

Planning, Design & Access Statement

Land adjacent to 39 Southcote Rise,
Ruislip,
HA4 7LN

Construction of 2 x 2-bed houses with associated refuse, recycling, cycle
storage and car parking

December 2019

London Borough of Hillingdon

1. Introduction

This Planning, Design & Access Statement has been prepared to support the application by Lagom Church Road Limited for the development of the site. The proposal involves the construction of two 2-bed houses and bringing into use what is currently vacant and unused land. Within this statement it is demonstrated that the proposals have been well considered and represent a true form of sustainable and efficient development, in accordance with Local, Regional and National Planning Policy.

2. Material Planning Considerations

Principle of Development

- 2.1 The site lies within an established residential area and pre-application advice confirmed there would be no objection to residential use, subject to all other material planning considerations.
- 2.2 The NPPF requires local authorities to boost significantly the supply of housing (paragraph 47). Housing applications should be considered in the context of the presumption in favour of sustainable development with the aim of delivering a wide choice of high quality homes and opportunities for home ownership, creating sustainable, inclusive and mixed communities (paragraphs 49 & 50). Paragraph 118(d) states that planning decisions should 'promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing'.
- 2.3 At the time of the pre-application, the application site was part of the rear garden of 39 Southcote Rise. However since then, the land has been separated from 39 Southcote Rise by the previous owners and sold to the applicant. 39 Southcote Rise is owned by an unknown third party and is entirely separate from the application site, with a new boundary having been constructed. The site, therefore, whilst formerly being garden land, now has no opportunity to be used as garden. The application accordingly results in no loss of garden space, and is in fact bringing into use land which is now vacant and disused.

Design

- 2.4 London Plan requires 2-bed 3-person houses to have a minimum GIA of 70 sqm. The proposed houses are 80.66 sqm so comfortably exceed the minimum standards.
- 2.5 Each property will have a private rear garden of 60 sqm which complies with the requirement set out in HDAS.
- 2.6 Concern was raised during pre-application regarding the level of built form and hard-standing. In response, the scheme has been significantly amended and reduced in scale. The pre-application scheme was for two 3-bed houses with integral garaging, totaling 282 sqm. The scheme is now for two 2-bed houses totaling 161 sqm. As a result, the built form is significantly reduced and it is considered that no detrimental impact is made on the character, appearance and residential area as a whole.

- 2.7 The applicant notes that the land is currently vacant and unused and is making no contribution to the amenity of the area. A carefully landscaped plot will result in a more beneficial addition to the outlook of the local area.
- 2.8 The proposed semi-detached houses are very similar in size and design to the prevailing housing found on Westcote Rise, Southcote Rise and Orchard Close. They also contain similar design features such as bay windows and arch detailing over the front entrances, whilst maintaining the feeling of openness with acceptable distances between buildings. Therefore, the proposed houses harmonise well with the local area.

Amenity

- 2.9 Policies OE1, OE3 and BE24 of the Hillingdon Local Plan (November 2012) require the design of new developments to protect the amenity and privacy of neighbouring dwellings. Also, the proposed development should not result in a significant loss of light, loss of outlook or sense of dominance in accordance with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).
- 2.10 The pre-application advice confirmed that the degree of separation between properties was sufficient and a similar relationship is maintained in this application. The overall height proposed is the same as the surrounding dwellings and so it is not considered this would significantly impact on the amenity of neighbouring dwellings.
- 2.11 The proposed windows to the rear first floor level serve a bathroom and a dressing area and therefore are not considered primary habitable areas. Furthermore, the windows do not overlook any sensitive parts of neighbouring gardens such as rear patios. As a result, no undue overlooking is created at the rear.
- 2.12 The distance between the proposed units and existing properties is more than 15m and so complies with HDAS Residential Layouts document. It is therefore accepted that the proposed dwellings would not result in an unacceptable impact on the existing properties in terms of over dominance, loss of light, loss of outlook and loss of privacy.
- 2.13 No windows are proposed in the side elevations, whilst the windows on the front elevation will have an outlook of the general street scene. Therefore, no direct overlooking into any of the neighbouring properties is created.

Highways

- 2.14 Each house would have one parking space accessed from newly created cross-overs which meets planning requirement. Each space would be 4.8m long and 2.4m wide as per policy, and there would be in excess of 150mm clear area in front of the spaces to allow enough visibility to drivers.

Landscaping, Refuse and Recycling

- 2.15 The plans illustrate that in excess of 25% of the front will be soft landscaped in line with the requirements of adopted guidance.
- 2.16 The accompanying tree report confirms that there are no trees of any merit on the site, nor are any of the trees subject to TPOs. It is proposed that the existing low-merit

vegetation be removed and replaced with a considered and sustainable landscaping scheme which will enhance and benefit the amenity of the area

- 2.17 The plans show that each property would have the benefit of two secured cycle spaces as well as appropriate facilities for the storage of refuse and recycling.

3. Conclusions

- 3.1 The site is in a sustainable location and lies within the defined built up area. Therefore, the principle of new residential development is acceptable. The scheme will make a sustainable contribution to the provision and improvement of the Borough's housing stock in accordance with the NPPF, the London Plan and the Council's housing and planning policies. It will bring into use under-utilised land, as identified by the NPPF, and deliver two high quality starter homes to the Borough on land which will otherwise remain vacant and unused.
- 3.2 The proposed dwellings are of high quality and very much in keeping with the surrounding area. They sit comfortably within the plot size, meeting all planning requirements and therefore demonstrating appropriate development in terms of location, plot and proposed living arrangements. It is considered that no harm is caused to neighbouring properties and there is no detrimental impact on character, appearance and the residential area as a whole.
- 3.3 The scheme is in full accordance with the requirements of NPPF and the Local Plan. There are no other material considerations which weigh against the scheme, and planning permission should accordingly be granted.