

Planning Statement

70 Haig Road, Uxbridge, Middlesex, UB83EG

Proposal: To split existing dwelling house into no 2 flats. (1 x 2 bedroom and 1 x1 bedroom)

November 2021

Towers Associates

Harefield Oil Terminal

Harvil Road

Harefield

UB9 6JL

1.0

Introduction

1.1.

This statement has been prepared by Towers Associates, to be submitted alongside a full planning application to Hillingdon Council for permission to split existing dwelling house into no 2 flats. (1 x 2 bedroom and 1 x1 bedroom) This application has been prepared to comply with policies set out in the Hillingdon Local Plan and those set out in National Planning Policy. The local plan part 2 states ‘4.11 The conversion of single dwellings into more dwellings or the redevelopment of dwellings into new blocks of flats can enable more effective use of sites to be achieved.’

1.2.

This statement has been prepared by Towers Associates, to be submitted alongside a full planning application to Hillingdon Council for permission to split existing dwelling house into no 2 flats. (1 x 2 bedroom and 1 x1 bedroom)

1.3.

This application has been prepared to comply with policies set out in the Hillingdon Local Plan and those set out in National Planning Policy. The local plan part 2 states ‘4.11 The conversion of single dwellings into more dwellings or the redevelopment of dwellings into new blocks of flats can enable more effective use of sites to be achieved.’

1.4.

This planning statement is to be read alongside the planning application with the planning portal reference of PP- PP-10382011, which consists of the following documents;

2.0.

Site and Surroundings

2.1.

The site has no known constraints.

2.2

The application site is located on the North- East side of Haig Road, which consists solely of residential use.

2.3.

Haig Road consists mainly of semi-detached and terraced houses. Magpie lane mainly consists of Bungalows similar to the one we are proposing. The existing property already utilises two parking spaces accessed from Haig Road.

2.4.

As Haig Road is residential in character this proves that this area is a viable place to live. There is access to local supermarkets and shops nearby as well as easy access to Hayes and Uxbridge towns.

2.5

The site has two local train stations nearby, Uxbridge Underground Station is 2.5 miles away and West Drayton station is 2.3 miles away. There are an abundance of local convenience stores and a Tesco Supermarket 2.2 miles away in Yiewsley.

2.6.

In recent approval 66841/APP/2021/3104 the footprint of the current application was approved with the case officer stating ‘the proposal would be fully compliant with the requirements of

Policy DMHD1 and would not appear as an incongruous addition to the street scene, but would be suitably subordinate to the main dwelling. Given the degree of separation at two storey level, the proposal would not breach the 45-degree line from the centre point of the adjoining first floor rear facing window at number 72 (as annotated on the submitted plans). The single storey rear extension element would also only be 3m deep beyond the adjoining rear elevation which is acceptable. It is considered that the proposal would not result in an undue loss of light, outlook or privacy’

2.7.

In this application we do not propose to change the footprint from that previously proposed or change the exterior of the building to ensure the development would not appear as an incongruous addition to the street scene.

2.8

The proposed one-bedroom flat would have a square meterage of 65.5sqm which exceed the requirement shown in Table 5.1: Minimum Floorspace Standards (National Space Standards).

2.9

The proposed two-bedroom flat would have a square meterage of 69sqm which also exceeds the requirement shown in Table 5.1: Minimum Floorspace Standards (National Space Standards).

2.10.

In Table 5.3: Private Outdoor Amenity Space Standards Hillingdon Plan Part 2 states that a one-bedroom flat must have 20sqm private amenity space. It also states a two-bedroom flat must have 25sqm. Our amenity space of 59sqm and 60sqm far exceeds these requirements.

2.11.

The site is at low risk of Surface flooding and very low risk of River and Sea Water flooding.

2.12.

There are no listed buildings in the surroundings of the site and the site is not located in a Conservation area.

3.0 The Design Component

3.1

As said in point 1 the full planning application seeks permission for split existing dwelling house into no 2 flats. (1 x 2 bedroom and 1 x1 bedroom).

3.2.

As stated in point 2.6 the overall appearance and size of the proposal does not differ from that set out in the previously approved application.

3.3.

We propose three parking spaces to the front of the property. This is in line with the requirements set out in Table 1: Parking Standards Hillingdon Local Plan part two. Which states between 1 and 1.5 spaces are required for each flat. There is suitable on road visitors parking spaces.

3.4.

We have also proposed two cycle spaces in the rear garden.

3.5.

There is dedicated bin storage in the rear gardens with space for these to be brought to the front garden on collection days.

3.6.

In this proposal,. The materials chosen are to mimic those of the existing properties of Haig Road.

4.0 Recent Planning History

4.1

66841/APP/2021/3104 | two storey side and rear extension, and single storey rear extension

5.0 Conclusion

5.1

We believe that our proposal is appropriate for the site and will have no adverse effect on its surroundings. I trust you will find this acceptable. If there are any questions throughout the application process, please do not hesitate to get in touch.