Planning Statement

20a Otterfield Road, West Drayton, UB7 8PE

Proposal: To extend the existing workshop to accommodate a store/workshop area for servicing of Electric/Hybrid Vehicles only. (Note; for safety reasons, they have to be separated from other fuels)

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Introduction:
To extend the existing workshop to accommodate a store/workshop area for servicing of Electric/Hybrid Vehicles only. (Note; for safety reasons, they have to be separated from other fuels)

Site and Surroundings:
The site has been established as a car repair garage for around 30 years, our client acquired this garage in 2001.

In 2016, an application was approved for the installation of a vehicular crossover to Spinney Close with associated hardstanding (24045/APP/2016/329).

This is a small garage/workshop frequented mostly by local residents that reside within walking distance. There are only two proposed staff members at this moment of time, which as a result means there is little stress on current parking in the area due to the garage.

The application site is located on Otterfield Road which consists mainly of dwellings, the car repair garage and a GP's surgery.

On the site there is an existing workshop connected to office space and various storage areas. There is an outside storage space for small flammable items, a small compressor in a separate enclosure and a small enclosure for electric meters. Normally, vehicles due to the same day or following day are stored outside.

We are proposing to add a store/workshop for electric and hybrid vehicles connecting to the existing office. We previously applied for permission which was refused under application 24045/APP/2020/2771 for the following reason:

SCHEDULE OF REASONS

- The proposed development, by reason of its siting along the shared boundary with residential properties, would be detrimental to the amenities of adjoining occupiers, by reason of noise and disturbance. The development, would, therefore, be contrary to Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)

We have since instructed Philips Acoustics to carry out acoustic testing which shows that the application will have no negative effect on the noise of the site and therefore will not affect the amenities of nearby residential units. Therefore we foresee no reason why this application should be refused.

The Design Component:
In this proposal we aim to create a sustainable working area that would complement those of the existing site and evolve his business to meet new demands in the industry due to increased ownership of the 'greener/hybrid vehicles'. This means our client can take on this type of work as well as serving long-standing customers with fuel vehicles.

We have designed this addition to ensure there is an appropriate fire exit from the office.

The materials used will match the existing exterior of the workshop and thus will be in keeping with the rest of the site, as a low-key, low-rise building.

The Access Component:
We do not propose any change to current access. The number of electric/hybrid cars is not expected to be excessive and will not increase traffic to the site. There is unlikely to be any increased traffic on Otterfield road, the new extended workshop can be accessed via the Vehicular Crossover on Spinney Close.

Refuse and Recycling Collection Store:
We are not proposing to make any changes to the current refuse collection. The client has a private collection for used oil and other waste products, such as metal when required.

Conclusion:
We believe that our proposal is appropriate for the site and will enhance the current business at the site. We have carefully considered the impact on neighbouring properties and believe this proposal will create a sustainable addition to the site and will have no adverse effect on its surroundings.

If there are any questions or queries regarding this application, please do not hesitate to get in touch.