

National Planning Policy Framework (December 2023)

- Section 2 - Achieving Sustainable Development
- Section 5 - Delivering a Sufficient Supply of Homes
- Section 7 - Ensuring the Vitality of Town Centres
- Section 9 - Promoting Sustainable Transport
- Section 11 - Making Effective Use of Land
- Section 12 - Achieving Well Designed Places

London Plan (2021)

- Policy GG2 - Making the best use of land
- Policy GG4 - Delivering the homes Londoners need
- Policy SD6 - Town centres and high streets
- Policy SD7 - Town centres: development principles and Development Plan Documents
- 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 D12 - Fire Safety
- Policy H1 - Increasing housing supply
- Policy H2 - Small sites
- Policy H10 - Housing size mix
- Policy G5 - Urban Greening
- Policy S14 - Managing heat risk
- Policy T5 - Cycling
- Policy T6 - Car parking
- Policy T6.1 - Residential parking

Ealing Local Development Plan Core Strategy (2012)

- Policy 2.2: Revitalise Acton Town Centre
- Policy 2.4: Regenerate the Acton Main Line station area
- Local Context/ Neighbourhood Profiles: Acton

Ealing Local Development Plan Development Management Policies (2013)

- Policy 3.5 Ealing Local Variation - Quality And Design Of Housing Developments
- Policy 5.2 Ealing Local Variation - Minimising Carbon Dioxide Emissions
- Policy 6.13 Ealing Local Variation - Parking
- Policy 7.4 Ealing Local Variation - Local Character
- Policy 7b Ealing Local Policy - Design Amenity
- Policy Ea Ealing Local Policy - Presumption In Favour Of Sustainable Development



National Planning Policy Framework



Development Overview

The Proposal

The Proposal

This application seeks full planning permission for the erection of a two storey upwards extension to provide 6 additional self-contained residential units.

All six units are in duplex form across the proposed 3rd and 4th floor of the building. The proposed dwellings will all be accessed from the primary entrance at the front of the site, up the shared internal stair core and onto a communal rear walkway at the 3rd floor. Each property opens into a lobby and a Kitchen/Living/Dining room. Internal stairs situated in each unit lead to the building's 4th floor which features bedrooms and bathrooms.

The schedule of accommodation is as follows:

UNIT	GIA (sq.m.)	PROVISION	TOTAL
Unit 1 LF	50 m ²	3b 5p	100.02 sq.m
Unit 1 UF	47 m ²		
Unit 2 LF	31 m ²	1b 2p	64.20 sq.m
Unit 2 UF	35 m ²		
Unit 3 LF	44 m ²	2b 4p	101.66 sq.m
Unit 3 UF	58 m ²		
Unit 4 LF	46 m ²	2b 4p	106.85 sq.m
Unit 4 UF	60 m ²		
Unit 5 LF	38 m ²	2b 4p	82.41 sq.m
Unit 5 UF	42 m ²		
Unit 6 LF	45 m ²	2b 4p	91.67 sq.m
Unit 6 UF	45 m ²		

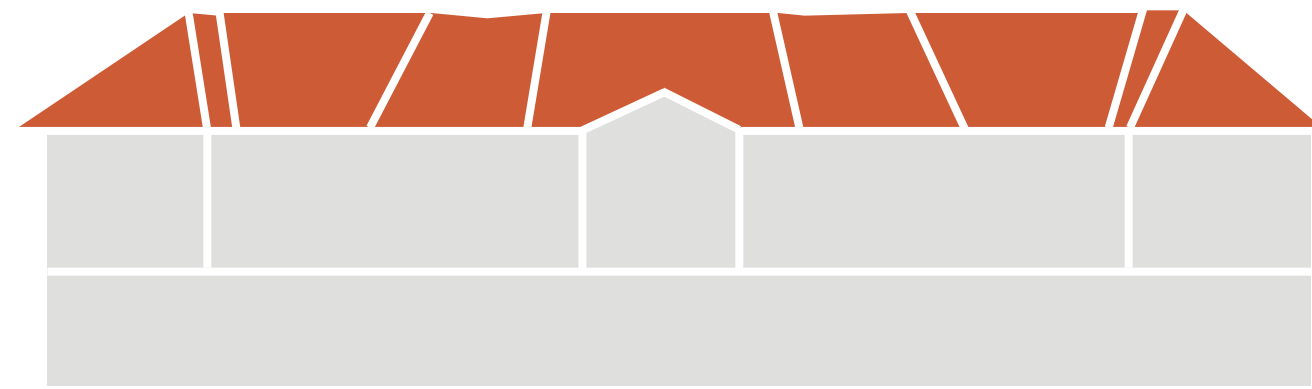
The proposal provides a good standard of internal accommodation with all proposed comfortably exceeding the minimum nationally adopted internal space standards. The units provide an open plan Kitchen/Living/Dining space with direct access to outdoor private

amenity in order to ensure an adaptable form of accommodation that will suit the varied needs of future residents.

Resident facilities, including refuse storage and dedicated cycle parking are situated at ground floor level to the rear of the site and can be accessed via the secondary external staircase.







1. Demolition of existing roof

The proposed project entails removing the current tile roof, which is deemed overly intricate and disorderly.



2. Two storey upward extension

Upward extension to incorporate new residential units in duplex



3. Shadow gap

Incorporation of a horizontal band between existing and proposed, to distinguish and respect the existing building



4. Extend secondary staircase

Extend the existing external staircase to the new upper level while remaining in the same place and allowing access to the new units.



5. Enhance land to rear and provide facilities

Cleaning of the back access, new pavement for peatonal and vehicular access, proposed bicycle storage and unified refuse shed



6. Private amenity

Provision of generous private amenity to all new units, located to the front of the building, creating a significant offset between existing and new facade

Key Principle	Relevant Policy	Explanation
Residential use/development	<p>Paragraph 86 (f) within the NPPF which states that planning policy should recognise that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.</p> <p>Policy H1 of the London Plan outlines a need to increase housing across the city.</p> <p>Policy 1.1 of the Ealing Core Strategy Document outlines an overarching aim to achieve 14,000 additional homes across Ealing during the plan period.</p> <p>Policy 2.2 of the Ealing Local Plan sets out the vision for revitalising Acton Town Centre. This includes an aim to provide an additional 550 new homes.</p> <p>Policy 4C of the Ealing Local Plan outlines that main town centre</p>	<p>The existing site is partially in residential use. Furthermore, the surrounding area is partially characterised by residential use in the form of purpose built residential blocks and traditional low scale housing.</p> <p>The provision of additional housing on this site will form a positive contribution towards achieving national, regional and local housing targets.</p> <p>The already developed site (brownfield) is in a well connected location with good access to modes of public transport. Subsequently the site can accommodate a sustainable residential development.</p> <p>The application site is situated directly adjacent to the Acton Town Underground Station. Residential Development is increasingly promoted and supported in proximity to train stations as they encourage sustainable and car free forms of development.</p>
Upwards Extensions	<p>Part 2, Schedule 20, Class AB of the GPDO permits the erection of new dwelling houses on terrace buildings in commercial or mixed use.</p> <p>Paragraph 120 of the NPPF Support opportunities to use the airspace above existing residential and commercial premises for new homes.</p> <p>London Plan Policy GG2 encourages Local Authorities and Developers to make the best use of land including the proactive exploration of intensifying uses.</p> <p>Local Plan Policy 3.4 confirms that Acton can accommodate a density appropriate for an urban environment.</p>	<p>The proposed development will make effective use of the available land on site in order to provide height quality residential housing.</p> <p>The principle of erecting an upwards extension was considered acceptable by officers during the pre-application process.</p>