

DESIGN STATEMENT

Re: 210 Long Lane Hillingdon UB10 9PA

Location and site description

The site is located within Hillingdon on the eastern side of Long Lane road characterised with large semi-detached houses set back from the street. The application is not in a Conservation Area.

The site is located within a property constructed of render under a pantile hipped roof. The rear garden is flat and enclosed at a lower level than the house. The adjoining property, number 212 Long Lane has a single storey rear garden shed located at the end of the property. To the south of the property and set back behind the rear wall of the application property are numbers 208a and 208b Long Lane.



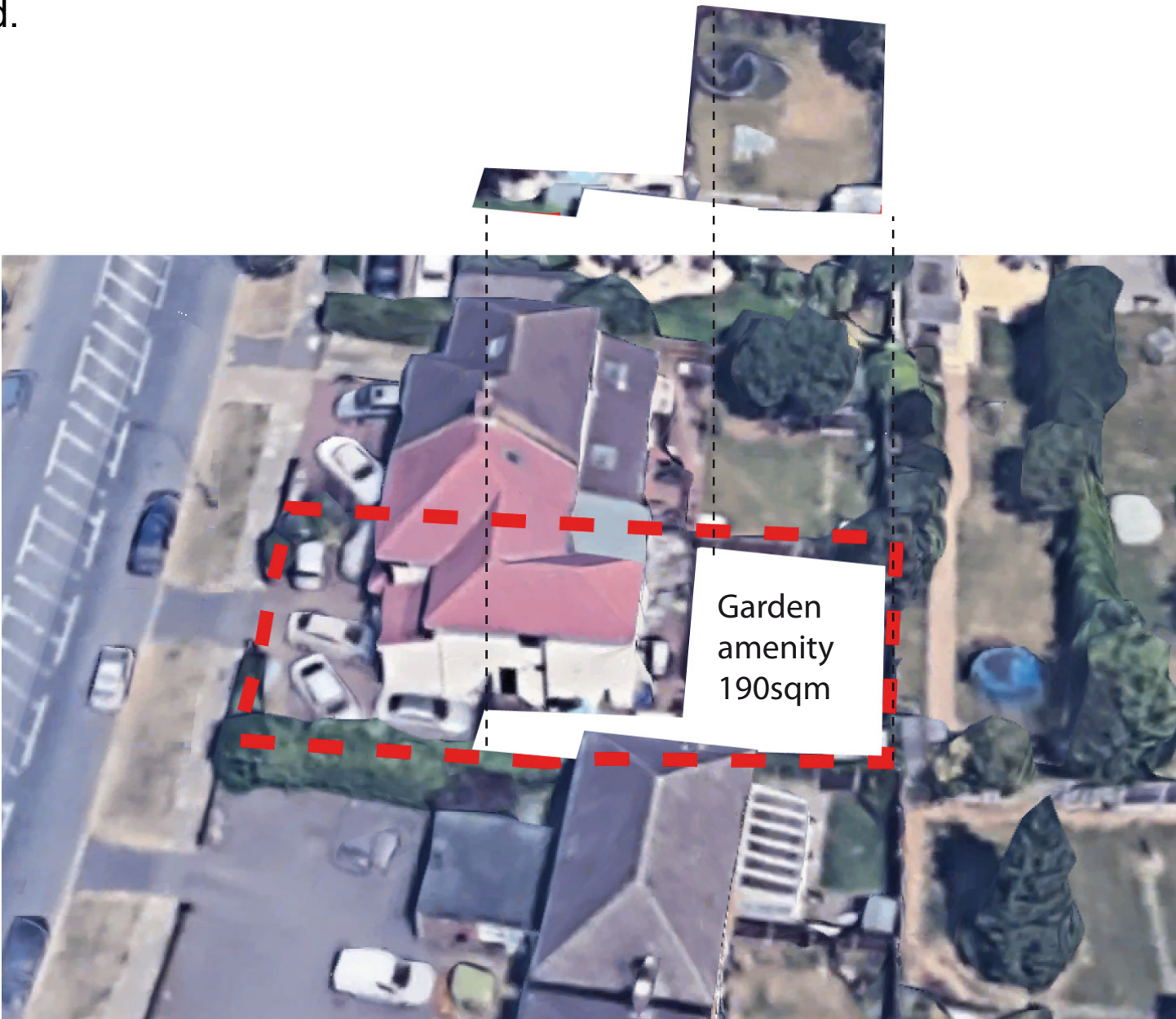
The Proposal

Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions outlined below that are applicable to this site:

- No outbuilding on land forward of a wall forming the principal elevation.
- Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of three metres for any other roof.
- Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.
- No verandas, balconies or raised platforms (a platform must not exceed 0.3 metres in height)
- No more than half the area of land around the "original house"* would be covered by additions or other buildings. The land of the original house amounts to 190 sqm measured from the side and rear garden only.

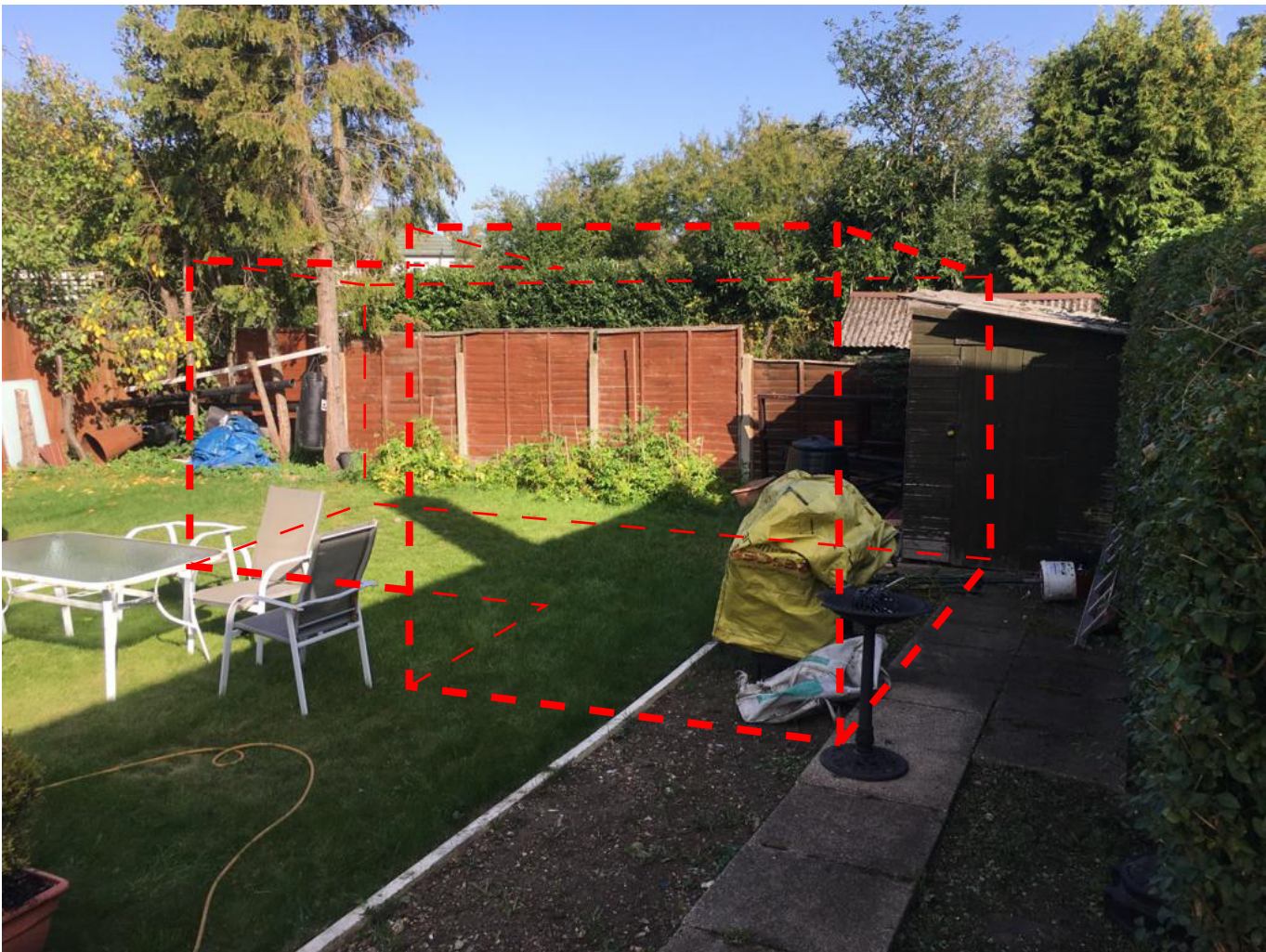
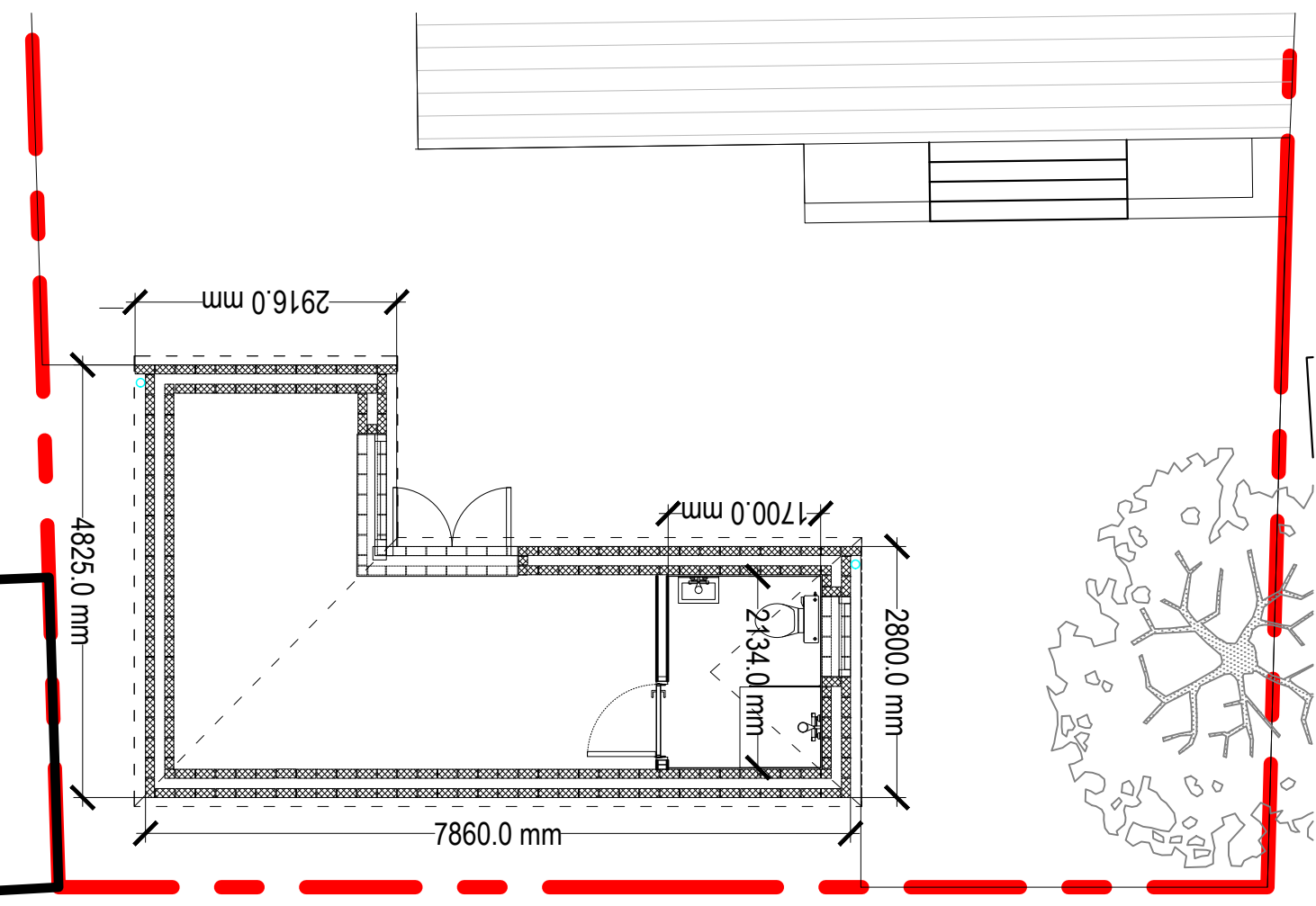
The proposal is for removal of a rear garden shed and altering the soft and hard landscape to install a single storey rear outbuilding sited 1 meter away from all timber boundary fence walls. The front garden will not change or affect the existing vehicular access.

The existing drainage locations will not be altered or changed.



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The plan and view of rear garden shows the intent for the layout of the rear outbuilding. The single storey structure will have no impact on the adjoining properties due to the building being set 1 meter away from the boundary fence walls and height being restricted to 3 meters at the highest point.

The external walls will be rendered and painted to match the main building. No vegetation will be affected as a consequence of the proposal.

Relevant Policy

- National Planning Policy Framework
- National Planning Practice Guidance
- The London Plan
- The spatial development strategy
- Hillingdon Unitary Development Plan Saved Policies
- Hillingdon Local Plan Supplementary Planning Guidance,
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document

- Part 1 Policies:
- PT1.BE1 (2012) Built Environment Part 2 Policies:
- BE15 Alterations and extensions to existing buildings
 - BE19 New development must improve or complement the character of the area.
 - BE20 Daylight and sunlight considerations.
 - BE21 Siting, bulk and proximity of new buildings/extensions.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.