



DESIGN & ACCESS STATEMENT

Planning Application for
Proposed Residential Development

**Land Adjacent to
4 Gresham Road,
Hillingdon,
UB10 0HT**



14 Cornard Road
Sudbury
Suffolk CO10 2XA

1. INTRODUCTION

- 1.1 This Statement accompanies a revised planning application for proposed development of land adjacent 4 Gresham Road, Hillingdon.
- 1.2 The Applicant also owns 4 Gresham Road.
- 1.3 If follows refusal of Planning Permission under reference, 78368/APP/2023/3084, dated 12th January 2024 and a subsequent Pre-application enquiry advice, reference 78368/PRC/2024/48 dated 9th August 2024.
- 1.4 The pre-application advice was that development in principle may be acceptable, but it was felt the illustrative scheme suggested failed in some areas and concluded, if these were addressed an application could be favourably viewed upon.
- 1.5 The suggested comments and revisions to address these concerns have been taken on board in the revised design.

2. THE DESIGN COMPONENT

Amount

- 2.1 The site comprises a vacant plot between established residential properties.
- 2.2 The proposal is for 2no new residential dwellings, semidetached. 1no 3 bed dwelling and 1no 2 bed dwelling.
- 2.3 The dwellings are 2 storey in height with pitched roofs.

Layout

- 2.4 The layout provides for large private garden amenity space and 1no car parking space for each property to the frontage with a shared turning area.
- 2.5 A pedestrian footpath is provided between each dwelling and the site side boundaries.

Scale

- 2.6 The buildings have an overall footprint, max 13.15m depth x 9.15m width, eaves height of 5.25m and 7.7m maximum ridge height.
- 2.7 This is comparable to adjoining and other buildings in the vicinity.

Landscaping

- 2.8 The frontage hedge is being retained for the most part and rear gardens are to be laid to grass.
- 2.9 A new 4m length of hedgerow is proposed to the west boundary with No 6 together with a new tree to the front garden area.

Appearance

- 2.10 The design is for a traditional two storey building form with pitched hipped roof, with projecting two storey bay and leanto roof canopies. Materials are a mix of face brickwork, concrete roof tiles and painted render. All to blend and match those of nearby properties.

Context

- 2.11 The immediate area comprises principally two storey residential dwellings, early/mid C20 construction with pitched hipped roofs, two storey bays and mix of brickwork and render to elevations.
- 2.12 They are all set back from the highway in a line parallel to the highway. All have long rear gardens with some outbuildings.
- 2.13 Along Gresham Road, carparking is provided to the side and frontages of existing properties.

3. THE ACCESS COMPONENT

- 3.1 Vehicular access is via a widened existing entrance from the highway, paved driveway and 2no car parking spaces.
- 3.2 The dwellings will be designed to meet the optional Building Regulations requirement for a Category 2 M4(2) dwelling.

4. CONCLUSIONS

- 4.1 The site is a vacant, infill, plot in an otherwise built up frontage.
- 4.2 The Pre-Application advice received confirmed:
 - The site is within developed area, is not green belt or conservation area.
 - The proposed development is generally considered to be supported by planning policy.

- The dwelling mix would meet an identified housing need.

4.3 The submitted scheme has been revised from the illustrative scheme submitted with the pre-application enquiry to deal with other identified matters and potential amenity concerns.

4.4 The proposal complies with published National and Local Planning Guidance.

Oct 2024

23/067