

Planning Statement

Site add: 89 Royal Lane, Hayes UB8 3QT

1. Introduction

This statement supports a householder planning application for the erection of a single-storey outbuilding within the rear garden of 89 Royal Lane, Hayes. The outbuilding is intended for incidental residential use, namely as a home office and gym, as shown on submitted drawings ART/2025/RE89RL/PLPE and ART/2025/OB89RL/SPLP.

The proposal has been carefully designed to respect the character of the host property, neighbouring occupiers' amenities, and the wider residential setting.

2. Site Context

89 Royal Lane is a residential dwelling located on a predominantly residential street in Hayes. The property benefits from a substantial private rear garden, bordered by similar residential properties. The immediate context includes other outbuilding, notably at No. 91 Royal Lane, indicating a pattern of rear garden development.

The surrounding area is residential in character, comprising mainly semi-detached and detached houses with spacious gardens.

3. Proposed Development

- The proposal is for the construction of a single-storey outbuilding measuring 7.95m wide by 6.0m deep, with a flat roof and an overall height of approximately 2.5m.
- The outbuilding will include a home office/gym, strictly for incidental use to the main residential dwelling (89 Royal Lane).
- The building will be finished in painted render, with a flat roof and skylights to allow natural light into the interior.
- No kitchen or independent sleeping accommodation is proposed.

4. Planning Policy Context

The proposal has been assessed against the relevant national and local planning policies, including:

- National Planning Policy Framework (NPPF): Promotes sustainable development, good design, and protection of residential amenity.
- London Borough of Hillingdon Local Plan – Part 1 and Part 2:
- Policy BE1: Built Environment

- Policy DMHB 11: Design of New Development
- Policy DMHD 1: Alterations and Extensions to Residential Dwellings

5. Design and Appearance

- The outbuilding is subordinate in scale and sensitively positioned to the rear of the site.
- The design is simple and modern, featuring a flat roof, high-quality materials, and multiple skylights for natural lighting.
- The overall height (2.5m) ensures the development remains low-profile and avoids adverse visual impact.

6. Impact on Neighbouring Amenity

- The proposed structure is set away from shared boundaries and aligned in a manner that respects the layout of adjoining properties.
- At 2.5m in height, the structure is designed to avoid any overshadowing, loss of daylight, or sense of enclosure to neighbouring properties.
- The use as an office/gym is incidental and will not cause noise or disruption to neighbouring occupants.
- No side-facing windows are proposed, and roof-mounted skylights prevent overlooking or privacy concerns.

7. Impact on the Street Scene

- The proposed outbuilding is situated at the rear of the property and is not visible from Royal Lane.
- As such, the development has no material impact on the street scene, visual amenity, or public realm.

8. Precedent and Proportionality

- Similar outbuilding exist within the local context, particularly at adjoining property i.e. No. 91 Royal Lane.
- The proposal is proportionate to the size of the plot and remains incidental to the main residential use.

9. Conclusion

The proposed outbuilding at 89 Royal Lane is modest, proportionate, and in accordance with relevant planning policy. It maintains a high design standard, preserves neighbour amenity, and reflects existing development in the locality.

Hence, client seek planning consent for the proposed