

Planning Statement and Design & Access Statement

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24 Cherry Grove, Hillingdon UB10

1. Introduction

This document supports a planning application for a two-storey rear extension and modification of an outbuilding at 24 Cherry Grove. It incorporates the Design and Access Statement and responds to pre-application feedback from Hillingdon Council.

2. Site Context

The application site is a two-storey semi-detached house in a suburban area. It features a large rear garden with an outbuilding. The surrounding area consists of similar residential properties.

3. Proposed Development

- A part two-storey side and rear extension to enlarge habitable space.
- Internal reconfiguration with roof space access.
- Extension and improvement of the outbuilding for ancillary use.
- Retention of the pergola, now redesigned to comply with permitted development height and distance limits.

4. Design & Appearance

Materials to match existing:

- Walls: Red multi-stock brick
- Roof: Terracotta interlocking tiles
- Windows: White uPVC
- Outbuilding: Painted render (light grey), flat roof

The scale and form of the development respects adjoining properties and ensures no overbearing impact.

5. Access

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No changes to existing pedestrian or vehicular access. Internal layout remains accessible with level ground floor.

6. Policy Compliance

The proposal complies with:

- London Plan Policies D3 and D6
- Hillingdon Local Plan Part 2: DMHD1 and DMHD11
- DMHD18 (amenity space standards)

Over 60sqm of private garden space is retained.

7. Response to Pre-Application Advice

- Outbuilding use clarified as non-residential and ancillary
- Pergola retained with revised height (2.4m) and setback (>2m) to ensure no planning breach
- Scale and layout refined to comply with 45-degree rule and local design guidance

8. Conclusion

This is a modest, policy-compliant residential extension with ancillary outbuilding improvements, aligned with design guidance and feedback from the local authority. Planning permission is respectfully sought.