

02 – Planning Statement

PME-17613

Applicant: Alexandra Yokoi

Property Address: 132 Hallowell Road, Northwood, HA6 1DU

Proposal: Retrospective application for a single-storey garden outbuilding used as a garden room and storage space

Prepared by: Plans Made Easy

Planning Statement – PME-17613

1. Introduction

This Planning Statement has been prepared in support of a **retrospective planning application** for a single-storey garden outbuilding located within the private rear garden of **132 Hallowell Road, Northwood (ground-floor maisonette)**.

The outbuilding is used as a garden room and storage space and replaces a worn existing shed that previously occupied the same part of the garden. The Building is modest in scale, domestic in character, and does not give rise to any harmful impacts on neighbouring occupiers.

This statement sets out the background to the development, its design rationale, compliance with planning guidance, and its impact on the surrounding area.

2. Site and Surroundings

The property is a **ground-floor maisonette** with a private rear garden, forming part of a group of maisonettes around 132 Hallowell Road. The garden boundaries are shared with:

- 132A (first-floor maisonette above)
- 134 (ground-floor maisonette)
- 134A (first-floor maisonette above)

The local area is residential in character, with long rear gardens commonly containing sheds, outbuildings, and small garden structures. Similar outbuildings of comparable proportions exist within the gardens of neighbouring maisonettes.

The rear of the site is **south-west facing**, allowing strong daylight and ensuring no overshadowing issues arise.

3. Development Description

The development comprises a **single-storey timber-clad outbuilding** measuring approximately:

- **Width:** 5 m
- **Depth:** 3 m
- **Height:** 2.5 m maximum (within 2 m of the boundary)

Key characteristics include:

- Built on a **pre-existing concrete base**, slightly raised to match garden levels.
- Contains **no side-facing windows**, preventing any overlooking.
- Provides a **garden room** and a **separate storage area**.
- Occupies **less than 50%** of the rear garden area.
- Finished with **timber cladding** to blend with typical garden structures.

The outbuilding is subordinate to the main dwelling and not visible from the street.

4. Design and Appearance

The outbuilding is designed in keeping with a typical domestic garden structure. The scale, modest height, and simple form ensure it remains subservient to the main building.

Materials include:

- Timber cladding
- Flat roof construction
- Glazed double doors facing into the garden

The appearance is consistent with small outbuildings along Hallowell Road and does not introduce any visually intrusive features.

5. Impact on Neighbours

Daylight & Sunlight

- The outbuilding's height of **2.5 m** and its siting ensure **no loss of daylight or sunlight** to neighbouring dwellings.
- Its south-west-facing garden position means sunlight reaches neighbouring gardens from above and behind the unit.

Privacy

- There are **no side-facing windows**, preventing any direct overlooking.
- Existing boundary fences fully screen the structure.

Outlook

- The outbuilding's modest height and width ensure it does not appear overbearing when viewed from neighbouring gardens.

Noise / Use

- The building is for normal domestic use only and does not increase noise beyond that expected in a rear garden.

No neighbour objections have been reported, and the neighbour at No. 134 has expressly been supportive during the construction of groundworks.

6. Ground Conditions & Drainage

The new outbuilding sits on a long-established concrete base that formerly supported a shed. The surface is raised slightly to provide level access.

Rainwater is directed to:

- Permeable pea shingle at both sides
- A pea-shingle patio at the front
- A pea-shingle path leading back to the dwelling

This ensures **adequate soakaway** and prevents concentrated surface runoff.

No drainage issues are present.

7. Policy Compliance

National Planning Policy Framework (NPPF)

The NPPF supports proportionate domestic improvements that:

- Respect neighbour amenity
- Are visually appropriate
- Enhance the usability of existing homes

This development complies fully with these aims.

Local Plan Policies – London Borough of Hillingdon

The proposal aligns with policies relating to:

- Residential outbuildings
- Protection of neighbour amenity

- Scale and design
- Character of residential areas

Permitted Development Parameters (Class E)

The outbuilding meets most Class E parameters, including:

- Under 2.5 m height within 2 m of a boundary
- Less than 50% of garden area coverage
- Not forward of the principal elevation
- No sleeping accommodation

Retrospective planning permission is sought to regularise the works and allow formal assessment by Hillingdon Council.

8. Conclusion

The proposed development represents a **modest, proportionate, and policy-compliant** garden outbuilding that:

- Preserves neighbour amenity
- Is visually appropriate and domestically scaled
- Sits on an existing building footprint
- Enhances the usability of the garden
- Respects local character and precedent

For these reasons, retrospective planning permission is respectfully sought.