



PLANNING STATEMENT

Proposed subdivision of existing property to form 2 x two-bedroom houses with associated amenity space, vehicle and cycle parking, and refuse provision

40 Vernon Drive, London UB9 6EG

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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared in support of a full planning application for the subdivision of the existing residential property at 40 Vernon Drive, London UB9 6EG to create two self-contained two-bedroom houses, together with associated private amenity space, vehicle and cycle parking, and refuse and recycling facilities.
- 1.2. The purpose of this statement is to set out the context for the proposal, assess it against the relevant planning policy framework and demonstrate that planning permission should be granted.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located on the north side of Vernon Drive within a well-established residential neighbourhood in Harefield within the London Borough of Hillingdon.
- 2.2. The existing property comprises a two-storey detached dwelling on a generously sized suburban plot with a front driveway and rear garden. The surrounding area is characterised by a mixture of semi-detached and detached homes, generally two storeys in height with consistent building lines and landscaped frontages.
- 2.3. The site is not within a Conservation Area, does not contain listed buildings and is not affected by Tree Preservation Orders. There are no known ecological or flood constraints affecting the property.
- 2.4. The location is accessible and sustainable with public transport links, local shops, schools, and community facilities within easy reach.

3. PLANNING HISTORY

3.1. A search of the Hillingdon Council planning portal reveals no recent applications specifically associated with 40 Vernon Drive itself.

3.2. However, nearby applications provide useful context and precedent:

- Rear of 23 & 24 Vernon Drive – Application Ref: 75104/APP/2020/4150
Demolition of existing garages and erection of 2 x 3-bedroom semi-detached houses with associated parking and external works. Approved 2021.

This demonstrates that the Council has supported small-scale infill residential development within Vernon Drive, subject to appropriate design and layout.

3.3. A full site history check has been undertaken to confirm that there are no constraints or extant permissions that would affect this proposal.

4. DEVELOPMENT PROPOSALS

4.1. The application seeks full planning permission for:

- Subdivision of the existing residential property to create two self-contained two-bedroom dwellings.
- Provision of private rear gardens for each dwelling.
- One off-street car parking spaces to the front, in accordance with local parking standards.
- Secure cycle storage for each unit.
- Refuse and recycling storage with convenient access to the public highway.
- Minor external alterations including separate front entrances and boundary treatment to facilitate subdivision.

4.2. The scale and massing of the building remain unchanged, preserving the character of the street. Each unit will meet relevant space and amenity standards.

5. PLANNING POLICY CONTEXT

5.1. The statutory development plan for Hillingdon comprises:

- The Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- The Hillingdon Local Plan: Part 2 – Development Management Policies (2020)
- The London Plan (2021)
- Relevant Supplementary Planning Documents (SPDs) and material considerations including the National Planning Policy Framework (NPPF, 2024).

National Planning Policy Framework (NPPF, 2024)

5.2. The NPPF encourages local planning authorities to make efficient use of land (para. 125), support the delivery of a variety of homes to meet local needs (Chapter 5), and promote well-designed, sustainable places (Chapter 12).

5.3. The proposal responds positively to these objectives by delivering an additional dwelling in an accessible urban location without adverse impacts on character or amenity.

The London Plan (2021)

5.4. Key policies include:

- **Policy H1 – Increasing housing supply:** promotes optimisation of housing capacity in appropriate locations.
- **Policy D3 – Design-led approach:** requires developments to respond positively to local character and deliver well-designed places.
- **Policy D6 – Housing quality and standards:** requires dwellings to meet space and amenity standards.
- **Policy T5 – Cycling:** promotes adequate cycle parking provision.

5.5. The proposal accords with these principles by intensifying an existing residential plot while respecting the surrounding suburban character.

Hillingdon Local Plan: Part 1 (2012)

- 5.6. The strategic vision for Hillingdon supports sustainable growth, housing delivery, and high-quality design.
- 5.7. Policy H1 (Housing Growth) and Policy H4 (Housing Mix) support increased housing provision in appropriate locations.
- 5.8. Local Plan aims to ensure development optimises existing land, makes efficient use of infrastructure, and contributes positively to place-making.
- 5.9. The subdivision of the property at 40 Vernon Drive is consistent with these objectives.

Hillingdon Local Plan: Part 2 (2020)

- 5.10. Part 2 sets out detailed development management policies relevant to residential conversions and infill development.
- 5.11. Key policies include:
 - **Policy DMH 1 – Safeguarding Existing Housing**
 - Resists the loss of existing self-contained housing.
 - Supports conversions where new units meet relevant standards and do not lead to net loss.
 - **Residential Conversions and Infill**
 - Supports subdivision where it respects local character, avoids overdevelopment, and provides suitable amenity and parking.
 - **Design and Built Form Policies**
 - Require development to be of high quality, appropriate scale and massing, and to safeguard neighbour amenity (privacy, daylight, outlook).
 - **Parking and Transport Policies (Appendix C)**
 - Set out maximum car parking standards and cycle storage requirements.
 - Require developments not to adversely impact highway safety or increase congestion.

- **Environmental Policies**

- Encourage sustainable drainage, tree protection, and biodiversity enhancements where relevant.

5.12. The proposal has been carefully designed to comply with these policies.

Supplementary Planning Documents & Other Guidance

5.13. Relevant guidance includes:

- Hillingdon Design & Accessibility Statement: Residential Extensions SPD — provides guidance on scale, proportions, materials, and integration with the streetscape.
- London Plan Housing SPG and national design guidance — set standards for unit sizes, amenity space, and internal layout.

5.14. Although there is no SPD specifically for subdivision, the design principles and standards in these documents are relevant and have been followed.

6. PLANNING ASSESSMENT

Principle of Development

6.1. The proposal represents a sustainable and efficient use of land, delivering additional housing within an established residential area. There is clear policy support at all levels for such modest intensification, provided design and amenity criteria are met

Design and Character

6.2. The external alterations are limited and sympathetic to the existing property. The resulting two dwellings will retain the appearance of a single well-proportioned building, ensuring the continuity of the street scene.

6.3. Boundary treatments and landscaping will provide clear separation and privacy.

Residential Amenity

- 6.4. Each dwelling will have access to private rear garden space exceeding local standards. The internal layouts ensure good daylight, outlook, and privacy. The proposal will not cause unacceptable overlooking or loss of light to neighbours.

Parking, Access, and Cycle Provision

- 6.5. One on-site parking spaces are proposed in line with Appendix C standards. Secure cycle storage will be provided for each dwelling.
- 6.6. A new vehicular access is proposed to serve one of the new dwellings.

Refuse and Recycling

- 6.7. Each dwelling will have dedicated refuse storage areas within easy reach of the street, designed to accommodate the Council's collection requirements.

7. CONCLUSION

- 7.1. The proposed development makes efficient use of land to deliver much-needed housing, is well designed and respects the character of the surrounding area.
- 7.2. The scheme provides high quality living environments, complies with relevant national, London Plan and Hillingdon Local Plan policies. It is consistent with nearby planning approvals in Vernon Drive.
- 7.3. Accordingly, planning permission should be granted.