



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

Demolition of Existing Rear Outbuilding and Installation of a Storage Container Outbuilding for Use as Physio Gym + Extension of Existing Brick Wall at: 15 West End Road, HA4 6JE

Drafted by **Planning By Design**

On Behalf of Paul Gibson

Version	Date	Prepared by
1	10/07/2026	KE

Application

Planning By Design (the agent) has been instructed to act on behalf of Paul Gibson (the applicant) to submit a planning application to London Borough of Hillingdon (the Local Planning Authority) for the: Demolition of existing rear outbuilding and installation of a storage container outbuilding for use as physio gym + extension of existing brick wall (the proposal) at: 15 West End Road, HA4 6JE (the site). In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national, regional and local planning policy, along with supplementary design guidance.

Site Location

The site, 15 West End Road, is an existing physiotherapy practice located in Ruislip, within the London Borough of Hillingdon. The property occupies a roadside position on West End Road in an established suburban area characterised by a mix of residential properties, local shops, and community facilities. The site is well connected to the local road network and is accessible by public transport. The premises are currently used for the provision of physiotherapy services and associated healthcare activities. The site includes a yard area to the rear of the building with a small outbuilding for storage. The surrounding area is predominantly residential in character, with a range of local amenities located nearby.

The Site is not associated with any known planning constraints or particularly sensitive landscape designations which would restrict development.

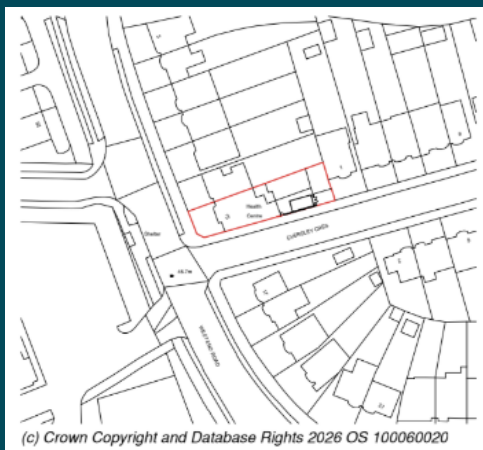


Fig 1. – Site Location Plan

Planning History

Ref: 4745/APP/2006/827 INSTALLATION OF A SINGLE-STOREY REAR INFILL CONSERVATORY.
Granted

The Proposal

The proposal comprises the demolition and removal of an existing rear outbuilding structure and the installation of a single-storey storage container outbuilding to provide an ancillary

physiotherapy gym associated with the existing physiotherapy clinic at 15 West End Road, HA4 6JE. The proposed container outbuilding will occupy a similar rear yard location and provide approximately 27.6 sq m of ancillary gym floor space to support the operation of the existing clinic. The container unit will have a maximum height of approximately 2.4 metres and will be finished in painted metal cladding with powder-coated aluminium patio doors. In addition, the proposal includes the extension of an existing boundary brick wall, with new brickwork designed to match the appearance of the existing wall, to provide appropriate screening and enclosure. No changes are proposed to the existing use of the site, with the development remaining ancillary to the established physiotherapy clinic.

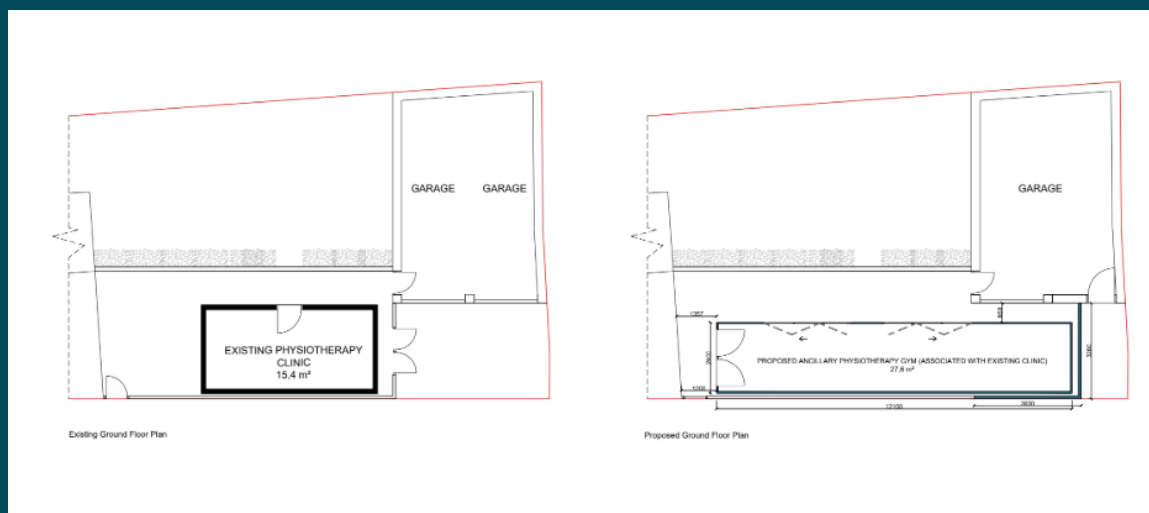


Fig.2 – Proposed plans (not to scale, see planning drawings)



Fig.3 – Proposed elevations

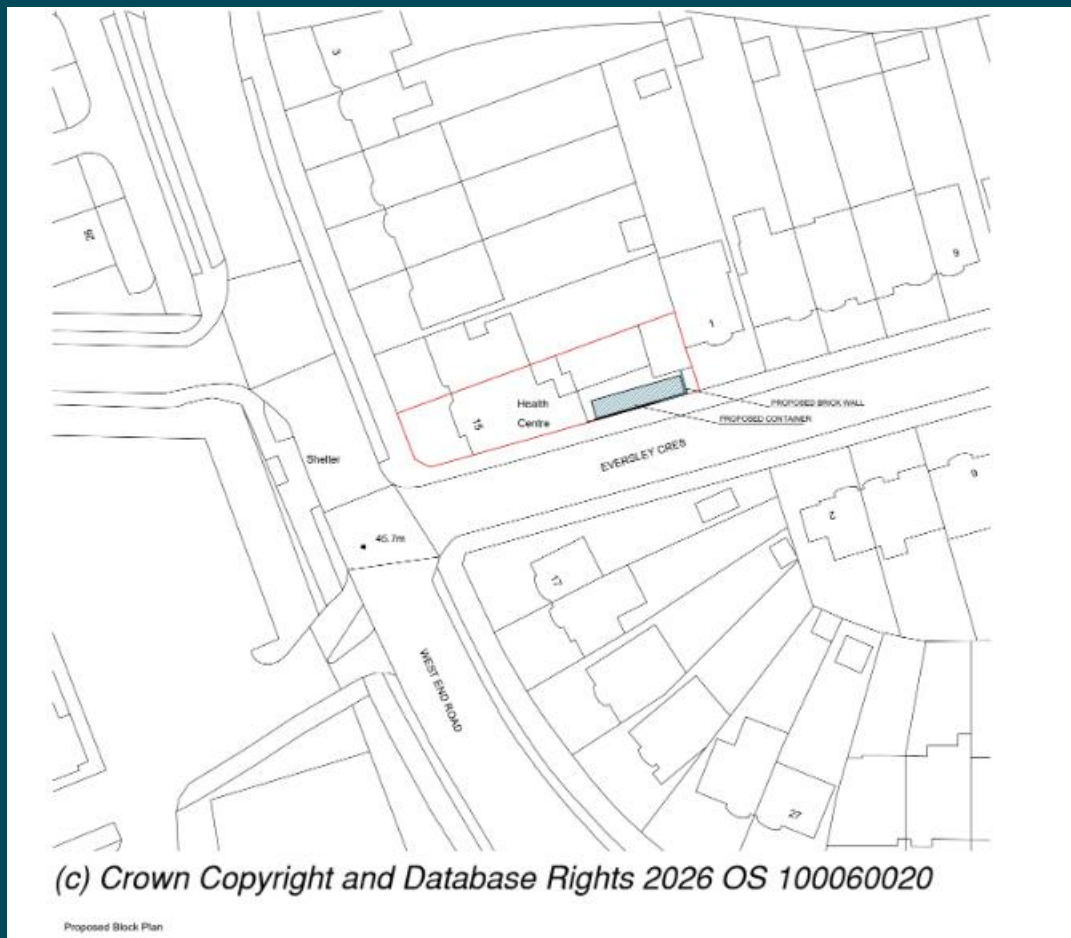


Fig.4 – Proposed block plan

Operational Details and Justification

The client has supplied the following information to support the proposal:

Day-to-Day Operation and Relationship with the Existing Business

The proposed physiotherapy rehabilitation gym will form part of the physiotherapy service already provided at 15 West End Road. The facility is intended solely for physiotherapy-led injury rehabilitation and treatment programmes and does not represent a new or separate use.

On a day-to-day basis, physiotherapy assessments, treatments and rehabilitation sessions are undertaken on a one-to-one basis between a patient and a qualified therapist. These services currently take place within the existing treatment rooms and rehabilitation space at the clinic. The proposed development will not alter the way in which these services are delivered; rather, it will provide improved space for rehabilitation equipment required as part of patients' treatment and recovery programmes.

The proposed gym will remain ancillary to the existing physiotherapy clinic and will only be available to patients attending physiotherapy and rehabilitation sessions under the supervision of clinic staff.

Justification for the Proposal

The proposal seeks to improve the existing rehabilitation facilities available at the clinic in order to enhance the physiotherapy services offered to the local community. Appropriate rehabilitation equipment and sufficient space for its safe and effective use are essential elements of modern physiotherapy treatment.

The development will allow the practice to provide improved rehabilitation facilities for existing patients while maintaining the current scale and nature of the business. The proposal does not introduce any new activities or services and is simply intended to improve the quality of facilities already provided at the site.

Opening Hours

The proposed rehabilitation gym will operate within the existing opening hours of the clinic, which are:

- Monday to Friday: 08:00 – 21:00
- Saturday: 08:00 – 13:00

No changes to these operating hours are proposed.

Staffing Arrangements

The proposed facility will be operated by the clinic's existing team of physiotherapists and staff. No additional staff will be employed as a result of the development, and the management and operation of the service will remain unchanged.

Patient Numbers and Appointment Management

The proposed gym is intended solely to support the rehabilitation of existing physiotherapy patients. It will not function as a separate commercial gym and will not be open to members of the public for general fitness activities.

Patient appointments will continue to be managed through the clinic's existing booking and treatment systems. The number of patients attending the site is not expected to increase as a result of the proposal, as the facility simply improves the space/ gym available for existing rehabilitation services.

Traffic, Parking and Access

The proposal is not expected to generate any additional vehicle movements, parking demand or changes to access arrangements. Parking provision and traffic levels associated with the site will remain unchanged from the current situation, reflecting the fact that the proposal supports existing services rather than creating a new use.

Impact on Neighbouring Occupiers

The development is not expected to result in any additional noise, disturbance, overlooking or other adverse impacts on neighbouring occupiers.

The proposed facility will be used for the same physiotherapy rehabilitation activities currently undertaken at the site, with no intensification of use. The rehabilitation gym will be supervised by therapists and will not operate as an independent gymnasium.

The site is not overlooked by neighbouring properties in a manner that would be affected by the proposal, and the use of the building will not give rise to any additional impacts on residential amenity.

In addition, trellis screening with green foliage is proposed internally along the boundary wall to soften views of the container structure and enhance the appearance of the site. The proposal will also replace existing outbuildings that are in a poor state of repair. As such, the development is considered likely to result in an overall improvement to the appearance of the property and the surrounding street scene.

Ancillary Nature of the Use

The proposed rehabilitation gym will remain wholly ancillary to the established physiotherapy clinic and will not operate as a separate business or public gym facility. Access will be limited to patients attending physiotherapy treatment and rehabilitation sessions.

The client base, staffing arrangements, management procedures and operational characteristics of the clinic will remain unchanged. The proposal does not materially alter the character, scale or intensity of the existing use and is simply intended to improve the facilities available for an established physiotherapy rehabilitation service.

Vision and Purpose of the Development

The overarching aim of the proposal is to improve and modernise the clinic's rehabilitation facilities, allowing patients to benefit from improved treatment space and specialist rehabilitation equipment. Physiotherapy assessments, treatments and rehabilitation programmes will continue to operate in the same manner as at present, on a one-to-one therapist-patient basis.

The development represents an investment in local healthcare provision and will enable the clinic to provide a higher quality rehabilitation environment for existing patients while maintaining the current operation, staffing levels, opening hours and overall intensity of use.

Planning Designations (Policy, guidance, and legislature)

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework 2024

- Section 2: Achieving sustainable development,
- Section 6: Building a strong, competitive economy,
- Section 8: Promoting healthy and safe communities,
- Section 11: Making effective use of land,
- Section 12: Achieving well-designed and beautiful places.

The Mayor's London Plan 2021

- Policy D3 Optimising site capacity through the design-led approach
- Policy D4 Delivering good design.
- Policy D14 Noise
- Policy GG1 Building Strong and Inclusive Communities
- Policy GG3 Creating a healthy city
- Policy GG5 Growing a good economy
- Policy S1 Developing London's Social Infrastructure
- Policy S2 Health and social care facilities
- Policy S5 Sports and Recreation Facilities
- Policy T6 Car Parking

Hillingdon Local Plan: Part 1 Strategic Policies (2012)

- Policy PT1.BE1: Built Environment
- Policy NPPF1: Presumption in Favour of Sustainable Development
- Policy EM5: Sport and Leisure
- Policy CI1: Community Infrastructure Provision

Hillingdon Local Plan Part 2: Development Management Policies (2020)

- Policy DMHB 11: Design of New Development
- Policy DMHB 12: Streets and Public Realm
- Policy DMCI 2 New Community Infrastructure
- Policy DMCI 6 Indoor Sports and Leisure Facilities
- Policy DMT 1: Managing Transport Impacts:
- Policy DMT 6: Vehicle Parking

Assessment

The following section will evaluate the proposals in accordance with the relevant policies and supplementary design guidance of the Council to demonstrate why the proposal should be considered as acceptable in principle and in strict accordance with the Council's development criteria and the NPPF.

Principle of Development

The proposed development is acceptable in principle and accords with national, regional and local planning policy objectives that support the enhancement of existing healthcare and community facilities. The proposal does not introduce a new use to the site but instead provides improved ancillary space for an established physiotherapy clinic through the replacement of an existing rear outbuilding with a dedicated physiotherapy rehabilitation gym. The facility will remain wholly ancillary to the existing clinic and will be used solely as part of physiotherapy-led treatment and rehabilitation programmes. As such, the proposal represents an enhancement of an existing healthcare service rather than a material change of use or intensification of the site's operation.

At the national level, the proposal accords with the overarching objectives of the National Planning Policy Framework (NPPF). Section 2 establishes a presumption in favour of sustainable development and seeks developments that deliver economic, social and environmental benefits. The proposal will improve healthcare provision for the local community whilst supporting the continued investment and operation of an established local business. Furthermore, Section 6 seeks to support sustainable economic growth and enable existing businesses to expand and adapt. The proposal directly supports these objectives by allowing the physiotherapy practice to improve the quality of its rehabilitation facilities and enhance the services available to patients. The proposal also aligns with Section 8 of the NPPF, which promotes healthy and safe communities through improved access to health facilities and services that support wellbeing. The provision of enhanced rehabilitation space will assist in the delivery of physiotherapy treatment and recovery programmes, thereby contributing positively to community health objectives. In addition, Section 12 seeks to achieve well-designed places that function effectively and respond positively to their surroundings. The proposal is modest in scale, appropriate to its setting and designed to fulfil a clear healthcare function.

At the regional level, the proposal is supported by Policy GG1 of the London Plan, which seeks to build strong and inclusive communities, and Policy S1, which supports the enhancement of social infrastructure, including healthcare facilities. The proposal will improve an existing healthcare facility and help ensure that it continues to meet the needs of its patients. The development also accords with Policies D3 and D4, which promote efficient use of land and high-quality design. The proposal makes effective use of an existing developed site and introduces a modest ancillary structure that remains proportionate to the scale and function of the existing clinic.

At the local level, the proposal aligns with the objectives of the Hillingdon Local Plan Part 1. Strategic Objective SO6 seeks to improve access to health facilities and community services, SO9 promotes healthier and more active lifestyles through access to health and recreation facilities, and SO18 seeks to improve access to local services and community infrastructure. Policy CI1 supports the provision and improvement of community infrastructure across the Borough. By enhancing an established physiotherapy clinic and improving rehabilitation facilities for existing patients, the proposal makes a direct and positive contribution towards these objectives.

The proposal also accords with Policy BE1 of the Hillingdon Local Plan Part 1 and Policy DMHB11 of the Local Plan Part 2, which seek high-quality development that responds positively to its surroundings, functions effectively and protects the amenity of neighbouring occupiers. The proposed outbuilding is single-storey, modest in scale and located within the rear of the site, where it will remain clearly subordinate to the principal building. The proposed extension to the existing brick boundary wall is a proportionate and appropriate addition that will provide additional screening of the ancillary rehabilitation facility whilst maintaining the established boundary treatment along the site frontage. The wall extension will be constructed in matching brickwork, ensuring continuity of appearance and a cohesive relationship with the existing site. Given its limited scale and relationship with the existing

enclosure, it will not appear visually intrusive or out of character within the street scene. Furthermore, the wall extension is not positioned such that it would obstruct visibility for pedestrians, vehicles entering or leaving the site, or other users of the public highway. As such, the proposal maintains appropriate levels of highway visibility and safety whilst contributing positively to the appearance and enclosure of the site. The inclusion of trellis planting and green screening behind the wall will further soften views of the development and assist in integrating it into its surroundings.

Importantly, the proposal is not expected to result in any material intensification of the existing use. The rehabilitation gym will be operated by existing staff, will serve existing patients and will function within the clinic's established opening hours. The facility will not operate as a standalone commercial gym and will not be open to members of the public independently of physiotherapy treatment. Consequently, the proposal is not expected to generate any significant increase in patient numbers, vehicle movements or parking demand.

The proposal therefore accords with Policies DMT1 and DMT6 of the Hillingdon Local Plan Part 2. Existing access and parking arrangements will remain unchanged, and no adverse impacts on the local highway network are anticipated. Likewise, given the nature of the proposed use and its ancillary relationship to the established physiotherapy clinic, the development is not expected to result in any unacceptable impacts in terms of noise, disturbance, privacy or general residential amenity.

Overall, the proposal represents a modest and sustainable enhancement to an established healthcare facility. It will improve rehabilitation provision for existing patients, strengthen local healthcare infrastructure, support community wellbeing and enable an existing healthcare business to invest in and improve its services without materially altering the character or intensity of the use. The proposal therefore accords with Sections 2, 6, 8 and 12 of the NPPF, Policies GG1, S1, D3 and D4 of the London Plan, and Strategic Objectives SO6, SO9 and SO18 together with Policies CI1, BE1, DMHB11, DMT1 and DMT6 of the Hillingdon Local Plan. Accordingly, the principle of development can be considered fully acceptable.

Design and Visual Impact

The proposal has been carefully designed to deliver a practical enhancement to the existing physiotherapy clinic whilst remaining sympathetic to the character and appearance of the site. The development comprises a modest ancillary rehabilitation gym positioned within the rear of the property, where it can operate effectively alongside the existing clinic without becoming a visually dominant feature.

The scale, form and position of the proposed structure have been informed by its intended function. The building provides the space required for physiotherapy rehabilitation equipment and one-to-one therapist-led treatment sessions whilst remaining appropriately proportioned within the site. Its single-storey form and low overall height ensure that it will remain a subordinate element within the overall composition of the property.

The proposal adopts a simple and contemporary design approach, reflecting its healthcare function and ancillary nature. The building has been designed to be practical, durable and

visually unobtrusive, providing a suitable environment for rehabilitation activities without introducing unnecessary visual complexity.

The extension of the existing brick boundary wall forms an important element of the overall design strategy. The wall will continue the established boundary treatment and provide additional screening of the ancillary building from public views. By matching the appearance and materials of the existing wall, the extension will read as a natural continuation of the existing enclosure and contribute to a cohesive and well-ordered appearance. The wall has been designed and positioned so that it will not obstruct visibility for pedestrians or vehicles, ensuring that existing levels of highway safety and visibility are maintained.

Further visual softening will be achieved through the installation of trellis screening and green planting behind the boundary wall. These measures will help integrate the development into its surroundings, reduce views of the ancillary structure and provide an attractive landscaped backdrop that enhances the overall appearance of the site.

As such, the proposal represents a well-considered and proportionate design response which successfully balances operational requirements with visual considerations. The development is appropriately scaled, sensitively positioned and supported by suitable screening and landscaping measures. It will sit comfortably within the site, preserve the character and appearance of the surrounding area, maintain highway safety and safeguard local amenity. Accordingly, the proposal accords with the design objectives of Section 12 of the NPPF, Policies D3 and D4 of the London Plan, and Policy BE1 of the Hillingdon Local Plan Part 1, together with Policy DMHB11 of the Hillingdon Local Plan Part 2.

Amenity Considerations

The proposal has been designed and will operate in a manner that preserves the amenities of neighbouring occupiers. The development comprises a modest single-storey ancillary rehabilitation facility associated with the existing physiotherapy clinic and will not result in any unacceptable impacts in terms of outlook, privacy, noise, disturbance or general residential amenity.

Given its limited scale, single-storey form and position within the site, the proposed outbuilding will not appear overbearing or result in any unacceptable loss of outlook to neighbouring properties. Equally, owing to its modest height and location, the development will not give rise to any harmful loss of daylight or sunlight. The proposal also will not result in overlooking or loss of privacy. The site is not overlooked, or vice versa, by neighbouring properties in a manner that would be materially affected by the development, and the proposed use of the building will not introduce any new opportunities for overlooking. The building is intended solely as an internal rehabilitation space and does not incorporate external activity areas or elevated viewpoints that could adversely affect neighbouring occupiers.

The operational characteristics of the proposal are also an important consideration. The proposed facility will be used for the same physiotherapy rehabilitation activities currently undertaken at the site and does not represent an intensification of use. Rehabilitation

sessions will continue to be carried out on a one-to-one basis between therapist and patient and will be supervised by qualified physiotherapists. The facility will not operate as an independent gymnasium or be open to members of the public for general fitness activities. Existing opening hours, staffing arrangements and patient management practices will remain unchanged. Consequently, the proposal is not expected to result in any additional noise, disturbance or activity beyond that already associated with the lawful operation of the clinic. The proposal also will not result in overdevelopment of the site, with the rehabilitation gym remaining a modest, subordinate addition that is comfortably accommodated within the existing site.

Similarly, the proposal is not expected to generate any significant increase in visitors, vehicle movements or parking demand. Existing access arrangements and parking provision will remain unchanged, ensuring there is no adverse impact on neighbouring occupiers arising from transport-related activity.

In addition, trellis screening with green foliage is proposed internally along the boundary wall to soften views of the rehabilitation facility and enhance the overall appearance of the site. These measures will assist in integrating the development into its surroundings whilst providing further visual screening.

Therefore, the proposal will not result in any additional noise, disturbance, overlooking or other adverse impacts on neighbouring occupiers. Accordingly, the proposal accords with the amenity objectives of Section 12 of the NPPF, Policy D4 of the London Plan, Policy BE1 of the Hillingdon Local Plan Part 1 and Policy DMHB11 of the Hillingdon Local Plan Part 2.

Parking and Highways

The site occupies an established and sustainable location and is already operating as a physiotherapy clinic serving the local community. The proposal does not introduce a new use but instead enhances the existing healthcare facility through the provision of improved ancillary rehabilitation space. This supports the continued delivery of local healthcare services from an existing and accessible location.

As discussed, the proposal will not result in a material intensification of the existing use. The rehabilitation gym will be used exclusively in connection with physiotherapy treatment already provided at the clinic and is intended to improve the quality of existing facilities rather than increase the scale of operations. The facility will be operated by existing staff, within existing opening hours, and will serve existing patients attending pre-booked physiotherapy and rehabilitation appointments. It will not operate as a standalone gym or be open to members of the public independently of physiotherapy treatment.

As a result, the proposal is not expected to generate any significant increase in patient numbers, staff numbers, vehicle movements or visitor activity. Existing access arrangements will remain unchanged, and there will be no material impact on the operation of the local highway network. Similarly, there is no anticipated increase in parking demand. Existing parking arrangements are sufficient to accommodate the physio clinic, and the proposal does not alter the site's operational characteristics in a way that would justify additional parking

provision. The development therefore maintains satisfactory parking arrangements for staff and patients whilst avoiding any adverse impact on surrounding roads. The proposal (including the extended wall and outbuilding) is also not expected to have any adverse impact on highway or pedestrian visibility.

Accordingly, the proposal represents a sustainable enhancement to an existing healthcare facility and accords with Section 9 of the NPPF, London Plan Policy T6, Strategic Objective SO18 of the Hillingdon Local Plan Part 1, and Policies DMT1 and DMT6 of the Hillingdon Local Plan Part 2. It will not give rise to any unacceptable highway, traffic or parking impacts.

Planning Balance

The proposal will make a positive contribution towards the economic, social and environmental objectives of sustainable development set out within the National Planning Policy Framework and accords with the relevant policies of the Development Plan. The proposal is therefore considered acceptable in principle.

From a social perspective, the development will enhance an established physiotherapy clinic by providing improved rehabilitation facilities for patients. The proposal will support the delivery of physiotherapy-led treatment and recovery programmes, improve the quality of healthcare provision available at the site and contribute positively towards community health and wellbeing. It will also assist the continued operation and improvement of an existing local healthcare service without altering its established role or function.

From an environmental perspective, the proposal is modest in scale and has been designed to integrate appropriately within the site. The rehabilitation gym will remain ancillary to the existing clinic and will not result in any unacceptable impacts on neighbouring occupiers in terms of privacy, outlook, noise, disturbance or general amenity. The extension to the existing brick boundary wall will provide an appropriate enclosure and assist in visually integrating the development into its surroundings. The proposal will also not give rise to any adverse impacts on highway safety, parking provision or the wider operation of the local highway network.

From an economic perspective, the proposal will enable an established healthcare business to invest in and enhance its facilities, supporting its continued operation and the services it provides to the local community. The construction phase will also generate a modest level of expenditure and employment through the use of contractors, suppliers and associated trades.

When assessed against the Development Plan as a whole, the proposal will deliver clear healthcare and community benefits whilst resulting in no identified adverse impacts that would justify withholding planning permission. The development represents a sustainable and proportionate enhancement to an existing healthcare facility and, on balance, there are no policy, design, amenity, transport or other material planning reasons why planning permission should not be granted.

Conclusion

The proposal will deliver significant social and economic benefits to this area while not resulting in any detrimental harm to the area's surrounding environment or neighbouring amenity. It is also well-designed and will provide an improved living space for the occupants.

Therefore, we see no reason for the Council to withhold our request for planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.