PLANNING STATEMENT

Site Address: 7 Pinkwell Lane, Hayes, UB3 1PQ

Proposed Development: Erection of a single-storey outbuilding

1. INTRODUCTION & SITE CONTEXT

1.1. This Planning and Architectural Statement is submitted in support of a householder planning application for the erection of a single-storey outbuilding positioned within the rear curtilage of 7 Pinkwell Lane, Hayes, UB3 1PQ.

1.2. The application site comprises a residential plot featuring a linear garden layout typical of the surrounding suburban fabric within the London Borough of Hillingdon.

1.3. The primary objective of the proposal is to establish a high-quality, ancillary space accommodating gym equipment, informal recreation, and domestic storage, configured to optimize functional living space for the occupants without compromising surrounding residential amenities.

2. ARCHITECTURAL DESIGN & MASSING ANALYSIS

2.1. **Scale, Massing, and Spatial Footprint:**

The proposed outbuilding exhibits a rectangular footprint measuring approximately 5.00m by 8.00m, establishing an overall footprint of 40.00m². The scale of the proposal has been kept strictly proportioned to the plot, occupying a minor fraction of the total garden area and preserving substantial clear outdoor space.

2.2. **Elevational Form and Heights:**

The structure utilizes a classic symmetrical dual-pitch roof profile. To mitigate overall visual bulk, the eaves height is limited to 2.10m, with a maximum ridge height of 3.3m. The low-eaves profile ensures that the primary massing remains unobtrusive when viewed from adjacent garden boundaries.

2.3. **Material Palette and External Finishes:**

The external elevations feature a smooth rendered finish ('R'). The external palette provides a durable finish that harmonizes visually with the secondary structures in the immediate residential context.

3. RESIDENTIAL & PRIVATE AMENITY ASSESSMENT

3.1. Impact on No. 9 Pinkwell Lane**:**

As illustrated in the accompanying Site and Location Plan (Drawing No: ART/2026/OB.7PL/SPLP), the immediate neighbour at No. 9 Pinkwell Lane benefits from an existing rear outbuilding positioned along the shared boundary line. Due to the siting of the

existing outbuilding along the shared boundary, the proposed outbuilding of 7 Pinkwell Lane will not have any adverse impact on private amenities of No 9 Pinkwell Lane.

3.2 Impact on No 5 Pinkwell Lane:

Proposed outbuilding is set in from the shared boundary and considering the eaves height is limited to 2.1m, we can safely conclude that the proposed outbuilding will not have any detrimental impact on private amenities of No 5 Pinkwell lane.

3.3. **Impact on Daylight, Sunlight, and Outlook:**

Due to the presence of the existing outbuilding at No. 9 and set in from shared boundary with No 5 Pinkwell lane along with the limited eaves height of 2.10m, the proposed structure will cause no discernible reduction in daylight, sunlight, or visual outlook for adjacent residents. The proposal does not give rise to overbearing massing or sense of enclosure.

3.3. **Privacy and Fenestration Strategy:**

To uphold neighbouring privacy standards, the left-hand side flank elevation features a specialized window configuration. The window incorporates obscure glazing and is non-opening below 1.70m from Finished Floor Level (FFL), thereby preventing direct overlooking or perception of overbearing gaze into adjoining private gardens.

4. ANCILLARY USE & COMPLIANCE DECLARATION

4.1. **Strictly Ancillary Use:**

The internal layout is organized to support incidental activities (gym space and Home office) directly associated with the main dwellinghouse.

4.2. **Declaration against Independent Accommodation:**

For the avoidance of any doubt, the applicant confirms that the outbuilding shall at all times remain ancillary and subordinate to the primary residential use of 7 Pinkwell Lane. The structure will never be used as a self-contained residential unit, primary dwelling, or independent letting, ensuring full compliance with local land-use policies.

5. CONCLUSION

5.1. The proposed outbuilding represents an appropriate, well-scaled domestic intervention that respects the spatial context and residential amenities of 7 Pinkwell Lane and its immediate neighbours.

5.2. By adhering to a low-eaves dual-pitch design, incorporating obscure glazing controls, and aligning with existing boundary outbuilding precedents, the proposal complies with applicable planning principles. The Local Planning Authority is respectfully requested to support this application.