



PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Mr J Singh

TO:

London Borough of Hillingdon Council

FOR:

Alterations and extension to existing part single/part two storey side extension to create new end of terrace dwelling with associated amenity, parking and bin storage

AT:

Land adjacent to 123A Central Avenue, Hayes, UB3 2BS

May 2025

1.0 THE PROPOSAL

- 1.1 This application seeks planning consent for alterations and extensions to an existing part single/part two storey side extension to create new end of terrace dwelling with associated amenity, parking and bin storage on land adjacent to 123A Central Avenue, Hayes, UB3 2BS.
- 1.2 It follows a recent appeal decision ref APP/R5510/W/24/3351213 which was dismissed on 8th April 2025 relating to the refusal of planning application 78009/APP/2024/1758 which the council refused on 9th August 2024 for the following reasons:
- 1 *The proposal by reason of its siting in this prominent corner position, size, scale, bulk, width, height, design, proximity to the side boundary and front amenity area would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and Central Avenue Area of Special Local Character. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMH6, DMHB 5, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies D3, D4, D6 and D8 of the London Plan (2021) and paragraph 135 of the NPPF (2023).*
 - 2 *The proposed amenity space by reason of its location and shape would fail to provide a suitable level of outdoor accommodation that is sufficiently private, useable and well located. The future occupiers of the property would therefore be subjected to a poor standard of living accommodation to the detriment of their amenities. The proposal would therefore be contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135 (f) of the NPPF (2023).*
- 1.3 Inspector upheld the reasons for refusal citing that the proposed development would harm the character and appearance of the area, including the ASLC, and that the proposed development would not provide adequate living conditions for future occupiers with regard to private outdoor amenity space.
- 1.4 Taking the concerns into account the scheme has been duly amended to ensure that it would accord with the criteria of the National Planning Policy Framework (2023), London Plan (2021), the Hillingdon Local Plan: Part 1 and Hillingdon Local Plan: Part 2.

2.0 SITE LOCATION AND PROPERTY

- 2.1 The application site is positioned on a corner plot to the northwestern side of Central Avenue and southern side of Orchard Road. The property is not within a conservation area although it is within the Central Avenue, Hayes, Area of Special Local Character.



Location plan excerpt of the application site and surrounding area

- 2.2 No. 123A comprises a new end of terrace dwelling which has been extended to the side with a part single/part two storey extension.



No. 123A Central 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 paragraph 135 of the National Planning Policy Framework, policies D3, D4, D6 and D8T6 of the London Plan 2021, policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (November 2012) and policies DMH6, DMHB5, DMHB11, DMHB12, DMHB14 and DMHB18 of the Hillingdon Local Plan: Part Two – Development Management Policies.

National Planning Policy Framework (NPPF) (2024)

- 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.

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 D3, D4, D6 and D8 are considered relevant.

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

- 3.9 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

- 3.10 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 D6: Housing quality and standards

- 3.11 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 D8: Public realm

- 3.12 Development Plans and development proposals should ensure the public realm is well-designed, safe, accessible, inclusive, attractive, well-connected, related to the local and historic context, and easy to understand, service and maintain. Landscape treatment, planting, street furniture and surface materials should be of good quality,

fit-for-purpose, durable and sustainable. Lighting, including for advertisements, should be carefully considered and well-designed in order to minimise intrusive lighting infrastructure and reduce light pollution.

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

- 3.13 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

- 3.14 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)

- 3.15 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 DMH6, DMHB5, DMHB11, DMHB12, DMHB14 and DMHB18 are considered relevant to the proposal.

Policy DMH6: Garden and Backland Development

- 3.16 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.

Policy DMHB 5: Areas of Special Local Character

- 3.17 Within Areas of Special Local Character, new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area.

Policy DMHB 11: Design of New Development

3.18 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

3.19 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 DMHB14: Trees and Landscaping

- 3.20 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.

Policy DMHB18: Private Outdoor Amenity Space

- 3.21 All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Balconies should have a depth of not less than 1.5 metres and a width of not less than 2 metres.

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 streetscene and the character of the buildings on the site.

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.

4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

4.1 The National Planning Policy Framework (NPPF) sets out the government's overarching approach to planning and development, emphasising the critical need for new housing to meet growing demand. It provides guidance on how this can be achieved through sustainable development, efficient land use, and the promotion of well-designed housing schemes. The framework recognises that housing delivery must be balanced with environmental considerations, infrastructure capacity, and the need to create high-quality living environments.

4.2 Paragraph 70(d) of the NPPF highlights the important contribution that small and medium-sized sites can make in addressing housing needs within an area. These sites are often developed more quickly than larger schemes, helping to accelerate housing delivery. To ensure a diverse mix of sites is brought forward, local planning authorities are encouraged to:

"Support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes."

4.3 This policy direction acknowledges the value of previously unidentified or underutilised sites within established residential areas, ensuring that housing growth is integrated into existing communities rather than relying solely on large-scale developments.

4.4 Section 11 of the NPPF, titled *Making Effective Use of Land*, reinforces the importance of optimising land use to meet housing and other development needs. It 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."

4.5 This principle underlines the necessity of balancing housing delivery with environmental protection, ensuring that new developments contribute positively to the well-being of residents. It also supports the efficient use of previously developed land, encouraging local authorities to prioritise sites that can accommodate new homes without compromising green spaces, biodiversity, or local character.

4.6 The London Plan sets ambitious housing delivery targets to address the capital's growing demand for homes. As part of this strategic approach, each borough is assigned specific targets to ensure housing supply keeps pace with population growth and economic development. Within the London Borough of Hillingdon, the current

target requires the completion of 1,083 new homes per annum, with 295 of these expected to be delivered on small sites – defined as plots below 0.25 hectares. This reflects the strategic importance of smaller-scale developments in contributing to overall housing supply, particularly in areas where larger sites may be limited or constrained by existing urban fabric.

- 4.7 Policy H2 (Small Sites) of the London Plan underscores the critical role of small sites in meeting housing needs across London. Boroughs are directed to proactively support well-designed residential developments on small sites, recognising their potential to deliver a significant proportion of new homes. The policy acknowledges that small sites can contribute meaningfully to housing supply, particularly in well-connected locations where incremental intensification is appropriate. To meet housing targets, sites below 0.25 hectares must contribute substantially to new supply, making the intensification of small sites a strategic priority. This approach ensures that housing delivery is not solely reliant on large-scale developments but is instead distributed across a range of site sizes, supporting a more balanced and sustainable pattern of growth.
- 4.8 The proposed development, which involves the construction of one new dwellinghouse, aligns with the objectives of both the NPPF and the London Plan. By facilitating the efficient use of underutilised land, the proposal supports national and regional policy aims to optimise land use, enhance housing supply, and contribute to sustainable urban development. The scheme demonstrates how small-scale residential development can be integrated into existing neighbourhoods while maintaining local character and ensuring a high standard of living for future occupants.
- 4.9 In assessing the previous application, the council referred to Policy DMH6 (Garden and Backland Development) of the Hillingdon Local Plan: Part 2, which sets out strict criteria for developments involving garden land. Policy DMH6 establishes a presumption against the loss of gardens, recognising their importance in maintaining local character, amenity space, and biodiversity. However, in exceptional circumstances, limited backland development may be considered acceptable, provided the following key criteria are met:
- Neighbouring residential amenity and privacy must be preserved, and unacceptable light spillage avoided.
 - Vehicular access and parking should not adversely impact neighbours in terms of noise or light. Long access roads between dwellings are generally discouraged.
 - Backland development must be modest in scale, ensuring it remains subordinate to frontage properties.
 - Existing trees, shrubs, and wildlife habitats should be retained or replaced.

- 4.10 These criteria ensure that any backland development is carefully managed to minimise adverse impacts on existing residents and the surrounding environment.
- 4.11 The revised scheme has been carefully designed to ensure that a spacious gap, which contributes to the character and appearance of the street scene, is retained. This approach ensures compliance with Policy DMH6 by maintaining the established pattern of development and avoiding an overly dense or intrusive form of housing. The proposal has been refined to respect the scale and massing of neighbouring properties, ensuring that it integrates seamlessly into the existing built environment.
- 4.12 Furthermore, the London Plan supports the incremental intensification of existing residential areas within PTALs 3 to 6 or within 800 metres of a station or town centre boundary, recognising their role in meeting housing targets. The proposed dwelling has a PTAL rating of 3 and is located just 350 metres from Hayes town centre boundary, making it an ideal and sustainable location for development in accordance with Policy H2 of the London Plan. The accessibility of the site ensures that future residents will benefit from convenient transport links, local amenities, and employment opportunities, reducing reliance on private vehicles and supporting sustainable urban living.
- 4.13 The proposal would make efficient use of land and buildings, creating one additional one-bedroom residential unit. Indeed, when assessing the previous appeal the Inspector concluded in 'Other Matters' that *"The proposal would result in the creation of a dwelling which attracts some weight in favour of the appeal scheme"*. As such, it complies with Policy DMH2 (Housing Mix) of the Hillingdon Local Plan: Part 2, which requires residential developments to provide a mix of housing sizes that reflects the borough's latest housing needs. The provision of a one-bedroom unit responds to local demand for smaller homes, catering to first-time buyers, young professionals, and downsizers who require well-located, high-quality accommodation.
- 4.14 The construction of one new dwellinghouse would therefore support the objectives of both the NPPF and the London Plan, which seek to maximise the efficient use of underutilised land and buildings. The proposal aligns with national and regional policy priorities by delivering additional housing in a sustainable location while ensuring that development is appropriately scaled and designed to complement its surroundings.
- 4.15 Given the above considerations, the redevelopment of the existing side extensions and land at No. 123A Central Avenue should be acceptable in principle, subject to other material planning considerations. The proposal demonstrates compliance with key planning policies, supporting the efficient use of land, contributing to housing supply, and ensuring that development is well-integrated into the existing area.

5.0 DESIGN, CHARACTER AND IMPACT ON THE STREET SCENE

- 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), D3 (Delivering high quality development through the design led approach) and D4 (Delivering good design) expect development to understand the existing character and context of an area whilst policy HC1 (Heritage conservation and growth) requires development to conserve the significance of heritage assets by being sympathetic to the assets’ significance.
- 5.4 Local Plan policies DMHB 5 (Areas of special local character) and 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 site is located within the Central Avenue, Hayes, Area of Special Local Character and as a result the design of the proposal has been carefully considered to ensure that it would conserve the qualities of the locale.
- 5.6 No. 123A is a relatively new end of terrace dwelling having been granted permission at appeal under reference APP/R5510/W/21/3278335 on 19th November 2021.
- 5.7 Following construction of the approved dwelling, permission was granted for a single storey side extension under application ref 20352/APP/2023/567 on 26th April 2023 and then for a first floor side extension under application ref 20352/APP/2023/1481 on 10th October 2023. These permissions have since been implemented.
- 5.8 The existing part single/part two storey side extension at no. 123A measures approximately 3.9m wide x 6.475m deep, the first floor element is set 2.05m back from the front elevation and is 4.425m deep. The single storey element has a flat roof design and the first floor has a dual pitched roof with gable end.



- 5.9 This new scheme, like the last development, proposes to subdivide the existing 330sqm site to create a proposed site area of 158.5sqm retaining 171.5sqm for the host building.
- 5.10 However, this scheme differs in order to reduce the scale and mass of the building approaching the corner to overcome concerns raised in the recent appeal decision as it would only increase the width of the existing two storey side extension by 1m. Appeal ref 3351213 states in regard to character and appearance effects:

- “5. The appeal property has already been extended with a two storey side extension. However, the extension is subordinate to the main dwelling by virtue of its set down from the ridge and set back from the elevation at first floor level. The proposal would utilise the extension but would match the ridgeline and building line of 123A as well as increase in width.
6. The proposal would appear as an extension of the existing terrace which would result in the terrace being overly long and cramped within the plot, despite the proposed set back. The overall width would also erode the spacious gap which would further highlight the cramped appearance of the development.
7. I note that the existing two storey extension was considered acceptable at appeal and I agree that there is variation in the size of undeveloped side outdoor spaces in the area, including that they are generally not uniform. However, I do not consider the increase in width to be minor, instead, the increase, as well as the other concerns

would upset the uniformity of the street scene and result in an uncharacteristically small gap to the side.

8. *The proposed rear garden would be very small which is uncharacteristic of the area, particular the spacious corner plots. Furthermore, an area of garden is proposed to the front of the dwelling which with the potential for domestic paraphernalia to be present would further erode the spacious character and appear as an incongruous feature in the context of the mostly open frontages in the wider area.*
9. *I therefore conclude that the proposed development would harm the character and appearance of the area, including the ASLC."*

5.11 The following excerpts illustrate the changes to the scheme from that previously refused to that currently proposed. The scheme still proposes to incorporate the same projecting front gable, window design and materials which are characterised across the terrace group. Crucially though the proposal would reduce the ridge height and width; consequently, it would not appear cramped within the plot.

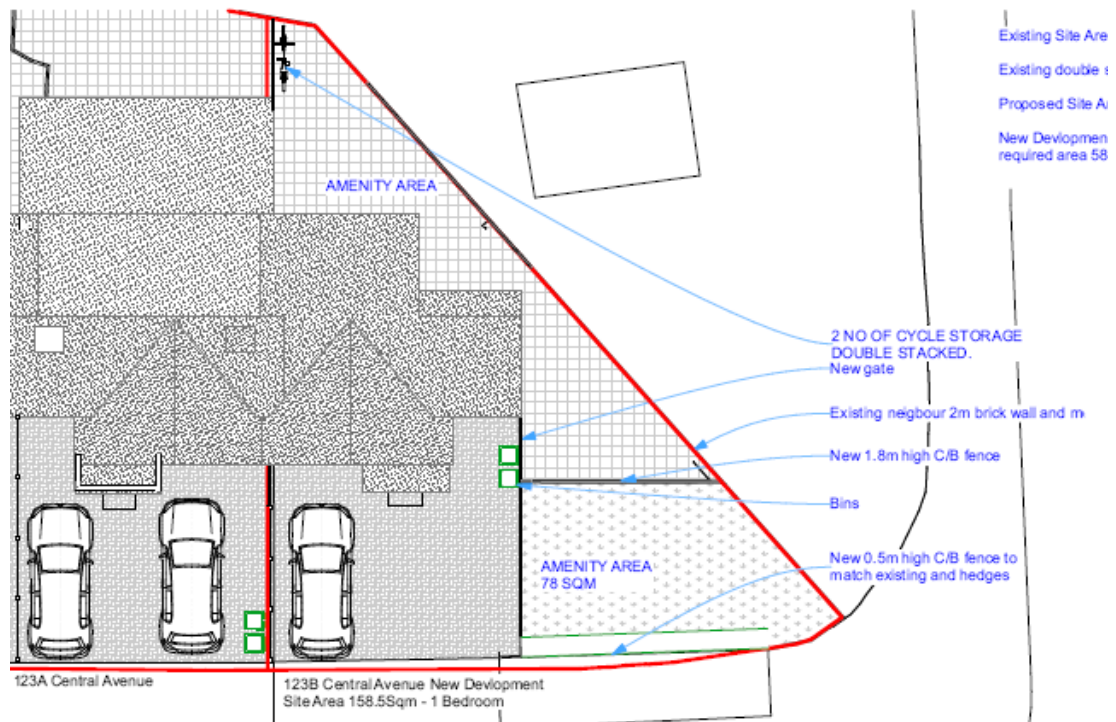


Refused application 78009/APP/2024/1578

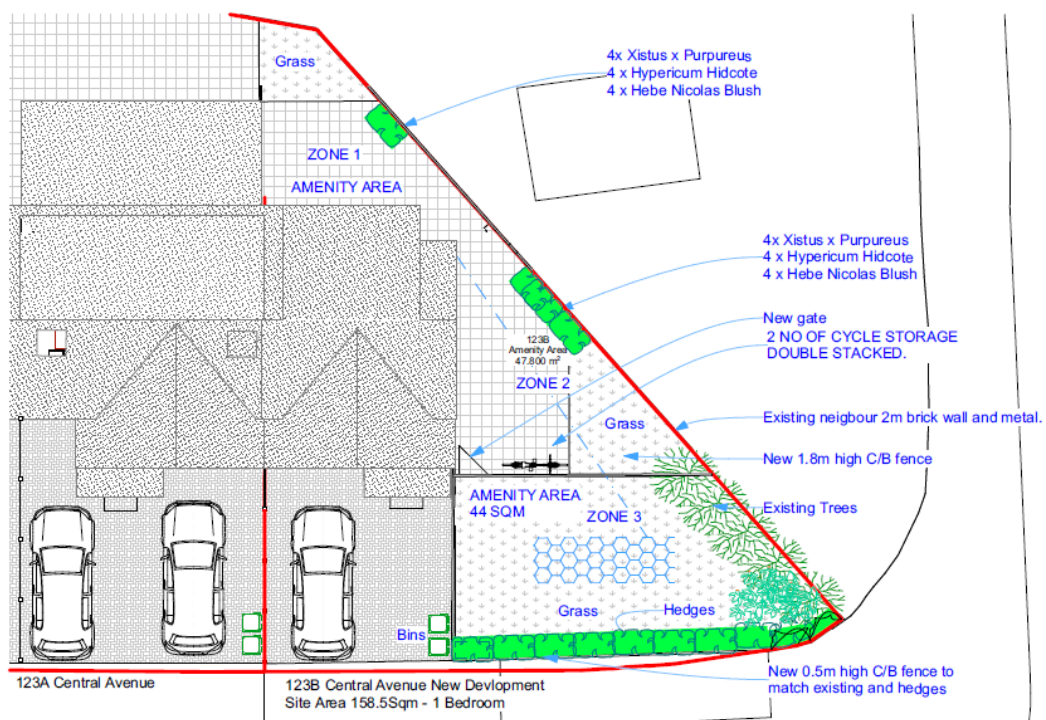


Current proposal

- 5.12 The reduction in scale and mass from the previous proposal are further emphasised in the extracts shown of the site layout as the amenity areas have been increased from 78sqm up to 91.8sqm.



Refused application 78009/APP/2024/1578



Current proposal

- 5.13 The revised 3D imagery also demonstrates that the proposed scheme would easily assimilate within the street scene replicating the form and appearance of the host terrace.



3D Visuals



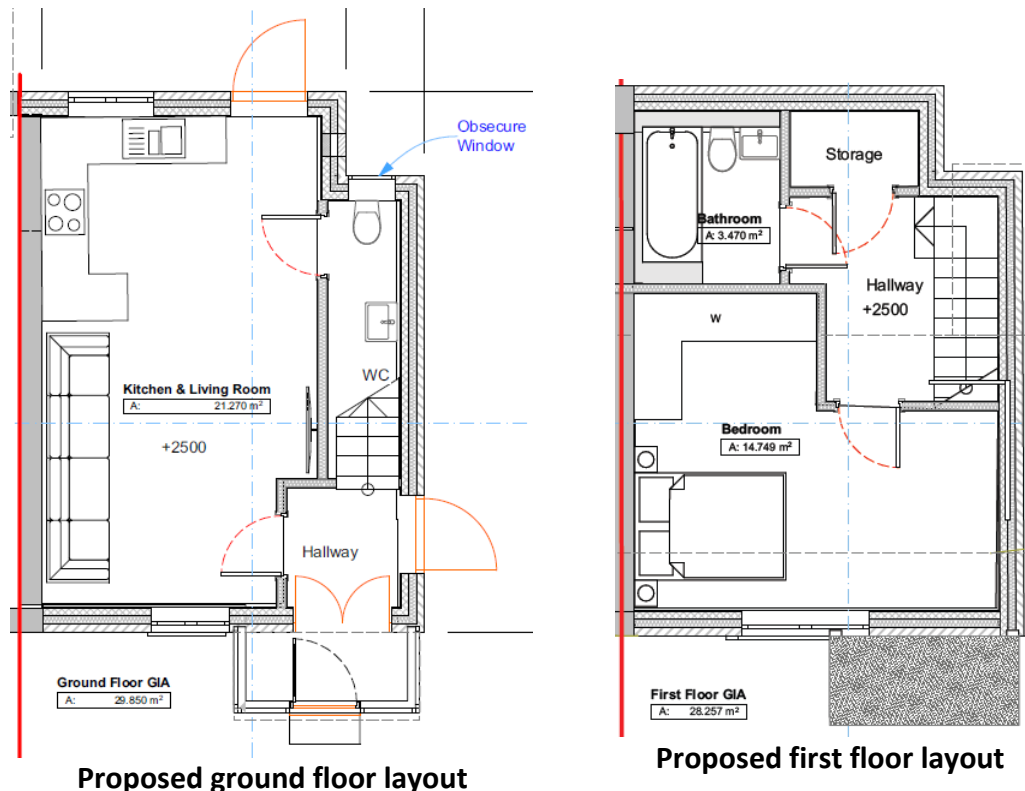
3D Visuals

- 5.14 The revised scheme has successfully addressed the concerns raised by the Inspector. By reducing the width and introducing a set-down from the ridge, the proposal now maintains a spacious gap to the side boundary, preserving the openness and character of the area. These refinements ensure that the development integrates harmoniously with the surrounding built form while respecting the distinctive qualities of the street scene.
- 5.15 The amendments also ensure compliance with key planning policies, including Policy BE1 of Local Plan: Part 1 Strategic Policies, as well as Policies DMH6, DMHB5, DMHB11, DMHB12, and DMHB14 of the London Borough of Hillingdon Local Plan Part 2 Development Management Policies. Additionally, the scheme aligns with Policies D3, D4, D6, and D8 of the London Plan 2021 and Paragraph 135 of the National Planning Policy Framework, all of which seek to maintain local distinctiveness and ensure new development reflects the established character and original layout of the area.
- 5.16 The design revisions maintain a strong sense of place, addressing previous concerns regarding the impact on the ASLC. The proposal now represents a well-balanced approach, overcoming the Inspector's findings while supporting efficient land use and sustainable housing delivery in accordance with planning policy.

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 1-bedroom/2-person dwelling with a GIA of 58.146sqm. The layout comprises entrance porch and hallway with aligned doors to provide suitable access, a combined living/dining kitchen and a ground floor WC; 1x double bedroom, a storage cupboard and bathroom to the first floor.



- 6.4 The layout of the entrance and the ground floor WC would comply with London Plan policies D5 (Inclusive design) and D7 (Accessible housing) which seek to provide high standards of accessible and inclusive design.
- 6.5 The dwelling would meet the minimum internal space standards set out in Table 3.1 of the London Plan and Table 5.1 of the Hillingdon Local Plan.
- 6.6 The proposed dwelling by reason of its dual aspect and open plan layout to the ground floor would benefit from good levels of natural daylight and a suitable outlook. The proposed layout is efficient, and the rooms are of a suitable shape to provide future occupiers with convenient and spacious accommodation.
- 6.7 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

6.8 The council refused application 78009/APP/2024/1578 for the following reason:

“The proposed amenity space by reason of its location and shape would fail to provide a suitable level of outdoor accommodation that is sufficiently private, useable and well located. The future occupiers of the property would therefore be subjected to a poor standard of living accommodation to the detriment of their amenities. The proposal would therefore be contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and paragraph 135 (f) of the NPPF (2023).”

6.9 When assessing the previous appeal 3351213, the Inspector stated in regard to whether adequate living conditions would be provided:

“10. Policy DMHB 18 states that all new residential development, and conversions will be required to provide good quality and useable private outdoor amenity space. In terms of the amount of space a one-bedroom dwelling should provide a minimum of 40sqm and there is no dispute that the proposal would provide more space than this minimum standard.

11. A small section of the amenity space is proposed to the rear of the dwelling but its narrow width and particularly narrow sections next to the proposed dwelling would make it an unattractive space for future occupiers to use.

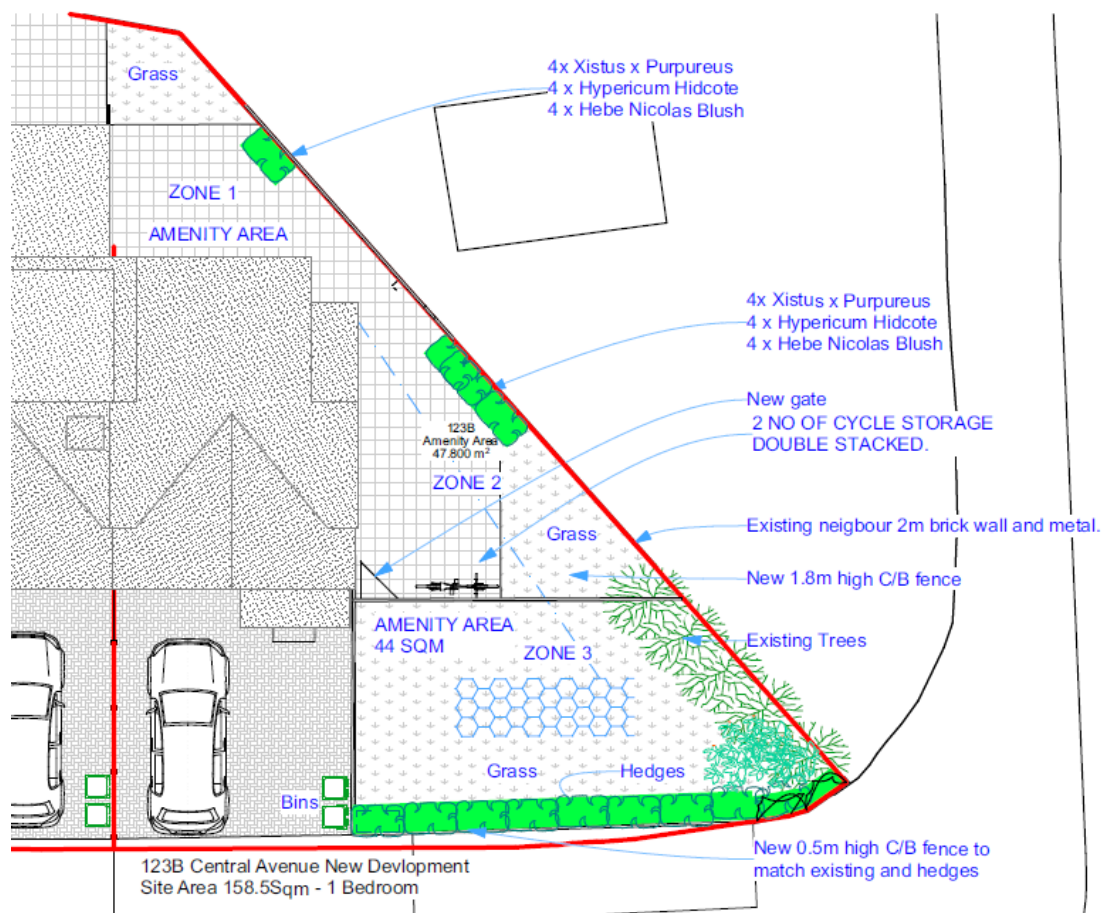
12. The majority of the proposed outdoor amenity space is to the frontage of the dwelling which as a result of a 0.5m high fence and hedge it would be clearly visible by people passing the site. I note the appellants considers that each zone of the outdoor space could be used for different purposes. However, the most usable and attractive space would be at the frontage which would only be screened by a low fence and would provide a lack of privacy for future occupiers to be able to use the space. I am not convinced that a condition could

address the lack of privacy without harming the character and appearance of the area.

13. I therefore conclude that the proposed development would not provide adequate living conditions for future occupiers with regard to private outdoor amenity space. It would be contrary to Policy DMHB18 of the LP2 and Paragraph 135 of the Framework. Amongst other things, these seek to ensure that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space and provides a high standard of amenity for future occupiers."

- 6.10 The revised scheme has increased the size of the rear and side garden, ensuring that it now exceeds the minimum standards required for a one-bedroom dwelling. This expanded outdoor space has been carefully designed to enhance the quality of living for future occupants, providing a functional and visually appealing environment. The garden will be landscaped to create a pleasant and welcoming setting, incorporating features that support a variety of outdoor activities. It will offer residents a private retreat for relaxation or light gardening. Additionally, the garden provides a practical area for drying laundry, allowing residents to maximise sustainability by using natural drying methods.
- 6.11 To further enhance accessibility and ease of movement, the scheme now incorporates a side entrance door in addition to a rear door, ensuring that future occupants have convenient access to the garden. This thoughtful design consideration improves functionality and usability, providing multiple access points for residents to utilise the outdoor space without restrictions. The side entrance allows for seamless movement between different parts of the property, promoting practicality and flexibility in daily use. Furthermore, this arrangement ensures that the garden remains easily accessible for routine activities such as taking out household waste, transporting gardening equipment, or moving outdoor furniture. By facilitating direct access from multiple locations within the home, the development prioritises user convenience while maintaining a sense of openness and connectivity between indoor and outdoor spaces.
- 6.12 The redesigned front garden has been integrated into the overall layout of the site, enhancing its aesthetic appeal and contributing positively to the character of the development. Rather than serving as an essential outdoor space for residents, the front garden now complements the overall design, reinforcing a high-quality residential environment. The landscaping of this area has been carefully considered to create an inviting frontage that contributes to the visual coherence of the public realm in accordance with policy DMHB 14.

- 6.13 Given its role as a secondary outdoor space, the introduction of a low fence along the front boundary is appropriate, as it does not compromise privacy while subtly delineating the property. The fence ensures that the front garden retains a sense of openness, maintaining compatibility with the surrounding context while providing a visually pleasing transition between private and public spaces. By incorporating well-planned landscaping and boundary treatments, the development achieves a balanced approach that respects both functionality and aesthetic considerations.



Proposed amenity area for new 1-bedroom dwelling

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

7.0 IMPACT ON RESIDENTIAL AMENITY

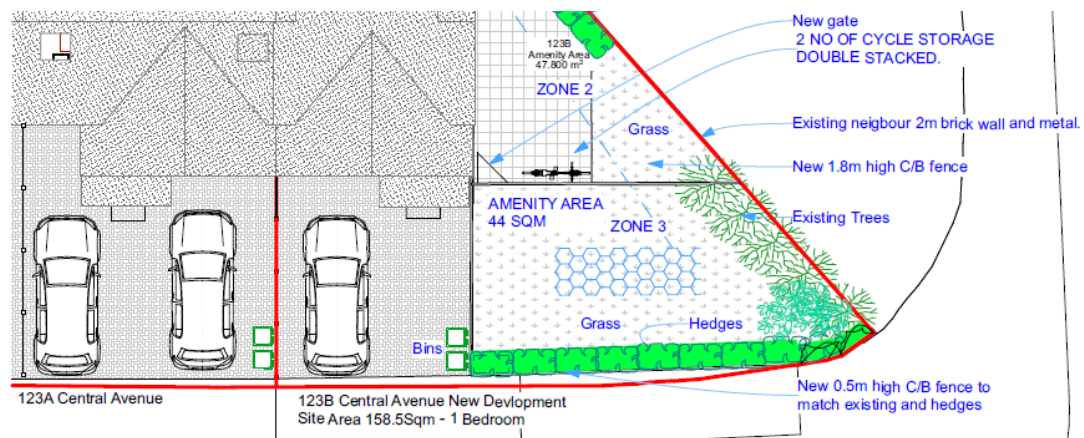
- 7.1 Paragraph 135(f) of the National Planning Policy Framework emphasises that planning policies and decisions must ensure that new developments create environments that are safe, inclusive, and accessible. These spaces should promote health and well-being, offering a high standard of amenity for both existing and future residents.

- 7.2 London Plan policy D3 focuses on optimising site capacity through a design-led approach, which requires new developments to deliver a suitable outlook, privacy, and amenity. The policy encourages thoughtful and responsive design strategies that maximise available land while ensuring that new housing provides appropriate separation distances, natural light, and high-quality internal living environments. Developments should be designed to integrate with their surroundings and contribute positively to the urban landscape, ensuring that the amenities of future residents are protected while minimising potential adverse impacts on neighbours.
- 7.3 Policy DMHB 11 of the Local Plan Part Two establishes clear expectations for the design of new residential developments, ensuring that they do not negatively affect the amenity, daylight, or sunlight available to adjacent properties and open spaces. This policy seeks to protect existing communities from excessive overshadowing or loss of privacy, requiring developments to be sensitively designed to maintain good living conditions. It reinforces the principle that new housing must be compatible with its surroundings, preserving access to natural light, outdoor spaces, and maintaining an overall sense of openness within residential areas.
- 7.4 In assessing the previous application, 78009/APP/2024/1578, the council determined that the proposed dwelling would not adversely affect the amenities of neighbouring properties. This conclusion provides confidence that the scheme, as originally conceived, was not considered to be overbearing or intrusive. The revisions made to the proposal further enhance its suitability by addressing concerns related to massing, layout, and relationship with surrounding properties, ensuring that it continues to respect the amenity of neighbouring occupants.
- 7.5 The revised scheme introduces a reduction in scale and bulk, making the development more appropriate in its context. Additionally, the proposal does not include any first-floor windows on the side or rear elevations, which helps to safeguard the privacy and living conditions of adjacent properties. These modifications ensure that there is no undue overlooking or loss of privacy, contributing to a sensitive and well-integrated form of development. By maintaining these key design principles, the proposal successfully mitigates potential concerns related to neighbour amenity, reinforcing its acceptability within the local planning framework.
- 7.6 In summary, the proposed development aligns with the principles set out in the National Planning Policy Framework, London Plan policy D3, and Local Plan Part Two policy DMHB 11, all of which seek to ensure that new housing provides a high standard of amenity for both existing and future residents. The revisions to the scheme demonstrate a considered approach to design, ensuring that it maintains appropriate privacy, daylight levels, and overall liveability. By addressing previous concerns and incorporating measures that protect the interests of neighbouring properties, the

development complies with policy requirements and represents a sustainable and well-balanced addition to the area.

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 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.
- 8.3 London Plan Table 10.3 (Maximum Residential Parking Standards) sets out that 1-bedroom dwellings with a PTAL of 2 to have a maximum of 0.75 spaces per dwelling.
- 8.4 When assessing the previous application the council deemed 1 car parking space for the new dwelling to be acceptable which has been retained for this proposal whilst the host property would retain 2 spaces. Cycle storage would also be available within the side garden.



Proposed parking layout

- 8.5 Regarding bin storage, the scheme would provide sufficient storage which can be positioned within the private amenity spaces and just moved into the positions shown on the proposed site plan on collection days thus, preserving the visual amenity of the street scene.
- 8.6 Consequently, through the provision of adequate on-site parking facilities the development would not result in a detrimental impact on parking provision or create hazards to highway safety.
- 8.7 In summary, the development would not conflict with the aims of the NPPF, the London Plan or Local Plan Part Two policies DMT 5 and DMT 6.

9.0 PLAN AND DOCUMENT LIST

- Location plan 1031-01_Rev 01 Rev 08 1:1250/500/100 @ A3
- Proposed site plan 1037-11 Rev 08 1:100 @ A3
- Landscape plan 1037-12 Rev 01 1:100 @ A2
- Existing and proposed ground floor plan 1037-13 Rev 08 1:50/100 @ A2
- Existing and proposed first floor plan 1037-14 Rev 08 1:50/100 @ A2
- Proposed roof plan 1037-15 Rev 08 1:50 @ A3
- 3d Model 1037-16 Rev 08
- Existing elevations 1037-30 Rev 08 1:100 @ A3
- Proposed elevations 1037-35 Rev 08 1:100 @ A3
- 3D Elevations proposed 1037-38 Rev 01
- 3D 2 Elevations proposed 1037-39 Rev 01
- 3D Visuals
- Planning Statement
- Flood Risk Assessment
- Impact Assessment

10.0 CONCLUSIONS

- 10.1 The revised proposal has successfully addressed the concerns previously identified by the Inspector, ensuring that the development now preserves the character and appearance of the Area of Special Local Character (ASLC). The scale and design of the dwelling have been carefully refined to maintain the spacious nature of the corner plot, with a reduced width and a set-down from the ridge ensuring that the visual integrity of the streetscape is retained. These adjustments safeguard the established uniformity and layout of properties in the area while respecting the significance of the ASLC. The retention of an appropriate gap between the development and its side boundary ensures that the open character of the site is preserved, preventing the cramped appearance previously noted by the Inspector.

- 10.2 The revisions also address concerns regarding outdoor amenity space by significantly improving the quality and usability of the garden area. The enlarged rear and side garden now exceeds the minimum requirements for a one-bedroom dwelling, providing a functional and well-landscaped space for future residents. Unlike the previous scheme, where amenity provisions were primarily reliant on the frontage, the revised design ensures that private outdoor space is appropriately located and sufficiently screened to provide a high standard of living conditions. The introduction of a side entrance enhances access to the garden, further supporting usability and convenience for occupants.
- 10.3 Further the proposal would result in the creation of a dwelling which attracts some weight in favour of the development which will outweigh the negligible impact due to the loss of part of the garden, whilst having a positive impact on the character and appearance of the area.
- 10.4 By responding directly to the Inspector's concerns, the proposal now demonstrates clear compliance with planning policies, including Policy BE1 of *A Vision for 2026* Local Plan: Part 1 Strategic Policies, Policies DMH6, DMHB5, DMHB11, DMHB12, and DMHB14 of the London Borough of Hillingdon Local Plan Part 2, as well as Policies D3, D4, D6, and D8 of the London Plan 2021 and Paragraph 135 of the National Planning Policy Framework. The development respects the local distinctiveness of the ASLC and upholds its original layout while contributing positively to housing delivery in a sustainable manner. The refinements made to the scheme ensure that it remains well-integrated within its surroundings without compromising neighbouring properties or the wider townscape.
- 10.5 Overall, the revised proposal represents a sensitive and balanced approach to development, responding effectively to previous concerns and demonstrating clear alignment with policy objectives. By maintaining appropriate proportions, ensuring a high standard of amenity, and preserving the distinctive character of the ASLC, the proposal now offers a well-considered form of development that meets planning requirements while optimising the use of land.
- 10.6 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, one-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.

15th May 2025