



*Allport House, Cowley Business Park,
Uxbridge UB8 2AD*

PLANNING STATEMENT

*Conversion of existing storage at attic level to create 1 x studio unit,
together with external alterations to replace louvre vents with windows.*

March 2022

INTRODUCTION

1. This Planning Statement has been prepared on behalf of Kings Oak Brunel LLP (the Applicant) in support of their full planning application at Allport House, Cowley Business Park UB8 2AD, which seeks permission for:
2. *Conversion of existing storage at attic level to create 1 x studio unit, together with external alterations to replace louvre vents with windows.*
3. The proposed application seeks to extend the existing number of residential units from 37 to 38. Of these existing units, 27 were granted under Prior Approval and 9 were approved under full planning permission.
4. This document should be read in conjunction with the following drawings and reports: -
 - *Full Planning Application Form*
 - *Certificates of Ownership - Certificate A*
 - *CIL Forms*
 - *Site Location Plan*
 - *PL_002 Existing block plan*
 - *Existing plans:*
 - *P1047-EX01B - SECOND + THIRD FLOOR*
 - *P1047-EX03B - THIRD FLR WHOLE (as approved)*
 - *P1047-EX04 - NORTH ELEVATION*
 - *P1047-EX05 - EAST ELEVATION*
 - *P1047-EX06 - ROOF PLAN*
 - *Proposed plans:*
 - *P1047-PL101B - SECOND + THIRD FLOOR*
 - *P1047-PL104 - NORTH ELEVATION*
 - *P1047-PL105 - EAST ELEVATION*
 - *P1047-PL106 - ROOF PLAN*

- *Design and Access Statement (PEEK)*
- *Planning Statement (FPD)*
- *Energy & Sustainability Statement (Blue Sky)*
- *Transport Statement (Caneparo)*
- *Flood Risk Assessment & Drainage Strategy (EAS)*

5. The supporting information has been prepared in accordance with the local authority's validation requirement.

SITE CONTEXT

6. The site is located approximately two miles South of Uxbridge town centre and falls under the jurisdiction of the London Borough of Hillingdon.
7. Allport House comprises a former 2-storey office building which is currently being converted to residential units following the grant of Prior Approval. The building is also being extended, following planning permission being granted for a third storey and attic accommodation.
8. The application site is located outside Uxbridge town centre within Cowley Business Park which is an established office park approximately two miles south of Uxbridge town centre.
9. Of the 7 units currently occupying Cowley Business Park, 4 units have been granted prior approval consent for conversion from offices to residential units.
10. Car parking is provided on areas of hardstanding to the south and west of the premises benefitting from a formalised arrangement and accessed from Cowley Business Park.

11. The application site is flanked by Fray's River to the west which is a Site of Importance for Nature Conservation (SINC) and it is an area that forms a Green Chain link. The site itself is not covered by TPOs, however, the area to the northeast, 80m to the west and 108m to the south are covered by TPOs.

12. PLANNING POLICY CONTEXT

13. Development Plan: -

14. The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

- Hillingdon Local Plan Part 1: Strategic Policies (2012)
- Hillingdon Local Plan Part 2: Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- West London Waste Plan (2015)
- London Plan (2021)

15. Relevant within Part 1 of the Local Plan include:

- Policy E1 Managing the Supply of Employment Land
- Policy H1 Housing Growth
- Policy H2 Affordable Housing
- Policy BE1 Built Environment

16. Relevant policies for Development Management purposes are contained in Part 2 of the Local Plan, these include:

- DME 2 Employment Uses Outside of Designated Sites
- DMH 2 Housing Mix
- DMH 3 Office Conversions
- DMH 7 Provision of Affordable Housing
- DMHB 11 Design of New Development

- DMHB 14 Trees and Landscaping
- DMHB 15 Planning for Safer Places
- DMHB 16 Housing Standards
- DMHB 17 Residential Density
- DMHB 18 Private Outdoor Amenity Space
- DMEI 2 Reducing Carbon Emissions
- DMEI 9 Management of Flood Risk
- DMEI 10 Water Management, Efficiency and Quality
- DMCI 7 Planning Obligations and Community Infrastructure Levy
- DMT 1 Managing Transport Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking

National Advice: -

- National Planning Policy Framework (NPPF) (2021)
- Planning Practice Guidance (PPG)
- National Design Guide 2019

17. The National Planning Policy Framework (NPPF) (2021) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

18. The Council primarily assesses planning applications against policies in the Local Plan and supplementary guidance.

19. The relevant development set out above are discussed in the 'Planning Assessment' section of this report.

20. The policies and guidance set out above have been used to inform and guide the design of the proposed development.

RELEVANT PLANNING HISTORY

21. Recent planning history for Allport House includes two Prior Approval applications which have established the principle of change of use from office to residential for the two floors of the building. Construction associated with these approvals is underway.
22. Planning permission was granted for replacement windows and the replacement of some windows with opaque rendered panels (granted 22nd January 2020). These building works will enhance the quality of the conversion to residential, facilitated by the grant of Prior Approval.
23. More recently, in October 2020, planning permission was granted for a roof extension to provide 9 residential units at third-floor level.
24. A record of the planning history is provided below:
25. **46104/APP/2018/1215** - Prior Approval Approved granted 1 June 2018; *"Prior Approval for the change of use from Use Class B1(a) (Offices) to Use Class C3 (Residential) to provide up to 20 self-contained units"*.
26. **46104/APP/2019/2606** – Prior Approval granted 30th September 2019; *Change of use from B1(a) Offices to C3 Residential (Prior Approval) to provide 28 residential units.*
27. **6104/APP/2019/3845** – Planning Permission Granted 22nd January 2020; *Replacement of windows and glazing and installation of new render panels and wall to match existing brickwork.*
28. **46104/APP/2020/789** – Planning Permission Granted 13th October 2020; *Erection of a roof extension to provide 9 (5 x 3-bed, 3 x 2-bed and 1 x 4-bed) self-*

contained residential units with car parking, refuse store, amenity space and associated works.

PROPOSALS

29. The proposal seeks planning permission to provide an additional second-floor extension to accommodate nine apartments.
30. The description of development is as follows: -
31. *“Conversion of existing storage at attic level to create 1 x studio unit, together with external alterations to replace louvre vents with windows”.*
32. The proposal would facilitate the creation of 1no. studio unit at the third-floor level. The current space was intended as a plant room but is no longer required.
33. The proposal would require minimal external changes to the building, including the insertion of two windows in place of existing ventilation openings on the east elevation gable, together with the introduction Velux windows to match the existing windows at roof level.

PLANNING ASSESSMENT

Land use

34. The proposed residential unit is located on a brownfield site within the built-up area of the Cowley Business Park, in Uxbridge, where the principle of new development is acceptable. The development of new housing, to meet the borough's need, is also acceptable in principle.
35. Furthermore, the established use on-site is residential following the grant of Prior Approval which allowed the conversion from offices to residential units. Given the

established residential use, the creation of an additional residential unit is considered to be acceptable in principle.

Housing Mix

36. London Plan Policy 3.8 and the Mayor's Housing SPG promote housing choice and seek a balanced mix of unit types and sizes in new developments. In addition, London Plan Policy 3.11 accords priority to affordable family housing in residential development.
37. Policy DMH 2: Housing Mix sets out the Council's requirements for the provision of a mix of housing units of different sizes to reflect local housing needs.
38. The Council's current information on housing needs indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties. The policy requires schemes to demonstrate that this has been taken into account and provide a mix of housing units on site, in line with Policy DMH 2 of the Local Plan: Part Two (2020).
39. The proposed single studio unit will be delivered alongside the existing housing mix permitted under 46104/APP/2020/789 which included, 3 x 2 bedroom units; 5 x 3 bedroom units; and- 1 x 4 bedroom unit. The addition of a single studio to this mix will be accommodated in a surplus area of floorspace that had been proposed for plant equipment.
40. The overall mix would retain the focus on family units (60% three and four-bed units) and as such the proposal is considered to be acceptable in this context.

Quality of Housing

41. Local Plan policy DMHB 11: Design of New Development seeks to secure high-quality design in all developments.

42. In terms of the quality of the proposed accommodation, each unit meets the minimum standards for new dwellings, as set out in NDSS, below:

Unit	Type	Area (m2)	NDSS (m2)
Flat 10	Studio	44	37

43. The unit is located at third-floor level and benefits from large windows to ensure good levels of daylight would be achieved. Rooflights are also proposed to provide additional natural light.
44. Overall, it is considered that the increase in residential units and the proposed housing mix is acceptable and appropriate to this urban location.

Design

45. The NPPF places great importance on the design of the built environment. Good design is stated as being a key aspect of sustainable development and is indivisible from good planning.
46. The proposed scheme would require minimal external alterations to the building. These changes would include, ventilation louvres with glazing to provide an outlook for the proposed unit. Rooflights are also proposed to match existing ones.
47. The proposed development requires no changes to the massing/envelope of the building.
48. Overall, the design requires minimal external changes to facilitate the new unit and these are considered to have no material impact upon the appearance of the building.

Residential Amenity

49. Policy DMHB 11: Design of New Development, seeks to ensure that the amenity of neighbouring properties is protected. It states that planning permission will not be granted for development that causes harm to the amenity of occupiers and neighbours in terms of loss of daylight, sunlight, outlook and privacy.
50. In terms of a loss of privacy through overlooking from either the insertion of window units on the east elevation or north-facing velux windows, the proposals would represent no increased harm over the existing approved units.
51. As such, the proposed dwelling would have no harmful impact on the amenity of neighbouring properties, in accordance with Policy DMHB 11 of the Local Plan.

Affordable housing

52. Policy H2 of the Local Plan Part 1 sets out the Council's requirements for affordable housing, seeking 35% of all new units on development that provide 10 or more units.
53. The current application is for a single residential unit and as such, this application is below the affordable housing threshold set out within policy H2.
54. It should be noted, that as part of the planning permission for 9 units, the council considered that the site had the capacity for 10 units. A contribution towards affordable housing has therefore been secured by S.106 in connection with this permission.

Flood Risk

55. The site has recently been granted permission for a total of 37 residential units through a combination of Prior Approval and Planning Permission.

56. The Flood Risk Assessment, prepared by EAS in support of the recent planning application is included with this application.
57. The FRA identifies the site as being located within Flood Zone 1 on the EA flood map, which indicates a 'low' risk of flooding from fluvial and tidal sources. 'Low' risk areas have an annual probability of flooding of less than 0.1% (or 1 in 1000 years).
58. The existing bridge which is directly over Fray's River is at least 180mm above surrounding ground levels and therefore is confirmed to be within Flood Zone 1.
59. The EA Flood Risk from Surface Water map included shows that the majority of the site is within an area at very low risk of surface water flooding. However, there is a small flow-path which could create pooling on site during extreme events.
60. The area at risk of surface water flooding is low risk between 0.1 -1% annual probability of occurring and low depth (less than 300mm). This is a localised low spot between the Cowley Business Park Road and the car park on site which can be seen in the topographical survey in Appendix D of the FRA.
61. There is to be no increase in building roof area or hardstanding and therefore no amendments to the existing below ground surface water drainage layout are required.
62. Overall, the site is at low risk of flooding from all sources of flood risk.

Access and Parking

63. A detailed Transport Assessment and Travel Plan has been prepared by Caneparo Associates and is submitted with the application.

64. The Site is located within an excellent accessible London location. As such a high proportion of trips associated with the proposals can be expected to be made by sustainable modes of travel.
65. The proposal seeks to extend the existing number of residential units from 37 to 38 through the creation of a single studio unit.
66. In connection with the recent permission the site benefits from 66 car parking spaces (28 parking, 6 accessible parking bays, 5 active EV bays and 5 passive EV bays). 42 of these spaces were allocated to the prior approval conversion scheme and 14 parking spaces for the 9 units granted with full planning permission. The current parking provision is considered to be sufficient for the proposed unit in accordance with London Plan and Hillingdon DMP car parking maximum standards.
67. In terms of cycle parking, an additional Sheffield stand would be provided in the cycle store to increase provision in line with Hillingdon DMP and London Plan Standards. The provision would increase from 56 to 58 spaces.
68. The addition of a single studio unit a single unit would have no material impact on the number of vehicle trips generated by the site during peak periods.
69. Refuse will be collected from on-site from within the car park by the Council's refuse collection teams.

SUMMARY

70. This Planning Statement has been prepared on behalf of Kings Oak Brunel LLP (the Applicant) in support of their full planning application at Allport House, Cowley Business Park UB8 2AD, which seeks permission for creation of a studio unit at third floor level.

71. The site is located within the built-up area of the Cowley Business Park, in Uxbridge, where the principle of new development is acceptable. The development of new housing, to meet the borough's need, is also acceptable in principle.
72. Furthermore, the established use on-site is residential following the grant of Prior Approval consent allowing the conversion from offices to 28 residential units and subsequent planning permission for a roof extension to provide nine residential units. Given the established residential use, the creation of an additional residential unit is considered to be acceptable in principle.
73. The proposed development requires no changes to the massing/envelope of the building.
74. The proposed unit would exceed the national technical space standards.
75. The addition of a single studio unit a single unit would have no material impact on the number of vehicle trips generated by the site during peak periods.
76. It is therefore considered that the application proposals pass the tests set out in Section 38 of the Planning and Compulsory Purchase Act 2005, and that planning permission should be granted accordingly.