

DESIGN and PLANNING SUPPORTING STATEMENT

For Mr Parwinder Singh

by Robert Young Associates (Hungerford) Ltd

in respect of an application for

**Proposed Outline Application with Access, Appearance, Layout, and Scale and
to be determined for the erection of two storey 2-bedroom dwellinghouse
plus two parking spaces**

at

Land adjoining 193 Coldharbour Lane Hayes Middlesex, UB3 3EH



Robert Young Associates (Hungerford) Ltd

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1 **Introduction**

- 1.1 The site comprises a plot of land in the ownership of no. 193 Coldharbour Lane which sits between the end terraced property no. 193 and an adjoining terraced property no. 195 fronting onto Coldharbour Lane.
- 1.2 The client's property no. 193 comprises of an end terraced property constructed from render under a pantiled, part gabled, part half-hipped roof, located on the north western side of Coldharbour Lane which is located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property is located in a triangular shaped plot which is flat. The front door is located in the side elevation with both the front and side elevations being visible in the street scene due to the orientation of the property.

Planning History

- 1.2 The property had planning permission under application **42629/APP/2018/4360** for a part two storey, part single storey side extension, single storey rear extension and conversion of roof space to habitable use to include a rear Dormer. This permission was granted subject to conditions on the 27th February 2019 and it still extant. (See approved plan Appendix 1)
Application 42629/APP/2014/4156 Erection of a single storey rear extension-granted.
- 1.3 The practice has been commissioned by the applicant to provide architectural and town planning services in respect of submitting an outline planning application for the erection of a 2 bedroomed detached dwelling house with rear garden and two site parking spaces

Proposal

- 2 The New Proposal proposes a two-storey detached dwellinghouse with hipped roof and front porch.
- 2.1 The house footprint would measure 7.8m deep (excluding front porch) x 4.3m wide x 6.4m high.

- 2.2 It would comprise on the ground floor kitchen living space and separate wc with external bin storage on the 1st floor 2 bedrooms and a bathroom. 1st Floor 2 bedrooms plus bathroom.

3 **Assessment**

- 3.1 The detached dwelling house proposal would sit between the two adjoining dwellings. The precedent for development in this location is not new. Account should be taken of the previous part two storey and single storey side and rear extension to the host property no. 193 existing dwelling. This permission is still extant, but not implemented and involved a substantial increase in built footprint beyond that of the original dwelling house.

3.2 **National /Local Planning Policy**

3.3 **National Planning Policy Framework 2021**

The applicant has taken into account the NPPF 2021 particularly Para 2 Achieving Delivering Sustainable Development and NPPF Para 11 which sets out a presumption in favour of sustainable development. The site is located within an established residential area would have a street frontage and would be situated within the defined urban settlement of Hayes town. Para 12 which emphasises the need for well-designed places.

- 3.4 The design, scale, and position of the proposed dwellinghouse is compatible with more established properties. It is also considered therefore to meet the key design criteria set out in the National Design Guide 2021 including context identity; Context etc; Identity Built Form Movement Nature, Homes and Buildings, Resources and Lifespan

3.5 **The London Plan (2021) Material Considerations**

The London Plan (2021) is also a material consideration in planning decisions, as well as The Development Plan for the London Borough of Hillingdon which

currently consists of the following documents: The Local Plan: Part 1 - Strategic Policies (2012) The Local Plan: Part 2 - Development Management Policies (2020).

3.6 **London Plan 2021 Policy D4 Delivering Good Design**

The practice has reviewed the policy criteria and consider that the design quality is appropriate for its location and is compatible with the design of adjoining residential properties.

- 3.7 The assessment of the design and layout of proposals has regard to:
the massing, bulk, scale, and height of proposed buildings in relation to
the location, the surroundings, and any impact on neighbouring occupiers;

In response the size, design and scale of the proposed dwelling has been designed to blend in with the scale and design of the adjoining terraced properties. The proposal would achieve a good standard of privacy and amenity with a good-sized rear garden. The proposal is considered to be respectful of the privacy and amenity of neighbouring occupiers. It also delivers a standard of space appropriate for a 2-bedroom dwellinghouse to achieve a satisfactory level of privacy and amenity for future occupiers of the proposed development.

- 3.8 The proposed dwelling would involve a building which is compatible in respect of scale design and elevation treatment and materials with the well- established local architecture. The proposal would not have an adverse impact in the context of the local variety of house designs, the scheme would not have an adverse material impact on the character of the area.
- 3.9 The previous permission for part 2 storey and single storey extensions established a proposed built form which would be more prominent in the street scene than the proposed detached dwelling house. It is modest in size and not a prominent feature in the street.
- 3.10 In floorspace terms it provides a 2- bed unit of accommodation with a rear garden and parking. The palette of proposed materials would match those of the

immediately adjoining properties. The main design is considered compatible and would not have an adverse impact upon the character of the street scene.

To conclude our practice has taken into account the assessment of privacy and amenity considerations will have regard to:

- a. the prevailing character of privacy and amenity in the area and the need to make effective use of land;
- b. the overlooking relationship between windows and outdoor spaces;
- c. the distances between facing windows to habitable rooms and kitchens;
- d. the relationship between buildings and site boundaries (applying the Council's 45 degree code where relevant);
- e. character and amenity i.e. the visual impact of development when viewed from within buildings and outdoor spaces
- f. the adequacy of light and outlook within buildings (habitable rooms and kitchens) and outdoor spaces
- g. the adequacy of the internal layout of buildings in relation to the needs of future occupiers and any impact on neighbouring occupiers;
- h. the impact of proposed use and activity upon noise, including hours of operation, vibration, dust, air quality and light pollution; and
- i. the need to provide a satisfactory quantum and form of amenity space for future occupiers of residential development. All the above policy criteria have been considered when submitting this outline application.

3.11 The size design and position of the proposed dwelling is considered to comply National Planning Policy Guidance the London Plan 2021 National Design Guide 2021, the Council's design policy criteria in the Hillingdon Local Plan Parts 1 and 2 and its SPD guidance.

3.7 The Council adopted a Supplementary Planning Document (SPD) on Residential Design which gives design guidance and requires new buildings to harmonise with the scale and architectural style of the original dwellinghouse. The proposed dwelling would be compatible with the pattern of development in the street scene.

Careful consideration has been given to the type of roof design, the scale of and

position of the proposal, and the character/appearance of the adjacent dwellings.

3.6 Flood Risk

The property is not in a designated flood risk threshold on current Flood Maps.

The increase in ground floor footprint is modest, compares favourably with the previous permitted extensions. Notwithstanding this the proposal does not result in an increased flood risk in any event.

Refuse storage

This is provided at the front of the property to make collection accessible.

Car and Cycle parking

- 3.7 The nature of the extended living space gives rise to a demand for cycle parking, and storage. Car parking is provided with 2 surface spaces. Cycle storage will be provided for the property, which has side access into the rear garden.

4 Conclusion

- 4.1 As described above, the proposed dwelling is of an appropriate design, scale, and position and relates well to the adjoining residential properties and the street scene. The floorplans provide a good standard of accommodation for a smaller type of dwelling and provides naturally lit living space. It also includes a good-sized rear garden and parking on site (2cps)
- 4.2 The impact upon the street scene would be low and minimised by the sensitive design and use of an appropriate palette of materials for the elevations. It would provide a much-needed small unit of accommodation for either a single person, couple or small family.
- 4.3 The proposed design, size, and position is considered appropriate for this location.
- 4.4 Therefore, it is considered that the proposal is fully in accordance with the NPPF 2021 London Plan 2021, the Development plan for Hillingdon Parts 1 and 2 and its Supplementary Design guidance.

R. Young October 2021

Appendix 1

Previous Approved Plans