



Planning Statement

November 2024

53 Hayes End Road
Hayes
UB4 8EJ

Planning Application

This statement is submitted in support of a planning application for the ***“erection of a single-storey rear extension and rear dormer to facilitate the conversion of a single-family dwellinghouse into two flats”***

Site and Surrounding Area

The application site is a two-storey semi-detached building located on the western side of Hayes End Road. The property is currently in use as a single-family dwellinghouse and is surrounded by residential properties of similar architectural character.

The site is not within a conservation area, Area of Special Character, nor is it statutorily or locally listed. It has a Public Transport Accessibility Level (PTAL) rating of 2, reflecting limited public transport links. However, bus stops within a 3-minute walk provide connections to Hayes, Heathrow Airport, Uxbridge, and central London. Additionally, Hayes & Harlington station, served by the Elizabeth Line, is a 5-minute bus journey away, offering enhanced connectivity to central and greater London.

Proposed Development

The application proposes the **conversion of the existing single-family dwellinghouse into two self-contained flats** through the following development:

Erection of a single-storey rear extension with a depth designed to remain subordinate to the existing dwellinghouse, avoiding harm to the amenity of neighbouring properties.

Rear dormer extension that is modest in scale, set in from the edges of the roof, and uses materials that match the existing dwelling to ensure visual harmony.

Provision of two independent parking spaces at the front of the property, designed for safe and convenient use, accompanied by electric vehicle charging points (EVCPs).



Dedicated bin and cycle storage for each flat to encourage sustainable transport and waste management practices.

The two proposed flats will include:

Flat 1: A 3-bedroom ground-floor unit with direct access to the rear garden.

Flat 2: A 2 bedroom first-floor unit with a dedicated screened patio area at the front of the property for outdoor amenity space.

5 x Refuse and recycling storage will be provided at the front of the property

4 x cycle spaces have been provided within the rear garden (2 for flat 1 and 2 for flat 2).

Planning Policy

This proposal has been designed to comply fully with the relevant policies of the Hillingdon Local Plan, the London Plan (2021), and the National Planning Policy Framework (2023) (NPPF).

Design and Character

The design respects the character and appearance of the property and surrounding area. The rear extension and dormer are proportionate and subordinate to the host dwelling, complying with Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan and Policy D3 of the London Plan.

Parking and Transport

The proposed parking arrangement avoids tandem parking and ensures independently accessible spaces, in compliance with Policies DMT 1, DMT 2, and DMT 6 of the Hillingdon Local Plan. The inclusion of EVCPs aligns with Policy T6 of the London Plan and broader sustainability objectives of the NPPF.

Amenity Space

Both flats meet or exceed the minimum internal space standards outlined in Policy D6 of the London Plan. While Flat 2's amenity space is located at the front, it is enhanced with landscaping for privacy and usability. The site's proximity to nearby parks, including Hayes Park and Knights Gardens, further ensures ample recreational opportunities.

Conclusion

The proposed development has been carefully designed to provide high-quality residential accommodation while preserving the character of the area and ensuring compliance with



planning policies. It offers an appropriate intensification of use, with thoughtful attention to design, parking, and amenity provisions.

For the reasons outlined, we respectfully request that planning permission be granted for this application.