

INTRODUCTION

THE SITE, PROPOSAL AND BACKGROUND

27 Woodstock Drive , Ickenham, Middlex , UB108EG

PLANNING POLICY

THE ISSUES

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1.0

INTRODUCTION

The proposal which forms the subject of this planning application is for a Section 73 application to place amendments to the original approval and to depict that the changes are sustainable and responsible.

Prior to the submission of this application, the matter has been discussed in detail with the Council's Planning Officer and enforcement officer and the proposed scheme has been radically amended to fall in line with the requirements of the officers.

The application is supported by the following information :-

1. Full detailed and plans
2. Planning Support Statement
3. Design and Access Statement
4. Landscaping Plan

This statement is submitted in support of the application and to provide the Council with full information to aid the authority in the discharge of its development control function. It is considered that this statement clearly demonstrates to the Council that the proposal accords with planning policy and, when judged against this and all material considerations, it is the case that planning permission should be granted. Furthermore, the conversion of the building which is considered to be "sympathetic" will ensure its long term retention, which in turn will be of benefit to the character and appearance of the Area.

This statement proceeds to give details of the site, the proposal and background. Relevant Planning Policy and Central Government advice in the form of the National Planning Policy Framework is then outlined. The issues that the proposal raises are examined and finally the conclusion reached that permission should be granted for the proposal to be granted.

Separate report's are also provided as Design and Access Statement, revised drawings , landscaping plan . These reports should be considered in conjunction with this supporting statement.

Whilst it is considered that the submitted plans demonstrate that the proposal can be undertaken without giving rise to issues of harm, the applicant remains willing to discuss all aspects of the proposal with the planning authority and will submit any further information as necessary.

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THE SITE, PROPOSAL AND THE BACKGROUND

The subject site is located within the settlement of Woodstock Drive in Ickenham.. The site currently constitutes an attractive two- storey traditionally built dwelling with associated car parking to the front.

This application seeks approval under a section 73 application to grant the amendments to the original approval and planning permission for dwelling as in situ. Existing vehicular access to the site exists and will be utilised.

The site is located in a predominantly residential settlement. The surrounding properties vary in type style and age. However, most properties are predominantly of similar size impact and of varying construction material. The site is close to local bus routes.

The proposed conversion has been designed to retain where possible the external characteristics but enhance the area and street. The dwelling has been designed and located to follow the form and grain of settlement within the area, as well as ensuring that the proposal sympathises and fits in within the terms of scale, materials and design. It is considered that the form and detailing of the proposals have been designed to ensure that they are not out of place within the local area.

In terms of the formal discussions, the matter has been discussed in detail with the Council's Planning Officer and Enforcement officer. In the context of both the response received from the Planning Officer and the Enforcement Officer the original scheme which was approved forms the basis of discussion and amendments thus outlined are implemented. For the sake of submission of the section 73 application these have been subsequently amended to fall in line with the requirements of the council's officers and as built.

The scheme as submitted has been drawn up in the context of these requirements. It will be noted, however, that:

1. (i) The scheme does include changes to the visual impact
2. (ii) An extensive landscaping plan to a sustainable level
3. (iii) Parking spaces as before providing adequacy

3.0

PLANNING POLICY AND CENTRAL GOVERNMENT POLICY ADVICE

By virtue of Section 38 (6) of the Planning & Compulsory Purchase Act 2004, the planning authority must determine the planning application in accordance with the statutory development plan (insofar as it is material to the application), unless material considerations indicate otherwise. The NPPF also advises of a presumption in favour of development which accords with the development plan. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship between the policies and proposals of the plan and government guidance.

Central Government Policy Advice – The NPPF

In the Ministerial Forward to this advice, it states:-

“Development that is sustainable should go ahead, without delay – presumption in favour of sustainable development that is the basis for every plan, and every decision.”

At para 7 in respect of achieving sustainable development, it states:-

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

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An economic role – contributing to building a strong responsive and competitive economy....

A social role – supporting strong vibrant and healthy communities by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment with accessible local services that reflect the communities needs and support its health, social and cultural wellbeing.”

- An environmental role – contributing to protecting and enhancing our natural built and historic environment.”

At para 13, the role of the NPPF states that the advice contained therein constitutes guidance for local planning authorities and decision takers both in terms of preparing plans for development and being a material consideration in determining planning applications.

Para 14 states:-

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking...

For the decision taking this means:-

- Approving development proposals that accord with the Development

Plan without delay; ...”

Para 17 sets out the core principles of planning, which include:-

“Proactively drive and support sustainable economic development to deliver homes...

- Always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings;
- Conserve heritage assets in a manner appropriate to their significance...;
- Take account of and support local strategies to improve health, social and cultural wellbeing for all....”

of Significance (as referred to further below).

Section 6 relates to delivering a wide choice of high quality homes. At para 49 it states:-

“Housing applications should be considered in the context of the presumption in favour of sustainable development.”

With regard to achieving good design, at para 56 the advice states:-

“Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

At para 61 the advice states:-

“Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore planning policies and decisions should address the connections between people and places and the integration of new development in to the natural built and historic environment.”

Section 12 relates to Conserving and Enhancing the Historic Environment. At para 128, the advice sets out what is required from applicants in terms of providing information regarding the significance of heritage assets. A Statement of Significance is submitted with this application.

Para 131 goes on to state:-

“In determining planning applications local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.”

It is clear that this carefully considered proposal will not have a harmful impact on any heritage asset, its context or setting. The proposed development will make a positive contribution to local character and distinctiveness.

With regard to decision taking at para 186 it states:-

“Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development.”

At para 197 the advice states:-

“In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

It is considered that there is no conflict with the NPPF and that the presumption inherent in respect of sustainable development should be weighed in the applicant's favour.

Local Planning Policy

CSP25 – New Development and Sustainable Travel

In line with this policy, links to existing public transport will be utilised and sufficient vehicular parking provided.

CSP 26 – New Development and Highway Improvement

The development will be sufficient to provide safe, secure and convenient access for all road users.

CSP 29 – Design

The policy sets out the “design principles” for the district. Of relevance to the proposal is that:

“HIGH QUALITY DEVELOPMENT WILL BE EXPECTED, THAT RESPECTS, TAKES ADVANTAGE OF AND ENHANCES THE DISTINCTIVE FEATURES OF BARNSELY, INCLUDING:....

HERITAGE, TOWNSCAPE AND LANDSCAPE CHARACTER INCLUDING THE SCALE, LAYOUT, BUILDING STYLES AND MATERIALS OF THE BUILT FORM PARTICULARLY IN AND AROUND WITHIN AND ADJACENT TO CONSERVATION AREAS”.

It is also considered that the proposed development complies with the other requirements of this policy.

As set out within this statement and the supporting documents (including the Statement of Significance and the Design and Access Statement), the proposal will ensure the protection of the character and appearance of the area

The proposal conforms with National Policy as set out in the NPPF and, by reference to these policies, clearly it is deemed to be acceptable.

THE ISSUES

The Development Plan

The Development Plan is the starting point for the consideration of this proposal as set out in Section 38(6) of the Planning & Compulsory Purchase Act 2004 and the National Planning Policy Framework. This states that applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

As set out, there is no conflict with policy and, therefore, the applicant is entitled to the presumption inherent in Section 38(6) to be weighed in his favour.

Other Material Considerations

It now falls for the proposal to be considered in the context of all other material considerations. It will be demonstrated that such considerations support the assertion that planning permission should be granted. The following are material considerations to which the proposal gives rise :-

Conservation

Careful consideration has been taken to ensure that the proposed design of both the dwelling and extension are sensitive to the site and its setting; it follows the grain and form of the settlement; and reflects and harmonises with the development in the area through scale, form, design and detailing.

The scheme fully takes into consideration and reflects pre-application discussions and it is, therefore, considered that the proposals meet the test to preserve or enhance the Area..

Visual Impact

[illegible]

SUMMARY

It is considered that the proposed dwelling in terms of its siting, scale, design and detailing relates well to the existing form of development within the settlement. The proposal with minimal external alterations will ensure its long term survival and will retain the existing character of the building. The development is wholly in keeping with the character of the area and will not harm the character and appearance of the Area.

In summary, it is considered that the proposal conforms with the development plan. In the context the application must be determined in accordance with the development plan unless material considerations indicate otherwise. It is considered,

therefore, that there is a presumption in favour of the proposal. From examination of the proposal, there are no material considerations to outweigh the presumption. The applicant, therefore, anticipates that planning permission will be forthcoming. Nevertheless, we remain willing to discuss all aspects of the proposal with the Council.