

Design, Access and Planning Statement

Site address: 17a Highfield Crescent, Northwood HA6 1EZ

Description: Retrospective application for a replacement dwelling



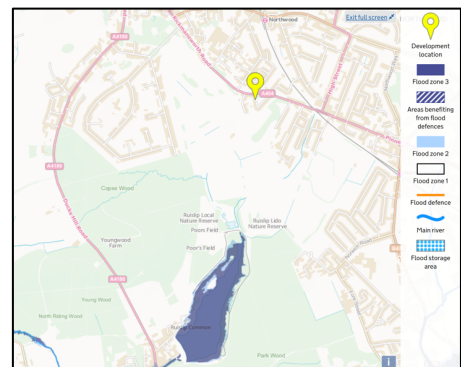
Aerial view of the demolished house and the plot

1.0 Site characteristics and relevant planning history

- 1.1 The site previously benefited from a two-storey detached property and is located at the end of the cul-de-sac with Highfield Crescent Open Space to the side with a footpath adjacent to the eastern flank that connects Highfield Crescent to the A404 Rickmansworth Road bisecting the house and the open space. The house was characterised by a high ridge with side Dutch gables and an attached single-storey side garage. The design also incorporated a front facing roof dormer extension. The main garden area is located on the western side with a smaller amenity area directly behind the house on the north side where the ground levels slope down towards the side-on terrace of three properties at 1-3 Sandpit Hill off the Rickmansworth Road.



- 1.2 The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).
- 1.3 An application (reference 072859/APP/2018/3113 was approved for varied plans associated with approval reference 072859/APP/2018/34 (Single storey side/rear extension, first floor side/rear extension and conversion of roof space to habitable use to include enlargement of front dormer, 3 x front, 1 x side and 2 x rear rooflights to allow alterations to proposed fenestration and fencing) to alter the windows). The applicant had intended to lawfully commence that development, but unfortunately during the construction works it became necessary to remove more the property's original fabric that had been intended as it was found to have become structurally unsound. The LPA has requested that a new retrospective application for the dwelling plus extensions be made in order to regularise the situation.
- 1.4 There are no other planning constraints associated with the site, there are no listed or locally listed buildings nearby, the site is not within a conservation area, there are article 4(2) directions, TPO's or any other relevant planning designations covering the site. The site is also within a designated low flood probability FZ1 as indicated on the EA mapping here.



2.0 Policy framework and design guidance

2.1 The LPA's current policy framework comprises The London Plan (2021), the Hillingdon Local Plan Part One – Strategic Policies (2012), the Hillingdon Local Plan Part Two – Development Management Policies (2020) and a number of Neighbourhood Plans and Supplementary Planning Documents.

2.2 The following policies are relevant to the application:

The London Plan	
Policy D4	Delivering Good Design
Policy D6	Housing Quality and Standards
Part One Local Plan	
Policy BE1	Built Environment
Policy H1	Housing Growth
Part Two Local Plan	
Policy DMH1	Safeguarding Existing Housing
Policy DMHB5	Areas of Special Local Character
Policy DMHB6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
Policy DMHB11	Design of New Development
Policy DMHB12	Streets and Public Realm

2.3 The following SPDS are also relevant:

- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2015) Quality and design of housing developments

3.0 Proposal

3.1 Planning permission is sought for a dwelling that with the same design, scale, proportions and details as that which would have resulted from the previous approved extensions to the demolished property, as detailed on the accompanying plans.

4.0 Planning Considerations

4.1 The material planning considerations relevant for this application will be:

- The principle of the property in terms of the character and appearance of the original dwelling.
- Whether the proposals are acceptable in terms of scale, form and quality of design giving due regard to the impact on the visual appearance, setting and character of the surrounding area.
- Whether the design and layout of the proposed development is acceptable ensuring due consideration is given to protecting neighbour residential amenities so that the design

does not contribute to either a loss of light or privacy and will not be overshadowing in terms of its scale and appearance.

The principle of the development

- 4.2 The site has a residential use and falls within the designated urban area. Though the property has been demolished the principle of development is clearly acceptable.

Scale and design

- 4.3 There are a number of existing properties within the Crescent that have been variously extended and there is no uniformity of scale or of architectural style and design. The form and scale of the proposals are the same as those previously considered to be acceptable and would retain the appearance of a two-storey dwelling with additional conversion loft space such that, from roadside views in front, the proposed works will not add undue bulk and, in terms of its visual impact from the public domain, it will be appropriately designed such that it will not impact on the character of the properties within the crescent or within the immediate vicinity.
- 4.4 The architect's aim was initially to provide a demonstrable enhancement to the appearance of the original dwelling while not contributing to any further visual impact upon the adjacent properties that surround the main house within the crescent or indeed to the three properties at 1-3 Sandpit Hill off the Rickmansworth Road to the north. It is reasonable to conclude then, that in developing this scheme originally the architect had given due regard to the appearance of the main house (now demolished) where the proposed works would have been restricted to the sides, to the rear and within the roof such that the works would not be dominant and would be contextual within the streetscene.
- 4.5 The design details as now implemented were determined previously and can be seen now as not detracting from the setting of any of the adjacent properties and have provided a positive and contextual impact to the appearance of the Crescent.
- 4.6 The NPPF advises that the government attaches great weight to the design of the built environment stating that development should be visually attractive as a result of good architecture. Good design is a key aspect of sustainable development, is indivisible from well-founded planning practices and it should contribute positively to make places better for people. Policy D4 of the London Plan, together with Policy BE1 of the Part 1 Local Plan and Policies HB5 and HB6 of the Part 2 Local Plan support this aim and further requires that new development should recognise distinctive local character and should contribute to creating places of a high architectural design quality that are well-used and valued. With these principles in mind the scale and design of the proposed works can be considered appropriate and sympathetic in context of their surroundings and would therefore both preserve and enhance the character of the area.

Residential amenity

- 4.7 The proposed layout retains adequate and appropriate separation distances to the adjacent neighbours at the side and towards the rear as indicated on the submitted plans. There are

no elements of the design, including the single-storey side and rear projections, the roof design or the converted loft space, will appear overly large and will not overshadow any of the adjacent or neighbouring properties retaining the spacious rhythm and form of development characteristic in the area. In addition, there will be no further impact on or loss of amenity for any adjacent neighbour in terms of either a loss of light, privacy or outlook as required of the Development Plan.

5.0 Summary

- 5.1 The proposal is aimed at regularising the current situation, whereby the 'existing' dwelling had been demolished due to structural concerns, and the council's Enforcement Team has requested a retrospective application for a dwelling that corresponds with the previous approvals (i.e., the 'existing dwelling' plus extensions).
- 5.2 The scheme is therefore effectively a resubmission of the previously consented scheme and is wholly in accordance with the Development Plan.