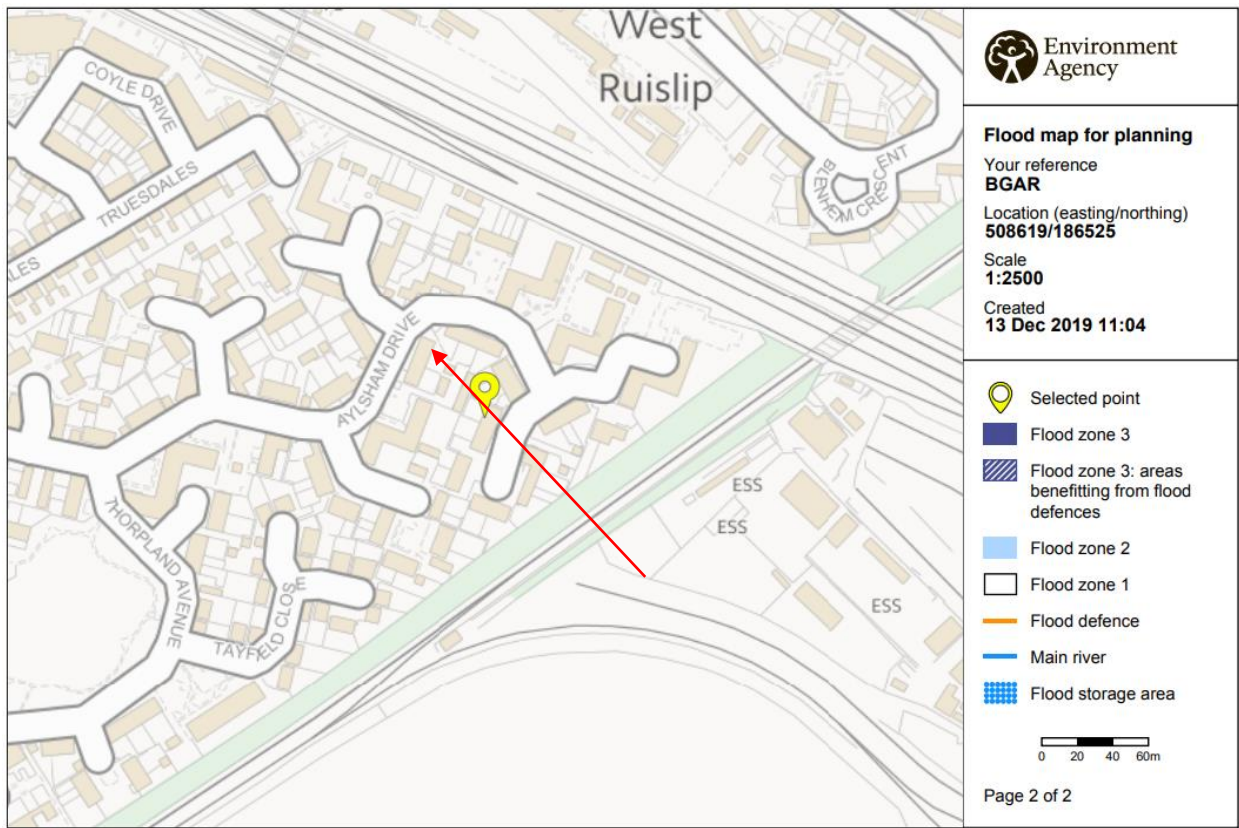
Soakaways will provide surface water drainage. Foul drainage will be to the existing foul drainage connection.



Flood map for planning

Your reference	Location (easting/northing)	Created
BGAR	508619/186525	13 Dec 2019 11:04

Your selected location is in flood zone 1, an area with a low probability of flooding.



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Trees, Landscaping and Amenity

There are no trees on the site that are protected by a TPO. No trees will be affected by the proposals. Existing landscaping at the front of the building is retained as the approved extension permission 35924/APP/2019/2972 and therefore the visual impact on the streetscape remains unchanged.

The existing house will retain an amenity area of 71 m² which is 11 m² greater than the local plan requirement of 60 m². The proposed 1 bed house will have an amenity space of 52m² which is 12m² greater than the required 40m².

As noted earlier, the officer's report for application 35924/APP/2019/4077 confirms that the proposed amenity areas and their location is acceptable.



Environmental Sustainability and Layout

The London Borough of Hillingdon has not yet introduced policies on environmental sustainability for small development sites, but nevertheless this issue is becoming more important, and worthy of consideration. Where possible the scheme has been designed to be environmentally sustainable.

The new windows and doors will feature modern energy efficient glazing and the house will be constructed to the latest Building Regulation Standards which are equivalent to Sustainable Homes Level 4 energy efficiency standards.

A dedicated space in the kitchen for storage and separation of waste for recycling prior to collection will also be provided.

It would be proposed that the hard surfacing on the site would be permeable to reduce water run-off, and to maintain ground water levels.

Associated Infrastructure Improvements

CIL contributions are required at the following rates:

London Borough of Hillingdon	£95 /m ²
The Mayor's CIL	£35/ m ²

Proposed gross internal floor area new house	59m ²
Garage to be demolished	10m ²

Proposed extension to host dwelling	34 m ²
Extension to be demolished	12 m ²

Increase in floor area	71m²
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