

# PLANNING STATEMENT

**Proposed Development:** Erection of new dwelling (2bed-4person) on land adjacent to 103 Church Road, Hayes, UB3 2LD with amenity space, cycle storage, refuse bins. Alteration to host property to include new flush kerb and front garden. Demolish existing garden shed.

**Site Address:** 103 Church Road, Hayes, UB3 2LD

**Local Planning Authority:** Hillingdon London Borough Council

## 1. Introduction

This Design and Access Statement has been prepared to support a full planning application for the **erection of a new two-bedroom dwelling (4-person occupancy)** on land adjacent to the existing dwelling at **103 Church Road, Hayes, UB3 2LD**.

The statement explains the **design principles, layout, scale, appearance, landscaping, and access arrangements** for the proposed development. It demonstrates how the proposal has been carefully considered to ensure that it integrates appropriately within the surrounding residential environment of Hayes, London.

## 2. Site Context

The site forms part of the **side and rear garden area** of the existing property at 103 Church Road. The surrounding area is characterised predominantly by residential properties including detached and semi-detached dwellings. Church Road is a well-established residential street with good access to local services, public transport, and community facilities. The character of the area is typical of suburban development with private gardens and off-street parking. An **existing garden shed** is currently located within the site and will be demolished as part of the proposed development.



### 3. Design Principles

The design approach for the development has been guided by the following principles:

- Efficient use of underutilised residential land
- Respecting the character and scale of surrounding development
- Providing a functional and high-quality living environment
- Minimising impact on neighbouring properties
- Ensuring safe and practical access arrangements

The proposal has been designed to create a modest and well-proportioned dwelling that sits comfortably within the surrounding residential context.

### 4. Amount of Development

The proposed development consists of:

- **One new residential dwelling**
- **Two bedrooms**
- **Four-person occupancy**

The total **gross internal floor area** of the dwelling is approximately **87.35 square metres**, which provides an appropriate level of accommodation consistent with modern residential space standards.

### 5. Layout

The layout of the proposed development has been carefully designed to maximise the efficient use of the site while maintaining appropriate separation from neighbouring properties.

Key features of the layout include:

- The new dwelling positioned within the side/rear section of the plot
- Provision of **private amenity space** for the new dwelling
- **Cycle storage** facilities
- **Refuse and recycling storage located at the front of the site**
- Retention and reconfiguration of access arrangements

Parking for the **host property** will be located at the **front of the site**, while parking for the **new dwelling** will be provided **to the rear within the existing garage**.



This arrangement allows both properties to benefit from convenient off-street parking.

## 6. Scale

The proposed dwelling is designed as a **two-storey building** consistent with surrounding residential properties.

Internal floor-to-ceiling heights are proposed as follows:

- **Ground floor:** 2.5 metres
- **First floor:** 2.5 metres

The overall scale and massing of the building are modest and proportionate to neighbouring properties, ensuring that the development does not appear overly dominant or intrusive.

## 7. Appearance

The proposed dwelling will adopt a design that complements the surrounding residential character of Church Road.

The architectural approach will reflect typical residential forms found within the area, with materials and detailing selected to harmonise with nearby properties. The building will present a simple and coherent design that integrates well into the streetscape while maintaining a contemporary residential appearance.

## 8. Landscaping and Amenity Space

Private outdoor amenity space will be provided for the proposed dwelling to ensure a suitable outdoor environment for future occupants.

The development will also include:

- Landscaping within the garden areas
- A tidy and organised layout for refuse storage
- Cycle storage provision

The removal of the existing garden shed will allow for improved use of the site and better spatial organisation.

## 9. Access

Access to the site will continue to be provided from **Church Road**.

A **new flush kerb crossover** is proposed to improve vehicular access and



facilitate safe entry and exit from the property.

Pedestrian access will be clear and convenient for both the existing and proposed dwellings.

The layout has been designed to ensure safe movement of vehicles and pedestrians within the site.

## **10. Inclusive Access**

The development has been designed to ensure convenient and safe access for all users.

Key considerations include:

- Level and accessible entrance routes
- Clear access to refuse and cycle storage
- Practical parking arrangements

The layout ensures that both the existing and proposed properties remain easily accessible.

## **11. Sustainability**

The proposed development promotes sustainable residential development by:

- Making efficient use of previously developed residential land
- Providing cycle storage to encourage sustainable transport
- Utilising existing infrastructure and services

The development will comply with relevant building regulations relating to energy efficiency and sustainability.

## **12. Conclusion**

The proposed development represents a carefully designed residential infill scheme that makes efficient use of available land at **103 Church Road, Hayes**.

The proposal:

- Provides a well-designed **two-bedroom dwelling**
- Respects the character of the surrounding residential area
- Maintains appropriate levels of amenity for neighbouring properties
- Includes suitable access, parking, and storage facilities

For these reasons, the development is considered appropriate for the site and is respectfully submitted for approval by Hillingdon London Borough Council.

