

## **Planning Statement**

### **Location: 579-583 UXBRIDGE ROAD HAYES**

**Proposal:** An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 72470/APP/2016/4648, dated 02-10-19, for the demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space. The amendment sought is to increase the number of dwellings by two.

**"Demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space."**

**Description revised under s96a 72470/APP/2023/285 72470/APP/2016/4648 - FULL Planning**

**72470/APP/2022/114 plans amended under s73 application Conditions(s) 2**

#### **PREAMBLE**

Further to Planning permission being granted in 2016 for 21 dwelling houses following the demolition of 3 dwelling houses, the applicant seeks to amend the ground floor accommodation of Block A3.

Existing plans offer a good mix of residential units which offer very high specification and exceptional quality homes for sale and rent.

Block H (10 units), Hydrangea Court is now complete and fully occupied through market sales and rental.

Existing plans at Ground Floor in Block A3 offer 2no. 3 bedroom dwellings at 130 sq.m and 117sq.m respectively. These are exceptionally large compared to that of average 3 bedroom accommodation within the local area with average properties being c. 100 m<sup>2</sup> in floor space.

Having marketed the completed adjacent block with similar sized flats demand is limited for 3 bedroom properties with such large GIA.

#### **Proposal**

The proposal is maintain the housing mix of 2no. 3-bedroom flats on the ground Floor of Block A3, reducing the size of 2no. 3 bedroom ground floor Flats to a GIA of 75.4m<sup>2</sup> (Flat 1) and 75.9m<sup>2</sup> (Flat 2) with the addition of 2no. 1 bedroom flats at a GIA of 56.8m<sup>2</sup> (Flat 3) and 44.3m<sup>2</sup> (Flat 4).

#### **Policy**

The NPPF sets out the economic, social and environmental roles of planning in seeking to achieve sustainable development; contribute to building a strong, responsive and competitive economy; and contribute to protecting and enhancing our natural, built and historic environment.

At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 confirms that development proposals that accord with the Development Plan should be approved without delay. Paragraph 23 furthermore confirms that housing applications should be considered in the context of the presumption in favour of sustainable development.

The NPPF states that local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid any unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

In 2015 the Government published Technical Housing Standards - Nationally Described Space Standards. This document provides guidance on minimum internal space standards to be achieved in new development relating to room sizes, ceiling height and internal floor space requirements. London Plan (2021)

London Plan Policy D1 refers to optimising housing potential by taking into account local context and character, the London Plan design principles and public transport capacity.

London Plan Policy D6 relates to the quality of design of housing developments and confirms that securing new housing of the highest quality and protecting and enhancing residential neighbourhoods are key Mayoral priorities. The relative size of all new homes in London is a key element of this strategic issue and minimum space standards in keeping with the Nationally Described Space Standards have been adopted.

Policy D7 relates to the need for new development to offer a range of housing choices in terms of the mix of housing sizes and types, the policy requires 90% of new housing to be accessible and adaptable and meet Building Regulation requirement M4 (2) and that 10 % of new housing meets Building Regulation M4 (3) in that it is designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

In respect of private open space, a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant.

Standard 28 of the Housing SPG relates to privacy and confirms that design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property, the street and other public spaces.

Parking standards have recently been updated in the London Plan in the document entitled 'Parking Standards Minor Alterations to the London Plan'. The proposal has adequate parking facilities to accommodate the additional units.

The PTAL rating of the site is 3 (Moderate) in line with London Plan guidance parking should be up to a maximum of 1.5 spaces per dwelling for sites with a Suburban Sites with a PTAL of 2-4. 8.23 London Plan Policy 6.13 further confirms that development in London should ensure that 1 in 5 spaces (both active and passive) provide an electrical charging point, that parking is provided for disabled people and minimum cycle parking standards can be met provide the needs of business.

Policy DMH 2 Housing Mix.

The Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need.

Paragraph 4.6

The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly three bedroom

properties. Applicants proposing residential schemes will be required to demonstrate that this need has been taken into account.

It is considered that the proposed addition of 2no. 1-bedroom flats, whilst retaining 2no. 3 bedroom flats is appropriate for the following reasons:--

This statement demonstrates that the planning application proposals accord with key policies within the NPPF, The London Plan and Local Plan;--

It provides more efficient use of the Total GIA at Ground floor level to provide a mix of dwelling sizes;--

The design and layout continues to safeguard the amenities of the surrounding properties;--

The design continues to respect the local character street scene providing a transition in design between the contemporary gateway buildings at Kingswood Place and the older houses.-

The proposal continues to provide a safe and secure environment which encourages the use of cycling, walking and public transport use; and --

The proposal adheres to various residential design standards set out in the London Plan, Local Plan and supporting Supplementary Planning Documents relating to amenity, parking and design.