

PLANNING STATEMENT



Pub Punjabi
10-11 Broadway Parade
Coldharbour Lane
Hayes
UB3 3HE

1 Introduction

- 1.1 This Planning Statement has been prepared on behalf of the Applicant in support of a full planning application for the erection of a single-storey and first-floor rear extension ("the Proposal") at 10-11 Broadway Parade, Coldharbour Lane, Hayes UB3 3HE ("the Site").
- 1.2 This statement has been prepared to consider the proposal against the National Planning Policy Framework, the Development Plan, and all other material planning considerations. It should be read in conjunction with the following supporting documents:
 - Application form, duly completed;
 - Planning Statement;
 - Location & Block Plans, Dwg. No. 01/10;
 - Existing Elevations, Dwg. No. 02/10;
 - Existing Floor Plans, Dwg. No. 03/10;
 - Proposed Elevations, Dwg. No. 04/10;
 - Proposed Floor Plans, Dwg. No. 05/10;
 - Existing Second Floor Plan. Dwg No. 06/10;
- 1.3 The remainder of this statement is set out as follows:
 - **Section 2, Site Description:** This section describes the site and the surrounding area and outlines the relevant planning history.
 - **Section 3, Proposed Development:** This section offers a detailed description of the proposed development, highlighting the key aspects of the scheme.
 - **Section 4, Planning Policy:** This section outlines the planning policy framework against which the planning application should be assessed.
 - **Section 5, Planning Assessment:** This section analyses the material planning considerations pertinent to the proposed development and provides a detailed justification for it.
 - **Section 6, Conclusions:** This section summarises why planning permission should be granted.

2 Site Description

- 2.1 The application site is a double-fronted commercial building currently operating as a public house, situated on the eastern side of Broadway Parade. It is a three-story building with residential accommodation on the first and second floors.
- 2.2 At the rear is a small yard designated as a 'beer garden.' The property features a rear dormer and backs onto a private access road.
- 2.3 No. 9, the adjoining property to the south, is a single-fronted unit used as a bathroom supplier. In contrast, the other neighbouring property to the north (No.12) is a single-fronted unit split into two, serving as a beauty salon and a newsagent. Both properties have substantial rear extensions and residential accommodation on the upper floors.
- 2.4 The site is located within Hayes Town Centre and a secondary shopping area. Due to its town centre location, the surrounding area is characterised by a mix of retail and commercial uses, with residential units on the upper floors and along adjacent roads.
- 2.5 The site is situated in an area with good public transport accessibility (PTAL 3), where 0 represents the worst rating and 6b the best.
- 2.6 The existing building is not subject to any heritage designations and does not lie within a Conservation Area.
- 2.7 Google Earth view shows the site and surroundings below:



Source: Google Earth Pro, dated March 2021

Relevant planning history

- 2.8 A full search of the London Borough of Hillingdon's website on the planning history for the application site has been carried out in preparation for the planning statement. The following decisions are of relevance:

Reference	Location	Proposal	Received	Status
18611/APP/2021/2387	10a Broadway Parade Coldharbour Lane Hayes	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights	14/06/2021	Approval
18611/APP/2021/2390	11a Broadway Parade Coldharbour Lane Hayes	Conversion of roof space to habitable use to include a rear dormer and 2 front roof lights	14/06/2021	Approval
18611/APP/2019/3970	10-11 Broadway Parade Coldharbour Lane Hayes	Part two storey, part single storey rear extension attached to existing single storey rear element	07/12/2019	Refusal
18611/APP/2019/1088	10-11 Broadway Parade Coldharbour Lane Hayes	Single storey rear extension	01/04/2019	Approval

<https://planning.hillingdon.gov.uk/OcellaWeb/planningSearch>

3 Proposal Development

- 3.1 Planning permission is sought to erect a single-storey and first-floor rear extension.
- 3.2 It is important to note that planning permission reference 18611/APP/2019/1088 was granted in 2019 for a single-storey rear extension at 10-11 Broadway Parade, which has since expired. Accordingly, the single-storey rear extension is considered acceptable in principle.
- 3.3 The proposed single-storey rear extension would be 5.3 metres deep and span the entire width of the existing building. It would provide additional storage space, improve kitchen functionality, and add seating for the public house.
- 3.4 In the rear elevation of the extension, it is proposed that each of the three distinct areas will have its own doors opening onto the private access road.
- 3.5 The proposed first-floor rear extension would be 8 metres deep and span the full width of the existing site. It aims to provide secure storage and office areas that are ancillary to the public house. The doors for the two distinct areas are proposed in the front elevation of the extension.

- 3.6 The roof will be flat and 6.3 metres high. In the front elevation of the extension, it is proposed that the storeroom and office have their own doors opening onto the balcony on the first floor. Brick walls and UPVC windows/ doors are proposed to match the existing.
- 3.7 In summary, the proposed works create additional floor areas of much-needed space for this expanding business, which will also generate additional footfall for the business and the surrounding area.
- 3.7 Proposed Floor Plans:



3.8 Proposed Elevation Plans:



4 Planning Policy

- 4.1 This section examines the planning policy framework against which the proposed erection of a single-storey and first-floor rear extension development will be considered.
- 4.2 The application proposal has been formulated considering the National Planning Policy Framework (NPPF) (December 2023) and the currently adopted Statutory Development Plan (SDP) for the London Borough of Hillingdon.

National Planning Policy Framework 2023 (NPPF)

- 4.3 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs refer to the parts of the NPPF that are directly relevant to this application.

Presumption in Favour of Sustainable Development

- 4.4 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

4.5 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

4.6 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

4.7 Paragraph 135 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Policy

4.8 The current adopted Statutory Development Plan (SDP) for the London Borough of Hillingdon consists of the following documents:

The Local Plan: Part 1 - Strategic Policies (2012)

The Local Plan: Part 2 - Development Management Policies (2020)

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The Local Plan: Part 1 - Strategic Policies (2012)

4.9 Adopted in November 2012, Part 1 outlines Hillingdon's overarching vision and strategic objectives through 2026. It includes housing, employment, transport, and sustainability policies, providing a framework for more detailed policies in Part 2. Policy BE1 is considered relevant to the proposal.

Policy BE1: Built Environment

- 4.10 Policy BE1 states that the council will require all new developments to improve and maintain the quality of the built environment. This will create successful and sustainable neighbourhoods where people enjoy living and working, and that serve the long-term needs of all residents.

The Local Plan: Part 2 - Development Management Policies (2020)

- 4.11 Adopted in January 2020, Part 2 provides detailed policies and site allocations to implement the strategic objectives of Part 1. It includes:
- Development Management Policies:** Guidelines for assessing planning applications.
- Site Allocations and Designations:** Specific land areas designated for particular uses.
- Policies Map:** Visual representation of designations and allocations
- Policies DMTC 2, DMHB11 and DMT2 are considered relevant to the proposal.

DMTC 2 - Primary and Secondary Shopping Areas

- 4.11 In secondary shopping areas, the Council will consider the provision of community facilities within secondary frontages where it can be demonstrated that these will be open to members of the public and would support the vitality and viability of the centre.

Policy DMHB 11: Design of New Development

- 4.12 All development, including extensions, alterations and new buildings, will be required to be designed to the highest standards and incorporate principles of good design, including:
- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
 - ii) ensuring the use of high quality building materials and finishes;
 - iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
 - iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
 - v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMT2: Highways Impacts

4.13 Development proposals must ensure that:

- i) safe and efficient vehicular access to the highway network is provided to the Council's standards;
- ii) they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents;
- iii) safe, secure and convenient access and facilities for cyclists and pedestrian are satisfactorily accommodated in the design of highway and traffic management schemes;
- iv) impacts on local amenity and congestion are minimised by routing through traffic by the most direct means to the strategic road network, avoiding local distributor and access roads; and
- v) there are suitable mitigation measures to address any traffic impacts in terms of capacity and functions of existing and committed roads, including along roads or

5 Planning Assessment

- 5.1 This planning application proposes to “erect a single-storey and first-floor rear extension” at 10-11 Broadway Parade, Coldharbour Lane, Hayes, UB3 3HE.

Design & Appearance

- 5.2 The development is to the rear of the property and not visible from the street. Accordingly, there are limited views of the development.

- 5.3 The rear street scene in this area is quite diverse. Almost every property has a first-floor rear extension at the back, as shown in the satellite image in Figure 1 below.



Satellite image of the surrounding area showing the site and similar developments in the neighbourhood.

- 5.4 The single-storey and first-floor rear extension has been meticulously designed to blend harmoniously with the existing architectural style of the area. Its sympathetic design respects the traditional elements of the locale and will be constructed using matching materials.
- 5.5 The overall size and scale of the extension reflect similar development to adjoining properties and, therefore, is not out of keeping with the neighbouring development.

Impact on Neighbouring Residential Amenities

- 5.6 Overall, given that the proposed single-storey and first-floor rear extension is to be used for ancillary purposes and the existing built form of adjoining properties, the development does not result in any significant loss of light, outlook, or privacy for

neighbouring occupiers, nor would it lead to an unacceptable increased sense of enclosure or undue noise and disturbances.

Traffic Impact

- 5.7 No car parking is associated with this site, and the current delivery arrangement remains unaffected by the proposal, continuing via the rear service road. The proposed use of the single-storey and first-floor rear extension is ancillary to the existing public house, with the number of employees on the site remaining as it currently is.

6 Conclusions

- 6.1 The NPPF places a strong emphasis on promoting healthy and safe communities (Paragraph 99). Public houses can contribute to social interaction and community well-being. Accordingly, the ancillary use of the extensions aligns with this aim.
- 6.2 The proposed single-storey and first-floor rear extension has no material impact on living conditions at any neighbouring property.
- 6.3 The proposed single-storey and first-floor rear extension does not harm the outlook or lead to a material loss of light to neighbouring properties.
- 6.4 The proposed single-storey and first-floor rear extension is not visible from the street.
- 6.5 The proposed single-storey and first-floor rear extension provides additional floor area for much-needed storage, an extended kitchen, and office space, enabling the applicant to enhance the eating and drinking experience of patrons.
- 6.6 The proposal creates additional floor areas of much-needed space for this expanding business, generating additional footfall for the business and the surrounding area.
- 6.7 The area is densely developed, and rear extensions of various types are established features of the rear streetscene.
- 6.8 The proposed single-storey and first-floor rear extension does not have a harmful impact on the character and appearance of the surrounding area.
- 6.9 Planning permission reference 18611/APP/2019/1088 was granted in 2019 for a single-storey rear extension at 10-11 Broadway Parade, which has since expired. Accordingly, the single-storey rear extension is considered acceptable in principle.
- 6.10 For these reasons, the applicant respectfully requests that the proposed application be approved.
- 6.11 If the Local Authority has any concerns, conditional consent could be imposed to prevent any perceived harm.