

ANDREAS GEORGIOU T/A GIAD

PLANNING STATEMENT
INCORPORATING DESIGN & ACCESS

73 Victoria Road
Ruislip Manor
Middlesex HA4 9BH

New Second Floor 1 Bedroom Flat

8th June 2020

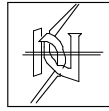
The Application Site

The application site is located on Victoria Road in Ruislip above No73 and 73A. The buildings are two and three-storey in height and terraced. They front on to the shopping Center of Ruislip Manor and comprise a mix of retail and commercial uses on the Ground floor with residential use above.

There is a commercial unit at ground floor level and a maisonette above. The building faces west and is located within the Ruislip Manor Town Centre. To the rear of the application site is an outrigger on the ground and first floor level. The external rear yard at ground floor level has been built out and is part of the commercial unit.

Some of the residential maisonettes are accessed by a private rear service road that runs along the rear of the properties, between Linden Avenue and Dulverton Road

Access to the first floor flats for the two-storey block are from Victoria Road, from an access stairs between Numbers 61 and 63 and lead along a first floor terrace / walkway. Other flats from number 75 are from the rear service road.



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National Planning Policy

A. Paragraph 14 of the National Planning Policy Framework states that there should be a presumption in favour of sustainable development. Local Planning Authorities should approve individual proposals that do not conflict with the development plan or where the plan is silent or out of date unless the adverse impacts of allowing a proposal would significantly and demonstrably outweigh the benefits.

B. Paragraph 9 states that pursuing sustainable development involves seeking positive improvements in the quality of the environment and lists examples of how this can be achieved. One is widening the choice of homes available and another is improving conditions in which people live, work and travel.

C. The NPPF says that housing applications should be considered in the context of the presumption in favour of sustainable development (paragraph 49). Relevant housing policies should be considered out of date if the LPA cannot demonstrate a five year supply of housing sites.

D. The NPPF indicates that an important Government objective is to increase the number of new dwellings. Significant weight should be attached to the benefits of economic and housing growth.

E. Paragraph 65 states that Local Planning Authorities should not refuse planning permission for buildings which promote high levels of sustainability because of concerns about incompatibility with an existing townscape if those concerns have been mitigated by good design.

Development Plan Policies

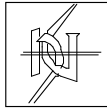
The relevant Development Plan Policies for this application are contained in the London Borough of Hillingdon Local Plan: Part 1 Strategic Policies, Saved Policies from the Hillingdon Unitary Development Plan 2007 and London Plan Policies.

Part 1 Policies - Policy BE1 Built Environment.

This Policy states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighborhoods, where people enjoy living and working and that serve the long-term needs of all residents. In particular the Policy states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

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Part 2 Policies

AM7 – consideration of traffic generated by proposal
AM9 – infrastructure for cycling
AM14 – car parking standards
BE13 – new development must harmonies with surroundings
BE15 – alterations and extensions to buildings
BE19 – new development must improve/complement the area
BE20 – daylight and sunlight considerations
BE21 – siting, bulk and proximity of new buildings/extensions
BE22 – residential extensions/buildings of two or more storeys
BE23 – amenity space provision
BE24 – adequate privacy for neighbours
LPP3.3 (2015) - increasing housing supply
LPP3.4 (2015) - optimizing housing potential
LPP3.5 (2015) – quality and design of housing
LPP5.3 (2015) – sustainable design and construction
HDAS-LAY – residential layouts, LBH Design and Access Statement, SPD adopted July 2006

The Proposal

The proposal the subject of this application involves conversion of the existing loft and building over the outrigger airspace. A patio entrance area has been provided.

At the rear first floor level, we have provided a location for bins to be housed in a timber construction unit and a secure storage unit for 2 cycles that will comply with secure by design.

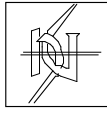
Access to the new flat will be from the rear existing ground to first floor staircase, followed by a new staircase to the second floor.

The proposed flat has been designed to avoid any potential overlooking. The flat will comprise of a kitchen, living and dining room, bathroom, one bedroom and storage facilities. The flat internal floor area will be 50m² + storage of which complies with the latest London Plan. 90% of the flat will have a ceiling height of 2.3 meters. In this entrance patio, we are providing some large pots with plants in order to have some landscaping, this will include a small seating area.

The external materials to be used will be to match the existing and surrounding buildings.

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Conclusion

The need to increase the supply of new dwellings particularly in London and the South East is urgent and one of the fundamental objectives of national planning policy is to encourage more housing in areas such as Ruislip Manor. Many areas find it difficult to contribute to meeting the current shortfall because of their location in the Green Belt, in areas of outstanding natural beauty, conservation areas or sites of scientific interest. Others are just poorly located in terms of access to essential facilities particularly public transport.

Ruislip Manor is not constrained by any of these factors and is exactly the type of location where additional housing at higher densities should be encouraged. The application site is within the town center which has good access to public transport and other essential facilities. The built form of the development has been amended to address the concerns of the LPA and will now have even less visual impact on the wider area, concern about which was the only reason why the previous application was refused.

The National Planning Policy Framework is clear that significant weight should be attached to the benefits of housing growth and that there should be a presumption in favour of sustainable development. Sustainable proposals such as this that do not conflict with the development plan should be allowed unless the adverse impacts would significantly and demonstrably outweigh the benefits.

The proposals involve the provision of a self-contained one-bedroom flat in a highly sustainable location. This addition to the housing stock is clearly a benefit. I do not consider that the proposed new development will conflict with any planning policies or guidance and the overall benefits of the proposal outweigh any adverse impacts.

In the recent Housing White Paper the Government stated that it was proposing to amend the NPPF to make it clear that Local Authorities and developers should address the scope for higher-density housing in urban locations well served by public transport by (inter-alia) extending buildings upwards and thus using the 'airspace' above them.

The site is in an urban location well served by public transport and the proposal uses the "airspace" above the building by means of sympathetically designed extension to increase the number of dwellings the site can accommodate. The approach is totally in accordance with emerging Government advice and I trust that the application will be viewed favorably.

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