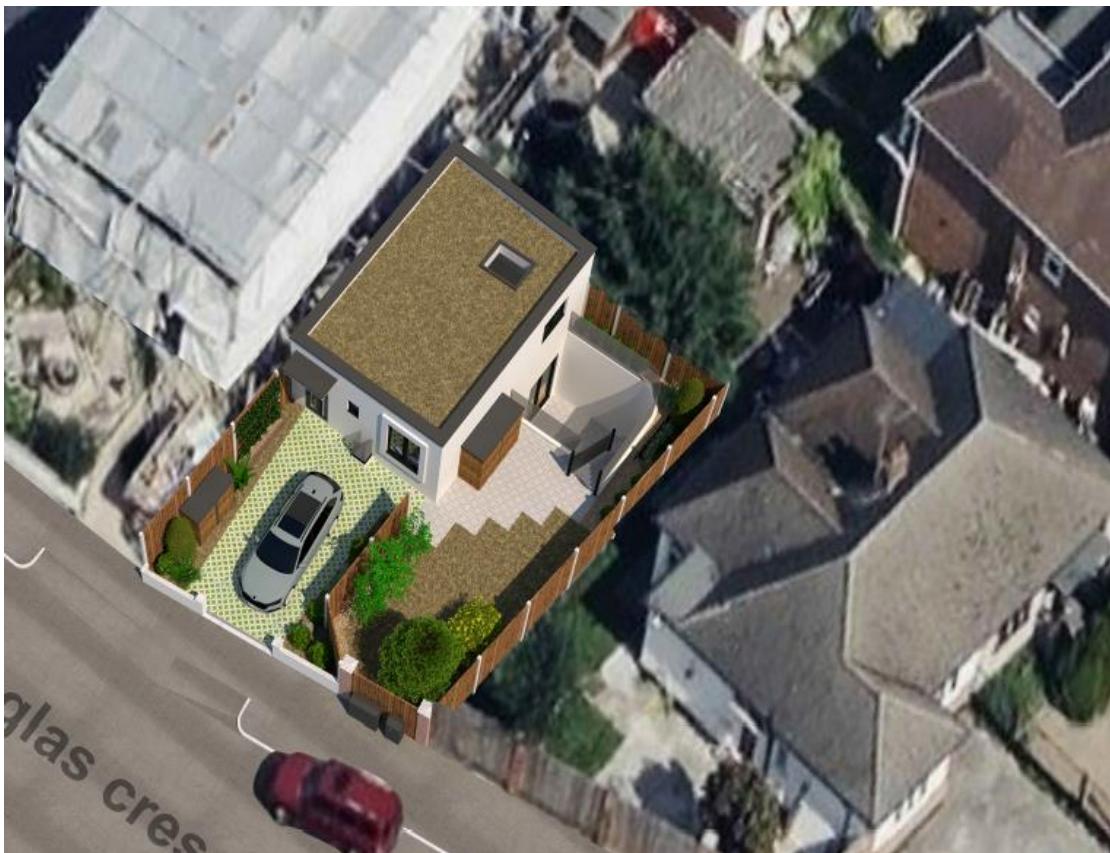


Planning Support Statement incorporating Design & Access Statement

Proposed new dwelling

at

73a Willow Tree Close, Hillingdon UB4 9BL



ABOVE: 3D visualisation

[Get Planning & Architecture](#)
[Report Audit](#)

Date	Rev	Author	Check by	Comment
02/10/24		CPK	BG	draft
06/10/24	1	CPK	TC	draft
08/10/24	2	CPK	FS	draft
15/10/24	3	CPK	FS	final

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Note: all maps are oriented north unless stated otherwise.



ABOVE: Site location plan

1. Get Planning & Architecture (GPA) – Chartered Planners

1.1. Get Planning & Architecture (GPA) is a RTPI Chartered Planning Practice and a RIBA Chartered Practice with significant experience in preparing planning statements, applications and appeals involving designated and non-designated heritage assets.

2. Introduction

2.1. GPA has prepared this Planning Statement to accompany a full planning application to Hillingdon Council to support an application for a proposed new dwelling at 73a Willow Tree Lane. This Planning Statement incorporates the Design and Access Statement.



3. Site Description

3.1. The application site was previously part of no.73 Willow Tree Lane before it was subdivided. The site area is 140m² with an existing garage in the northeast corner of the property. The property has west faced frontage to Douglas Crescent where there is an existing dropped kerb. The site is not located in a conservation area and there is a variety of dwellings. The street scene is predominately a mixture of single storey and two-storey semi-detached dwelling, a small terrace block and several blocks of flats exist in the area, which serves to create a varied roofline.

3.2. The typology of buildings and the 'grain' of existing built form is extremely varied in the vicinity as below:



ABOVE: existing 3D of site

PHOTOS OF THE EXISTING PROPERTY



ABOVE: View from Douglas Crescent



ABOVE: Application site & property Southwest across road from site



ABOVE: LEFT: View to Southeast RIGHT: View to Northeast

4. Planning Policy

Local Plan Policy DMHB 11 states:

'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'.

Policy DMH6 states:

'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'.

Table 3.2 of the London plan sets out design guidance for new housing development in the City. It states 'The layout of the scheme (including spaces between and around buildings) should form a coherent, legible and navigable pattern of streets and blocks'.

Paragraph 71 of the NPPF (2021) states *inter alia*:

"Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area."

Paragraph 124 of the NPPF (2021) states:

"Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b) local market conditions and viability;
- c) the availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places."

4.1. Flood Risk SPD 2016

Flood risk was checked, and the following results were obtained:

- a) Surface water: Medium risk
- b) Rivers and the sea: Very low risk

5. The proposal

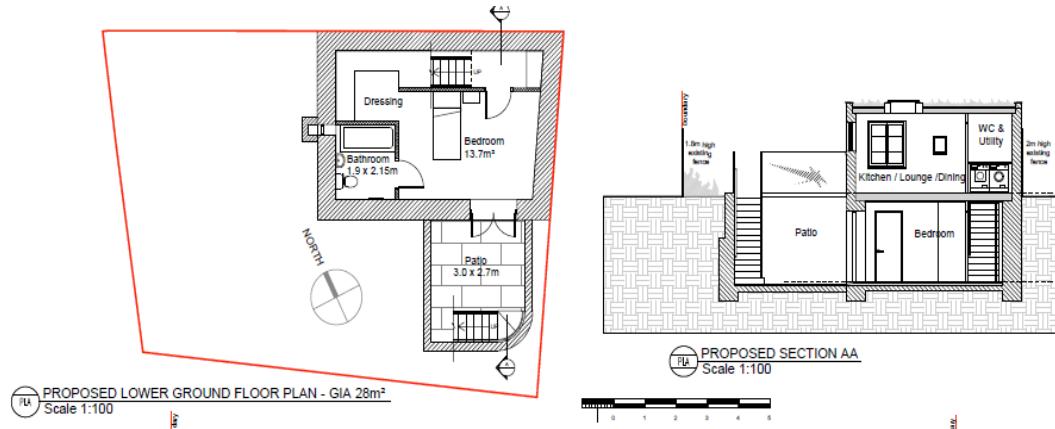
5.1. The windows of the new property will not overlook 73 because the kitchen window will be obscure glazed and the windows at basement level will be screened by the existing fence. The fence to the rear of 73 has been in place for more than 17 years. The kitchen will not have access to the rear of the property so that privacy in the direction of no.73 is fully maintained. The comments presented in the 61523/APP/2023/1477 refusal have been taken into consideration.

5.2. An understanding of the existing amenity arrangements is important in the consideration of the suitability of the proposal. The application drawings however show compliant space and access requirements. Regarding amenity, the garden will be the same area as for the refused scheme but has the lower ground Patio as additional space over and above the 40m² at ground floor. A green roof and significant soft landscaping is suggested as further refinements showing significant benefit towards an approval.

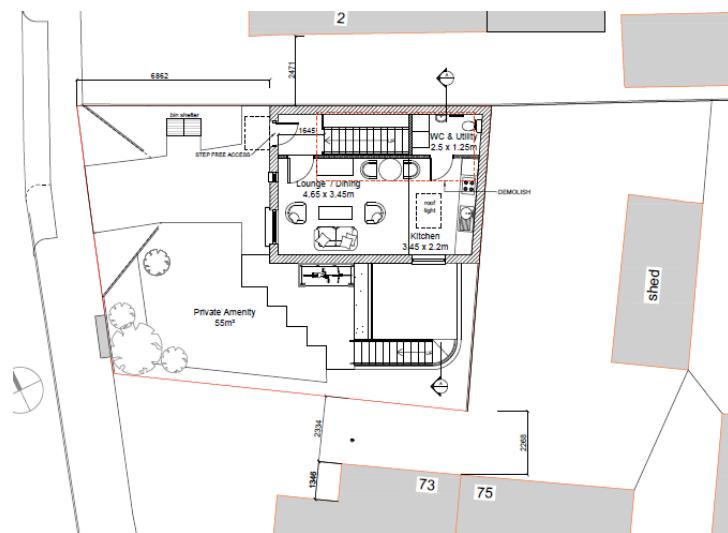
5.3. Planning permission is sought for the erection of a new two-storey dwelling, with basement which would provide a minimum floor area of 58 sq m. The design of the property provides a low-key visual impact on the streetscene (the single storey above ground element is behind the building line with a utilitarian appearance). Compared with the previous refusal, this proposal addresses many of the planners' concerns including an increased floor area, which now meets the National Space Standard requirements.

5.4. The proposed design ethos is a very simple, utilitarian box, set well back behind the front building line of number 2 Douglas Crescent and maximising external amenity, with as little planning contention as possible. A 1-person, 1-bedroom 2-storey dwelling of min. GIA 58 sq m, plus the potential for an additional bedroom. We propose that the walls be rendered to match nearby properties. The garden and the whole of the site is

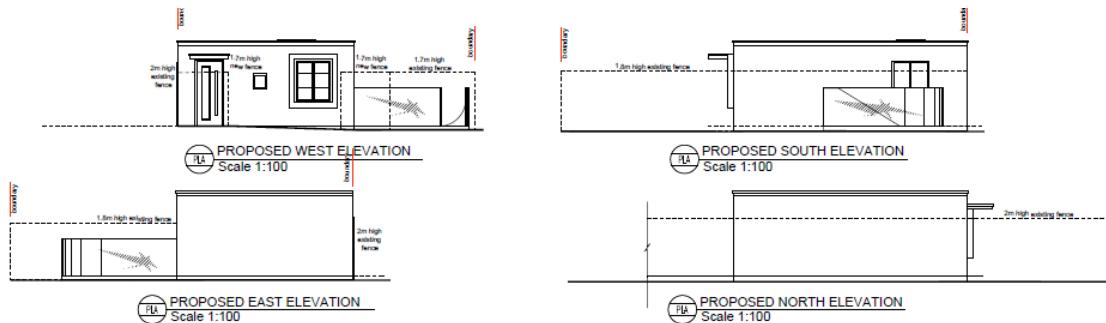
to be screened from the street with high fences where appropriate. A green roof and significant soft landscaping provide significant benefits and an upgrade from the previous proposal.



ABOVE: proposed basement plan & section



ABOVE: proposed ground floor



ABOVE: proposed elevations



ABOVE: proposed 3D concept plan

6. Case for the development

6.1. Comments and comparison with refusal Ref. 61523/APP/2023/1477 snip below

The first reason for the refusal was 'Due to size, prominent sitting and unsympathetic design which would form an uncharacteristic, cramped and visually incongruous development. In response, our new suggested design has a reduced height, reduced footprint, a Utilitarian appearance (rather than a small bungalow) and additional landscaping. It would not appear out of place or uncharacteristic for the area. The applicant believes that the supposed site does not demonstrate material harm to local character or the visual amenity of the area, which are the objectives of development plan policies CS17 and DM2.

- 1 Due to its size, prominent siting, unsympathetic design, the proposed dwelling would form an uncharacteristic, cramped and visually incongruous form of development which would fail to harmonise with the established character of the area and appearance of the street scene. The proposal would therefore be detrimental to the visual amenities of the streetscene and character of the surrounding area, all contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D1 and D3 of the London Plan (2021), as well as paragraphs 124 and 130 of the NPPF (2021).
- 2 Due to its height, design and close proximity to No.73 Willow Tree Lane, the proposed dwelling would give rise to significant loss of outlook, overbearing effects and a degree of overlooking for No. 73 Willow Tree Lane, causing a unacceptable loss of privacy to its occupiers, which would harm their amenities. The proposal is therefore considered to be contrary to policies DMHB 11 of the Local Plan: Part Two - Development Management Policies (January 2020) and paragraph 130 (f) of the NPPF (2021).
- 3 The proposal fails to provide a step free access for the new dwelling and fails to meet the internal floorspace and layout standards set out in Diagram 27 of Approved Document M to the Building Regulations. The proposal is therefore considered to be contrary to Policy D7 A(2) of the London Plan, which requires all houses (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

6.2. The second reason for refusal in the Officer Report raised the important matter of impact on number 73. Our concept design addresses these issues by a lower roof height, the new build is further away from 73, the rear patio has been relocated and we have added obscure glazing to the kitchen of the new dwelling. The bedroom which is below ground level has no overlooking issues due to existing fencing.

6.3. Reason three states that there is no step free access for the new dwelling and fails to meet internal floorspace. Both concerns have been addressed in our new design, which provides step free access and a larger floor area.

6.4. Whilst the applicant does not entirely agree with the council's assessment, the case officer's concerns are acknowledged, and the design response is to reduce the scale of the footprint and increase the space between the new dwelling and No. 73. Thus, having very little impact on the quality of the space and overlooking to No. 73

7. Conclusion

7.1. This Planning Statement accompanies a full planning re-application for a 2-storey dwelling, 1-storey above ground and a basement area. The design and impact on neighbouring properties and streetscene have been reconsidered to reflect issues raised in planning refusal Ref. 61523/APP/2023/1477 dated 21st July 23. The footprint has been reduced, and the gap at the rear to 73 has been increased. These changes create a more subservient addition that does not 'overdevelop' the plot.

7.2. The amenity space has been reconsidered and now provides suitable amenity spaces for the new dwelling. This revised proposal allows for sufficient space for bike and bin storage.

7.3. Overall, the new dwelling is a relatively modern proposal addressing all council concerns, which provides additional space to materially improve living conditions and improves the area for neighbouring properties from its current use being a derelict back garden land.

7.4. The proposals would not materially impact the living conditions at neighbouring properties, including the enclosure of the rear gardens.

7.5. The development is considered to fully comply with the requirements of national planning policy. It is contended that the proposal also accords with the provisions of the NPPF, and it is requested that planning permission be granted without delay.

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