

Policy

National Planning Policy Framework (2026)

- Policy N2(1)(a) requires development proposals to contribute positively to the natural environment, support nature’s recovery, and identify opportunities to conserve or enhance environmental qualities, including through applicable biodiversity net gain requirements.

Environment Act 2021

- Introduces a mandatory requirement for development to deliver a minimum of 10% Biodiversity Net Gain (BNG), to be secured for at least 30 years.

London Plan (2021)

- Policy G6 (Biodiversity and Access to Nature) requires development to protect and enhance biodiversity and secure measurable net gains.

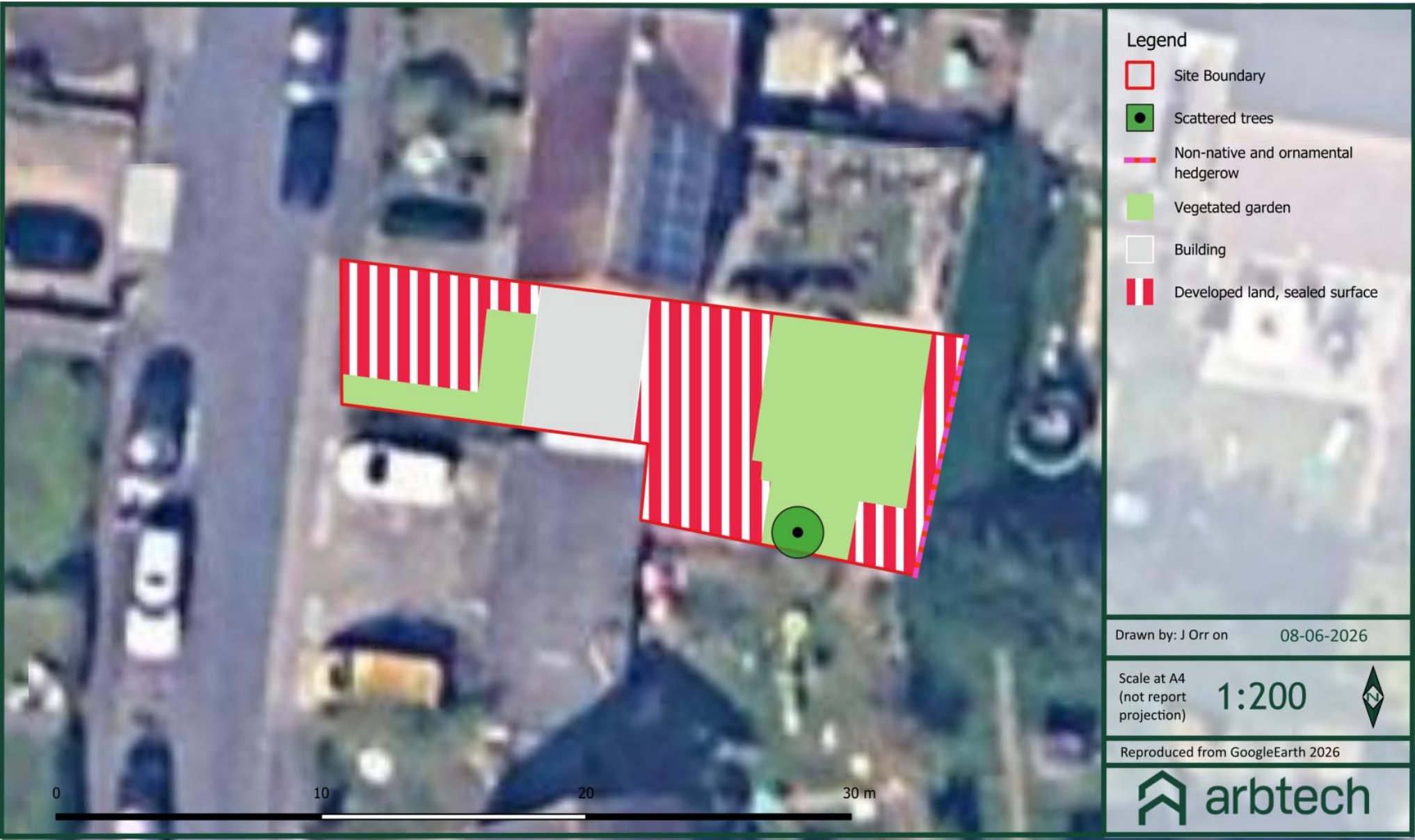
Hillingdon Local Plan Part 2 Development Management Policies (Adopted 2020)

- Policy BG12 (Trees and Woodland) and Policy BG13 (Urban Greening) support the enhancement of biodiversity through development, including the provision of new planting and green infrastructure.

Analysis

- Given that it has recently been confirmed that BNG is not required for schemes under 0.2 hectares - the proposal - measuring 160 sq.m. - the scheme is exempt. The application is accompanied by a Preliminary Ecological Assessment assessing the on-site biodiversity. Given the scale of the site and the limited extent of external areas associated with the proposed dwelling, the opportunity to deliver significant biodiversity enhancements

- on-site is inherently constrained.
- Notwithstanding this, the proposal incorporates on-site biodiversity measures where feasible, including: new soft landscaping planting (detailed in proposed plans) and retention of garden space to support natural habitats.



Policy

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

- Policy DMEI 2 - minimising carbon dioxide emissions in accordance with London Plan targets
- Policy DMEI 10 - All new development proposals will be required to include water efficiency measures and should demonstrate water usage rates of no more than 105 litres/person/day.

Analysis

The proposed development has been prepared with regard to the comments raised during the pre-application process and incorporates a proportionate range of measures to reduce energy consumption, carbon emissions and resource use. The sustainability strategy reflects the scale of the proposal as a single dwelling while responding to the objectives of the London Plan and the Hillingdon Local Plan.

A fabric-first approach would be adopted, prioritising a well-insulated and airtight building envelope to reduce the dwelling's underlying energy demand. Energy-efficient building services, heating, lighting and controls would be incorporated as part of the detailed design, helping to minimise operational energy consumption and associated carbon emissions throughout the lifetime of the development.

The dwelling has also been designed to benefit from good levels of natural light and cross-ventilation. Its dual-aspect arrangement would reduce reliance on artificial lighting and support effective natural ventilation, while appropriate measures would be incorporated to limit the risk of overheating during warmer periods. This approach would contribute to a comfortable and energy-efficient internal environment in accordance with the principles of London Plan Policies SI 2 and SI 4.

The development would also support the transition towards lower-emission transport through the provision of an electric-vehicle charging point for the proposed parking space. Secure cycle storage for two bicycles would further encourage active travel and reduce reliance on private car journeys.

Water-efficient fittings and appliances would be installed to ensure that mains-water consumption does not exceed 110 litres per

person per day, in accordance with Policy SI 5 of the London Plan. Compliance with this requirement could be secured through an appropriately worded planning condition.

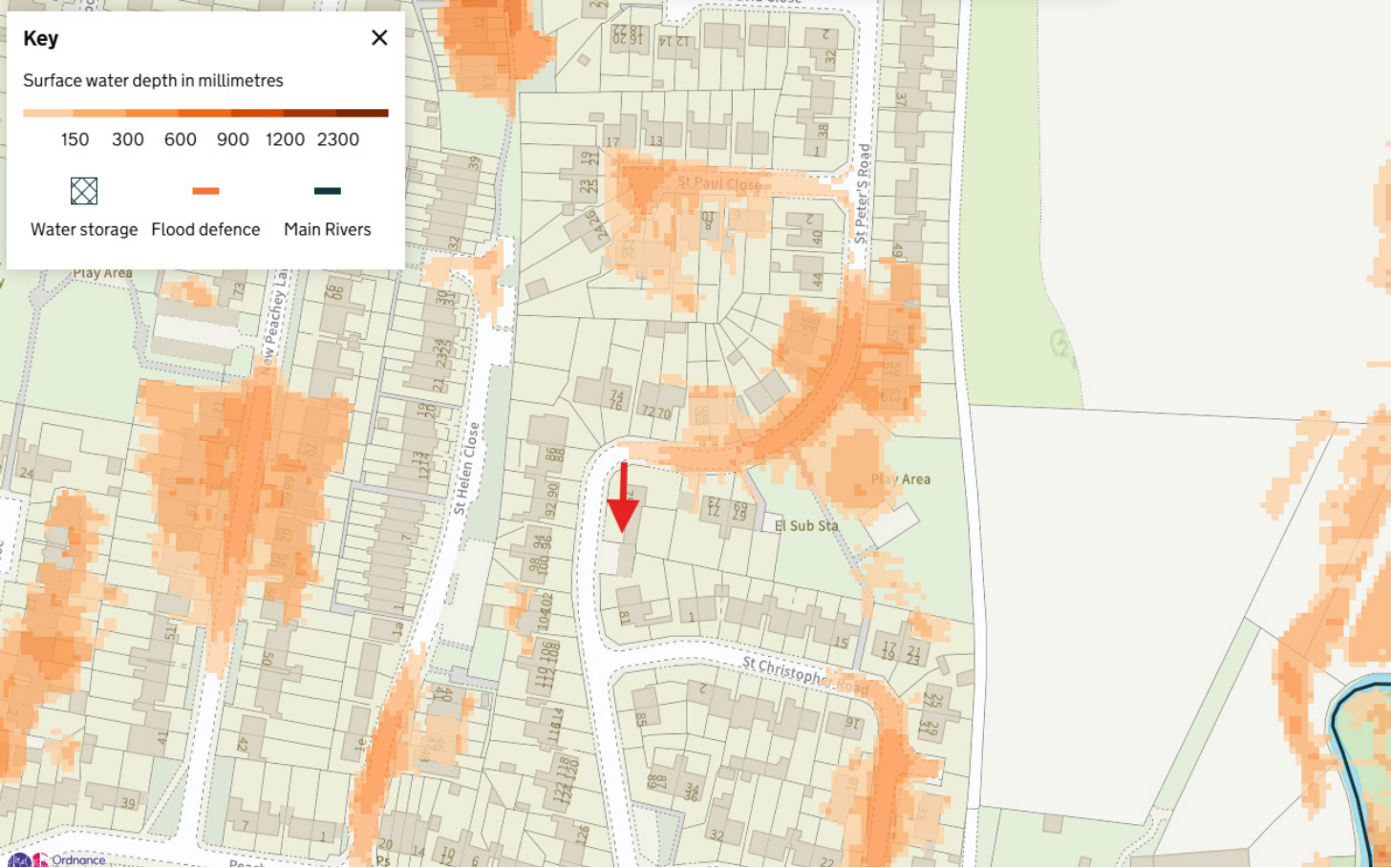
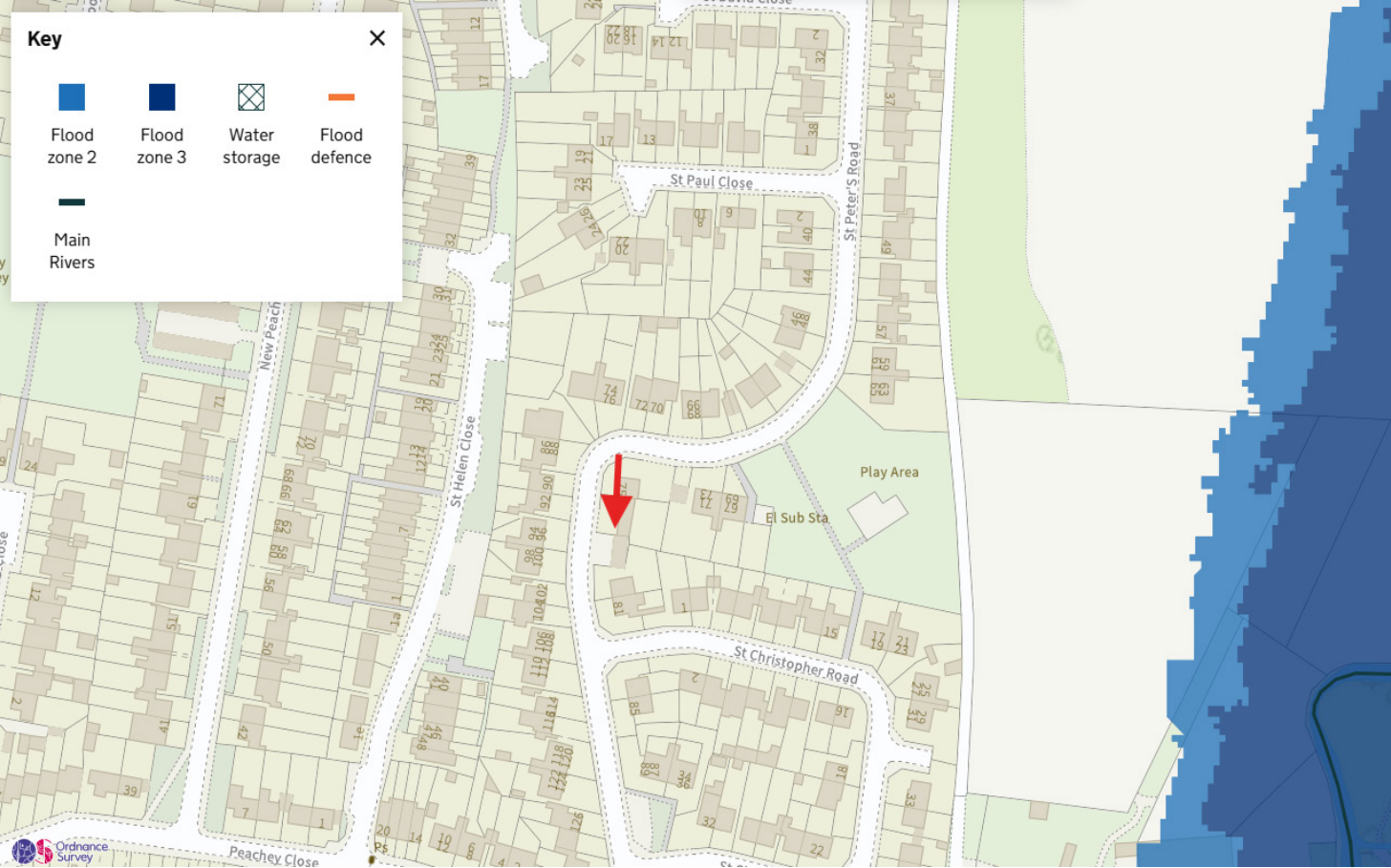
Consideration would also be given to the durability and environmental performance of construction materials. Materials would be selected to provide a robust and long-lasting building while responding positively to the character of the surrounding area. During construction, waste would be managed responsibly and opportunities to reduce, reuse and recycle materials would be pursued where practicable.

Any external equipment required to support the dwelling's energy and sustainability measures would be carefully positioned and integrated into the architectural design to avoid adverse visual or amenity effects.

Overall, the proposal adopts a considered and proportionate approach to sustainable design. Through energy-efficient construction, reduced water consumption, natural lighting and ventilation, electric-vehicle charging and secure cycle storage, the development would reduce its environmental impact and provide a comfortable and resilient home. It would therefore accord with the relevant sustainability objectives of the London Plan and the Hillingdon Local Plan.

Policy	Analysis
<u>National Planning Policy Framework (2026)</u> • Policy F4 - Site-specific flood risk assessments should be appropriate to the scale, nature, and location of development. <u>London Plan (2021)</u> • Policy SI 12 - Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed • Policy SI 13 - Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. <u>Hillingdon Local Plan Part 2 Development Management Policies (Adopted 2020)</u> • Policy DMEI 9 - Management of Flood Risk • Policy DMEI 10 - New build developments are required to include a drainage assessment demonstrating that appropriate sustainable drainage systems (SuDS) have been incorporated in accordance with the London Plan Hierarchy.	The application site is located within Flood Zone 1 and is therefore at the lowest probability of fluvial flooding. It is not identified as being at material risk from surface-water flooding and does not lie within a Critical Drainage Area. The proposed development is consequently appropriate in flood-risk terms, and a site-specific Flood Risk Assessment is not required. The proposed dwelling would be constructed predominantly over the footprint of the existing building and associated hardstanding. It would therefore not result in a material increase in the extent of impermeable surfacing across the site or materially alter existing surface-water drainage conditions. The proposal would also introduce new landscaped areas within the front and rear gardens. These areas would increase the amount of soft landscaping within the site, support natural infiltration and reduce the rate and volume of surface-water runoff when compared with an entirely hard-surfaced arrangement. The detailed drainage design would follow the principles of sustainable drainage systems, with surface water managed as close to its source as practicable. The site's low flood risk was acknowledged within the Council's pre-application advice (Ref. 79928/PRC/2026/34), which stated: <i>"The application site does not lie within a Flood Zone nor a critical drainage area, as such a flood risk assessment is not deemed necessary. However, it is likely that with any future planning application a condition would be secured regarding sustainable water management and water efficiency."</i> The applicant would accept an appropriately worded condition requiring further details of sustainable surface-water management and water efficiency measures, should the Council consider this necessary. This would ensure that the final drainage arrangements are suitably designed and implemented before the dwelling is occupied. Overall, having regard to the site's location within Flood Zone 1, its low surface-water flood risk, the absence of any material increase in impermeable hardstanding and the introduction of additional landscaping, the development would not increase flood risk on or off the site. The proposal is therefore acceptable in flood-risk and drainage terms and accords with Policies SI 12 and SI 13 of the London Plan and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan.

Planning Considerations
Flood Risk and Drainage



Conclusion

This Planning, Design and Access Statement has been prepared in support of the proposed demolition of the existing vacant single-storey building and the erection of a high-quality three-bedroom family dwelling at the application site.

The proposal represents an efficient and appropriate use of previously developed land within an established residential area. It would replace a vacant structure of limited architectural merit, which currently makes little positive contribution to the streetscene, with a well-designed home that responds positively to the prevailing scale, form and character of development along St Peter's Road.

The principle of residential development is supported by the site's established residential context and its suitability for housing. The proposal would also contribute towards meeting the Borough's identified need for family-sized accommodation through the delivery of an additional three-bedroom dwelling. This benefit was acknowledged within the Council's pre-application advice, which recognised an identified and ongoing need for this form of accommodation in Hillingdon.

The layout, scale and massing of the development have been carefully considered and refined through the pre-application process. The principal two-storey form would continue the established rhythm of the surrounding residential development, while the recessed and subordinate rear projection would limit the perceived bulk of the building. The proposed roof form, brickwork

and architectural detailing would reinforce its domestic character and allow it to integrate comfortably within the surrounding streetscene.

The development would provide a high standard of accommodation for future occupants. At approximately 84.82 sq.m, the dwelling would exceed the applicable minimum internal space standard and provide a practical layout suitable for family occupation. Its dual-aspect arrangement, 2.5-metre floor-to-ceiling heights, good levels of natural light and ventilation, and direct connection to approximately 60 sq.m of private rear garden would create a comfortable, functional and healthy living environment.

The proposal has also been designed to protect the amenities of surrounding occupiers. Its siting, scale, window arrangement and relationship with adjoining properties ensure that it would not result in unacceptable effects in terms of daylight, sunlight, outlook, privacy, noise, disturbance or overbearing impact. This conclusion is consistent with the Council's pre-application assessment, which found the development acceptable in neighbouring-amenity terms.

One off-street parking space would be provided together with an electric-vehicle charging point, secure cycle storage and appropriate refuse and recycling facilities. The accompanying Transport Technical Note and Parking Stress Survey demonstrate that the modest increase in travel and parking demand could be safely accommodated without an unacceptable effect on highway

safety or the operation of the surrounding road network.

The proposal also adopts a proportionate approach to sustainability and environmental performance. Energy-efficient construction, water-efficient fittings, natural lighting and ventilation, electric-vehicle charging and additional landscaping would reduce the environmental impact of the development and contribute to a comfortable and resilient home. The site is located within Flood Zone 1, is not subject to material surface-water flood risk and does not fall within a Critical Drainage Area. The development would not materially increase impermeable surfacing and would therefore be acceptable in flood-risk and drainage terms.

Overall, the proposal would deliver a well-designed and much-needed family dwelling on an underused site without causing material harm to the character of the area, neighbouring living conditions, highway safety or the environment. It responds positively to the matters raised during the Council's pre-application process and represents sustainable development in accordance with the National Planning Policy Framework, the London Plan and the Hillingdon Local Plan.

Accordingly, the proposal benefits from strong support within the adopted development plan and there are no material considerations that indicate planning permission should be withheld. It is therefore respectfully requested that the application be approved, subject to any necessary and appropriately worded planning conditions.

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