

Design and Access Statement

Relating to

A new 2 storey 2 bedroom 3 person dwelling

at

Land adjacent to 110 Apple Tree Avenue

Hillingdon

UB8 3PX

for

Mr Alan Palmer

Prepared by

Stones Architects Ltd

50 Coldharbour Lane

Hayes

UB3 3EP

23 January 2024

Project ref: 2023.012

Description of Existing House

The site is a corner plot located on the east side of Apple Tree Avenue, approximately 15m north of its junction with Violet Avenue. It is occupied by a two storey, semi-detached dwelling with a single-storey side extension. The dwelling is finished in brick with a white rendered first floor and a tiled, hipped roof. The area is generally residential in character, including a variety of semi-detached and terraced houses.

The site is not the subject of heritage policies. It is located in the Hillingdon Air Quality Management Area, a Critical Drainage Area and has a Public Transport Accessibility Level (PTAL) of 1b.

The site is not located within an Area of Conservation, nor are the buildings on site or adjacent to statutory or locally listed.

Existing survey drawings and photo sheets are enclosed with the planning application.

Proposal

The proposal seeks planning for a new two storey two bedroom three person single dwelling with associated car parking, bicycle parking and refuse storage.

Planning History

The application site and adjoining properties have the following relevant planning history:

Application Reference	Address	Description	Decision
1011/APP/2021/3520	29 Violet Avenue, Hillingdon UB10	Conversion of existing garage, erection of two storey side extension, single storey side extension, single storey front extension and conversion of loft space.	Approved, 08/12/21
73222/APP/2019/1371	Land adjacent to 70 Violet Avenue, Hillingdon UB8	Erection of two storey, 4-bed, detached dwelling with associated parking, amenity space and cycle	Approved, 07/08/19

		and refuse storage, involving demolition of existing dwelling.	
56013/APP/2001/324	110 Apple Tree Avenue UB8	Erection of a single storey side extension	Approved, 12/04/01.

Many houses in the borough have suffered from unseemly alterations, the street has a diverse style of detached houses creating a unique street scene.

Planning

The application is a submission of new planning application based on the pre-application advice received from LB Hillingdon (LBH), ref. 56013/PRC/2022/204, dated 14 April 2023 (see Appendix).

Having read the officers pre-application report the following Local Plan policies are considered applicable:

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

The new application scheme addresses the issues raised in the pre-application. Please see below:

Ref	LBH Pre-Application Report – 56013/PRC/2022/204	SA Application Scheme
1	<u>Principle of development</u> <i>The Pre-application scheme is acceptable in principle subject to compliance with other relevant policies.</i>	The planning scheme is based on option 1 of the pre-application submission, which was LBH's preferred option – see Appendix.
2	<i>The proposed development of a two-storey dwelling on the site appears in principle to meet some of the requirements of the above Policy DMH 6 criteria. However, because of its scale, bulk, height and siting close to existing homes and gardens, the proposed</i>	The new design is based on option 1, the design has been amended to avoid any overlooking to adjoining properties – see Appendix.

Ref	LBH Pre-Application Report – 56013/PRC/2022/204	SA Application Scheme
	<p><i>development appears to have an adverse impact on the neighbouring residential amenity and privacy of existing homes and gardens.</i></p> <p><i>Option 1 is considered to have some potential because the Council's concerns about overlooking and loss of privacy could be addressed, subject to amending the ground and first floor layouts, by relocating the rear elevation first floor window to the side elevation. The proposed design of Option 1 is generally more in keeping with the existing dwelling and other dwellings in the local area. The design could be made more in keeping with existing dwellings by deleting the single-storey side element and providing access to the dwelling by a door in the front elevation to match No. 110.</i></p>	
3	<p><i>The site includes a large, existing, conifer tree and a hedge on the front and side site boundary. However, no tree survey has been submitted and the submitted drawings do not show any existing trees or hedges. Any future application should be supported by a tree survey, a tree report, an arboricultural impact assessment, tree and hedge protection measures and full hard and soft landscaping details.</i></p>	<p>The new application includes an Arboricultural Assessment by a suitably qualified consultant.</p>
4	<p><i>The submitted plans indicate that both Options 1 and 2 would include first floor windows to habitable rooms that would overlook and cause a loss of privacy to adjacent properties.</i></p>	<p>This has been now addressed and the new design comprises of high level first floor windows on the rear elevation (to avoid overlooking) and a window on the flank elevation for outlook.</p>
5	<p><i>The submission of a daylight / sunlight report (prepared by a suitably qualified professional) could be an option to support a future application by demonstrating the impact on adjacent properties. However, even if light levels</i></p>	<p>The new design was sent to the duty officer to assess if a daylight/sunlight assessment is required. We have been advised that the new proposal appears to alleviate the concerns and if such an assessment is required it will be</p>

Ref	LBH Pre-Application Report – 56013/PRC/2022/204	SA Application Scheme
	<p><i>were demonstrated to be acceptable, concerns about adverse impact on the outlook of adjacent properties and sense of enclosure could still be raised.</i></p>	<p>requested during the planning process, (email of 26 October 2023).</p>
6	<p><u>Amenity standards</u></p> <p><i>Proposed 2 bedroom dwellings provides at least 60sqm of private outdoor amenity space and that at least 60sqm of private outdoor amenity space is retained for the existing 2 or 3 bedroom dwelling,</i></p>	<p>The new design complies with these requirements.</p>
7	<p><u>Highways</u></p> <p><i>For a development of this type, a 2no. bedroom dwelling with a PTAL ranking of 2 the maximum number of car spaces allowed would be 0.75no., therefore this proposal is in accordance with this policy.</i></p> <p><i>The proposal includes plans to create a new vehicle crossover for the host dwelling. The Highway Authority notes that there is currently a lamppost in the location of this new vehicle crossover, upon the receipt of a full application the applicant would need to make a contribution towards the removal of the lamppost secured by way of an s.106 legal agreement.</i></p> <p><i>the Highway Authority would expect at least 1no. active vehicle charging point to be provided to comply with the policy.</i></p> <p><i>The proposal has made no mention of providing on-site cycle parking for the new development. The Highway Authority would expect a development of this type to be within policy to provide at least 2no. on-site cycle parking spaces.</i></p>	<ul style="list-style-type: none"> • 1no. off street car parking space has been provided with an active EV charging point • The new design utilises the existing crossover, therefore para 2 (adjacent) does not apply • 2no. covered, secure bicycle parking has been provided to the application scheme

Ref	LBH Pre-Application Report – 56013/PRC/2022/204	SA Application Scheme
8	<i>Flood risk</i>	We have checked the Government Environment Agency website, and there are no flood warnings or alerts in this area.
9	<u>Energy</u> <i>The potential for renewable energy technologies such as PV's and heat pumps as part of any future development should be explored.</i>	The new design shows PV panels on the south roof slope and the use of heat pumps, refer to the application drawings.
10	<u>Access</u> <i>Any future planning application would need to provide plans detailing compliance with the prescribed standards set out in Approved Document M to the Building Regulations 2010 (2015 edition)</i>	The new design provides a level threshold at the entrance and complies with visitable dwellings (Category 1).
11	<u>Conclusion</u> <i>As set out in the above report, it may be possible to support a revised design on Option 1 in a future application should concerns relating to design, overlooking and amenity be satisfactorily addressed.</i>	Refer to above sections in

Brief

The applicant wishes to utilise the unusually large corner plot to provide new family housing (small).

Design

The proposals are shown on drawings listed in the Appendix at the end of this statement.

To provide a reasonable floor plan on the ground floor we have shown the new design extending at the rear by approximately 1m from the rear of no.110 Apple Tree Avenue, which is set back to the existing rear building line on the first floor.

Most materials will be to match existing work, the new bifold door assemblies will be powder coated aluminium. Parapet walls to the ground floor extension with pre-cast concrete coping stones, flat mastic asphalt roof covering and solar reflective treatment. The fenestration is proposed to maximise the sunlight and daylight within the entire scheme.

Access

The existing street access to the site will be retained.

The new proposals will comply with the Building Regulations current at the time of commencement.

Existing refuse arrangements will continue.

New vehicle parking and bicycle parking has been shown on the application drawings.

Appendix A

List of documents submitted with the application.

Drawing no.	Drawing title
S01	Site location plan
S02A	Existing site layout
C01A	Proposed ground and first floor plans
C02A	Proposed roof plan and elevations
C03A	Proposed street elevations
C04A	Proposed front axonometric
C05A	Proposed exploded axonometric
DAS	Design and Access Statement
Tim Pursey	Arboricultural Assessment

Appendix B

Pre-Application correspondence

Outline proposal option 1 (B01)



K Sehmi
A A + Architects
Lower Road
Higher Denham
UB9 5EN

Planning Applications Team
Hillingdon Council
Civic Centre, High Street
Uxbridge UB8 1UW

Tel: 01895 250230
Case Officer: James Wells
Email: JWells@hillingdon.gov.uk
Date: 14th April 2023
Our Ref: 56013/PRC/2022/204

Dear K Sehmi

RE: Erection of a two storey dwelling house involving the demolition of the existing single-storey side extension
SITE: 110 Apple Tree Avenue Hillingdon

I refer to your request for pre-application planning advice dated 02.12.22 and our subsequent meeting on 23.01.23 relating to the above development. The advice provided is based on the following drawings and documents issued to the Local Planning Authority for consideration:

Plan Numbers:

S03 - LOCATION PLAN - received 02 Dec 2022
S01 - Site Layout Plan Option 1 - received 02 Dec 2022
S02 - Site Layout OPT- 2 - received 02 Dec 2022
B01 - Ground Option 1 - received 02 Dec 2022
B02 - First Option 1 - received 02 Dec 2022
B03 - Roof Option 1 - received 02 Dec 2022
B04 - Elevation Option 1 - received 02 Dec 2022
B10 - Ground OPT-2 - received 02 Dec 2022
B20 - First OPT-2 - received 02 Dec 2022
B30 - Roof OPT-2 - received 02 Dec 2022
B40 - Elevations OPT-2 - received 02 Dec 2022
B41 - OPT 1 AXO - received 02 Dec 2022
B42 - OPT 2 AXO - received 02 Dec 2022

Outlined below is a preliminary assessment of the proposal, including an indication of the main issues that should be addressed should you choose to submit a formal planning application. Please note that the views expressed in this letter represent officer opinion only and cannot be taken to prejudice the formal decision of the Council in respect of any subsequent planning application, on which consultation would be carried out which may raise additional issues. In addition, the depth of analysis provided corresponds with the scope of information made available to Council officers.

The Site and Surrounds

The site is a corner plot located on the east side of Apple Tree Avenue, approximately 15m north of its junction with Violet Avenue. It is occupied by a two storey, semi-detached dwelling with a single-storey side extension. The dwelling is finished in brick with a white, rendered first floor and a tiled, hipped roof. The area is generally residential in character, including a variety of semi-detached and terraced development.

The site is not the subject of heritage policies. It is located in the Hillingdon Air Quality Management Area, a Critical Drainage Area and has a Public Transport Accessibility Level (PTAL) of 1b.

The Proposal

This pre-application seeks advice about the erection of a two storey dwelling following the demolition of the existing single-storey side extension. The proposal involves two options - an attached dwelling thus creating a row of three terraces and a detached dwelling.

Planning Policy

Development Plan

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

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

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

Material Considerations

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

The proposed development has been assessed against the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance:

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.H1 (2012) Housing Growth

Other Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP T5	(2021) Cycling
LPP T6.1	(2021) Residential parking
NPPF5	NPPF 2021 - Delivering a sufficient supply of homes
NPPF11	NPPF 2021 - Making effective use of land
NPPF12	NPPF 2021 - Achieving well-designed places

Main Planning Issues

1. Principle of development

The site is located in the developed area of the Borough, where new development is acceptable in principle subject to compliance with other relevant policies as set out in this report.

Policy DMH 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that there is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The proposed development of a two-storey dwelling on the site appears in principle to meet some of the requirements of the above Policy DMH 6 criteria. However, because of its scale, bulk, height and siting close to existing homes and gardens, the proposed development appears to have an adverse impact on the neighbouring residential amenity and privacy of existing homes and gardens, in

particular 29 Violet Avenue. The proposed development would therefore not accord with the requirements of Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

Option 1 is considered to have some potential because the Council's concerns about overlooking and loss of privacy could be addressed, subject to amending the ground and first floor layouts, by relocating the rear elevation first floor window to the side elevation. The proposed design of Option 1 is generally more in keeping with the existing dwelling and other dwellings in the local area. The design could be made more in keeping with existing dwellings by deleting the single-storey side element and providing access to the dwelling by a door in the front elevation to match No. 110.

2. Design

Policy:

Paragraph 134 of the NPPF (2021) notes the importance of achieving design which is appropriate to its context stating that 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

Policy D3 of the London Plan (2021) requires that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy GG4 of the London Plan (March 2021) seeks to ensure that more homes are delivered. Policy H1 of The London Plan (2021) promotes the optimisation of the potential for housing delivery on all suitable and available brownfield sites.

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding: · scale of development, considering the height, mass and bulk of adjacent structures; · building plot sizes and widths, plot coverage and established street patterns; · building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure; architectural composition and quality of detailing; local topography, views both from and to the site; and impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states, *inter alia*, that:

A) Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;

- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers;
- vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials.

With regard to side extensions, Policy DMHD 1 states:

C) Side Extensions

- i) side extensions should not exceed half the width of the original property;
- ii) extensions to corner plots should ensure that the openness of the area is maintained and the return building line is not exceeded;
- iii) garages should reflect the size guidelines set out in Appendix C Parking standards;
- iv) two storey side extensions should be set in a minimum of 1 metre from the side boundary or in the case of properties in the Copse Wood and Gatehill Estates, at least 1.5 metres, but more if on a wider than average plot, in order to maintain adequate visual separation and views between houses;
- v) two storey side extensions to detached and semi-detached properties should be set back a minimum of 1 metre behind the main front elevation;
- vi) where hip to gable roof extensions exist, a two storey side extension will not be supported; and
- vii) in Conservation Areas, single storey side extensions may be required to be set back.

Proposal

Option 1 involves the erection of an approximately rectangular, attached 2 bedroom, two storey dwelling with a hipped roof and a single-storey side element providing access to the dwelling. The proposed dwelling would be sited approximately in line with the main front wall of the existing dwelling. The two storey element would be approximately 6.3m wide and the single-storey element would be about 1.5m wide and set back from the main front wall by some 2.5m. The maximum depth and ridge and eaves height of the proposed dwelling would approximately match the existing dwelling. The proposed dwelling would be sited a minimum of approximately 1.8m from the boundary with no. 29 Violet Avenue.

Option 2 involves the erection of an irregularly shaped, detached 2 bedroom, two storey dwelling with a mainly hipped roof and a single-storey side element with a 'cat-slide' type roof. The proposed dwelling would be sited approximately 1.3m to the south of the existing dwelling and approximately in line with its main front wall. The two storey element would be approximately 5.4m wide and the single-storey element would be about 3.5m wide. The two storey element would approximately match the eaves height of the existing house with a ridge height of some 7m. The roof of the single-storey side element would slope down from the two storey eaves to a single-storey eaves height of about 2.7m. Next to the existing house, the proposed house would approximately match its depth. The depth of the proposed house would then increase at an approximately 45 degree angle until it projects about 3m at ground floor and 1.7m at first floor beyond the main rear wall of the existing house then reducing in depth until it follows the boundary with no. 29 Violet Avenue and is set back some 0.9m from the boundary.

Design

The application site is a corner plot. The proposed development of a two storey dwelling on the site would appear cramped, would reduce and harm the open character of the site, would fail to harmonise with the local context and would have an adverse impact on the openness of the corner plot and the character and appearance of the site, the street scene and the local area. The proposal is therefore considered contrary to the requirements of Policies DMHB 11, DMHD 12 and DMHD 1 of the

Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council.

The proposed design of Option 1 is generally more in keeping with the existing dwelling and other dwellings in the local area. The design could be made more in keeping with existing dwellings by deleting the single-storey side element and providing access to the dwelling by a door in the front elevation to match No. 110.

Trees and Landscaping

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that:

- A) All developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.
- B) Development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.
- C) Where space for ground level planting is limited, such as high rise buildings, the inclusion of living walls and roofs will be expected where feasible.
- D) Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.

Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected. Where trees are to be removed, proposals for replanting of new trees on-site must be provided or include contributions to offsite provision.

The site includes a large, existing, conifer tree and a hedge on the front and side site boundary. However, no tree survey has been submitted and the submitted drawings do not show any existing trees or hedges. Any future application should be supported by a tree survey, a tree report, an arboricultural impact assessment, tree and hedge protection measures and full hard and soft landscaping details.

3. Amenity

Policy DMHB 11 B) of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The submitted plans indicate that both Options 1 and 2 would include first floor windows to habitable rooms that would overlook and cause a loss of privacy to adjacent properties. The scale, bulk, height and siting of the proposed development would adversely impact on the amenity, daylight and sunlight of adjacent properties. On that basis, the proposed development would be contrary to the requirements of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

Option 1 is considered to have some potential because the Council's concerns about overlooking and loss of privacy could be addressed, subject to amending the ground and first floor layouts, by relocating the rear elevation first floor window to the side elevation.

The submission of a daylight / sunlight report (prepared by a suitably qualified professional) could be an option to support a future application by demonstrating the impact on adjacent properties. However, even if light levels were demonstrated to be acceptable, concerns about adverse impact on the outlook of adjacent properties and sense of enclosure could still be raised.

Living Conditions for Future Occupiers

Policy DMHB 16: Housing Standards states: All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should: meet or exceed the most up to date internal space standards, as set out in Table 5.1 of the Local Plan - Part 2 (2020). To be supported by the Council, any future application should demonstrate that the proposed two storey, 2 bedroom, 4 person dwellings provides at least 79sqm of internal space, which would meet Policy DMHB 16 minimum requirements.

Private outdoor amenity space

As stated in Policy DMHB 18, all new residential development should provide good quality and useable private outdoor amenity space. Amenity standards should be provided in accordance with the standards set out in table 5.3 of the Local Plan: Part Two (2020). To be supported by the Council, any future application should demonstrate that the proposed 2 bedroom dwellings provides at least 60sqm of private outdoor amenity space and that at least 60sqm of private outdoor amenity space is retained for the existing 2 or 3 bedroom dwelling, which would meet Policy DMHB 18 minimum requirements.

4. Highways

Apple Tree Avenue does not contain any type of parking restrictions, however, there is a large presence of vehicle crossovers that limits kerbside parking. The proposal site has a PTAL rating of 2 indicating that its access to public transport is poor when compared to London as a whole suggesting that there will be a strong reliance on the private car for trip-making.

The published London Plan 2021 Policy T6.1 Residential Parking requires that development proposals must comply with the relevant parking standards. For a development of this type, a 2no. bedroom dwelling with a PTAL ranking of 2 the maximum number of car spaces allowed would be 0.75no., therefore this proposal is in accordance with this policy.

The proposal includes plans to create a new vehicle crossover for the host dwelling. The Highway Authority notes that there is currently a lamppost in the location of this new vehicle crossover, upon the receipt of a full application the applicant would need to make a contribution towards the removal of the lamppost secured by way of an s.106 legal agreement. The new crossover would need to be built according to the published London Borough of Hillingdon's Domestic Vehicle Footway Crossover policy June 2022 which states that an area 2.4m to the side and 2.4m back from where the driveway intersects with the back of the footway is kept clear of fences, walls and shrubs etc. over 0.6m high. Furthermore, the Highway Authority would require a contribution towards reinstating sections of the vehicle crossover at the new development which would be at the applicant's expense.

As mentioned above no information has been provided regarding the provision of any type of electric vehicle charge points for the new development. Keeping in line with 1no. front on-site parking space being provided for the new development the Highway Authority would expect at least 1no. active vehicle charging point to be provided to comply with the policy. Therefore, the applicant should be made aware currently this development would not be in accordance with the published London Plan 2021 Policy T6.1 Residential Parking which requires that '20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces'.

The proposal has made no mention of providing on-site cycle parking for the new development. The Highway Authority would expect a development of this type to be within policy to provide at least 2no. on-site cycle parking spaces. As presented the proposal would not be in compliance with the London Plan 2021 Policy T5 Cycle which requires developments to provide appropriate levels of cycle parking which should be fit for purpose, secure and well-located and be in accordance with the minimum standards'.

Should an application be received the Highway Authority would require that the dimensions of parking spaces, carriageway and footway widths, pedestrian visibility splays and cycle bays and refuse

collection and storage points, etc. should be shown and annotated on the deposited plans. Copies of all plans should be provided printable to scale at A3.

Subject to the above the Highway Authority could support this application.

5. Other

Flood Risk

In built up areas there is the risk of flooding from surface water, due to rainwater falling onto impermeable surfaces which is the key flood risk identified in Hillingdon. In Critical Drainage Areas a sustainable drainage system (SuDS) should be included with any future application to manage surface water on site.

Energy

Policies EM 5 and DMEI 2 of the Local Plan seek a contribution from all development to a reduction in carbon emissions and encourage the use of renewable energy. The potential for renewable energy technologies such as PV's and heat pumps as part of any future development should be explored.

Access

Any future planning application would need to provide plans detailing compliance with the prescribed standards set out in Approved Document M to the Building Regulations 2010 (2015 edition), clearly detailing the required dimensions and clear access zones within entrance lobbies, passageways living areas, bathrooms and bedrooms.

Crime Prevention

The design and layout should also have regard to secure by design principals. You may wish to contact the Metropolitan Police's Secure by Design Officer, PC Robert Palin who can be contacted on 020 8733 5245 or by e-mail on Robert.Palin@met.pnn.police.uk.

6. Planning Obligation and CIL (Mayor and LBH)

S106 PLANNING OBLIGATIONS

It is not considered that any planning obligations will be required aside from that necessary to address highways requirements detailed above.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014. The Hillingdon CIL charge for residential developments of 100sqm or more is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £60 per square metre of additional floorspace.

7. Application Submission

The Council has an adopted Local Planning Validation Checklist (June 2020) that sets out in full the drawings and documents required to support applications for planning permission.

Any future application should be supported by a tree survey, a tree report, an arboricultural impact assessment, tree and hedge protection measures and full hard and soft landscaping details and a daylight / sunlight report.

Should you require further information, please refer to the Council's website:
<https://www.hillingdon.gov.uk/apply-planning-permission>.

8. Conclusion

The application site is a corner plot. The proposed development of a two storey dwelling on the site would appear cramped, would reduce and harm the open character of the site, would fail to harmonise with the local context and would have an adverse impact on the openness of the corner plot and the character and appearance of the site, the street scene and the local area. The proposal is therefore considered contrary to the requirements of Policies DMHB 11, DMHD 12 and DMHD 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and could not be supported by the Council.

Because of its scale, bulk, height and siting close to existing homes and gardens the proposed development appears to have an adverse impact on the neighbouring residential amenity and privacy of existing homes and gardens, in particular 29 Violet Avenue. The proposed development would therefore not accord with the requirements of Policy DMH 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

The submitted plans indicate that both Options 1 and 2 would include first floor windows to habitable rooms that would overlook and cause a loss of privacy to adjacent properties. The scale, bulk, height and siting of the proposed development would adversely impact on the amenity, daylight and sunlight of adjacent properties. On that basis, the proposed development would be contrary to the requirements of Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and could not be supported by the Council.

As set out in the above report, it may be possible to support a revised design on Option 1 in a future application should concerns relating to design, overlooking and amenity be satisfactorily addressed.

Please be advised that the Council require confirmation that you wish to enter into a PPA as soon as possible, in order to ensure the necessary resource are in place to meet the terms of the PPA.

Thank you for entering into the Council's pre-application advice service and I trust you have found this service of assistance.

James Wells
Planning Team Leader
Major Applications Team
London Borough of Hillingdon

Planning Guarantee

For complex applications which are likely to exceed the statutory timeframes, the applicant is encouraged to enter into a Planning Performance Agreement (PPA) to allow for the negotiation of complex cases. Central Government encourages the use of PPAs for larger and more complex planning proposals to bring together the developer, the Local Planning Authority and key stakeholders to work in partnership throughout the planning process.

Providing a PPA helps ensure that major proposals progress through the application process in a timely fashion and result in high quality development but the service is both time consuming and costly. The charge for all Planning Performance Agreements will ensure that adequate resources and expertise can be provided to advise on major development proposals, the charges are determined in a site by site basis.

Hillingdon are committed to ensure the best possible service provision to all of our applicants. In order to ensure this, we will not be able to facilitate negotiation which would result in an application being determined

outside of statutory timeframes, unless the applicant has entered into a Planning Performance Agreement.

PRELIMINARY

ISSUE DATE REVISION

PROJECT 110 APPLETREE AVENUE UBB 3PX
CLIENT Mr Alan Palmer
DRAWING GROUND OPTION 1

aa+ architects
PROJECT # 2012.015 DRAWING # 1 REV. 3
DATE 27/03/2020 SCALE 1:100 B01
DRAWN BY JC
CHECKED BY KS
REVIEWED BY JC

All rights reserved in chapter IV of the
copyright design & patent act 1988
have been asserted. This drawing must
not be scaled, only figures and dimensions
should be used. Check and verify all
dimensions on site prior to commencing
any work. Any discrepancies should be
reported to the Architects immediately.

