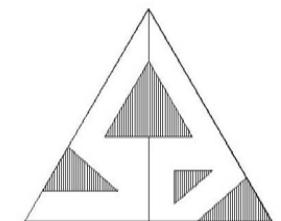


PLANNING STATEMENT

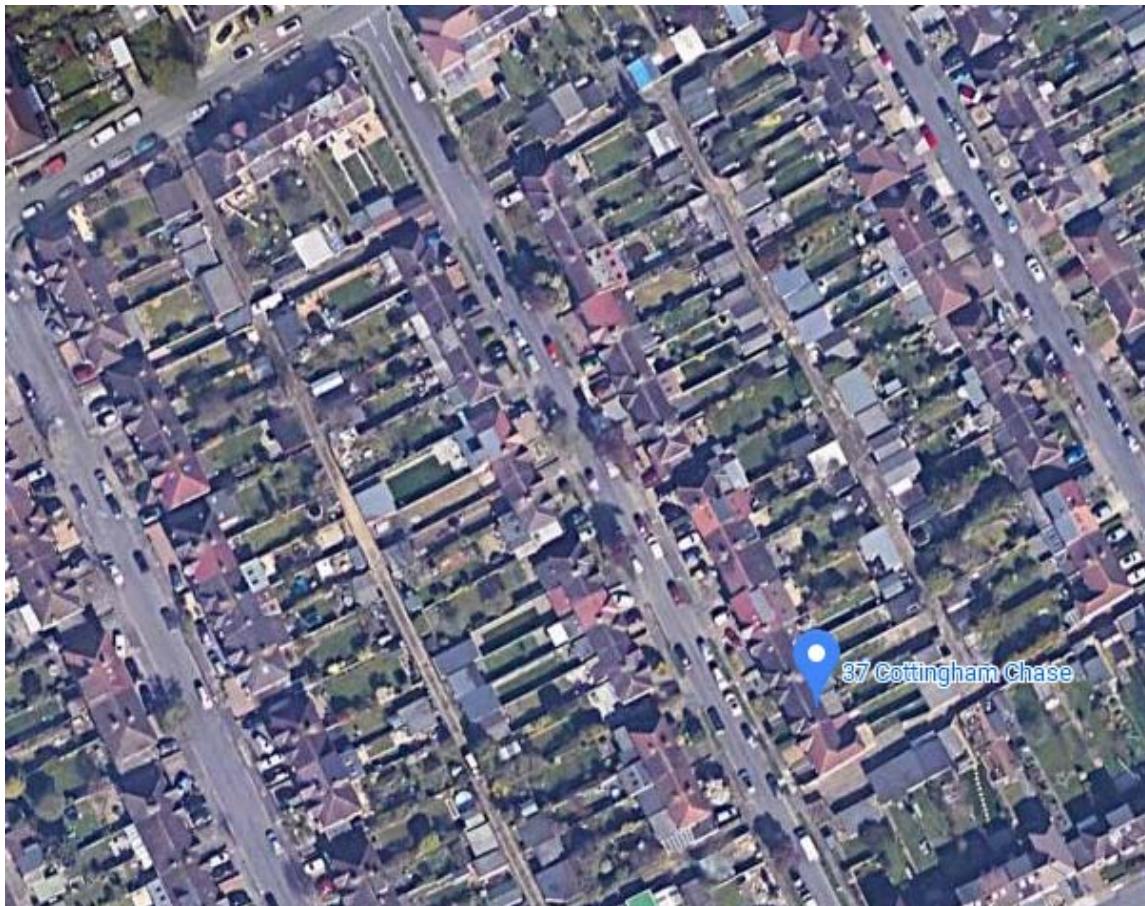
PROPERTY:
37 Cottingham Chase
HA4 0BZ

SURVEY DESIGN (HARROW) LTD.

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37 Cottingham Chase sits on a residential street in Ruislip within the Borough of Hillingdon. Cottingham Chase is predominantly a residential street comprising of terrace and semi detached houses built around 1912 to 1930's. Many homes in the vicinity feature sheds, home offices, and other similar outbuildings, forming part of the local residential character. The street does not fall within any conservation area.



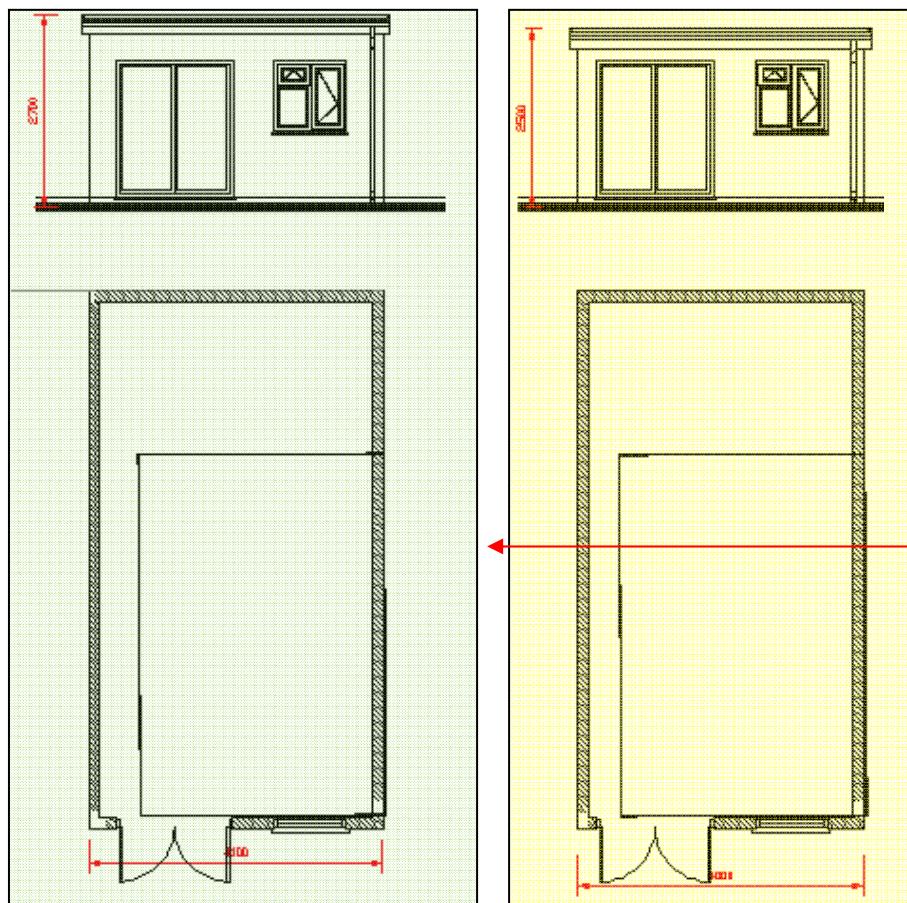
Images are taken from Google maps.

The Google image shows outbuildings are a common feature of the area.

Application

The application seeks to retain the as-built Outbuilding.

The outbuilding was approved under lawfulness however there had been a slight change on site while building hence wishes to obtain permission for the outbuilding as existing currently.



Outbuilding was approved 23713/APP/2025/227

Width 4000mm

Depth 7500mm

Height 2500mm

As built Outbuilding

Width 4100mm

Depth 7500mm

Height 2700mm

Therefore the changes are marginal and will not impact any neighbouring properties.

The outbuilding has been constructed in the same position, form and overall design as originally approved. The variation relates solely to a minor increase in footprint (increase of 10 cm width) and height (20cm) which occurred due to construction tolerances and on site practical considerations. No addition opening or alterations beyond the approved scheme had been introduced.

The increase in size is marginal and does not materially alter the scale, massing or visual presence of the outbuilding. The structure remains clearly subordinate to the main house due to its long garden and reads as an ancillary building within the site. The slight increase does not result in any overbearing or dominant appearance when viewed from the main house, neighbouring properties or from the public realm. The area is full of different size shape and height outbuildings hence the marginal increase will not be noticeable.

Due to the marginal nature of the increase in size there is no additional impact on neighbouring amenity in terms of overlooking overshadowing or loss of privacy. Separation distances remain unchanged as the outbuilding continues to function as a domestic ancillary structure.

The outbuilding is used solely for purposes of incidental to the enjoyment of the main dwelling, in accordance with the original planning approval 23713/APP/2025/227.

Conclusion:

The minor deviation from the approved dimensions is considered de minimis and does not give rise to any visual harm to the neighbours or to the street outlook. The precedence already set in and around the area with similar and larger outbuildings. The outbuilding remains compliant with the intent of the original permission in terms of usage. It is therefore respectfully requested that planning permission be granted for the retention of the outbuilding as constructed.

Large scale Google image below shows many large / larger outbuildings.



As built Photograph

