



DESIGN & ACCESS AND PLANNING STATEMENT

PROPOSED GRANNY ANNEXE

LAND REAR OF 1 BLOSSOM WAY, WEST DRAYTON, UB7 9HF

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1. Introduction

This Design and Access Statement and Planning Statement has been prepared in support of a planning application for the erection of a rear garden outbuilding to provide ancillary accommodation (granny annexe) at 1 Blossom Way, West Drayton, UB7 9HF, within the London Borough of Hillingdon.

The proposal is informed by recent decisions and appeal precedents within the Borough, where detached annexes have been found acceptable subject to scale, design, and the imposition of enforceable planning conditions preventing independent occupation.

2. Site Context and Surroundings

The application site forms part of the lawful residential curtilage of a detached dwelling. The overall site area measures approximately 598sqm. The existing dwelling and outbuildings occupy approximately 160sqm, with the proposed development increasing this to circa 192sqm, remaining proportionate to the plot size and not constituting overdevelopment.

The site benefits from two established access routes to the rear garden:

- A dedicated access route along the western boundary adjacent to Cherry Lane; and
- A secondary access route between the site and No. 3 Blossom Way.

The rear boundary to Cherry Lane is defined by a 2.1m high brick boundary wall, which provides long-established enclosure, privacy and security and significantly limits public visibility of the proposal.

The surrounding area is residential in character and contains numerous examples of large rear garden outbuildings. In particular, No. 3 Blossom Way benefits from a substantial rear outbuilding approximately 6.5m deep extending across the full width of the plot, establishing a clear and relevant local precedent.

3. Proposed Development

The proposal comprises a single-storey outbuilding designed to provide ancillary accommodation for elderly parents of the main household. The building would be set 500mm off the boundary to allow for maintenance access.

The design incorporates:

- A pitched roof
- A shallow roof profile to reduce visual massing
- A domestic scale and appearance appropriate to a rear garden setting

The proposal remains visually subordinate to the host dwelling and respects the character of the surrounding area.

4. Design Rationale and Amenity Considerations

The scale, massing and siting of the outbuilding ensure that it would not appear overbearing or result in unacceptable loss of outlook, daylight or privacy to neighbouring properties.

The existing boundary wall and proposed separation distances ensure that residential amenity is preserved, in accordance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

5. Statement of Use – Ancillary Accommodation

The proposed outbuilding is intended solely for use as ancillary accommodation for family members of the main dwelling and will not function as a separate or independent residential unit.

The annexe will:

- Remain within the same planning unit as the host dwelling
- Share the same postal address
- Not be sold, let or occupied independently
- Have no separate utility metering
- Remain subordinate in scale, use and function

The proposal supports multi-generational living and the care of elderly family members, consistent with inclusive design objectives within the Local Plan.

6. Planning Policy Context

The proposal has been assessed against the Development Plan and relevant guidance, including:

Hillingdon Local Plan: Part 1 (2012)

- Policy BE1 – Built Environment
- Policy EM2 – Green Infrastructure and Inclusive Design

Hillingdon Local Plan: Part 2 (2020)

- Policy DMHB 11 – Design of New Development
- Policy DMHB 16 – Housing Standards
- Policy DMHB 18 – Residential Amenity
- Policy DMHD 2 – Residential Outbuildings

National Planning Policy Framework (December 2024)

- Paragraphs 11, 56–58, and 124–134, which support well-designed development, effective use of land, and the use of planning conditions to make development acceptable.

7. Relevant Hillingdon Precedent and Appeal Decisions

The acceptability of detached ancillary annexes within Hillingdon has been firmly established through both planning permissions and appeal decisions.

47 Daleham Drive, Uxbridge – Appeal Allowed

An appeal was allowed for the demolition of an existing outbuilding and erection of a new outbuilding to be used as a one-bedroom residential annexe. The Inspector concluded that, despite the presence of primary living facilities, the proposal would be acceptable subject to a condition preventing its use as a separate dwelling and ensuring it remained ancillary to the main house. This confirms that enforceable conditions are an appropriate mechanism to control use where no other planning harm arises.

32 Tudor Road, Hayes – Planning Permission Granted

Planning permission was granted for an outbuilding to be used as a granny annexe following demolition of an existing structure. The decision confirms that detached annexes are acceptable in principle within the Borough where they are proportionate, well-designed, and secured for ancillary family use.

Additional appeal decisions across the Borough (including sites in Ruislip, Ickenham and Hillingdon) have consistently found that the potential for independent occupation does not, in itself, justify refusal where appropriately worded conditions can ensure ancillary use.

These decisions demonstrate a consistent approach within Hillingdon that aligns directly with the proposed development at 1 Blossom Way.

8. Fallback Condition Strategy

To provide further reassurance, the applicant is willing to accept appropriately worded planning conditions, including:

- Restriction of the use of the outbuilding to ancillary accommodation only
- Prohibition of separate sale, letting or independent occupation
- Retention of the annexe within the same planning unit as the main dwelling

Such conditions would meet the tests set out in Paragraphs 56–58 of the NPPF (2024) and would ensure the outbuilding could never function as an independent dwelling.

9. Planning Balance and Conclusion

The proposed granny annexe represents a well-considered and policy-compliant form of development. It respects the character of the area, protects neighbouring amenity, and delivers clear social and family benefits. The proposal aligns with recent approvals and appeal decisions within the London Borough of Hillingdon and accords with both local and national planning policy.

It is therefore concluded that planning permission should be granted, subject to appropriate conditions.