

# **PLANNING STATEMENT**

**Site add:** **76 Moray Avenue, Hayes, UB3 2AX**

**Proposal:** **Retrospective Planning Application for Retention of Front Extension to Outbuilding and Conversion of Outbuilding into Part Granny Annexe and Part Home Office/Playroom**

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## **1. Executive Summary**

This statement supports a retrospective planning application for the retention of the front extension to an existing outbuilding, and its conversion into a **part granny annexe** and **part home office/play area** ancillary to the principal dwelling at 76 Moray Avenue, Hayes.

The applicant confirms:

- No kitchen or cooking facilities will be installed in the granny annexe section.
- Both the granny annexe and home office/playroom will remain wholly ancillary to the main dwelling.
- The space is designed to meet accessibility needs for a dependent relative while also accommodating domestic work and recreation.

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## **2. Site Context and Existing Development**

The property is a semi-detached two-storey dwelling with a rear garden accessed from Moray Avenue and Compton Road. The outbuilding sits along the rear boundary, contained within the plot.

Main structure of outbuilding was built more than 13 years ago whereas a front extension was added earlier 2025. The reason was partly to provide adequate space for disable parents and partly to provide space for Home office/Play area. Front extension is built with modest material of Polycarbonate sheets with UPVC glazing on the front façade.

It has no harmful effect on the street scene due to its location and scale.

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## **3. Proposed Development**

The application seeks to retain the front extension and adapt the internal layout (as per **OB76MA ELPL – Sheet 1 of 4** [\[7+OB76MA ELPL.pdf\\*\\*\]](#)) to create:

- **Granny Annexe area** – comprising a wheelchair-accessible living/sleeping space and walk-in shower.

- **Home Office/Play area** – providing flexible accommodation for family recreation and remote work.
- **Accessible features** – level threshold entrance, adequate wheelchair turning radius, and an assisted-use shower.

The building will remain ancillary outbuilding with **no self-contained facilities**. The fire safety measures (see **OB76MA FE – Sheet 3 of 4** [【8+OB76MA FE.pdf\\*\\*】](#)) demonstrate compliance with **London Plan Policy D12A** and Building Regulations Part B.

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#### **4. Policy Context**

##### **Local Planning Policy – London Borough of Hillingdon Local Plan: Part 2 (2020)**

- **DMHB 11 – Design of New Development**  
The building respects the character and appearance of the site and surrounding area through scale, proportion, and use of matching materials.
- **DMHD 2 – Outbuildings**  
The outbuilding remains subordinate to the main dwelling and is used solely for ancillary purposes.
- **DMH 4 – Residential Annexes**  
The granny annexe element complies with criteria for ancillary residential use, ensuring no independent living unit is created and occupation is restricted to family members.

##### **National Planning Policy Framework (NPPF, 2023)**

- **Paragraph 60 & 69** – Supports housing that meets the needs of older and disabled people while encouraging flexible home uses.
- **Paragraph 130** – Requires sympathetic design, high amenity standards, and accessibility.

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#### **5. Design and Amenity Considerations**

##### **Scale and Massing**

The retained front extension is modest and proportionate, ensuring subservience to the main dwelling.

##### **Materiality and Detailing**

Brick and render finishes complement the host building, achieving visual integration.

##### **Neighbouring Amenity**

Its siting ensures no overlooking, overshadowing, or noise intrusion to neighbouring properties. Both 74 and 76 Moray Avenue benefit from large rear garden. Adjoining neighbour at 74 Moray avenue also benefit from an outbuilding at the end of their garden.

## **Functionality and Accessibility**

The granny annexe is fully accessible for a dependent relative, and the home office/playroom enhances the functional adaptability of the property without intensifying its residential use.

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## **6. Ancillary Use Commitment**

The applicant confirms:

- No kitchen or cooking facilities will be installed.
- The outbuilding will not be used as an independent dwelling.
- Both spaces will always remain in **ancillary use** to the main house.

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## **7. Conclusion**

The retention and conversion:

- Meets **Hillingdon Local Plan Policies DMHB 11, DMHD 2, DMH 4** and aligns with the **NPPF**.
- Maintains a subservient scale, appropriate design, and safeguards amenity.
- Provides a wheelchair-accessible granny annexe and a versatile home office/playroom, supporting the evolving needs of the household.
- Avoids creation of a self-contained residential unit.

For these reasons, the proposal is considered acceptable, and planning permission is respectfully sought.