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# PLANNING/DESIGN & ACCESS STATEMENT

**Land Adjacent to 24 St Andrews Road**

**Acton**

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NOV 2023

## **PREVIOUSLY APPLICATION**

**Planning application ref:** 230989FUL

**Address:** 24 St Andrews Road Acton W3 7NF

Construction of a two storey three-bedroom detached dwellinghouse with associated landscaping, cycle and refuse storage

### **Reasons for Refusal:**

- 1) The proposed development, by virtue of the significant protrusion of building line, no breakdown of massing and lack of facade articulation along Brassie Avenue, would appear as a bulky and visually unattractive building at a conspicuous corner site. Weighing against paragraph 134 of the NPPF2021, the proposal is considered neither in accordance with the Council's Design Code nor represent outstanding or innovative designs. As such, the proposal is contrary to section 12 of the NPPF, Policy D1 and D4 of the London Plan 2021, Policy 7.4 and 7B of the Ealing DPD 2013 and Ealing Housing Design Guidance 2022.
- 2) The proposed development, by virtue of inaccuracy of drawings, insufficient ceiling height of lower ground level, insufficient GIA as a two-storey 3B5P unit, and uncovered cycle storage, would result in unsatisfactory living conditions to the detriment of future occupants' wellbeing. As such, the proposal is contrary to policies D6 and T5 of the London Plan 2021, policies 7A and 7B of the Ealing DPD 2013 and Technical housing standards - nationally described space standard 2015.

## **REVISIONS MADE TO RESOLVE THE PREVIOUS REASONS FOR REFUSAL**

### **PRINCIPLE**

The Council considered the land use principle is supported provided that it offers a satisfactory housing mix.

### **IMPACT UPON THE CHARACTER AND APPEARANCE OF THE AREA**

**Amendments made to address refusal reason 1:** The Council's report on the previous application confirmed that whilst not in keeping with the prevailing external finishing and pitched roof design in the area, the proposal is generally considered acceptable in architectural style.

The Council's report acknowledged that the proposed building takes on a modern architectural language under which a flat roof harmonises with the overall external building appearance.

In the revised application, the design and position of the building has been amended to align with the neighbouring properties in St Andrews Road and Brassie Avenue. The mass, scale and bulk of the building has been reduced and the design includes different materials and break elevations to further reduce the mass and bulk of the proposed dwelling. Furthermore the design has been altered and details added for facade articulation, breakdown of massing and emphasis of corner condition along Brassie Avenue.

A **similar development is approved** at the neighbouring property 37 St Andrews Road Acton, Planning application ref: PP/2013/0754, involving construction of a two-storey three-bedroom detached dwelling with associated landscaping and parking space.

### **IMPACT UPON RESIDENTIAL AMENITY**

The Council considered the impact on the host property and the 28 Brassie Avenue is considered okay.

### **INTERNAL FLOOR SPACE, CELING HEIGHT, CYCLE PARKING**

**Amendments made to address refusal reason 2:** The size of the proposed dwelling has been reduced to 2B4P with a GIA of 87sqm to meet/exceed the minimum GIA requirements. The proposed ceiling height is 2.5m. A covered and secured cycle storage for at least 2 cycles is proposed on site

### **Outdoor amenity**

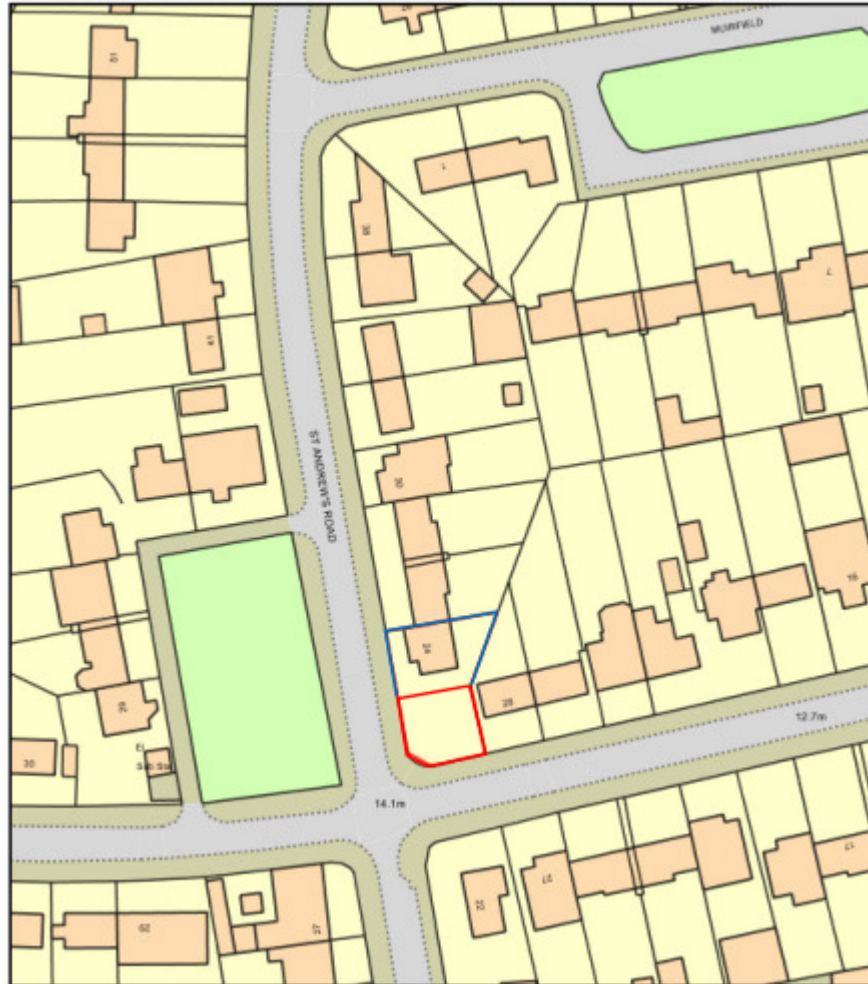
The Council considered the outdoor amenity space satisfactory

### **Refuse/recycling arrangements**

The Council considered the refuse and recycle facilities satisfactory

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Location Plan

## 1.0 INTRODUCTION

- 1.1 This statement has been prepared in support of a revised planning application for creating a 2 bedroom residential dwelling, together with associated parking, landscaping, cycle and refuse storage, on land at adjacent to 24 St Andrews Road Acton.
- 1.2 The planning, design and access statement introduces the proposal and sets out the opportunity for the development, demonstrating how the proposal would create high quality and sustainable home that would enhance the character of the area.
- 1.3 The density of the proposed development falls within London Plan guidance. The design, scale and layout of the development will introduce a built form that is appropriate to its context. Overall, it is considered that the proposed development will provide good living conditions for future occupiers of the unit and protect the residential amenity of surrounding occupiers in terms of outlook, privacy and light.
- 1.4 The proposal complies with relevant Local Plan [(Ealing Development (core) Strategy (2012), Ealing Development Management Plan (2013) and Supplementary Planning Guidance/Documents], and London Plan 2021, and the aims of the National Planning Policy Framework (2021)



**Aerial View**

**2.0 THE SITE AND SURROUNDING URBAN CHARACTER**

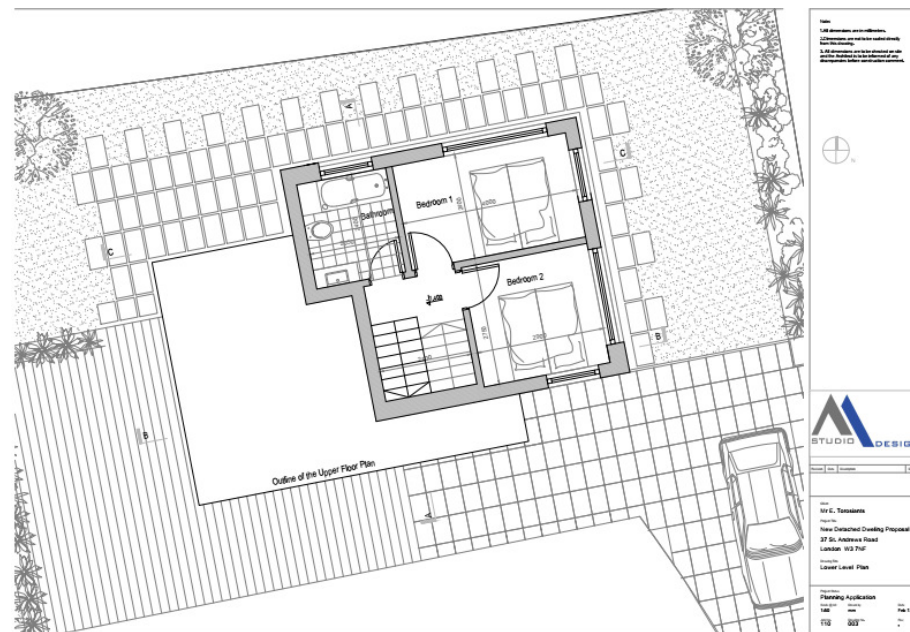
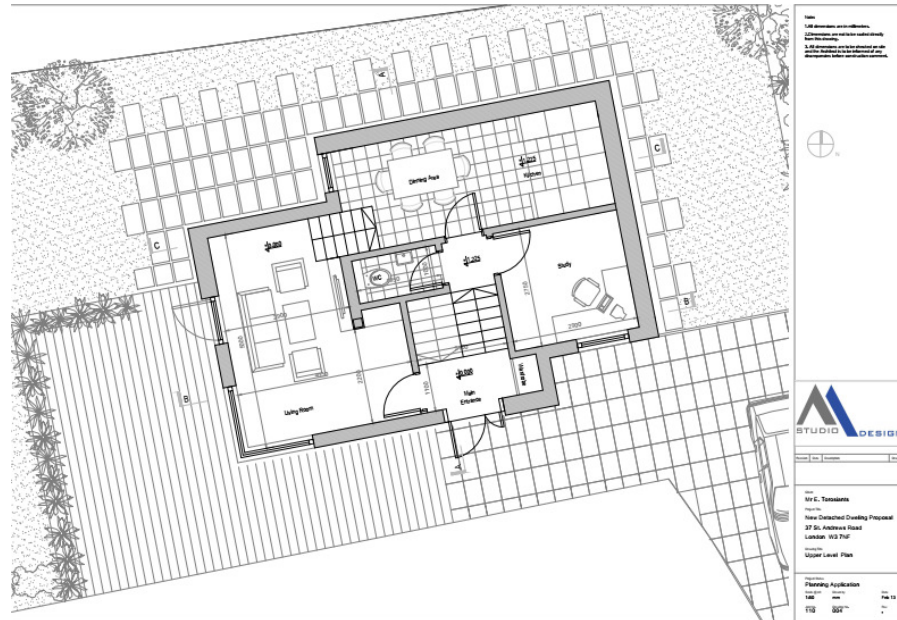
- 2.1 The application site is a plot of land, located to the side of the 24 St. Andrews Road, Acton. The site is located on the east side of St Andrews Road, Acton.
- 2.2 The site is located on the corner of St Andrews Road and Brassie Avenue. To the east of the property is number 28 Brassie Avenue.
- 2.3 The existing dwellinghouse at no. 24 is west facing and benefits from a rear garden. The plot on the side is not maintained. It is overgrown and litter has been dumped there over the years.
- 2.4 The surrounding area is made up of semi-detached and terraced properties, a number of which have been converted into flats.
- 2.5 The application site is not located within a Conservation Area and is neither locally nor statutorily listed.
- 2.6 The wasted land on the side is generally in poor state of maintenance with certain aspects detracting from the character and appearance of the site and the wider area.
- 2.7 There is a double gate at the boundary facing St Andrews Road, however it does not serve a vehicle crossover.
- 2.8 The site has very good accessibility by public transport, with a Public Transport Accessibility Level of 5, on a scale of 1-6, where 1 is poor and 6 is excellent.
- 2.9 There are local amenities in the surrounding area.



**3.0 THE PROPOSAL**

- 3.1 This application seeks permission for the erection of a contemporary detached three-bedroom dwellinghouse, together with associated landscaping, cycle and refuse storage, on land at adjacent to 24 St Andrews Road Acton.
- 3.2 The dwelling would be arranged over two levels and would incorporate a part lower ground floor in order to reduce the overall height of the development. The layout and quality of the living space would be of a good standard and the proposals would not adversely impact on the living conditions of neighbouring occupiers or the character and appearance of the area.
- 3.3 The proposed development would provide much needed family housing.

**PRECEDENT DEVELOPMENT AT 37 ST ANDREWS ROAD ACTON**



**4.0 RELEVANT PLANNING HISTORY**

- The reasons for refusal sighted in the previously refused application referenced below have been addressed in revised application

**Planning application ref:** 230989FUL

**Address:** 24 St Andrews Road Acton W3 7NF

Construction of a two storey three-bedroom detached dwellinghouse with associated landscaping, cycle and refuse storage

**Decision:** Refused

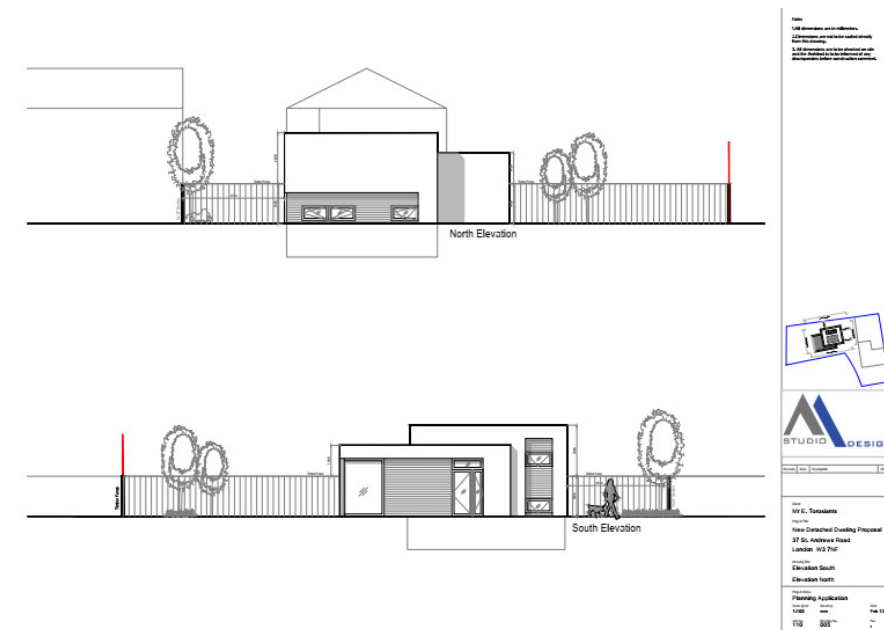
**4.1 PRECEDENT CASE**

- Planning application ref:** PP/2013/0754

**Address:** 37 St Andrews Road Acton W3 7NF

Construction of a two-storey three-bedroom detached dwelling with associated landscaping and parking space.

**Decision:** Approval.



**5.0 PRINCIPLE OF DEVELOPMENT**

- 5.1 The Ealing Local Housing Needs Assessment Update (2022) indicate that the greatest housing need within the Borough is for family sized units.
- 5.2 Increasing the current housing stock is an important strategic objective for the London Borough of Ealing. Increasing housing supply is also supported under Policy H1 of the London Plan (2021), including encouraging development on other appropriate windfall sites not identified in Development Plans through the Plan period. Policy H2 supports development of small sites.
- 5.3 The NPPF contains policies specifically relevant to the delivery of housing in Section 5, paragraphs 60 – 80. The tone for the application of these policies is set by the Government’s express purpose for the policies which is “to boost significantly the supply of housing.” These policies are largely directed at local planning authorities when preparing their Local Plans but, in our view, are equally relevant to their decision taking functions.
- 5.4 Paragraph 69 notes that Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
  - 5.5 a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;

- 5.6 b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- 5.7 c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- 5.8 d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
- 5.9 The site is identified on the Proposals Map as a residential area. Therefore, the principle of the development and additional residential units is considered acceptable as it would make efficient use of urban land and would contribute towards the targets set out in the London Plan and Core Strategy, subject to compliance with the relevant Development Management Plan policies and Supplementary Planning Guidance/ Documents.
- 5.10 It is submitted that there are no specific planning policies within the NPPF, the London Plan, or the Local Plan that suggest that this development should be resisted. For all of the reasons as set out above, there should be no objection to the development proposal on the submitted plans.

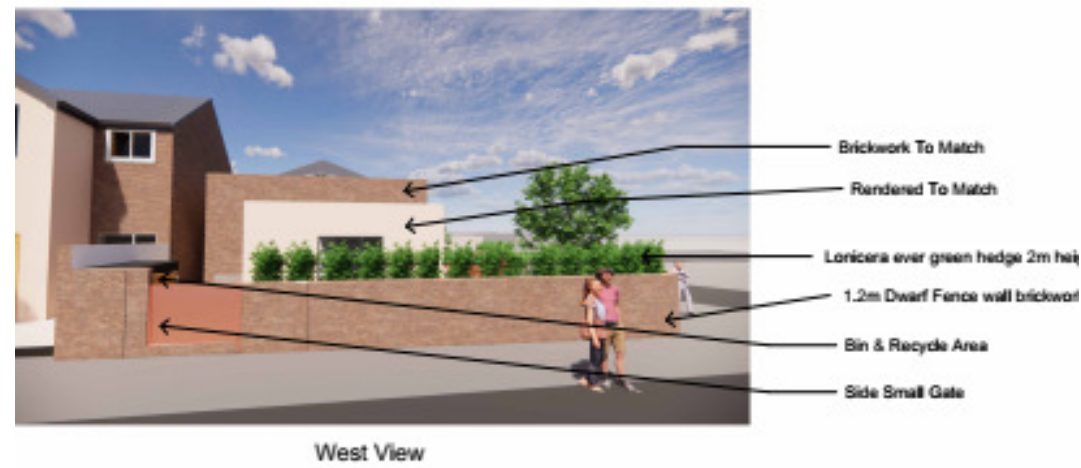


## DESIGN AND ACCESS



### 6.0 DESIGN STRATEGY

- 6.1 The Ealing Local Housing Needs Assessment Update (2022) indicate that the greatest housing need within the Borough is for family sized units. The proposed new dwelling is designed to provide housing, in line with the Council’s housing needs.
  
- 6.2 The proposed development has been informed by the criteria set out in the London Housing Design Guide, National Space Standards, and Council’s Supplementary Planning Guidance/ Documents.
  
- 6.3 Policy D1B of the London Plan (2021) states that optimising site capacity through the design-led approach states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
  
- 6.4 Policy H2 of the London Plan (2021) states that boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making....
  
- 6.5 The scale, bulk and siting of the proposed development are key determinants in ensuring that the amenity and character of established residential area are not compromised by new development. The main constraints and opportunities of the site have been identified, in particular, the impact on the character of the area and whether good environmental conditions can be provided for future occupiers.



6.6 The dwelling would be arranged over two levels and would incorporate a part lower ground floor in order to reduce the overall height of the development. The layout and quality of the living space would be of a good standard and the proposals would not adversely impact on the living conditions of neighbouring occupiers or the character and appearance of the area.

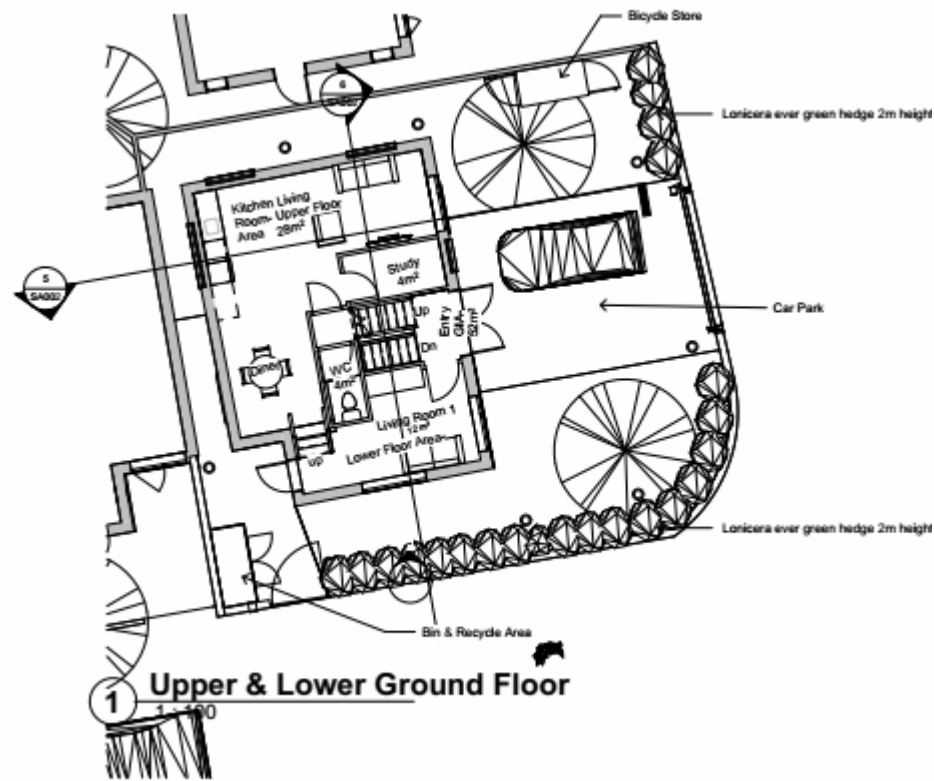
6.7 The development recognises the scale and massing constraints. Consequently, the development is designed to limit building height, by way of creating a ground floor and part lower ground floor, and a roof form designed to have no detrimental impacts on the adjoining properties. Overall, the proposed configuration of the building and the roof layout is designed to reduce the scale and bulk of the structure and avoid any determinantal impacts.

6.8 The proposed dwelling will be well screened by way of boundary treatment, with a low level brick wall and ever green Lonicera hedges up to 2m in height.

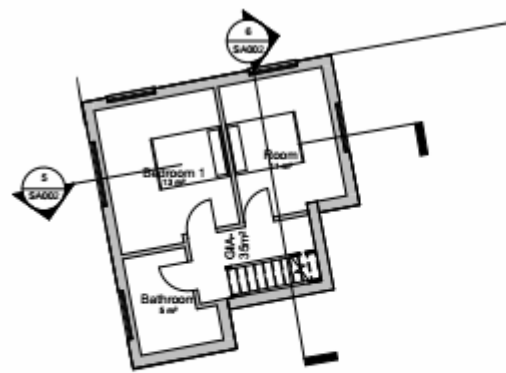
6.9 The proposed dwelling will have good separate distance with the neighbouring dwellings. As such, the proposal will not affect the line of sight for the neighbouring dwellings.

6.10 Due to the low profile, appropriate scale, position and appearance of the proposed dwelling, it is not considered that the proposals would be visually overbearing to neighbouring properties or detrimental to the character of the area in accordance with relevant policies of the Development Plan. Conditions can be attached to seek full details of the materials to be used in the construction of the development and in relation to landscaping and boundary treatment and detailed design of the proposed green roof.

6.11 Design features of the dwelling will match that of the present case along St Andrews Road, sighted above. The building materials are intended to provide an energy efficient and modern looking building.



**1 Upper & Lower Ground Floor**



**3 Lower Ground Floor -(Basement Level-1)**  
1 : 100

6.12 Overall, the proposed dwelling will provide an appropriate scale of development, given the character and scale of the existing site and the surrounding area.

**7.0 INTERNAL LAYOUT**

7.1 Policy D6 of the London Plan (2021) states that Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures....

7.2 The proposed dwelling would comply with the London Plan 2021 floorspace standards and the Technical housing standards – nationally described space standards. The habitable rooms have generous windows, providing natural light and outlook to the main living area and bedroom. In terms of internal layout, the dwelling will have adequate living, sleeping and sanitary facilities of sufficient size for their intended use and occupancy.

No.	Floor	Bedrooms/ Occupancy	Min. Internal Area Req	Proposed Internal Area	Complies
1	Two storey dwelling	2 bed/4 persons	79	87 sqm	Yes

7.3 Careful consideration has been given in designing the internal layout, to accommodate furniture and provide adequate circulation space for the normal use of space, as well as allowing movement of bulky furniture items into the home. The fenestration and door openings are provided in a logical fashion, so that the rooms function comfortably and efficiently for their intended purpose, providing natural lighting, outlook and ventilation.

7.4 The unit incorporates basic design criteria to ensure that it is convenient, flexible and adaptable, and provide a high standard of interior and exterior qualities, to guarantee satisfactory living space and amenities.

7.5 The dwelling will meet the Building Regulations requirements. It is therefore submitted that there would be no undue impact on the amenity of occupiers of the proposed dwelling and/or the adjoining neighbours.

**8.0 OUTLOOK AND LIGHT**

8.1 Policy 7B of the Ealing Development Management Plan (2013) requires that new developments provide that new development must achieve a high standard of amenity for users and for adjacent users. Policy 7B states that “new development must achieve a high standard of amenity for adjacent users by ensuring high quality architecture, good levels of daylight and sunlight, good levels of privacy, coherent development of the site, appropriate levels of development on site, positive visual impact, and legibility and accessibility”.

8.2 The proposal has been designed to ensure neighbouring properties or gardens are not adversely impacted in terms of daylight, sunlight or overshadowing.

8.3 The proposed dwelling would not result in undue overshadowing of the garden at the neighbouring properties, as such there is no undue loss of sunlight or daylight.

8.4 The proposed fenestration for the units would ensure adequate amounts of light for future occupiers. Similarly, with regard to outlook of the future occupiers, this is considered satisfactory. The dwelling would provide good levels of natural light, outlook and privacy and the living space would relate well to the proposed outdoor space.

8.5 In terms of outlook, the occupants of surrounding residential development will still enjoy the same level of spaciousness and views of the sky as was previously the case. At night, all the constellations previously visible would remain unaffected. It is therefore submitted that there would be no increased sense of enclosure.

**9.0 PRIVACY**

9.1 The proposal has been developed to respect the rights of privacy of the neighbours’ buildings. The development has been carefully considered so that in critical positions, windows do not overlook any neighbouring habitable windows.

9.4 A 2m high hedge will be planted along the site boundary fronting the street. There is 1.8m to 2m high closed boarded timber fence at the rear boundary with the adjoining neighbouring properties. Adequate privacy for future occupants will therefore be maintained.

**10.0 LANDSCAPNG AND BOUNDARY TREATMENT**

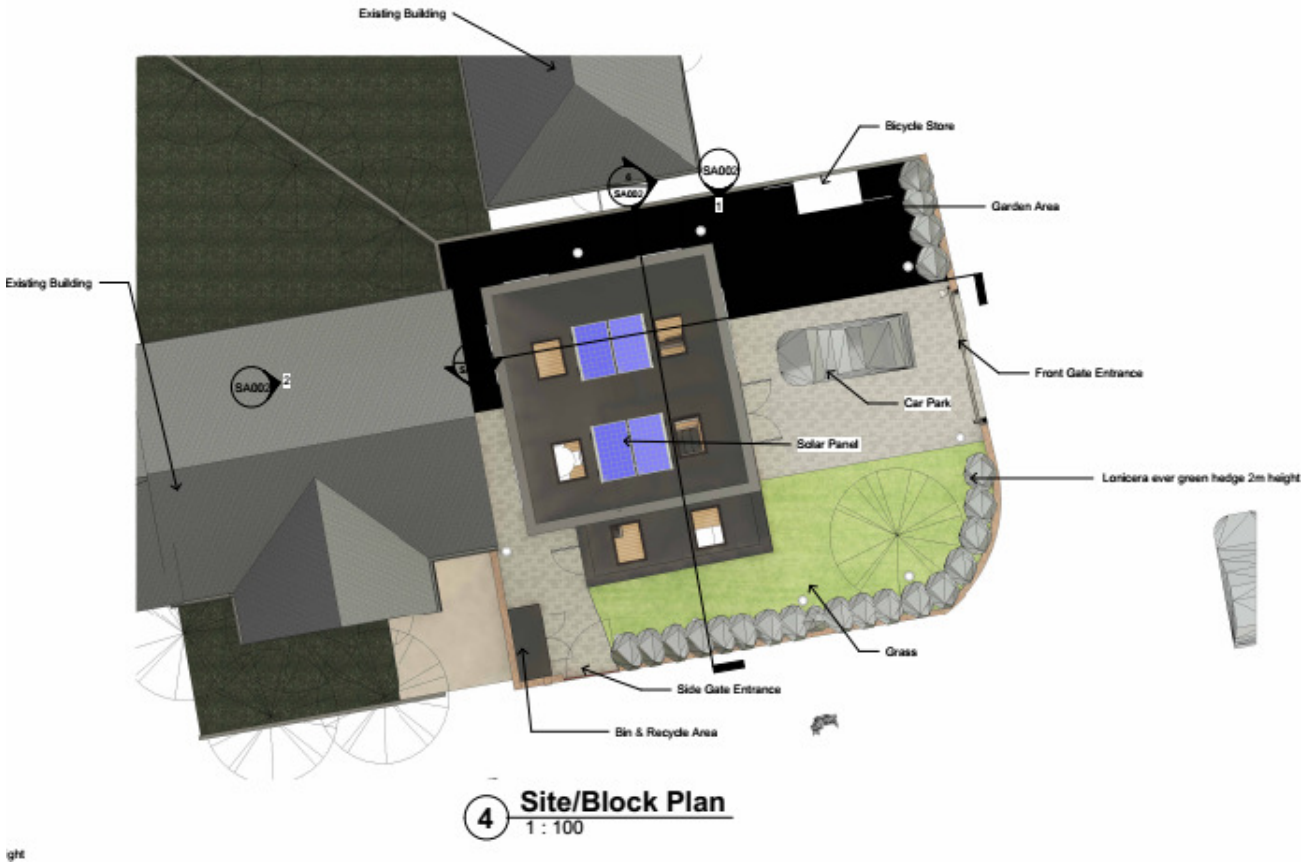
10.1 The site has potential for development without impacting on the wider tree population or local landscape. As such, there are no material constraints on development in landscape terms, as there is no collective tree loss or removal.

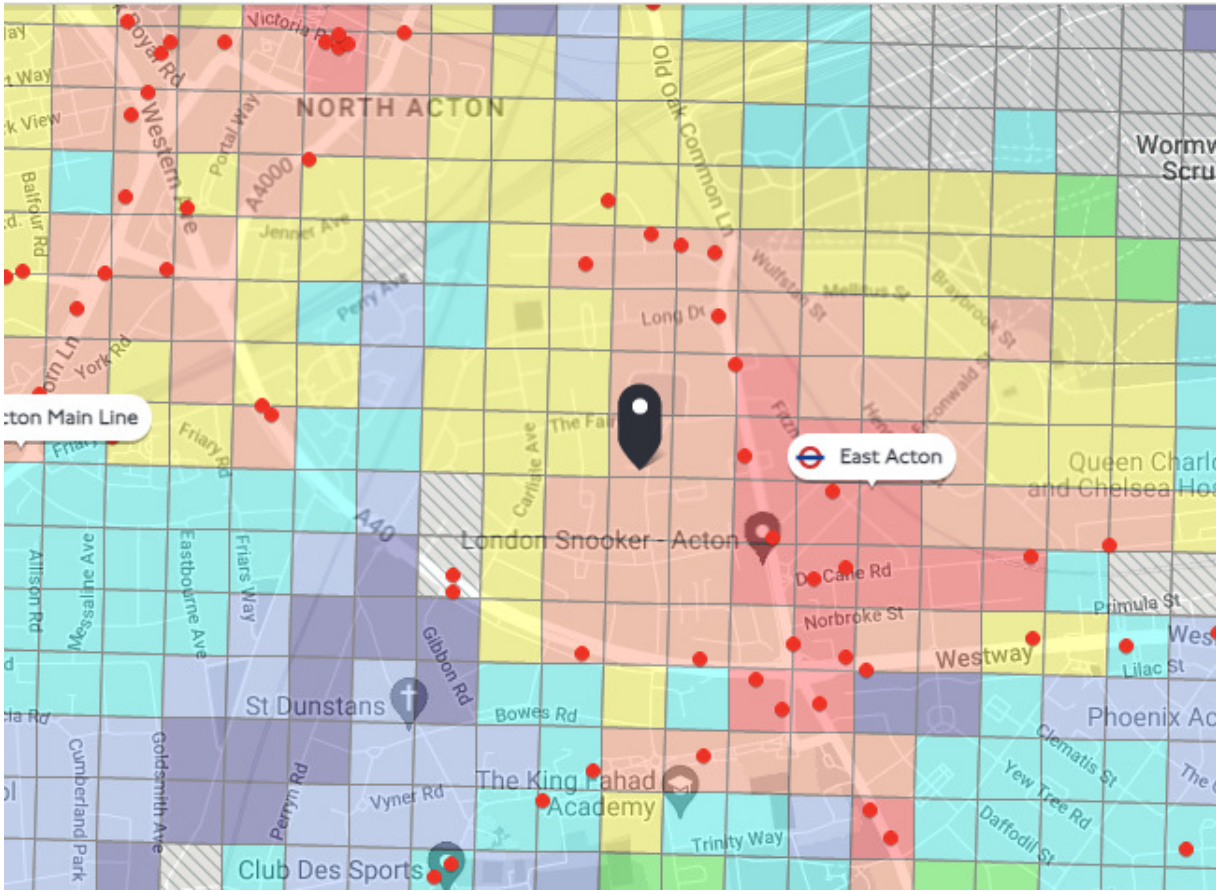
10.2 The landscaping around the proposed dwelling is seen as an essential element to ensure a quality development and provides an improvement compared to this existing situation. The site is currently a wasted land. It is overgrown and liter has been dumped there over the years.

- 10.3 Hard and soft landscaping will be provided on site. A 2m high Lonicera ever green hedge will be planted along the site boundary fronting the street.
- 10.4 At the rear of the site, the existing boundary enclosures will be retained and renovated, where required. Well-defined boundary lines between the site, adjoining properties and the road have been established and will be maintained, to help reduce the occurrence of crime, enhance adjoining private amenity and contribute to the quality of the street scene and the environment generally.
- 10.5 The proposal aims to significantly enhance the existing condition by introducing new planting, grass, shrubs and bushes to the private amenity space.

**11.0 AMENITY SPACE**

- 11.1 Landscaping would form part of the proposed development. The proposed dwelling would benefit from ample private amenity on site, with adequate boundary treatment to ensure privacy.
- 11.2 Part of the amenity space will be laid to lawn. The remaining area will have paving, new planting, shrubs, bushes, and hedges, to ensure quality outlook, amenity and longevity to the proposals.





**12 CAR PARKING**

- 12.1 The application site has a PTAL of 5, which is considered 'Very Good' on a scale of 1-6 where 1 is poor and 6 is excellent.
- 12.2
- 12.3 1 car parking is proposed, however this can be removed to make the development car free if the Council would prefer that instead.
- 12.4 The London Plan advocates a reduction in the use of cars particularly in town centre locations and areas such as this, with good accessibility to public transport. The application site is located close a main classified road, with frequent bus services and is well accessible by public transport.
- 12.5 As the site has very good accessibility by public transport, the London Plan advocates for significantly less car parking. All developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit.
- 12.6 Furthermore, parking is restricted in the surrounding area by way of a Controlled Parking Zone, which together with being situated in a 'Very Good' accessible location, makes the proposal capable of not requiring an off-street car parking space.
- 12.7 The National Planning Policy Framework states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. This implies that transport objections should not be allowed to obstruct the delivery of a development unless the residual cumulative impacts are 'severe'.
- 12.8 The applicant submits that the proposed dwelling will not give rise to any highway and pedestrian safety issues and its traffic impact (if any) will not be severe, which is the criteria

set out in the NPPF for preventing developments on transport grounds. The proposal would have little or no additional transport impact.

12.9 In line with the National Planning Policy Framework, the proposal will not result in severe transport impacts, will provide safe and suitable access and will utilise sustainable modes of transport, as appropriate.

**13.0 CYCLE PARKING**

13.1 The proposed site plan includes a bicycle store for secured and safe cycle storage facility within the site, in accordance with the London Plan 2021 and Local planning strategy.

13.2 There are many examples of similar or flat conversion developments, where the Council has approved cycle stands without a bicycle store.

13.3 Cycle parking would avoid obstructing access to the building, circulation areas and be concealed behind a boundary wall so not to detract from the street scene.

**14.0 WASTE**

14.1 There is ample space available on site for refuse/recycling storage which avoids encroachment onto access areas for the future residents. Facilities will be easily and safely accessible and will be conveniently located for the residents to use.

14.2 Space for refuse and recycling bins storage is shown on the plans, within front courtyard area, close to the front entrance. New hard and soft landscaping will be provided adjoining the bins area. The proposed boundary enclosure would assist in concealing the bins and preserving the character of the street.

**15.0 SECURITY**

15.1 The proposed scheme has been designed with attention and consideration to the principles of Secure by Design.

15.2 Furthermore, the scheme will incorporate the following minimum standards:

- Entrance doors to meet PAS 23 PAS 24
- External doors to meet PAS 23 PAS 24
- Ground floor and all accessible windows to meet BS7950 with one pane of 6.4mm laminated glass (BS EN 356 2000 rating 2A)
- External lighting on dusk/dawn/PIRs
- Boundary treatment consistent with New Homes 2010 guide.
- Utility meters to be smart/intelligent meters

**16.0 ACCESS**

16.1 As part of the proposal, the existing point of access at the front from St. Andrews Road will be maintained and a vehicle access is proposed from Brassie Avenue.

16.2 Careful consideration has been given in designing the internal layout, to accommodate furniture and provide adequate circulation space for the normal use of rooms, as well as allowing movement of bulky furniture items into the home.

16.3 The dwelling will meet the National/London Plan space standards and incorporate basic design criteria to ensure that the unit is convenient, flexible and adaptable and able to achieve Part M Building Control standards.

16.4 The dwelling will have a high standard of interior qualities, to guarantee satisfactory indoor living space and amenities.

**17.0 SUSTAINABILITY**

17.1 The new dwelling will be constructed to meet Building Control energy efficiency requirements. The applicant is willing to accept a condition requiring sustainability and renewable energy.

17.2 Sustainability strategy measures include:

- High performance building fabric
- Solar panels
- Energy efficient lighting
- Smart meters
- Double glazing
- Building form and orientation to maximise daylight and natural surveillance and minimise external noise nuisance
- Energy efficient building services design using high efficiency boilers
- Secure cycle storage
- Accessible recycling and waste storage
- Sustainable drainage
- Water efficient devices will be used to reduce water consumption within the development.

**18 FLOOD AND DRAINAGE**

18.1 The site falls within Flood Zone 1 - Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3).

