

ATLAS

PLANNING GROUP

PLANNING, DESIGN & ACCESS STATEMENT

28 Acacia Avenue, Ruislip, HA4 8RG

March 2022

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SITE DESCRIPTION

- 1.1 The site, which measures approximately 1440m² comprises the residential curtilage of the two existing semi-detached bungalows, 28 & 28a Acacia Avenue. Vehicular and pedestrian access to the site is provided from the road.
- 1.2 The existing dwelling and its garden lies to the north of Acacia Avenue, a residential street within Ruislip. Residential properties are found to the east, west and north of the site, with their curtilages immediately adjacent to the site.



Figure 1 – The Application Site

PLANNING HISTORY

FULL PLANNING APPLICATION (LPA REF: 948/APP/2016/3012)

2.1 In 2016, an application for full planning permission was submitted for the erection of 2no. 2-storey, 4-bedroom dwellings further to the demolition of the existing buildings.



Figure 2 – Previously Proposed Front Elevation (LPA Ref: 948/APP/2016/3012)

2.2 The application was refused on 20th October 2016, with four reasons for refusal listed, namely:

- I. *“The proposed development, by reason of its size, scale, bulk and design would represent a visually unsympathetic form of development that would detract from the character, appearance and visual amenity of the street scene and the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.*
- II. *The proposed development, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupier at 30 Acacia Avenue by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.*

- III. *The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety. Therefore the proposal is contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.*
- IV. *The proposed development, by virtue of its failure to demonstrate the provision of amenity space of sufficient size and quality commensurate to the size and layout of the units would result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts."*

2.3 These reasons for refusal were considered by the applicant and a subsequent pre-application advice request was submitted for a revised scheme.

PRE-APPLICATION (LPA REF: 948/PRC/2017/100)

2.4 A pre-application advice request was submitted in July 2017, based upon a revised scheme.



Figure 3 – Proposed Front Elevation (LPA REF: 948/PRC/2017/100)

2.5 In the pre-application response, dated 13th September 2017, the LPA state that there is no issue with the principle of the redevelopment of the site to provide a pair of semi-detached dwellings. However, the response highlighted concerns over the proposed dwellings' impact on the local street scene.

- 2.6 The LPA's response highlighted a discord between the proposed design and the guidance within the Hillingdon Design and Accessibility Statement (HDAS) Residential Extensions SPD. Although the proposal is not to extend an existing building, it is sensible that relevant design principles are adhered to.
- 2.7 The pre-application response identified that where gable ended front projections were present along Acacia Avenue, these were normally centrally positioned. The guidance on flat roof extensions from HDAS was also cited within the response, with particular concerns identified with the proposed flat roofs on both the first and second floors.
- 2.8 Concerns were also raised regarding the impact of the proposal upon the residential amenity of the neighbouring bungalow (No.30 Acacia Avenue), due to the presence of an existing side window serving a bedroom.

PRE-APPLICATION (LPA REF: 948/PRC/2018/86)

- 2.9 A pre-application advice request was submitted in 2018, following a series of changes to the proposals including the submission of daylight/sunlight assessment that concluded with a proposed cut back to the roofline (shown in the figure below) the proposals would not adversely impact the living conditions of neighbouring residents.



Figure 4 – Revised Front Elevation

2.10 In the pre-application response, dated 18th July 2018 the LPA confirmed:

“The proposal is for the demolition of existing bungalow and redevelopment to provide a pair of semi detached houses. There is no objection in principle to the redevelopment of the site and the demolition of the existing dwelling subject to an appropriate design and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

Subject to some minor changes to the design of the roofs to the proposed rear dormers it is considered, based on the information provided and available to officers, the revised proposal is generally acceptable.”

2.11 The “minor changes” referenced above are limited to the replacement of the previously proposed pitched roof dormers with flat roofed dormers.

“In addition the flat roof element has been removed from the first floor to the rear however it is noted that pitched roofs have been added to the dormers to the rear. The previous concerns related to the flat roof on the first floor only and it is therefore recommended that the pitched roofs to the dormers are removed. Subject to this minor change, the design is therefore considered acceptable and in accordance with the council's HDAS guidance.”

2.12 The current proposal incorporates this change and is therefore considered to have fully satisfied the issues requests from the pre-application.

THE PROPOSAL

- 3.1 This application seeks full planning permission for the demolition of the existing bungalows and the erection of 2 no. 3-bedroom semi-detached dwellings along with associated hard and soft landscaping.
- 3.2 Vehicular and pedestrian access will be retained at the front of the site, with parking spaces for 2 vehicles proposed for each dwelling.

DESIGN EVOLUTION

- 3.3 Further to the initially refused application in 2016 and the subsequent pre-application responses received in 2017 and 2018, the design of the scheme has evolved to address the highlighted concerns.
- 3.4 Further to the concerns over the impact of the new dwellings upon No. 30 Acacia Avenue, Right of Light Consulting were instructed to undertake a Daylight and Sunlight Study. Further to this study, a theoretical cutback position was created, within which a proposal would not have an adverse impact upon the ground floor bedroom window on the side elevation of No 30. Accordingly, the current proposals keep within this cutback and pass the standard BRE daylight test.
- 3.5 Additionally, the proposed gable end front projections have now been positioned centrally on the new dwellings, in-line with comments given in the pre-application response. All flat roof sections on the first and second storeys of the proposed dwellings have also been removed.
- 3.6 An additional parking space has also been provided to the front of the proposed dwellings, which meets Hillingdon's local vehicle parking standards.
- 3.7 The external amenity space provided exceeds the minimum requirements of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document.
- 3.8 Following the most recent pre-application, the pitched roof dormers on the rear of the proposed dwellings have been replaced with flat roof dormers. This latest step has brought the scheme fully into alignment with the requests of the LPA throughout the pre-application journey.
- 3.9 The only additional change to the designs is the proposed inclusion of rooflights on the front elevation, to serve bedroom 4 on each property.

PLANNING CONSIDERATIONS

- 4.1 Hillingdon's Local Plan: Part 1 - Strategic Policies and Local Plan: Part 2 – Development Management Policies are the Council's primary Development Plan Documents (DPD), and the starting point for determining planning decisions within the Borough, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.2 The National Planning Policy Framework (NPPF) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for all planning decisions.
- 4.3 The policies and guidance contained within the statutory DPDs and all other relevant material considerations have informed the design process to ensure that the proposed dwellings are an appropriate form of development for the area.

PRINCIPLE OF DEVELOPMENT

- 4.4 As the site lies within the developed area of Hillingdon, the principle of residential development on the site is acceptable, subject to the proposed scheme's accordance with other relevant policies of the Development Plan.
- 4.5 The principle of redeveloping the site to provide a pair of semi-detached dwellings on site has been confirmed in both the refused 2016 planning application and the more recent pre-application responses.
- 4.6 Further to this, the proposal constitutes the redevelopment of a brownfield site, which is encouraged by the NPPF. Paragraph 119 of the NPPF states:

"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land"

IMPACT ON THE CHARACTER & APPEARANCE OF THE AREA

- 4.7 The scheme's design has gone through several iterations, to ensure that the new dwellings are appropriate in their immediate context.

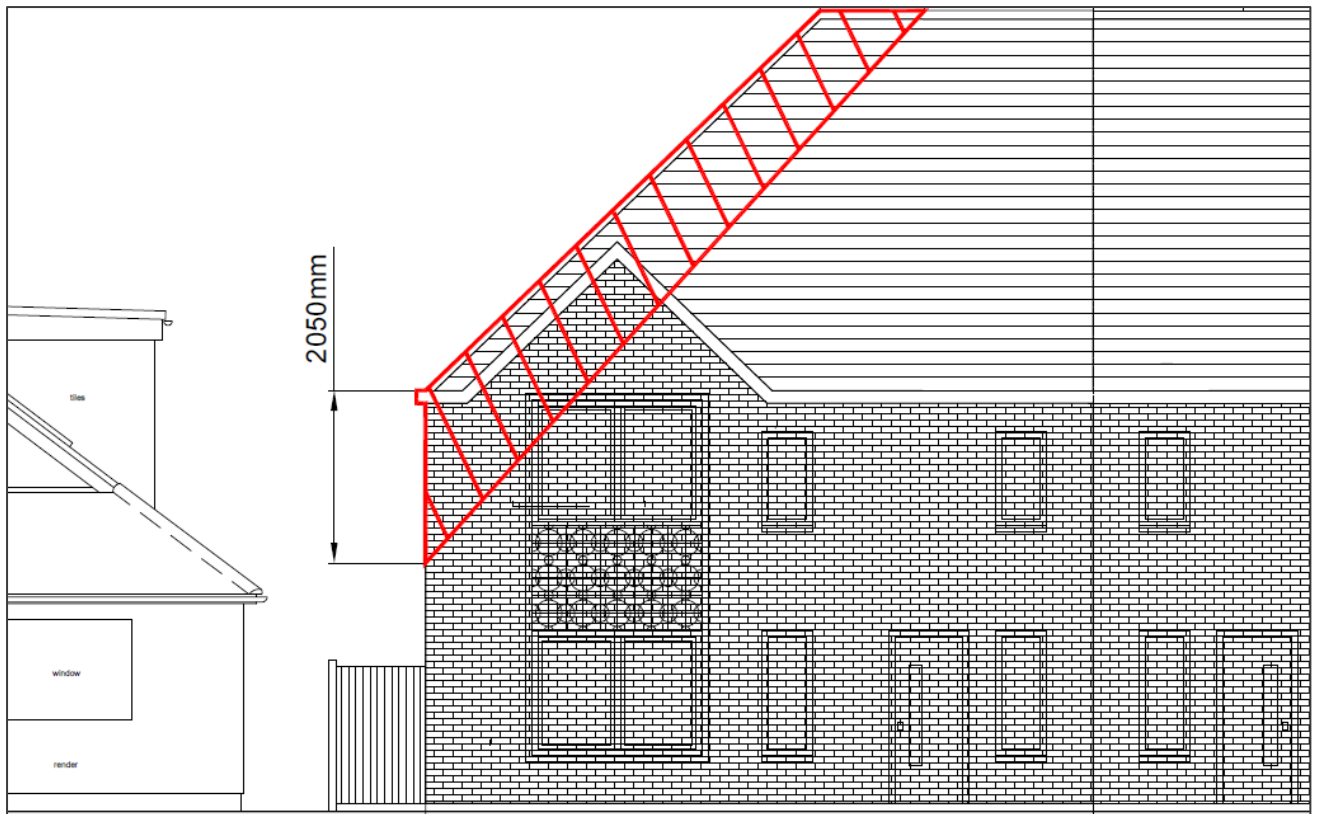


Figure 6 - Proposed Cutback Area Overlaid on the 2017 Pre-Application Scheme

4.13 As a result of the above, the proposed design has introduced a hipped roof, which keeps the mass of the building within the BRE cutback. Accordingly, the bedroom window on the side elevation of No. 30 will not be adversely affected through the proposed development in terms of overdominance, overshadowing, visual intrusion, loss of light or loss of outlook. This has been confirmed by Right of Light Consulting, who's statement can be found in the present submission.

HIGHWAYS IMPACTS

4.14 The current proposal ensures that two off-street parking spaces are provided for each new dwelling, which accords with Hillingdon's locally adopted standards. It is therefore considered that the historic reason for refusal concerning parking standards has now been satisfactorily addressed.

CONCLUSIONS

5.1 This submission seeks full planning permission for the demolition of the existing bungalows and the erection of 2 no. 3-bedroom semi-detached dwellings.

5.2 This application has been submitted following an extensive pre-application process with the local planning authority. Recent changes have been made in response to advice received from the latest pre-app. Within that pre-app response, only 1 recommended alteration was made by the LPA (removal of pitched roofs to the rear dormers) and this has been incorporated within the current scheme. The applicant is therefore confident that all previous concerns have been resolved.

5.3 The proposals have been carefully considered to ensure:

- ✓ The development accords with National and Local Planning Policies;
- ✓ The new dwellings would preserve the character and appearance of the area;
- ✓ There will be no adverse impacts upon the residential amenity for neighbours;
- ✓ There would be no adverse transport implications as a result of the development.