



Project Management



Planning Consultants



Building Surveyors



Disabled Access
Consultants

Planning Statement

Tuscany
Oak Glade
Northwood

Prepared on Behalf of: Karanios Ltd

Ref: 15271

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Executive Summary

Evans Jones Ltd have been instructed by Karanios Ltd to submit an application for the demolition of the existing dwelling and erection of a 6-bedroom replacement dwelling. The application site is within the boundary of the London Borough of Hillingdon.

The development is acceptable in principle by virtue of being a replacement dwelling. This will ensure that there is no net impact on the housing supply for the Council and will make effective use of previously developed land.

The design principles of the development meanwhile, through utilising a similar style and materials as the existing dwelling, will ensure that the identity and character of the area is retained through the development. Furthermore, by ensuring that this identity is retained, the development will be acceptable in respect of being located in an Area of Special Local Character through reflecting the character of the area. The amenity for both existing and future occupiers has been carefully considered in respect of the proposed design. The new dwelling will ensure ample internal and external amenity space for any future occupiers, whilst not compromising the amenity of the neighbouring dwellings.

Additionally, as the proposed dwelling contains a basement area, flood risk is a factor for consideration. As demonstrated by the Flood Risk Assessment submitted alongside this application, the development will not result in any undue flood risk. Ecologically meanwhile, measures have been proposed to minimise the effects that any loss of trees would have and to reduce the risk that the demolition of the existing dwelling would have on the bat population of the area.

The proposal is acceptable in principle complying with the relevant Development Plan policies. This statement has assessed all the other relevant planning considerations and found that the scheme is fully compliant with the development plan and other material policy considerations, including national policy and the pursuit of sustainable development.

1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of the full planning application seeking permission for the demolition of the existing dwelling and erection of a replacement 6-bedroom dwelling.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to, *inter alia*, design, heritage, amenity, highways and transportation, flood risk and ecology impacts.
- 1.3 The application submitted comprises the following plans and documents.
- Location Plan – Drawing No. P101
 - Existing Block Plan – Drawing No. P102 Rev. D
 - Proposed Block Plan – Drawing No. P103 Rev. D
 - Existing Plans and Elevations – Drawing No. P201
 - Proposed Plans and Elevations – Drawing No. P202 Rev. C
 - Proposed Basement Plan – Drawing No. P300 Rev. B
 - Proposed Ground Floor Plan – Drawing No. P301 Rev. C
 - Proposed First Floor Plan – Drawing No. P302 Rev. C
 - Proposed Second Floor Plan – Drawing No. P303 Rev. C
 - Proposed Roof Plan – Drawing No. P304 Rev. A
 - Proposed Front and Rear Elevations – Drawing No. P401 Rev. A
 - Proposed Side Elevations – Drawing No. P402 Rev. A
 - Existing and Proposed Street Scene – Drawing No. P403
 - Flood Risk Assessment
 - Daylight, Sunlight and Overshadowing Assessment
 - Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
 - Preliminary Roost Assessment
 - Schedule of Materials
 - Car Lift Details
- 1.4 This statement should be read in conjunction with the plans and documents that make up the application as a whole.

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at Tuscany, Oak Glade, Northwood, HA6 2TY. The site is within the area of London Borough of Hillingdon Council, hereafter referred to as the LPA.
- 2.2 The site comprises a two-storey, four bedroom dwelling, with numerous oak trees present at the rear of the property. These trees are protected by virtue of a Tree Preservation Order. The site also benefits from a large rear garden, which slopes considerably, whilst the front garden of the property is of a minimal size. The site is within a small residential cul-de-sac, with other residential dwellings to the east and west of the site. The site in its context can be seen in Figure 1 below.



Figure 1 - Site Location (taken from Google Maps)

- 2.3 Vehicular access to the site is currently obtained via Copse Wood Way, which connects onto Oak Glade. Copse Wood Way connects onto the A404 which in turn links into the wider Northwood area, along with providing further connections to the Ruislip, Harrow and Eastcote areas. A network of public footpaths and bridleways through Ruislip Woods are also in close proximity to the site. These are detailed in Figure 2 below, which comprises an extract from

the LPA's Definitive Map for public rights of way.

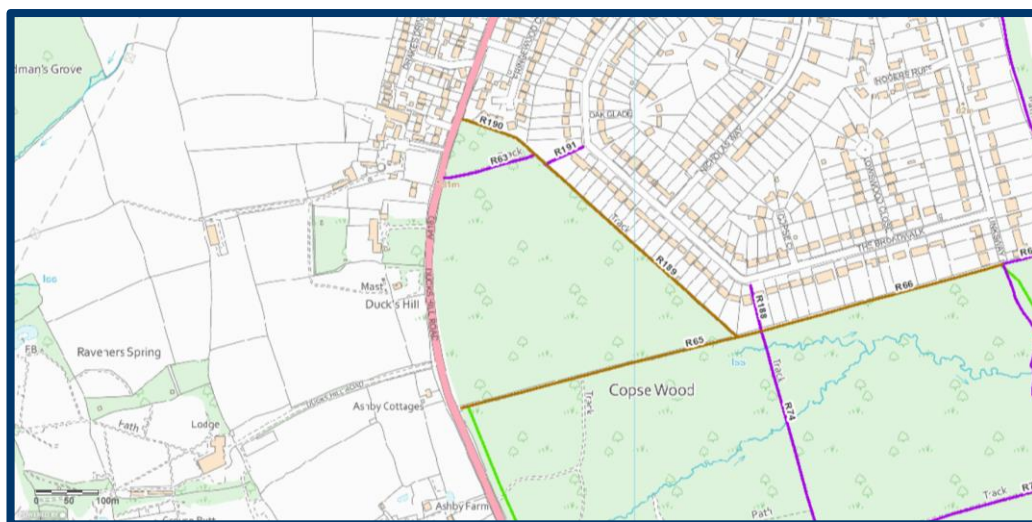


Figure 2 - Extract from Definitive Map for Public Rights of Way

- 2.4 The closest public transport route to the site is located north along Copse Wood Way, circa. 900 metres away, the stop identified as Links Way on Google Maps. There are further bus stops within the local area with various services to the wider locality. Further afield from the site, the London Underground station of Northwood is located circa. 2km away. This station services the Metropolitan line between Amersham and Croxley, via Harrow, Euston Square and Kings Cross St Pancras.
- 2.5 The character of the area is primarily residential, with the site being located within a cul-de-sac within Northwood. Along with the residential character of the area, there are wooded areas in close proximity to the site. These take the form of both smaller wooded areas surrounding Oak Glade and the Site of Special Scientific Interest Ruislip Woods located circa. 250 metres from the site. Ruislip Woods is also located within a designated Green Belt and is a Nature Conservation Site of Borough Grade I Importance.
- 2.6 The site itself is not within a Green Belt, Area of Outstanding Natural Beauty or Conservation Area, but is located within an Area of Special Local Character. Furthermore, the site is located within Flood Zone 1, indicating a low risk of flooding. The most recent 5 year housing supply document, dated December 2019, confirms that the LPA has a 6.22 year housing supply.

3. DEVELOPMENT PROPOSAL

- 3.1 The application seeks planning permission for the replacement of the existing dwelling with a two-storey, 6-bedroom dwelling. Due to the rear garden for the existing dwelling being located on a slope, the profile of the land is sufficient for the creation of a basement within the new dwelling. The proposed dwelling will be of a greater size than the existing dwelling with the rear elevation of the proposed dwelling being wider than the front elevation. The proposed site layout is shown below in Figure 3.

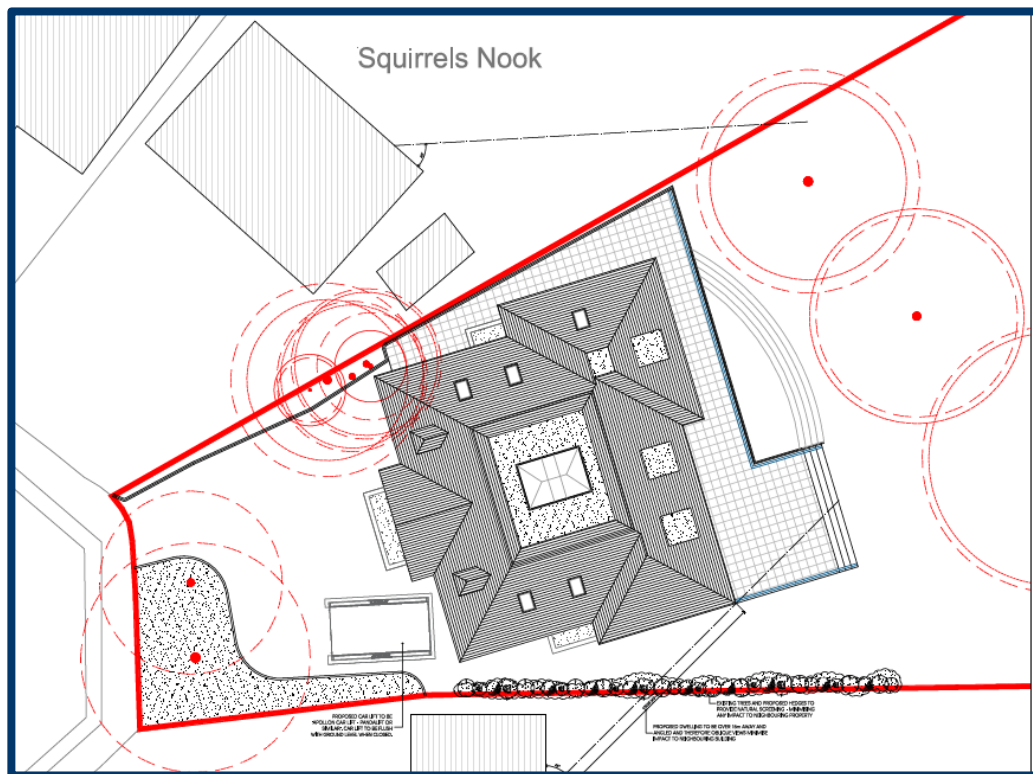


Figure 3 - Proposed Site Layout (extracted from submitted plans)

- 3.2 The proposed dwelling will be of a similar height to the existing dwelling, with the main differences being related to the footprint of the dwelling. Additionally, the current step down between the dwellings is being retained. In terms of the architectural style of the area, the proposed dwelling will be more consistent with the surrounding properties than the existing dwelling. This is demonstrated through the existing and proposed street scene drawings, as shown in figure 4.



Figure 4 - Existing and Proposed Street Scene

- 3.3 Figure 4 also demonstrates that the proposed dwelling is noticeably wider than the existing, with this allowing for a greater level of habitable space for any potential occupants. Additionally, dormer windows will be present in the roof, to allow for adequate sunlight to enter the bedrooms on the second floor. The main access point into the dwelling meanwhile will be at the centre of the front elevation, demonstrating a more defined frontage for the proposed dwelling.
- 3.4 In terms of the footprint of the building, the proposed dwelling will have a greater footprint than the existing dwelling, with the rear footprint of the dwelling being wider than the front. The front of the proposed dwelling being smaller is to ensure that it aligns with the site area, with Figure 3 above showing that the site has a smaller frontage. There will be minimal areas where the proposed ground floor has a greater area than the above ground floors, ensuring that there is a consistent footprint for the proposed dwelling.
- 3.5 The proposed dwelling will serve to make the dwelling more in keeping with the scale of the surrounding dwellings, in terms of the overall size of the dwelling and the level of floorspace.
- 3.6 In terms of the materials that are proposed for the dwelling, these will be in keeping with both the existing dwelling and the neighbouring dwellings. Alongside this, the proposed dwelling will not result in the loss of light to adjacent dwellings and the distance between the dwelling and the site boundaries will be a minimum of 1.5 metres, increasing to over 3 metres with

Squirrels Nook and over 4 metres with Cobwebs.

- 3.7 Within the front garden space, it is proposed to include a car lift to provide for basement car parking. The car lift will only provide access to the basement level and will not be able to extend above ground level. The car lift will comprise a Panda Atlant lift. The lift will not be used in a position above ground level, to avoid suggesting a commercial appearance for the lift.
- 3.8 Alongside the garage, the basement area will include private amenity areas for the dwelling, comprising a lounging area with bar and snooker table; infinity pool; gym and sauna.

4. PLANNING HISTORY

4.1 A review of the Council's online planning register shows the following applications and appeals which are of relevance to this application:

- 53678/APP/1999/2246
- 53678/99/0165
- Appeal APP/R5510/A/09/2115126
- Appeal APP/R5510/A/10/2139797
- 15845/APP/2017/2383

4.2 Applications 53678/APP/1999/2246 and 53678/99/0165 both involved the erection of dwellings following the demolition of the existing dwellings at the site, along with neighbouring dwelling. Both of the applications involved the number of new dwellings being double that of the ones that were proposed to be demolished. Both of the applications were refused and no further details of the applications are available on the LPA's website. These applications are of relevance as Tuscany is one of the properties proposed to be demolished as part of the proposed developments.

4.3 At 29a Linksway, Northwood, planning permission was given, via appeal (Ref: APP/R5510/A/09/2115126), for the construction of a basement car park and car elevator. The Council had refused permission on the basis of impact on the host dwelling, character of the area having particular regard to the areas special character. The Inspector concluded that the proposal would not harm the character of the area and to ensure this imposed appropriate conditions. Furthermore, the Inspector noted that, in isolation, the car lift would not necessarily appear alien and out of character with the host dwelling and the surrounding area. The Inspector did share concerns that, if a vehicle were parked on the raised upper deck of the elevator, a commercial flavour to the locality could be introduced, but stated that this is a matter that could be addressed by conditions.

- 4.4 A further appeal decision of relevance is APP/R5510/A/10/2139797 at 85 Copse Wood Way, Northwood. The appeal was allowed for a replacement dwelling. The Inspector found that the proposed dwelling would not be harmful to character to the area or the amenity levels of the adjacent dwellings.
- 4.5 Application 15845/APP/2017/2383 was for the demolition of the existing building and erection of a two-storey, 7-bed detached dwelling with habitable roof space at 23 Linksway, Northwood. Whilst this application does not relate to the site itself, it does have relevance in relation to how the LPA have determined prior applications related to replacement dwellings in the Northwood area. The development in question was deemed not to represent an unneighbourly form of development, in relation to the amenity of the neighbouring dwellings and would complement the character of the local area and the surrounding Area of Special Character. The plans for the existing and proposed dwelling in relation to this application are included in figures 4 and 5 below.



Figure 5 - Existing Elevations for Application 15845/APP/2017/2383

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

- 5.2 The Development Plan policy context for the site and the surrounding area is provided by the Local Plan: Part 1 – Strategic Policies, adopted November 2012 (Local Plan Part 1) and the Local Plan: Part 2 – Development Management Policies, adopted January 2020 (Local Plan Part 2). Whilst there are other documents that comprise the Development Plan, these are the ones of relevance to the determination of this application.

- 5.3 The policies that are of relevance to this application are:

- Policy H1 – Housing Growth (Local Plan Part 1)
- Policy HE1 – Heritage (Local Plan Part 1)
- Policy BE1 – Built Environment (Local Plan Part 1)
- Policy T1 – Accessible Local Destinations (Local Plan Part 1)
- Policy DMH1 – Safeguarding Existing Housing (Local Plan Part 2)
- Policy DMHB5 – Areas of Special Local Character (Local Plan Part 2)
- Policy DMHB14 – Trees and Landscaping (Local Plan Part 2)
- Policy DMHB16 – Housing Standards (Local Plan Part 2)
- Policy DMHB17 – Residential Density (Local Plan Part 2)
- Policy DMHB18 – Private Outdoor Amenity Space (Local Plan Part 2)
- Policy DMT1 – Managing Transport Impacts (Local Plan Part 2)
- Policy DMT2 – Highways Impacts (Local Plan Part 2)
- Policy DMT5 – Pedestrians and Cyclists (Local Plan Part 2)

- Policy DMT6 – Vehicle Parking (Local Plan Part 2)
- Policy DMHD3 – Basement Development (Local Plan Part 2)

- 5.4 Policy H1 states that the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.
- 5.5 Policy HE1 notes that the locally recognised historic features of the area, such as Areas of Special Local Character, will be conserved and enhanced.
- 5.6 Policy BE1 requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods. The policy says this is to be achieved partly through high quality design of development which is appropriate to the identity and context of Hillingdon.
- 5.7 Policy T1 states that all development should encourage access by sustainable modes and include good cycling and walking provision.
- 5.8 Policy DMH1 says that the net loss of self-contained housing will be resisted unless the housing is replaced with at least equivalent residential floorspace.
- 5.9 Policy DMHB5 states that new development within Areas of Special Local Character should reflect the character of the area and its original layout. It also states that the replacement of buildings which positively contribute to local character should be resisted.
- 5.10 Policy DMHB14 states that all development will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit. It further states that planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees. Where the tree survey identifies trees of merit, tree root protection areas and an arboricultural method statement will be required to show how the trees will be protected.
- 5.11 Policy DMHB16 confirms that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. All residential development should meet or exceed the most up to

date internal space standards. For a three-storey, 6 bedroom property the minimum internal space standard is 129 square metres.

- 5.12 Policy DMHB17 confirms that residential development will be expected to meet habitable room standards.
- 5.13 Policy DMHB18 confirms that residential development with four or more bedrooms needs to have private outdoor amenity space of at least 100 square metres. The policy also states that any ground floor and/or basement floor unit that is non-street facing should have a defensible space of not less than 3 metres in depth in front of any window to a bedroom or habitable room. However, for new developments in Conservation Areas, Areas of Special Local Character or for developments, which include Listed Buildings, the provision of private open space will be required to enhance the street scene and the character of the buildings on the site. It further states that the design, materials and height of any front boundary must be in keeping with the character of the area to ensure harmonisation with the existing street scene.
- 5.14 Policy DMT1 notes that development proposals will be required to meet the transport needs of the development and address its transport impacts in a sustainable manner. This includes ensuring development is accessible to public transport or cycling networks and has no significant adverse transport or associated air quality and noise impacts on the local and wider environment, particularly on the strategic road network.
- 5.15 Policies DMT2 and DMT5 focus on the transport requirements for dwellings. Policy DMT2 states that development must ensure safe access to the highway network, and not contribute to the deterioration of air quality, noise, local amenity or the safety of the road network. Policy DMT5 meanwhile states that development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network.
- 5.16 Policy DMT6 states that all development must comply with the parking standards set out within the Local Plan Part 2. The standards set out that each dwelling requires two vehicular parking spaces and, for dwellings with three bedrooms or more, two cycle parking spaces.

- 5.17 Policy DMHD3 notes that, when determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. Such development will only be permitted where it does not result in flooding or ground instability.

National Planning Policy Framework

- 5.18 The National Planning Policy Framework (the Framework) was revised on 19th February 2019. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.
- 5.19 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means *"approving development proposals that accord with an up-to-date Development Plan without delay"* or *"where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole."*
- 5.20 The Framework defines the three overarching objectives of sustainable development as:

An Economic Objective – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

A Social Objective – *to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being;*

An Environmental Objective – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.21 These objectives should be delivered through the preparation and implementation of plans and the application of policies in the Framework; they are not criteria against which every decision can or should be judged. Planning decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.
- 5.22 Paragraph 212 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.23 Paragraph 213 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.
- 5.24 Section 9 of the Framework focuses on the promotion of sustainable transportation. Paragraph 109 states *“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”*
- 5.25 Section 11 of the Framework focuses on making effective use of land.

Paragraph 117 states *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land.”*

- 5.26 Paragraph 122 states *“Planning policies and decisions should support development that makes efficient use of land, taking into account: a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and e) the importance of securing well-designed, attractive and healthy places.”*
- 5.27 Section 12 of the Framework provides context to design within planning. Paragraph 124 states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*

Other Material Policy Consideration

- 5.28 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the other material policy consideration is The London Plan. This sets out the overall strategic plan for the 32 boroughs of London. The policies within the London Plan that are of relevance to this application are as follows:
- Policy 3.5 – Quality and Design of Housing Developments
 - Policy 3.14 – Existing Housing

- Policy 7.21 – Trees and Woodlands

- 5.29 Policy 3.5 states *“The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children, disabled and older people.”*
- 5.30 Policy 3.14 states *“Loss of housing, including affordable housing, should be resisted unless the housing is replaced at existing or higher densities with at least equivalent floorspace.”*
- 5.31 Policy 7.21 states *“Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of ‘right place, right tree’. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.”*

Appropriate Weight

- 5.32 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, full weight is given to the Local Plan Part 1 and Local Plan Part 2 as they form the Development Plan.
- 5.33 As it forms the basis of Government policy for planning applications, a high degree of weight should be given to the policies of the Framework. Since it does not form part of the Development Plan, moderate weight can be given to the London Plan.

6. PLANNING CONSIDERATIONS

- 6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to principle of development, design, heritage, amenity, highways and transportation, flood risk and ecology impacts.

Principle of Development

- 6.2 The main policy considerations relating to the principle of development are set out by policy DMH4 of the Local Plan Part 2 and policy 3.14 of the London Plan, along with paragraph 117 of the Framework. Both of the policies make it clear that the loss of existing dwellings is to be avoided, except where they are to be replaced by dwellings of at least equivalent floorspace.
- 6.3 As is confirmed in the plans submitted alongside this application, the proposed replacement dwelling will exceed the floorspace that is present for the existing dwelling. Furthermore, by increasing the floorspace, a greater number of bedrooms will be provided in the dwelling, increasing to 6 bedrooms.
- 6.4 Whilst the existing dwelling will be lost, the erection of a replacement dwelling, which will provide accommodation for a greater number of people than the existing dwelling, will ensure that there is no net impact on the housing level for the LPA.
- 6.5 The development is also acceptable in accordance with paragraph 117 of the Framework. This paragraph encourages efficient use of land in relation to housing development. By promoting housing development on previously developed land, along with ensuring safe and healthy living conditions (as will be confirmed later on in this statement), the development is acceptable in accordance with the Framework.
- 6.6 Through the development being for a replacement dwelling, with a greater level of floorspace than the existing dwelling, the development is acceptable in principle in accordance with the Local Plan Part 2, London Plan and the Framework.

Design and Character

- 6.7 As the development will result in the erection of a new build dwelling, it is important to understand the design implications of the development. This is particularly important in respect of policy BE1 of the Development Plan and policy 3.5 of the London Plan, along with the design principles established in the Framework.
- 6.8 As the Development Plan and London Plan note, new development should enhance the area in which it is located, taking into account the physical context, local character and identity of Hillingdon. As the development in question will be in a similar style to the existing building, and by extension the surrounding residential dwellings, the styling of the building will respect the context, character and identity of the area, in line with the Development Plan and the London Plan.
- 6.9 The street scene drawing demonstrates that the overall design of the building is similar to the surrounding properties, particularly in respect of the frontage. The proposed design of the building meanwhile will be of high quality, as is demonstrated in the submitted drawings. Additionally, the materials that will be utilised for the replacement dwelling will be the same as those for the existing dwelling. As the materials utilised will be the same for the proposed dwelling as the existing, the design context of the area that is provided through the materials will be retained as a result of the development.
- 6.10 For the roof design meanwhile, the crown roof proposed for the replacement dwelling is consistent with details in the surrounding area, including dwellings within the Oak Glade cul-de-sac. This in turn confirms that such roofs are acceptable with the site area.
- 6.11 As the details of the materials and the style of the replacement dwelling will be the same, strong design principles are demonstrated through the development, along with a clear goal of retaining the character, context and identity of the local area. This in turn confirms that the design of the development is acceptable in accordance with the Development Plan and the London Plan.

- 6.12 With regard to the proposed basement and the car lift, there are examples of neighbouring properties in the area with similar features. As previously stated, an application for a car lift was approved at 29a Linksway at appeal, with the Inspector noting that any issues with the car lift could be resolved at appeal. Furthermore, the properties 9a Linksway and 20 Linksway, amongst others, have basements included, confirming the acceptability of basements in the vicinity of the site.
- 6.13 Following on from the design impact of the development is the impact that it will have on the heritage of the area, particularly as it is located within a designated Area of Special Local Character. As policies HE1 and DMHB5 denote, new development within such areas should reflect the character of the area and its original layout and that the replacement of buildings which do not positively contribute to local character should be resisted.
- 6.14 As has been stated above, the new build elements will reflect the character of the area through the style, characteristics and materials of the building being similar to those in the surrounding area. With regard to the replacement element of the development, the existing dwelling does not have any significant features which positively contribute to the character of the area. By replacing the existing dwelling to ensure that it is more in keeping with the character of the area, the proposed dwellings will make a greater positive contribution to local character than the existing dwelling.
- 6.15 As the development is in keeping with the character of the area, combined with the development not resulting in the loss of a building that positively contributes to local character, the development is acceptable in respect of policies HE1 and DMHB5.

Amenity

- 6.16 In respect of the impact of the development on amenity, policies DMHB16 and DMHB18 all provide guidance as to how to judge development in this regard, alongside policy 3.5 of the London Plan. This relates not just to the amenity of the neighbouring dwellings but also the occupiers of the proposed dwellings.
- 6.17 Firstly, policy DMHB18 of the Development Plan and policy 3.5 of the London

Plan require an adequate level of open space for dwellings, with the Development Plan noting a requirement of at least 100 square metres. Whilst the proposed dwelling will be of a greater size than the existing dwelling, as the location plan and block plan confirm, there is still sufficient private garden space at the rear of the dwelling. This in turn provides adequate outdoor amenity space for any occupier of the proposed dwelling, in compliance with the Development Plan and London Plan.

- 6.18 The internal amenity of the dwelling meanwhile is covered by policy DMHB16, which requires all dwellings to provide an appropriate living environment, in compliance with the most up to date internal space standards. For 6 bedroom properties, the minimum standard is 129 square metres. The proposed dwelling will have a floor area of 1089 square metres, with 359 square metres of this area comprising the proposed basement. Therefore, the proposed dwelling complies with the space standards, ensuring that an appropriate living environment is provided for any future occupiers, in compliance with the Development Plan.
- 6.19 Aside from the amenity of the potential occupiers of a dwelling, the amenity of neighbours needs to be respected as well. The proposed dwellings ensure that the amenity of neighbours is respected through appropriate layout and orientation. This ensures that the development will not have a detrimental effect on the levels of daylight for neighbouring dwellings. This is confirmed by the Daylight, Sunlight and Overshadowing Assessment submitted as part of this application, which states that the proposed development will have a negligible impact on neighbouring dwellings in this respect. Additionally, the 45 degree rule has been complied with by the proposed development, as indicated by the sightline on the submitted plans, and the hedges and planting on site provide natural screening between neighbouring properties. There is also an existing detached garage at the property Squirrels Nook, as shown on the street elevation and block plan. This garage has a tall, hipped roof which further minimises any impact of the proposed development.
- 6.20 As such, by ensuring adequate amenity space both internally and externally, along with ensuring that the amenity of neighbouring dwellings is not detrimentally affected by the new dwelling, the development is acceptable in

accordance with the Development Plan and the London Plan.

Highways and Transportation

- 6.21 With regard to the impact of development on highways and transportation, policies T1, DMT1, DMT2, DMT5 and DMT6 of the Development Plan are to be complied with, along with the relevant sections of the Framework.
- 6.22 In terms of access to the site, there will be no changes to this access as a result of the development. No new access points are proposed and none will be removed. As such, the current level of accessibility to the site by car and sustainable transport methods will be retained. As there are no obvious issues with the existing access arrangements to the site, along with there being no obvious highway safety issues, the development is acceptable, in accordance with policies T1, DM1, DM2 and DM5. As there will not be an unacceptable impact on highway safety as a result of this development, with the impact being the same as the existing dwelling, the development is also acceptable in accordance with the Framework.
- 6.23 In terms of parking standards, the development proposes the addition of a garage within the basement area. Alongside space being provided in the external areas of the dwelling for parking, albeit not being defined in the drawings submitted with this application, the addition of the garage will allow for sufficient parking space for the dwelling, in accordance with policy DMT6.
- 6.24 Through there being minimal overall changes to the accessibility levels as a result of the development, along with the provision of dedicated parking spaces, the development is thus acceptable in regards to highways and transportation, in accordance with the Development Plan and the Framework.

Flood Risk

- 6.25 As the proposed dwelling includes a new basement area, the risk of flooding for the development needs to be assessed, in accordance with policy DMHD3 of the Local Plan Part 2. To ensure compliance with this policy a Flood Risk Assessment is submitted alongside this application.
- 6.26 As confirmed in the submitted plans and the Flood Risk Assessment, the

proposed basement will not feature sensitive rooms, such as living accommodation, and will not be a self-contained property. Additionally, the site is located within Flood Zone 1 and outside of the 1:30, 1:100 and 1:1000 year surface water flood events. Due to the low risk of flooding at the site the development complies with policy DMHD3 of the Local Plan Part 2.

- 6.27 Furthermore, post development, there will be an increase in the built footprint and impermeable hardstanding area at the site. The Flood Risk Assessment recommends that, to restrict site runoff rates, sustainable drainage systems are installed on site, so that the surface water runoff rate is as close to greenfield as practicable.
- 6.28 Since the development is in an area with a low risk of flooding, and suitable measures have been proposed to limit the surface water runoff rate, the development is suitable in respect of flood risk. Due to this, the development is acceptable in accordance with policy DMDH3.

Ecology and Trees

- 6.29 Due to the development being for a replacement dwelling, along with a number of trees present on site being protected by virtue of an area Tree Preservation Order, the impact of the development on the ecology of the area needs to be understood. As part of this, an Arboricultural Report and a Preliminary Bat Roost Assessment are submitted alongside this application. By demonstrating that there will be no negative impacts on the ecology of the area, the development is acceptable in accordance with policy DMHB14 of the Local Plan Part 2, policy 7.1 of the London Plan and the Framework.
- 6.30 Starting with the impact on trees, as confirmed in the Arboricultural Report submitted as part of this application, a total of 6 trees will need to be removed. Most of these trees are low value, but some are rear garden Oaks, to provide a usable rear garden space. Some of these trees are in raised planted and it appears that others were in raised planted, that have now been removed. Subsequently, the ground levels around these trees are uneven and practically unusable. Due to the number of trees currently present on site, the Arboricultural Report notes that replacement planting is not considered necessary. Furthermore, whilst an area Tree Preservation Order is in effect for

the wider area, the approval of this application covers any potential issues with the removal of the trees. To ensure that there are no issues in relation to the trees, a suitably qualified arboriculturalist will provide on-going supervision during the construction process. Furthermore, the arboricultural report confirms that the trees that will be retained are healthy and will tolerate the installation works.

6.31 As part of the development process, the following measures are proposed to mitigate any impact on the trees:

- All vulnerable areas will be separated from the working area by protective fencing and ground protection
- The existing building will be demolished using the 'top down, pull back' method

6.32 A Preliminary Roost Assessment is included alongside this application, which confirms that the building is categorised as having high bat roosting potential, considering the nature of the features recorded and connectivity of the site to the nearby woodland. The report recommends that a least three dusk emergence and/or dawn re-entry surveys should be undertaken during the appropriate season to determine the presence of bats. It further recommends, among other measures, that bat boxes be installed to provide replacement roosting habitat and lighting be carefully managed to limit the impact of light pollution on bats.

6.33 As measures have been fully undertaken to minimise the impact of the development on the trees and protected species of bats, the development is acceptable in accordance with Development Plan policy. This is mainly due to the mitigation measures that have been proposed which demonstrate a clear commitment to protecting the biodiversity of the area.

The Objectives of Sustainable Development

6.34 Paragraph 8 of the Framework sets out the three overarching objectives of sustainable development. These are independent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure new gains across each of the different objectives. As previously mentioned, these

objectives are economic, social and environmental.

An Economic Objective

- 6.35 Economically, the development will result in the employment of local firms, and in turn local residents, during the course of the demolition of the existing dwelling and erection of the new dwelling. Alongside the direct employment benefits that would be seen as a result of the development, economic benefits will also be generated towards companies that would supply the necessary materials for the construction of the dwelling, providing a direct cashflow into them and ensuring that there is a stable supply and demand structure during the course of construction.

A Social Objective

- 6.36 On a social level, the development will result in an improvement to the social standing of the area through allowing a greater number of people to live there. Furthermore, as there will be no net loss of dwellings, there will be no loss of any overall social cohesion in the area, thus allowing for potential long term benefits to the social experience of the residents.

An Environmental Objective

- 6.37 On an environmental level, the development is sustainable firstly through the measures proposed to minimise any impact on trees. Whilst some trees will be lost as a result of the development, most of these are of low value and, due to the high number of trees present in the local area, replacement planting is not deemed necessary. However, if appropriate, such replacement planting can be secured by way of condition.
- 6.38 Additionally, measures will be put in place to ensure that the development will have the minimum possible impact upon the trees that will be retained as part of the development. This in turn ensures that the overall environmental character of the area will be retained. Such measures have also been proposed in respect of the bat population of the area, which in turn ensures that the development is environmentally sustainable in respect of protected species.

7. SUMMARY AND CONCLUSIONS

- 7.1 The application seeks planning permission for the demolition of the existing building and erection of a replacement dwelling at Tuscany, Oak Glade, Northwood.
- 7.2 Being an application for a replacement dwelling where the floorspace is at least equivalent to that of the existing dwelling, the development is acceptable in principle. Furthermore, the development will be acceptable in terms of the impact on the character of the area, amenity, flood risk and ecology, with reports submitted alongside this application confirming this to be the case.
- 7.3 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 7.4 It is therefore urged that the Local Planning Authority grant planning permission for this sustainable development.

Mark Campbell
Principal Planner
DDI. 01242 531412
E. mark.campbell@evansjones.co.uk



Project Management



Planning Consultants



Building Surveyors



Disabled Access
Consultants

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