



PLANNING STATEMENT

Proposed Residential Development

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



RICS

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 It 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. Site Location and Context

- 2.1 It is located in a predominately residential area comprising mainly 2 storey semi-detached dwellings from the inter war period.
- 2.2 The majority of properties have red brick or painted render wall finishes with concrete tiled roof coverings. Some have architectural detailing, bay windows and decorative timber framing.

3. Existing Site/building

- 3.1 The host property, No 4 is a two storey semi-detached property, rendered with projecting two storey bay window.
- 3.2 The site, which is to the west of the property, is an used plot.

4. Proposals

- 4.1 The proposal is to construct a new infill two storey building containing 2no residential properties.
- 4.2 The existing vehicular access will be widened to improve access and egress to the parking spaces.
- 4.3 The layout and design will be in accordance with the London Plan Housing Design Standards ensuring adequate floor area, storage and private garden amenity space.

5. Planning History

5.1 Planning permission for 2no new residential units was approved under Reference 16827/B/76/1011 but was not implemented.

5.2 Planning Permission for a near identical scheme was refused under reference 78368/APP/2023/3084 on 12th January 2024.

5.3 The reasons for refusal can be summarised as:

1. Design and layout uncharacteristic
2. Potential disturbance to neighbour by the vehicle access undercroft and parking at the rear resulting in loss of amenity.
3. Remote location of Garden to Flat 2 leading to poor standard of Living

5.4 The recent pre-application advice concluded:

"Subject to the detail and the revisions noted within the main body of the report, it is advised that the proposed pair of semi-detached houses could be viewed favourably at the Full Application stage."

6. Revised Scheme

6.1 The revised scheme results from the Pre-Application enquiry discussion and advice. The details and revisions can be summarised as follows:

Design

- The revised design is for a traditional pair of semi-detached houses.
- Architectural features such as hipped, roof, chimney and projecting bay windows are incorporated reflecting styles and designs of the locality.
- Materials and detailing is in keeping with the surrounding area.

Trees and Landscaping

- There are no trees on site or likely to be affected by the development.
- The existing frontage hedge is reduced in length for the widened access, but the remainder is retained.
- Carparking and access areas will be permeable block paving and rear gardens laid to grass.

- New hedgerow is planted to the side, west boundary to No 6 and a new tree planted to the front garden area, which will also be turfed.

Amenity

- The side elevation first floor window shown on the pre-application illustrative scheme has been omitted with reconfiguration of the internal layout and design.
- The only side facing window is now at ground floor serving the WC to Plot 1. This will be obscure glazed.
- 45° lines are shown on the drawings to demonstrate there will be no loss of light to adjoining properties.

Living Conditions for Future Occupiers

- Dwelling floor areas comply with Table 3.1 of Policy D6 of the London Plan (2021).
Plot 1 – 3 bedroomed, 4 person 97.5m²
Plot 2 – 2 bedroomed, 3 person 70.3m²
- The bedroom areas comply with the Technical Housing Standards – Nationally described space standard, (march 2015).
- Each dwelling will have a minimum finished ceiling height of 2.3m.
- The dwellings can meet the optional requirements of Regulation M 4(2) of the Building Regulations for Accessible and Adaptable dwellings.

Private Amenity Space

- Both properties exceed the required private amenity space area of 60m².

Plot 1 – 127m²
Plot 2 – 96m²

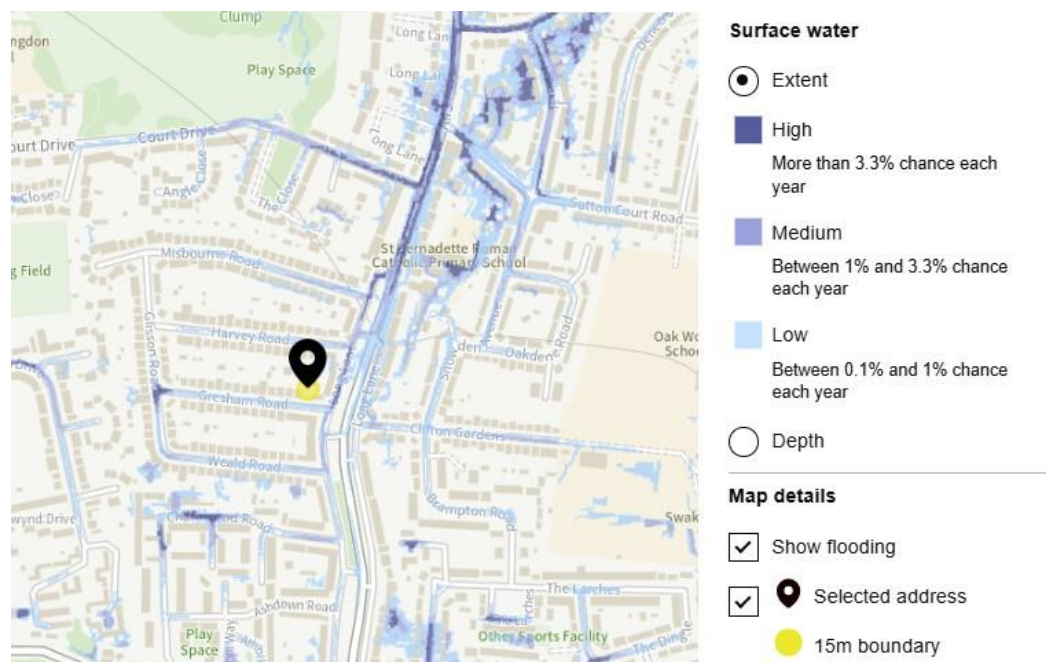
Highways

- The proposal is for 1 car park space for each property and secure garden storage cycle storage for each.
- The pre-Application advice confirmed this meets the required standards.

- Each parking space will be provided with an Electric vehicle charging point (EVCP).
- Bin storage and collection locations are shown on the drawings

Flooding and Water Management

- The site is in Floodzone 1. Map and details from the Environment Agency, Flood map for Planning, service.
- The site is also not at risk of surface water flooding. Extract map below from the Environment Agency.



- The proposed parking bays will be constructed using permeable paving.
- Roof water will be discharged to the existing surface water sewer in Gresham Road.
- Foul drainage will be to the existing foul water sewer in Gresham Road.
- The new dwellings will be designed to have a water usage rate not exceeding 105 litres/per person/per day.

Ecology

- A Preliminary Ecology Appraisal and Preliminary Roost Assessment has been carried out by Arbtech and their report and recommendations accompany the application.

- Biodiversity Net Gain has been assessed as required and details submitted with the application.
- The recommendations include providing 2 no bat boxes and 2 no bird boxes, insect hotel and bee bricks which can be incorporated into the fabric of the building.

Energy

- An energy and sustainability assessment has been prepared and accompanies the application. This demonstrates compliance with Local Plan Policy DMEI 2.

7. Planning Policy

7.1 The National Planning Policy Framework, December 2023, contains a number of provisions for development. In particular

- Para 11 – presumption in favour of sustainable development
- Para 70 - Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

7.2 The London Plan, 2021, contains general policies and requirements for development including minimum floor areas, Table 3.1.

7.3 The Local Plan is the Hillingdon Local Plan although this is currently in early stages of review. Part 1: Strategic Policies was adopted in November 2012 and contains general policies.

7.4 Part 2: Development Management Policies, adopted January 2020 contains specific policy requirements. Those relevant here:

DMH 6 Garden and Backland Development.

The site is not backland but an un used infill plot between existing dwellings in an otherwise built up frontage.

DMHB 11 Design of New Development

This requires new development to harmonise with the local context.

DMHB 12 Streets and Public Realm.

Requires development to be well integrated with the surrounding area and accessible. This site is an infill plot between established dwellings.

DMHB 14 Trees and Landscaping.

Most of the frontage hedge is retained although part is lost in order to provide vehicle access and car parking. New compensatory hedge planting is proposed to the west boundary together with new tree planting to enhance landscape and biodiversity.

DMHB 16 Housing Standards.

This includes Minimum Floor Space Standards which the proposal meets.

DMHB 18 Private Outdoor Amenity Space.

This includes a requirement for minimum private garden areas which the proposal exceeds.

DMEI 2 Reducing Carbon Emissions

A sustainability statement has been prepared to confirm the development can deliver the required improvement over the 2013 Building Regulations.

DMT 2 Highways Impacts

The proposal includes vehicular access with off street car parking.

DMT 6 Vehicle Parking

Table 1 to Appendix C sets out minimum parking standards

8. Conclusions

- 8.1 The site is an unused parcel of land, infill plot in an otherwise built up frontage.
- 8.2 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.
- 8.3 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.
- 8.4 The proposal complies with published National and Local Planning Guidance.