

## **Planning Statement Design and Access Statement**



**2 Andover Close, Uxbridge, UB8 2XH**

## Table of Contents

1. <i>Introduction</i> .....	3
2. <i>The site</i> .....	4
3. <i>Design proposal</i> .....	7
4. <i>Planning History</i> .....	7
5. <i>Relevant precedents in the vicinity of the site</i> .....	8
6. <i>Policy</i> .....	11
7. <i>Conclusion</i> .....	16

## 1. Introduction

This planning statement has been prepared by Shape Urban Planning Consultants on behalf of the applicant in support of the proposal seeking approval for a single storey, wrap around rear and side extension at 2 Andover Close, Uxbridge, UB8 2XH.

The purpose of this statement is to explain how the proposed development pays regard to relevant planning policy, as well as other relevant and best practice guidance and material considerations. This aims to elaborate on how the proposed development would meet the objectives of such policies and therefore represents an appropriate and acceptable development for the area.

This statement should be read in conjunction with other planning documents submitted, including:

- Application form
- CIL form 1
- Site Location Plan
- Existing & Proposed Site Plan
- Existing & Proposed Ground Floor Plan
- Existing & Proposed Second Floor Plan
- Existing & Proposed Roof Plan
- Existing & proposed Section A-A
- Existing & Proposed West Facing Elevation
- Existing & Proposed House Elevations
- Flood Risk Assessment

The applicant seeks to extend the property and adapt the layout to suit the needs of a changing family while being committed to delivering an exemplar development on this site to protect and enhance the local character and achieve efficient land use, with high quality design.

## 2. The site



The application relates to a three storey, semi-detached dwelling located to the South of Andover Close. The brick and tile dwelling is set back from the road by over 6 metres by an area of hardstanding which allows space to park two cars safely within the curtilage. To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the property.

The application property is attached to No.4 Andover Close to the East and shares a side boundary with No.5 Church Close to the West. With the rear gardens of 74 and 75 Cowley Mill Road also backing onto the west. To the rear lies the rear garden of No.77 Cowley Mill Road.

The area is residential in character and appearance. The application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November,2012).





### 3. Design proposal

The proposal seeks approval for a single storey, wrap around rear and side extension at 2 Andover Close, Uxbridge, UB8 2XH.

### 4. Planning History

#### 4.1. Site history

Planning Reference:	Address	Proposal	Date Granted
<a href="#"><u>65356/APP/2025/1856</u></a>	2 Andover Close, Uxbridge, UB8 2XH.	Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 3 front roof lights and removal of chimney stacks. (Application for a Certificate of Lawful Development for a Proposed Development)	07/08/2025
<a href="#"><u>65356/APP/2023/563</u></a>	2 Andover Close, Uxbridge, UB8 2XH.	Conversion of roof space to habitable use to include a rear dormer with juliette balcony, 3 front roof lights and removal of chimney stacks. (Application for a Certificate of Lawful Development for a Proposed Development)	21/03/2023

## 4.2. Relevant planning history of nearby sites

Planning Reference:	Address:	Proposal:	Date Granted:
<a href="#">70582/APP/2017/413</a>	6 Andover Close, Uxbridge, UB8 2XH.	Single Storey side/rear extension.	10/04/2017

## 5. Relevant precedents in the vicinity of the site



Aerial Photograph showing rear extension at 4 Andover Close and side/rear extension at 6 Andover Close.

## 5.1. Justification Based on Precedent at 6 Andover Close

The proposed single-storey wrap-around rear and side extension at 2 Andover Close is directly comparable in form, scale, and impact to the approved development at 6 Andover Close (Ref: 70582/APP/2017/413), which received planning permission in April 2017. Both properties are semi-detached dwellings of near-identical form and sit within the same residential cul-de-sac, sharing similar spatial relationships with neighbours, plot sizes, building lines, and local character. This makes the precedent highly relevant and materially significant in the assessment of the current application.

At 6 Andover Close, planning permission was granted for a side extension projecting 1.8 metres and a rear extension projecting 3.6 metres across the full width of the property, with a flat roof and parapet walls not exceeding 3.1 metres in height. These dimensions match or are directly analogous to those proposed at 2 Andover Close. The officer's report for No. 6 concluded that the proposed development harmonised with the host building, complied with the Council's HDAS guidance, and preserved the residential amenity of neighbouring properties. The same design approach, scale of development, and planning safeguards have been incorporated at No. 2 to ensure an equally policy-compliant and context-sensitive outcome.

Crucially, both sites are located within Flood Zone 2. While the extension at 6 Andover Close was deemed not to require a formal Flood Risk Assessment (FRA) due to siting outside the flood zone line, the current proposal at 2 Andover Close includes a comprehensive FRA and introduces a green roof to further mitigate runoff and surface water pressure, demonstrating a more proactive approach to flood resilience. The inclusion of SuDS features such as the green roof exceeds the standard mitigation measures expected for developments of this scale and underscores the applicant's commitment to sustainable, forward-thinking design.



One key distinction between the two proposals is that the wrap-around element at No.2 Andover Close has been set back from the front elevation of the house, whereas at No.6

the side extension continues flush with the original front building line (see photo on page 9). This design proposal at No.2 (see plans below) introduces a more sensitive and subordinate visual relationship with the host dwelling, in keeping with guidance to avoid an overly dominant side extension or a terracing effect. The setback allows the original architecture of the main house to remain visually prominent from the street, contributing positively to the character of Andover Close.



In addition, the overall footprint of the proposed extension at No.2 is somewhat smaller than that approved at No.6, further demonstrating the applicant's restraint and commitment to delivering a proportionate and contextually appropriate scheme. This difference should be seen as a material improvement that enhances the design response to the site and strengthens the planning merits of the application.

It is also relevant to note that both applications involve no significant increase in bedrooms, do not compromise off-street parking provision, and maintain a substantial proportion of rear garden amenity space—well within the minimum standards required by Policy PT2.DMHB 18 and HDAS guidance. No issues of overlooking, overbearing impact, or loss of daylight arise, as confirmed through careful adherence to the 45-degree guideline and maintenance of appropriate separation distances.

In conclusion, the precedent set by the approved development at 6 Andover Close provides strong material weight in favour of granting planning permission at 2 Andover Close. To do otherwise would risk inconsistency in decision-making and undermine confidence in the application of local planning policy. The proposal at 2 Andover Close not only mirrors the scale, massing, and character of the approved extension at No. 6 but also exceeds it in terms of environmental performance and flood mitigation, thereby fully aligning with both the letter and the spirit of the Hillingdon Local Plan and broader sustainability objectives.

## 6. Policy

### 6.1. Planning Policy Framework

This planning statement has been prepared in accordance with the national, regional, and local planning policy framework. At the national level, the National Planning Policy Framework (NPPF, 2024) sets out the Government's overarching planning objectives, with a strong emphasis on sustainable development, good design, and climate resilience. At the regional level, the London Plan (2021) provides the strategic spatial plan for Greater London, guiding borough-level decisions on growth, design, and environmental sustainability. Locally, the proposal is assessed against the policies of the London Borough of Hillingdon's Local Plan, which comprises the Strategic Policies (Part 1, 2012) and Development Management Policies (Part 2, 2020). These tiers of policy collectively inform the assessment of design, residential amenity, water management, and environmental impact.

#### **Relevant National Planning Policy Framework (NPPF, 2024) Policies**

- **Paragraph 135(f):** Developments should ensure a high standard of amenity for existing and future users.
- **Chapter 14:** Meeting the challenge of climate change, flooding and coastal change: Encourages proactive strategies to adapt to climate change, including flood risk mitigation and sustainable drainage systems (SuDS).
- **Chapter 15:** Conserving and enhancing the natural environment: Requires proposals to avoid harm to water resources and improve biodiversity and environmental quality.

#### **Relevant London Plan (2021) Policies**

- **Policy D3 – Optimising Site Capacity through a Design-Led Approach:** Emphasises context-sensitive, high-quality design.
- **Policy D6 – Housing Quality and Standards:** Sets standards for residential quality, including privacy, outlook, and amenity.
- **Policy SI 12 – Flood Risk Management:** Requires proposals to mitigate and adapt to flood risk through sustainable design.
- **Policy SI 13 – Sustainable Drainage:** Encourages SuDS to manage surface water and improve water quality.

#### **Relevant Local Policy – London Borough of Hillingdon (Part 1, 2012 & Part 2, 2020)**

- **Policy PT2.DMHD 1:** Alterations and Extensions to Residential Dwellings
- **Policy PT2.DMEI 10:** Water Management, Efficiency and Quality
- **Policy PT2.DMEI 11:** Protection of Ground Water Sources
- **Policy PT2.DMHB 11:** Design of New Development
- **Policy PT2/DMHB 18:** Private Outdoor Amenity Space

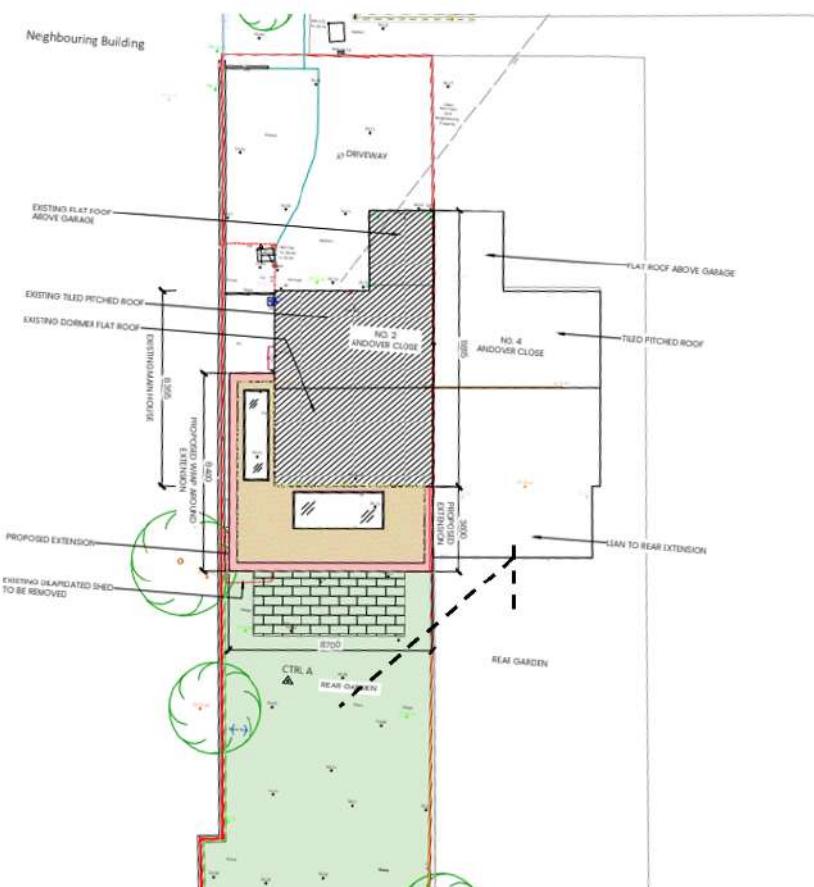
- **Policy PT1.BE1:** Built Environment
- **Policy PT1.EM1:** Climate Change Adaptation and Mitigation
- **Policy PT1.EM6:** Flood Risk Management & POLICY PT2.DMEI 9: Management of Flood Risk

## 6.2. Policy Compliance

### 6.2.1. Local Policy – London Borough of Hillingdon

#### Policy PT2.DMHD 1 – Alterations and Extensions to Residential Dwellings

The proposed single-storey rear extension complies with Policy DMHD 1, which allows extensions of up to 3.6 metres in depth for semi-detached properties, provided they do not cause undue harm to the amenity of neighbouring occupiers. The extension remains within this depth and height allowance and does not breach the 45° guideline from adjacent rear-facing windows. It has been designed to minimise visual impact and avoid overbearing effects.



The extension also respects privacy by ensuring that no new windows overlook neighbouring properties at close range. Boundary treatments and separation distances are maintained, preserving neighbouring amenity. The scale and siting of the extension avoids undue loss of sunlight to neighbouring habitable rooms and gardens.

## Policy PT2.DMEI 10: Water Management, Efficiency and Quality

The development is designed to promote sustainable water management practices and uphold water quality, in accordance with Policy DMEI 10. The inclusion of a green roof on the rear extension supports this objective by attenuating rainfall, improving runoff quality, and reducing surface water flow into the drainage system. The design avoids unnecessary impermeable surfacing and incorporates natural drainage features where possible. Foul water will connect to the existing mains network, and the modest scale of the proposals ensures there is no adverse impact on local water quality or drainage infrastructure.

## Policy PT2.DMEI 11: Protection of Ground Water Sources

The site lies within drinking water safeguard zone for surface water not ground water. It is not within a Source Protection Zone (SPZ). In line with Policy DMEI 11, the proposed development has been designed to ensure that it does not pose any risk to the quality or quantity of surface water or groundwater resources. The works involve a modest single-storey wrap around rear and side extension with a green roof — which avoids the introduction of any hazardous substances, subterranean tanks, or activities that could pose a risk to water infiltration or pollution. No direct discharges to ground are proposed. The proposed development ensures that water runoff is managed safely through an appropriate use of drainage. The proposals therefore comply with Policy DMEI 11 and follow the precautionary, risk-based approach advocated in the Environment Agency's position statements.

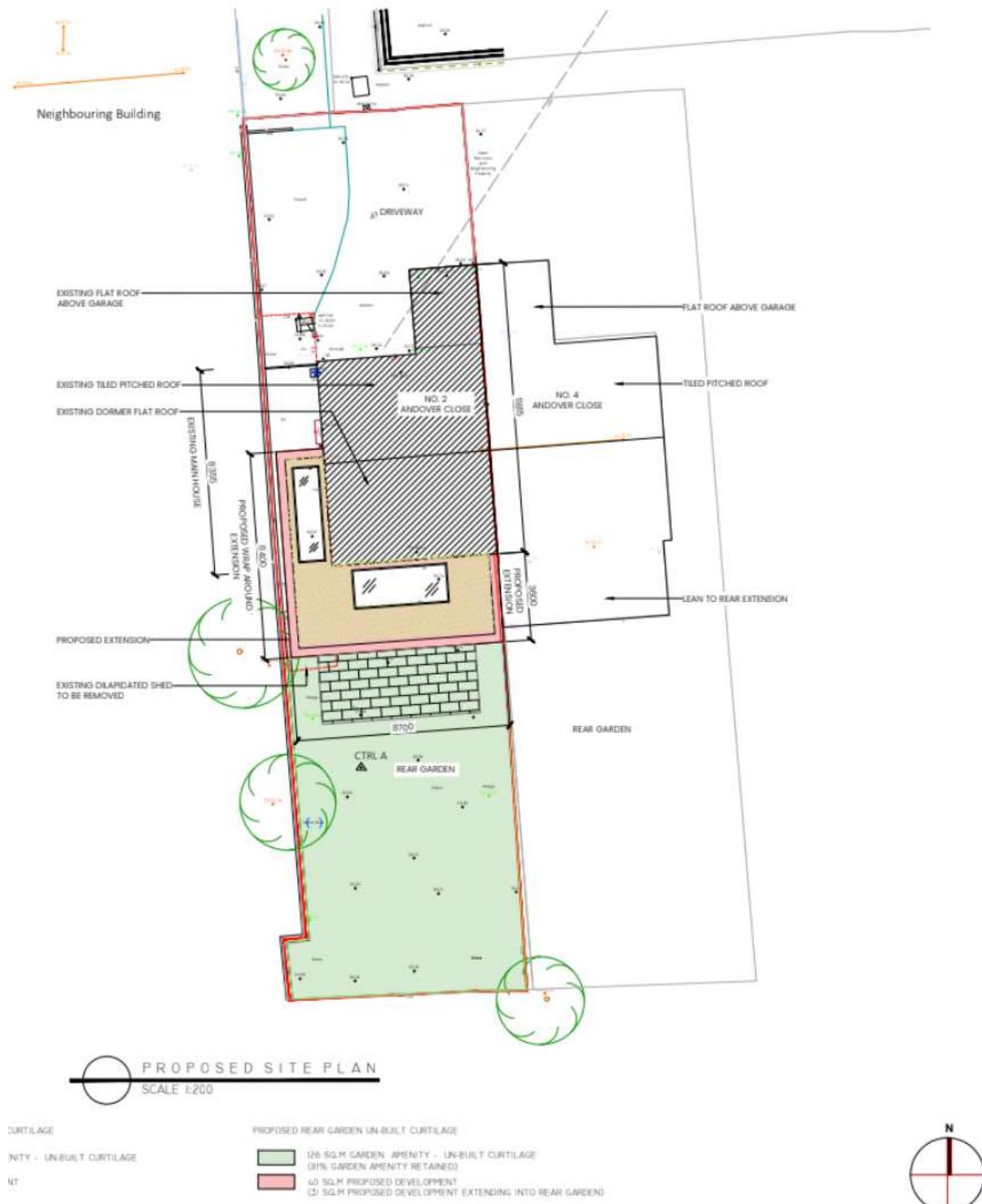
## Policy PT2.DMHB 11 – Design of New Development

The proposal is consistent with the design-led principles set out in DMHB 11. The height of the extension is subordinate to the host dwelling in scale and massing and is constructed in materials that are complementary to the existing property. The roof form, fenestration and overall appearance have been sensitively designed to integrate with the existing built context, preserving local character.



Policy PT2.DMHB 18 – Private Outdoor Amenity Space

The proposed works retain a generous amount (81%) of rear garden space as demonstrated within the Existing and Proposed Site Map partially shown below. This is consistent with the policy requirement for private amenity provision. The extension occupied only a modest footprint relative to the total site area, ensuring continued usability and visual openness.



### **Policy PT1.BE1 – Built Environment**

The development is of a high standard of design, uses appropriate materials, and complements the existing architectural language of the host dwelling and surrounding area. It does not result in any unacceptable impacts on amenity, heritage, or townscape and contributes positively to the local built environment.

### **Policy PT1.EM1: Climate Change Adaptation and Mitigation**

The development has considered both adaptation and mitigation principles to address climate change, as required under Policy EM1. Key measures include the installation of a green roof, which contributes to passive cooling, local biodiversity, rainwater attenuation, and reduced urban heat island effect. Additionally, the scale, massing, and thermal efficiency of the new structure aligns with sustainable building principles. By increasing insulation and reducing long-term energy demand, the proposal actively contributes to borough-wide goals for climate resilience and low-carbon development.

### **Policy PT1.EM6: Flood Risk Management & POLICY PT2.DMEI 9: Management of Flood Risk**

Though the land on which the proposal would be constructed is not within a Flood Zone, the wider site lies within Flood Zone 2, and, for thoroughness, the proposal has been accompanied by a Flood Risk Assessment (FRA) to ensure compliance with Policies EM6 and DMEI 9. The FRA demonstrates that the development will be resilient to flood risk, with no increased risk to surrounding properties. Key mitigations include maintaining existing ground floor levels, using resilient construction techniques, raising electrical outlets and installing sufficient drainage. The proposed green roof further aids in water attenuation. These measures ensure the development is acceptable in flood risk terms and aligned with both local and national flood policy.

## 7. Conclusion

The proposed development at 2 Andover Close, comprising a single-storey wrap around rear and side extension has been carefully designed to reflect the character of the surrounding area and respect the amenity of neighbouring occupiers. The proposal responds positively to national, regional, and local planning policy objectives by promoting high-quality design, enhancing sustainability through the incorporation of a green roof, and managing flood and water risk in a manner that is both appropriate and proportionate.

The development complies with relevant policies in the National Planning Policy Framework (2024), the London Plan (2021), and the London Borough of Hillingdon Local Plan, including those relating to residential extensions, water quality, flood risk, and climate adaptation. Furthermore, the scheme follows precedent examples in the immediate area and integrates well with the established pattern of development along Andover Close.

Overall, the proposed works represent a well-considered and policy-compliant form of development that delivers tangible benefits to the applicant while preserving the residential character of the locality. Planning permission is therefore respectfully sought.