



PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Mr J Singh

TO:

London Borough of Hillingdon Council

FOR:

Erection of a two storey 2-bed attached dwelling with associated cycle storage and amenity space (Option A)

AT:

13 Oak Avenue, West Drayton, UB7 9EP

October 2024

1.0 THE PROPOSAL

1.1 This application seeks planning consent for the erection of a two-storey 2-bed attached dwelling with associated cycle storage and amenity space on land at no. 13 Oak Avenue in West Drayton.

1.2 By way of background the following planning history is relevant:

77097/APP/2022/3630: Erection of a single storey rear extension. Refused 17th January 2023

APP/R5510/D/23/3316599: Appeal against application 77097/APP/2022/3630. Allowed 28th July 2023

77097/APP/2023/2640: Erection of a single storey side extension (Certificate of Lawful Development for a Proposed Development). Approved 2nd November 2023

77097/APP/2024/854: Erection of a first floor rear extension. Approved 29th May 2024

1.3 The current scheme proposes to subdivide the existing 432.6sqm plot to create a new site area of 262sqm for the proposed dwelling.

1.4 To facilitate the development the existing single storey side extension would be partially demolished. The proposed dwelling would measure 3.9m side and would step out a further 1.935m wide which would be set back approximately 3m behind the front elevation, the ridge would be set down 0.5m from the host property.

1.5 The first-floor element would be set back 1m behind the host property and to the rear it would follow the building line of the existing ground floor and first floor extensions at no. 13. All external materials will match those on the host dwelling.

1.6 The proposed 2-bedroom/3-person dwelling would have a GIA of 98.3sqm and would comprise an entrance hall, utility room, WC, storage room, combined kitchen/living/dining space to the ground floor. Master bedroom with walk-in wardrobe and ensuite, family bathroom and single bedroom with built in cupboard to the first floor.

1.7 The development would retain a rear garden of 82.347sqm for no. 13 and provide a garden area of 122.3sqm for the proposed dwelling. The development would be car free although cycle storage would be placed in the front garden with bin storage.

1.8 Therefore, the following statement will provide a description of the site, relevant planning policies before setting out the applicant's case for the development which

would accord with the criteria of the National Planning Policy Framework (2021), London Plan (2021), the Hillingdon Local Plan: Part 1 and Hillingdon Local Plan: Part 2.

2.0 SITE LOCATION AND PROPERTY

2.1 The property sits to the eastern side of Oak Avenue in a residential location. The site is not within a conservation area or area of special local character.



Aerial view of the application site and surrounding area

2.2 No. 13 is an end of terrace property which is set in a spacious plot with front, side and rear gardens.



No. 13 Oak Avenue

3.0 RELEVANT PLANNING POLICY

3.1 The following paragraphs provide a brief summary of the relevant national, regional and local planning policies including the National Planning Policy Framework, policies D1 and D4 of the London Plan 2021, policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and policies DMHB11, DMHB12, DMT2 and DMT6 of the Hillingdon Local Plan: Part Two – Development Management Policies.

National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) 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 taken as a whole.

Decision-making

3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way.

Delivering a sufficient supply of homes

3.5 Section 5 states "*To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.*"

Achieving well-designed places

3.6 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that "*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.*"

3.7 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

The London Plan 2021

3.8 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level taking full account of the borough's character. Policies D1, D3, D4, D5, D6 and T6 are considered relevant.

Policy D1: London's form, character and capacity for growth

3.9 Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future.

Policy D3: Optimising site capacity through the design-led approach

3.10 Development should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.

Policy D4: Delivering good design

3.11 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

Policy D5: Inclusive design

3.12 Development proposals should achieve the highest standards of accessible and inclusive design taking into account London's diverse population.

Policy D6: Housing quality and standards

3.13 Policy D6 provides criteria and guidance to enable housing development to attain a high standard of quality and design which are fit for purpose and that will meet the needs of Londoners without differentiating between tenures.

Policy D7: Accessible housing

3.14 Policy D7 provides criteria and guidance to enable housing development to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children.

Policy HC1: Heritage conservation and growth

3.15 Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy T6: Car parking

3.16 Car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

3.17 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policy BE1 is considered relevant.

Policy BE1: Built Environment

3.18 Policy BE1 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 neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents.

Local Plan: Part Two – Development Management Policies (January 2020)

3.19 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. Policies DMHB11, DMHB12, DMT2 and DMT6 are considered relevant to the proposal.

Policy DMHB 11: Design of New Development

3.20 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHB 12: Streets and public realm

3.21 Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;
- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;

- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMT2: Highways Impacts

3.22 Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or through junctions which are at capacity.

Policy DMT6: Vehicle Parking

3.23 Development proposals must comply with the parking standards outlined in Appendix C Table 1 in order to facilitate sustainable development and address issues relating to congestion and amenity. The Council may agree to vary these requirements when:

- i) the variance would not lead to a deleterious impact on street parking provision, congestion or local amenity; and/or
- ii) a transport appraisal and travel plan has been approved and parking provision is in accordance with its recommendations.

4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

4.1 The National Planning Policy Framework (NPPF) identifies the overarching need for new housing and set out ways in which this can be achieved.

4.2 Section 11 of the NPPF has regard to 'Making effective use of land' and states that "*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*".

4.3 The London Plan currently has a target set for the delivery of 1,083 housing completions per annum in the Hillingdon borough of which 295 should be net housing completions on small sites (below 0.25 hectares in size).

4.4 Policy H2 (Small sites) states that boroughs should also pro-actively support well-designed new homes on small sites and for London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. Therefore, increasing the rate of housing delivery from small sites is a strategic priority.

4.5 The proposed construction of one new dwellinghouse would therefore, support the aims of the NPPF and London Plan which seek to make efficient use of underutilised land and buildings.

4.6 Policy DMH6 states that 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.

4.7 In this instance no. 13 is set on a large, underutilised plot and to facilitate the development an existing single storey side extension would be partially removed. The proposal would not unacceptably reduce the amount of garden available to no. 13 and

by reason of its design, with a lower ridge height, set-backs and width, the scale of the building would appear more intimate in mass and scale than the existing frontage properties.

4.8 Given the above information, redeveloping the plot at no. 13 should be acceptable in principle subject to other material planning considerations.

5.0 IMPACT ON CHARACTER AND APPEARANCE

5.1 Paragraph 131 of the NPPF states that "*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.*"

5.2 Paragraph 135 of the NPPF (2023) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

5.3 London Plan policies D1 (London's form, character and capacity for growth) and D4 (Delivering good design) expect development to understand the existing character and context of an area.

5.4 Local Plan policy DMHB 11 (Design of new development) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development, building lines, height, design and materials of the area.

5.5 The proposed dwelling has been sensitively designed and scaled to ensure that it would appear more intimate in mass than the existing frontage properties. Nevertheless, the development would have similarities that would ensure the new dwelling easily assimilates within the site respecting the character and appearance of the terrace group.

5.6 To recap, to facilitate the development the existing single storey side extension would be partially demolished. The proposed dwelling would measure 3.9m side and would step out a further 1.935m wide which would be set back approximately 3m behind the front elevation, the ridge would be set down 0.5m from the host property.

5.7 The first-floor element would be set back 1m behind the host property and to the rear it would follow the building line of the existing ground floor and first floor extensions at no. 13. All external materials will match those on the host dwelling.

5.8 The stepped design with set-backs from the terrace group, single storey front element and set in from the side boundary would ensure that the openness of the plot is not significantly affected when taking into account the existing site situation.

5.9 As shown in the following 3D renders the proposal would be a complementary addition to the site that would be in keeping with the prevailing pattern of development and would not appear unduly prominent.



Proposed Perspectives

5.10 As shown in the ‘Proposed Perspectives’ a reasonable gap would be retained between the neighbouring sites that would not be detrimental to the character of the area. The proposed dwelling would fit comfortably within the site without appearing cramped or overdeveloped given the plot size to building footprint ratio.

5.11 The proposed dwelling would largely replicate the existing materials, design features and architectural style predominant in the area. As a result, when viewed from the street scene the development would preserve the visual amenities of the locality and respond positively to local context.

5.12 Moreover, by virtue of the relatively discrete location of the host terrace and its relationship with neighbouring terraces, the proposed property would not appear prominent within the street scene or wider locale.



View from Oak Avenue

5.13 Taking the above information into consideration the development would incorporate the principles of good design, harmonising with local context and ensuring a high quality finish.

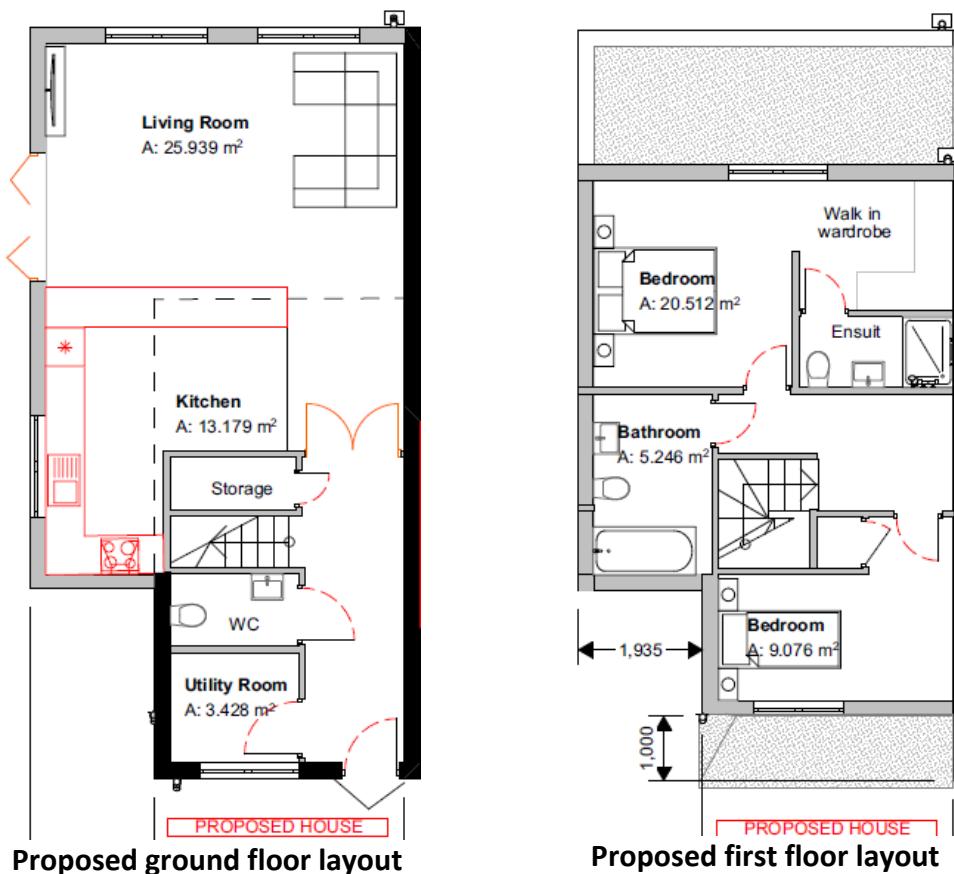
5.14 In summary, the proposed development would comply with the aims of the NPPF, London Plan policies D1 and D4, Hillingdon Local Plan: Part One policy BE1 and Local Plan Part: Two policy DMHB 11 which collectively seek high quality development that harmonises with local context.

6.0 QUALITY OF ACCOMMODATION

6.1 London Plan policy D6 (Housing quality and standards) requires housing development to be of high quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose.

6.2 Local Plan policy DMHB 16 (Housing standards) accords with the requirements of London Plan policy D6 requiring development to meet or exceed the most up to date internal space standards.

6.3 The scheme would result in the creation of a 2-bedroom/3-person dwelling with a GIA of 98.3sqm. The layout comprises ramped entrance to the ground floor hallway, a utility room, WC, storage room and combined kitchen/dining/living room. The first floor would accommodate a double bedroom with walk-in wardrobe and ensuite, family bathroom and single bedroom with built-in storage.



6.4 The dwelling would exceed the minimum internal space standards set out in Table 3.1 of the London Plan and Table 5.1 of the Hillingdon Local Plan.

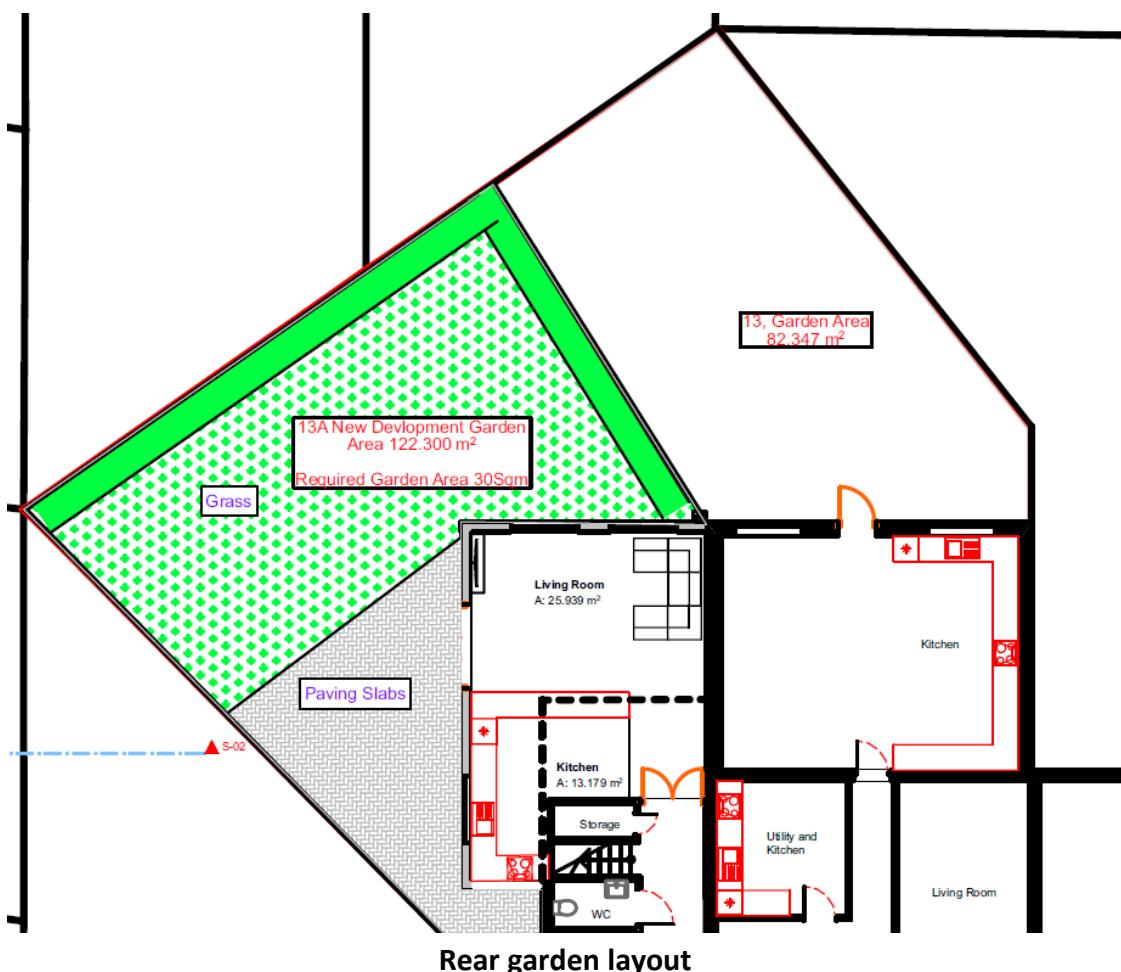
6.5 The proposed dwelling by reason of its multi-aspect and layout benefit from good levels of natural daylight and a suitable outlook. The proposed layout is efficient, and the rooms are of a regular shape to provide future occupiers with spacious accommodation.

6.6 Regarding private outdoor amenity space Local Plan policy DMHB 18 states that all new residential development will be required to provide good quality and useable private outdoor amenity space. Amenity space should be in accordance with the standards set out in Table 5.3.

Table 5.3: Private Outdoor Amenity Space Standards

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

6.7 The host 3-bedroom dwelling would retain a rear garden of 82.347sqm whilst the new dwelling would benefit from a private outdoor amenity space in excess of 122.30sqm which would significantly exceed the requirements of policy DMHB 18 for a 2-bedroom dwelling. Furthermore, by reason of the orientation of the garden relative to the trajectory of the sun the gardens would also receive a reasonable amount of sunlight.



6.8 Policy DMHB 14 (Trees and landscaping) sets out that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of Merit.

6.9 In addition, DMHB 14 states that development proposals will be required to provide a landscape scheme that includes hard and soft landscaping appropriate to the character

of the area, which supports and enhances biodiversity and amenity particularly in areas deficient in green infrastructure.

6.10 As a consequence, this application is submitted with a Landscaping Plan, Boundary Details, Soft Landscape Specification and Landscape Management and Maintenance Plan which provides details of the ornamental shrubs, grass and trees that would be planted at the site.



6.11 In addition, planting and lawn would be retained to the front of the site which overall would support and enhance biodiversity.

6.12 In summary, the proposed development would comply with the aims of London Plan policy D6 and Local Plan Part Two policies DMHB 14, DMHB 16 and DMHB 18 which collectively seek development to provide high quality accommodation.

7.0 IMPACT ON RESIDENTIAL AMENITY

7.1 Paragraph 135 f) of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

7.2 London Plan policy D3 (Optimising site capacity through the design-led approach) requires development to deliver appropriate outlook, privacy and amenity.

7.3 Local Plan policy DMHB 11 (Design of new development) states that new residential development should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

7.4 The development has been sensitively designed, scaled and positioned to ensure that it would not result in unacceptable harm to the residential amenities of neighbours.

7.5 The site shares common boundaries with nos. 11 and 15. No. 11 is positioned to the western side of the host property and no. 15 (the adjoining dwelling) is positioned to the south.



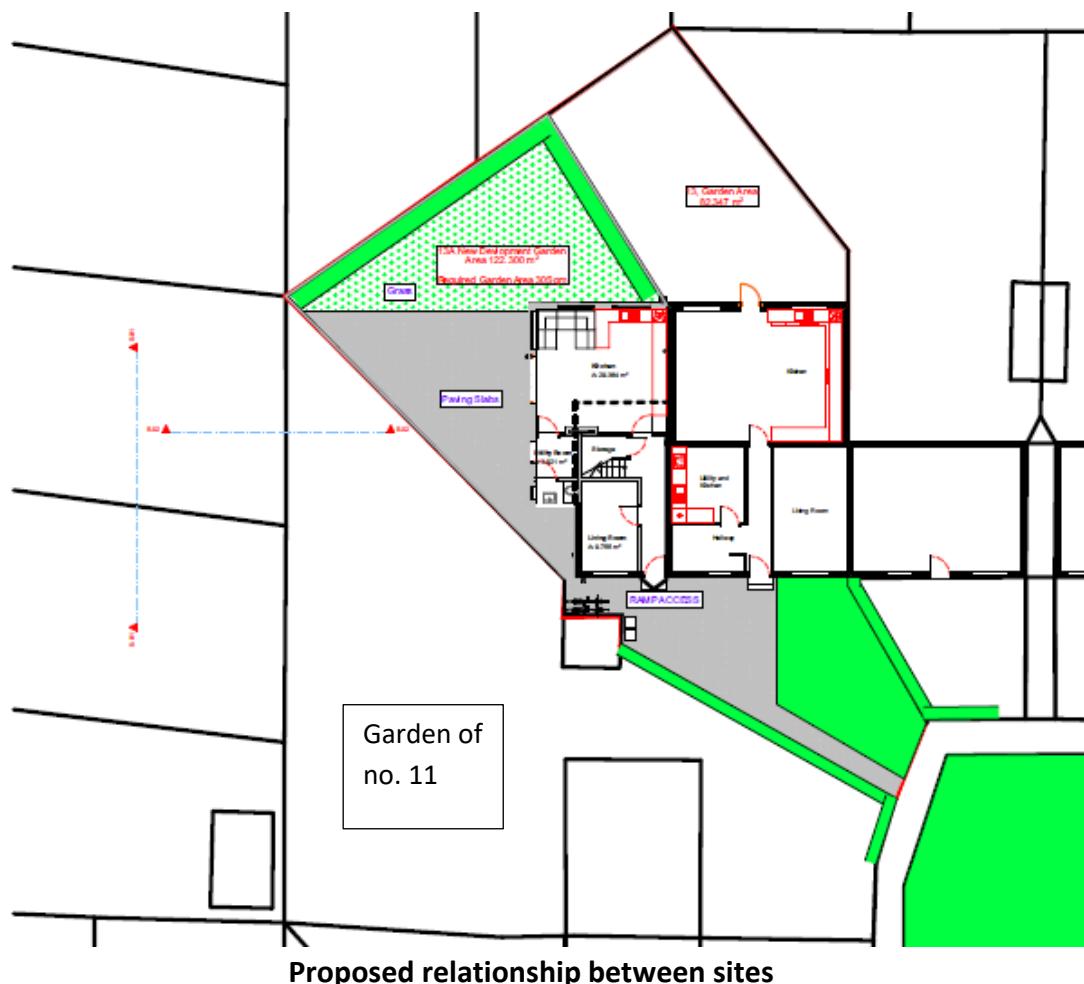
Aerial view of the application site and neighbouring dwellings

7.6 Regarding the host dwelling no. 13 and no. 15, these are positioned to the southern side of the proposed development, however, by virtue of the scale and siting of the new dwelling it would not appear overbearing or reduce outlook. In addition, it would not unreasonably affect privacy or impact on sunlight and daylight.

7.7 In relation to no. 11 the impacts would also be acceptable. The proposed dwelling would not breach a 45-degree line taken from the rear facing habitable room windows of no. 11 and as a result it would not affect their outlook. In addition, it would not affect their privacy as accompanying the submission are Obscure Window Details and Pilkington's Decorative Glass Range which provide information relating to the ground floor side facing which would serve a WC.

7.8 Whilst the development would bring the built form closer to the side boundary at first floor level it would be set in and orientated away from the shared boundary to ensure that it would not appear overbearing even from the garden of the adjacent property.

7.9 In addition, no. 11 also has a sizeable garden and as a result the development at no. 13 would not unduly affect their enjoyment of their private outdoor space.



7.10 Furthermore, the proposed 2-bedroom/3-person dwelling would not result in an unacceptable increase in noise and disturbance at the site from additional comings and goings.

7.11 In summary, taking into account the above points the proposed development would comply with the aims of the NPPF, London Plan policy D3 and Local Plan: Part Two policy DMHB 11 which collectively seek to preserve a high standard of amenity for neighbours of development.

8.0 HIGHWAY IMPLICATIONS

8.1 Paragraph 115 of the NPPF 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*”.

8.2 London Plan policy T5 (Cycling) states cycle parking should be design and laid out in accordance with the guidance contained in the London Cycle Design Standards.

Use Class		Long-stay (e.g. for residents or employees)	Short-stay (e.g. for visitors or customers)
C3-C4	dwellings (all)	<ul style="list-style-type: none"> • 1 space per studio or 1 person 1 bedroom dwelling • 1.5 spaces per 2 person 1 bedroom dwelling • 2 spaces per all other dwellings 	<ul style="list-style-type: none"> • 5 to 40 dwellings: 2 spaces • Thereafter: 1 space per 40 dwellings

8.3 Policy T6.1 (Residential Parking) states that new residential development should not exceed the maximum parking standards set out in Table 10.3.

8.4 Hillingdon Local Plan Part Two policies DMT 5 (Pedestrians and Cyclists) and DMT 6 (Vehicle Parking) set out that development proposal must comply with the parking standards outlined in Appendix C Table 1. These standards set out the maximum requirement for both car and cycle parking.

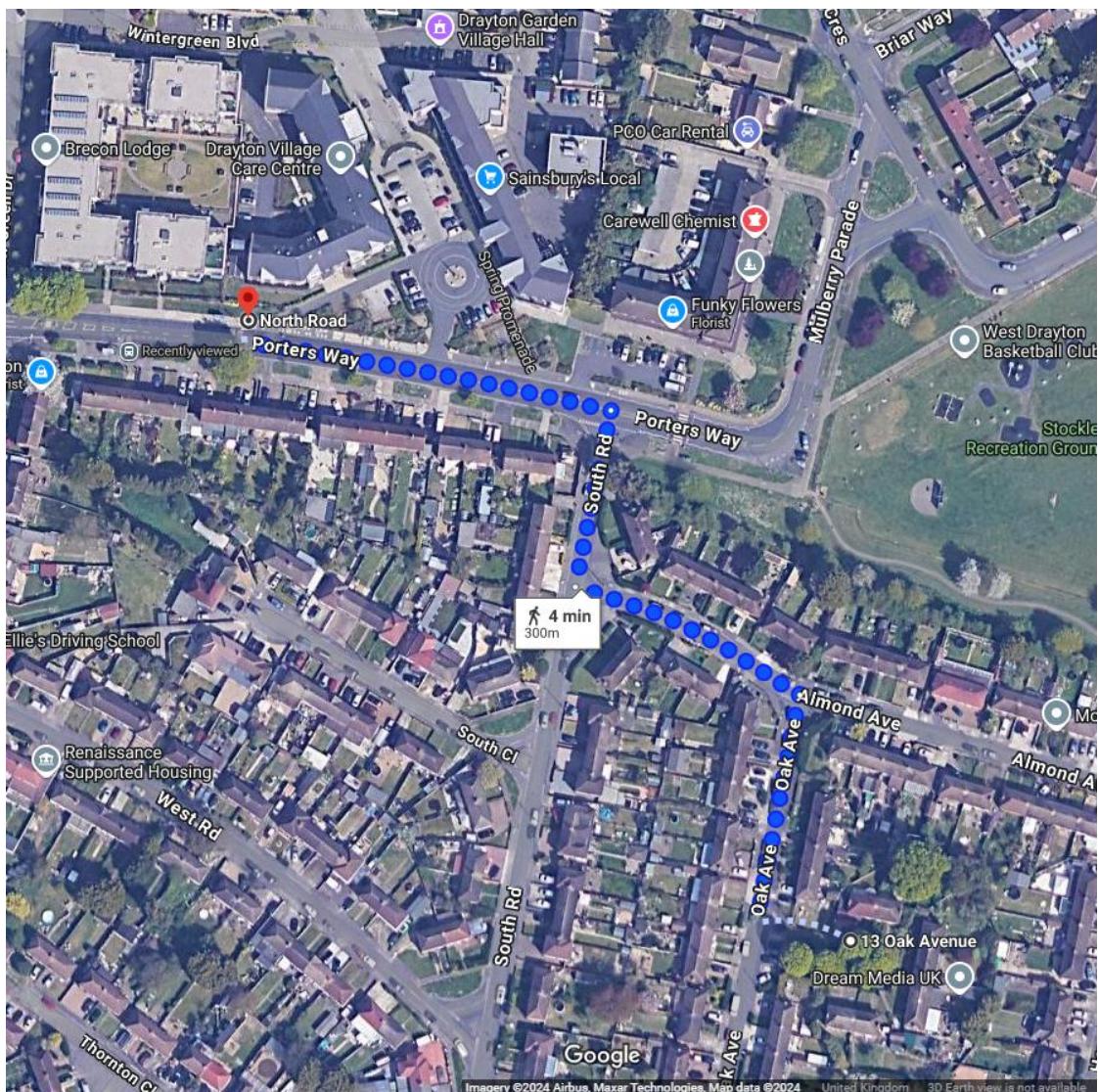
DWELLINGS WITH CURTILAGE	
2 spaces per dwelling	<ul style="list-style-type: none"> (a) 1 per 1 or 2 bed unit. (b) 2 per 3 or more bed unit

8.5 Table 1, shown above, sets out that dwellings with curtilage should provide a maximum of 2 car parking spaces and 1 cycle storage space per 1 or 2-bed dwelling.

8.6 In this case, no off-street parking is proposed, and the development would not affect the parking provision of the existing property which also has no off-street parking.

8.7 Accompanying the application is a Parking Survey Report by Yes Engineering Group Limited dated 18th September 2024. Table 1 (Parking Survey Summary) sets out that surveys were completed on Tuesday 17th and Wednesday 18th September which confirmed that parking stresses were 61.21% and 62.93% respectively. Thus, indicating that there is clearly sufficient space on the adjacent highway to accommodate the future needs of occupiers without exacerbating existing parking pressures.

8.8 Whilst the site has a 1b PTAL rating it is just 300m easy walking distance from bus stops on Porters Way to the north. There is also a Sainsbury's Local and a small parade of commercial units along Porters Way which would support the day to day needs of future residents.



Proximity of bus stops and nearby shopping parade

8.9 To negate the need for private vehicle ownership the development would provide adequate cycle storage to encourage future occupants to more sustainable modes of transport. Cycle storage details are included with the application.

8.10 Regarding bin storage this would be placed to the front side of the property however would be screened by the boundary fences within a bin enclosure. Bin enclosure details are submitted with the application.

8.11 Taking the above points into account, the development would not have a detrimental impact on highways and would encourage future occupants to more sustainable modes of transport.

8.12 In summary, the development would not conflict with the aims of the NPPF, the London Plan or Local Plan Part Two which seek to reduce dependence on private vehicle ownership.

9.0 FURTHER MATERIAL CONSIDERATIONS

9.1 To support the application details are put forward relating to other development within the locale comprising:

Application Ref	Address	Proposal	Decision
<u>66568/APP/2011/1407</u>	LAND FORMING PART OF 1 BLACKTHORN AVENUE WEST DRAYTON	Erection of a two storey, two-bedroom, end terrace dwelling with associated parking and amenity space with installation of 2 vehicular crossovers to front and alterations to side.	Approval
 <p>1 Blackthorn Avenue</p>			

75858/APP/2021/1797	13 BEECH CLOSE WEST DRAYTON UB7 9LQ	Part two storey, part single storey side and rear extension	Approval
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**13 Beech Close**

38054/A/86/0091	33 EAST AVENUE HAYES	Householder development - residential extension(P)	Approval
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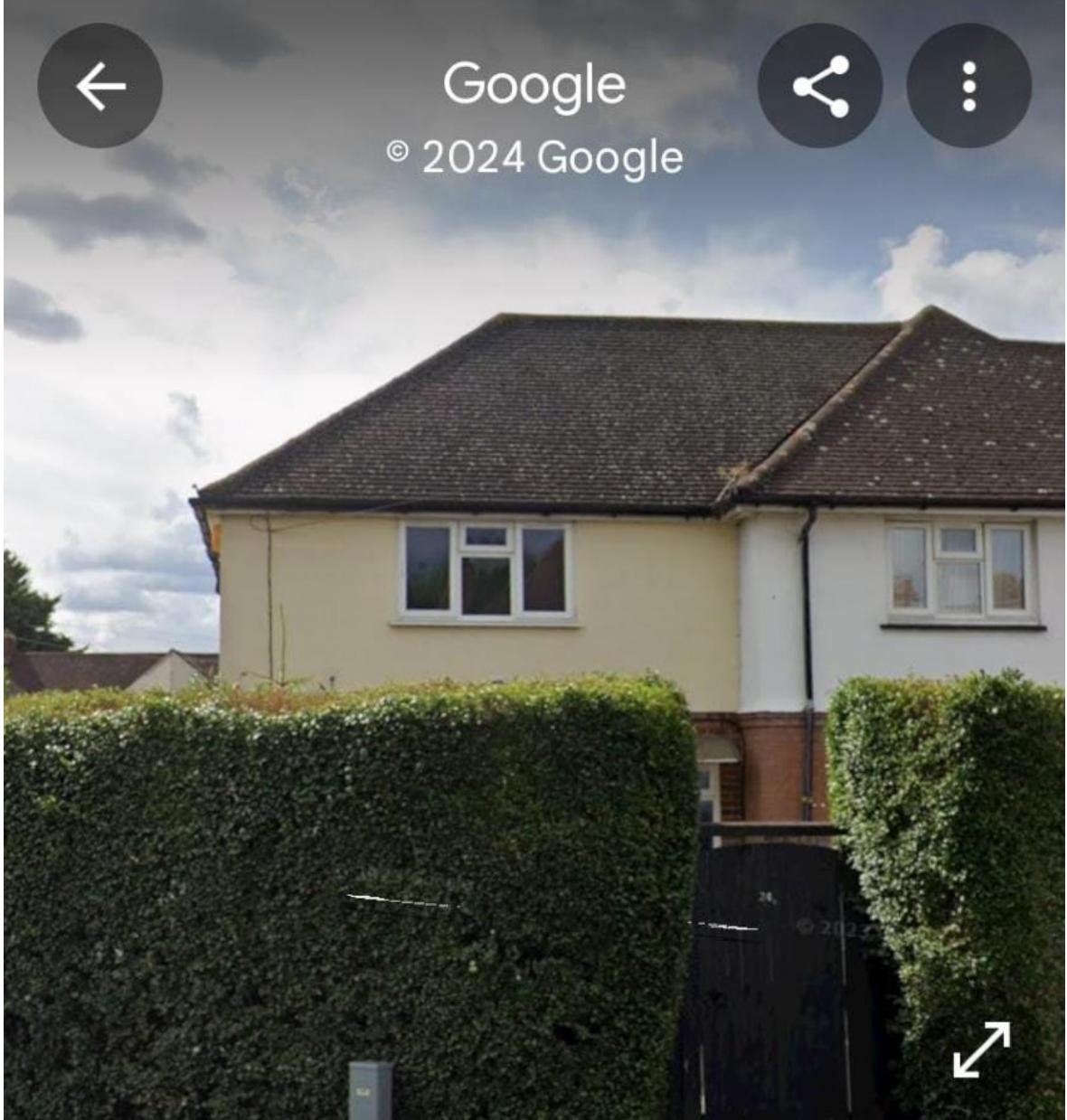
**33 East Avenue**

44622/APP/2022/704	98 THORNTON AVENUE WEST DRAYTON	Erection of a double storey side and rear extension and associated works.	Approval
44622/APP/2018/2798	98 THORNTON AVENUE WEST DRAYTON	Part two storey, part single storey, side/rear extension	Approval



98 Thornton Avenue

63700/APP/2009/2440	LAND ADJACENT TO 24 BELL AVENUE WEST DRAYTON	Details in compliance with conditions 12 (Disabled Access), 14 (Eco Homes Accreditation) and 15 (Sight Lines Vehicular Access) of planning permission ref: 63700/APP/2007/3098 dated	Approval
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		13/12/2007 (Erection of a two-storey, two bedroom attached dwelling house with two frontage parking spaces)	
63700/APP/2007/3098	LAND ADJACENT TO 24 BELL AVENUE WEST DRAYTON	ERECTION OF A TWO STOREY, TWO - BEDROOM ATTACHED DWELLINGHOUSE WITH 2 FRONTAGE PARKING SPACES.	Approval
 <p>24 Bell Avenue</p>			
33504/APP/2017/2234	103 SIPSON ROAD WEST DRAYTON	Two storey side extension and part single, part two storey rear extension	Approval



103 Sipson Way

<u>71999/APP/2016/3754</u>	99 SIPSON ROAD WEST DRAYTON UB7 9DJ	Part two storey, part single storey side/rear extension and conversion of roof space to habitable use to include a rear dormer and 3 front rooflights.	Approval
<u>71999/APP/2016/2361</u>	99 SIPSON ROAD WEST DRAYTON UB7 9DJ	Conversion of roof space to habitable use to include a rear dormer and 3 front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)	Approval



99 Sipson Road

20485/APP/2019/628	7 CHERRY LANE WEST DRAYTON	Single storey side/rear extension and part single, part two storey rear extension and conversion of dwelling into 2 x 1-bed self contained flats with associated amenity space	Approval
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7 Cherry Lane

APP/2023/2315	8 KEATS WAY WEST DRAYTON MIDDX UB7 9DR	Erection of a single storey rear extension following demolition of existing conservatory.	Approval
75146/APP/2023/1243	36 COLERIDGE WAY WEST DRAYTON UB7 9HR	Erection of a three storey 2-bedroom end-of-terrace dwelling with associated parking and amenity space.	Approval
72105/APP/2021/1534	LAND ADJOINING 1/3 BOTWELL CRESCENT HAYES UB3 2BD	Erection of a two storey building to create a 4-bedroom dwelling house with accommodation in the loft, associated parking and amenity space.	Approval



1 Botwell Crescent

<u>72001/APP/2016/2377</u>	89, AND LAND FORMING PART OF 89 CHERRY LANE WEST DRAYTON UB7 9HD	Minor alterations to existing house, including demolition of single-storey side extension; erection of new two-storey 4 bedroom detached house with rear dormer; formation of new vehicular crossovers; parking; and associated works.	Approval
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89 Cherry Lane

<u>72945/APP/2020/2890</u>	106 PORTERS WAY WEST DRAYTON UB7 9AD	Details pursuant to condition 4 (Sound installation) of planning permission Ref: 72945/APP/2019/430 dated	Approval
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		13/2/2020 (Two storey side/rear extension, single storey rear extension and single storey front extension to allow conversion into 2 x studio flats and 1 x 1-bed self contained flat, with associated parking and amenity space)	
<u>72945/APP/2019/430</u>	106 PORTERS WAY WEST DRAYTON UB7 9AD	Two storey side/rear extension, single storey rear extension and single storey front extension to allow conversion into 2 x studio flats and 1 x 1-bed self contained flat, with associated parking and amenity space	Approval
<u>72945/APP/2018/378</u>	106 PORTERS WAY WEST DRAYTON UB7 9AD	Single storey rear extension and porch to front (Application for a Certificate of Lawful Development for a Proposed Development)	Approval
<u>72945/APP/2017/2090</u>	106 PORTERS WAY WEST DRAYTON UB7 9AD	Two storey side extension	Approval



106 Potters Way

<u>78413/APP/2023/3384</u>	57 KEATS WAY WEST DRAYTON UB7 9DU	Conversion of the existing house to 2 flats. Erection of single storey and partial first floor rear extensions and conversion of garage into a habitable space.	Approval
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18551/APP/2013/1042	9 KEATS WAY WEST DRAYTON	Two storey, 2-bed attached dwelling with associated parking and amenity space and extension to vehicular crossover to side involving demolition of existing summerhouse to side and detached garage to rear	Approval
12380/APP/2012/3038	50 KEATS WAY WEST DRAYTON	Two storey, 1-bedroom, attached dwelling with associated parking and amenity space and single storey rear extension and porch to front to existing dwelling involving alterations to existing vehicular crossover to side and demolition of existing detached garage and porch.	Approval



50 Keats Way

67627/APP/2011/425	LAND FORMING PART OF 8 AND 8 KEATS WAY WEST DRAYTON	Erection of 1 x 2 bed two storey end terrace dwelling with habitable roof space, associated parking and amenity space, single storey rear extension to existing dwelling with 2 x rooflights involving demolition of existing conservatory, 2 detached single storey outbuildings and car port,	Approval
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		detached car port to rear and part fencing around the border.	
			
		8 Keats Way	
<u>60607/APP/2009/2163</u>	LAND FORMING PART OF 55 AND 55 KEATS WAY WEST DRAYTON MIDDLESEX UB7 9DU	Two storey two-bedroom semi-detached dwelling and single storey rear extension with 2 rooflights to existing dwelling, detached garage to rear and enlargement of existing crossover.	Approval
			
		55 Keats Way	

<u>36913/APP/2011/2940</u>	1 OAK AVENUE ICKENHAM	Conversion of roof space to habitable use to include a rear dormer, 2 x front rooflight and conversion of roof from hip to gable end with a new gable end window and alterations to chimneys (Application for a Certificate of Lawful Development for a Proposed Development)	Approval
<u>36913/APP/2009/13</u>	1 OAK AVENUE ICKENHAM	Single storey side extension with 2 rooflights, involving the demolition of an existing side garage and workshop (Application for a Certificate of Lawfulness in respect of a proposed use or development).	Approval
 <p>1 Oak Avenue</p>			

9.2 The above examples of extensions within the locale should add weight in favour of the application proposal.

10.0 PLAN AND DOCUMENT LIST

- Location plan 1031-01_Rev01 Rev 02 1:1250 @ A3
- Block plan 1031-02_Rev01 Rev 02 1:1250, 500 @ A3
- GF Existing floor plans 1031-05 Rev 02 1:100 @ A3
- Proposed site plan 1031-11_Rev 05 Rev 05 1:200 @ A3
- Proposed ground floor plan 1031-12_Rev05 Rev 05 1:50, 100 @ A2
- First floor plan 1031-13_Rev05 Rev 05 1:50, 100 @ A2
- Proposed roof plan 1031-14_Rev05 Rev 05 1:50, 100, 500 @ A2
- Existing elevations 1031-30_Rev03 Rev 03 1:100 @ A3
- Proposed elevations 1031-35_Rev05 Rev 05 1:100 @ A3
- 3D 02 Rev 01
- 3D Plans 1031-37 Rev 01
- Proposed Landscape Plan 1031-12 Rev 01 1:200 @ A3
- Soft Landscape Specification
- Landscape Management and Maintenance Plan
- Bin Enclosure Details
- Boundary Details
- Pilkington Decorative Glass Range Brochure
- Obscure Window Details
- Bicycle Storage Details
- External lighting specifications
- External wall lights data sheet
- UPVC double glaze window details
- Planning Statement
- Parking Survey Report – Yes Engineering Group Limited

11.0 CONCLUSIONS

- 11.1 The proposed development would result in the creation of one new residential dwellinghouse that would make efficient and effective use of an overly large plot.
- 11.2 As a consequence, the proposed dwelling by reason of the stepped design would retain a suitable gap which is characteristic of the area. The plot to built footprint ratio demonstrates that the scheme would not result in overdevelopment whilst the design would result in a respectful addition to the host terrace that would complement the character, appearance and visual amenities of the area and street scene.
- 11.3 The resulting dwelling would provide spacious accommodation that exceeds the council's standards both internally and externally without detrimentally impacting on the residential amenities of the host property or neighbouring dwellings.
- 11.4 The scheme would provide adequate bin and cycle storage, and there is sufficient kerbside parking available within the locale to meet the needs of any future occupants without detrimentally impacting on existing parking pressures.
- 11.5 The NPPF states that decision-makers 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. The proposed erection of a two storey, two-bedroom dwellinghouse with associated parking and amenity space would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.

3rd October 2024