

Planning Statement

to accompany the Appeal Application
for the development at

139 Roseville Road UB3 4RA

PROPOSAL:

Conversion of an existing outdoor building into a C3 residential unit

APPLICANT:

Mr Vohra

July 2025

Revision (A)

CONTENTS

- 1.0 THE SITE AND ITS SURROUNDINGS
- 2.0 THE PROPOSAL
- 3.0 PLANNING CONTEXT
- 4.0 DESIGN STATEMENT
- 5.0 CONCLUSION

1.0. THE APPLICATION SITE

This statement is prepared in support of an application for a development at 139 Roseville Road UB3 4RA. The application site is an outbuilding located in a plot of land which is part of an existing dwelling. The property has been used as a residential dwelling for many years. The site can be accessed via Roseville Road. It is not located in a Conservation Area or any area with special character or restrictions. The surrounding area consists mainly of residential properties.

2.0. THE PROPOSAL

The proposal is for 'Conversion of an outdoor building into a residential unit.'

3.0. PLANNING CONTEXT

3.1. Relevant planning history can be found on the council website.

3.2. We considered the following policies to prepare this application:

- The London Borough of Hillingdon:
- London Plan:
- National Planning Policy Framework:

4.0. DESIGN STATEMENT:

To respect the principles of London Plan, to be in line with the relevant Housing standards and to comply with the relevant national as well as local policies, the proposal is designed to meet the relevant policies as outlined below:

4.1. Principle of development

The NPPF has a requirement to encourage the effective use of land by re-using land. The appropriate intensification of existing residential uses is supported by the London Plan. Similarly, the National Planning Policy Framework (NPPF) encourages the delivery of a wide choice of housing in suitable locations.

The proposed development would make a positive contribution to the Borough through provision of an affordable accommodation space in a sustainable but under-used location in order to bring it up into its optimum density.

The relevant local and national policies refer to Housing Choice and set out that residents should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. The application site is in fact surrounded by a diverse selection of housing and it is deemed that the proposed small size flat would add to this mix to the benefit of the housing stock within both the local area and the borough as a whole.

Also it must not be ignored that there is a pressing need for more homes in the area and for cheaper, smaller, more affordable units of accommodation to meet the needs of people at a price they can afford. The proposed scheme would provide a residential flat that would consequently assist in meeting the Borough's annual housing target. A small residential unit such as this can be very desirable and provide much needed affordable accommodation with a good level of residential amenity.

It can therefore be argued that the increase in the availability of residential accommodations is in line with the objectives of the abovementioned policies. The principle of the development is therefore considered to be acceptable.

4.2. Impact on the character and appearance of the original building, the existing street scene and surrounding area

The planning policies require proposals to prevent any harmful impact on the surrounding area, to respect the existing character and pattern of development in the street and to be in keeping with the existing appearance of the original building in terms of visual features, height, orientation, frontage design and materials.

The proposed changes to the external appearance will be very minimal which are all in keeping with the character of the host building and the wider area as described in relevant policies. The proposed development is to convert the existing outbuilding with minimum alterations to the street scheme.

The proposed development, therefore, will not be involved in obtrusive or unacceptable alteration to the property or undue impact on the existing character and appearance of the original dwelling, the street scene or the wider area.

4.3. Impact on amenity of neighbouring residential occupiers

Due to the significant distance with the adjacent properties, the proposed scheme does not involve in any significant harm on the neighbour's amenities such as increasing level of overlooking, over shadowing, loss of privacy and sense of enclosure. This concern has been mitigated further by introducing a barrier and evergreen planting.

The proposal is to add a residential studio flat to an area that is already residential. The studio flat will be occupied by one person. We recognise that the residents have a legal right to be protected against statutory nuisance. A statutory nuisance is 'an unlawful interference with a person's use or enjoyment of land or some right over, or in connection with it'. Statutory Nuisance is defined by Part Three of the 1990 Environmental Protection Act. There is no maximum noise level set in law.

Some people may find a noise annoying, but it might not be a statutory nuisance in the eyes of the law, which doesn't define a specific noise level as a nuisance. Noise is subjective; loud music being played from a detached property is unlikely to cause a nuisance, but the same level of music in a block of flats is. Individual sensitivities cannot be taken into account and officers must assess how the nuisance would affect the average person.

The sections of the below legislations are relevant to assess the noise and disturbance.

- Environmental Protection Act 1990, section 79 and 80
- Control of pollution Act 1974 section 60 and 61
- Housing Act 2004.

The proposal does not conflict with the above legislations or any other local noise legislations, as outlined below:

- i) The proposal is a small and non-family detached property, not a block of flats nor a building with a commercial, office, entertainment or industrial use. There will be no frequent visitors or any non-residential activity. The resultant noise and disturbance cannot exceed what is expected in a residential area.
- ii) The principle of creating this additional unit will be similar to creating an additional dwelling through a house conversion in terms of the possible additional noise and disturbance which is commonly accepted. Creation of a new dwelling through house conversion cannot be usually refused on the basis of noise and disturbance. If there is such a concern, it can be addressed through technical details and secured by planning conditions. The house conversions usually contain attached dwellings whereas the proposal is physically distanced from the adjacent neighbours that can mitigate the noise even further. Based on the same principle, it does not appear reasonable to refuse the creation of the proposed new dwelling on the basis of the noise and disturbance.
- iii) We have also proposed 2m evergreen planting in the boundary between the two dwellings in addition to the solid boundary wall. Please refer to [Appendix \(A\)](#). In order to provide further noise barrier to mitigate the disturbance, we followed some of the recommendations contained in the attached report "Trees and Shrubs for Noise Control" prepared by Arboricultural Advisory and Information Service. Please refer to [Appendix \(B\)](#)

iv) We can improve and upgrade the sound performance of the existing outbuilding as well as the host dwelling by way of adding an acoustic layer to control/contain any potential internal noise e.g. loud music etc. This can be secured through a planning condition.

It is difficult to prove without reasonable doubt that the activities of 1no. resident is solely causing additional noise disturbance when there are similar residential activities in the area. The London Borough of Hillingdon benefits from a Pollution Control Team and other relevant departments or legislations that can be used to control any potential noise and disturbance caused by the residents if exceeding the standard levels.

In conclusion, the proposal does not cause any significant harmful level of impact on the amenity of the neighbouring properties.

4.4 Impact on the living conditions of the future occupants

The proposed residential unit benefits from two habitable windows facing the garden. Such arrangements are very common in the area and there are a great number of houses with a ground floor window facing the garden. The window can allow a person living in the flat to enjoy a reasonable and sufficient level of outlook. In terms of internal amenity space the proposed flat is in compliance with relevant policies and design guidelines, with the new unit affording good level of outlook and daylight for future occupiers.

The habitable windows benefit from a significant distance from the host dwelling. Therefore no habitable room will directly be impacted by the potential overlooking issue from the main dwelling. It is proposed to have a screen of tall evergreen plantings between the two dwellings. This will further help mitigate any potential overlooking between the two dwellings.

In addition, the proposed windows would benefit from reflective privacy glass or one-way privacy glass. This type of glass will allow residents to see out of a window and enjoy the outlook whilst restricting any view from the outside during the daytime. There should not be a problem during the night time. Normally people would pull down the curtains/blinds during the night because the outside is dark and there is no need for daylight. However there is a simple solution to maintain the one way function during the night-time as well. All needed is to place lighting outside and point it to the filmed glass. Outside lighting should be approximately 40% brighter than any lighting inside. This simple technical solution can provide privacy whilst maintaining the outlook for the windows in question during day and night. Please refer to [Appendix \(C\)](#).

It is deemed that each of these areas would satisfy the requirements and provide future occupiers with adequate levels of amenities and living standards. It is therefore deemed that the proposal would not result in an unacceptable level of daylight, outlook and privacy in accordance with relevant policies.

Other issues:**Outdoor amenity:**

The relevant policies advise that adequate outdoor amenity space should be provided per residential flat. The proposed dwelling would be provided with a separate garden of approximately 40 square metres with reasonable width and depth. There will be also local outdoor open spaces within walking distance as additional bonus.

Internal layout:

New developments are expected to meet the minimum standards set out in the London Plan. The proposed residential unit provide a floor space of 37sqm which is required for a 1 person studio flat. Therefore, the scheme satisfies the relevant requirements.

Highway and parking provision:

The relevant local policies require 0.5 car parking space per studio flat. However, the London plan encourages car-free development in sustainable locations where possible. We allocated a new allocated cycle storage to encourage more sustainable means of transport for the 1 person resident living in the new studio.

5.0 CONCLUSION:

The development complies with the principles of the National Planning Policy Framework and the policies contained within Local Planning Document.

The proposed dwelling would not be harmful to the amenities of the occupiers of the neighbouring properties through noise and disturbance.

The proposed residential unit benefits from two windows facing the rear garden. Such arrangements are very common in the area and there are a great number of houses with a ground floor window facing the garden. The window can allow a person living in the flat to enjoy a reasonable and sufficient level of outlook. In terms of internal amenity space the proposed flat is in compliance with relevant policies and design guidelines, with the new unit affording good levels of outlook and daylight for future occupiers.

The habitable windows benefit from a significant distance from the host dwelling. Therefore no habitable room will directly be impacted by the potential overlooking issue from the main dwelling. It is proposed to have a screen of tall evergreen plantings between the two dwellings. This will further help mitigate any potential overlooking between the two dwellings.

In addition, the proposed windows would benefit from reflective privacy glass or one-way privacy glass. This type of glass will allow residents to see out of a window and enjoy the outlook whilst restricting any view from the outside during the daytime. There should not be a problem during the night time. Normally people would pull down the curtains/blinds during the night because the outside is dark and there is no need for daylight. However there is a simple solution to maintain the one way function during the night-time as well. All needed is to place lighting outside and point it to the filmed glass. Outside lighting should be approximately 40% brighter than any lighting inside. This simple technical solution can provide privacy whilst maintaining the outlook for the windows in question during day and night. Please refer to [Appendix \(C\)](#).

The proposed outdoor amenity space satisfies the relevant requirements. In addition, new developments are expected to meet the minimum standards set out in the London Plan. The proposed residential unit provide a floor space of 37sqm which is required for a 1 person studio flat. Therefore, the scheme satisfies the relevant requirements.

Mindful that the National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons it is politely requested that on balance this appeal is allowed.