

PLANNING AND DESIGN & ACCESS STATEMENT

Location: 26 Highland Road, HA6 1JT

Client: Nasir Kazalbash

Date: March 2021



QUALITY ASSURANCE

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INTRODUCTION

PLANNING STATEMENT

Nasir Kazalbash

1.0 Introduction

1.1 Overview

- 1.1.1 This Planning Statement has been prepared by Planning Insight on behalf of Nasir Kazalbash (hereafter referred to as 'the Applicant') to accompany a planning application to the London Borough of Hillingdon in respect of the proposed development at 26 Highland Road, Northwood Hills, Northwood HA6 1JT (the 'Application Site'). The description of development is as follows:

"Subdivision of the existing dwelling to provide an additional 2-bed unit with associated garden and parking."

- 1.1.2 The overall objective of the scheme is to optimise the existing site and provide an additional high-quality residential unit.

1.2 Submission Documents

- 1.2.1 This Planning and Design & Access Statement should be read in conjunction with the following drawings:
- Existing and Proposed Drawings prepared by Simon Hands and Associates.

DESCRIPTION OF SITE AND SURROUNDINGS

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2.0 Description of site and surroundings

2.1 Application Site

- 2.1.1 The application site is situated in the London Borough of Hillingdon administrative area.
- 2.1.2 The subject site is located on the western side of the road on a street typified by similar properties. In terms of the architectural character of the wider area, the site forms the last in a series of uniform houses set in larger plots with various extensions. Around the bend a row of different architectural style dwellings is present, thus a change in the street scene context.
- 2.1.3 In terms of the wider area, the site is located in close proximity to Northwood centre which provides a range of amenities, there are a range of schools and other facilities in the vicinity. With regard to transport the site is in short walking distance from Northwood Hills Underground Station that is served by the Metropolitan Line.
- 2.1.4 The application site itself is a two-storey semi-detached dwelling with a side extension which is set back. The building's external surfacing is primarily render with some brick detailing. The site benefits from a large rear garden. To the rear of the site are grounds associated with Northwood Football Club.
- 2.1.5 The site is not located within a Conservation Area and not a Listed Building.



Figure 1 – Front view of existing dwelling

RELEVANT PLANNING HISTORY

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3.0 Relevant planning history

3.1 Application Site History

3.1.1 A search of Hillingdon's online planning database for the Application Site identified a number of relevant applications. These include the following:

- 49247/APP/2005/3554 – Erection of single storey part side and rear extension.
Approved 17/02/06
- 49247/APP/2005/2611 - Erection of a front canopy over the entrance door, part single storey, part two storey side extension and part single storey, part two storey rear extension (involving demolition of existing conservatory and outbuildings).
Allowed at Appeal 13/12/06

3.1.2 The above Planning History is referred to as appropriate below.

PLANNING POLICY

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4.0 Planning policy

4.1 Overview

- 4.1.1 This section of the Statement provides an analysis of the planning policy context in which the proposed development should be considered in accordance with the relevant planning legislation and national policy guidance.
- 4.1.2 Planning decisions in England and Wales should be taken in accordance with the development plan unless material considerations indicate otherwise. This statutory requirement is set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.1.3 The National Planning Policy Framework (NPPF) is clear at Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.
- 4.1.4 The statutory development plan for the London Borough of Hillingdon consists of:
- London Plan (2021)
 - Local Plan Part 1 (2012) and Part 2 (2020).
- 4.1.5 While not forming part of the statutory development plan, the following documents remain important material considerations for the determination of planning applications in Hillingdon:
- National Planning Policy Framework (NPPF) (2018);
 - National Planning Practice Guidance (NPPG) (2014, as amended);
 - Relevant Evidence Bases and Supplementary Planning Guidance.
- 4.1.6 The relevant extracts are considered of the above documents are referred to below.

4.2 Statutory Development Plan

4.2.1 The most relevant extracts of these documents are analysed in more detail below.

London Plan

4.2.2 The London Plan forms part of the development plan for the site and was adopted in March 2021. The relevant policies are discussed below.

- Policy H1 'Increasing housing supply' stresses the importance of realising the optimum potential of sites for all new housing development.
- Policy H2 'Small sites' places great weight on the contribution that small sites should make to delivering housing in London. It emphasises that planning decisions should be supportive of SME developers and sustainable smaller sites coming forward for well-designed housing.
- Policy D3 'Optimising site capacity through the design-led approach' sets out that all new development must make the best use of land by following a design-led approach that successfully optimises sites.
- Policy D4 'Delivering good design' states that developments should be of the highest quality internally, externally and in relation to their context and wider environment, taking into account (among others) local character; density, and the needs of children, disabled and older people.
- Policy D6 'Housing quality and standards' requires that housing development of the highest quality meeting the minimum space standards, providing external private space.

Local Plan

4.2.3 The Hillingdon Local Plan is split into two parts Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), this forms the local planning policy.

- Policy DMH1 'Safeguarding Existing Housing' seeks to protect existing housing and provides criteria for the acceptability of the subdivision of dwellings.
- Policy DMH 2 'Housing Mix' seeks to ensure appropriate mix in new developments.
- Policy DMH 4 'Residential Conversions and Redevelopment' sets out the requirements for conversions and redevelopment of houses to flats.
- Policy DMHB 11 'Design of New Development' seeks to secure high quality design.
- Policy DMHB 16 'Housing Standards' seeks to secure high quality internal environments for future residents.

- Policy DMHB 18 Private Outdoor Space' seeks to ensure that adequate outdoor space for new developments is achieved.
- Policy DMT 6 'Vehicle Parking' seeks to secure appropriate levels of vehicle parking.

4.3 Other Material Considerations

National Planning Policy Framework

- 4.3.1 On 19th June 2019, the government adopted the revised National Planning Policy Framework (NPPF). The document provides a consolidated framework of planning policy which replaces the previous National Planning Policy Framework published in March 2012.
- 4.3.2 The NPPF outlines the presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives: an economic objective, a social objective and environmental objective.
- 4.3.3 The framework is clear at Paragraph 11 that development that accords with an up-to-date Local Plan should be approved without delay.
- 4.3.4 Where there are no relevant development plan policies or the policies for determining the application are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 4.3.5 The NPPF constitutes a material consideration in determining applications.

National Planning Practice Guidance

- 4.3.6 The Government launched the Planning Practice Guidance web-based resource in March 2014. The resource is continually updated, with the most recent update reflecting the revised National Planning Policy Framework adopted in February 2019.

PLANNING CONSIDERATIONS

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5.0 Planning Considerations

5.1 Principle of Development

- 5.1.1 The existing site is a residential unit and therefore the principle of residential use is established on the site.
- 5.1.2 The application site is Previously Developed Land (PDL). One of the core planning principles within paragraph 17 of the NPPF is that planning should encourage the effective use of land by reusing that which has previously been developed (brownfield land). As such the principle of enhancing and increasing the residential output of existing housing sites is strongly encouraged in policy terms.
- 5.1.3 Paragraph 68 of the NPPF places great weight on the value of delivering small and medium sites for housing in order to contribute to the wider 'housing crisis'. Part (c) of paragraph 118 states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes. The subject scheme meets this requirement and therefore performs well against the overarching aims of the NPPF in order to deliver housing which strongly weighs in favour of the proposal.
- 5.1.4 Policy H1 (Housing Growth), of the Local Plan Part 1, states that the Council must deliver a minimum of 4,250 new dwellings in the period between 2011 and 2021. Table 4.1 of the London Plan provides an up-to-date figure in terms of delivery requirements of London boroughs. It sets out that over the 10-year period Hillingdon must deliver 10,830 homes, of this, 2,950 new units are to be delivered through small sites. London Plan policy H2 (Small Sites), supports the development of smaller sites in order to play a significant role in addressing London's housing shortage. In this regard the development of a small site, on a broader strategic and national level carries significant weight.
- 5.1.5 Policy DMH 1 (Safeguarding Existing Housing) of the Local Plan sets out that the Local Authority will seek to protect existing housing in the borough. Part B of the policy states sets out a series of criteria that must be met with regard to the acceptability or subdivision of existing dwellings:

i) car parking standards can be met within the curtilage of the site without being detrimental to the street scene.

The site has adequate parking available as detailed below.

ii) all units are self-contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level.

Both units are self-contained with separate facilities and internal staircases.

iii) adequate amenity space is provided for the benefit of residents.

Both units would benefit from extensive gardens.

iv) adequate living space standards are met.

The units meet the space standards.

- 5.1.6 Policy DMH 4 (Residential Conversions and Redevelopment) relates to the conversion or redevelopment of existing dwellings to flats, the proposed development would create two houses, both set over two storeys and is therefore not relevant to the subject proposal. Paragraph 4.11 of the explanatory text sets out the rationale for policy DMH 4 and the need to control conversions to create new dwellings, it states:

"In recent years, large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation."

- 5.1.7 Due to the site benefiting from adequate off-street parking the proposal would not result in impact in this regard, external changes are not proposed therefore retaining existing amenity and the character of the area and a family unit is to be retained. In this regard the proposed development would not result in impact as per paragraph 4.11 of the Local Plan part 2.
- 5.1.8 The above clearly demonstrates the policy support for optimising smaller sites and PDL. The proposal meets the requirements as set out in policy DMH 1, as such the scheme is firmly supported in principle. It is not considered that DMH 4 is applicable in this instance, however as highlighted the proposal would not result in the negative aspects that can arise from conversions of existing dwellings.

5.2 Housing Mix

- 5.2.1 The proposal seeks subdivision of the existing house, to create an additional 2-bedroom unit and retain a family sized 3-bed unit. The scheme would provide a mix of units and would therefore comply with policy DHM 2 (Housing Mix). It is noted that the SHMA (2016) states that three-bedroom units are particularly in need which the development would provide. Figure 35 of the SHMA indicates that with regard to 2-bedroom units 5,000 are required from 2014 – 2036 as such there is identified need for both the two and three bedroom units proposed.
- 5.2.2 In terms of the two-bed unit, based on demographics, the unit could accommodate a small family. This is particularly in light of the off-street parking and private garden.

5.3 Quality of Accommodation

- 5.3.1 Policy DMHB 16 (Housing Standards) requires that new housing development complies with the space standards as detailed below.

Internal Space

- 5.3.2 The dwellings exceeds the standards set out in the Nationally Described Space Standards as set out in Table 1.

Unit	Type	Size (Sqm)	Complies?
1	2b3p	71.2	Y
2	3b4p	142.4	Y

Table 1 – Internal Floorspace

External Amenity Space

- 5.3.3 Table 5.3 of the Local Plan Part 2 requires that 2-bedroom and 3-bedroom units provide 60sqm private external space. The existing unit would retain 175sqm of garden space and the proposed would benefit from 200sqm of outdoor space. In this regard the proposed development would vastly exceed the minimum standards, which is considered a positive aspect of the scheme.

5.4 Transport and Parking

- 5.4.1 The application site is in a sustainable location, being in close proximity to amenities and services located in Northwood town centre. The site is a short distance from Northwood Hills underground station which provides convenient access to Harrow and central London.
- 5.4.2 Policy DMT 6 (Vehicle Parking) refers to Appendix C that requires 1 parking space per 1 or 2 bed unit and 2 spaces per 3 or more bed units. The proposal provides a parking space for each unit. Whilst it is acknowledged that the proposal falls short of one car parking space, this is considered appropriate. The application site achieves a PTAL rating of 2, Table 10.3 of the London Plan sets out that Outer London areas with 1-2 bedrooms should have a maximum of 0.75 spaces and 3-bedroom units should only have up to 1 space per dwelling. In this regard the proposed development accords with the London Plan which weighs strongly in favour of the proposal. It is noted that there is street capacity for an additional car, however it not anticipated that this would be necessary.
- 5.4.3 Cycle parking in accordance with the London Plan is provided for each unit as shown on the application plans.

5.5 Design

- 5.5.1 The proposed development involves minor works internally to facilitate the new dwelling. The only external alteration proposed is the erection of a rear boundary fence and infilling an existing side window. Both of these aspects of the development would be permitted by virtue of the General Permitted Development Order. In this regard the proposed development would remain largely the same in appearance and is therefore acceptable in design terms.
- 5.5.2 With regards to neighbouring amenity, the proposed alterations will not cause any greater impact. All side windows will remain obscure glazed to prevent overlooking and preserve privacy.

5.6 Access

- 5.6.1 The access is proposed to remain consistent with the existing arrangement. Vehicles would access the off-street parking in the same manner. New residents would access via the side to the proposed dwelling, a door is existing at present.

CONCLUSION

6.0 Conclusion

- 6.1.1 The proposed development comprises the subdivision of the existing dwelling to deliver a 3-bedroom unit and a new 2-bed unit. In this regard the proposed development would deliver two high quality units that meet identified need. As demonstrated the proposal qualifies under policy DMH 1 as appropriate for subdivision.
- 6.1.2 The proposed development incorporates private gardens and off-street parking. In this regard, the proposal would provide units appropriate for both a large and a small families. In terms of impact, the proposal involves very limited external alteration to the existing building and as such the character of the area and neighbouring amenity would be preserved.
- 6.1.3 The proposal is considered acceptable with regards to the relevant policies of the Development Plan and with regards to the NPPF and therefore planning permission should be granted.