

## **Planning Statement**

Project  
43 Hillfield Road,  
London  
NW6 1QD

Prepared by:  
Extension Architecture

Description:  
**Application for the proposed erection of a single-storey garden outbuilding**

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## 1.0 Introduction

### Background

1.1 This statement provides background information supporting the full planning application on behalf of Mr Cserep, for a proposed rear garden outbuilding.

1.2 This statement will present the site in the context of Guildford's Planning policy. Through the reference of planning precedents in the locality, the proposal can be assessed in the context of these precedents and thus determine the appropriateness of the development. Through analysing the application site within its current setting this document aims to justify the extensions.



Fig 1: Existing site location plan where the red outline denotes the application site.

## 2.0 The Site Context

2.1 This application relates to a two storey late Victorian terraced house. The properties contain a mixture of red brick or rendered frontages. Flat 1, 43 Hillfield Road is a two bedroom flat that constitutes the ground and basement, situated on the western end of Hillfield Road.

2.2 The site is approximately 13 minutes' walk West Hampstead Thameslink and 14 mins walk to West Hampstead and Kilburn underground station, due to the sites connectivity to central London (Zone 1) it is located within PTAL 3. No parking will be affected in this proposal.

2.3 The property is not located on any designated land, however it is close to an area of Natural Features or Landscape as denoted in fig 2. Currently there is a low quality decking and gravel at the back of the garden which has low amenity value given age and degradation. The proposed location of the outbuilding seeks to provide new decking sensitively adapt to the existing landscape of the rear of 43 Hillfield.

2.4 The property is not locally or nationally Listed. The site is within an area of low risk hydrological constraint for surface water, as Hillfield Road suffered flood events in 1975 and 2002.



Fig 2: Camden designated areas map the site denoted in blue drop pin.

\*Image taken from Camden interactive maps

### 3.0 Planning History

3.1 Majority of planning application in the area relate to single storey rear extensions and basement/flat conversions. However, there are precedents of outbuildings in the area in close proximity to the nature ground which have attained planning permission.

**Other examples of relevant proposals in the neighbourhood include:**

Address	Case Number	Description	Decision	Decision date
Flat A 58 Gondar Gardens	2019/5220/P	Erection of single-storey garden outbuilding	Granted	10 <sup>th</sup> January 2020
Flat 1, 1 Fordwych Road	2017/2051/P	Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat	Granted	17 <sup>th</sup> August 2017
56 Westbere Road	2013/4775/P	Erection of single storey outbuilding in rear garden of dwelling house (Class C3)	Granted	20 <sup>th</sup> September 2013

3.2 The proposed outbuildings were design with a consideration of impact on the opposite natural area where the roof heights proposed less than 2700mm to reduce any visual impact of the back land.

## 4.0 Design

### External

4.1 Within this application the applicant seeks to propose a rear garden outbuilding with a green roof and clad in timber. The green sedum roof seeks to mitigate the loss of green space adding this to the roof which would provide a good habitat for existing wildlife.

4.2 The outbuilding is clad in timber to blend in with the existing fence line. The proposed building is set back from the boundary lines, the front elevation is mostly screened by trees and foliage in the front garden.

4.3 The proposed height of outbuilding is 2.8m matching recently approved application 2019/5220/P height. This is designed to reduce visual impact of nearby neighbours. Due to the length of the garden and location of glazing overlooking is not an issues.

4.4 The existing garden area is 139.85m<sup>2</sup> with the outbuilding in place the proposed garden area retained is 111.79m<sup>2</sup> which is still a substantial size amenity space. Overall, there is a 20% reduction.

4.5 Proposed with high quality materials and design. Therefore, the proposed additions are considered to be a positive contribution to the surrounding immediate area.



Fig 4: Proposed outbuilding in 3D views

## Internal

4.6 The outbuilding will provide further recreational and lounge space for the existing dwelling. With a small integrated storage area in the L shape structure suitable for garden tools.

4.7 The existing fence on the side boundaries are maintained to prevent any potential overlooking issues.

4.8 The existing decking will be removed and replaced with a concrete base for the outbuilding to settle on.

4.9 Due to the close proximity to existing tree at the rear of 43 Hillfield road, an arboricultural survey was undertaken to determine the extent the proposed hard standing for the outbuilding will impact the existing tree. The method statement will outline how the tree will be retained and protected.



Fig 5: existing garden (left) and proposed (right) garden plan

## 5.0 Development Policy Considerations

### 5.1 National Planning Policy Framework

The NPPF provides the foundations of the planning system at a national level and provides a base for which planners, planning systems and LPA's should work from in regards to informing their decisions as well as forming policy and plans. The NPPF states that the planning system should play a central role in developing a more sustainable society and this forms in three approaches to this role:

- *An economic role*
- *A social role*
- *An environmental role*

When an application is regarded as positively contributing towards the three threads of sustainable development in the context of the NPPF's definition of "sustainable," development, then local authorities must take the position of presuming that an application must be given permission. This presumption in favour of sustainable development is, therefore, the core, fundamental base where all local planning authorities must work from.

If a proposal cannot meet the requirements of all three approaches of sustainable development, then the planning balance must be actioned whereby material considerations are weighed against each other using the foundation guidelines of the NPPF, the supplementary guidance of the National Planning Policy Guidance and then the lens of local planning policies which provide a greater, more spatially appropriate framework for which the authority can use.

Local Plans must be drawn up in compliance with the National Planning Policy Framework to ensure harmony across the system and all spatial levels to ensure delivery of appropriate and sustainable development that is weighed against the positives and negatives that development may bring about.

Whilst the NPPF places particular attention and detail in regards to the overarching theme of sustainable development, it also provides greater detail for the parts and strands which make up sustainable development and how this should play out "on the ground."

#### 7. *Requiring good design*

This section of the Framework attributes significant weight towards the design of the built environment as part of sustainable development. This is due to the importance a design can have on the overall built form of an area and therefore inform on its overall potential to sustain the other core strands of sustainable development and is reflected in the introductory section of the Framework, where under part 17 it states:

*"[LPAs should]...always seek to secure high-quality design and a good standard amenity for all existing and future occupants of land and buildings."*



## 6.0 Conclusion

6.1 This statement seeks to demonstrate that the proposed outbuilding in 43 Hillfield Road Guildford Planning Policies by following precedents set in the local area.

6.2 The various setbacks and reduction of the scale of the proposed side extension aims to ensure the extension would be subordinate to the host building and not seem visually dominant or intrusive.

6.3 The arboricultural method statement will outline how the outbuilding will be designed with limited impact on the nearby trees.

6.4 The proposed outbuilding would remain subordinate to the host building with a modern aesthetic which improves the existing outlook towards the garden.

6.5 As part of any application, the proposal will be accompanied by a suite of documents to include full architectural drawings, layouts, site location plans and elevation visuals.