



LANDMARK  
— GROUP —

# Planning, Design, and Access Statement

For:

9 Frays Avenue, West Drayton, UB7 7AF

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May 2023

## 1.0 INTRODUCTION

1.1 This planning, design and access statement accompanies a householder application submitted to the London Borough of Hillingdon for permission for a first-floor rear extension, roof alterations and external and internal alterations.

1.2 Accordingly, the statement is set out as follows:

- ❖ Assessment
  - *Physical*
  - *Social*
  - *Economic*
- ❖ Planning Policy
- ❖ Evaluation
- ❖ Design
  - The Proposal
  - Use
  - Amount
  - Layout
  - Scale
  - Appearance
  - Landscaping
- ❖ Access
  - Site access, parking
- ❖ Conclusion

## **2.0 ASSESSMENT**

- 2.1 This section of the statement assesses the site's immediate and wider context in terms of physical, social and economic characteristics.

### **PHYSICAL**

- 2.2 The current occupancy involves a family dwelling, detached two-storey property with a shallow pitched roof that sits significantly lower than its neighbouring properties on either side – along with a single-storey attached garage.
- 2.3 In terms of character, taking into consideration the council's guidance, the style chooses to replicate the existing architecture and respect the current rear-view scene. By respecting the given site boundary of the entire site, the proposal retains its development of the two existing side buildings but projects outward to the rear first floor only. A sympathetic decision has been made to preserve the existing design.
- 2.4 The proposal wishes to extend the existing walls of the property on the first floor, whilst keeping in mind the 45° splays from the nearest habitable neighbouring windows – which as such avoids this.

### **SOCIAL AND ENVIRONMENTAL**

- 2.5 The site is located on the east side of Frays Avenue, upon which the Frays River joins the eastern site boundary. The area's dominant architectural style comprises two-storey dwellings and bungalows, with residential usage being the main character.
- 2.6 The land to the rear of the existing dwelling is in Flood Zone 2 and the 20m Bank Top Protection Area of the Frays River. Lying within the West Drayton Garden City Area of Special Local Character, the Hillingdon Air Quality Management Area, the Colne Valley Archaeological Priority Zone and has a Public Transport Accessibility (PTAL) of 3. Located about a 10-minute walk from the site is the West Drayton train station – providing the Elizabeth Line service.
- 2.7 The distances to boundaries between the neighbouring properties are far greater than normal, therefore the impact of neighbours is not as harmful.

### **ECONOMIC**

- 2.8 The development further hopes to increase comfortability for family usage, whilst enhancing the value of the site with a proposal that ensures a design is kept visible and aesthetic in the local area.

## **3.0 PLANNING POLICY AND THE DEVELOPMENT PLAN**

Section 54(a) of the Town and Country Planning Act (1990) as amended by Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states, that local planning authorities should determine planning applications in accordance with the development plan, unless material considerations indicate otherwise.

- 3.1 The relevant local planning authority is Hillingdon Borough Council. In addition to the policies contained within the development plan at the local level, the National Planning Policy Framework (NPPF) holds significant weight for decision-makers, especially where development plans are out of date.

## **NATIONAL PLANNING POLICY FRAMEWORK**

- 3.2 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-making. For decision taking this means approving development proposals that accord with the development plan without delay (paragraph 14).
- 3.3 One of the core planning principles identified in the NPPF is to proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- 3.4 The NPPF states that local planning authorities should approach decision taking in a positive way to foster the delivery of sustainable development. authorities should look for solutions rather than problems, and decision-makers at every level should seek to find solutions to approve rather than refuse applications for sustainable development wherever possible.
- 3.5 The sustainability and design credentials go towards its acceptability in planning terms: not only due to its location but in line with paragraph 6 of the NPPF sustainability amongst other things, also includes widening the choice of high-quality homes, high-quality design and construction as well as making the most efficient use of land.
- 3.6 Paragraph 60 requires that planning and policies and decisions should not attempt to impose architectural styles or particular tastes and should not require proposals to conform to certain development forms or styles.
- 3.7 Paragraph 65 states that Local Planning Authorities should not refuse planning permission or buildings or infrastructure, which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design.

## **4.0 THE PRINCIPLE OF DEVELOPMENT**

9 Frays Avenue falls within the developed area as shown on the Local Plan. The principle of extensions is acceptable, subject to other policies within the plan. The scheme aims to improve the quality of living for the residents of 9 Frays Avenue.