

DESIGN & ACCESS STATEMENT

25A NORFOLK ROAD, UXBRIDGE, UB8 1BL

MAY 2023



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1.0 Introduction

This design and access statement has been prepared by The White House Design Ltd on behalf of the applicants and owners of Land Adjacent to 25A Norfolk Road, Uxbridge, UB8 1BL. In support of validation of the planning application 75552/APP/2021/431. This document should satisfy as a Design and Access Statement.

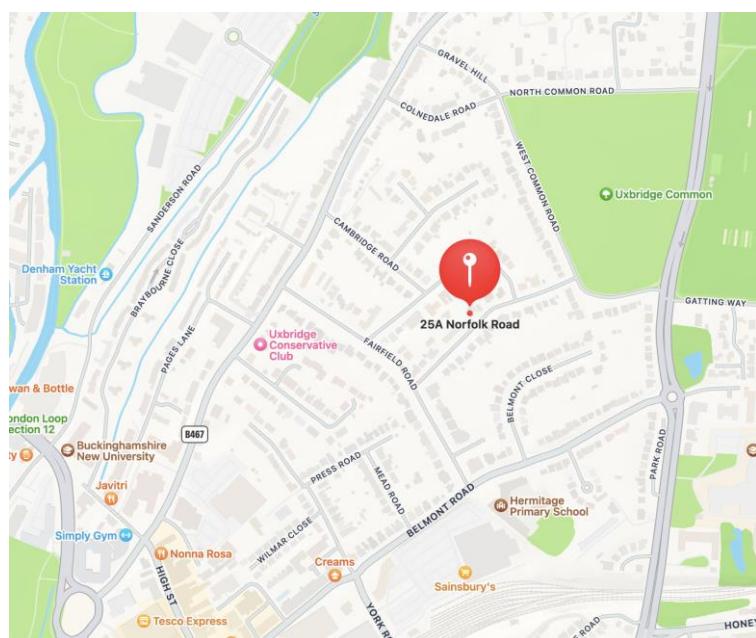
Description: Erection of a detached two storey 3-bed dwelling with habitable roof-space, associated parking and amenity space.

2.0 Location

The application site is garden land, located on the northern side of Norfolk Road. Further north is Uxbridge Common which is large green attractive green space. The character and appearance of the street comprises of a mixture of two storey detached / semi-detached dwellings which feature pitched tiled roofs and brick exterior finishes. The dwellings also feature front projection bays to the front and benefit from modest front gardens which provide off-street car parking. The applicant site benefits from a previously approved planning application (Application Reference 75552/APP/2021/431) that we have matched in footprint but enhance to better fit the neighbouring approval and street scene.

Furthermore, a planning application immediately adjacent to this proposal was recently approved, the neighbouring development to the west of the site (Application Reference 75552/APP/2023/809) is a very similar scheme to what we are proposing. Therefore, creating two new characterful developments which will match each other's design.

Further the west of the site is a two-storey block of flats which features a white rendered finish, a pitched tiled roof and balconies to the front. Adjacent to the east of the site is 25A Norfolk Road, a detached, two storey house built of brick construction with wooden panels to its front elevation and an integral garage. The site is identified as being located within the North Uxbridge Area of Special Local Character.



Site Location



Location Plan

3.0 Planning History

1. Previously approved plans ref: 75552/APP/2021/431 for the erection of a detached two storey 3 bedroom dwelling house with associated amenity space and car parking. Approval dated: 02.02.2021
2. Neighbouring site has recently been approved planning for a very similar development to our proposal ref: 75552/APP/2023/809. Approval date: 17.03.2023

The new proposal will be in keeping with the street scene and the proposed new development on the neighbouring site. The ridge height will be at the slightly lower level of the approved neighbouring site, and will match the design, aesthetic and materials of said development. Overall foot print will remain almost identical to that which has been previously approved.



Existing Site Plan



Proposed Site Plan



Elevations in context showing minor amendment to proposal

4.0 Parking, Access and Landscaping

2 off street car parking spaces provided with level access.

We have included adequate provision of landscaping to the front which will help to integrate the proposed dwelling with the rest of the street scene.

5.0 The Principle of Development

The National Planning Policy Framework (NPPF) supports the delivery of homes, confirming that local authorities should, through their Local Plans, demonstrate how housing targets and objectives will be met. Particular emphasis is given to housing delivery over the next five years, but authorities are also required to consider growth beyond this

Local Plan Part 1 Policy H1 gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

Policy 3.3 of the London Plan seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that in achieving housing targets, full account must be given to other policy objectives.

Policy H2 of the draft London Plan states that there is an importance on small site (sites with a site area of less than 0.25 hectares) in delivering new homes.

As the proposed site currently forms part of the garden of 14 Cornwall Road Local Plan Part 2 Policy DMH 6 is relevant to the assessment of the application.

The policy states:

Policy DMH 6: Garden and Backland Development

There is a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- i) neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- ii) vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- iii) development on backland sites must be more intimate in mass and scale and lower than frontage properties; and
- iv) features such as trees, shrubs and wildlife habitat must be retained or re-provided.

For clarity each of the principles of DMH 6 is answered in order below:

- i.* Section 7.1 of the officer report for application 75552/APP/2020/1351 states “*Overall it is considered that the proposed house would not cause harm to the amenity of nearby residents.*” It should be noted that the revised proposal does include a change in the location of the building within the site therefore the distances between the new and existing properties have not been compromised. As such the officers comments on the impact to neighbouring amenity should remain the same.
- ii.* As with the impact on neighbour amenity, access and parking was not raised as an issue. Section 7.2 of the Officer report states “*It is proposed to provide a new detached 4 bedroom residential unit. The maximum standard requires 2 spaces and this is to be provided on the frontage. The quantum and arrangement are therefore considered satisfactory. The creation of a vehicular crossover in this location is considered to be acceptable in principle.*” This remains unchanged and therefore no concerns should be raised.

6.0 Conclusion

Taking the above points into consideration the proposal complies with all of the sections within the Garden Land policy DMH6 and the principle of developing the site should be considered acceptable. Finally, the proposal for one new dwelling on this site is considered to comply with the policies set out above and in particular the London Plan Policies relating to the development of new homes on small sites. Furthermore, this application is tweaking an approved plan, improving the characteristics of the building and geared towards matching the approved plans on the neighbouring site.