

Introduction

This Planning Statement has been prepared to support the planning application for the redevelopment of the land to the rear of 18 Mead Road Uxbridge. It provides details in of how the proposal conforms with the relevant national, regional, and local level policies. As such we would like to ensure that the application can be supported by the Local Planning Authority, and should you require any further information we would be happy to discuss the requirements with the LPA.

Description of development:

Erection of a 1 bed bungalow with associated landscaping and external works.

Site description:

The application site is a garden land site, located on northern side of Mead Road. The site benefits from an existing access which fronts Press Road as the site is a corner plot with a very generous sized garden. The site is almost completely covered in hardstanding and accommodates a garden shed but is largely underutilised.

Press Road is characterised by two storey properties with a variety of designs, some have Dutch barn roofs others are semi-detached with hip ended roof forms. Mead Road is characterised by 1.5 to 2 storey semi-detached dwellings with larger front and rear dormers.

The site is identified as being located within the North Uxbridge Area of Special Local Character.

Planning History

A previous application was submitted and refused for the following reasons:

- (1) *Due to its irregular plot and siting, overall design and size the proposed dwelling would form an uncharacteristic and incongruous addition to the area, which would fail to integrate with the Press Road Street scene and the smaller scale of other garden development in the area. The proposal would therefore be detrimental to the visual amenity and character of the surrounding area, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies DMH 6, DMHB 5, DMHB 11, DMHB 12 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies D1, D3 and D6 of the London Plan (2021), as well as paragraphs 71, 124 and 130 of the NPPF (2021).*
- (2) *Due to its height, bulk and close proximity to No.18 and No.19 Mead Road, the proposed dwelling would be detrimental to the amenities of those neighbours by reason of visual intrusion, sense of enclosure and loss of outlook. It is therefore considered that the proposal would be contrary to Policies DMH 6 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies.*
- (3) *The external amenity space of the new dwelling would be severely overlooked by No.18 and No.19 Mead Road, discouraging use of the space and harming the amenities of its future occupiers. Furthermore the bedroom within the proposed dwelling would be provided with inadequate and poor levels of outlook and light. The proposal is therefore considered to be provide poor quality external and internal accommodation for its future occupiers, contrary to requirements of Policy D6 (D) of the London Plan (2021) and paragraph 130 (f) of the NPPF (2021).*

A subsequent appeal was lodged whereby the inspector agreed and upheld reason for refusal (1) only, although for different reasons as set out in this statement. The revised application has been informed by the inspector's assessment of the previous application (68180/APP/2022/1598).

Assessment

The National Planning Policy Framework (NPPF) supports the delivery of homes, confirming that local authorities should, through their Local Plans, demonstrate how housing targets and objectives will be met. Emphasis is given to housing delivery over the next five years, but authorities are also required to consider growth beyond this.

Local Plan Part 1 Policy H1 gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

Policy 3.3 of the London Plan seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that in achieving housing targets, full account must be given to other policy objectives. Policy H2 of the draft London Plan states that there to be an importance on small site (sites with a site area of less than 0.25 hectares) in delivering new homes.

As the proposed site currently forms part of the garden of 18 Mead Road Local Plan Part 2 Policy DMH 6 is relevant to the assessment of the application.

The policy states:

Policy DMH 6: Garden and Backland Development

In paragraph 3 of the PINS decision letter the inspector provides an assessment of the character and appearance of the area and the buildings which comprise this area. More specifically the inspector states "I observed during my site visit the built development of a sizeable back-land residential development with direct access onto Press Road within close range of the appeal site" This is indeed No.6 Press Road.

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.

For clarity each of the principles of DMH 6 is answered in order below:

- i. The proposed dwelling has been set in from the boundary shared with No.16 Mead Road by approximately 2 m and would feature a pitched roof. Both design features which reduce the level of overshadowing of the neighbouring garden and any additional noise impacts. A green buffer is also proposed, and no windows are proposed facing either 16 or the host dwelling at 18 which would raise privacy concerns.

ii. As stated in the description section, the site already benefits from an existing access which leads on to press road and this would be retained however the proposal is for a car free development. Given the sites Town Centre location a car free development should be supported.

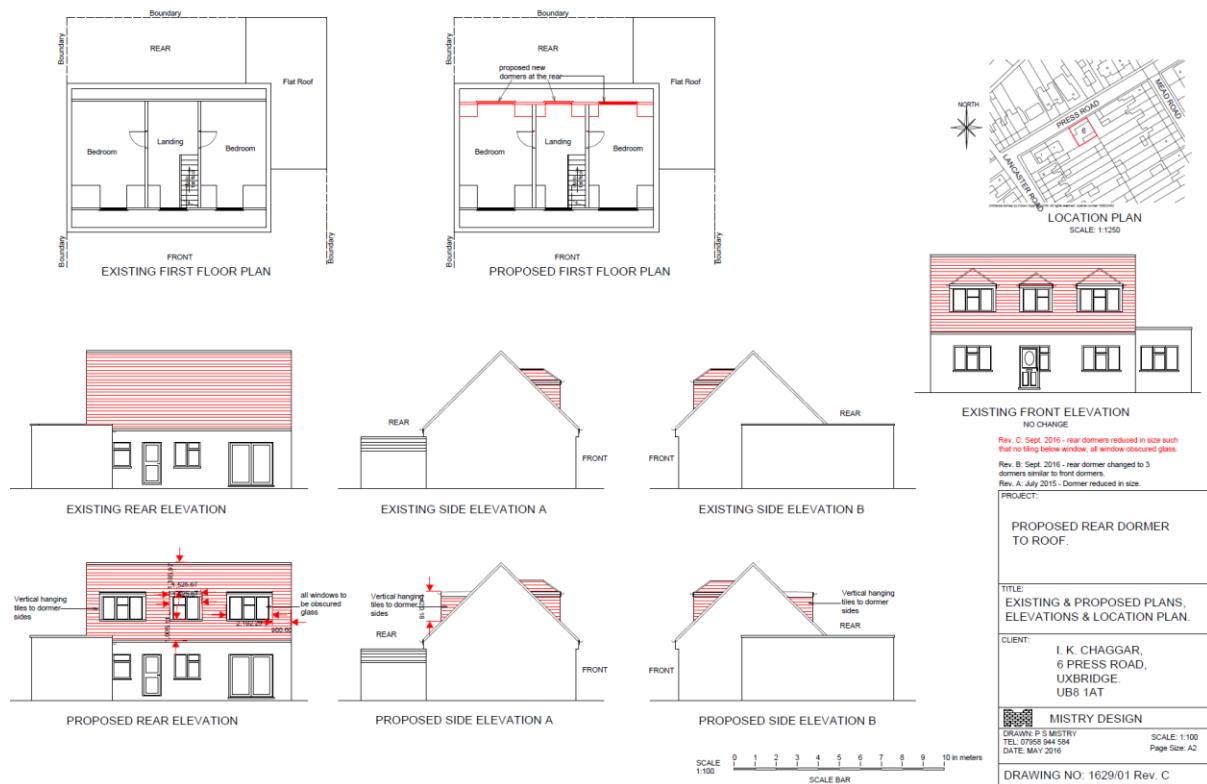
iii. With regards to massing and scale, the new dwelling would be 1.5 stories with a pitched roof which is smaller than the height of the properties in both Mead Road and Press Road. The building would be set in from all neighbouring boundaries to reduce the impact on neighbouring properties and would be viewed in the context of the garage which bounds the site to the north.

Taking the above points into consideration the proposal complies with all the sections within the Garden Land policy DMH6 and the principle of developing the site should be considered acceptable. Finally, the proposal for one new dwelling on this site is considered to comply with the policies set out above and the London Plan Policies relating to the development of new homes on small sites.

Regarding the principle of development, the inspector gives due regard to Policy DMH 6. The main point of contention which ultimately lead to refusal reason (1) being upheld was not non-compliance specifically with DMH 6, rather it was the out of character size of the proposed dwelling in relation to its plot which was unacceptable. Paragraph 7 states *“Whilst the street scene is varied in dwelling types, ages and design, it would appear out of scale here where dwellings are of much greater proportions, even though the bungalow may be in proportion to the size of its plot. Its scale and massing would not harmonise with the more characteristic larger scale buildings that it would be experienced in. Its design articulation is of very limited detail and would also not reflect the shared design cues of local vernacular. Overall, it would appear incongruous and would not safeguard the character and appearance of the local area”*.

Having regard to the inspector's referral to scale bulk and mass, below are images of No.6 and the drawings approved for this development which contributes to the character and appearance of the area.





So, in para 3 the inspector states that the character and appearance of the area comprises of residential properties of different scales, designs, and ages. Then makes specific reference to the development at No.6 being a similar development to that proposed on the appeal site due to its garden land typology and its site layout. However, the scale differs which prompted the reason for refusal to be upheld.

The scale did differ, the previous proposal was for a bungalow and the development at No.6 resulted in the introduction of a 1.5 storey Dutch Barn following the approval of 3 dormers to the front.

The revised proposal is now for a 1.5 storey Dutch Barn to provide a 2-bedroom single family dwelling. This style of property is common within the street scene therefore it would integrate well. The dormers to the front which have been added as outlook, daylight, and sunlight for the accommodation in the loft space are a common feature within the streetscape. The concern regarding the out of character appearance due to scale, bulk and mass is therefore resolved.

The building has been kept in a similar location to the previous application to ensure there are no issues regarding overshadowing of gardens and the front dormers will provide outlook for the accommodation in the loft therefore no rear or side facing windows are necessary. This reduces any potential overlooking or privacy concerns.

Regarding reason for refusal 2, the inspector concludes in paragraphs 10 – 13 that the proposal for the redevelopment of this back land/garden land site would not result in detrimental harm to the adjoining neighbours and therefore would accord to these points within DMH6 and DMHB 11.

Similarly, the inspector does not uphold the Councils concerns relating to the living conditions of future occupiers as set out in paragraphs 14 to 16.

Turning to reason for refusal (3) the inspector notes that the Local Highway Authority does not request in their comments, a legal obligation to be agreed preventing future occupiers of the development from applying for access to the parking management scheme. She also notes that the site is within a highly sustainable location which car-free development should be encouraged. Concluding she states "Therefore, I do not find the proposal to lead to undue parking pressures within the local area. I have read that a third party refers to problematic issued of loading and turning although there is no evidence before me to substantiate their concern.". As a result, PINS do not uphold reason for refusal 3 either therefore it should not be imposed on this application.

Conclusion

The applicant remains of the opinion that the original development complied with the relevant development plan policies. Revisions have been made to improve the buildings appearance and integration within the street scene. Clearly No.6 contributes to the character and appearance of the area and this development has been adapted to a similar design which was considered acceptable on this site.