

Planning, Design and Access Statement

for:

Demolition of No. 10 Jackets Lane and the erection of 4 no. detached houses with associated accesses, parking and landscaping.

at:

Land at 10 Jackets Lane
Northwood
Middlesex
HA6 2SH



May 2017

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1.0 Introduction

1.1 This statement accompanies a full planning application for the demolition of No. 10 Jackets Lane and the erection of 4 no. detached houses with associated access (partly from Hurst Place), parking and landscaping.

1.2 This application is accompanied by the following drawings and documents:

i. Drawings	Site Location Plan:	1300-LOC-001
	Block Plan:	1300-PLN-401A
	Site Layout Plan:	1300-PLN-401A
	Plot 1 Floor Plans:	1300-PLN-402
	Plot 1 Elevations:	1300-PLN-403
	Plot 2 Floor Plans:	1300-PLN-404
	Plot 2 Elevations:	1300-PLN-405
	Plots 3 Floor Plans:	1300-PLN-406
	Plots 3 Elevations:	1300-PLN-407
	Plots 3 Garage:	1300-PLN-408
	Plot 4 Floor Plans:	1300-PLN-409
	Plot 4 Elevations:	1300-PLN-410
	Indicative Street Scene	1300-PLN-411
	Vehicular Crossover Detail (Plots 1 & 2)	1300-PLN-412
	Vehicular Crossover Detail (Plots 3 & 4)	1300-PLN-413
	Road Improvement Details:	1300-PLN-414
ii.	Transport Statement, Icen Projects, May 2017.	
iii.	Heritage Statement, Heritage Collective, April 2017.	
iv.	Arboricultural Impact Statement, Tree Protection Plan and Method Statement, David Archer Associates, May 2017.	
v.	Drainage Statement, Golder Associates, October 2015.	
vi.	Overshadowing Assessment, Herrington Consulting, May 2017.	

- 1.3 This planning application is being made to address the reasons for refusal on the previous application, as follows:

Reason 1

The scale, massing and proximity of Plot 4 to its immediate neighbour is such that it would be likely to lead to an oppressive form of enclosure, which given the context of large detached houses set in spacious plots would be overbearing and visually intrusive for occupiers of no. 4 Glynswood Place. This is contrary to 'saved' Policy BE21 of the Unitary Development Plan (2012) which seeks to resist development proposals that would result in a significant loss of residential amenity.

- 1.4 This statement will explore how this application has addressed this reason for refusal in section 5.

2.0 Site and Surroundings

- 2.1 The site subject to this application comprises land at No. 10 Jackets Lane, Northwood, as well as land at the end of Hurst Place, a small road accessed from Jackets Lane. The site comprised garden land that is situated in close proximity to other 'garden land' developments, including Hurst Place.
- 2.2 The site lies at the edge of settlement with open countryside lying immediately to the north and surrounding residential properties to the south, east and west, including the adjacent property at 12 Jackets Lane which is a Grade II listed 16th Century two storey timber framed cottage.
- 2.3 Recent development has established a tandem arrangement of dwellings which creates a harder edge to the open countryside beyond. These include the adjacent roads at Hurst Place, Glynswood Place and Manor House Drive. There is also an extant permission for two houses to the rear of 12 Jackets Lane.
- 2.4 The site contains two protected trees on its boundary with 12 Jackets Lane, identified as T1 and T2 of the Tree Preservation Order, TPO 505, March 1991.
- 2.5 Building heights in the vicinity are generally two and two and a half storeys in height and the majority comprise sizeable detached properties. Iveagh Close lies on the opposite side of Jackets Lane and comprises two and three storey apartments, which directly adjoin the Green Belt.

3.0 Proposed Development

- 3.1 The proposal is for full planning permission for the erection of 4 no. detached dwellings with associated parking and landscaping at 10 Jackets Lane, Northwood and will result in a net gain of 3 dwellings, following the demolition of No.10 Jackets Lane.
- 3.2 Plots 1 and 2 would be served by a single vehicular and pedestrian access which fronts onto Jackets Lane. This represents a net gain of 1 dwelling utilising Jackets Lane for access. Plots 3 and 4 are served by separate vehicular and pedestrian accesses onto Hurst Place.
- 3.3 This scheme differs from the previous scheme that was dismissed on appeal in relation to the siting and layout of Plots 3 & 4 and the design of the new houses for these plots. The dwellings on these plots are re-orientated by 90 degrees to protect the outlook from the rear of 4 Glynswood Place.

Relevant Planning History

- 3.4 The relevant planning history for 10 Jackets Lane is outlined in the table below:

Ref.	Proposal	Decision	Date
70543/APP/2016/154	3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling house.	Refused Appeal Dismissed	13.6.16 19.12.16
70543/APP/2015/2992	4 x two storey, 5-bed, detached dwellings with habitable roofspace with associated parking, amenity space and landscaping with installation of vehicular crossovers involving demolition of existing dwelling house	Refused Appeal Dismissed	6.11.15 11.10.16

- 3.5 The planning history reveals two earlier planning applications for this site for previous schemes that were refused planning permission and dismissed on appeal. In the case of the first appeal the Inspector considered that the new dwellings would cause significant harm to the setting of The Cottage and the wider Jackets Lane streetscene. He also concluded that there would be harm to the living conditions of 4 Glynswood Place. However, Inspector agreed that infill development has an important role in meeting the housing needs of the Borough and supported the principle of the proposed residential development.
- 3.6 In the second appeal the Inspector considered the reason for refusal concerning impact on the outlook from 4 Glynswood Place. He noted that this was the only reason for refusal and that this scheme was revised following the previous appeal to address the previous reasons for refusal concerning design and impact on the listed building and streetscene of Jackets Lane. He noted that the crown roof feature was omitted and that the proposal reflected the housing density of the housing to the north east of Jackets Lane comprising predominantly and similarly large detached houses. The Inspector accepted that subject to the improvements proposed to Jackets Lane the dwellings would be served by a satisfactory access and would not give rise to significant concerns in respect of the safety and convenience of highway users, or of emergency vehicle access. The Inspector also agreed that the increased vehicular traffic arising from the four additional dwellings and the associated levels of noise and pollution would not substantiate a further objection to the proposal. The proposed levels of parking were considered to be adequate and met the Council's parking standards and the Inspector agreed that there was no evidence to indicate the proposed development would be provided with inadequate drainage or would give rise to flooding.
- 3.7 In accepting the above matters, the Inspector concluded that the revisions made following the refusal of the previous scheme improved the design and would not cause significant harm to the character and appearance of the streetscene of Jackets Lane and would preserve the setting of the Grade II listed building at 12 Jackets Lane. However, the Inspector dismissed the appeal due to the impact on the outlook from 4 Glynswood Place.

4.0 Planning Policy Context

4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The introduction of the NPPF is a material consideration in planning decisions.

4.2 The Development Plan for the London Borough of Hillingdon comprises the following plans and documents:

- Hillingdon Local Plan: Part 1, (Adopted) November 2012.
- Saved Unitary Development Plan Policies, Part 2 (2007).
- Further Alterations to the London Plan.
- Supplementary Planning Documents prepared by both the London Borough of Hillingdon and the Greater London Authority.

4.3 The Local Plan: Part 1 was adopted in November 2012 after the publication of the NPPF, as such the policies contained within the Plan can be considered up-to-date. This replaces the saved strategic policies of the Unitary Development Plan Part 1.

4.4 The saved policies of the Unitary Development Plan, Part 2 are to be replaced by the new Local Plan Part 2. The Council are currently in the process of preparing the Local Plan Part 2, which will contain the proposed site allocations and detailed development management policies. The submission version of this document has yet to be presented to an independent Planning Inspector. It is due for submission for public examination in June 2017. It is therefore considered that the draft policies within the emerging plan carry little weight in the decision-making process.

5.0 Planning Analysis

5.1 This planning application has been informed by the NPPF, Core Strategy and saved policies of the Local Plan. The relevant policies are, as follows:

Hillingdon Local Plan, Part 1 (Strategic Policies) November 2012:

- BE1 (Built Environment)
- HE1 (Heritage)
- EM2 (Green Belt, Metropolitan Open Land and Green Chains)
- EM6 (Flood Risk Management)

Hillingdon Local Plan, Part 2 (Saved Policies) September 2007:

- AM7 (Road Hierarchy)
- AM13 (Accessibility to Facilities)
- AM14 (Car Parking)
- BE10 (Listed Buildings)
- BE13 (Design of New Development)
- BE19 (Residential Amenity)
- BE20 (Sunlight and Daylighting)
- BE21 (Siting, bulk and proximity of new development/extensions)
- BE22 (Residential extensions/buildings of more than two or more storeys)
- BE23 (External Amenity Space)
- BE24 (Privacy)
- BE38 (Trees and Landscaping)
- H5 (Housing Mix)
- OE1 (Environmental Protection)
- H12 (Backland and Tandem Development)
- OE8 (Flood Risk)
- OL5 (Green Belt)

Proposals Map

- 5.2 The Proposals Map for Northwood West indicates that the application site lies within the 'Developed Area' on the edge of Northwood. The Metropolitan Green Belt lies adjacent beyond the 'Developed Area'.

Other Guidance

- 5.3 The Council have prepared Supplementary Planning Documents (SPD's), which provide further guidance to policies contained within the Unitary Development Plan concerning the design of residential development and accessibility standards. These SPD's include the Hillingdon Design and Accessibility (HDAS) SPD (July 2006) and the Accessible Hillingdon SPD (January 2010).

- 5.4 The key planning issues are considered, as follows:

- i. Principle of Development
- ii. Design and Layout
- iii. Access and Parking
- iv. Heritage
- v. Affordable Housing
- vi. Lifetime Homes and Code for Sustainable Homes

Principle of Development

- 5.5 The site forms part of an established residential area and is within the 'Developed Area' that is identified by the Hillingdon Local Plan: Part One – Strategic Policies (November 2012). The principle of development was accepted by the previous planning decisions by the Local Planning Authority and Planning Inspectors who have acknowledged that infill development has an important role in meeting the housing needs of the Borough.
- 5.6 It is also important to note that revised scheme, for two detached dwellings to the rear of No.12 Jackets Lane was approved (67677/APP/2015/3809A). This approval comprises

similar dwelling types to those proposed under this application and the previous Inspector accepted that the setting of the Grade II listed building at 12 Jackets Lane would be preserved. This proposal does not make any alterations to Plots 1 and 2 and the re-orientation of Plots 3 and 4 would not encroach on the setting of this listed building.

Design and Layout

- 5.7 The existing dwelling at 10 Jackets Lane is to be demolished and replaced with four new detached dwellings. Of these four dwellings, two would front on to and address Jackets Lane and the remaining two would be served from Hurst Place.
- 5.8 Plots 1 and 2 remain unchanged from the previous planning application which addressed previous concerns in relation to the visual impact on the streetscene and the setting of the listed building at 12 Jackets Lane.
- 5.9 Plots 3 and 4 are re-orientated by 90 degrees to ensure that there is adequate separation between these plots and the neighbouring property at 4 Glynswood Place. This arrangement now complies with the requirements of the Hillingdon Design and Accessibility (HDAS) SPD (July 2006). The siting of Plot 4 satisfies the requirement that it does not encroach on the 45 degree line of sight with 4 Glynswood Place. This addresses the previous concerns in relation to impact on the outlook from the rear of this property.
- 5.10 The application is accompanied by an Overshadowing Assessment, which demonstrates that there would be no significant impact due to loss of sunlight and daylight. This also indicates that there would be less overshadowing to the garden of 4 Glynswood Place than the previous scheme that was refused planning permission.
- 5.11 The siting of the proposed dwelling at Plot 3 is adjacent to the protected Oak trees on the northern boundary. An Arboricultural Impact Assessment undertaken by David Archer Associates advises that a 5% incursion into the root protection area of tree T10 would not cause harm to this tree. Measures are recommended to address potential impact on the root protection area of tree T10 in the accompanying Method Statement section of the David Archer Arboricultural Impact Assessment. There will be no incursion within the root protection area of tree T11.

Access and Parking

- 5.12 Plots 1 and 2 front onto Jackets Lane and will be served by new vehicular accesses onto the lane. Plots 3 and 4 will be served by a new access from Hurst Place and the existing turning head at the end of Hurst Place.
- 5.13 The previous Inspector accepted that serving two additional dwellings from Hurst Place and the two dwellings served by Jackets Lane would not cause increased vehicular traffic and associated levels of noise and pollution that would substantiate an objection to the proposal.
- 5.14 Each of the proposed new dwellings will be provided with 2 car parking spaces. This is consistent with the previous scheme which the previous Inspector agreed would comply with the Council's parking standards.

Heritage

- 5.15 The site is located adjacent to No. 12 Jackets Lane, which is a Grade 2 Listed Building. The listing for No. 12 Jackets Lane states *"C16 cottage, 2 storeys, 2 windows, with returned gable end at left. Timber framed but with later brick skin. Large chimney of old bricks projects at right end. Collar beam and purlin ends visible in right end gable. Old tiled roof. Left section under gable rebuilt probably early C19 with dentil cornice. Small paned casement windows. Inside much exposed timber"* (Historic England).



- 5.16 12 Jackets Lane is sited on a generous plot of land. Planning permission has been granted for 2 detached dwellings to the rear of the building, with access via a new service road on the western boundary of the site. The previous Inspector accepted the relationship between the proposed new dwellings and this listed building concluding that the setting would be preserved.

Affordable Housing

- 5.17 The Council's Local Plan Part 1 seeks affordable housing provision on sites that are capable to accommodate 10 units or more. As this proposal is for only 4 dwellings this policy requirement is not applicable.

Lifetime Homes and the Code for Sustainable Homes

- 5.18 The development has been designed to fulfil the requirements of Lifetime Homes. It is expected that the Council would seek to secure this by way of a planning condition.
- 5.19 Emerging Policy DMEI1 seeks all development to be built to Code Level 4 standards. Following the Government's announcement on the 27th March 2015, developments no longer have to build to Code Level 4 and this policy is not applicable to this proposal.
- 5.20 No objections were raised to the previous scheme by Officers in relation to flood risk and water management. The previous Inspector accepted that there was no evidence to indicate the proposed development would be provided with inadequate drainage or would give rise to flooding.

6.0 Conclusion

- 6.1 The proposed development for four detached houses would comply with Local Plan policies that support infill development within the 'Development Area' of the Borough.
- 6.2 The previous Planning Inspector accepted the principle of the development in relation to impact on the adjacent listed building, highways access, noise and pollution. This planning application is consistent with the previous schemes in terms of those development principles.
- 6.3 The proposed design and siting of the dwellings at Plots 1 and 2 is the same as the previous planning application. To address the Council's reason for refusal which was supported by the Appeal Inspector, the siting and orientation of the proposed dwellings at Plots 3 and 4 is altered by this proposal. This revision to the proposed site layout addresses the previous objections in relation to impact on the outlook from the neighbouring property at 4 Glynswood Place.
- 6.4 It is considered that the proposal would constitute sustainable development and the design and layout resolves the previous reasons for refusal. It is therefore requested that planning permission should be granted.