



Planning Statement

Description of development: Permission in principle for one detached bungalow following demolition of the existing block of garages at the rear of 38 Wood End Green Road.

Site Address: Land to the rear of 38 Wood End Green Road, Hayes.

1. SITE DESCRIPTION

The application site is to the rear of 38 Wood End Green Road. No. 38 Wood End Green Road is a two-storey, end-of-terrace dwelling house with roof accommodation. The site lies within the Hayes Village Conservation Area. There is a block of garages at the bottom of the site. These are vacant and in poor condition.

2. PLANNING HISTORY

- 60198/APP/2004/3389. ERECTION OF SINGLE-STOREY TWO-BEDROOM DETACHED BUNGALOW WITH ASSOCIATED ACCESS (INVOLVING DEMOLITION OF EXISTING BLOCK OF GARAGES). Refused on 08.02.2005 for the following two reasons:
 1. The proposed bungalow, due to its backland siting would present a cramped appearance, out of keeping with the pattern of surrounding residential development. The proposal therefore fails to conserve or enhance the character and appearance of the Hayes Village Conservation Area, contrary to Policies BE4 and BE19 of the Unitary Development Plan.
 2. The access to the proposed bungalow would be of insufficient width to serve a new residential unit and fails to provide a suitable turning area. As such, the proposal would result in unacceptable pedestrian and vehicular conflict and fails to provide access for service and emergency vehicles and a refuse collection point within 23m of a public highway. The proposal is therefore detrimental to general highway safety, contrary to policy AM7 (ii) of the UDP.

3. DETAILS OF PROPOSAL

Permission in principle for one detached bungalow following demolition of the existing block of garages at the rear of 38 Wood End Green Road.

4. ASSESSMENT

Assessment

The main planning issues to be considered are:

- Location
- Land Use
- Amount of development



Location

Paragraph 61 of the NPPF states, 'To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed, and that land with permission is developed without unnecessary delay. The overall aim should be to meet an area's identified housing need, including an appropriate mix of housing types for the local community.

Paragraph 71 of the NPPF states, 'Small and medium-sized sites can make an important contribution to meeting the

housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites, local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of a relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing, self-build, and custom build housing;
- c) use tools such as area-wide design assessments, permission in principle, and Local Development Orders to help bring small and medium-sized sites forward;
- d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and**
- e) work with developers to encourage the subdivision of large sites where this could help to speed up the delivery of homes.

Paragraph 79 of the NPPF states, 'To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years;
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;



c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer’.

Paragraph 124 of the NPPF states, ‘ Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.

Paragraph 125 of the NPPF states, ‘Planning policies and decisions should:

a) encourage multiple benefits from both urban and rural land, including through mixed-use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;

b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;

c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively (for example, converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. A condition of simultaneous development should not be imposed on an application for multiple upward extensions unless there is an exceptional justification.

Policy H1 of the London Plan 2021 sets out the Ten-Year Housing targets for each London Borough. For Hillingdon, this is 12,850.

To ensure this target is met, the London Plan 2021 encourages development on windfall sites not identified in development plans. Policy H1 states that there is a need to optimise the potential for housing delivery on all suitable and available brownfield sites, especially the following sources of capacity:

a) sites with existing or planned public transport access levels (PTALs) 3-6 or which are located within 800m distance of a station or town centre boundary



and on small sites.

Policy H2 of the London Plan 2021 addresses the development of housing on small sites.

It states the following:

- A Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:
- 1) significantly increase the contribution of small sites to meeting London's housing needs
 - 2) diversify the sources, locations, type and mix of housing supply
 - 3) support small and medium-sized housebuilders
 - 4) support those wishing to bring forward custom, self-build and community-led housing
 - 5) achieve the minimum targets for small sites set out in [Table 4.2](#) as a component of the overall housing targets set out in [Table 4.1](#).
- B Boroughs should:
- 1) recognise in their Development Plans that local character evolves over time and will need to change in appropriate locations to accommodate additional housing on small sites
 - 2) where appropriate, prepare site-specific briefs, masterplans and housing design codes for small sites
 - 3) identify and allocate appropriate small sites for residential development
 - 4) list these small sites on their brownfield registers
 - 5) grant permission in principle on specific sites or prepare local development orders.

The small sites target for Hillingdon is 2,950.

Paragraph 4.2.4 of the London Plan 2021 states that Incremental development of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. **This can take several forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision.** These developments should generally be supported where they provide well-designed additional housing to meet London's needs.

It is noted that the application site is a brownfield site comprising a block of garages. It is previously developed land, and the site is a small one.

Whilst the site is within PTAL 2, it is a 12-minute bus ride from Hayes and Harlington Station. It is a 6-minute walk to the nearest bus stop.

The DFT'S Connectivity tool scores the site an 81 with regard to public transport accessibility.

Explore the score

[Download report](#)

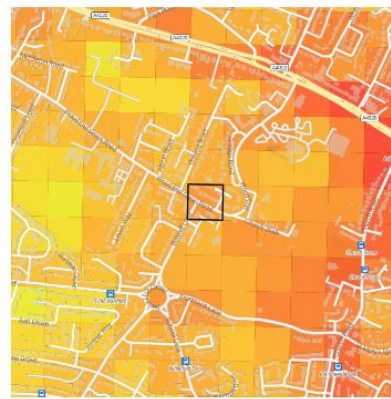
[Show filters](#)

Square ID 509350_181250

Local authorities Hillingdon
Greater London

Latitude 51.519595

Longitude -0.425359

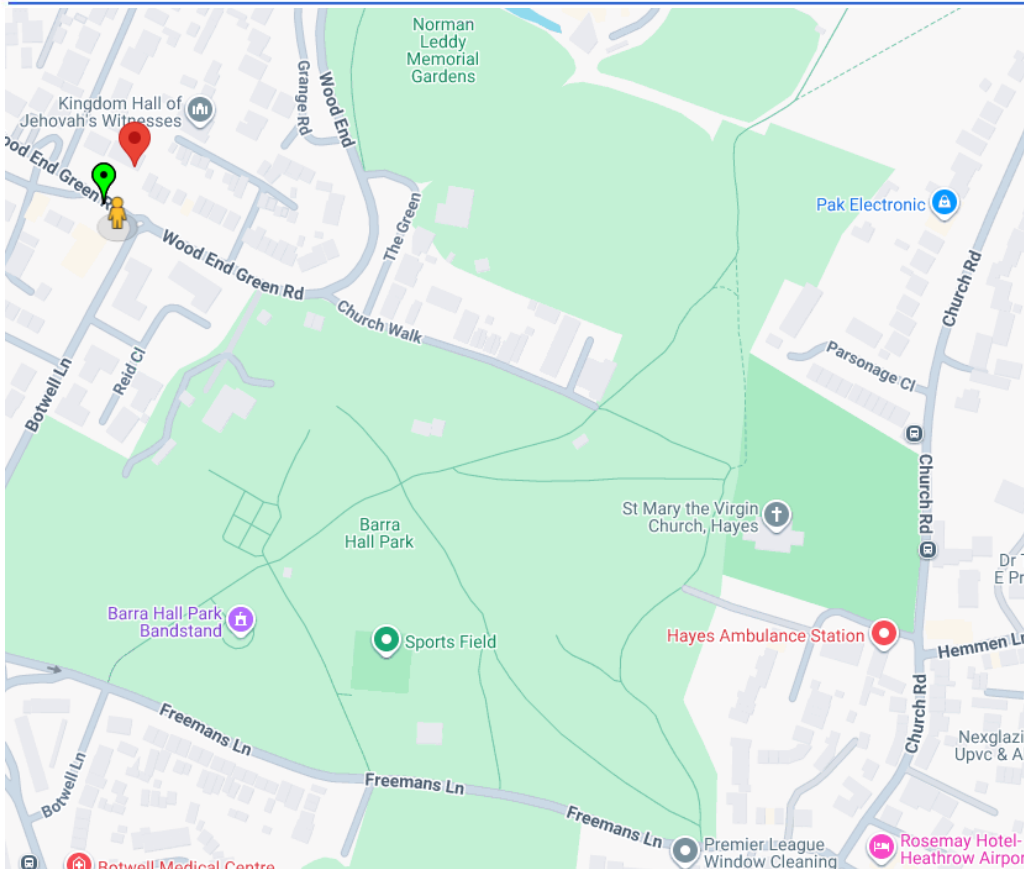


Overall

Type	National score	National distribution
Overall (except driving)	81	Very high (80-90%)
Public transport	84	Very high (80-90%)
Walking	76	High (70-80%)
Cycling	81	Very high (80-90%)

The tool deems the site very accessible to educational, leisure, health and shopping facilities. It is also close to residential buildings and workplaces.

The site is very close to local parks.



The above shows the proximity of the site to local parks.

The location of the site is therefore acceptable given the above. The location of the site is compliant with the aims and objectives of the NPPF (2024) as well as Policies H1 and H2 of the London Plan (2021).

Amount of development

Four garages would be demolished to make way for the proposed detached bungalow. Given the size of the site and the size of the existing garages, the amount of development is acceptable.

Land Use

The area is predominantly residential in character. The site would be predominantly surrounded by residential properties. The proposed land use of one detached bungalow (C3 use) would not appear out of character when viewed from the site and surrounding context.



Planning balance and conclusion

Given the absence of a 5-year land supply, the Council is in a Tilted Balance with regard to housing delivery. The presumption in favour of sustainable development is engaged. The proposal would result in the efficient use of a brownfield site within a sustainable urban location. It is within a small site and meets the aims and objectives of the NPPF as well as London Plan Policies H1 and H2. The scheme would help provide a small but valuable contribution to the Council's housing supply. It will help the Council with respect to meeting their small site housing targets.

The previous refusal does not stand given the significant material changes in planning policy and guidance at a local, regional and national level since that decision was made.

Matters of design, quality of accommodation, impact on neighbour living conditions, transport, energy, flood risk, land contamination and fire safety would all need to be considered as part of the technical details application.

Given the above, the scheme is acceptable in principle. Permission in principle should be duly granted.

Yours Sincerely



Mr. Sukhdeep Singh Jhooti BA (Hons), MA, MRTPI
Director of Get Planning Permission Done LTD