

Planning Statement

Site Address: 1 Little Benty, West Drayton, UB7 7UJ

Proposal: Retrospective planning application for the retention of an existing outbuilding to be used as a Home Gym/Office and garden Store.

1. Introduction

This Planning Statement supports the retrospective application for the retention of an existing outbuilding at **1 Little Benty, West Drayton, UB7 7UJ**.

The proposal seeks consent for the continued use of the outbuilding as a **home gym/office and store**, strictly ancillary to the main dwellinghouse. The application is supported by the submitted drawings **ART/2025/OB1LB/ELEE** and **ART/2025/OB1LB/SPLP**

2. Site and Context

The property is a two-storey semi-detached dwelling located within a residential area of West Drayton. The surrounding area is characterised by similar residential dwellings with modest garden structures. The outbuilding is situated at the rear of the property, screened by boundary fencing and vegetation.

3. Description of Development

The outbuilding comprises a **single-storey, flat-roofed structure** positioned within the rear garden of the property.

The internal layout provides two defined areas:

- **A Home Gym/Office**
- **A Store**

The outbuilding is constructed with brick walls (Colour matching the main dwelling) and a flat roof finish, complementing the residential character of the site.

4. Impact Assessment

a. Scale and Footprint

According to drawing **ART/2025/OB1LB/ELEE**, the outbuilding measures approximately:

- **Length:** 8.125 metres
- **Width:** 3.6 metres
- **Height:** 2.75 metres (maximum), 2.65 metres (eaves)

The overall footprint is **approximately 29.25m²**, remaining modest and clearly subordinate to the main dwelling. This complies with **Policy DMHB 23 (Outbuildings)** of the Hillingdon Local Plan: Part 2, which supports small-scale, ancillary garden structures.

b. Siting and Impact on Neighbouring Amenity

The outbuilding is **set in from all boundaries**, reducing any sense of enclosure or dominance.

The **ground level difference**—as shown on the elevation drawing—indicates that the garden at **3 Little Benty** is approximately **150mm higher** than the application site.

Consequently, the **apparent height** from the neighbour's garden is effectively reduced to around **2.5–2.6 metres**, significantly mitigating any potential overbearing or overshadowing effects.

There are no openings facing the neighbouring property, preventing any overlooking or privacy concerns. The flat roof design further ensures the building remains low-profile and visually unobtrusive.

c. Design and Appearance

The outbuilding's simple form, materials (brickwork and flat roof), and restrained scale ensure it integrates well with the character of the host dwelling and surrounding garden environment, in accordance with **Policy DMHB 11 (Design and Layout)** of the Hillingdon Local Plan Part 2.

d. Intended Use

The outbuilding is used solely for **domestic purposes** as a **home gym/office and store**, incidental to the enjoyment of the main dwellinghouse.

Applicant confirms the use of outbuilding will always remain ancillary to the main house at all times and will never be used as self-contained unit.

5. Planning Policy Compliance

The proposal accords with the following relevant policies:

- **Policy DMHB 11 (Design and Layout):** Achieves a high standard of design compatible with the local character.
- **Policy DMHB 23 (Outbuildings):** Appropriate in scale and position, maintaining neighbour amenity.
- **NPPF (2023) Paragraph 134:** Supports development that is visually attractive, well-designed, and sympathetic to local character.

6. Conclusion

The existing outbuilding represents a **modest and well-designed** addition within the rear garden of 1 Little Benty. Its **scale, height, and materials** ensure it does not cause harm to the character of the area or neighbouring amenity.

The proposal is **compliant with the Hillingdon Local Plan** and the **National Planning Policy Framework**, accordingly client seek planning consent to retain the existing outbuilding.