

**MIALEX**

Innovative Planning Solutions

19th November 2021

Planning Services
Hillingdon Borough Council
3N/04
Civic Centre
Uxbridge
Middlesex
UB8 1UW

c/o Workplace
4th Floor
Churchgate House
56 Oxford Street
Manchester
M1 6EU

03301 331 355
info@mialex.co.uk
www.mialex.co.uk

Dear Sir/Madam

Re: Ickenham - No 11 Thornhill Road, Middlesex UB10 8SF**Householder planning application for the demolition of an existing single storey dwellinghouse and garage and its replacement with a two storey detached property with habitable roofspace****Background**

We act on behalf of Dhruti Josan and have been instructed to submit a householder planning application which seeks consent for the following works:

- Demolition of the existing single storey dwellinghouse on site;
- Erection in its place of a replacement two storey dwellinghouse with habitable roofspace and associated amenity space to provide four bedrooms served by en-suites, two family bathrooms, one WC, two utility rooms, a kitchen diner, lounge, study and games room.

The application was submitted by Planning Portal on 19th November 2021 and comprises the following:

- Completed planning application forms;
- Completed CIL questions form; and
- Drawings package prepared by Faluck Patel comprising:
 - i. Existing Ground Floor Plan and Roof Plan;
 - ii. Existing Elevations;
 - iii. Proposed Ground Floor Plan;
 - iv. Proposed First Floor Plan;
 - v. Proposed Loft Floor Plan;
 - vi. Proposed Roof Plan;
 - vii. Proposed Elevations;
 - viii. Location Plan and Block Plan;
 - ix. 45 Degree plan.

In addition to the above documentation, this cover letter provides a detailed assessment of the key planning issues and should be taken into consideration in the determination of the planning application.

Site and Surroundings

The application relates to a single storey detached dwelling located on the eastern side of Thornhill Road. The site forms a regular sized plot within a residential street.

There is significant off road parking space for several vehicles to the front of the property as demonstrated on the enclosed drawings package.

The surrounding properties within the wider streetscene generally comprise large, detached dwellings which display variation in regard to their external design and materials. The existing dwelling is noticeably smaller in comparison.

Please refer to the images below.



Image 1: View of the site as seen from Thornhill Road facing east



Image 2: View of the site from within the existing driveway with two storey dwelling to the north and 1.5 storey dwelling to the south

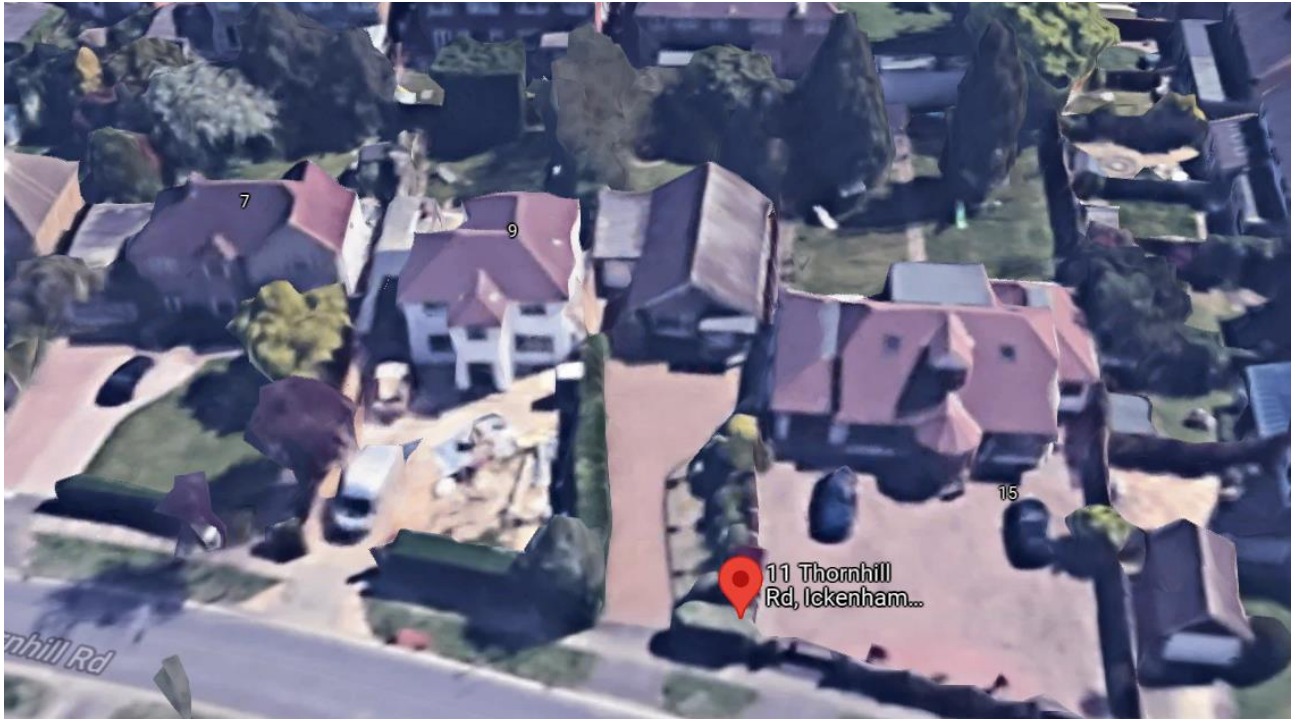


Image 3: Overhead view of the site facing east demonstrating its setback position within the streetscene

Planning History

A review of the Council's online records reveals that the property has not been subject to any planning applications of relevance to this scheme.

The Proposal

The application seeks consent for the following works:

- Demolition of the existing single storey property on the site;
- The erection in its place of a new two storey detached dwelling with habitable roof space and associated amenity and refuse provision to provide:
 - i. Four bedrooms served by en-suites;
 - ii. Two family bathrooms;
 - iii. One WC;
 - iv. Two utility rooms;
 - v. kitchen diner;
 - vi. Lounge;
 - vii. Study; and
 - viii. games room

As set out on the accompanying plans, the proposed replacement dwellinghouse will utilise matching external materials, complimentary roofs and a symmetrical window layout to surrounding properties within the Thornhill Road streetscene.

This approach will help to ensure that the visual character and appearance of the wider street scene is preserved.

Planning Policy

London Plan (2021)

The London Plan sets the Mayor's strategic development strategy for the capital up until 2046 and forms part of the development plan for Greater London.

The site falls within the London Borough of Hillingdon and so the relevant policies include:

Policy D3 (Optimising Site Capacity Through the Design-led Approach) states that all development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity.

Development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

Encourage and facilitate active travel with cycle parking and legible entrances to buildings. Be street-based with clearly defined public and private environments.

Deliver appropriate outlook, privacy and amenity. Provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity.

Policy D6 (Housing Quality and Standards) outlines that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.

The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.

Local Development Framework

The London Borough of Hillingdon's Development Plan comprises the Hillingdon Local Plan Part 1 Strategic Policies (adopted November 2012) and the Local Plan Part 2 (Site Allocation and Development Management Policies (adopted January 2020)). In addition, a number of SPGs and SPDs provide detailed guidance on specific matters to support the wider Development Plan. The following policies are considered relevant to the proposed development.

Local Plan Part 2 Site Allocation and Development Management Policies (2020)

Policy DMHB11 (Design of New Development) outlines 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 into account the surrounding:
 - i. scale of development, considering the height, mass and bulk of adjacent structures;
 - ii. building plot sizes and widths, plot coverage and established street patterns;
 - iii. building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements such as degree of enclosure;
 - iv. architectural composition and quality of detailing;
 - v. local topography, views both from and to the site; and
 - vi. impact on neighbouring open spaces and their environment.
- Ensuring the use of high quality building materials and finishes;
- Ensuring that the internal design and layout of development maximises sustainability and is acceptable to different activities;

- Protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and undesignated, and their settings; and
- Landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Furthermore, development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Development will also be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. 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. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB15 (Planning for Safer Places) states that the Council require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement. Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- Providing entrances in visible, safe and accessible locations;
- Maximising natural surveillance;
- Ensuring adequate defensible space is provided;
- Providing clear delineations between public and private spaces; and
- Providing appropriate lighting and CCTV.

Policy DMHB16 (Housing Standards) requires all housing development to have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this, all residential development should meet or exceed the most up to date internal space standards.

Policy DMHB18 (Private Outdoor Amenity Space) outlines that all new residential development will be required to provide good quality, usable private outdoor amenity space in accordance with the matrix identified in the Local Plan Part 2. Furthermore, any ground floor unit that is non-street facing should have a defensible space not less than 3 metres in depth in front of any window to a bedroom or habitable room.

For new developments within Areas of Special Local Character, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site. The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing streetscene.

Planning Issues

Principle of Development

The site relates to a regular parcel of land within an established residential area. As such, the principle of redeveloping the site to provide a new two storey dwellinghouse is considered acceptable subject to there being no adverse impact upon the amenity of the occupiers of any neighbouring properties or upon the visual character of the local area and streetscene.

Design

As summarised above, the application seeks consent for a new two storey dwellinghouse on the site. It is important to note that the proposed dwellinghouse will seek to maintain the footprint of the existing dwelling.

As demonstrated on the enclosed drawings package, careful consideration has been given to the use of complementary materials and architectural features present within the streetscene, namely the gable frontage on the principle elevation, regular fenestration layout/detailing and crown roof.

As such, the proposed dwelling will not only respect but contribute positively to the character of the surrounding area.

The proposed rear dormer and roof lights have been carefully considered in their siting and scale to ensure that the proposed works meet the guidance set out within the Local Plan Part 2 Development Management Policies.

As a whole, the proposed dwelling will utilise matching external materials where possible and take design cues from surrounding properties within the streetscene to ensure that the visual character and appearance of the surrounding area is preserved in accordance with Policy DMHB11 of the Development Management Plan Document.

Amenity

The proposed works will not give rise to any adverse impacts upon the amenity of the occupiers of neighbouring properties.

As demonstrated on the drawings package which supports this submission, the projection of the single storey rear element, arrangement of the rear fenestration and massing of the building has been carefully designed in such a way to have no negative impact upon neighbouring properties.

By way of demonstration, the proposed dwellinghouse will maintain the footprint of the existing dwelling at ground floor to ensure that no new impact will be created.

Furthermore, whilst additional massing is created at first floor level, this has been carefully designed to ensure that a clear 45 degree view between neighbouring habitable windows will be retained to the rear.

The proposed development thereby accords with policies DMHB 11 of the Development Management Plan Document.

Residential Living Standards

All rooms have been designed to comply with nationally described floorspace standards and thus the proposed development meets policy DMHB16 of the Development Plan Document.

Conclusion

The proposed dwellinghouse will be of high architectural quality and features a number of design cues from existing properties within the street scene. The proposed design and massing of the property will sit comfortably within the streetscene which is dominated by two storey detached dwellinghouses.

The existing dwelling appears as somewhat of an anomaly within the streetscene due to its small scale. Accordingly, our view is that the proposed works will result in the site making a more positive contribution to the visual character and appearance of the local area.

The scheme has been carefully designed to ensure that there will have no adverse impacts upon the amenity of the occupiers of any neighbouring properties by way of overlooking, overbearing or loss of privacy.

On the basis of this assessment, the proposal complies with Policies DMHB11, DMHB15, DMHB16, DMHB18 of the Development Management Plan Document.

Next Steps

We look forward to receiving confirmation of receipt and registration of the application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Harry Johnson', with a stylized, flowing script.

Harry Johnson

B.Sc. M.Sc.

Planner

harry@mialex.co.uk

07896975355