

PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT

Proposed Outbuilding

188 Lansbury Drive, Hayes, UB4 8SQ

1. Introduction

This application seeks planning permission for the erection of a detached single-storey outbuilding within the rear garden of 188 Lansbury Drive, Hayes.

The proposed structure is intended solely for purposes incidental to the enjoyment of the host dwellinghouse, specifically as a private home gym and ancillary domestic accommodation associated with the main family residence.

The proposal does not seek permission for an independent residential unit, separate dwellinghouse, or self-contained accommodation.

2. Site Description

The application property comprises an existing residential dwelling located within an established suburban residential area of Hayes within the London Borough of Hillingdon. The surrounding area is characterised by residential dwellings with generous rear gardens and a varied pattern of domestic extensions and ancillary outbuildings.

The application site benefits from a relatively long rear garden capable of accommodating a modest detached outbuilding without resulting in undue overdevelopment of the plot.

3. Proposed Development

The proposal comprises:

- Detached single-storey outbuilding
- Approximate footprint of 39 sqm
- Flat roof design
- Maximum height approximately 2.5m
- Render finish with UPVC windows
- Accommodation to comprise gym space and ancillary WC only

No kitchen, bedroom, shower facilities, or independent living accommodation are proposed.

The outbuilding will remain ancillary and incidental to the use of the main dwellinghouse at all times.

4. Design and Character

The proposed outbuilding has been carefully designed to remain subordinate to the host dwelling in terms of scale, height, bulk, and visual appearance.

The structure adopts a simple contemporary design with a low-profile flat roof, ensuring minimal visual impact within the garden environment.

The proposed materials are domestic in nature and compatible with the character of the surrounding residential area.

Due to its single-storey form and rear garden siting, the proposal will not appear visually intrusive or out of keeping within the surrounding context.

5. Residential Amenity

The proposal has been designed to avoid unacceptable impacts upon neighbouring occupiers.

The outbuilding is single-storey with a modest overall height, thereby minimising any potential impact relating to:

- loss of outlook
- overshadowing
- overbearing impact
- loss of privacy

The proposal is considered fully compliant with accepted residential amenity considerations for domestic outbuildings within suburban residential settings.

6. Ancillary and Incidental Use

The proposed outbuilding is intended solely for purposes incidental to the enjoyment of the main dwellinghouse.

Importantly:

- the building does not contain facilities associated with independent residential occupation;
- no separate planning unit is proposed;
- no separate access, parking, or subdivision is proposed;
- the building will remain functionally linked to the host dwelling at all times.

The proposal therefore represents an appropriate ancillary domestic outbuilding and not a separate residential unit.

7. Planning Policy

The proposal accords with the objectives of:

- The National Planning Policy Framework (NPPF)
- Hillingdon Local Plan policies relating to residential design and amenity
- Policies seeking high-quality subordinate domestic development

The proposal constitutes a modest and sympathetic form of domestic development that preserves the character of the area and safeguards neighbouring amenity.

8. Conclusion

The proposed outbuilding represents an appropriate form of incidental domestic development within the rear garden of the application property.

The proposal:

- remains subordinate to the main dwelling;
- preserves the character of the surrounding area;
- protects neighbouring amenity;
- does not create a separate residential unit;
- complies with relevant local and national planning policy.

The application is therefore respectfully recommended for approval.