

1. Site Analysis

The site is situated at 38 Hazeldene Gardens, Uxbridge, UB10 9DJ. The area comprises of mid century 2 storey terraced 3 bed dwellings in a non-conservation area; most featuring the same brick and architectural features. The height, scale, massing and character of these houses creates a distinctive rhythm throughout the road and there is an abundance of on and off street parking.

There is good public transport nearby as well as parks, schools, shops and restaurants being only a short walking distance away.

2. Design process and Components

The existing residential dwelling is situated on a generous plot which has previously been extended to the side. These have now been demolished as part of implementation commenced under Application Ref: 57039/APP/2018/664 (see photos). We wish instead to create a new 2 bed 4 person home on the approved footprint; achieving the full potential this site could offer to the local area. Our proposal will match the size and mass of that already approved and be constructed with matching materials and roof tiles. The layout, height, length and appearance of the proposed dwelling is sympathetic to its neighbours and blends in well with the existing contextual settings.

There has previously been an accepted planning application to create a 2 storey side extension to the existing house that would be used as an annex with its own front door access. Application Ref: 57039/APP/2018/664. The new owners no longer require the use for an annex but wish to contribute towards a windfall new dwelling on this small site.

Externally our application does not change significantly from what has been previously agreed by means of mass, height, positioning and appearance with the setbacks under 57039/APP/2018/664 retained and the roof ridge line lowered slightly. The proposed creation of a new 2 bed 4 person dwelling of GIA 82 sqm accords with the development plan in particular the Publication London Plan 2020 as approved by the Government.

There is currently room for 3 off street car parking spaces at the front of the site which we will retain and create 1 further off street parking space for a motorcycle thus providing adequate parking for existing (2 car spaces) and new dwelling (1 car and 1 motorcycle) to meet policy DMT 6. Electric car charging points will be installed in line with environmental policies. We will maintain as much landscaping as possible to soften the front elevation on the street scene. At the rear of the new and existing dwelling will be sizable private gardens which will host cycle stores. Internally the ground floor layout is open planned offering a light, spacious living/ kitchen / dining area as well as a family bathroom. Upstairs will see 2 double bedrooms with en-suite bathrooms plus retaining the 6 sqm study; meeting or exceeding the nationally described space standards. The Gross Internal Area of 82 sqm exceeds the requirement space standards for a 2 bed 4 person dwelling, along with meeting the recommended internal storage requirements and useable external garden areas. There is to be a secure bin store to the front of the site.

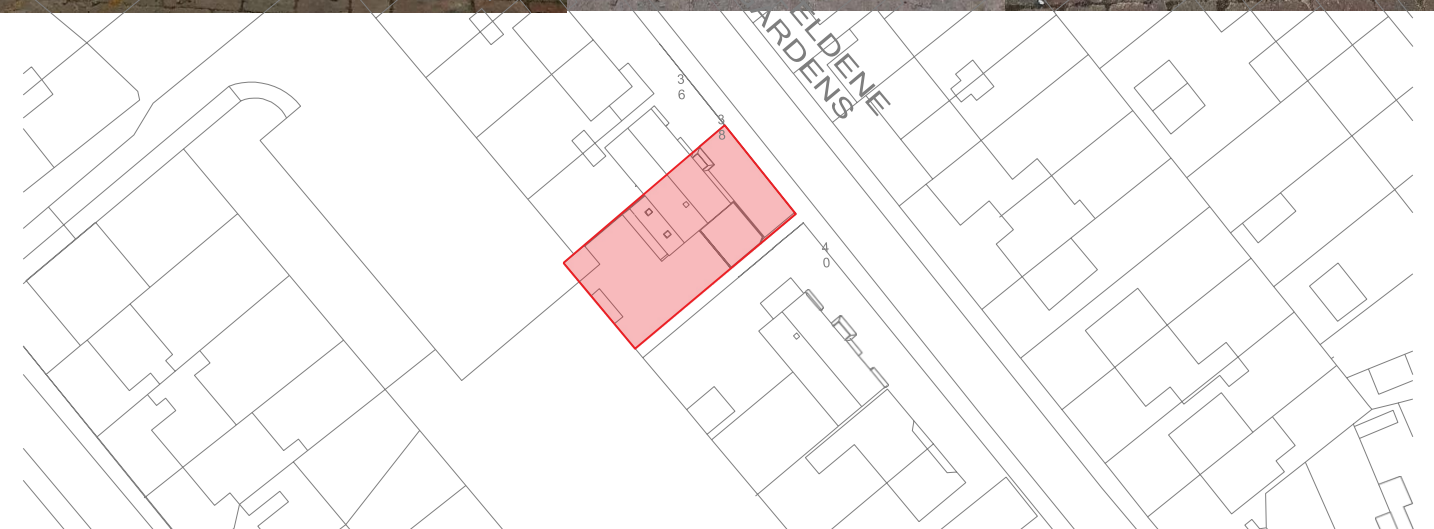
The design works well for a much desired 2b 4p unit and its location will also appeal to this market as per guidelines of the NPPF, New London Plan and Local Plan.

3. Access

The new development will meet with regulation 36 M(4) 2 building regs providing for disabled access and use. This includes level access to the front door and the ground floor corridor widths that allow for easy circulation.

4. Design Solution

The design solution is self emerging from the analysis and design components presented within this Design and access Statement. The new dwelling will fit seamlessly into the local area and provide a windfall contribution towards London's housing demand offering the much needed accommodation as a starter or downsizing home.



**PLANNING STATEMENT IN SUPPORT OF A NEW 2 STOREY 2
BED 4 PERSON DWELLING TO SIDE OF 38 Hazeldene
Gardens Uxbridge UB10 9DJ**

PRELIMINARY NOTE

The LPA is implored to carefully consider the contents of this Planning Statement in its entirety as part of its decision-making process. The LPA ought to take into account ALL relevant and important policies including from the New London Plan (**Publication London Plan December 2020** as approved on 29 January 2021 by the Secretary of State). This amended application follows the refusal of [57039/APP/2020/4080](#) (presently under appeal) and amends the design such that the footprint is identical to one under [57039/APP/2018/664](#) – with a first floor set-back for subservience. The extant scheme has commenced implementation as shown in photos below of side structures demolished and foundations dug – this is a material consideration. The design includes the minor reconfiguration of the first floor of the existing house to address reason 2 of refusal under 57039/APP/2020/4080.





DEVELOPMENT PLAN

- The development plan is tiered and will comprise: 1) The New London Plan ("NLP") nearing publication whose publication has been granted the green light by the SoS on 29 January 2021, and 2) the development plan documents making the London Borough of Hillingdon Local Plan ("LP") comprising Local Plan Part 1 adopted 2012 and Local Plan Part 2 adopted January 2020.
- The LPA made the following commitment to the examining inspector of the Local Plan Part 2 as stated at paragraph 14 of the examination report dated 22 October 2019: "The HLPP2 is a plan that is intended to implement the strategy and objectives of HLPP1. It was widely accepted at the hearings that during the course of plan preparation there had been material changes in both national and London-wide policy along with a significant increase in growth in the Borough. Therefore, the Council have committed to an early review of the Local Plan in response to the emerging new London Plan..."

National Policy

National Planning Policy Framework 2019 (NPPF) is the non-statutory guidance such that it and its policies are other material considerations.

Development plan policies

The new development on brownfield land proposed on this small infill site involves the demolition of the side garages and creation of a 2 storey 2 bed 4 person attached dwelling with a GIA of 82sqm and in this location meets the relevant policy requirements. It is of a high standard of design that blends with the local character and that will enhance the health and well-being of the future small family occupants.

- Policy DMH1: the existing 2 bed plus study dwelling is retained while creating a windfall new dwelling on a small infill site. Parking for **4 vehicles** (2 each) – 3 cars and 1 motorcycle is created within the curtilage for the existing and

new dwellings. National described internal space standards are met and adequate amenity space is available for both dwellings.

- Policy DMH2: a large 82sqm 2 double 4 person bed dwelling is created and can be ideal for a starter family at the private affordable end.
- Policy DMHB11: The dwelling has been designed to a very high standard incorporating policy guidance here and under the NLP.
- Policy DMHB16: The space standards are exceeded to provide an appropriate family living environment with a well-designed, dual-aspect layout and good size internal areas and storage.
- Policy DMHB18: Good size, private, useable and functional amenity garden is provided for both donor and new dwellings.
- Policy DMT5: bicycle storage spaces are provided to promote sustainable transport and healthy living.
- Policy DMT6: 4 vehicle parking spaces are created – 2 for the existing dwelling and 2 for the new dwelling. This is in line with the maximum standards with no minimum standards stated in table 1 of Appendix C. It also conforms to the NLP **Policy T6** (see table 10.3 – focus on 'up to') and **Policy T6.1** of the NLP. Note under T6 a motorcycle parking space counts towards the maximum for car parking spaces. Also take account of relevant **policies DMEI 14, DMT 1, DMT 2, DMT 4, DMT 5** and from NLP **T1, T2 and T5** to avoid rigidity on parking quantum. Also see previous appeal decisions in your possession and paragraph 102 of NPPF as well Department of Transport's Decarbonisation strategy and promotion of active, sustainable travel.
- Appendix A: These Householder Development Policies such as DMHD1 C) are not applicable as this is NOT a householder development but a minor development creating a new dwelling not an extension that will form part of the existing dwelling. Nevertheless, the extension of the terrace is respectful where relevant in the design of the new dwelling and in any case implements the extant permission which

allowed width of side extension up to two-thirds of width of existing house as well as independent front door access.

- Housing **policies H1 and H2**
- Design policies D1 and D3

CONCLUSION

A relevant judgement is the case of *Mansell v Tonbridge & Malling BC* [2017] EWCA Civ 1314. Here Lindblom LJ confirmed the legal considerations in determining the materiality of a fallback position as a planning judgement related to the basic principle that for a prospect to be a "real prospect" it does not have to be probable or likely; instead, a possibility will suffice. This applies in the instant case as the extant permission 57039/APP/2018/664 for a two storey side extension to create a granny annexe with its own entrance is under implementation on same footprint and design of current application.