

Planning Statement

Site add: **17A Romney Road, Hayes UB4 8PU**

Proposed Development: **Single Storey Outbuilding**

1. Introduction

This statement supports a householder planning application for the erection of a single-storey outbuilding within the rear garden of 17A Romney Road, Hayes. The outbuilding is intended for incidental residential use, namely as a Home Office and Home gym along with secure bicycle store, as shown on submitted drawings ART/2025/OB17ARR/PLPE and SPLP.

The proposal has been carefully designed to respect the character of the host property, neighbouring occupiers' amenities, and the wider residential setting.

2. Site Context

17A Romney Road is a first-floor flat, located within a two-storey (Semi-Detached) building. The property benefits from a defined private rear garden, accessed independently via shared alley.

The surrounding area is residential in character, comprising mainly semi-detached dwellings with gardens of similar depth and layout. Several properties in the vicinity, benefit from similar outbuildings, which makes it an established part of street visual amenities.

3. Proposed Development

- The proposal is for the construction of a single-storey outbuilding measuring 6.7m wide by 5.4m deep, with a flat roof and an overall height of approximately 2.5m.
- The outbuilding will include a Home office and gym area along with secure bicycle storage, strictly for incidental use to the main residential flat (17A).
- The building is finished in painted render, with a flat roof, and includes a skylight to allow natural light into the interior.
- No kitchen or independent sleeping accommodation is proposed.

-Side facing window will be obscure upto height of 1.8m FFL, in order to protect neighbour's private amenities from overlooking.

4. Planning Policy Context

The proposal has been assessed against the relevant national and local planning policies, including:

- National Planning Policy Framework (NPPF): Promotes sustainable development, good design, and protection of residential amenity.
- London Borough of Hillingdon Local Plan – Part 1 and Part 2:
- Policy BE1: Built Environment
- Policy DMHB 11: Design of New Development
- Policy DMHD 1: Alterations and Extensions to Residential Dwellings

5. Design and Appearance

- The outbuilding is subordinate in scale.
- The design is modest, featuring a flat roof and high-quality, durable materials in keeping with the main dwelling and neighbouring structures.
- The height (2.5m) ensures that the development remains low-profile and unobtrusive, minimising visual impact from neighbouring gardens and dwellings.

6. Impact on Neighbouring Amenity

- The outbuilding is set away from shared boundary with 15 Romney Road, with buffer zones of approximately 1m, reducing overshadowing or overbearing effect.
- At 2.5m in height, the structure remains well within the permitted development envelope and does not introduce any unacceptable overlooking, loss of daylight, or privacy concerns.
- The use as a Home office and Home gym is incidental and will not generate noise or disturbance beyond normal residential activity.
- There are no Clear side-facing windows, and the skylight is roof-mounted, further preventing any potential for overlooking.

7. Impact on the Street Scene

- The outbuilding is located at the rear of the property and is not visible from the public realm or Romney Road.
- As such, the proposal has no impact on the street scene, character, or visual amenity of the surrounding area.

8. Precedent and Proportionality

- Similar outbuildings are present at nearby properties, suggesting that the development is in keeping with local context and precedent.
- The proposal will remain ancillary to the host residential flat.

9. Conclusion

The proposed outbuilding at 17A Romney Road is a modest and proportionate development that complies with relevant local and national planning policies. It will have no detrimental impact on neighbouring amenities or the visual character of the area and is consistent with similar developments in the locality.

We respectfully request that planning permission be granted for the proposed works.