

# 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 planning statement has been prepared in support of a full planning application for the erection of a new two-bedroom dwelling (4-person occupancy) on land adjacent to the existing property at 103 Church Road, Hayes, UB3 2LD within the administrative area of Hillingdon London Borough Council.

The proposal seeks to make efficient use of underutilised land to provide a modest residential dwelling that integrates with the surrounding residential character of Hayes, London while maintaining acceptable levels of residential amenity, access, and parking.

## 2. Site Description

The application site comprises land adjacent to the existing residential property at 103 Church Road. The property is located within a predominantly residential area characterised by a mixture of detached, semi-detached, and terraced dwellings.

The site currently contains a garden shed which will be removed as part of the development. The land forms part of the side/rear curtilage of the host property and is capable of accommodating a modest residential infill development. Vehicular access is available from Church Road, and the surrounding area benefits from established infrastructure and residential services.



### 3. Proposed Development

The proposal consists of the erection of a new two-bedroom dwelling (4-person occupancy) with the following characteristics:

- Total internal floor area: 87.35 sq.m
- Building height:
  - Ground floor internal height: 2.5 metres
  - First floor internal height: 2.5 metres

The development will include:

- A two-storey residential dwelling
- Private amenity space for the new dwelling
- Cycle storage provision
- Refuse and recycling bins located at the front of the site
- Demolition of the existing garden shed

Alterations to Host Property

The proposal also includes minor alterations to the host dwelling at 103 Church Road, including:

- Installation of a new flush kerb crossover
- Alterations to the front garden layout
- Reconfiguration of parking arrangements

### 4. Access and Parking

Vehicular access will be provided from **Church Road**.

Parking arrangements are proposed as follows:

- Host property (No.103): Parking located at the front of the property.
- Proposed new dwelling: Parking provided to the rear within the existing garage.

This arrangement ensures that both properties retain dedicated off-street parking while maintaining safe access and manoeuvring space.

Cycle storage facilities will also be provided to encourage sustainable transport options.



## 5. Design and Character

The proposed dwelling has been designed to respect the scale and character of surrounding residential development. The building footprint and height are modest and appropriate for an infill site.

The development will:

- Reflect the **residential character of Church Road**
- Maintain appropriate spacing between neighbouring properties
- Avoid overdevelopment of the plot
- Provide a visually appropriate addition to the streetscape

The scale of the dwelling is consistent with neighbouring residential properties in the surrounding area.

## 6. Residential Amenity

The proposed development has been designed to protect the amenity of neighbouring properties.

The scheme ensures:

- Acceptable separation distances
- Minimal impact on daylight and sunlight
- No unacceptable overlooking or loss of privacy

The new dwelling will also benefit from private amenity space, providing a suitable outdoor environment for future occupants.

## 7. Waste and Recycling

Refuse and recycling bins will be stored at the front of the property in an accessible location for collection in accordance with the requirements of Hillingdon London Borough Council.

## 8. Sustainable Development

The proposal contributes to sustainable development objectives by:

- Making **efficient use of previously developed residential land**
- Providing **additional housing within an established urban area**
- Encouraging **cycle use through dedicated storage**
- Utilising existing infrastructure and services



## **9. Conclusion**

The proposed development represents an appropriate and sustainable residential infill scheme within a well-established residential area of Hayes, London.

The proposal:

- Provides a well-designed 2-bedroom dwelling
- Makes efficient use of available land
- Maintains acceptable residential amenity
- Provides adequate parking, refuse storage, and cycle facilities
- Integrates appropriately with the surrounding residential character

For these reasons, the proposal is considered compliant with the relevant planning policies of Hillingdon London Borough Council and is therefore respectfully recommended for approval.

