

Land to the Rear of 2 Hilliards Road, Cowley, Uxbridge, UB8 3TA

Planning Statement

March 2023



WARNER



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1 Introduction

This Planning Statement is submitted by Warner Planning on behalf of Mr and Mrs Ronald and Sheila Moulder. This Statement is submitted to the London Borough of Hillingdon in association with the proposal at 2 Hilliards Road, Cowley, Uxbridge, UB8 3TA for the following development:

“Construction of One Detached, Single Storey, Self-Build Dwelling, with New Associated Garage and Highway Access on Land to the Rear of 2 Hilliards Road, UB8 3TA”.

The following documents support the application:

- 🌸 101031-2HRB-1000-ZZ-LZZ-ST-A-0800 Site Location Plan;
- 🌸 101031-2HRB-1000-ZZ-LZZ-ST-A-0801 Existing and Proposed Site Plans;
- 🌸 101031-2HRB-1000-ZZ-LZZ-ST-A-0825 Proposed Ground Floor and Roof Plan;
- 🌸 101031-2HRB-1000-ZZ-LZZ-ST-A-0830 Proposed Elevations;
- 🌸 101031-2HRB-1000-ZZ-LZZ-ST-A-0835 Proposed Sections;
- 🌸 236.5001.501.B Proposed Drainage Strategy;
- 🌸 ZFAHRU_Hilliards Road_Air Quality Assessment; and
- 🌸 This Planning Statement.

This Planning Statement sets out the background relevant to the determination of the application, by describing the site and its general locality, before setting out details of the proposed development. The statement provides an overview of the planning policy context against which the development is assessed, followed by a detailed consideration of the development proposals against this policy context and all other relevant material considerations.

In making this planning application, it is our submission that the application proposes a high quality, sustainable development that will complement the immediate locality, and the wider area. The Council have previously allowed planning permission for a bungalow on the site.

There are significant benefits to be delivered by the development. It is considered that there are compelling grounds to grant planning permission for the proposed development, with these set out as follows:

- 🌸 Important addition to the district’s housing stock using up to date construction methods and materials;
- 🌸 Increase in the stock of smaller residential units in the area;
- 🌸 Provision of a much needed and sought after bungalow;



- ✿ Provision of a self-build opportunity
- ✿ Economic benefits produced from the increase in housing stock and through employment opportunities during the construction phase of development;
- ✿ More effective use of a currently underutilised site in a sustainable location of Hillingdon;
- ✿ Creation of a residential unit close to several existing shops and services;
- ✿ Minimal impact on amenity of nearby properties and occupiers;
- ✿ A proposal that makes use of the existing highway network with limited impact on vehicle movements locally; and,
- ✿ The proposed dwelling would not conflict with the nearby vernacular in terms of layout.

This Planning Statement should be read in conjunction with the supporting documents, existing and proposed plans, submitted to accompany this planning application.



2 The site and surrounding area

The application site is situated on land to the rear of 2 Hilliards Road and forms the curtilage of the garden attributed to the existing bungalow. To the West and North of the property, the land is surrounded predominantly by dwelling houses with gardens bordering the site's boundary. 2 Hilliards Road is a property surrounded by largely semi-detached or terraced housing and several detached dwellings which form the Hilliards Road street pattern.



Figure 1: Location of Application Site

The site is located within a settlement, is not subject to identified flood risk, and the site has no designations that influence development on the site. There are a range of services and amenities located near to the site. These include the following:

- ✿ Panthers Gym - 225 metres
- ✿ Rabbsfarm Primary school - 625 metres
- ✿ Tesco - 680 metres
- ✿ Aldi - 850 metres
- ✿ Iceland Foods – 1.025 km
- ✿ St Matthew's C of E Primary School – 1.05km
- ✿ West Drayton Train Station - 1.40 km



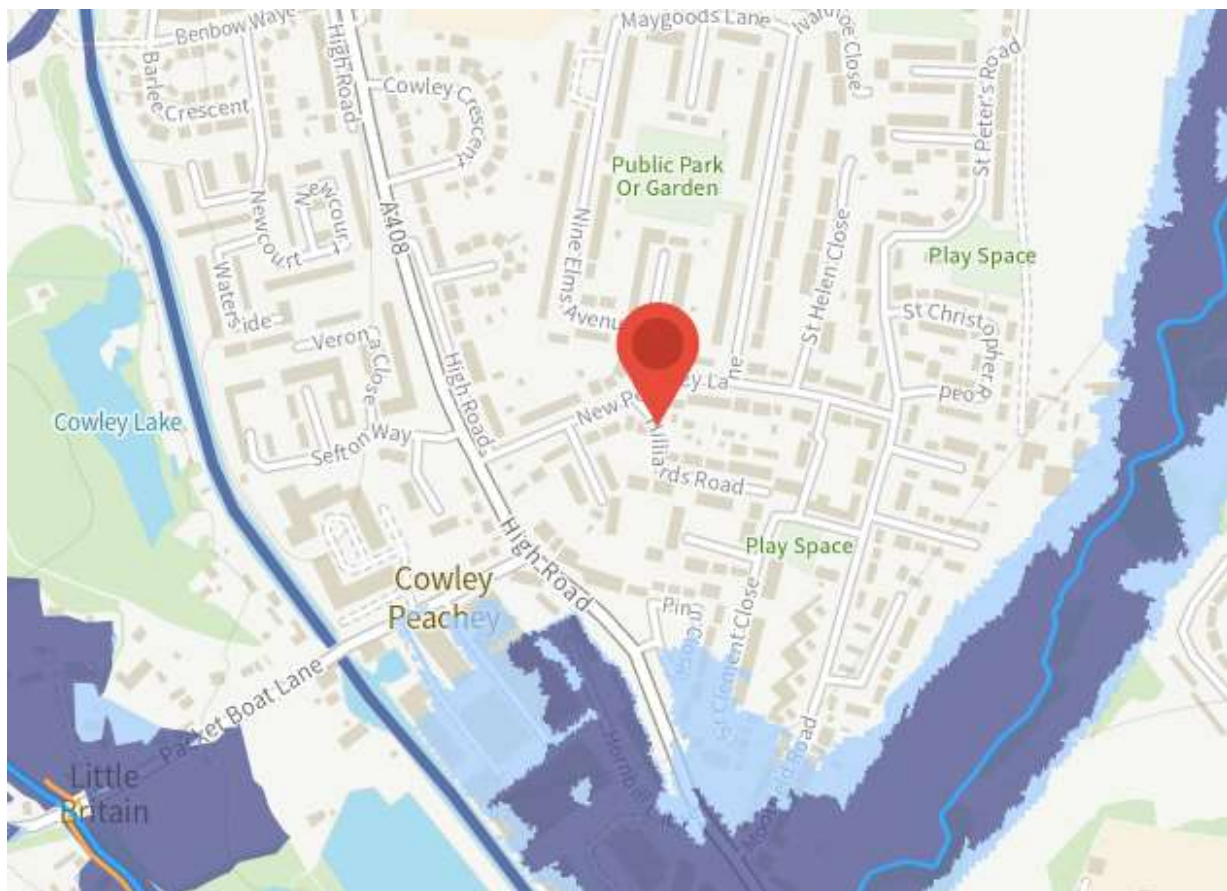


Figure 2: Flood Zone Map



Figure 3: Risk of Flooding from Surface Water



Site Attributes and Constraints

Attribute / Constraint	Comment
Green Belt	× No
SSSI	× No
Local Nature Reserve	× No
SNCI (Site of Nature Conservation Interest)	× No
Listed Building	× No
Locally Listed Building	× No
Flood Zone	× No
Ancient Woodlands	× No
Registered Parks and Gardens	× No
Common Land	× No

Table 1: Site Attributes and Constraints

Planning History

Reference	Address	Proposal	Status
61347/APP/2012/2377	2 Hilliards Road Cowley UB8 3TA	Application for non-material amendment of planning permission Ref: 61347/APP/2011/2280 dated 21/12/2011 to make alterations to the dormer (raising of roof to allow for conversion of roof space to habitable use to include a side dormer and 3 side rooflights)	Approval
61347/APP/2011/2280	2 Hilliards Road Cowley UB8 3TA	Raising of roof to allow for conversion of roof space to habitable use to include a side dormer and 3 side rooflights	Approval
61347/APP/2007/1005	2 Hilliards Road Cowley UB8 3TA	Erection of a Single Storey Side and Rear Extension (Involving Demolition of Existing Detached Garage and Rear Extension). (Revised Scheme Involving Minor Amendments	Approval



		to Northeast and Southwest Elevations).	
61347/APP/2006/853	2 Hilliards Road Cowley UB8 3TA	Erection of a Single-Storey Side and Rear Extension (Involving Demolition of Existing Detached Garage and Rear Extension)	Appealed
61347/APP/2006/194	2 Hilliards Road Cowley UB8 3TA	Erection of Single-Storey Rear Extension and Attached Garage to The Side of The House (Involving Demolition of Existing Rear Conservatory and Detached Garage)	Refusal
61347/APP/2005/3263	2 Hilliards Road Cowley UB8 3TA	Erection of single storey extensions to front and side and to rear, the former to include an integral garage, and the subdivision of the site into two plots (involving demolition of existing single storey rear extension and detached garage)	Refusal
58610/APP/2004/2393	Land Forming Part of 2 Hilliards Road, Cowley	Erection of a Detached Bungalow (Involving Demolition of Existing Detached Garage)	Approval
58610/APP/2003/1753	2 Hilliards Road Cowley	Erection Of a Detached Two-Bedroom Bungalow on Part of Garden	Refusal

Table 2: Planning History



3 Proposed Development

This section outlines the proposal and seeks to discuss the for the construction of a 2-bedroom bungalow on land to the rear of 2 Hilliards Road, Coxey, Hillingdon, UB8 3TA. The proposal includes a new access and landscaping to further incorporate the proposal, both aesthetically and functionally, into the streetscene.

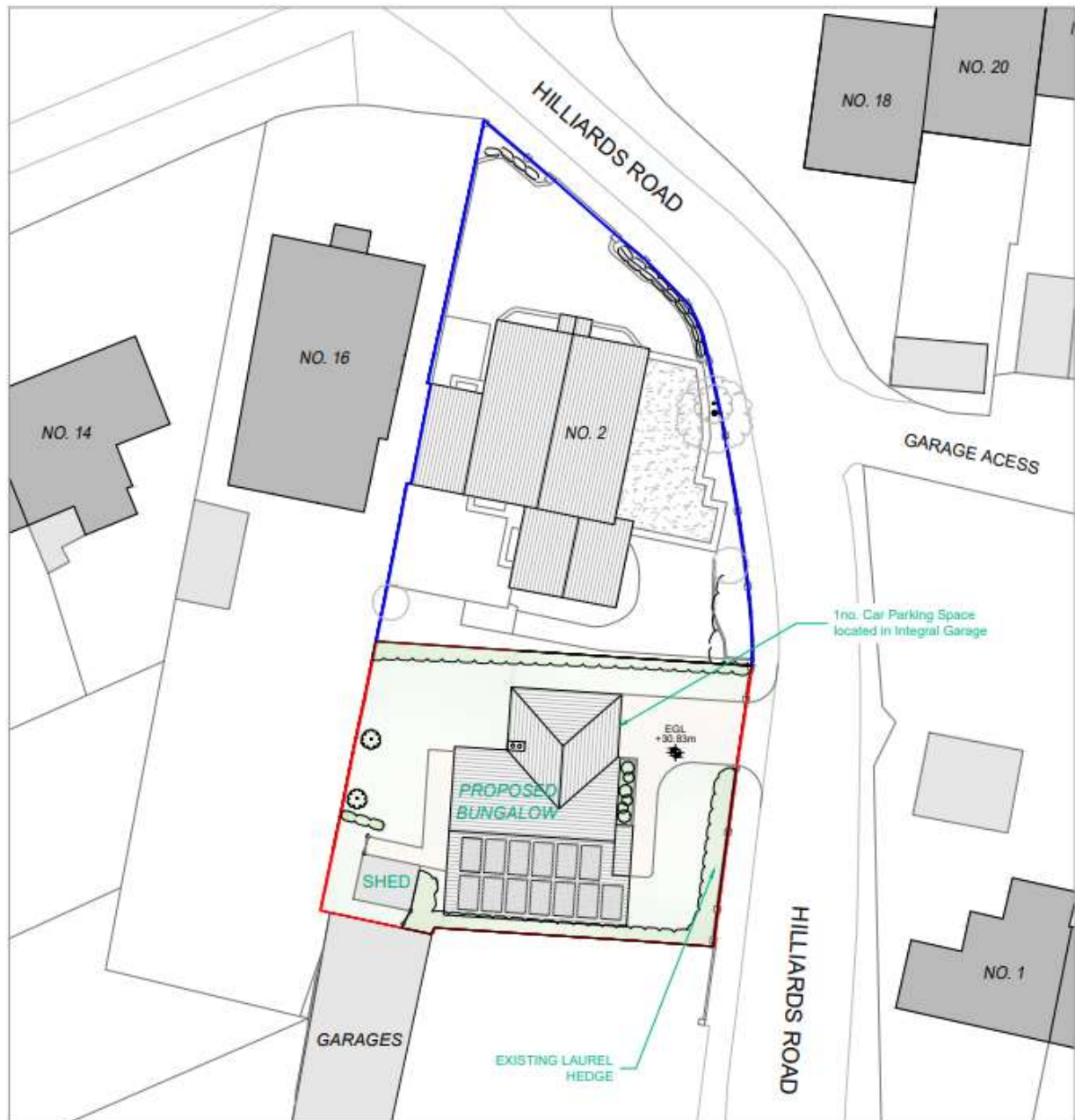


Figure 4: Proposed Site Plan



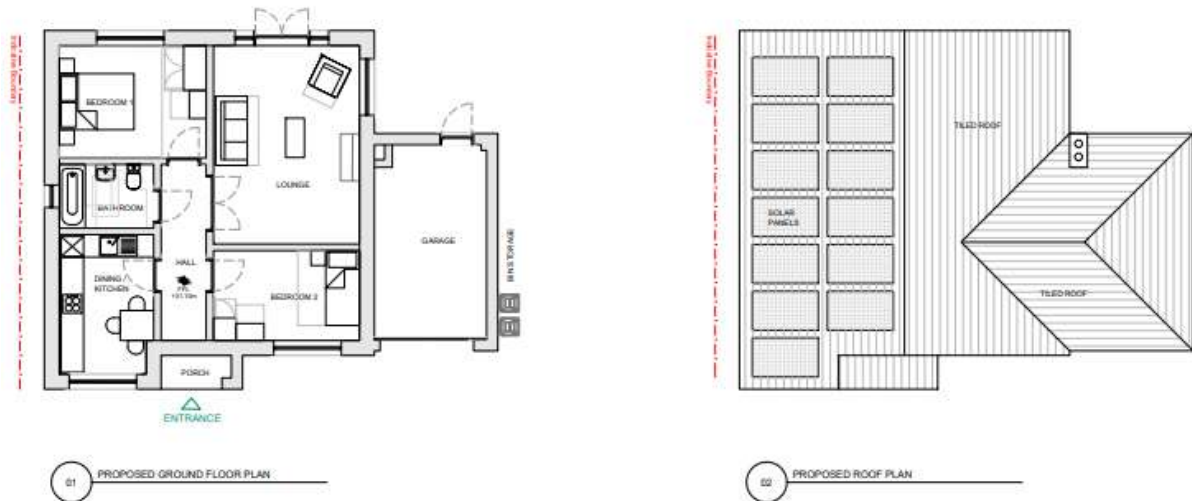


Figure 5: Proposed Floor Plans

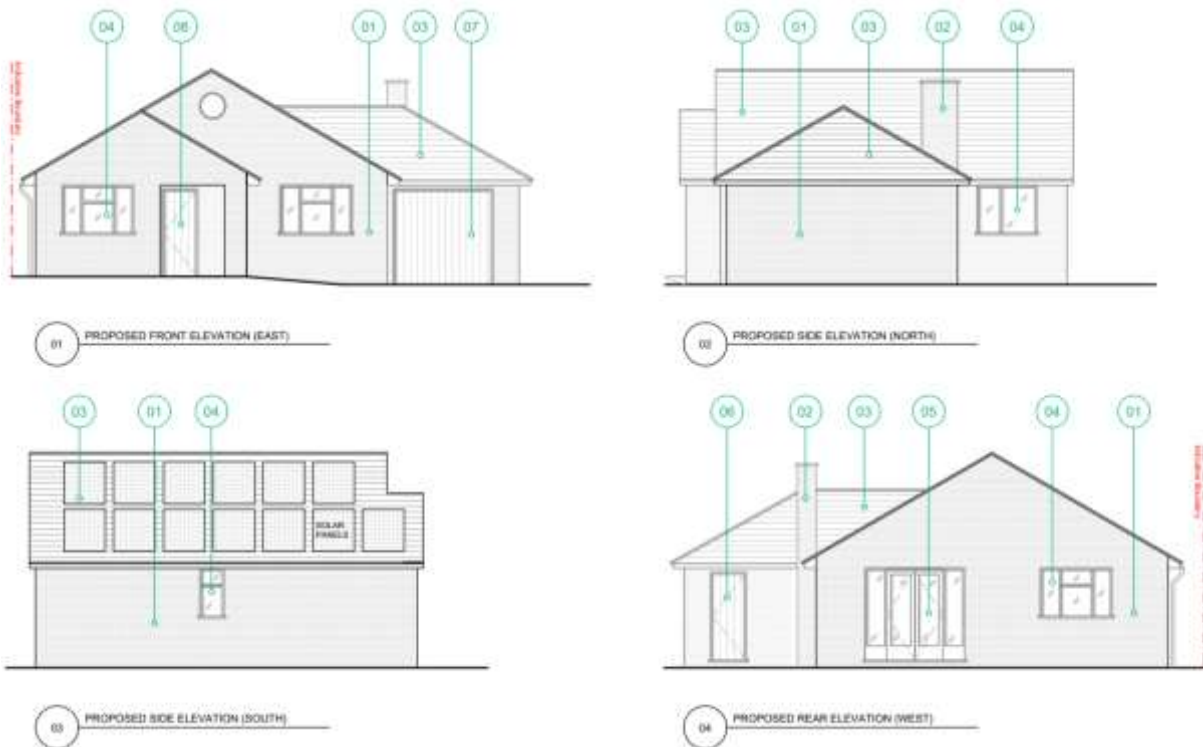


Figure 6: Proposed Elevations

The proposal would consist of the following:

- ✿ 2-bedroom bungalow with associated garage;
- ✿ New access from Hilliards Road;
- ✿ Landscaping along boundary to highway and between neighbouring dwellings; and,
- ✿ Retention of existing shed building for use of the new dwelling.
- ✿ Associated ancillary outdoor amenity space.
- ✿ Provision of vehicle parking on-site.
- ✿ Inclusion of sustainable construction technologies.



The bungalow is proposed to have 95.54m² of rear garden amenity space attributed to the bungalow (excluding the front or side garden passage areas) exceeding Hillingdon's Garden amenity requirement. The existing bungalow, 2 Hilliards Road, also retains an acceptable level of amenity space

This proposal follows the precedent set by a previous application on the site, decided in August 2004 (58610/APP/2004/2393). Whilst this permission has since lapsed, the decision accepted the development of a bungalow of the same size, massing, scale etc. as this submission. Warner Planning can conclude that the principle of this type of development remains acceptable against updated National and Local Planning Policy which is considered within later sections of this report. The plans for 58610/APP/2004/2393 are included below for reference.

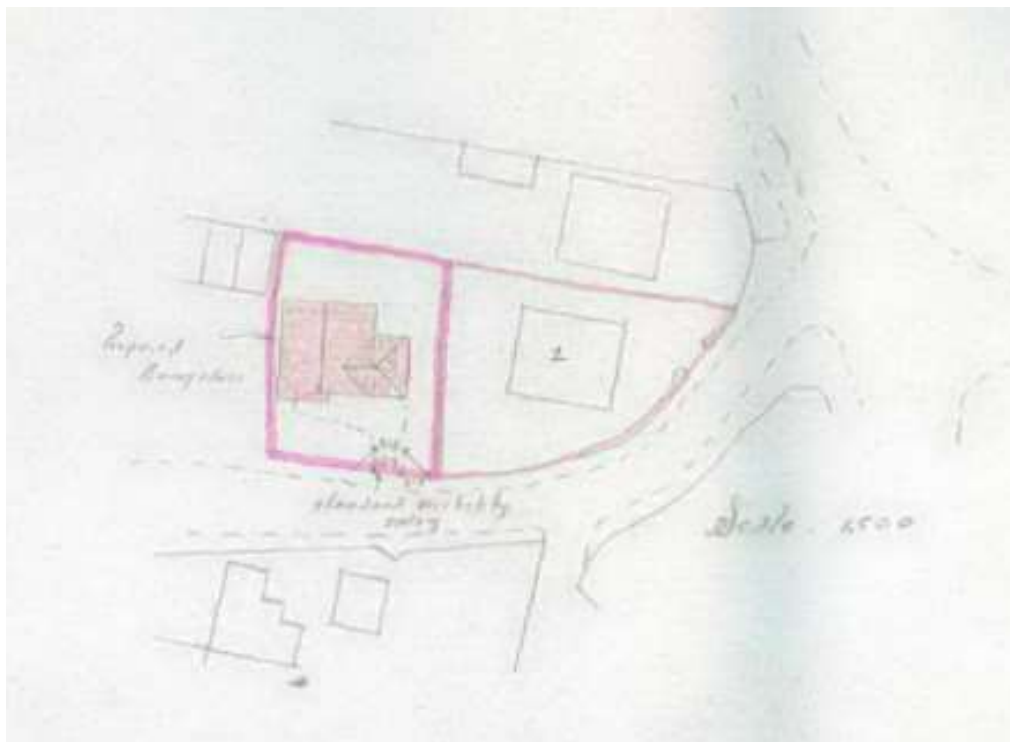


Figure 7: Previously Approved Site Plan (58610/APP/2004/2393)





Figure 8: Previously Approved Plans (58610/APP/2004/2393)



4 Planning Policy Context

The planning policy context relating to the application site is formed through:

- ✚ National Planning Policy
- ✚ Local Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan material for this proposal comprises:

- ✚ National Planning Policy Framework (2021)
- ✚ London Plan: The Spatial Development Strategy for Greater London (March 2021)
- ✚ London Borough of Hillingdon Local Plan and Policy Overview (2012)
- ✚ London Borough Of Hillingdon Local Plan Part 2 Development Management Policies (2020)

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing, and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

At the heart of the Framework is a "presumption in favour of sustainable development". Therefore, where there are no relevant development plan policies or the policies which are most important for determining the application are out of-date, planning permission should be granted unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

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.



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.

Local planning authorities, and other plan-making bodies, should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including suitable sites on brownfield registers or held in public ownership, using the full range of powers available to them. This should include identifying opportunities to facilitate land assembly, supported where necessary by compulsory purchase powers, where this can help to bring more land forward for meeting development needs and/or secure better development outcomes.

London Plan: The Spatial Development Strategy for Greater London (March 2021)

Policy H2 Small Sites

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.

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



London Borough of Hillingdon Local Plan and Policy Overview (2012)

Safeguarding Existing Housing

In order to meet projected housing needs, the Council aims to resist the loss of residential accommodation within the Borough by means of Policy DMH 1: Safeguarding Existing Housing. For the purposes of this policy, residential accommodation includes Houses in Multiple Occupation (HMOs), student accommodation and other uses falling into Use Classes C3 and C4.

In addition to resisting the net loss of residential accommodation, proposals to combine separate flats within an original house or purpose-built block to create family sized housing (3+ bedrooms) will be supported as this does not result in the net loss of residential floorspace and provides much needed family sized accommodation. Proposals related to the conversion of residential properties should take account of Policy DMH 4: Residential Conversions.

The Council recognises that exceptional circumstances may exist which outweigh the loss of residential units and deliver other Local Plan policy objectives. Each case for exceptional circumstances will be assessed on its merits.

London Borough Of Hillingdon Local Plan Part 2 Development Management Policies (2020)

Policy DMH 1: Safeguarding Existing Housing

- A. The net loss of existing self-contained housing, including affordable housing, will be resisted unless the housing is replaced with at least equivalent residential floorspace.
- B. The Council will grant planning permission for the subdivision of dwellings only if:
 - i. car parking standards can be met within the curtilage of the site without being detrimental to the street scene;
 - ii. all units are self-contained with exclusive use of sanitary and kitchen facilities and provided with individual entrances and internal staircases to serve units above ground floor level;
 - iii. adequate amenity space is provided for the benefit of residents; and
 - iv. adequate living space standards are met.



Policy DMH 4: Residential Conversions and Redevelopment

Residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i. it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii. On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii. the internal floor area of the original building to be converted is at least 120 sqm; and
- iv. units are limited to one unit per floor for residential conversions.

Policy DMH 6: Garden and Backland Development

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.

Policy DMHB 11: Design of New Development

- A. 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.
- B. Development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
 - C. Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development⁵ sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.
 - D. Development proposals should make sufficient provision for well-designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Policy DMHB 12: Streets and Public Realm

- A. Development should be well integrated with the surrounding area and accessible. It should:
 - i. improve legibility and promote routes and wayfinding between the development and local amenities;
 - ii. ensure public realm design takes account of the established townscape character and quality of the surrounding area;
 - iii. include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
 - iv. provide safe and direct pedestrian and cycle movement through the space;
 - v. incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;



- vi. where appropriate, include the installation of public art; and
 - vii. deliver proposals which incorporate the principles of inclusive design.
- Proposals for gated developments will be resisted.
- B. Public realm improvements will be sought from developments located close to transport interchanges and community facilities to ensure easy access between different transport modes and into local community facilities.

Policy DMHB 14: Trees and Landscaping

- 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.

Policy DMHB 15: Planning for Safer Places

The Council will require all new development to ensure safe and attractive public and private spaces by referring to the Council's latest guidance on Secured by Design principles. Where relevant, these should be included in the Design and Access Statement.

Development will be required to comprise good design and create inclusive environments whilst improving safety and security by incorporating the following specific measures:

- i. providing entrances in visible, safe and accessible locations;
- ii. maximising natural surveillance;
- iii. ensuring adequate defensible space is provided;
- iv. providing clear delineations between public and private spaces; and
- v. providing appropriate lighting and CCTV



Policy DMHB 16: Housing Standards

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:

- i. meet or exceed the most up to date internal space standards, as set out in Table 5.1; and
- ii. in the case of major developments, provide at least 10% of new housing to be accessible or easily adaptable for wheelchair users.

Policy DMHB 17: Residential Density

All new residential development should take account of the Residential Density Matrix contained in Table 5.3. Developments will be expected to meet habitable rooms standards.

Number of bedrooms	Number of bed spaces	Minimum Gross Internal Area (m ²)			Built-in storage (m ²)
		1 storey dwellings	2 storey dwellings	3 storey dwellings	
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Table 3: Habitable Rooms Standards



Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Table 4: Private Outdoor Amenity Space Standards

Location	PTAL	Setting	Dwelling Type		
			Detached and linked houses	Terraced houses and flats	Mostly Flats
			Ave. 3.5 hr/unit	Ave. 3.3 hr/unit	Ave. 3 hr/unit
Uxbridge Town Centre	4 - 6	Central	175 - 385 hr/ha	170 - 792 hr/ha	495 - 1,100 hr/ha
			50 - 110 u/ha	55 - 240 u/ha	165 - 405 u/ha
West Drayton/Hayes Town Centres	3 - 6	Urban	175 - 385 hr/ha	170 - 660 hr/ha	450 - 750 hr/ha
			50 - 110 u/ha	55 - 200 u/ha	150 - 250 u/ha
Other town centres	2 - 3	Suburban /urban	140 - 200 hr/ha	155 - 396 hr/ha	200 - 510 hr/ha
			35 - 65 u/ha	50 - 120 u/ha	80 - 170 u/ha
Residential areas with suburban character within 800m of a town centre*	2 - 3	Suburban /urban	105 - 175 hr/ha	108 - 264 hr/ha	150 - 330 hr/ha
			35 - 50 u/ha	35 - 80 u/ha	50 - 110 u/ha
Other non town centre areas	0 - 2	Suburban /semi rural	105 - 150 hr/ha	105 - 231 hr/ha	105 - 300 hr/ha
			35 - 50 u/ha	35 - 70 u/ha	35 - 100 u/ha

Table 5: Residential Density Matrix

Policy DMHB 18: Private Outdoor Amenity Space

- A. All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.
- B. Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.



- C. Any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the streetscene and the character of the buildings on the site.
- D. The design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.

Residential Development

In line with London Plan Policy 3.8, Hillingdon Council has adopted the Housing - Optional Technical Standards.

Ninety percent of new dwellings should meet M4(2) for an accessible and adaptable home as set out in Approved Document M to the Building Regulations (AD M) • ten percent of new homes should meet the requirements of an M4(3) wheelchair adaptable or accessible dwelling as prescribed in AD M Full details of a proposed development, including its external design features, should be submitted with a planning application. Floor plans should include detailed furniture plan layouts, the requisite room dimensions, and critical measurements between items of furniture in rooms. All new residential developments must also:

- ✚ adhere to GLA minimum floor space standards (refer to London Plan Policy 3.5 and Mayor of London's 'Housing' Supplementary Planning Guidance, March 2016) NB: These standards are applicable to all new housing in the private and affordable housing sectors.



5 Analysis

An assessment of the proposed development has been undertaken against the relevant planning policy framework for the site, and other material considerations in accordance with Section 38 (6) of the 2004 Planning and Compulsory Purchase Act. The Assessment considers the following matters:

- ✿ Principle of Development
- ✿ Design
- ✿ Sustainable Location
- ✿ Garden and Backland Development
- ✿ Drainage
- ✿ Energy
- ✿ Air Quality
- ✿ Access and Parking

Principle of Development

The development of a dwelling at the site represents an effective use of land with the garden space currently being underutilised by the owners of 2 Hilliards Road. The aim of Chapter 11 of the National Planning Policy Framework, Making Effective Use of Land, is to ensure that underutilised and disused land is brought forward used for more effective and efficient uses such as meeting housing needs. Chapter 11 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".

The land is in use as a back garden for 2 Hilliards Road but is underutilised as the owners do not require such a large area for their own personal needs. This represents a site that is not currently making effective use of the land available. As land becomes surplus to requirements it can also lead to poor management and maintenance. The scheme as presented therefore on behalf of our client will enable the site to be effectively managed whilst making a positive contribution to the local housing needs for this part of Hillingdon.

This proposed redevelopment will therefore be in compliance with Chapter 5 of the NPPF, Delivering a Sufficient Supply of Homes, which 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".

This proposal allows residential development to come forward on surplus land, to provide an important dwelling that will help to supply the current needs of residents within the community.

The Council sets out a broadly restrictive approach to garden development as expressed in Policy DMH 6, which will be discussed in later sections of this statement. As stated, the restrictive approach reflects what the Council's perceives as the direct and indirect value of gardens. Their contribution is recognised with regards to local character, providing safe and secure amenity and play space, supporting biodiversity, helping to reduce flood risk and mitigating the effects of climate change, including the 'heat island' effect.

As with the policy specific criteria discussed later in this analysis, the proposal does not contradict any of these 'values' and is able to maintain these key priorities. Safe and secure amenity and play space is retained for the existing property and provided for the proposed bungalow ensuring amenity standards are sufficient for existing and new occupiers., Ecology and biodiversity is considered to be very limited on site however the addition of a high-quality landscaping scheme will increase local wildlife opportunities and improve the appearance of the local landscape. , A drainage strategy (further discussed later) has been produced to limit the impact of any flood risk in an area which falls within flood zone 1, and is thought to have limited effect on climate change. The inclusion of sustainable construction methods is to be highlighted as a positive contribution to tackling the effects of climate change.

As this application follows a previously approved planning permission for a bungalow of similar size and massing etc., granted in August 2004 (APP/2004/2393), there is confidence that this submission should not raise any significant new issues. Whilst planning policy has since been updated, the principle of development on this site remains the same. The aspirations of the London Plan and the NPPF to maximise the efficient use of land are consistent with the Planning Policies in 2004.

EDP Environmental were appointed to undertake an overheating assessment of the proposal to ascertain whether there is excessive risk of overheating for the proposed dwelling. The proposal passes the TM59 assessment and therefore complies with Approved Document Part O of the Building Regulations.

With further discussion on garden development to come, the initial principle of garden development is thought to be acceptable.



Sustainable Location

The Revised Framework states, in Paragraph 7, that the purpose of the planning system is to contribute to the achievement of sustainable development. 'Sustainable development' is defined within the Revised Framework via three overarching objectives. These are:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

It should be remembered that these objectives are not seen as a complete criterion for proposals, but instead should, wherever applicable, be adhered to throughout both the design and decision-making process. The following paragraphs consider the proposed development against the three objectives.

Economic Objective

The proposal would deliver moderate yet significant economic benefits during the construction phase, whilst the additional expenditure generated by potential future occupants would be of benefit to the local economy. The proposals will result in a number of economic benefits including job creation, economic investment, New Homes Bonus payments and increased generation of Council Tax payments. None of these benefits are disputed and the Government recognises the construction industry as one of the key sectors within the UK economy.

It is considered that that the proposed development would fulfil the economic role of sustainable development, and would contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type was available for housing in the right place and at the right time to support growth.



Social Objective




The Revised Framework seeks to deliver a wide choice of high-quality homes whilst also ensuring that the needs of groups with specific housing requirements are addressed. The proposed development will support the creation of a strong, vibrant and healthy community by increasing the supply of housing within the district of Hillingdon.

Lack of housing supply has a direct impact on affordability. Accordingly, the Government is committed to ensuring that a sufficient amount and variety of land can come forward where it is needed. Furthermore, Paragraph 60 of the Revised Framework stresses that land with permission should be developed without unnecessary delay.

Environmental Objective

Access to sustainable modes of transport is a key consideration in determining the sustainability of a site for development. It is stated within Chapter 9 of the Revised Framework that transport issues should be considered from the earlier stages of plan-making and development proposals with opportunities to promote walking, cycling and public transport identified and pursued. The Revised Framework goes on to state, in Paragraph 105, that development should be focused in locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

Notwithstanding this, Paragraph 105 also recognises that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be considered in both plan-making and decision-making. Nevertheless, the Revised Framework does not set specific criteria or maximum distances that it considers are appropriate in terms of the proximity between proposed developments and key supporting services and infrastructure. Similarly, the highways authority has no such local criteria that it applies in the assessment of schemes, and instead defers to guidance including the Institute of Highways and Transportation's (IHT) 'Guidelines for Providing for Journeys on Foot'. The IHT guidelines within that document state that the preferred maximum walking distances to town centres and schools range from 800m to 2km, and for other uses 1.2km. Due to its location, many amenities fall within this distance.

-  Panthers Gym - 225 metres
-  Rabbsfarm Primary school - 625 metres
-  Tesco - 680 metres
-  Aldi - 850 metres
-  Iceland Foods – 1.025 km
-  St Matthew's C of E Primary School – 1.05km
-  West Drayton Train Station - 1.40 km



This is not an exhaustive list but highlights the number of facilities available to residents in this area of Hillingdon. These can be accessed by walking, cycling and private or public transport.

The nearest bus stop is located roughly 210 metres away and provides a route between Uxbridge and Hounslow, allowing for access to a greater range and choice of amenities and facilities. The development's location within an already established residential area ensures that these facilities are also already established to serve the community. The size of this development will not add an unsustainable number of new residents to this established community and will add an important, if not small, contribution to the local community.

The proposal also incorporates solar panels on the roof of the property. This utilises valuable south facing roof space, the most efficient direction for harnessing solar energy. Solar energy has been proved to be extremely beneficial – not only for the environment but also for the private economy. Among all the benefits of solar panels, the most important thing is that solar energy is a renewable energy source.

Design

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.'

This is stated within the paragraph 126 of the NPPF, under chapter 12 concerned with achieving well-designed places. An aspect of high-quality design is the proposals that are sympathetic to local character, including the surrounding built environment and landscape setting.

The proposal is designed to reflect the neighbouring built environment, particularly reflecting the bungalow immediately adjacent to the site (2 Hilliards Road). This is reflective in the size massing and scale of the proposal as well as the construction materials that have been put forward.

As stated within Policy DMHB11 of Hillingdon's Development Management Policies, all development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design. The criteria set out within this Policy has been adhered to with a design led approach to development, which seeks to make the most effective use of the land available. Most notably, scale, height, massing and bulk of the adjacent 2 Hilliards Road has been reflected in the design. The design is



consistent with that approved in 2004, albeit with the addition of sustainable measures such as solar panels.

As such, the proposal adheres to both National and Local Planning Policy (specifically, Chapter 12 of the NPPF and Policy DMHB11 of Hillingdon's Development Management Policies).

Garden and Backland Development

Policy DMH 6: Garden and Backland Development from the London Borough of Hillingdon Local Plan and Policy Overview, Local Plan: Part 2 Development Management Policies, January 2020 states that "There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity". There are 'exceptional circumstances' listed within this policy that the proposal adheres to, and these are listed below:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained, and unacceptable light spillage avoided.

Due to its modest scale, massing and design, it is considered that the proposal will not cause harm to the living conditions of the adjoining occupiers. The proposed dwelling is distanced as far from the existing property at 2 Hilliard Road as possible, with garden space and landscaping between the two dwellings. To the south, a car park sits between the proposed dwelling and the nearest neighbour in this direction, maintaining their privacy. As well as the distances provided, windows will be located mainly on elevations that face away from neighbouring dwellings. In instances where it is necessary to locate windows on side elevations, they are located as far away from neighbouring properties as possible, they will be supplementary to another main window and will be screened at the boundaries to reduce the level to which they will impact privacy. As previously noted within this statement there is an expired consent on the site for a similar proposal which sets a clear precedent for the proposal.

The existing dwelling retains an acceptable amount of outdoor amenity space despite losing some of their land to the proposal. The new dwelling would also have similar amounts of outdoor amenity space as the existing dwelling, sufficient for the enjoyment of the new property. The London Borough of Hillingdon Local Plan and Policy overview, Local Plan 2 Development Management policies, January 2020 states that the following amenity space standards must be followed:



Minimum private outdoor amenity space provision		Sq.m
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Table 6: Private Outdoor Amenity Space Standards

The garden is proposed to have 95.54m² of rear garden amenity space attributed to the bungalow (excluding the retained shed and hard standing). This outdoor amenity space is only increased when the side garden to the north is also added.

The proposal exceeds the minimum private outdoor amenity space provision as stated with the Council's space standards.

For a two-bedroom, three-person, single storey dwelling, the development should exceed a minimum gross internal area of 61 m². The proposed dwelling has a GIA of 82.9 m² and 65.3m² inclusive and exclusive of the integrated garage. Both figures exceed the minimum standards as expressed.

- 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.

The application site abuts the highway on its eastern boundary, and therefore any access will be short and will not exist between dwellings. The development is for one new dwelling and therefore there is not expected to be an unacceptable increase in vehicle movements because of the development. As existing, the boundaries will be landscaped to increase privacy and ensure that any impact arising from light or noise pollution of the development is reduced.

- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties.

The development is more of a garden development than a backland development. The nature of the application site means that despite it being a garden development, it will also be a frontage property and, as such, it matches the size of the other frontage property, 2 Hilliards Road. Due to its modest scale, massing and design, the proposal would not cause harm to the character and appearance of the area.



- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

The garden in its current configuration does not hold great value in terms of biodiversity. There is some planting at the boundaries, of which some will be retained, and others of less biodiversity value will be replaced with something of greater value and more befitting of the new development.

The proposal abides by criteria for appropriate backland and back garden development, as per Policy DMH 6: Garden and Backland Development of the London Borough of Hillingdon Local Plan and Policy Overview, Local Plan: Part 2 Development Management Policies, January 2020.

Drainage

A pre-planning enquiry was submitted to Thames Water for an assessment of the foul water flows and surface water run-off with the purpose of assessing sewerage capacity within the existing Thames Water sewer network. The results are summarised below.

If the proposals progress in line with the details provided (the same as what is proposed within this statement), there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve the development.

A proposed drainage strategy has been submitted to accompany the proposal. This includes the use of attenuation storage crates and permeable paving to reduce surface water discharge. This approach has been guided by an assessment of the hierarchy of disposal methods as suggested by Thames Water.

The application site is located within Flood Zone 1 and is therefore at a low risk of flooding. An extract of the flood map is shown below.





Figure 9: Flood Map

Energy

EDP Environmental have been asked to produce an Energy Strategy for a new dwelling. This has been included within the submission and summarised below.

The proposed bungalow at 2 Hilliard's Road complies with energy planning guidance and requirements set out by the local council, London Plan and Building Regulations according to the baseline scenario. The clean and green scenarios set out improvements to the baseline that reduce required PV and carbon emissions.

ASHPs are recommended in conjunction with PV (with diverter) and WWHR to reduce carbon emissions and running costs. The amount of PV installed is dependent on carbon and SAP targets. At least 3.5 kWp is recommended to achieve an SAP rating of an A. At least 4.9 kWp is recommended to achieve the zero-carbon target.

Air Quality

DustScan (DS) have been instructed to produce an Air Quality Assessment to support the planning application. This is included within the submission and summarised below.

An assessment of the construction and operational air quality impact has been undertaken for the proposed development.

A qualitative assessment of the construction phase activities has been carried out. The largest risk of these activities with respect to dust soiling was considered to be 'Low', while that towards human health was also considered to be 'Negligible'. Following proper implementation



of the measures recommended in Appendix C, the impact of emissions during construction of the proposed development are likely to be 'Negligible' and therefore 'Not Significant'.

The annual mean and one hour mean NO₂ AQO are expected to be met at the proposed development for the anticipated earliest year of occupation.

The PM₁₀ and PM_{2.5} concentrations are forecast to meet their respective long and short term AQO by a considerable margin. Therefore, no further mitigation measures are considered necessary for the operational phase of this development, and it is considered suitable for the introduction of new residential receptors.

Following Air Quality Neutral Guidance, the proposed development is Air Quality Neutral.

Based upon the above, no further air quality mitigation measures are recommended.

It can therefore be concluded that the proposed development is not considered to conflict with national, regional and local planning guidance.

Access and Parking

The proposal will be accessed via Hilliards Road, achieved through the implementation of a new access.

The new dwelling will have 1 parking space in line with Hillingdon's Parking Standards and will provide opportunities for cycle parking and EV charging

2 Hilliards will retain its front parking area, which provides space for at least 2 to 3 cars.



6 Conclusion

Warner Planning submits this Planning Statement on behalf Mr and Mrs Ronald and Sheila Moulder. The statement provides the overview and justification for the proposal on land to the rear of 2 Hilliards Road, UB8 3TA, with the description:

"Construction of One Detached, Single Storey, Self-Build Dwelling, with New Associated Garage and Highway Access on Land to the Rear of 2 Hilliards Road, UB8 3TA".

The proposal adheres to Local Plan Policy regarding garden and backland developments as set out in the London Borough of Hillingdon Local Plan and Policy Overview, Local Plan: Part 2 Development Management Policies and the National Planning Policy Framework. The proposal has considered the amenities of existing and future residents in its location, design and architecture, ensuring the surrounding community is not disturbed by the new development.

The area represents an ideal area for development, with an already existing residential community and local facilities within close proximity of the Site. The Site is currently underused space associated with 2 Hilliards Road and development on the Site allows for a more sustainable use of land, whilst increasing the housing stock at a time when, nationally, the government are seeking to deliver new housing to meet demand. The Council have previously allowed consent on the site for a similar proposal.

The application site's sustainability has been considered. This area of Hillingdon has been long established as a residential area and, as such, has a range of facilities and amenities attributed to it and is expected to be able to easily accommodate the additional dwelling. The proposal will be well serviced with well-placed public transport available for facilities further afield.

It is considered that there are compelling grounds to support the proposed development, including:

- ✿ Important addition to the district's housing stock using up to date construction methods and materials;
- ✿ Increase in the stock of smaller residential units in the area;
- ✿ Provision of a much needed and sought after bungalow;
- ✿ Provision of a self-build opportunity
- ✿ Economic benefits produced from the increase in housing stock and through employment opportunities during the construction phase of development;
- ✿ More effective use of a currently underutilised site in a sustainable location of Hillingdon;
- ✿ Creation of a residential unit close to several existing shops and services;
- ✿ Minimal impact on amenity of nearby properties and occupiers;



- ✿ A proposal that makes use of the existing highway network with limited impact on vehicle movements locally; and,
- ✿ The proposed dwelling would not conflict with the nearby vernacular in terms of layout.

The applicant is committed to working with the Council and happy to meet the Council to discuss the application and consider any amendments where appropriate.

In view of the above information contained within this report, and the supporting plans and statements, we respectfully invite the Council to approve this application.

