

Planning, Design and Access Statement

31 Manor Road, Hayes UB3 2DG

January 2024

1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared to support a full planning application for extensions to the existing dwelling and erection of a new dwelling at 31 Manor Road, Hayes UB3 2DG ("the site").
- 1.2 The application is submitted to London Borough of Hillingdon Council ("the Council") by Mr Bhajan Lal ("the Applicant").
- 1.3 The description of development for which planning permission is sought is:

"Demolition of existing conservatory and erection of a part single storey, part two storey rear extension to existing dwelling; erection of a new dwelling; and subdivision of plot."

- 1.4 This statement describes the application proposals in detail and relates them to the relevant planning policy framework. It is also designed to fulfil the requirements of a Design and Access Statement, as set out in planning practice guidance (Paragraph: 031 Reference ID: 14-031-20140306).

Accompanying Documents

- 1.5 This statement should be read in conjunction with the accompanying Application Drawings:
 - 31 Manor Road UB3 2DG Existing Plans_Elevations 101
 - 31 Manor Road UB3 2DG Approved Scheme 102
 - 31 Manor Road UB3 2DG Proposed Plans_Elevations 103
 - 31 Manor Road UB3 2DG Proposed Site Plan 104

2. Site Description

- 2.1 The site forms the corner plot at the junction of Manor Road and Addison Way. The site area measures c. 350sqm.



Fig 2.1: Site Location Plan

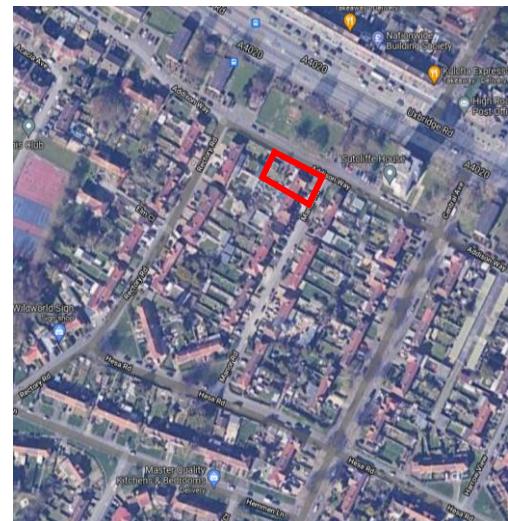


Fig 2.2: Satellite Image of Site and Surrounding Context (Source: Google Earth)

- 2.2 The site currently contains a two-storey end of terrace dwelling, set back from the highway with hardstanding to the frontage and an ample rear garden. As is common in the area, the property has been extended to the side and rear.

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- 2.3 The Environment Agency Flood Map confirms the site is within flood zone 1, where there is the lowest risk of flooding.
- 2.4 The site does not contain a listed building, is not in a conservation area and there are no tree preservation orders relating to trees on or adjacent to the site.
- 2.5 The site has a Public Transport Accessibility Level (“PTAL”) rating of 3, on a scale of 0 (worst) to 6b (best), meaning the site has a good overall connectivity to public transport.

3. Planning History

- 3.1 Following a desktop review of the Council’s planning records, the following applications are considered to be relevant to the application.

The Site

<u>954/APP/2023/1922</u>	Demolition of existing conservatory and erection of a part single storey, part two storey rear extension and a two-storey side extension with a wraparound.
	Granted 25 th August 2023 (hereafter referred to as “the 2023 Permission”)
<u>954/APP/2021/4277</u>	Demolition of existing single storey side extension and conservatory and to facilitate part single storey and part two storey side and rear extensions.
	Refused 17 th January 2022.
	Allowed at appeal 31 st October 2022 (APP/R5510/D/22/3297406)
<u>954/APP/2020/430</u>	Part two storey, part single storey side / rear extension involving demolition of existing side extension and conservatory.
	Refused 2 nd April 2020
	Dismissed at appeal 25 th November 2020 (APP/R5510/D/20/3253061)
<u>954/APP/2019/2813</u>	Two storey side / rear extension involving demolition of existing side extension and conservatory.
	Refused 17 th October 2019
<u>954/F/96/0240</u>	Erection of a rear conservatory and retention of a rear canopy (part retrospective application)
	Granted 5 th July 1996
<u>954/E/91/1415</u>	Erection of a single storey side extension (retrospective application).
	Granted 15 th November 1991

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32 Manor Road

3.2 32 Manor Road is situated directly opposite the site, forming the other corner plot to Manor Road and Addison Way. The Council has accepted the principle of a new dwelling to the side of no. 32 through the granting of planning permission and this is considered to form a material planning consideration in the consideration of the submitted application.

74889/APP/2023/2555 Erection of a new two bed end of terrace dwelling

Granted 23rd October 2023

4. Proposed Development

Extensions and Alterations to Existing Dwelling

4.1 The existing conservatory and single storey side extension would be demolished to facilitate the proposed development. A part single storey, part two storey rear extension would be constructed to the existing dwelling.

4.2 The ground floor extension would have a depth of 3.6m. It would span the width of the original house (c. 6m), save for a 0.25m set-in from the shared boundary with no. 29 Manor Road. A flat roof is proposed with a height of 2.75m. The extension would be served by rear bi-folding doors onto the garden. The scale and siting of the ground floor extension is as per the 2023 Permission.

4.3 The first floor extension would be sited to the north eastern side of the original dwelling and would measure a depth and width of c. 2.6m. The extension would have a hipped roof form to match the existing house which would be set below the main ridge at 1.5m.

Subdivision of Plot

4.4 The existing plot would be subdivided along the two storey north eastern flank of the original house to facilitate the erection of the new dwelling. The resultant plot sizes would be:

31 Manor Road Plot width: 6m
Plot depth: 30m
Rear garden: 72sqm
Car parking: 2 spaces, front and rear

31A Manor Road Plot width: 4.5m widening to 4.7m
Plot depth: 30m
Rear garden: 60sqm
Car parking: 1 space to front, including EV charging point

New Dwelling

4.5 The new dwelling would adjoin the north eastern flank of no. 31. It would have a width of 3.7m to be offset from the Addison Way boundary by 0.7m. It would be set back from the principal elevation of no. 31 by 0.6m and would have a depth of 11.4m to align with the proposed ground floor extension to no. 31. The roof would be hipped and would have a maximum height to match that of the existing ridge, although the rear 'projection' would be set down at 0.8m.

4.6 The new dwelling would contain a kitchen / diner, living room and WC at ground floor and two bedrooms, family bathroom and study at first floor. Windows are proposed to the front and rear and flank facing Addison Way.

5. Planning Policy Context

5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan

5.2 The development plan for Hillingdon, in so far as is relevant to the proposed development, consists of:

- The London Plan (2021)
- Hillingdon Local Plan: Part 1 – Strategic Policies (2012)
- Hillingdon Local Plan: Part 2 – Development Management Policies (2020)
- Hillingdon Local Plan: Part 2 – Site Allocations and Designations (2020)

The London Plan

5.3 The London Plan, published in March 2021, provides the spatial development strategy for London which deals with matters of strategic importance to Greater London. The following policies are considered to be of relevance:

- Policy D1: London's form, character and capacity for growth
- Policy D3: Optimising site capacity through the design-led approach
- Policy D4: Delivering good design
- Policy D5: Inclusive design
- Policy D6: Housing quality and standards
- Policy D7: Accessible housing
- Policy D8: Public realm
- Policy G5: Urban greening
- Policy G6: Biodiversity and access to nature
- Policy G7: Trees and woodlands
- Policy GG2: Making the best use of land
- Policy GG4: Delivering the homes Londoners need
- Policy H1: Increasing housing supply
- Policy H2: Small sites
- Policy SI12: Flood risk management
- Policy SI13: Sustainable drainage
- Policy T5: Cycling
- Policy T6: Car parking
- Policy T6.1: Residential parking

Hillingdon Local Plan: Part 1 – Strategic Policies

5.4 The Local Plan: Part 1 was adopted in November 2012. It contains the planning vision and strategy for the borough and identifies how future development will be guided in terms of the right amount and choice of housing, jobs and supporting infrastructure. The following policies are considered to be of relevance:

- Policy NPPF1: National Planning Policy Framework – Presumption in Favour of Sustainable Development
- Policy H1: Housing Growth
- Policy H2: Affordable Housing
- Policy BE1: Built Environment
- Policy EM1: Climate Change Adaptation and Mitigation
- Policy EM6: Flood Risk Management
- Policy EM7: Biodiversity and Geological Conservation

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- Policy T1: Accessible Local Destinations
- Policy CI1: Community Infrastructure Provision

Hillingdon Local Plan: Part 2 – Development Management Policies

5.5 The Local Plan: Part 2 – Development Management Policies (“DMP”) was adopted in January 2020. It provides detailed policies that form the basis of the Council’s decisions on individual planning applications. The following policies are considered to be of relevance:

- Policy DMH2: Housing Mix
- Policy DMH6: Garden and Backland Development
- Policy DMHB11: Design of New Development
- Policy DMHB14: Trees and Landscaping
- Policy DMHB16: Housing Standards
- Policy DMHB17: Residential Density
- Policy DMHB18: Private Outdoor Amenity Space
- Policy DMEI2: Reducing Carbon Emissions
- Policy DMEI7: Biodiversity Protection and Enhancement
- Policy DMEI9: Management of Flood Risk
- Policy DMEI10: Water Management, Efficiency and Quality
- Policy DMCI7: Planning Obligations and Community Infrastructure Levy
- Policy DMHD1: Alterations and Extensions to Residential Dwellings

Hillingdon Local Plan: Part 2 – Site Allocations and Designations

5.6 The Local Plan: Part 2 – Site Allocations and Designations was adopted in January 2020. The document identifies specific site allocations and designations. The site is not an allocated site and does not fall within a land designation.

Material Considerations

5.7 The National Planning Policy Framework 2023 (“NPPF”) is a material consideration in planning decision and decisions must also reflect relevant international obligations and statutory requirements. Relevant supplementary planning guidance and site-specific circumstances, including the site’s planning history, are also material considerations.

6. Planning Considerations

6.1 This section assesses the application proposals against the planning policy framework for the site, having regard to material considerations.

Principle of Development

6.2 The NPPF is clear at paragraph 60 that the Government’s objective is to significantly boost the supply of homes and to develop a wide choice of high-quality homes. Paragraph 70 also identifies the important contribution to meeting an area’s housing requirement that can be made by small and medium sized sites and states that support should be given to the development of windfall sites, with great weight given to the benefits of using suitable sites within existing settlements for homes and to encourage the subdivision of large sites where this could help to speed up the delivery of homes.

6.3 Policy DMH6 of the Local Plan (DMP) applies a presumption against the loss of gardens due to the need to maintain local character, amenity space and biodiversity. While the proposal involves the subdivision of the existing residential plot to create two independent dwellings, there would be no loss of garden space with the new dwelling to be positioned to the side of the existing in place of existing built form. The scale of new built form required to facilitate the

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development is also in keeping with the extent of extensions previously approved to the existing dwelling through the 2023 Permission. As such, it is not considered that Policy DMH6 applies, or indeed provides reasons against the principle of a new dwelling at this site.

- 6.4 It is noted that the Council accepted that the erection of a new dwelling at no. 32 Manor Road would not be contrary to Policy DMH6 for similar reasons.
- 6.5 The site is an existing residential settlement within a sustainable urban area, demonstrated through its good PTAL rating of 3. The principle of new residential development at the site should therefore be supported, subject to detailed considerations of the proposals.

Housing Mix

- 6.6 Policy DMH2 of the Local Plan (DMP) states that the Council will require the provision of a mix of housing of units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. It is acknowledged that the Council's latest housing need studies demonstrate a substantial need for more family sized units across the borough (3+ bedrooms). The proposals have taken this need into account and retains the existing 3-bedroom family dwelling on the site with the new dwelling providing 2 bedrooms. The proposals optimise the use of the site and provide a housing mix which is suitable in the context of the small scale of the proposed development.

Design

- 6.7 The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 continues that planning decisions should ensure that developments are visually attractive; sympathetic to local character, while not preventing or discouraging appropriate change (such as increased densities); and optimise the potential of the site.
- 6.8 Policies D3 and D4 of the London Plan require development proposals to be of high quality and to enhance the local context.
- 6.9 Policy BE1 of the Local Plan Strategic Policies requires new development to respect local character and contribute to an area in terms of form, scale and materials. Policy DMHB1 of the Local Plan (DMP) requires new development to be designed to the highest standards and Policy DMHB12 states that development should be well integrated with the surrounding area.
- 6.10 The proposed dwelling would appear as a continuation of the existing row of terraced houses at this part of Manor Road. The height of the proposed dwelling would respect the established roof line of the existing properties, while the hipped roof form and set down nature of the rear 'projections' would serve to reduce the overall bulk and massing of the development. The plot and dwelling widths would be proportionate, albeit slightly narrower than neighbouring properties as would be expected from such a development, to ensure the development is reflective of the general character of the area.
- 6.11 The proposed dwelling would be set back from the front building line of no. 31 to maintain the prominence of the projecting gable in the terrace. There would be a minimum 0.6m separation to the Addison Way boundary, a 0.2m reduction compared to the 2023 Permission. However, it is highlighted that the positioning of the flank wall would generally align with that as approved at no. 32 Manor Road and consequently, the proposed development would be in keeping with the emerging pattern of development in the area.
- 6.12 In terms of design, the proposed development would be in keeping with existing development in the street scene and as approved through the 2023 Permission. It is expected that a suitably worded planning condition would require building materials to match the existing materials of the host dwelling at no. 31.

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6.13 Having regard to the above, it is demonstrated that the proposal would not cause harm to the character or appearance of the area and is compliant with relevant development plan policies and the NPPF.

Residential Amenity

6.14 Policy DMHB11 of the Local Plan (DMP) states that development should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Development should also ensure there is sufficient privacy for residents.

Impact on 29 Manor Road

6.15 The proposed development at ground floor would match that previously approved through the 2023 Permission and any impacts have previously been found to be acceptable.

6.16 The current proposals slightly alter the position of the first-floor extensions relative to no. 29. However, the first-floor extension would remain off-set from the shared boundary and would not intrude into the 45-degree line from the nearest first floor window of the neighbour.

6.17 One additional window is proposed to the flank of the extended bedroom serving the host dwelling facing towards no. 29. This secondary window would provide additional light to the bedroom and a condition requiring the window be obscure glazed to remove risk of overlooking to no. 29 would be accepted if considered necessary.

Impact on 31 Manor Road

6.18 There would be a minor projection at first floor level beyond the extended first floor bedroom at no. 31 but the 45-degree splay would not be intruded and no harmful impact is considered to occur to the amenities of the host dwelling.

6.19 The positioning of windows would maintain the privacy of occupiers of no. 31.

Noise

6.20 It is acknowledged that the Council considered the noise impacts of the proposed new two-bedroom dwelling on neighbouring residents when determining the planning application at 32 Manor Road. It is expected that similar conclusions would be drawn for this planning application, specifically:

“...any noise and disturbance that might result from the proposed dwellings is unlikely to be significantly different to that from one large household that could occupy a property. It is therefore considered that any increase in noise and its transmission to the adjoining property is unlikely to be significant and no more problematic than the surrounding existing dwellings within the street scene.”

6.21 Overall, it is considered that the proposed development would not result in demonstrable harm to the living conditions of neighbouring occupiers and the proposal is therefore in accordance with Policy DMHB11 of the Local Plan (DMP).

Quality of Residential Accommodation

6.22 Policy D6 of the London Plan states that housing development should be of high-quality design and provide adequately sized rooms. The policy sets out the minimum internal floor space standards required for residential developments; a 2B3P unit requires 70sqm of internal floor space.

6.23 Policy DMHB16 of the Local Plan (DMP) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment.

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Policy DMHB18 requires a minimum of 60sqm of private amenity space to be provided for a two-bedroom dwelling.

6.24 The proposed development would meet or exceed London Plan standards for internal floor space and each dwelling would have access to suitable amenity spaces which are secure, private and of adequate size.

Access and Parking

6.25 Policy DMT6 of the Local Plan (DMP) requires development to accord with the Council's adopted parking standards, unless it can be demonstrated that a deviation would not result in a deleterious impact on the surrounding road network. The adopted car parking standards would require a maximum of two spaces per dwelling; total maximum 4 spaces.

6.26 Policy T6.1 of the London Plan post-dates the Local Plan and provides a lesser requirement of up to a maximum of one space per 3 bed dwelling and 0.75 spaces per 2 bed dwelling in Outer London PTAL 3 areas; total 1.75 spaces. The London Plan standard is considered applicable.

6.27 The existing car parking spaces to the front and rear would be retained on-site. No. 31 would be served by 1 space to the frontage and 1 to the rear, while the new dwelling would be served by 1 to the frontage. The level of car parking is considered sufficient to serve the development.

6.28 Suitable cycle parking, in accordance with Policy DMT5 of the Local Plan (DMP), would be provided to the rear of the proposed dwelling.

6.29 Suitable bin storage, in accordance with Policy DMT6 of the Local Plan (DMP), would be provided.

Landscaping

6.30 Policy D5 of the London Plan states that development proposals should integrate green infrastructure to contribute to urban greening and Policy DMHB11 of the Local Plan (DMP) adds that landscaping and tree planting should enhance amenity, biodiversity and green infrastructure.

6.31 The proposals would have limited impact on existing green infrastructure but provide opportunity to introduce urban greening through new hedging to Addison Way which will in turn soften the development from this part of the street scene. A detailed landscaping plan could be secured via a suitably worded pre-occupation condition.

Air Quality

6.32 The development would be air quality neutral.

Flood Risk and Drainage

6.33 The site is not located in a flood zone or critical drainage area and a condition requiring submission of sustainable drainage measures would be accepted, in accordance with Policy DMEI10 of the Local Plan (DMP).

Energy

6.34 The development would achieve at least a 10% improvement beyond Building Regulations 2013, as required by Policy SI2 of the London Plan.

7. Conclusion

- 7.1 This statement has been prepared to support a full planning application for extensions to the existing dwelling and subdivision of the plot and construction of a new dwelling at 31 Manor Road, Hayes UB3 2DG.
- 7.2 The proposed development provides an opportunity to make more efficient use of a residential plot within a sustainable urban area. The principle of such development has recently been accepted by the Council at 32 Manor Road, on land directly opposite the site. The development can be delivered whilst maintaining the character and appearance of the area; protecting neighbouring residential amenities; and providing good living conditions for future occupiers as part of an overall high-quality development.
- 7.3 Planning permission should therefore be granted for the proposed development, in accordance with the development plan and NPPF.