



58 Raleigh Avenue

DESIGN AND PLANNING ACCESS STATEMENT

Sept 2025

REV: P01

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Main benefits of the scheme

The proposed development is an excellent opportunity to improve the economic, social, and environmental conditions of the area and it is in overall accordance with the development plan policies on housing.

Notably, the proposed development will:

- Deliver new housing on a site in an accessible location in line with national and local planning policy objectives.
- Result in the creation of local employment opportunities through the construction of the development.
- Encourage new residents to use more sustainable modes of transport through the provision of easily accessible cycle storage.
- Provide for a contribution towards the Council's Community Infrastructure Levy that will enable the delivery of wider benefits to London Borough of Hillingdon.

1.0 Introduction

The Design and Access Statement is in support of a planning application for the '*Erection of a double storey side extension to create a new house with associated bin and cycle stores and separation of rear garden to private amenity space.*'

The site address is 58 Raleigh Ave, Hayes UB4 0EF. The site area is 395qm.

- Both pedestrian and vehicular access is provided from Raleigh Ave . There is informal off-street car parking, albeit no formal cycle parking. The site has a PTAL rating of 2.
- The site is situated within Flood Zone 2 'medium probability of flooding' (with reference to the Environment Agency Flood Map for Planning as held online). The site does not contain any listed buildings, nor is the site located within a designated Conservation Area.
- The surrounding area is residential in character comprising a mix of property types. To the east are bungalow properties and to the north and west are two storey terraces and semi-detached properties.



The proposed scheme has been developed using a context based design process, taking into account aspects such as site characteristics, prevalent uses in the area, local transport links, Tree and ecological constraints and current and future occupiers requirements.

Planning History

The site does not have planning history

Refer below to approved planning applications for New build side houses

Reference/address	Description	Status/decision date
LPA Ref - 9197/APP/2025/239 42 The Larches Hillingdon	Demolition of rear outbuilding and erection of a double storey side extension to form a new house with associated bin and cycle stores and separation of rear garden for private amenity space.	Approved at committee. SMA Studio have achieved the approval for this project
LPA ref. 42412/APP/2024/70 APP/R5510/W/24/3342 376 59 St Mary's Road, Hayes	Division of site to construct new 2- bedroom dwelling	Allowed at Appeal / 18 November 2024
LPA Ref - 68002/APP/2020/3011 Appeal Ref. APP/R5510/W/20/3266 175 156 York Avenue, Hayes	Part two storey, part single storey side/rear extension and conversion of dwelling into 1 x 2-bed and 1 x 3-bed self contained dwellings with associated parking and amenity space and widening of the existing vehicular crossover	Allowed at Appeal / 09 June 2021

Planning History

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2. Proposed development
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4. Conclusions

Main benefits of the scheme

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2.0 Use

The application site comprises a two-storey semi-detached property and its garden located on the southern side of Raleigh Avenue.

The front of the property is an area of soft landscaping and vehicle crossover to provide off-street parking.



Front view of the house and off street drive way.



Rear garden view facing back of house

3.0 Amount

It is proposed to retain the current residential use of the site by way of the following:

- The erection of a new two storey house on the side of the existing dwelling.
- The 'side house' will be subservient to the host dwelling and will appear as a 'side extension.'
- The ridge of the side house is significant lower and sub-ordinate to the host dwelling roof.



Schedule of accommodation

- The existing dwelling size will be retained whilst the new 'side house' will comply with the requirements of the National Planning Policy Framework, Technical housing standards – nationally described space standard and Local Plan

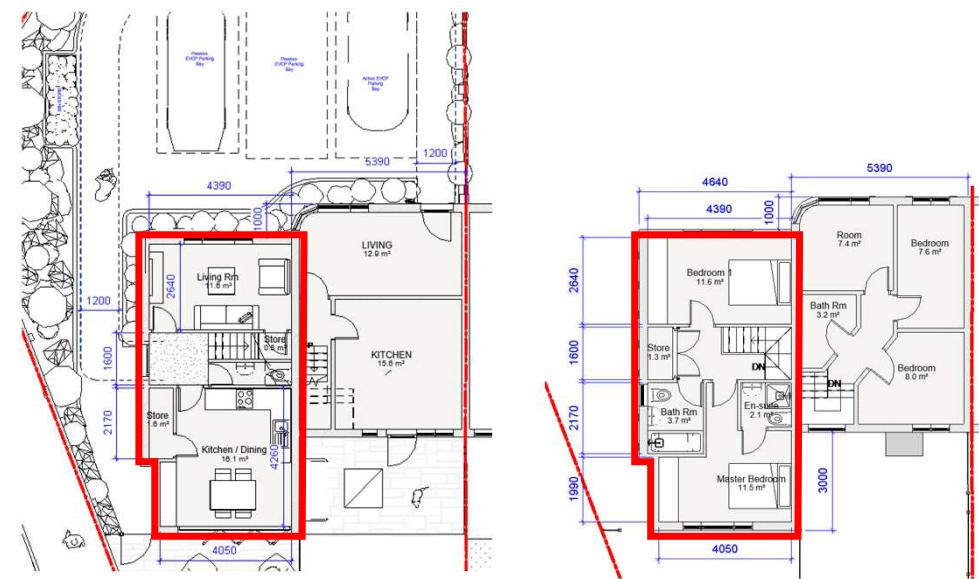
Unit no	No bedrooms and persons	GIA (sqm)	Private amenity space (sqm)
1	2B3P	71m2	72m2

3.1 SUSTAINABLE DESIGN

The proposed scheme aims to protect, restore and enhance the development site by using sustainable methods of construction and environmentally friendly design features.

Externally we aim to improve the ecological value of the site by increasing the amount of native, wildlife-friendly planting of trees & shrubs within the gardens and along the site boundaries.

In line with current Local Authority guidelines, the new house will be designed to meet Code for Sustainable Homes Level 4 as a minimum, and will also integrate Lifetime Homes Standards into the designs. The whole development will benefit from good fabric insulation and energy efficient measures to reduce the energy consumption and CO₂ emissions over and above those required to comply with Building Regulations Part L.



3.0 Scale

4.1 SITE

Three key principles informed the proposed site layout:

- To ensure the proposed side house is subordinate to the host dwelling
- Safeguard privacy of neighbouring properties.
- Ensure sunlight and daylight levels are not impacted to neighbouring properties



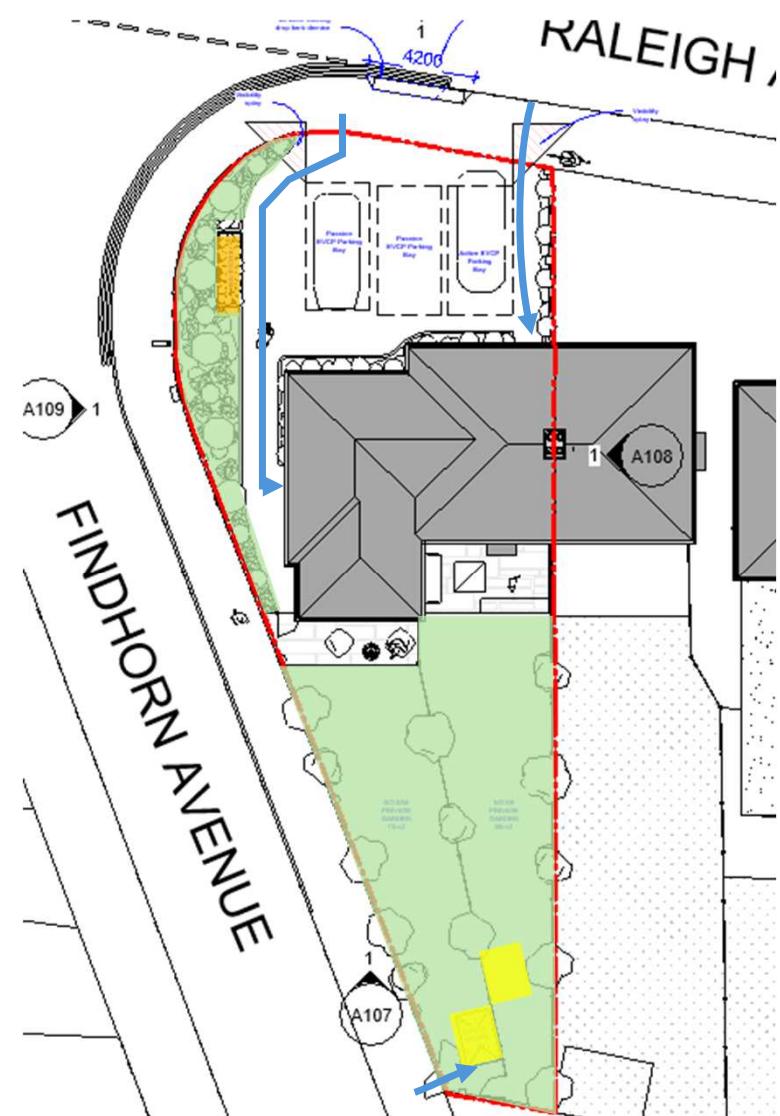
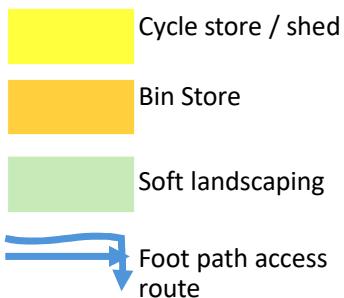
4.0 Layout

4.1 SITE

We have enhanced the amount of green space available by keeping the amount of hard landscaping to a minimum.

- Bin stores are located on the front drive and will be wheeled out to the edge of the pavement as per local council bin collection guidance
- Cycle store for new house is located on the side with easy access from the side foot way
- Existing house cycle store will be located within the rear timber shed
- Soft landscaping/ lawn is proposed for the rear garden with permeable paving.

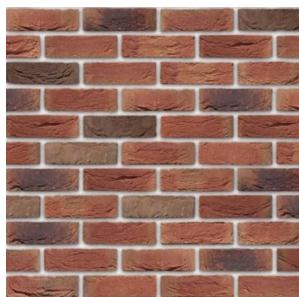
Legend



5.0 Appearance

The materials used will be matching to the existing house

- Red London Stock Brick to match existing house
- Red clay tiles to match existing
- Red London Stock bricks for brick articulation
- PVC Windows to match existing

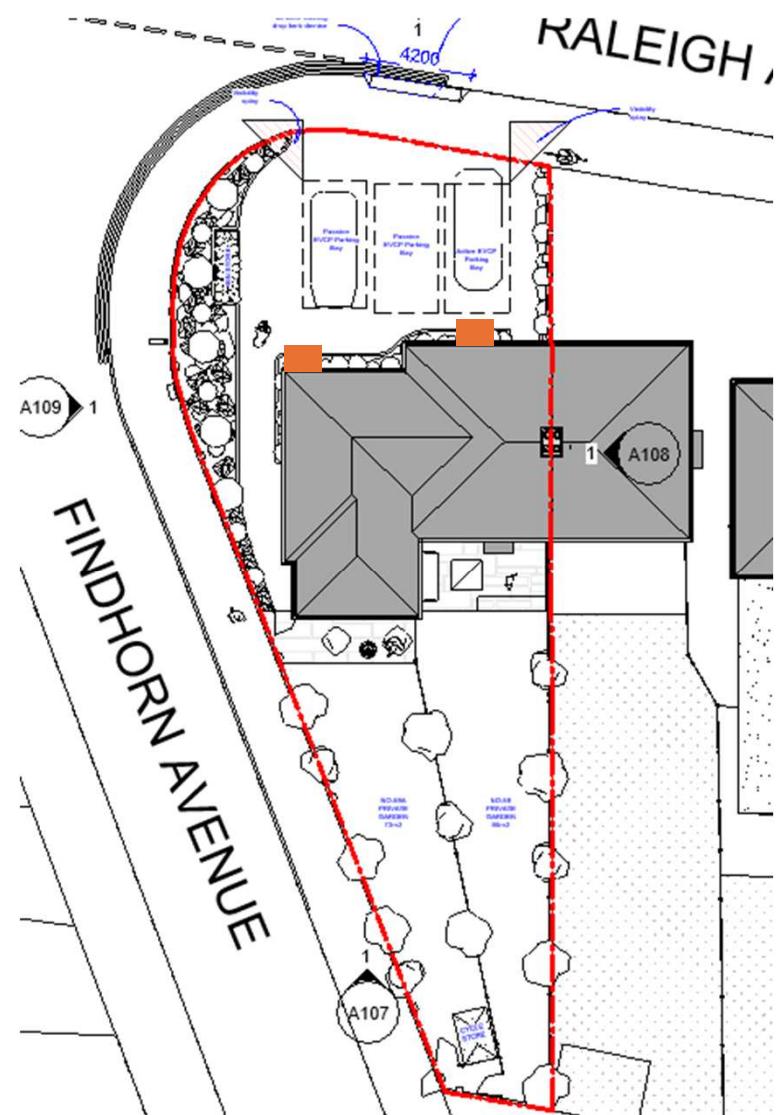


6.0 ACCESS/ PARKING

Pedestrian access will be proposed off Raleigh Avenue as existing, via a 1200mm footway. A total of three parking spaces are proposed for the two properties, with two being passive EVCP spaces and one active EVCP space.

A proposed cycle store is situated to the rear of the site, accessed from Findhorn Ave.

This will have capacity for two spaces.



7.0 Considerations

Section 38(6) of the Planning Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. This section therefore, assesses the proposal against the development plan policies outlined above and examines relevant material considerations where appropriate. The assessment draws on the application documents listed at Section 1 of this statement. The main planning considerations are:

- Principle of development
- Design
- Quality of accommodation
- Housing mix
- Neighbouring amenity
- Highways and parking
- Trees and biodiversity

Principal of development

- Local Plan Policy H1 requires the Council to meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies. Policy H1 of the London Plan sets a borough delivery target of 10,830 new homes over a ten-year period (1083 per year) between 2019/20 and 2028/29.
- The site is located within a residential area, and the proposed dwelling would contribute to much needed housing and would contribute towards the Council's housing targets in line with London Plan policy H1.
- London Plan policy H2 states that 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 to significantly increase the contribution of small sites to meet London's housing needs and achieve the minimum housing targets for small sites. Being below 0.25ha in size, the proposal would deliver an additional home required to be provided on small sites.
- Local Policy DMH 6 sets out a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity.
- A BNG survey found a negligible probability of reptiles being present on site. No further surveying or mitigation for reptiles is recommended. As no important invasive species were found no precautions are required relating to these.
- The proposed development falls short of the mandatory 10% BNG requirement, achieving a 40.82% net gain in Area-Based Habitat Units. This is primarily due to the loss of vegetated garden, which could not be adequately compensated for within the plans for the development.
- To achieve the required 10% BNG, additional measures such as the purchase of offsite units is necessary. Specific shortfalls include 0.03 units of low distinctiveness vegetated, which must be replaced through the purchase of 0.03 offsite units from a third-party provider.
- It is also worth noting that there is precedent for the redevelopment of garden land, as per the recently allowed Appeals at 156 York Avenue (LPA ref. 68002/APP/2020/3011; Appeal ref. APP/R5510/W/20/3266175) and 59 St Mary's Road (LPA ref. 42412/APP/2024/70; Appeal ref. LPA Ref -9197/APP/2025/239 42 The Larches Hillingdon which further supports the principle of the proposals.

Within both of these decisions, the appointed Inspectors did not apply Policy DMH 6 in their decision making, despite these proposals comprising the development of 'garden land' by definition. As such, in similar circumstances, we challenge the relevance of Policy DMH 6, in that it should not be a material policy to the consideration of the planning application.

Design

- Policies D3 and D4 of the London Plan (2021) requires that new development is of high-quality design and responds to a site's context. Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.
- Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. Policy DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) advises that development should be well integrated with the surrounding area.
- Whilst Policy DMHD 1 should not be applied in this case given it is not householder development, as confirmed under Appeal ref: APP/R5510/W/20/3266175 whereby the Inspector specifically stated that: "Policy and accompanying text relates to householder development. As the proposal concerns the erection of a new dwelling, albeit attached to an existing dwelling, the Policy is not directly relevant in this case" - whilst compliance with Policy DMHD 1 is unnecessary, for the reasons above, the proposals are considered to maintain their subordinate appearance to the main dwelling and integrate well with the surrounding area.

Quality of accommodation

- Regarding internal accommodation, Policy D6 of the London Plan (2021) sets out the requirements for the gross internal floor area of new dwellings at a defined level of occupancy.
- The proposed dwelling (71sqm) exceeds the policy requirement set out under D6 of the London Plan. The proposed ceiling heights also satisfy D6 standards, and the dwelling is dual aspect, delivering high levels of natural light intake and ventilation.

External

- Policy DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that all new residential development and conversions will be required to provide good quality and usable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3, which requires houses with two bedrooms to provide a minimum of 60 square metres of private useable amenity space.
- The proposals will provide for an 72sqm private garden for the new dwelling, as well as retaining 86sqm for the host dwelling.

Housing Mix

- Policy H10 of the London Plan (2021) states that new development should consist of a range of unit sizes. Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council's current information on housing need indicates a substantial boroughwide requirement for larger affordable and private market units, as identified in the Strategic Housing Market Assessment (SHMA) 2016
- In accordance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 -Development Management Policies (2020), developments should demonstrate how the provision of family housing has been optimised to address local needs. The proposals constitute the addition of a single-family dwelling, which would meet an identified need within the SHMA, and therefore fully complies with Policy DMH 2.

Neighbouring amenity

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents, and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private open spaces.

There are no adverse impact on neighbouring amenities.

Highways and Parking

- Local Plan Policy DMT 2 states that development proposals must ensure that: i) safe and efficient vehicular access to the highway network is provided to the Council's standards and iii) safe, secure and convenient access and facilities for cyclists and pedestrians are satisfactorily accommodated.
- The proposals comprise one new double footway crossover which would provide vehicular access to the host and proposed dwelling.
- Access will be provided for the new dwelling through a 1200mm wide footpath between the adopted highway and the existing and proposed dwellings.
- Hillingdon Local Plan: Part 2 Policy - DMT 6 requires that new development will only be permitted where it accords with the council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network. London Plan (2021) Policy T6.1 (Residential Parking) requires that new residential development should not exceed the maximum parking standards as set out in table 10.3.
- Given the site's Outer London PTAL ranking of 2, a maximum of three car parking spaces should be provided (equating to 1.5 spaces per dwelling). The proposals provide for three car parking bays, with one of these being an active EV charging bay.
- The London Plan Table 10.2 – Minimum Cycle Parking Standards requires dwellings with two or more bedrooms to have a minimum of 2no. secure and undercover long stay cycle parking spaces. An easily accessible, covered, secure cycle store is provided to the rear of the site, which will provide policy compliant levels (i.e., two spaces) for the new dwelling.

Trees and Biodiversity

Policy DMHB 14 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) requires that all development retains or enhances existing landscaping, trees, and biodiversity.

To achieve the required 10% BNG, additional measures such as the purchase of offsite units is necessary. Specific shortfalls include 0.03 units of low distinctiveness vegetated, which must be replaced through the purchase of 0.03 offsite units from a third-party provider.

Hedgerows

Since there are no hedgerows in the baseline it is not necessary to meet any BNG % requirements.

However, the creation of new hedgerows is still of benefit to biodiversity and local wildlife.

8.0 CONCLUSION

The proposed development complies with Section 38(6) of the Planning Compulsory Purchase Act 2004, which states that determination of planning application's must be made in accordance with the Development Plan unless material considerations indicate otherwise. This Design and Access Statement has demonstrated that the proposal is in accordance with the aims of the Development Plan, with a range of planning benefits that weigh **strongly in favour** of the scheme.

Benefits of the proposal

- Deliver new housing on a site in an accessible location in line with national and local planning policy objectives.
- Result in the creation of local employment opportunities through the construction of the development.
- Encourage new residents to use more sustainable modes of transport through the provision of easily accessible cycle storage.
- Provide for a contribution towards the Council's Community Infrastructure Levy that will enable the delivery of wider benefits to London Borough of Hillingdon.
- Provide a high standard of design which will promote high quality of living
- A considered and responsive design to the site constraints and opportunities.

CONTACT

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