

PLANNING, DESIGN AND ACCESS STATEMENT

8 - 10 SANDY LODGE WAY, NORTHWOOD, HA6 2AJ

OCTOBER 2017



**Planning and
Development Services**

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1. INTRODUCTION

- 1.1 On behalf of our client, Gavacan Homes Ltd, HGH Planning have been instructed to prepare and submit a planning application for the redevelopment of the site comprising No.s 8 and 10 Sandy Lodge Way, Northwood, HA6 2AJ. The site is located in the London Borough of Hillingdon and includes two large detached two storey dwellings. The site area is 0.16ha. Figure 1 is an aerial photo of the application site and the site location plan can be seen at Figure 2. A site plan showing the proposed scheme can be seen at Figure 3.



Figure 1: Aerial photo of the site

- 1.2 The proposal is for:

"Demolition of two existing dwellinghouses and erection of a new building to provide 8 x 2 bed self-contained flats with associated parking, cycle and refuse store, amenity areas and landscaping".



Figure 2: Site location plan



Figure 3: Site plan showing proposed scheme

- 1.3 This statement sets out an overview of the site and surroundings and planning history of the site. It then reviews relevant national and local planning policy and sets out the planning justifications for the scheme. The statement concludes that the development is acceptable in planning policy terms and should be supported by the Council.

1.4 The Planning Statement should be read in conjunction with the accompanying scheme drawings prepared by Fluent Architects, as well as the other application documentation referred to in section 1.8.

1.5 The proposed residential scheme seeks to redevelop the existing dwellings on site to provide a flatted development. The proposed scheme makes a more efficient use of an accessibly and sustainably located site.

1.6 **Executive Summary – Key Principles of the Proposed Scheme:**

- Reuse of previously developed and underutilised land;
- Contribution to identified housing shortfall, need and increased housing targets;
- A suburban location characterised by residential use and benefitting from accessibility to local shops, transport and other services;
- 8 x 2 bed residential units proposed at a density of 50u/ha which is within the density thresholds in the London Plan for this type of location;
- High quality of design with references to architectural form, features and materials of neighbouring dwellings and existing local vernacular;
- The scale and height of the proposed building reflects existing 3 storey blocks and flatted developments on Sandy Lodge Way;
- The siting and layout of the development provides appropriate separation distances to neighbouring properties ensuring that there will be no material loss of amenity (sun/daylight, overshadowing) or overbearing relationship with existing neighbouring properties;
- Provision of 12 car parking spaces at basement level and 4 to the front of the development, including 2 disabled and 3 electric charging points;

- The scheme exceeds the required standard for amenity space set out in the Hillingdon Local Plan with a total amenity area of 577sqm;
- The development will achieve Lifetime Homes standards, and will replace the existing buildings that have low suitability credentials; and
- Provide local infrastructural financial contributions through Mayoral and Hillingdon CIL.

Consultant Team

1.7 HGH Planning has been appointed to prepare this Planning, Design and Access Statement and submit a detailed planning application in respect of this proposal. Fluent Architects are the scheme architects for the application and their proposals form the basis of this application submission.

1.8 Planning Application Submission Documentation

- **Planning Application Forms**
- **Application Fee** (£3080 paid directly to London Borough of Hillingdon Council)
- **Drawings and Plans** (Fluent Architects)
- **Planning and Design and Access Statement** (HGH Planning)
- **Phase II Arboricultural Impact Assessment including Tree Survey, Tree Constraints Plan and Tree Protection Plan** (Arbol EuroConsulting)
- **Transport Statement** (Dermot McCaffery)

2. THE APPLICATION SITE

Site Description

- 2.1. The application site is located in the London Borough of Hillingdon and currently comprises two large detached two storey dwellings with large gardens (see Figures 4 and 5). It has an overall area of 0.16ha.



Figure 4: 8 Sandy Lodge Way



Figure 5: 10 Sandy Lodge Way

- 2.2. The site has a close bordered boundary fence and is screened to both the front and rear by dense trees. Both of the existing dwellings have a vehicle crossover on to Sandy Lodge Way.

Area Characteristics

- 2.3. The surrounding area is residential in character. Directly to the north of the site is Blue Springs, a 3 storey flatted residential development (see Figure 6). Albeit having the address of 10A Sandy Lodge Way, Blue Springs is actually accessed via Woodbridge Way and has a close-boarded timber fence fronting Sandy Lodge Way. This gives a negative appearance

and poor relationship with the road. Sandy Lodge Way continues to the south of the site where dwellings are predominantly of 2 storeys in height. At the rear of the site and to the east are the 2 to 3 storey dwellings of Woodridge Way (see Figure 7). To the west is Halland Way, a residential cul-de-sac of 2 to 3 storey dwellings.



Figure 6: Blue Springs at 10A Sandy Lodge Way



Figure 7: Woodridge Way

Planning Designations

- 2.4. The application site is designated within a Tree Preservation Order Area (136) on Hillingdon's proposals map (see Figure 8). Otherwise the site is 'white land' with no other site-specific designations. The application site has a Public Transportation Accessibility Level (PTAL) of 2 (see Figure 9) with Green Lane minor Town Centre approximately 480m to the south east and Northwood Underground Station approximately 650m to the south east.



Figure 8: Extract from the Hillingdon proposals map

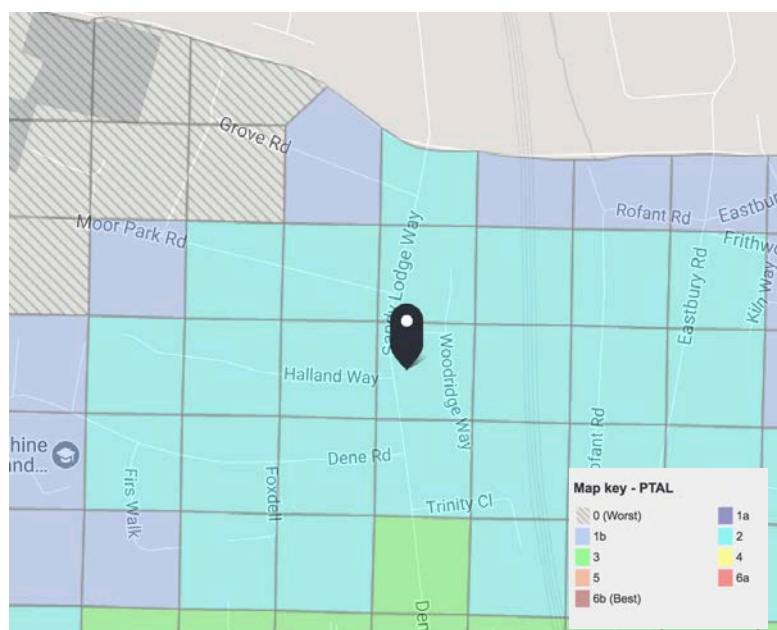


Figure 9: PTAL rating of the site

Flood Risk

- 2.5. The entire application site falls within Flood Zone 1, as defined on the Environment Agency flood map for planning (see Figure 10). The site is not at risk of flooding, nor is there a requirement for a Flood Risk Assessment (FRA) to support the application as the site is under 1ha in area.

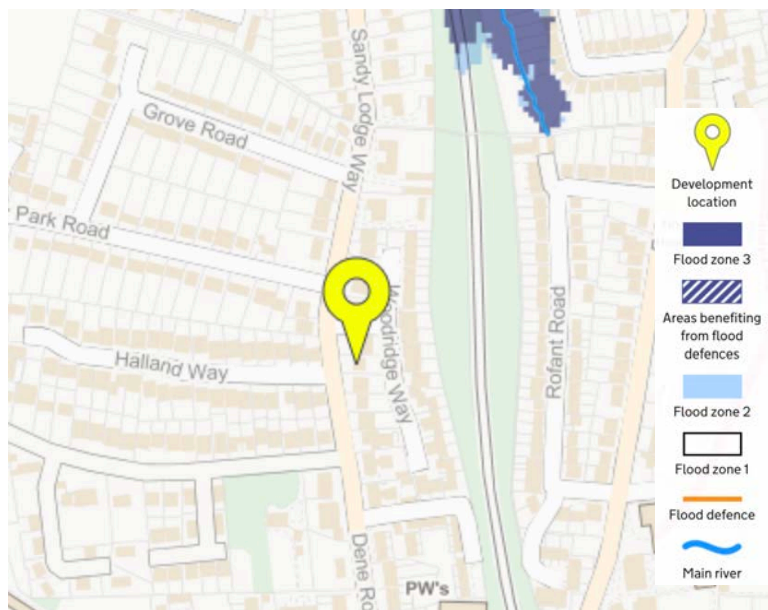


Figure 10: Environment Agency flood map of the site

3. PLANNING HISTORY

3.1. A desktop planning history for the site using the Council's online planning application database has been undertaken. The results are outlined below.

8 Sandy Lodge Way

- **Ref. 51181/96/1260:** A tree works application to "*fell one Flowering Cherry (T19) and tree surgery to two flowering Prunus (T14 and T16), including pruning of lower limbs to provide vehicle clearance; one Beech (T17), including pruning of lower limbs to provide vehicle clearance; one Cypress (T20), including crown lifting to 12ft; and one Bay (Strawberry tree) (T23), including reduction of lateral branches by 4ft (1.3m), on TPO 136* was approved on 03/10/96.
- **Ref. 51181/TRE/2003/52:** A tree works application for "*tree surgery to 2 Prunus Pissardi (T14 & T16), one Beech (T17), one replacement for Laburnum (T15), one Cupressus (T20) and one Bay (T23) on TPO 136*" was approved on 08/12/03.
- **Ref. 51181/TRE/2008/61:** A tree works application to "*carry out tree surgery to one Flowering Plum (T14), one Laburnum (T15), one Copper Beech (T17), two Cupressus (T20 and T21), one Flowering Cherry (T22) and one Strawberry/Bay tree (T23) on TPO 136*" was approved on 04/09/08.

10 Sandy Lodge Way

- **Ref. 29975/A/86/2011:** An application was submitted for a Section 53 Certificate. The application was decided on 21/11/86, however, its status is not known.
- **Ref. 29975/C/94/0272:** A tree works application to "*fell five Cypress trees in Group G5 and T25 (Cypress) on TPO 136*" was granted approval on 15/03/94.
- **Ref. 29975/D/98/0951:** Approval was granted on 07/10/98 for the "*erection of a single storey side, part single, part two storey rear extension, single storey front extension and porch*".

- **Ref. 29975/APP/2000/48:** An application for the "*erection of an attached garage*" was withdrawn on 09/03/00.
- **Ref. 29975/APP/2001/2196:** An application seeking approval for the "*erection of a new attached garage and a single storey side extension*" was refused on 25/02/02.
- **Ref. 29975/APP/2005/1054:** On 13/06/05, an application for the "*erection of a single storey side garage with forward projection and single storey side infill extension*" was refused.
- **Ref. 29975/APP/2014/621:** A application for the conversion of the dwelling to "*1 x 3 bed and 1 x 2 bed self contained flats involving single storey rear extension with associated parking and amenity space*" was refused on 01/05/14.

4.THE DEVELOPMENT PROPOSAL

- 4.1. The proposal is for the redevelopment of the site to provide a new residential building as set out in the proposed description of development below;

“Demolition of two existing dwellinghouses and erection of a new building to provide 8 x 2 bed self-contained flats with associated parking, cycle and refuse store, amenity areas and landscaping.”

- 4.2. A summary of the key characteristics of the proposed development is below:

The Development

- 8 x 2 bed residential units.

Access and Parking

- 12 basement parking spaces, including two disabled parking spaces and three electric charging spaces. A further four visitor parking spaces are provided to the front of the building;
- Secure cycle store with 16 cycle spaces and a further ‘Sheffield’ stand to the front of the building;
- Two of the four existing access points to the site will be retained. The existing northern access point for 10 Sandy Lodge Way will lead to the parking spaces at the front of the property. The existing southern access point for 8 Sandy Lodge Way will provide access to the basement parking area;

Amenity Provision

- Private balcony space for four units, private patio space for a further two units and a communal rear garden shared by all units totalling 577sqm of communal space. This figure exceeds the Hillingdon Local Plan Part 2 amenity space standard of 25sqm per 2 bedroom flat;

Landscaping

- Retention of rear existing planting to maintain privacy and avoid overlooking;
- Soft landscaping including the retention of the tree and hedge planting to the site boundaries;
- New front boundary wall of brick piers with stone caps and black metal railings;

Refuse / Recycling Provision

- Refuse and recycling store located close to the parking spaces at the front of the site with collection from Sandy Lodge Way as per existing arrangements;

Accessibility

- All units designed to Lifetime Homes standards;
- Lift from basement to all floors;
- 10% disabled accessible units (1 unit).

5. PLANNING POLICY CONTEXT

5.1. The proposed redevelopment of the site is assessed in the context of national, strategic and local planning policies as set out in:

- National Planning Policy Framework (NPPF) (March 2012);
- The London Plan- The Spatial Development Strategy for London (March 2016) and The Draft London Housing Strategy (September 2017); and
- Hillingdon Local Plan Part 1 - Strategic Policies (November 2012), Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012) and Hillingdon Design and Accessibility SPD (July 2006).

The most relevant policies and key extracts to this application are outlined in the following section.

National Planning Policy Framework

5.2. At the centre of the NPPF, which sets out the Government's overarching national strategic planning objectives, is a presumption in favour of sustainable development:

"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means: approving development proposals that accord with the development plan without delay." (NPPF, para. 14)

- 5.3. NPPF policy is committed to promoting sustainable development by maximising the reuse of previously developed and underutilised land on sites within urban areas and well served by public transport, providing that a good living environment is maintained.

"Planning should...

- o *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high quality environmental value;*
- o *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in location which are or can be made sustainable."* (NPPF, para. 17)

- 5.4. In planning for new residential development the Government supports the above objectives, seeking to ensure that in the determination of applications by local authorities that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development."
(NPPF, para. 49)

- 5.5. The importance of windfall sites and future housing supply from the reuse of previously developed land is central to policy guidance, as detailed in paragraphs 17 and 48 of the NPPF.

- 5.6. Part 6 (Delivering a Wide Choice of High Quality Homes) seeks to:

"deliver a wide choice of good quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities." (NPPF, para. 50)

5.7. In terms of good design, the NPPF states that:

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, it is indivisible from good planning and should contribute positively to making places better for people." (NPPF, para. 56)

"It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings." (NPPF, para. 57)

5.8. Emphasising the importance of achieving good design, it is stated that when making planning decisions:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." (NPPF, para. 64)

5.9. Part 7 (Requiring Good Design) requires development to produce a good standard of design and states good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The policy also seeks to optimise the potential of a site to accommodate development.

The London Plan (March 2016)

5.10. The London Plan is the overall strategic plan for London. It sets out an integrated economic, social and transport framework for development in London up to 2036. Policies and extracts from the London Plan that are relevant to this proposal are set out below.

Housing

- 5.11. **Policy 3.3** sets out the Mayor's plans to significantly increase London's housing supply in order to meet identified need. The commitment to providing a minimum annual average of 42,000 net additional homes in London is outlined in Section B. Section B goes on to state that these additional homes will enhance the environment, improve housing choice and affordability and provide better quality accommodation for London's residents.
- 5.12. Section D of **Policy 3.3** states that boroughs should seek to achieve and exceed their minimum borough annual housing target. In Table 3.1, the plan sets out these average annual housing targets for each borough until 2025. These targets are informed by the need for housing as evidenced by the GLA's 2013 Strategic Housing Marketing Assessment and London's housing land capacity as identified through its 2013 Strategic Housing Land Availability Assessment. For Hillingdon, the minimum ten year housing target from 2015-2025 is 5593 homes, with an annual monitoring target over the same period of 559 homes. At Section D.a, boroughs are obligated to augment their Local Development Framework housing targets where possible with extra housing capacity.
- 5.13. Section E of **Policy 3.3** states that additional development capacity should be sought to supplement the housing targets. It is particularly recognised that the additional capacity could be found from *"the sensitive renewal of existing residential areas, especially in areas of good public transport accessibility"*.
- 5.14. **Policy 3.4** regards optimising housing potential. Housing output should be optimised by achieving the densities set out in the London Plan. As the site is in a suburban location and has a PTAL rating of 2, the appropriate density range is 150-250 habitable rooms per hectare.

Design

- 5.15. The quality and design requirements of housing developments are set out in **Policy 3.5**. As summarised in Part A, the highest quality is needed both externally and internally and in relation to the development's context and the wider environment. In addition, London's residential environment and

attractiveness as a place to live should be protected and enhanced. Part B states that the design of new development should enhance the quality of local places by taking into account their physical context, local character, density, tenure and land use mix. Part C adds that new homes should have adequately sized rooms with layouts that are convenient, efficient and fit for purpose. The minimum space standards for new dwellings are set out in Table 3.3 of the London Plan. For this scheme, the appropriate minimum floorspace for each dwelling is 70sqm (GIA).

5.16. **Policy 7.1** regards 'lifetime neighbourhoods' and requires the design of new buildings to help reinforce or enhance the character of the neighbourhood.

5.17. **Policy 7.4** outlines objectives for enhancing the local character of places in further detail. Part A states that development should have regard to the form, function and structure of a street or area and the scale, mass and orientation of surrounding buildings. When making planning decisions, part B advises that development that provides high quality design should be positively regarded. Characteristics of high quality developments include those that have regard to the pattern and grain of the existing street in orientation, scale, proportion and mass. Also included are those that make a positive contribution to the character of a place to influence the future character of the area.

5.18. **Policy 7.6** states that architecture should make a positive contribution to the streetscape and should incorporate the highest quality materials and design appropriate to its context. In this way, buildings should:

- *"Be of the highest architectural quality;*
- *Be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;*
- *Comprise details and materials that complement, not necessarily replicate, the local architectural character;*
- *Not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate;*
- *Provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;*
- *Be adaptable to different activities and land uses;*
- *Meet the principles of inclusive design; and*
- *Optimise the potential of sites."*

London Housing Strategy (September 2017)

- 5.19. The draft London Housing Strategy sets out the Mayor's vision for housing in the capital, alongside policies and proposals to achieve it.
- 5.20. **Policy 3.1** of the strategy seeks to increase the supply of land for new homes. Section Ai) sets forth the intention to:
- i. *"Strongly promote appropriate development of new homes on brownfield land, in and around town centres, and through a presumption in favour of appropriate residential development on small sites".*

Hillingdon's Local Development Framework

- 5.21. Hillingdon's Local Plan is made up of Part 1- Strategic Policies (previously known as the Core Strategy) which was adopted in November 2012. Saved policies from the Unitary Development Plan (2007) make up the remainder of the currently adopted policies. The emerging Local Plan Part 2- Development Management Policies, Site Allocations and Designations and the Proposals Map will be submitted for examination in October 2017. The consultation versions of these documents were published in October 2015. The following sections review the relevant policies from the Local Plan.

Hillingdon Local Plan: Part 1 – Strategic Policies

- 5.22. The Local Plan: Part 1 sets out a target of a minimum 6,375 dwellings between 2011 and 2026.
- 5.23. **Policy H1** relates to Housing Growth with the Council seeking to meet and exceed its minimum strategic dwelling requirement of 4,250 dwellings, annualised at 425 dwellings per year, for the ten year period between 2011 and 2021.
- 5.24. Paragraph 6.23 of this policy relates to design and density and outlines that high quality design for new homes will continue to be a priority and that the density of residential development should take into account the need to optimise the potential of sites compatible with local and historic context.

5.25. This should be implemented while respecting the quality, character and amenity of surrounding uses with higher densities most appropriate in sustainable locations with high levels of public transport accessibility.

5.26. **Policy BE1** relating to the Built Environment requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

- *"Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;*
- *Be designed to be appropriate to the identity and context of Hillingdon's buildings townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;*
- *Be designed to include 'Lifetime Homes' principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives;*
- *Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for*

wildlife, encourage physical activity and where appropriate introduce public art;

- *Create safe and secure environments that reduce crime and fear of crime, antisocial behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals."*

5.27. Policy **EM1** relating to Climate Change Adaptation and Mitigation states the Council will ensure that climate change mitigation is addressed at every stage of the development process by:

- *"Prioritising higher density development in urban and town centres that are well served by sustainable forms of transport.*
- *Promoting a modal shift away from private car use and requiring new development to include innovative initiatives to reduce car dependency."*

5.28. Policy **EM6** considers Flood Risk Management requiring new development to be directed away from Flood Zones 2 and 3 in accordance with the principles of the National Planning Policy Framework (NPPF). The current site falls within Flood Zone 1 according to the Environment Agency's maps and is therefore considered to be of lower risk of river or coastal flooding.

Unitary Development Plan (2007) Saved Policies

5.29. The most relevant 'saved' Unitary Development Plan policies adopted currently as the 'Hillingdon Local Plan: Part Two' are set out below.

- 5.30. Policy **BE13** relates to the layout and appearance of new development, which will not be permitted if it fails to harmonise with the existing street scene or other features of the area, which the local planning authority considers it desirable to retain or enhance.
- 5.31. **BE19**, relating to new development within residential areas, states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.
- 5.32. Daylight and Sunlight considerations are set out by **Policy BE20** which states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.
- 5.33. **Policy BE21** relates to the siting of new buildings and states planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.
- 5.34. **BE24** considers the design of new buildings which should protect the privacy of the occupiers and their neighbours.
- 5.35. **Policy OE8** on flooding states that planning permission will not be granted for new development or redevelopment of existing urban areas which would result in an increased flood risk due to additional surface water run-off, unless the proposed development includes appropriate attenuation measures to a standard satisfactory to the Council
- 5.36. **Policy H7** states that the conversion of residential properties into more units will be acceptable in principle provided that this can be achieved without causing demonstrable harm to the residential amenities or character of the area.
- 5.37. **Policy AM14** considers car parking standards and states that new development will only be permitted where it is in accordance with the council's adopted car parking standards. These standards set a maximum of 1.5 spaces per dwelling for flats with communal parking areas, albeit the London Plan now supersedes this guidance.

- 5.38. **Policy AM15** outlines that all car parks provided for new development shall contain conveniently located reserved spaces for disabled persons.

**Hillingdon Local Plan: Part 2 – Development Management Policies
(October 2015)**

- 5.39. **Policy DMH4** states that the redevelopment of dwellings on a residential road into flatted developments will only be permitted where the proposal will not result in more than 10% of properties on the road being redeveloped into flats.
- 5.40. **Policy DMHB11** Design of New Development requires all development to be designed to the highest standard and incorporate principles of good design. This includes; harmonising with the local context; ensuring the use of high quality building materials and finishes; ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities; protecting features of positive value; providing landscaping and planting; not adversely impacting on the amenity, daylight and sunlight of adjacent properties and open space; and, providing sufficient space for internal and external storage space for general, recycling and organic waste, with suitable access for collection.
- 5.41. **Policy DMHB 16** on Housing Standards requires that all housing developments should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development should meet or exceed the most up to date internal space standards, as set out in National Guidance.

5.42. **Policy DMHB17** sets out a Residential Density Matrix for the Borough (see Figure 11).

Location	PTAL	Setting	Dwelling Type		
			Detached and linked houses	Terraced houses and flats	Mostly Flats
			Ave. 3.5 hr/unit	Ave. 3.1 hr/unit	Ave. 3 hr/unit
Uxbridge Town Centre	4 - 6	Central	175 - 385 hr/ha	170 - 500 hr/ha	495 - 800 hr/ha
			50 - 110 u/ha	55 - 175 u/ha	165 - 405 u/ha
West Drayton/ Hayes Town Centres	3 - 6	Urban	175 - 385 hr/ha	170 - 500 hr/ha	450 - 570 hr/ha
			50 - 110 u/ha	55 - 175 u/ha	150 - 190 u/ha
Other town centres	2 - 3	Suburban	140 - 200 hr/ha	155 - 248 hr/ha	200 - 250 hr/ha
			35 - 65 u/ha	50 - 80 u/ha	80 - 100 u/ha
Residential areas with	2 - 3	Suburban	105 - 175 hr/ha	108 - 170 hr/ha	150 - 225 hr/ha

Figure 11: Hillingdon Local Plan Part 2 – Residential Density Matrix

5.43. **Policy DMHB18** regards private outdoor amenity space and requires for new residential development to provide good quality and useable outdoor amenity space. This outdoor space must meet the standards set out in Figure 12.

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Figure 12: Hillingdon private outdoor amenity space standards

Hillingdon Design and Accessibility Statement SPD (July 2006)

- 3.1 The Hillingdon Design and Accessibility Statement (HDAS) SPD, albeit over 10 years old as a planning document and out-of-date with the latest government objectives, the document is still used for the determination of planning proposals. HDAS seeks to provide guidance for new development in the borough and expands on the saved policies of the UDP and those of the emerging Local Plan Part 2.
- 3.2 Guidelines for separation distances are provided, this includes that the distance should not be less than 21m, between facing habitable room windows. From windows above ground floor an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances.
- 3.3 Table 2 of the document sets out recommended standards relating to residential floorspaces. 2-bed flats are recommended to be 63sqm in size.
- 3.4 Paragraph 3.3 is similar to Policy DMH4 of the Hillingdon Local Plan Part 2 and states that *"the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing"*.
- 3.5 Paragraphs 4.17 to 4.22 detail the guidelines for garden amenity space provision for new flats. 2-bed flats should have 25sqm per flat. Including the proposed studies, the flats are equivalent to 3-bed flats. The requirement for 3-bed flats is 30sqm. Private balconies count towards the amenity space recommendations, as stated in paragraph 4.18 of the SPD.

Accessible Hillingdon Supplementary Planning Document (SPD)

- 3.6 The Accessible Hillingdon SPD provides guidance on the accessibility of both residential and non-residential developments so as to allow an inclusive environment where access and inclusion have been considered as part of the initial design.

- 3.7 With regard to residential developments, the SPD sets out the Lifetime Homes Standards, which are in line with London Plan Policy 3.8. All the units proposed meet these standards and are therefore considered to provide an appropriate unit size, given the site's accessible location.
- 3.8 The SPD also refers to the minimum floorspace standards required by the London Plan. All 8 proposed units will also meet these standards.

6. PLANNING JUSTIFICATION

- 6.1. This section sets out the planning justification of the application proposal and addresses the proposed development, which will make more effective use of a previously developed site. The proposed scheme is in compliance with planning policy guidance and the relevant material considerations.

Principle of Development - Residential Use

- 6.2. The NPPF and Hillingdon's Local Development Framework support the provision of residential development in appropriate locations. Paragraph 49 of the NPPF is relevant and a primary objective of national planning policy is to require housing to be considered in the context of the presumption in favour of sustainable development.
- 6.3. The proposed development of a residential building within an established urban area is considered to be fully in accordance with Paragraph 49 of the NPPF, and would be considered to make efficient use of residential land that is well served by public transport and local services in this part of Northwood.
- 6.4. The Further Alterations to the London Plan, published in 2015 and now incorporated into the London Plan, increased Hillingdon's housing target from 425 dwellings per year to 559 dwellings per year. The provision of additional residential units would contribute to meeting these revised housing targets.
- 6.5. The proposal would also be a compatible use to the residential developments within the vicinity of the site along Sandy Lodge Way.

Residential Development and Conversions

- 6.6. In accordance with Hillingdon's emerging Local Plan Part 2 Development Management Policies (October 2015), Policy DMH4 states that the conversion of single dwellings into more dwellings or the redevelopment of dwellings into new blocks of flats can enable more effective use of the

site can be achieved. However, this type of development must seek to enhance the character of the area.

- 6.7. This emerging policy identifies that the conversion of single dwelling plots into blocks of flats in residential areas can often lead to a number of problems including increased on street parking, the loss of front gardens, reductions in privacy, significant changes in the streetscene and loss of family accommodation. Therefore, it sets a limit of 10% on the percentage of properties in a road being converted into flatted developments. This same limit is set out in paragraph 3.3 of the Hillingdon Design and Accessibility Statement (HDAS) SPD (July 2006).
- 6.8. On Sandy Lodge Way, there are a total of 62 properties (see Appendix 1). This would suggest that the acceptable number of flatted developments would be 6. There are 7 existing flatted developments in the road. These are:
- Orchard Court;
 - Hertford End Court;
 - Sandy Lodge Court;
 - Bramham Court;
 - Sandmoor House Flats (No.14);
 - Blue Springs (No. 10A); and
 - Abbeyfield (James House) (No.2).
- 6.9. However, Abbeyfield is a care home (C2 use class) and does not constitute a residential dwelling of C3 use class. Furthermore, although Blue Springs has a Sandy Lodge Way address, it is not accessed from Sandy Lodge Way but from Woodridge Way. Blue Springs also does not front onto Sandy Lodge Way. Therefore, it is considered that the true number of flatted developments on the road is 5. These are highlighted orange and Abbeyfield and Blue Springs are highlighted green in Appendix 1. This would allow for the proposed scheme to become the sixth flatted development on Sandy Lodge Way. Therefore, granting

permission for the present scheme would amount to fewer than 10% of the total number of properties being flatted developments.

- 6.10. If the discounted figure of 5 existing flatted developments is deemed to be incorrect and the original number of 7 is taken, then the present scheme will still not result in a substantial increase over the 10% rule. This will result in 13% of the dwellings in the street having been converted to flatted developments. When taken in the context of recent government housing strategy found in the NPPF, the London Plan and policy 3.1 of the draft London Housing Strategy, this minor increase over the policy-defined limit should be regarded as acceptable in seeking to achieve sustainable development and in consideration of the design and amenity benefits of the scheme.
- 6.11. These material considerations dictate that London's housing supply is in need of a significant boost and that the identified housing need should be delivered in accessible and sustainable locations. The site is currently underutilised considering the accessibility and sustainability of its location close to transport links and town centre services. Where a scheme meets all other design, amenity and highway policies the 10% rule should not be a bar/ prohibition on development. The conversion of the two large properties into eight dwellings makes for a more efficient use of the site that is consistent with the latest government objectives, and should be supported accordingly.

Layout and Siting

- 6.12. The existing buildings are located centrally in their respective plots. The proposed development would reflect this existing siting build line and the existing relationship to the frontage at Sandy Lodge Road. Two of the four access points to the site are retained as well as the mature trees on the street frontage. This will ensure that the strong existing suburban and landscaped character of the street is retained.

- 6.13. The site is well-screened by dense vegetation, particularly to the rear (see Figures 13 and 14). This would limit any potential loss of amenity for the adjacent properties. A minimum gap of 2m will be provided between the building and the side boundary.



Figure 13: Dense vegetation at the rear of No.s 8 and 10



Figure 14: The front of the site viewed from Halland Way

- 6.14. The proposed development will be situated further away from the boundary fences with Blue Springs and No. 6 Sandy Lodge Way than the existing dwellings. This will enhance the existing separation distances and sky gaps that are in place. In terms of siting and layout, the proposed scheme would therefore result in an improved relationship with the neighbouring properties in terms of outlook and respecting the 45° line

will be acceptable in terms of levels of daylight and sunlight being enjoyed by the occupiers of the neighbouring properties.

- 6.15. Furthermore, the windows facing the proposed scheme on the southern side of Blue Springs are all obscure glazed bathroom windows. This is with the exception of two small secondary windows of a room with its main aspect and balcony to the rear of the property.
- 6.16. The scheme provides an appropriate balance of built form, car parking and garden amenity to ensure that the scheme is not overdevelopment and in keeping with the pattern of development in the area. The majority of the proposed parking will be located in the basement of the development and therefore allows for some of the front of the site and the rear of the site to be used as amenity space. This arrangement will reduce the visual appearance of parking on neighbouring residents of Sandy Lodge Way and Halland Way by keeping most of the vehicles away from the front. The basement parking arrangement also ensures that vehicles will be kept away from residential rear gardens, in accordance with paragraph 4.37 of the HDAS.
- 6.17. Frontage parking is also a common feature in Sandy Lodge Way, for example at nearby Bramham Court and neighbouring dwellings to the South. Notwithstanding this, the parking area is well screened already, and the boundary will be enhanced by the proposed wall and vegetation. This boundary treatment will additionally provide definition between the private and public space, will help reduce the occurrence of crime in accordance with Local Plan Part 1 Policy BE1, enhance road-side amenity and contribute to the visual quality of the streetscene and environment in accordance with paragraph 4.26 of the HDAS.
- 6.18. It is therefore considered that the proposed layout of the development and its form is wholly appropriate and justified for this accessible and sustainable site, reflecting the guidance contained within the NPPF, Policy 7.6 of the London Plan, UDP Saved Policies BE21 and 24 and Local Plan Part 2 Policy DMHB11 and the Hillingdon Design and Accessibility Statement.

Density

- 6.19. The site is located in a residential area which consists of a mix of buildings, of varying sizes and scales including flatted blocks. The buildings in the vicinity are predominately large dwellings of two to three storeys. Given the definitions in the notes to Table 3.2 of the London Plan, the site is considered to have a suburban setting.
- 6.20. The proposal is for the demolition of two existing dwellings and the erection of a single building comprising eight flats. In suburban areas with a PTAL rating of 2 to 4 (the application site is PTAL 2), it is suggested that a scheme comprising 4-6 habitable rooms per dwelling should show a density of between 35-65 units per hectare as set out in London Plan Policy 3.4 (Table 3.2).
- 6.21. The application scheme represents a density of 50u/ha, which is well within the identified ranges of these target densities and therefore wholly appropriate for this site, and fully compliant with policy 3.4 of the London Plan and DMHB11 of the emerging local plan.
- 6.22. Policy 3.5 of the London Plan sets out the minimum space standards for new residential development, with a 2-bed flat for 4 persons standard being 70sqm. All units would be in accordance with the internal floor area standards of Policy 3.5.

Unit Orientation

- 6.23. All units have been designed so that all habitable rooms have at least one openable clear glazed window or door.
- 6.24. With the exception of two secondary habitable rooms that have north-facing windows, all other habitable rooms in the development have south, west or east facing windows.
- 6.25. All flats have access to the rear communal garden area.

External Amenity Areas

- 6.26. The Hillingdon Design and Accessibility Statement Supplementary Planning Document sets out a minimum of 25sqm per 2 bedroom flat. Taking into account the studies which make the flats equivalent to three-bedroom properties, the minimum standard is 30sqm. The requirement for the proposed development would therefore be 240sqm of amenity space. Private space such as balconies and patios can be included in this total.
- 6.27. The amenity areas in the scheme would measure a total of 577sqm. Four of the units would benefit from private space in the form of balconies and two further units will have private patios. The communal area consists of a soft landscaped area to the rear of the building. The proposal would therefore exceed the relevant standards contained in the HDAS.
- 6.28. This reinforces that the proposal would not result in the overdevelopment of the site as it can comfortably accommodate in excess of the amenity space provision required.

Design

- 6.29. The existing buildings are undistinguished in appearance and are an underuse of this sustainably located suburban site. The proposal therefore includes the demolition of the existing buildings.
- 6.30. The opportunity exists to achieve a high quality development. The scheme is fully in accordance with NPPF Part 7 (paras. 56, 58 and 60), London Plan Policies 3.5, 7.4 and 7.6, the Local Plan Part 1 Policies H1 and BE1 and Policy DMHB11 of the Local Plan Part 2 which require development to produce a good standard of design that contributes positively to making places better for people.



Figure 15: Examples of the local vernacular

6.31. Sandy Lodge Way predominantly consists of large detached houses and flatted blocks with wide frontages on modest plots (see Figure 15). The majority of these properties are of a traditional 'Arts and Crafts' appearance with a mixture of brick and render used for the external elevations. As detailed elsewhere in this statement, there are a number of 3-storey flatted blocks in the locality, including in the immediate locality the adjacent 3-storey Blue Springs, Sandmoor House Flats, Bramham Court and Sandy Lodge Court.

- 6.32. In order to best reflect the character of the area and complement some of the large modern Georgian and Tudor vernacular, the scheme has been designed in an 'Arts and Crafts' style with a palette of modest materials and well-proportioned fenestration (see Figures 16 to 18) for the proposed elevations).
- 6.33. The building has been designed as a pair of co-joined detached houses, similar to other large detached properties on the road with a light-weight glazed section in the centre of the building. This has also allowed for a broken ridge line that adds more variety and visual interest to the building.



Figure 16: Front and side elevations



Figure 17: Rear and side elevations



Figure 18: Side elevation showing ramp to basement parking

6.34. A catslide roof, as seen on numerous properties in the road (see Figure 19), has been introduced to both sides of the property to further reflect the 'Arts and Crafts' design and also to assist to reduce the appearance of the property and to add a sense of space and separation between the neighbouring plots by introducing sky gaps.



Figure 19: Catslide roofs in the locality

6.35. The above style and design has allowed for a reduced roof and a scheme that keeps the proportions and heights in line with the surrounding properties. The proposed development would sit well in the streetscene with low eaves and varied roof-line ridge to allow a step down to the buildings either side (see Figure 20).



Figure 20: Street scene of the proposed development

- 6.36. The proposed materials for the roof tiles and walls are similar to the external materials of existing properties in the locality and can be seen in Figures 21 and 22. The roof tiles are to be Marley Eternit Plain Concrete or similar in the colour red and the walls will be constructed of red brick. See Appendix 2 for the External Materials Schedule.



Figure 21: Proposed roof tile



Figure 22: Proposed brick

- 6.37. The proposed design of the scheme reflects the existing character and appearance of the surrounding area in the design principles of the scheme is therefore in accordance with London Plan Policy 3.5, 7.1, 7.4, 7.6, Local Plan Part 1 Policy BE1 and UDP Saved Policies BE13 and BE19.

Access, Parking and Servicing

- 6.38. Dermot McCaffey has been appointed as the transport consultant for this scheme and has provided an assessment of the proposed development in a Transport Statement that is submitted in support of this application.
- 6.39. The accessible location of the site, within walking distance of Green Lane town centre, Northwood London Underground Station and bus routes, reinforces the sustainable development credentials of the proposed scheme which should encourage non-vehicular trips by public transport, walking and cycling.

6.40. The northernmost and southernmost access points onto Sandy Lodge Way will be retained in their current location whilst the two access points to the centre of the street frontage will be closed off (see Figure 23). This will have significant benefits in terms of highways safety for pedestrians and vehicular movements.

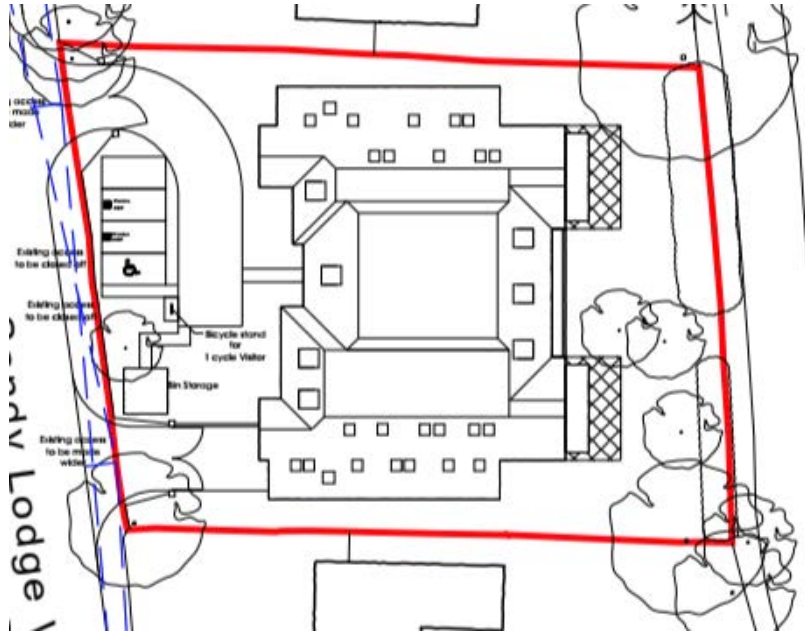


Figure 23: Site plan showing access points, visitor parking, 'Sheffield' bicycle stand and bin store

6.41. Twelve parking spaces, including one disabled space, together with four 'active' and two 'passive' charging points will be provided at basement level. Provision for 16 cycle spaces, the equivalent of 2 spaces per 2-bed flat, will be located at basement level and accessed via the existing southern access point (see Figures 23 to 25).



Figure 24: Elevation showing the ramp from ground level to the basement parking

6.42. The four parking spaces at the front of the site will be for visitors and accessed from the northern access point (see Figure 23). One of these spaces is a disabled space and two will be 'passive' electric charging points. The visitor parking spaces will ensure there is no risk of extraneous parking taking place on Sandy Lodge Way. There will also be a 'Sheffield' stand for visitors to secure bicycles at the front of the building.



Figure 25: Basement parking plan

- 6.43. The southern access to the basement car park will have a minimum width of 6.2m which will allow cars to enter and leave at the same time.
- 6.44. The relevant parking standards are those set out in Policy 6.13 and the Parking Addendum to the London Plan 2016 and Policy DMT6 of the Local Plan Part 2. Table 6.2 of the London Plan identifies that 2 bedroomed units should have less than 1 parking space per unit. Appendix C to the Local Plan Part 2 sets out Hillingdon's parking standards. The standards for a 2 bedroomed units are 1 to 1.5 parking spaces per unit.
- 6.45. The proposed development comprises 8 x 2 bed units. Under Hillingdon's parking standards the 2 bed units will require 12 spaces. The proposed scheme includes the provision of 12 parking spaces for residents in the

basement plus 4 visitor spaces at ground floor level to the front of the building. This level of provision complies with the Council's standards which require up to 12 spaces plus visitors' car parking.

- 6.46. Two spaces, equivalent to 10% of the provision will be suitable for use by a disabled driver in accordance with Requirement 9 of Appendix C of the Local Plan Part 2. As required by the London Plan, four spaces will be serviced by 'active' electric charging points and four spaces will be 'passive' electric points for future connectivity.
- 6.47. The refuse and recycling storage facility will be located at the front of the site adjacent to the visitor parking. Collection will take place in accordance with the existing roadside arrangements for residential properties along Sandy Lodge Way (see Figure 26 and Figure 23 for the bin store location). The distances between the flats and the bin store and the bin store and the refuse collection point are all within the relevant policy guidelines (see Transport Statement para. 5.1)

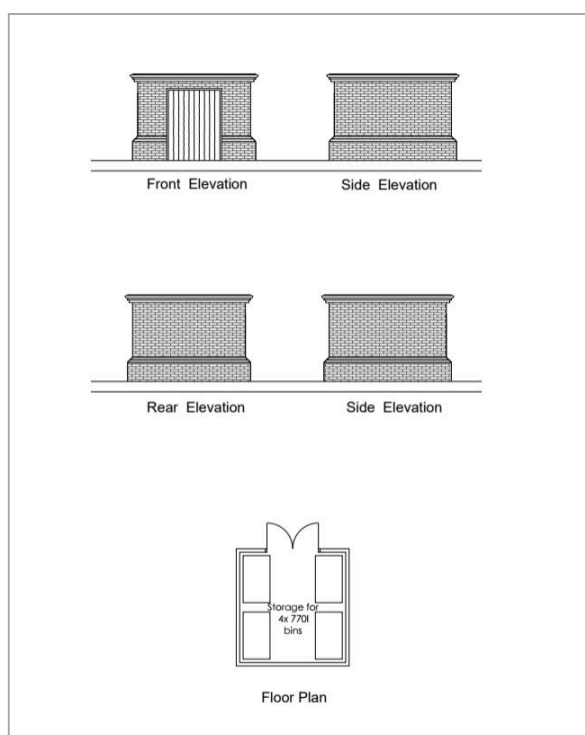


Figure 26: Proposed bin and recycling store

Trees and Landscaping

- 6.48. The site is covered by TPO no. 136 (see Figure 8), and the existing boundary trees and hedges are proposed to be retained with the exception of 10 low grade trees. The dense trees to the rear of the site will not be removed.
- 6.49. The proposed communal rear amenity area for the residential units and the site boundaries will be fully landscaped, with the high-grade hedges and trees being retained and a grassed area proposed to the rear.
- 6.50. At the front boundary, a new brick wall is proposed which includes brick piers with stone caps and black metal railings. This boundary type is characteristic of others on Sandy Lodge Way.
- 6.51. In support of the application an Arboricultural Report has been carried out by Mr Russell Ball Arbol EuroConsulting.
- 6.52. The Report concludes that the development proposal would require the removal of T1, T2, T3, T6, T8, T13, T14, T15 and T16 including G1 and G3. However, without exception these are low-grade trees and groups. In addition, the end tree(s) off H1 would likely have to be removed to provide construction space: could be replaced as part of the landscape scheme.
- 6.53. As plotted on the Tree Protection Plan at Appendix 2, with the implementation of the tree protection measures specified in the report there should be no CEZ 1 (RPA) impact on the retention trees.
- 6.54. There would be no CEZ 2, CEZ 3 or CEZ 4 issues with this application.
- 6.55. Active random monitoring by a Consulting Arborist throughout the development process is recommended (See Arboricultural Method Statement at Appendix 3).
- 6.56. A Tree Constraints and a Tree Protection Plan that correspond to the Arboricultural Report are also submitted in support of this application.

Flood Risk and Drainage

- 6.57. The Environment Agency Flood Maps (see Figure 10) show that the entire site is within Flood Zone 1. The site is therefore deemed to be at a low risk of fluvial flooding. The site is under 1ha in size and therefore under NPPF guidance the proposal is not required to be accompanied by a Flood Risk Assessment.

7.COMMUNITY INFRASTRUCTURE LEVY

7.1. On 6th April 2010, the Community Infrastructure Levy (CIL) Regulations came into force which made it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all the following tests set out in Regulation 122(2):

- i. necessary to make the development acceptable in planning terms;
- ii. directly related to the development;
- iii. fairly and reasonably related in scale and kind to the development.

7.2. With regard to the Mayoral and Hillingdon CIL payment, the application would attract the following payments to contribute to local infrastructure as set out in the relevant Mayoral CIL schedule and Hillingdon's Local CIL schedule:

- Existing dwellings (GIA): 482sqm
- Proposed development overall floorspace (GIA): 1784sqm
- Total net increase: 1302sqm

1302 x £35 = £45,570 Mayoral CIL contribution

1302 x £95 = £123,690 Hillingdon CIL contribution

Total CIL contribution =£169,260

7.3. The CIL form submitted with this application confirms the Mayoral and Hillingdon CIL payment applicable for this application scheme payable on implementation of the development (subject to indexation).

8.CONCLUSION

- 8.1. In conclusion, it is considered that the application scheme for the demolition of the existing two dwellings and erection of a building to provide 8 flats fully accords with the latest national planning policy sustainable development, design and housing objectives within the NPPF, the recently published Mayoral Housing Strategy, as well as Hillingdon Policies. The proposed development will make efficient and positive use of an underutilised suburban site in this area of mixed scale and residential character.
- 8.2. The new residential units, albeit modest in number, will help deliver an important contribution towards Hillingdon's increased housing land supply demand of 559 dwellings per annum as detailed in the London Plan and Hillingdon's Local Development Framework, which recognises the importance of previously developed sites in delivering housing land supply.
- 8.3. The flatted form and 'Arts and Craft' design of the proposed development is entirely consistent and complementary to the character and appearance of both flatted blocks and the design vernacular of local houses generally, in terms of height, design and scale and appropriate given the scale of other three storey flatted blocks in the immediate locality. The proposed retention of (non)protected trees and soft landscaping and existing and proposed boundary treatment to the application site would also enhance the site and streetscene along Sandy Lodge Way.
- 8.4. The proposed scheme is compliant with parking standards as set out in the Hillingdon Local Plan. The accessible location of the site, within walking distance of shops, services and public transport links reinforces the sustainable development credentials of the proposed scheme which should encourage non-vehicular trips by public transport, walking and cycling.
- 8.5. Through Mayoral and Hillingdon CIL contributions, the proposed scheme will support the provision of important local infrastructure.

- 8.6. The proposed siting, high quality appearance and retention of trees surrounding the development will ensure that existing and future residential amenity will be enhanced and fully protected, whilst comfortably meeting amenity standards onsite in accordance with the aims of Hillingdon's Saved Unitary Development Plan Policies as well as the Design and Accessibility Statement SPD. All of the flats will exceed minimum internal space standards and Lifetime Homes Standards. The proposed block respects the 45° code to ensure that there is no adverse loss of privacy or overbearing effect. The proposed layout will not have a detrimental impact on the occupants of adjacent residential property's living conditions.
- 8.7. Based upon the detailed planning and design assessment presented in support of this scheme, the applicant contends that the case in support of the redevelopment of this previously developed site is compelling and that the scheme should be supported by the Council and planning permission granted.

APPENDIX 1: PROPERTIES ON SANDY LODGE WAY

Sandy Lodge Way

Total Number of Properties: 62

Number of Flatted Developments: 5





APPENDIX 2: EXTERNAL MATERIALS

SCHEDULE

		External Materials Schedule	
		Project	Northwood, Sandy Lodge Way
Materials		Plot Numbers	
Item	Spec/Manufacturer	1-8	
Brickwork Below DPC	Spec/Manufacturer & Colour/Finish	Ibstock, Leicester Red or similar	
Plinth	Spec/Manufacturer & Colour/Finish	Terca, Whitton Multi or similar	
Brickwork Above DPC	Spec/Manufacturer & Colour/Finish	Terca, Whitton Multi or similar	
Contrasting Feature Brick	Spec/Manufacturer & Colour/Finish	Ibstock, Leicester Red or similar- Chimney Detailing,	
Mortar	Spec/Manufacturer & Colour/Finish	Natural, Bucket Handle Finish	
Windows	Spec/Manufacturer & Colour/Finish	Slimline UPVC, White	
Fascia & Bargeboards	Spec/Manufacturer & Colour/Finish	Softwood, Stained Black	
Roof Tiles	Spec/Manufacturer & Colour/Finish	Marley Eternit Plain Concrete or similar, Natural Red	
Ridges & Hips	Spec/Manufacturer & Colour/Finish	Bonnet Hips & Half Round Ridges to match main roof	
Rainwater Goods	Spec/Manufacturer & Colour/Finish	UPVC, Black	
Dormer Window Construction	Spec/Manufacturer & Colour/Finish	Traditionally Constructed, fascias to match main fascias, tiles to match main roof	
Front Entrance Door	Spec/Manufacturer & Colour/Finish	fully glazed	
External Works			
Adopted Access Road	Spec/Manufacturer & Colour/Finish	Tarmac, Black	
Parking Areas	Spec/Manufacturer & Colour/Finish	Marshalls Tegula Priora Traditional	
Pathway & Patios	Spec/Manufacturer & Colour/Finish	Eastlands Grey Indian Sandstone or Similar	
Fences	Spec/Manufacturer & Colour/Finish	1.8m Closeboard Fence	
Front Boundary Wall	Spec/Manufacturer & Colour/Finish	2m high brick piers with stone caps, 0.8m high brick wall with black metal railings	

