

**PLANNING STATEMENT & DESIGN AND ACCESS
STATEMENT**
63 EAST AVENUE, HAYES, UB3 2HR

**PLANNING & DESIGN AND ACCESS STATEMENT TO SUPPORT PLANNING
APPLICATION**

63 EAST AVENUE, HAYES, UB3 2HR

Conversion of extended semi-detached dwelling into two separate dwellings (1 x 4-bed and 1 x 2-bed), including parking, cycle and bin storage, and subdivision of amenity space



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Introduction

This combined Planning Statement and Design & Access Statement has been prepared in support of a full planning application for the conversion of an existing extended semi-detached dwelling into two self-contained residential units.

The proposal seeks to optimise the use of an existing residential property to contribute towards local housing supply, while maintaining a high standard of design and safeguarding residential amenity.

Site and Surroundings

The site comprises a two-storey semi-detached dwelling with an existing two-storey side extension, located within an established residential area of Hillingdon.

The surrounding area is characterised by:

- Predominantly two-storey semi-detached and terraced houses
- Consistent building lines and spacing
- Front driveways and private rear gardens

The site has an established lawful residential use (Use Class C3) and is not subject to any known heritage or environmental constraints.

Proposal

The application seeks permission for:

- Conversion of the existing dwelling into two residential units:
 - 1 x 4-bedroom dwelling
 - 1 x 2-bedroom dwelling (within the side extension)
- Provision of off-street parking
- Cycle storage provision
- Refuse and recycling storage
- Subdivision of rear garden space to provide private amenity areas

No significant external extensions are proposed.

Planning Policy Context

National Policy

The proposal accords with the National Planning Policy Framework (NPPF), which:

- Encourages efficient use of land
- Supports delivery of new homes
- Seeks high-quality design

London Plan (2021)

The development aligns with key policies including:

- Policy D3 (Optimising Site Capacity)
- Policy D4 (Housing Quality and Standards)
- Policy T6 (Car Parking)

Hillingdon Local Plan

The proposal complies with relevant policies, including:

- Policy DMH 2 – Housing Standards
- Policy DMHB 11 – Design of New Development
- Policy DMHB 16 – Residential Extensions and Alterations
- Policy DMT 6 – Vehicle Parking
- Policy DMHB 18 – Private Outdoor Amenity Space

Principle of Development

The principle of subdividing an existing dwelling is acceptable in policy terms where:

- The scheme provides satisfactory living conditions
- The character of the area is preserved
- Adequate parking and amenity space are provided

Design and Layout

Amount and Scale

No increase in bulk or height is proposed.

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Layout

- Two self-contained units with independent access
- Efficient internal configuration

Appearance

Minimal external alterations retaining residential character.

Residential Quality

- Compliant internal layouts
- Good daylight and outlook
- Private amenity space for each unit

Impact on Neighbours

No adverse impacts in terms of overlooking, overshadowing, or overbearing effect.

Highways and Parking

- Policy-compliant parking provision
- No severe highway impacts anticipated

Cycle and Refuse Storage

- Secure cycle storage
- Accessible refuse storage

Sustainability

Efficient reuse of existing building fabric.

Space Standards Compliance (London Plan Policy D6)

Unit	Bedrooms	Required GIA (sqm)	Proposed GIA (sqm)	Compliance
Unit 1	4-bed	99-106 sqm	119.2qm	✓
Unit 2	2-bed	61-70 sqm	71.0 sqm	✓

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Parking and PTAL Justification

The suburban location and typical PTAL (2–3) justify retention of on-site parking in accordance with policy.

Refusal-Proofing

- No overdevelopment
- Meets space standards
- Retains parking
- Preserves character
- No neighbour harm

Conclusion

The proposal is policy compliant, delivers an additional dwelling, and maintains high residential standards. Planning permission should be granted.