

Site and Surroundings

The Surroundings

Character Appraisal

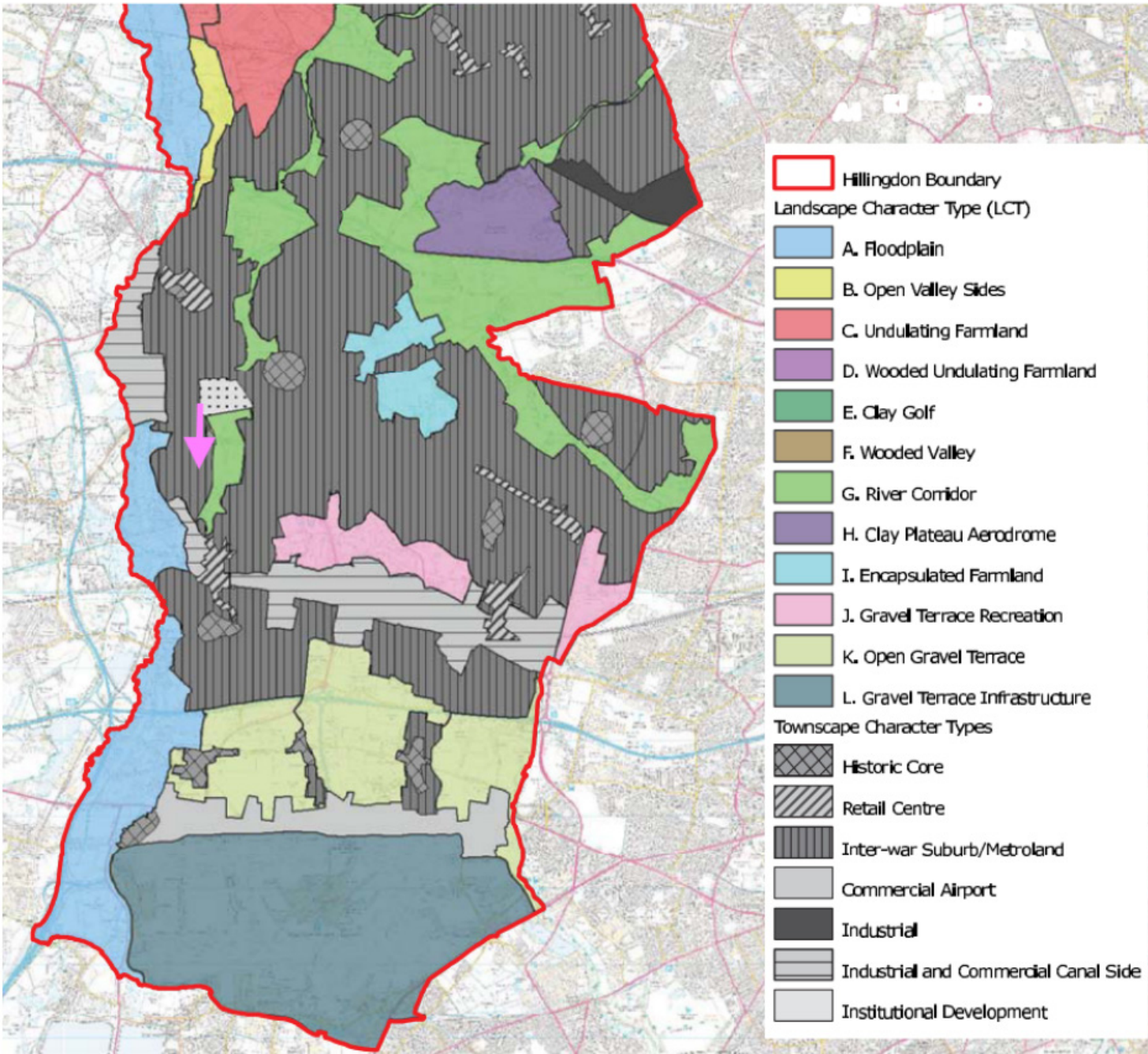
The application site lies within Cowley, a settlement with historic origins centred on Cowley Lock and the Grand Union Canal. As identified within the Hillingdon Townscape Character Study (2013), the area's early growth was closely linked to the canal before expanding significantly following the arrival of the Great Western Railway. The majority of residential development occurred during the 1930s, resulting in the established inter-war suburban character evident today.

The site's surrounding area is in this manner characterised by rows of two-storey semi-detached dwellings arranged along St Peter's Road. Buildings are typically constructed in red brick with simple pitched roofs and modest architectural detailing, reflecting the cohesive appearance of inter-war suburban housing. Properties are generally set behind front gardens or hardstanding driveways, with low walls, hedges and open frontages forming the principal boundary treatments. Whilst the building line is broadly consistent, there is noticeable variation in plot widths, side spacing and frontage arrangements, resulting in a varied rather than rigid streetscape.

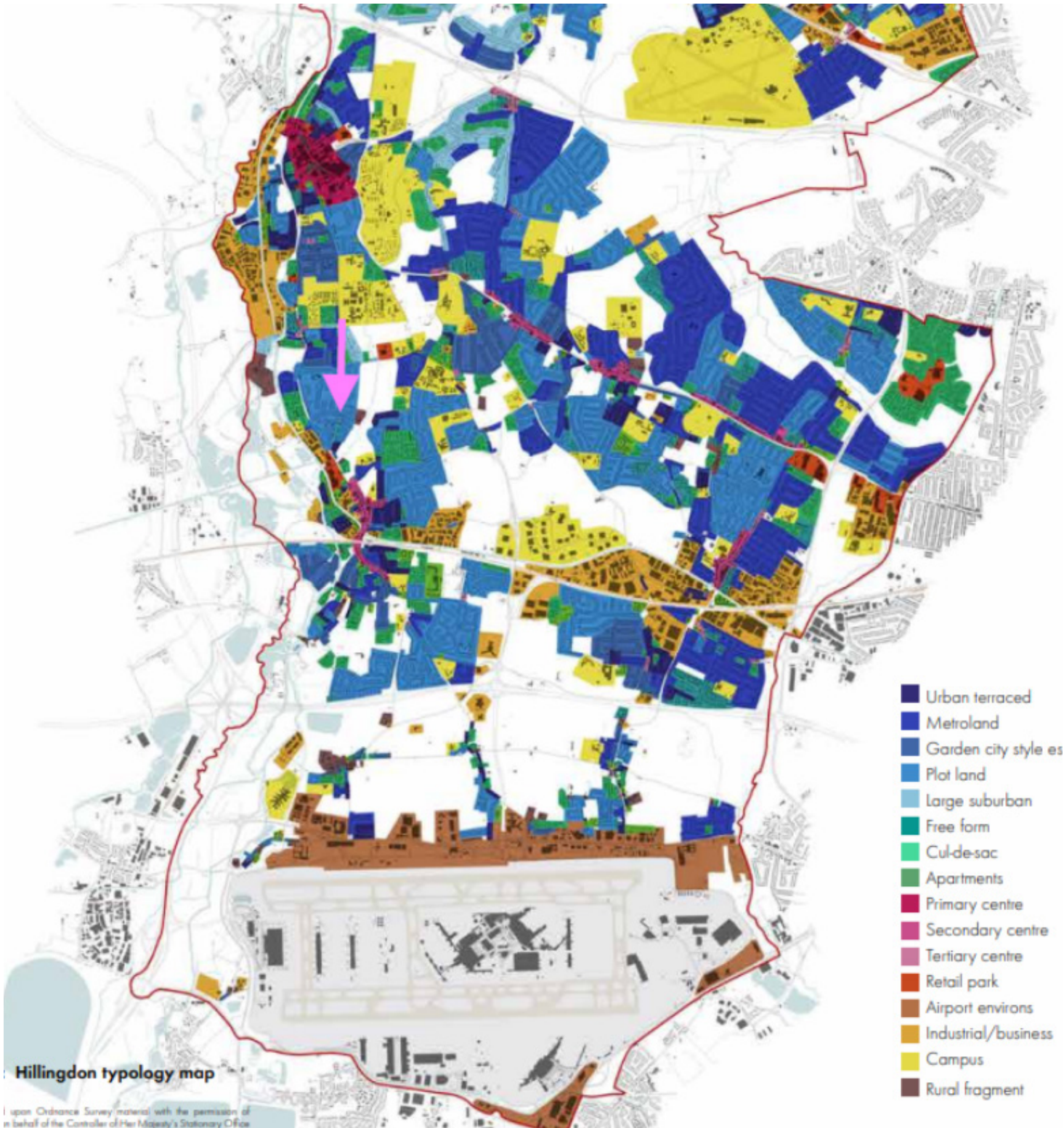
To the east, the junction of St Peter's Road and St Christopher's Road opens onto an extensive area of public open space, creating a noticeably more spacious townscape than elsewhere along the street. The application site occupies this transition between established residential development and the adjoining open space.

This relationship is illustrated by the Townscape Character Study (2013), which identifies the area as a predominantly inter-war residential neighbourhood adjoining the canal corridor and associated open spaces. Consequently, the immediate context is not defined by a continuous or tightly enclosed pattern of development. Instead, the varied plot spacing, presence of open space and transitional character provide an appropriate setting for sensitively

designed infill development that responds to, rather than competes with, the prevailing suburban character.



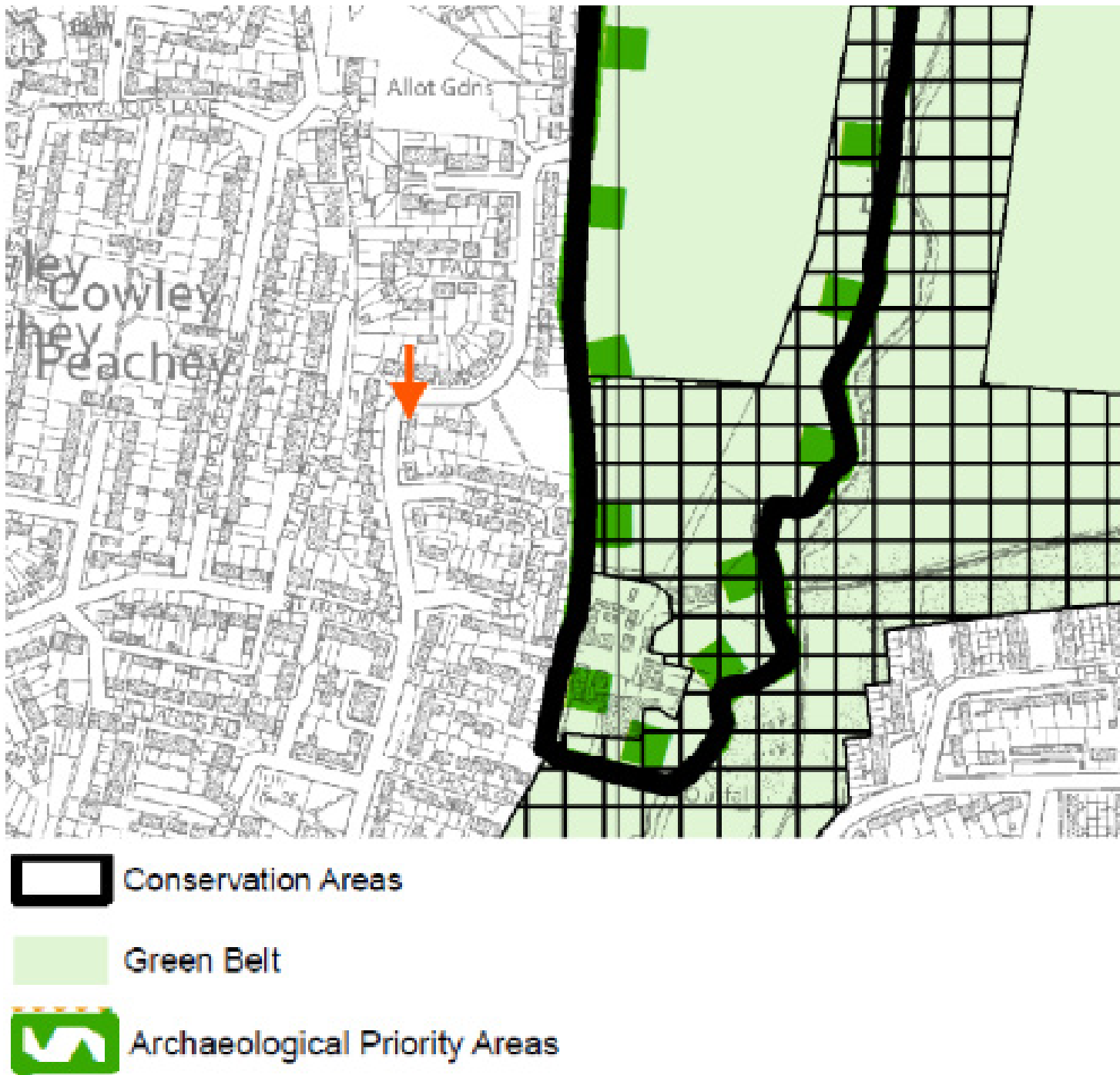
Hillingdon Townscape Character Study - Landscape Character Assessment plan (2013) - site location depicted



Hillingdon Townscape Character Study - Hillingdon typology map (2013) - site location depicted

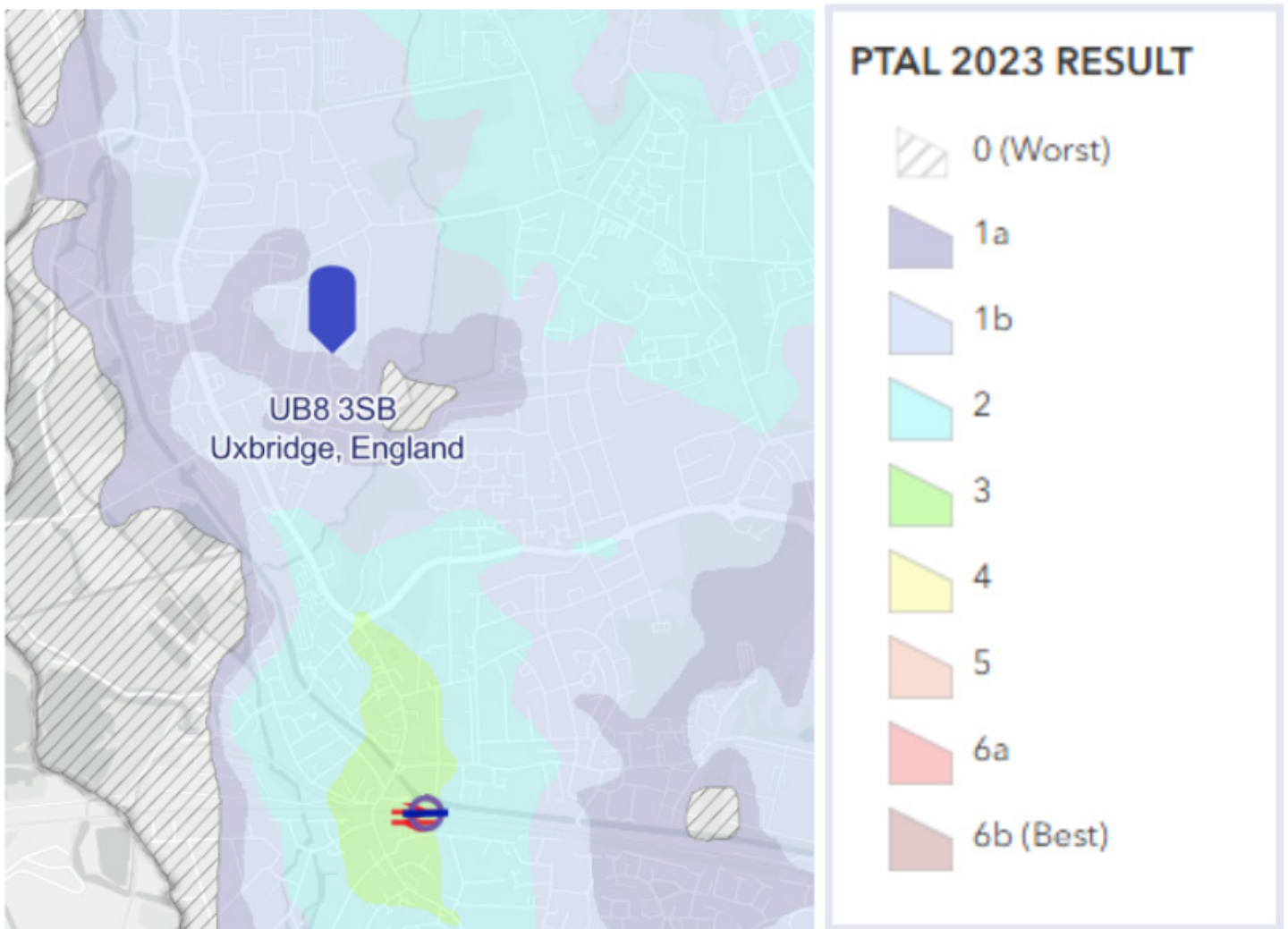
Planning Designations

- The site is located within the jurisdiction of the London Borough of Hillingdon.
- The site is not located within a Conservation Area.
- The site does not contain any statutorily or locally listed buildings.
- The site is located within an Air Quality Management Area.
- The site is not located within the Green Belt or any Area of Outstanding Natural Beauty (AONB).
- Flood Zone 1 (lowest probability of flooding). This means it has a low probability of flooding from rivers and the sea.
- The site has a PTAL rating of 1a, which indicates poor levels of connectivity.



Hillingdon Council's Local Plan Policies Map

Hillingdon Council's Local Plan Policies Map



PTAL Map with site location.

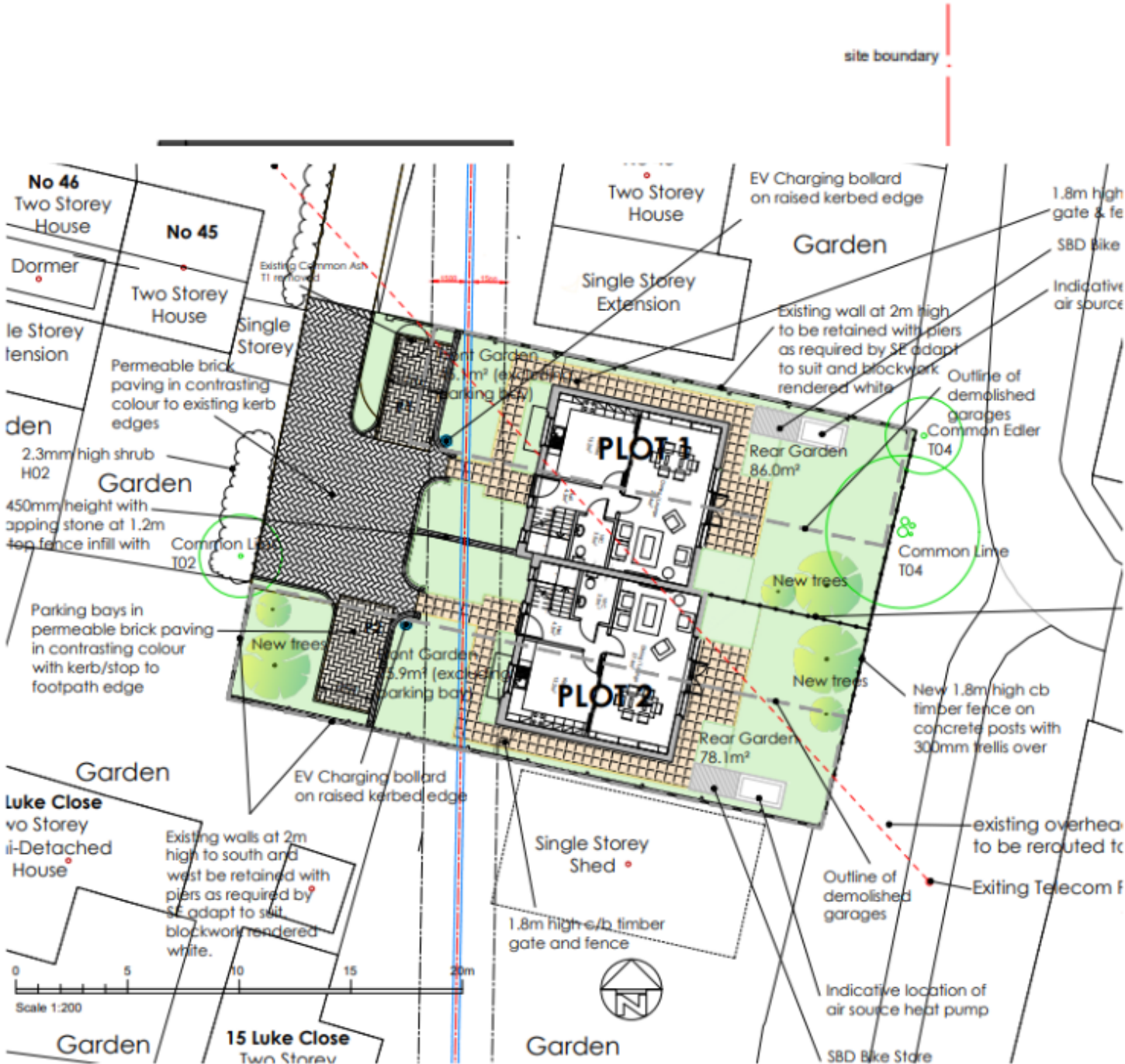
Subject site:

- No relevant planning history

Relevant surrounding history:

Former Garage Site Adj 43 St Christopher Road Cowley UB8 3SC

- 78334/APP/2025/1334 - Demolition of existing lock-up garages and erection of a pair of semi-detached dwellings with associated parking and external works. - 08-09-25 - Approved



Land Adjacent to 1 St Helen Close Cowley

- 56865/APP/2020/459 - Erection of 4 x 2 bedroom two bedroom and 1 x 3 bedroom houses with associated car parking, landscaping and external works - 12-05-20 - Approved



Site and Surroundings

Planning History

Lock Up Garage Site Rear Of 22, 23, 24, 25, 26, 28 and 30 St Peter's Road Cowley

- 66045/APP/2010/1477 - Erection of detached bungalow with associated parking and landscaping, involving demolition of existing lock-up garages. - 25-06-10 - Approval

Pre-Application Advice - Ref.79928/PRC/2026/34

The Local Planning Authority's advice has previously been sought in relation to proposed development No.77 St Peter's Road for the erection of a single dwelling with associated private amenity, car parking, cycle and waste storage. Formal written advice was issued on 13th April 2026.

The pre-application advice received is summarised below:

Acceptable

- Principle of development
- Design approach, scale and massing
- Impact on neighbouring amenity
- Provision of private amenity space

Further information required

- Design
 - Reduction in height recommended.
 - Set-back from neighbouring building property line.
 - Levels to feature on all drawings.
- Residential Amenity
 - Internal layout reconfiguration to meet Nationally Determined Space Standards for 3bed 5person dwelling.

- Highways
 - Details on the retention of neighbouring dwelling parking.
 - Boundary fence proposed at adequate height to maintain visibility or accessibility.
 - Provision of 1 "active " EV parking space.

Other Matters

- Sustainability Details
- Landscaping Details
- BNG Report
- Contamination - Evidence of use for sewage works/sludge beds is required. To be secured as a condition.
- Drainage - To be secured as a condition
- Construction Management Plan - To be secured as a condition.



The Policy Framework

National Planning Policy Framework (2026)



National Planning Policy Framework
Plan-making and national decision-making policies

August 2026

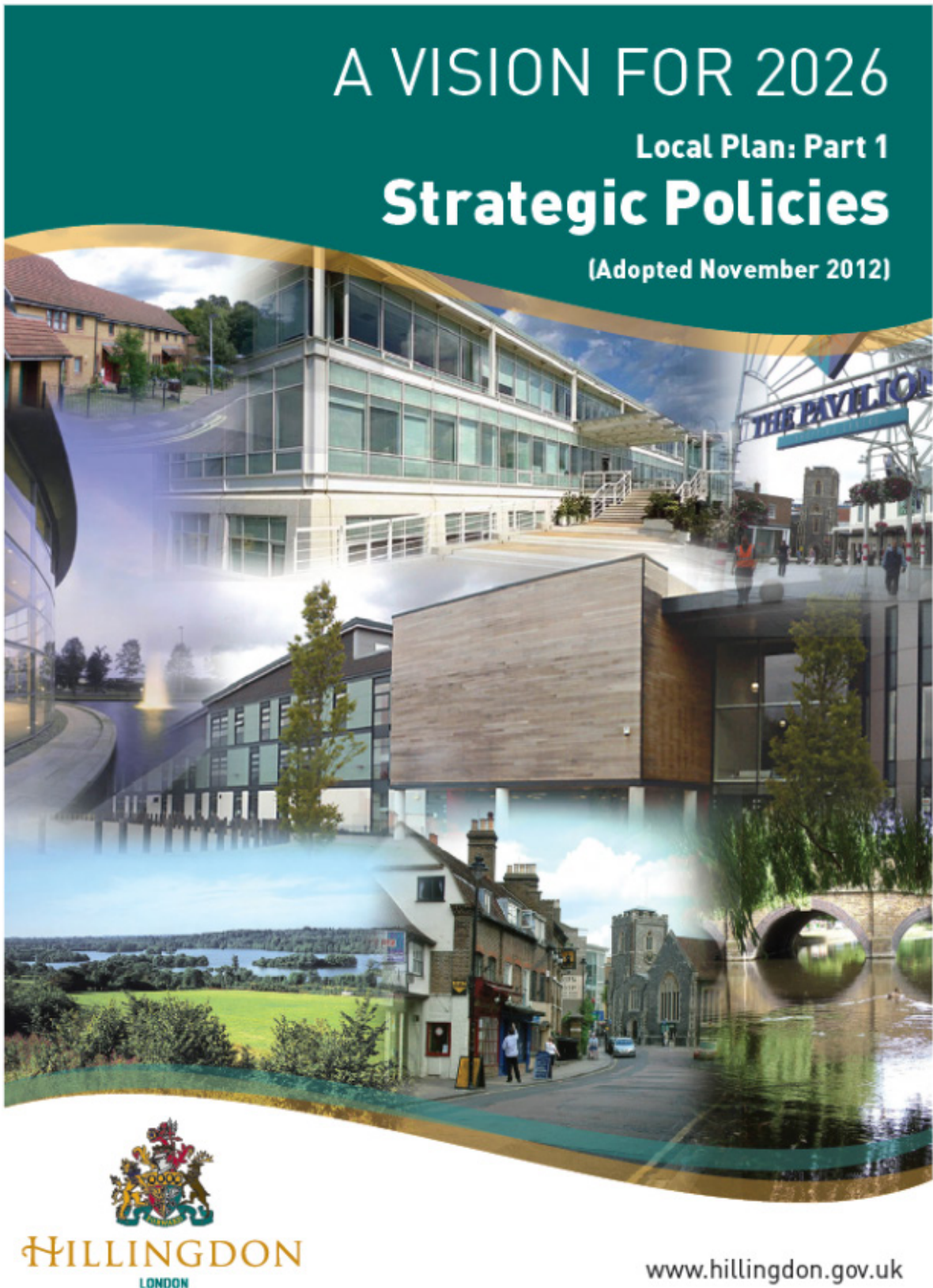
The Technical Housing Standards – Nationally Described Space Standard (2013)



Technical housing standards – nationally described space standard

March 2015
Department for Communities and Local Government

Local Plan Part 1 Strategic Policies (Adopted 2012)

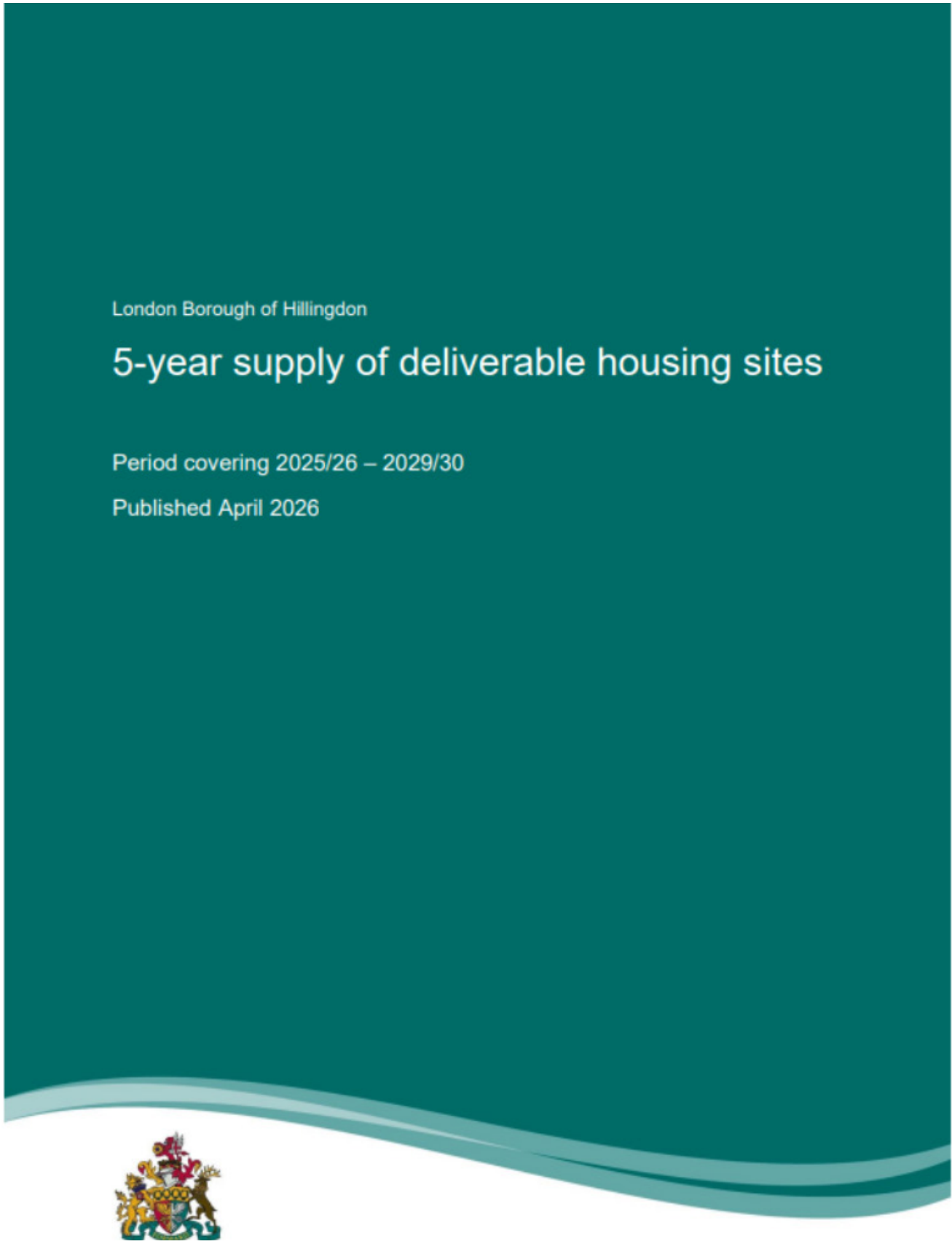


Hillingdon Local Plan Part 2 Development Management Policies
(Adopted 2020)

LONDON BOROUGH OF HILLINGDON
LOCAL PLAN PART 2
DEVELOPMENT MANAGEMENT
POLICIES

Adopted Version
16 January 2020

5-year supply of deliverable housing sites (2026)



Hillingdon Townscape Character Study (2013)

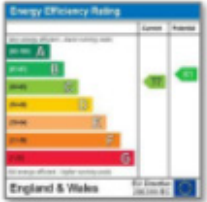


London Borough of Hillingdon Housing Market Assessment (2025)



Opinion Research Services

Excellent research for the public, voluntary and private sectors



Hillingdon

Strategic Housing

Market Assessment

Report of Findings

May 2025

The Proposal