

Town and Country Planning Act 1990

Design and Access Statement

For the planning application

At the premises:

Land R/O 116 Pinner Road HA6
fronting Hilliard Road

Proposal:

*Excavation to create a basement
and New Build dwelling*

Statement prepared on 5/09/2016 for:

LB Hillingdon

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

SUMMARY STATEMENT

This statement supports the application for planning permission for the construction of a new dwelling with basement.

The statement describes the application site and its environs, the development subject to this application, the merits of the development and planning policy issues, with a summary of the applicant's case.

It is intended to outline the merits of this development in the context of National Planning Policies and London Borough of Hillingdon's Planning Policies.

In summary of the application the applicant considers that the scheme as submitted, for this proposal is well considered and appropriate to this location.

The Application Site and its Environs

The application site in question relates to the rear of a previously used commercial building, that has been recently converted to residential use and sold off. The application site remains vacant and redundant.

The applicant intends to propose a simple new build dwelling within a traditionally styled development. The locality consists of mainly two-storey attached properties arranged as houses and flats on Hilliard Road with some commercial units facing onto Pinner Road.

There are a number of bus routes in the vicinity with access to the surrounding towns.

The proposed new build would be at ground and basement level and would be seen from the streetscene on Hilliard Road. The dwelling would also be subordinate to the main building fronting Pinner Road, ensuring an acceptable relationship with the main property. The proposed front and side elevation of the building will be of contemporary appearance and would provide an important feature within this location. The proposal would be a subservient building that would have an identical footprint to the existing garage and of a contemporary appearance.

The Scheme of Development & Planning Policy

The proposal seeks to introduce 1 new dwelling. The dwelling would consist of 1 x 1 bedroom unit, which would add to the high quality, sustainable housing stock in the borough. The proposal would promote an efficient use of land by creating high quality residential accommodation with a generous floor area..

The drawings submitted with this application demonstrate that the proposed unit will provide a high quality living environment for future occupiers. In effect, the proposal will not affect the levels of daylight or sunlight currently enjoyed by surrounding residents; the proposal will not affect the levels of privacy and quality of outlook currently enjoyed by surrounding occupiers, in particular the rear

commercial area to 114 Pinner Road which is currently in use as offices. The subject site is conveniently located within a few minutes walk to public transport; both buses and tube. and habitable rooms would benefit from windows opening effective ventilation.

In relation to the London Plan and Hillingdon's Residential Design Standards – the proposal exceeds Policy requirements.

In relation to the internal layout of dwelling, the unit will benefit from high levels of natural light – further enhanced by the building's orientation, the layout of the unit is deemed practical and the kitchen and bathroom will have the benefit of mechanical extract fans to ensure adequate ventilation is provided, where necessary.

In relation to amenity space, the unit will benefit from its own private garden.

Although there may be pressure for car parking in the area, given the close proximity to public transport and with regard to the excellent bus routes in the vicinity, it is considered that the provision of less than one car parking space would be acceptable. Furthermore, the London Plan encourage minimal reliance on cars. However, also in support of sustainable transport, cycle storage space will be provided within the site.

Access will be provided as the proposed layout, located to the front and side of the building.

The proposal has been designed to be constructed with high levels of sustainability.

In conclusion, the applicant and agent consider the proposal is well conceived, not having a harmful impact on the character and appearance of the area in general and would not be detrimental to the amenities of neighboring occupiers. The proposal provides for needed residential accommodation, satisfying planning policies and allows for a more efficiently use of land. We look forward to hearing from the Planning Officer in due course. If there is anything additional information required the Planning Officer is requested to contact the agent at their earliest convenience.