

20-04-2025

London Borough of Hillingdon
3 North, Civic Centre
High Street, Uxbridge
UB8 1UW

Planning Application Statement

Proposal: Installation of a dropped kerb and associated works including provision of a hard standing for off-street parking and electric vehicle charger

Site: 17 Pinn Close, Uxbridge UB8 3TB

Description of the Property

The application pertains to a two-storey, attached residential dwelling featuring spacious front and rear gardens. The existing front garden is rectangular in shape, measuring approximately 74 sqm, with a depth ranging from 7.3 to 8.5 metres and a width of 10.3 metres. It currently consists mainly of an unmanaged area of soft landscaping, alongside a narrow strip of hard landscaping that provides access to the front door. At present, the space is underutilised and not maintained as soft landscaping.

Proposal Summary

The proposal seeks to install a dropped kerb and carry out associated works, including the creation of a hard surface within the front garden, to facilitate the provision of off-street parking. This is in response to the owner's recent acquisition of an electric vehicle (EV), in support of the UK Government's initiative to promote zero-emission transport. The ability to safely charge an EV at home is essential for the applicant and aligns with national sustainability goals targeting the phase-out of petrol and diesel vehicles by 2035.

The proposal does not result in the loss of any on-street parking spaces and will not adversely impact highway safety.

Compliance with Local Policy

The proposal has been designed in accordance with the *London Borough of Hillingdon's Domestic Vehicle Footway Crossover Policy and Residential Extensions and Alterations Supplementary Planning Document*, including:

- A pedestrian visibility splay of 2.4m x 2.4m will be provided.
- The new hard standing (block paving) will be permeable and designed to drain into adjacent soft landscaping areas.
- A parking space measuring 2.4m x 4.8m will be created.
- More than 45% of the front garden will remain as soft landscaping to ensure sustainable urban drainage and visual amenity.
- There are no street trees or obstructions in the immediate vicinity that would be impacted by the proposal.
- Materials for any new boundary treatment (e.g., walls) will match the existing property to ensure visual continuity.

Precedent in the Local Area

There is a clear precedent for similar developments within the close, with dropped kerbs and front driveways recently installed at nearby properties including No. 5, 6, 7, and 24 Pinn Close. This demonstrates consistency with the character of the area and supports the acceptability of the proposed works.

Conclusion

The proposed development represents a modest and necessary improvement to the property that supports sustainable travel choices, complies with local planning guidance, and integrates sympathetically with the surrounding streetscape.

We trust this application will be viewed favourably. Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

Sevda Kucuk
Senior Architectural Technologist
AVA Home Design Ltd.

