

D&A Statement incorporating Energy Statement
to accompany the Planning Application
for the development at

rear of 96 Bourne Avenue UB3 1QP

PROPOSAL:

Erection of a new 2 bed dwelling with associated parking & bin store.

APPLICANT:

Mr Khasria

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Revision (F)

1.0. INTRODUCTION

This Statement is prepared in support of a planning application for the proposed development. The purpose of this statement is to provide an analysis of the rationale behind the proposal, which will help form the basis for making sustainable decisions about the development.

2.0. SITE LOCATION

The application concerns the site at:

“land rear of 96 Bourne Avenue UB3 1QP”

The development site is located on the corner plot between Bourne Avenue and Clevedon Gardens. The site comprises the rear of an end of terrace dwelling. There is currently a masonry outbuilding in this location benefiting from an existing dropped kerb crossover for car access.

The surrounding area is predominantly residential and is made up of two storey terraces, which are set back from the main road and are finished in mixtures of brick, render and pebble dash. The terraces are set back from the road allowing for off road parking and/or landscaping.

3.0. PROPOSAL

The proposed works comprise:

Erection of a new 2 bed dwelling to replace the existing outbuilding.

The proposal consists of a double storey house to replace the existing outbuilding. The proposed two-storey building with an additional floor would offer better land use. The maximum height of the proposal measured to the ridge is no higher than the existing properties in the area.

The proposed dwelling is a 2-bed home which is more in keeping with the type, scale and character of the neighboring properties.

The site is directly accessible for vehicles and pedestrians from Clevedon Gardens. The proposal site is located in an area where access to public transport is good with local buses within walking distances. The site is not situated within any Conservation area, and not a listed building.

4.0. PLANNING POLICY CONTEXT:

We considered the following policies to prepare this application:

- The London Borough of Hillingdon:
- London Plan:
- National Planning Policy Framework:

The development proposed would be assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, The London Plan 2016, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

Planning policy is generally supportive of new housing developments provided that they meet a number of criteria set out in the individual policies and the supporting guidance. These policies seek to insure that the proposed development is designed so that it is suited to its location, complements the existing dwelling and does not unacceptably impact on the living conditions of the residents of neighbouring properties.

5.0. DESIGN:

To respect the principles of Housing Standards and to comply with the relevant national as well as local policies including London Plan 2021, the proposal is designed to meet the relevant policies as outlined below:

Principle of development

The NPPF has a requirement to encourage the effective use of land by re-using land. Similarly, the National Planning Policy Framework (NPPF) encourages the delivery of a wide choice of housing in suitable locations. The appropriate densification of existing residential uses is supported by London Plan. The national planning policy framework which seeks amongst other things, to boost significantly the supply of housing and secure high quality and a good standard of amenity for all existing and future occupants.

The LPA's approach to new housing is to minimise their impact on the local environment and to ensure that occupiers of both new and existing units enjoy a high standard of amenity; stating that whether or not a development is acceptable in principle will depend on the character of both the building and the street.

The proposed optimisation of residential use on the application site deemed to be in line with local and national policies. It also makes a positive contribution to the Borough through provision of more accommodation space in a sustainable but under-used location in order to bring it up into its optimum density.

The relevant local and national policies refer to Housing Choice and set out that residents should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. The application site is in fact surrounded by a diverse selection of housing and it is deemed that the proposed small size house would add to this mix to the benefit of the housing stock within both the local area and the borough as a whole.

It must not be ignored that there is a pressing need for more homes in the area and for cheaper, smaller, more affordable units of accommodation to meet the needs of people at a price they can afford. The proposed scheme would provide a residential dwelling that would consequently assist in meeting the Borough's annual housing target. A small residential unit such as this can be very desirable and provide much needed affordable accommodation with a good level of residential amenity.

The application site is located within a developed settlement area where the principle of a new dwelling is acceptable provided that it conforms to all relevant policies and guidance as set out in the relevant policies. It can therefore be argued that the increase in the availability of residential accommodations is in line with the objectives of the abovementioned policies. The principle of the development is therefore considered to be acceptable.

Impact on the character and appearance of the original building, the existing street scene and surrounding area

The planning policies require proposals to prevent any harmful impact on the surrounding area, to respect the existing character and pattern of development in the street and to be in keeping with the existing appearance of the original building in terms of visual features, height, orientation, frontage design and materials.

The proposal is for a new 2 storey 2 bedroom dwelling and the proposed design will be consistent with surrounding buildings in terms of style, feature and character. The proposed scheme will be in keeping with the character of the surrounding houses and the wider area as described in relevant policies.

The proposed development, therefore, will not be involved in obtrusive or unacceptable alteration to the property or undue impact on the existing character and appearance of the original dwelling, the street scene or the wider area.

Impact on amenity of neighbouring residential occupiers

No "principle" window serving a habitable room of the adjoining dwellings will be significantly affected by the development. All habitable windows of the adjoining properties will continue enjoying a similar arrangement to those in the existing arrangement and there will be no significant impact on the current level of daylight, outlook, privacy, overshadowing and overlooking.

Properties within the locality predominantly consist of two storey dwellings and the standard of amenity would not be seriously diminished as a result of the proposed development. Neighbouring dwellings on all sides are located within a sufficient distance from the proposed dwelling. Due to the significant distance with the adjacent properties, the proposed scheme does not involve in any significant harm on the neighbour's amenities such as increasing level of overlooking, over shadowing, loss of privacy and sense of enclosure. However, this concern can be controlled/mitigated further by introducing a barrier or evergreen planting.

In terms of the impacts on neighbouring properties the 45 degree rule is used to determine impacts on daylight and sunlight to neighbouring properties. No impacts on neighbouring properties would be anticipated from this development.

It is therefore considered that the proposal by reason of its location, design and setting will not adversely affect the residential amenities of neighbouring properties in terms of over- dominance, overshadowing, overlooking, obtrusiveness, loss of daylight and visual outlook; when viewed from the neighbour's nearest habitable aspect. It is deemed that the proposal would not result in an unacceptable "loss" of daylight, outlook and privacy.

Suitable living conditions for future occupants

New development is expected to meet the minimum standards set out in the London Plan and the proposed dwelling would satisfy these guidelines. In terms of the amenity for future occupiers, the proposed development would provide an acceptable standard of internal living space and a spacious room layout in order to provide a good standard of accommodation. It is considered that all the habitable rooms would maintain an adequate privacy, outlook and daylight, therefore complying with relevant policies.

In terms of internal amenity space the proposed house would comply with relevant policies and design guidelines, with all the new rooms affording good levels of outlook and daylight for future occupiers. The proposed windows serving the habitable rooms will provide sufficient level of daylight and outlook without overlooking neighbouring privacy. The ceiling height is 2.5m on the ground and first floor. All accommodation exceeds the minimum space standards of the current London Plan.

The proposed plans show that the floor area for the proposed new house would be minimum 70 sq.m required by the London Housing Standards guidance. The proposed GF caters for open plan kitchen/dining with provision for family gatherings along with an accessible living space. A number of 2 private bedrooms are proposed on upper floor; with an en-suite facility for 1 bedrooms plus 1 common family bathroom.

It is deemed that the proposed dwelling would satisfy the requirements and provide future occupiers with adequate levels of amenities and living standards.

Outdoor amenity space

The relevant policies advise that adequate outdoor amenity space should be provided per habitable room for new dwelling. The proposed dwelling would benefit from a private garden with a suitable size, shape and privacy. The proposed private garden can help achieve those requirements. There will be also local parks nearby within walking distance as additional bonus that can be used by the residents for outdoor activities.

The proposal involves hardstanding (permeable) to the front of the site. Large majority of neighbouring sites within the street have hardstanding to the front with no soft landscaping. The private side garden can benefit from soft landscaping to contribute to the environment. This can be secured via suitable planning condition. Therefore this aspect of the proposal is not considered to result in any detrimental impact on the general amenity of the area. The proposal is therefore considered acceptable in relation to trees and landscaping impact.

Ecology

There is currently an outbuilding covering the footprint. However, any further requirements can be secured via a suitable planning condition.

6.0. ACCESS:

The front access will be from the main road and vehicle access will be through the existing dropped kerb. This will allow accessibility to the house. The proposals do not affect the access to other buildings.

The site is level and is freely accessible to all pedestrians, including those with mobility restrictions. Access to the proposal will comply with Part M of the Building Regulations. The dwelling will have a kitchen, dining, family room, and sleeping area with WC on the ground floor. Access to the ground floor will be inclusive and suitable for wheelchair use. All internal doors to habitable rooms will be suitable for accessible use. Level access is proposed to the rear garden. An accessible WC is provided at ground floor.

The provision of sustainable travel options is essential in order to reduce the environmental impact of travel, to support future growth, to relieve pressure on the existing transport network, and to provide alternatives to the private car. With reference to the site location, there are sustainable travel options available as an alternative to private cars.

Highways and parking provision

The frontage of the site can accommodate a minimum of 1 parking spaces to be used by the occupants of the new dwelling. The provision of electric charging point would encourage the use of electric vehicles.

The majority of the houses on the road have front driveway parking. This application proposes a front driveway parking with vehicle access by using the existing dropped kerb.

Therefore, it is deemed that there will be sufficient number of parking bays for the potential use of the future residents. Therefore no undue demand or pressure on local traffic or car parking spaces would be expected.

Cycle storage provision

The relevant policies require the provision of an adequate arrangement for cycle storage. The proposal includes 2 cycle storages for the new dwelling. This can encourage the use of more sustainable means of transport. The details can be secured via a suitable planning condition.

Waste storage provision

The relevant policies require the provision of an adequate arrangement for the disposal of refuse. Bin storage is provided in the allocated area as shown in the drawings. The details can be secured via a suitable planning condition.

7.0. ENERGY AND SUSTAINABILITY STATEMENT:

The proposal has been developed with an aim to promote Sustainable Design and Construction in line with the Sustainability Principles below. However, if required, the energy requirements can be secured via a suitable planning condition.

- **Space quality:** The proposal provides high standards of natural daylight, sunlight, privacy and outlook to private amenity space, natural ventilation to habitable spaces, and protection from air pollution and noise.
- **Carbon reduction:** The proposed development aims for a reduction in carbon dioxide emissions in accordance with the Building Regulations Part L compliant baseline.
- **Quality of open space:** Outdoor areas are designed to provide a high quality open space. The new development is to incorporate green landscaping where appropriate.
- **Flexibility:** With respect to the growing demand of housing in London, the development provides a standard of housing that has a flexibility to adapt to future social and economic needs of its occupants.
- **Lifetime Homes:** The new proposal has been developed adhering to the principles of Lifetime Homes wherever possible.
- **Inclusive design:** There is a good access provided from public realm to car parking and from car parking spaces to the building.
- **Density:** With attention to the amount of local amenities and services in the area, there is good potential to increase the density of housing on the site. Therefore the development will not over-densify the area. Furthermore, due to the proximity to public transport and services, the proposal is following the sustainable idea of pedestrian-oriented and transport-oriented development.
- **Materials:** All major building components including but not restricted to insulation, timber, masonry, and coverings, to be specified from environmentally responsible and sustainable sources in order to help using materials with lower environmental impacts over their lifecycle. The proposal will use high quality, energy efficient materials and sustainable methods of construction to reduce the carbon footprint. The walls will be of brick along with a render finish to match existing buildings. The proposed roof covering will be roof tile to match the existing buildings.
- **Lighting:** Energy efficient lighting will be used in the proposed dwelling.
- **Heating:** A thermally efficient heating system will be installed using an efficient boiler.
- **Insulation:** The building will be insulated in accordance with Building regulations, ACDs and ECDs standards.
- **Drainage:** Foul drainage will be disposed of using the existing mains drainage system. Rainwater will be collected in water butts and used for irrigation, with an overflow leading to a soakaway located in the garden. The proposed development will make provision for a rainwater storage butts for garden and outdoor water use. The over flow will be discharged to the soakaway.

- **Water consumption:** The proposed dwelling will be designed to ensure a maximum internal water consumption rate of 105 liters per person/per day (with an additional maximum external water allowance rate of 5 liters). All WCs will have cisterns with a WRACS approved low volume dual action flush. Taps will be WRACS approved water efficient click type. The shower will be a water efficient thermostatic mixer shower with eco showerhead.
- **Bin storage:** The proposed refuse and recycling store will be located at the front of the dwelling. The property has adequate bin storage located within a semi-external and secure location adjacent to the entrance, making for easy collections.
- **Security and safety:** the proposal improves the security of the local urban neighbourhood around the development and enhances the 'neighbourhood watch' by occupying what is currently an unused vacant site. The following design features have been incorporated to ensure that a safe and secure environment is created for both the future residents and the local environment;
 - Main entrance door to be externally lit and clearly visible.
 - Main entrance doors overlooked by upper storey accommodation.
 - Access to the building will be controlled by the residents and is under visual surveillance by one or more of the principal rooms. There will also be remote surveillance system.
 - In the next stages of the design process, details will be developed to ensure that the building fabric and fenestration details, such as glazing specification and external door/window ironmongery/locks, are suitably robust to deter and prevent breaking and entering. These details will be developed in adherence to Building Regulations Part Q.

8.0. SUMMARY:

The scheme would offer a more efficient use of building and land. It is a reasonable response to the housing demand whilst designed to comfortably fit into its context, character and setting. With the proposed sympathetic features, the development would continue to be complementary to the character of the host dwelling, the street scene and the locality in general. It is considered that the proposal would be a positive contribution and an improvement to the locality.

The proposal will add a much needed addition to the local housing stock. The site is previously developed land, which is rare in established residential areas. The proposed residential dwelling can be considered an appropriate use within this location, wherein residential development is prevalent. The proposed development would provide a new high quality family home that will make a positive contribution towards the shortfall in housing identified in this borough; respecting the growing demand for housing in the future and providing flexibility to adapt to future social and economic needs.

The development would not have a significant detrimental impact on the residential amenities of the neighbouring properties and the adjacent properties would continue to enjoy an adequate level of amenities.

A reasonable standard of living conditions would be provided for future occupiers in accordance with London Plan and NDSS.

The development is proposed to be reasonably accessible for most people. It is considered that the proposal will be accessed inclusively and will not generate pressures on local traffic or street parking.

The proposed development will follow the hierarchy of energy efficiency, decentralized energy and renewable energy technologies set out in the London Plan, Chapter 5 (particularly Policy 5.2). However, we are open to negotiations as to the required contributions based on the size of the proposed development.

The proposed development, therefore, complies with the principles of the National Planning Policy Framework and the policies contained within the relevant local policies.

Mindful that the National Planning Policy Framework (NPPF) states that decision-takers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons it is politely requested that this permission is granted. However, we are open to negotiations as to the required amendment, contributions or planning conditions.