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Planning Statement

Site: 156 York Avenue Hayes UB3 2TR

Proposal: Proposed 2 storey side and rear extensions to facilitate accommodation of new dwelling.

The Site and Surrounds: The site comprises a semi-detached property on the Eastern side of York Avenue, adjacent to the junction with Judge Heath Lane, South of the site. The application property is prominently located within the street scene.

The site lies within the Developed Area as identified in the Hillingdon Local Plan: Part One Strategic Policies (November 2012).

Background: This statement is to provide further detail / amendments in response to the pre application advice from Planning Officer, Nicola Taplin, in report dated 11th February 2020.

Queries raised in pre app advice:

Principle of development

Policy DMH 6: Garden and Backland Development states that there is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. However, in exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

i) rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained

The UK faces a huge challenge in meeting targets to build thousands of new homes, whilst protecting wildlife, habitats and landscape. The Government has committed to building a further 300,000 homes a year until 2022, and according to reports, a staggering 8,385 new homes need to be built across Hillingdon by 2026.

Whilst we are aware that the building and infrastructure developments can damage and destroy wildlife and delicate habitats when the natural environment is ignored and overlooked, when nature is put at the heart of planning - housing developments can be built in a way that provides people with greener, inspirational homes and allows wildlife to flourish.

This development will make a small but important contribution to meeting the local housing target, whilst promoting a positive impact on habitat for local wildlife.

We believe it should be considered appropriate that a landscape scheme would be required prior to commencement of works by condition which would ensure that no development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

ii) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided

The proposed development will ensure privacy and potential light spillage are at the forefront of the design.

iii) 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

As is evident from the enclosed proposed block plan, onsite parking will be provided via the existing access and there is no need for access roads between dwellings or unnecessarily long access roads.

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

The proposed development will be sure to adhere to this by way of the extensions to the existing dwelling house being within the current residential guidelines.

v) features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided

The details of the trees, shrubs etc to be retained / provided will be contained within the conditioned landscape scheme.

Design

The proposed detached dwelling at the rear of the site has been removed from the proposed scheme, in keeping with the guidance from the Planning Officer.

In terms of the extension, as is evident from the enclosed drawings, the proposed development meets the criteria set out in Policy DMHD1.

Amenity

It is considered that the proposed dwelling would not result in an unacceptable loss of amenity to occupants of adjacent dwellings. The amended scheme meets the requirements of Policy DMHB 16: Housing Standards, and Policy DMHB 18: Private Outdoor Amenity Space.

Highways

The site already has existing access serving the site along Judge Heath Lane and the proposed development would simply make better use of what is already there.

The proposal will ensure that vehicles will be able to enter or exit the site in a forward gear should they wish to do so and that any vehicle crossovers will be constructed to council standards and meet engineering requirements.

We are proposing 3 no car park spaces to be situated in a communal area accessed from Judge Heath Lane. Cycle and bin stores are proposed to be placed here also.

Other

Landscaping

As per the pre application report, the existing site does not have any trees or landscape features of merit. However, if the council deem it necessary, we would request that it is considered appropriate that an Arboricultural Survey would be required prior to commencement of works by condition, even though the site has no protected trees.

Accessibility

As noted in the enclosed proposed ground floor plan, the kitchen, living and dining aspect of the proposed scheme has been designed in such a way that the open plan format incorporates design features which make it accessible for all.

Sustainability

This ☐ project has been designed with an awareness of environmental sustainability and the newly planned elements will be constructed utilising modern construction methodology.

Conclusion

The applicant has taken heed of the planning officer's advice following the pre application meeting.

The proposed development has been significantly amended in order to incorporate the requirements of the local authority.

The proposed scheme has been entirely redesigned to satisfy the requirements of the planning officer and now consists of a simple proposed 2 storey side and rear extensions and conversion of house into two self-contained dwellings.

A number of 2 storey extensions have been approved within the immediate vicinity of the site including 154 York Avenue, 147 York Avenue, 69 Judge Heath Lane, The Pine Judge Heath Lane, 148 Judge Heath Lane and so on and so forth.

We have taken a design led approach when deciding how to best develop the site and the proposals have been designed to ensure that a good level of internal comfort and manoeuvrability is achieved. The design proposals also take the area and its immediate surroundings into consideration.

We plan to take merit from the surrounding properties and this development seeks to mimic other existing dwellings within the street.

It is considered that the proposals will be well designed and would provide additional accommodation to enhance the existing dwelling, whilst also preserving and enhancing the character and appearance of the surrounding area and without any impact on the amenity/living conditions of the neighbouring properties in accordance with the relevant policies.

We have taken all steps possible to satisfy the needs of the local authority and strongly believe this proposal should be recommended for approval.