

---

# Design Statement

**Prepared for**

66 Ashford Avenue  
Hayes, UB4 0NA

**Prepared by**

AMBA Architecture Ltd.

**Date**

11.09.2025

## Contents

---

1.0	Introduction	03
2.0	Site & Context	04
3.0	Planning Considerations	05
4.0	Existing Property	06
5.0	Site Planning History	07
6.0	Planning Precedents	08
7.0	Design Proposal	09
8.0	Conclusion	10

## Introduction

---

This design statement has been prepared on behalf of the applicant to support the planning application. It describes the context and proposal for development at 66 Ashford Avenue, Hayes, UB4 0NA.

This document is divided into the following sections:

1. Introduction
2. Site & Context
3. Planning Considerations
4. Existing Property
5. Site Planning History
6. Planning Precedents
7. Design Proposal
8. Conclusion

This design statement should be read in conjunction with the drawings and reports submitted alongside this application (list of documents mentioned in the application cover letter).

## Site & Context

The property is located within the London Borough of Hillingdon, the surrounding area is predominantly residential in character comprising two storey semidetached properties. The site is not a Grade Listed property nor does it sit within a Conservation or Article 4 Area. The site lies within Flood Zone 2.

To the north of the site of the north of the site lies Greenbelt land and a Nature Conservation Site of Metropolitan or Borough Grade I Importance as well as Retail Park, supermarkets. To the east is Spikes Bridge Park, The Broadway Southall consisting of local convenience stores, restaurants and other small businesses. South of the site is Minet Country Park, International Tradition Estate Southall and Heather Airport in the far south west. To the west, lies Yeading Brook with pedestrian access, Regional Open Space (Belmore Playing Fields), West London Shooting School and other residential properties.

The site benefits from excellent transport links, being conveniently located between Southall and Hayes & Harlington stations, with multiple bus routes and easy access to major roads including the A40 and M4, providing strong connectivity to other parts of London.



Aerial view of 66 Ashford Avenue showing indicative boundary (highlighted in red)



Application site

## Planning Considerations

---

**Address :**

66 Ashford Avenue, Hayes, UB4 0NA

**Local Authority :**

London Borough of Hillingdon

**Green Belt :**

No

**Flood Risk :**

Flood Rise Zone 2

**Agricultural Zone:**

No

**Listed Building :**

No

**TPO :**

No

## Existing Property

The existing property is a two storey detached house. The site benefits from being situated in a spacious plot with front driveway and rear garden.

Please refer to document named 'Site Photographs' for more existing property photos submitted along with this application.



Front elevation of the house



Rear elevation of the house

## Site Planning History

---

The property has undergone a few recent planning applications as stated below, there are no further planning application or pre-applications found in relation to the property during our desktop research.

**16578/B/83/0302**

S/S rear extension

Prior Approval Req. April 1983

## Planning Precedents

The proposal set out in this application is a common type of development across the local borough. The study represented in the diagram on the right here shows properties with similar scale rear extensions within close proximity of the application site.



There has also been a good history of various extensions approval within the vicinity of the application site and its neighbouring areas, similar to the proposed development in this application, some of which have been listed below.

### **55 Wentworth Crescent, Hayes**

Planning Ref: 19892/APP/2025/1273

Approval, May 2025

### **37 Cranborne Waye, Hayes**

Planning Ref: 76662/APP/2021/2811

Approval, July 2021

### **21 Cranborne Waye, Hayes**

Planning Ref: 41035/APP/2020/2601

Approval, August 2020

# Design Proposal

---

## **Proposal**

The proposal is for an erection of a single storey rear outbuilding for use as gym and store (Application for a Certificate of Lawful Development for a Proposed Development). The proposals meets the requirements of Class E – buildings etc of the permitted development guidance.

### **The reasons for Lawful Development under Class E:**

- The use of the outbuilding as a gym and garden storage falls within purposes incidental to the enjoyment of the dwellinghouse.
- The proposed outbuilding is situated at the bottom of the rear garden so does not sit forward of the principal elevation.
- The outbuilding has been carefully designed to be in keeping the existing property and would not adversely affect the amenity of neighbouring properties.
- Proposed design of the outbuilding is of a single storey in height.
- The proposed flat roof outbuilding is located within 2 metres of the boundary. The eaves height when measured from the ground level would not exceed more than 2.5m.
- Proposed design does not include any raised platforms, verandah or balcony.
- The addition of the outbuilding does not exceed 50 % of the total curtilage of the property.

Usable Curtilage Area = 257.6 m<sup>2</sup>

50% of Curtilage =  $257.6 \div 2 = 128.8 \text{ m}^2$

Proposed Outbuilding = 51.3 m<sup>2</sup>

$51.3 \text{ m}^2 < 128.8 \text{ m}^2$  (permitted under the 50% rule)

## Conclusion

---

Based on the information presented within this document, accompanying drawings and reports, we are confident that this proposal adheres to the relevant local and national planning policy. The proposal is respectful of the neighbouring properties and sensitive to the existing property and area. This careful and attentive design will provide a positive addition to the property and the surrounding area. We trust that you will give favourable consideration to our application.

