



## **Planning Statement - Residential Development Opportunity**

### **Introduction and background**

The Greater London Authority's Small Sites, Small Builders programme aims to bring forward small publicly owned plots of land for residential development by small-sized housebuilders, housing associations, community-led housing groups and other small-scale developing organisations.

### **The site details**

**Address: Eaton Close, Stanmore, HA7 3BT**

- Site is located on the western side of Eaton Close in Stanmore
- Existing frontages within the street scene are characterised by open and verdant landscaping
- The site is bound to the north by Green Belt
- The existing site comprises garages and associated land
- The site lies 50 metres to the east of the Stanmore Hill Conservation Area
- The site is located within Public Transport Accessibility Level (PTAL) rating of zero, and therefore public transport accessibility is extremely low

### **Planning Constraints**

- Within 50 metres of the Stanmore Hill Conservation Area
- Stanmore and Harrow Weald Core Strategy (2012) Sub Area 10
- The site is at high risk of flooding as it is located within surface water flood zone 3a
- As such for any new development a sequential test would be required in line with government standing advice which can be found here:-  
<https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants#developments-that-dont-need-a-sequential-test>



### Development Potential

- Suitable for two residential dwelling houses, two storeys in scale with an in keeping design.
- The proposal needs to ensure that adequate off-street car parking and sheltered and secure cycle parking is achieved taking account of the number of bed spaces, gross internal floor area and PTAL. The development must maintain an active and landscaped frontage.

Birds Eye View



View of application site  
from the south

