

Planning, Design and Access Statement.

Panorama, 2 Harefield Road, Uxbridge, UB8 1GW

Change Of Use Of 6no. Storerooms To 6no. Residential Dwellings.

4th September 2026

Introduction

This Planning, Design and Access Statement has been prepared by Howarth Homes (Farnham Close) Ltd ('the Applicant') in support of a planning application at Panorama, 2 Harefield Road, Uxbridge, UB8 1GW.

The proposed description of development is as follows:

"Change of use of 6no. storerooms to 6no. residential dwellings."

The proposal comprises the change of use and internal fit-out of 6no. existing store rooms within the building to provide 6no. residential dwellings, comprising:

- 5no. studio apartments; and
- 1no. one-bedroom apartment.

The proposed units are located between first and sixth floor levels, with one unit provided per floor. No external alterations are proposed.

Documents Submitted

The application is supported by the following documents:

- Application Form;
- Planning, Design and Access Statement;
- Community Infrastructure Levy – Form 1;
- Site Location Plan (Drawing Ref. 2289 PL 010 Rev. 01);
- Existing Floor Plans (Drawing Ref. 3033.FASS.102);
- Proposed Floor Plans (Drawing Ref. 3033.FASS.103);
- Proposed Materials For Elevations (Drawing Ref. 569-35-01);
- Internal Daylight and Sunlight Report; and
- Fire Statement Form.

Planning History

The existing building was approved under planning permission ref. 12156/APP/2016/4647, which granted consent for an eight-storey building comprising a community dining facility and 80 residential flats. The development was completed in 2018 and is now known as Panorama.

A subsequent Non-Material Amendment application, ref. 12156/APP/2018/379, was approved to remove the secondary staircase between the first and sixth floors, creating the space now occupied by the existing storerooms. These storerooms have remained surplus to requirements and unused since the completion of the development.

Planning Assessment

The principle of residential use at the site has already been established through the existing consented and completed residential development. The existing storerooms are ancillary to the existing residential use of the building, which falls within Use Class C3. The proposal seeks to bring these ancillary residential areas into active residential use, also within Use Class C3.

Accordingly, the proposed development does not introduce a new planning use class. It represents the more efficient use of existing residential floorspace within an established residential building in a highly sustainable town centre location.

On this basis, the applicant considers that no affordable housing contribution should be sought. The proposal does not create net additional residential floorspace, as the existing storerooms are already ancillary to the lawful residential C3 use of the building and are proposed to remain within C3 residential use.

For the same reason, the applicant considers that no Community Infrastructure Levy ('CIL') payment should be required, as the proposal does not result in a net increase in residential floorspace for CIL purposes.

The proposed units also comply with the Nationally Described Space Standards and relevant standards relating to daylight, sunlight and fire as detailed in the submitted reports. The proposed development would also be car-free, with no additional car parking proposed.

The proposal represents sustainable development. It would make efficient use of existing space within an established residential building, provide additional homes without external alterations and contribute to housing supply in the context of the London Borough of Hillingdon's published April 2026 housing land supply position, which identifies only a 2.5-year supply of deliverable housing sites.

The application does not seek to amend a Planning Application, rather the application seeks to make the most efficient use of the floorspace through the conversion of 6no. storerooms and supporting technical documents have been prepared on this basis. Given this, the Applicants consider that the development is not required to make a contribution to the supply of Affordable Housing. It simply does not meet the threshold.

Additionally, the development plan cannot reasonably be regarded as fully up to date, as it was not prepared in accordance with the current NPPF. Furthermore, given the Council's housing land supply assessment demonstrates a substantial shortfall, it is demonstrated the existing policy framework has not been effective in delivering the level of housing required within the Borough and this weighs strongly in favour of the efficient delivery of additional homes.

Conclusion

The proposed development comprises the change of use of 6no. existing storerooms to 6no. residential dwellings, comprising 5no. studios and 1no. one-bedroom apartment.

Overall, as set out within this Planning, Design and Access Statement, the proposal represents sustainable development, makes efficient use of an existing residential building and should be supported.