

# Professional Plans

## **Planning Statement**

### **RETROSPECTIVE APPLICATION:**

**Retention of existing outbuilding in rear garden  
at:**

**9 Ryefield Avenue  
Uxbridge  
UB10 9BT**

March 2026

## 1 Introduction

- 1.1 This Planning Statement has been prepared on behalf of the applicant in support of a Householder planning application for the retention of the existing outbuilding in the rear garden ("the Proposal") at 9 Ryefield Avenue, Uxbridge, UB10 9BT ("the Site").
- 1.2 This statement considers the proposal against the National Planning Policy Framework, the Development Plan, and all other material planning considerations. It should be read in conjunction with the following supporting documents:
  - Application form, duly completed
  - Location & Block Plans - Drawing No. 01/03
  - Retention of Outbuilding, Elevations - Drawing No. 02/03
  - Retention of Outbuilding, Floor Plan - Drawing No. 03/03

## 2 Site and Surroundings

- 2.1 The application site comprises a two-storey detached dwelling that is located within a spacious corner plot in a residential area. The site benefits from a part-single, part-two-storey side/rear extension incorporating a rear dormer, a front porch, and a hardstanding area at the front that can accommodate two or three vehicles for off-street parking.
- 2.2 The area is predominantly residential in character, comprising semi-detached and terraced houses in a similar style. The houses on the street have been extended and altered in various ways, giving the street a diverse character and appearance. Almost every house on the street has a single-story rear extension and an outbuilding in the rear garden.
- 2.3 The application site is not listed or locally listed and not within a designated Conservation Area, or an Area of Special Local Character. There are no trees within the site subject to a Tree Protection Order (TPO).
- 2.4 The house is shown in the image below (Source: Google Maps).



9 Ryefield Avenue, Uxbridge, UB10 9BT

2.5 Google Earth view shows the site and surroundings below:



Source: Google Earth Pro

### 3 Planning History

- 3.1 A full search of the London Borough of Hillingdon’s website on the planning history for the application site has been carried out in preparation for the planning statement. The following decisions are of relevance:

Application Ref	Description	Decision Date	Outcome
5457/APP/2002/879	Two storey side and single storey rear extension and a double garage	23-04-2002	Approval
5457/APP/2004/234	Three-bedroom two storey attached dwellinghouse	26-01-2004	Refusal
5457/APP/2003/2475	Attached 3-bed dwelling + parking + double garage	29-10-2003	Refusal
5457/APP/2017/1667	Two storey, 3-bed dwelling with parking and amenity space	08-05-2017	Appealed
5457/APP/2019/4080	Part single storey, part two storey side/rear extension	19-12-2019	Approval
5457/APP/2021/3276	Single storey rear extension (after demolition of existing)	27-08-2021	Refusal
5457/APP/2022/1026	Side/rear extension + dormer + roof windows + front porch	25-03-2022	Approval
5457/APP/2022/2794	Outbuilding to rear garden	08-09-2022	Withdrawn
5457/APP/2023/739	Outbuilding (Certificate of Lawful Development)	13-03-2023	Approval

Source: <https://planning.hillingdon.gov.uk/OcellaWeb/planningSearch>

### 4 Planning Assessment

- 4.1 The National Planning Policy Framework (NPPF) and the Hillingdon Local Plan Part 1 - Strategic Policies (2012) and Part 2 - Development Management Policies (2020) provide the planning policy framework.

- 4.2 The relevant sections of the NPPF (2024) are as follows:

Presumption in Favour of Sustainable Development

- 4.3 **Paragraph 11** of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

- 4.4 **Paragraph 39** states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Achieving well-designed places

- 4.5 Section 12 of the NPPF refers to design, with **paragraph 131** describing how the Government attaches great importance to the design of the built environment, stating that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

- 4.6 **Paragraph 135** states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>51</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.7 **Policy BE1** of the Hillingdon Local Plan Part 1 - Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

4.8 **Policy DMHB 11** of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

4.9 **Policy DMHD 2** of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) states that the Council will require residential outbuildings to meet the following criteria:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;
- iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and
- iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

#### Character and Appearance:

4.10 The proposal seeks planning permission to retain the L-shaped outbuilding in the rear garden, which measures 47.7 square metres externally. It has been set in from the

boundary of the neighbours. The outbuilding has been constructed from materials similar to those of the existing dwelling and is characterised by a flat roof with a maximum height of 2.76 metres.

- 4.11 The proposed 47.7-square-metre outbuilding is regarded as ancillary in use, and its footprint is subordinate to the main dwelling. It is worth noting that an outbuilding of the same footprint could have been built under permitted development rights, provided that the outbuilding's height was 0.26 metres lower. However, the height is considered in context, and the outbuilding remains generally subordinate to the main dwelling. There are examples of outbuildings of a similar scale in the immediate area; therefore, the development would not seem out of place, and the outbuilding is deemed to be appropriately designed.
- 4.12 Policy DMHB 11 advises that all development should consider factors such as established street patterns, building lines, and streetscape rhythm and landscaping.
- 4.13 It is noted that the side of the existing dwelling is already significantly beyond the front of the neighbouring dwellings to the north at 60 Victoria Avenue. Another example of established development that has breached the building line is to the south at 4 Ryefield Avenue, where first-floor side and first-floor rear extensions, including the outbuildings, extend beyond the established building line at 62 Victoria Avenue.
- 4.14 Therefore, the proposal would not harm an established building line to the north or south of the application site, nor would it harm the general layout of built form in the area. The proposed floor plans confirm that the outbuilding will be used partly as a gym, office, and store, which would constitute an incidental use to the main dwelling. The building will not serve as a living accommodation. If the Council has concerns about residential use, a condition can be imposed to ensure that the building is not used for independent residential purposes; therefore, the development is considered to comply with the provisions of Policies DMHB11 and DMHD 2 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020).

Neighbouring Amenity:

- 4.15 Given the degree of separation between the proposed outbuilding and the nearest properties at Numbers 9 Ryefield Avenue and 60 Victoria Avenue, the proposal is not considered to result in an undue loss of light, outlook or privacy for the occupants of these properties. Therefore, the development is considered to comply with the provisions of Policies DMHB11 and DMHD 2 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020).

Outdoor Private Amenity Space:

- 4.16 Policy DMHD 1 of Hillingdon Council's Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure that, adequate garden space is retained, while Policy DMHB 18 states that developers should provide amenity space in

accordance with Table 5.3 of the local plan. Table 5.3 requires developments to provide between 40 and 100 sq. m. of private outdoor amenity space, dependent on the number of bedrooms within the property. It should be well-located, well-designed, and usable for the private enjoyment of the occupier.

- 4.17 Following the redevelopment, the rear garden would retain 103 sq. m. of private amenity space. Accordingly, the proposed development complies with Policies DMHD 1, DMHB 18, and Table 5.3 of Hillingdon Council's Local Plan: Part 2 – Development Management Policies (2020).

#### Highways and Parking:

- 4.18 The highway and parking arrangements would remain unchanged by the proposal, as access to the outbuilding is available from the existing dropped kerb on Victoria Avenue.

## 5 Summary & Conclusions

- 5.1 Planning permission is sought to retain the existing L-shaped outbuilding, which has replaced the previous outbuilding at the northern end of the site.
- 5.2 The existing L-shaped outbuilding has been set in from all adjacent boundaries to allow for a strip of planting, enhancing the area by screening the building from the footpath or the public realm.
- 5.3 The building's matching brickwork, flat roof, and detailed elevations complement the design of the dwellinghouse and other houses in the area.
- 5.4 The outbuilding will be used as a gym, office, and storage space. The gym serves the residents of the main house, including the applicant, his wife, and their four children. The WC/shower room offers washing facilities after workouts. The store holds garden and motoring equipment, such as lawn mowers, tools, seasonal outdoor items, oil, and lubricants, that cannot be stored in the main house. The office provides a quiet area for work or study, away from household noise.
- 5.5 The proposed 47.7-square-metre outbuilding is regarded as ancillary in use, and its footprint is subordinate to the main dwelling. It is worth noting that an outbuilding of the same footprint could have been built under permitted development rights, provided that the outbuilding's height was 0.26 metres lower.
- 5.6 The proposal does not affect the established building lines to the north or south of the application site, nor does it affect the overall layout of built form in the area. Given the degree of separation between the proposed outbuilding and the nearest properties at Numbers 9 Ryefield Avenue and 60 Victoria Avenue, the proposal is not considered to

result in an undue loss of light, outlook, or privacy for the occupants of these properties.

- 5.7 Following the construction of the outbuilding, the rear garden retains 103 sq. m. of private amenity space. The highway and parking arrangements remain unchanged by the proposal, as access to the outbuilding is available from the existing dropped kerb on Victoria Avenue.
- 5.8 For these reasons, the local authority is therefore respectfully requested to support the application to allow this much-needed facility to be established.