



PLANNING, DESIGN AND ACCESS STATEMENT

SITE ADDRESS: 28 Maple Avenue, West Drayton, UB7 8LT

DATE: May 2025



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Executive Summary

This statement has been prepared by Total Planning to support a householder planning application for use of a single storey detached outbuilding as a “granny annexe” for use by a family member ancillary to the main dwellinghouse (for ancillary family use only).

The proposal accords with local, national and regional planning policies, subject to an appropriate planning condition. There is a range of local decisions that support the planning merits of this proposal which are set out in this statement.

The Site

The application site is located on the East side of Maple Avenue, approximately 35m north of its junction with Cedar Avenue, in West Drayton, in the London Borough of Hillingdon.



Application Property

The site comprises a semi detached single family dwellinghouse that appears to have been built in the early 20th century. The property has a vehicular access from Cedar Avenue with off street parking spaces to the front and side and a garage to the rear/side.



Application Site (Aerial Perspective)

The application property is neither listed, nor located within a conservation area. The surrounding area is characterised by mainly similar semi detached family homes. The site is situated within close proximity of West Drayton / Yiewsley town centre and the station and would be considered a sustainable location.

The property is undesignated in the Hillingdon Local Plan and has a PTAL rating of 1a.

The site is situated in Flood Zone 1 which is an area at least at risk of flooding.

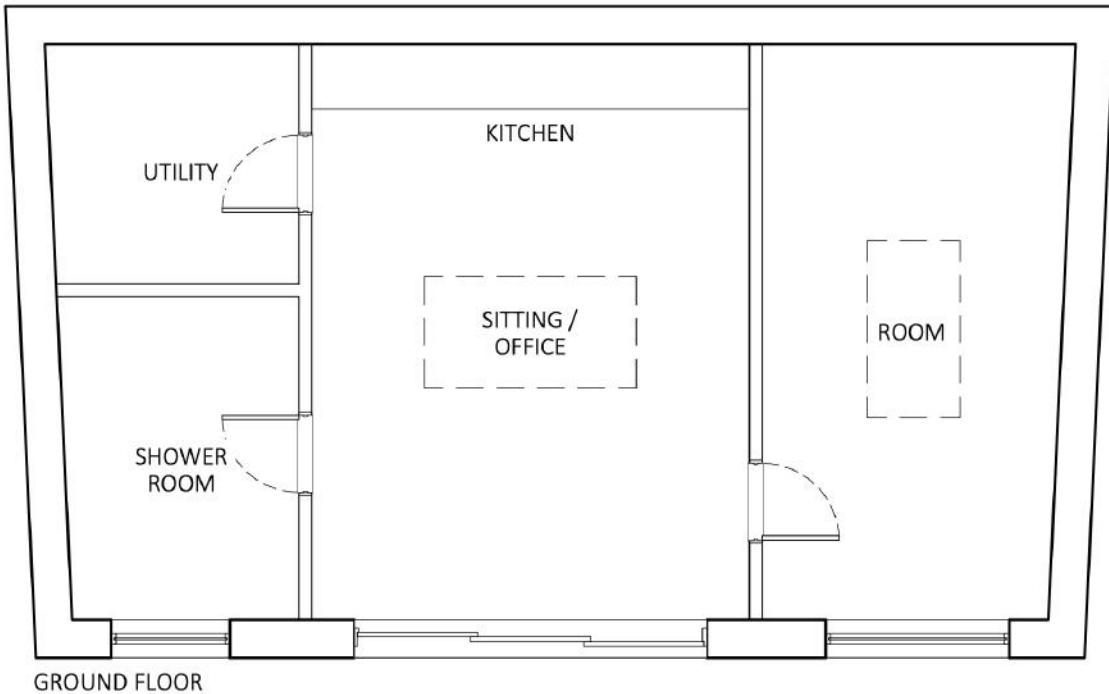
Proposed Development

This application seeks planning permission for use of a single storey detached outbuilding for use as a “granny annexe” by a family member with accessibility needs to be used ancillary to the main dwellinghouse (for ancillary family use only).

The outbuilding has already been constructed under permitted development rights and the structure meets the criteria of Class A, Part 1 of the GPDO. At present, the outbuilding comprises a shower room, storage/utility and two main rooms.

This application seeks permission for installation of a kitchen and use of the outbuilding as an accessible annexe for a disabled family member.

The outbuilding will be arranged as per the proposed drawings below:



Layout of the ancillary annexe

The building extends the full width of the rear garden and is positioned at the rear of the property. The building measures less than 2.5m and in terms of the structure would comply fully with the requirements of Class E, Part 1, Schedule 2 of the General Permitted Development Order.

Planning History and Relevant Planning Permissions

The application property has no planning history relevant to this application. However, there are a number of applications and specifically appeals determined by the Planning Inspectorate that set important precedent in relation to this application. It demonstrates that the proposals should be considered acceptable provided they are for family use.

Application Reference	Address	Date	Decision
67410/APP/2024/2641	18 & 20 Wilmar Close, Hayes	9 th April 2025	Deferred for a Member's Site Visit
APP/R5510/W/22/3303091	76 Long Lane, Hillingdon	6 th January 2023	Allowed

APP/R5510/D/22/3296373	50 St Martins Approach, Ruislip	9 th August 2022	Allowed
APP/R5510/D/22/3292279	24 Wood Lane, Ruislip	3 rd May 2022	Allowed
APP/R5510/D/20/3263868	8 Thornhill Road, Ickenham	8 th March 2021	Allowed

Planning Policy

The development proposals will be formulated with due regard to the policies that make up the statutory Hillingdon Local Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (December 2024), National Design Guide (published in 2019 and updated in January 2021).

The following policies are considered relevant:

- DMH 1 Safeguarding Existing Housing
- DMH 4 Residential Conversions and Redevelopment
- DMHB 11 Design of New Development
- DMHB 16 Housing Standards
- DMHB 18 Private Outdoor Amenity Space
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- LPP D14 (2021) Noise
- LPP D3 (2021) Optimising site capacity through the design-led approach
- LPP D4 (2021) Delivering good design
- LPP D6 (2021) Housing quality and standards
- LPP T5 (2021) Cycling
- LPP T6 (2021) Car parking
- LPP T6.1 (2021) Residential parking
- NPPF-11 2018 - Making effective use of land
- NPPF-12 2018 - Achieving well-designed places
- NPPF-2 2018 - Achieving sustainable development

Principle of Development

Policy DMHD 2 of the Local Plan states that The Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted

Paragraph A1.17 with Appendix A of the Local Plan Part 2 – Development Management Policies (Development Management Policies) sets out specific guidance relevant to the provision of residential annexes. It is stated that:

“Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.”

As noted above the outbuilding has already been constructed on site and the use of the outbuildings for purposes that are incidental to the main dwelling is permitted development under Class A, Part 1 of Schedule 2 of the GPDO. Given that the buildings have already been constructed, and the structures are lawful, this application only considers whether the intended use as a granny annexe is acceptable given that no external alterations are proposed.

The outbuilding measures approximately 30sqm in terms of internal floor area and it would function as a granny annexe to the main house, No. 28 Maple Avenue, West Drayton. The proposed plans indicate that the annexe would contain a sitting / office room with kitchen, a separate habitable room, a shower room and utility/storage room.

The internal living space is small, compared with the guideline minimum space standards for a studio or 1 person flat (37 sqm) allowed for within the Governments Nationally Described Space Standards. Notwithstanding this, the outbuilding contain facilities that could lend their use to independent living, particularly given its detachment from the main house.

However, the annexe is required for a disabled family member and relevant supporting information is to be provided separately to demonstrate this. The family member (mother) has specific health needs which necessitate care, and this is put forward as a reason to justify provision of separate self contained accommodation on the site ancillary to the main house. A separate GP letter also accompanies this application which state that the provision of ground floor cooking, toilet and walshing facilities is essential for the wellbeing of the family member related to the occupants of the main house. The family member that will occupy the dwelling currently does not live at the address but it is planned that they would occupy the premises once planning permission is secured.

Further to this, a Statutory Declaration from the proposed occupier accompanies this application and will commit that the only occupant of the outbuilding will be that of the disabled mother.

It is recognised that there is a policy conflict regarding the intended use of the outbuilding and its internal layout, where assessed against Policy DMHD 2 and Paragraph A1.17 of the Local Plan Part 2. This is because the outbuilding is detached from the main house and contains primary living accommodation, namely a living room and bedroom and may theoretically be capable of independent occupation.

The primary aim of parts iii and iv of Policy DMHD 2 is to prevent the use of outbuildings as independent living accommodation in unsuitable locations, where such uses may impact negatively on the character of the area, residential amenity or present other negative implications such as increasing parking pressure or affecting access. Given the siting of the outbuildings to the rear of the main houses, use of the outbuildings as separate dwellings would not be acceptable as the size of the internal living space would be inadequate for use as an independent unit separate to the main dwelling and would not be provided with separate external amenity spaces.

However, Paragraph 56 of the NPPF 2024 makes clear that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Given that the application is not submitted on the basis that the outbuilding would be occupied as separate living accommodation and would instead be linked to the use of the main dwelling at 28 Maple Avenue, due regard must be given as to whether an appropriately worded planning condition could be applied to ensure that use of the outbuilding remains ancillary to the residential use of Nos. 28 Maple Avenue.

In assessing whether a condition could reasonably control the use of the outbuilding, this statement has considered and reviewed four comparable examples of applications for detached annex buildings in the borough considered at appeal since the adoption of the Local Plan Part 2 in January 2020 where a refusal reason was given relating to the suitability of the outbuildings for use as independent living accommodation separate to the host properties. The appeal references are listed below:

- APP/R5510/W/22/3303091 - 76 Long Lane, Hillingdon – decision issued 6th January 2023
- APP/R5510/D/22/3296373 – 50 St Martins Approach, Ruislip – decision issued 9th August 2022
- APP/R5510/D/22/3292279 – 24 Wood Lane, Ruislip – decision issued 3rd May 2022
- APP/R5510/D/20/3263868 - 8 Thornhill Road, Ickenham – decision issued 8th March 2021

In addition, in April planning committee, Council Officer's recommended for approval 2 detached annexe outbuildings for approval on the previous precedent set by the Planning Inspectorate.

The first three appeals listed above were each allowed, and whilst the fourth appeal at 8 Thornhill Road was dismissed, the appeal inspector considered that refusing permission on the basis that the outbuilding would be capable of use as independent living accommodation was not justified. In each of the above cases it

as considered that an appropriately worded condition requiring that the use of the outbuildings remained ancillary to the use of the primary dwelling would ensure that control is retained over the use of the outbuildings to ensure that they are not occupied as separate dwellings. In the absence of any other demonstrable harm, this would not represent a reason for refusing planning permission.

The Applicant wishes that a condition be applied tying the use of the living accommodation in the outbuilding to the main dwelling at 28 Maple Avenue. This would prevent occupation of the outbuilding as a separate dwelling independent of the existing property. Were the outbuilding to be used as independent living space in breach of this condition then the Council would be entitled to take enforcement action. An appropriately worded condition would provide adequate means to prevent independent use of the accommodation contained within the outbuilding and as such would prevent any potentially unacceptable impacts associated with the broader residential use of the outbuildings. The application of a planning of a planning condition in this instance would be in line with Paragraph 57 of the NPPF 2024 and would meet the required tests applied to planning conditions as set out in Paragraph 58 of the NPPF 2024.

On this basis, it is considered that planning permission should not be refused on the grounds that the outbuilding is capable of use as independent living accommodation as this scenario can be prevented through the application of an appropriately worded planning condition.

Neighbouring Amenity

No external alterations are proposed to the outbuilding. The outbuilding is currently used lawfully for purposes ancillary to the main dwelling. This encompasses a range of domestic uses such as a games room, gym, or home office/ storage. Use as ancillary residential space connected to the main dwelling is unlikely to generate significant additional levels of activity, noise or disruption compared to other ancillary domestic uses that the building could accommodate. It is considered that the use would not amount to demonstrable harm to the residential amenity of surrounding occupiers by reason of noise, or other disturbance and there would be no conflict with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Highways and Parking Provision

As the proposals do not relate to the creation of independent living accommodation, the provision of separate allocated parking for the annex accommodation is not required. Hardstanding exists to the side and front of the 28 Maple Avenue. There is at least 2 off street parking spaces for the existing main dwelling and the annexe. Which would mean that each dwelling would have a car parking space each if it was required. However, the provision of additional ancillary annex space should be treated as an extension to the living accommodation at the main dwelling and the future occupant of the living space within the annex building would not require use of a car. No alterations are proposed to the parking or access to the front of the dwellings.

In summary the proposals are considered acceptable from a highway safety and amenity perspective and comply with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020) and Policy T6.1 of the London Plan (2021).

Conclusion / Planning Balance

For the reasons set out in this statement, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of an appropriate condition.