

# **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.