



Planning Statement

29-31 Clayton Road,

Hayes,

UB3 1AN

Executive Summary

This Planning Statement is submitted in support of a full planning application for the installation of 2x externally fitted, electrically operated roller shutters to existing access opening at a commercial storage site (Use Class B8). The proposed shutters are high-specification SeceuroDoor 75 EVO models, finished in polyester powder-coated black (BS00E53).

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1. Introduction

- 1.1. This proposal follows a detailed desktop analysis and reviews the spatial constraints of the site to deliver a secure, functional design. It seeks planning permission for the installation of 2x external security roller shutters to the existing access opening of a commercial storage facility.
- 1.2. The application includes:
 - Completed application forms.
 - Existing and Proposed Plans and Elevations (including a detailed 1:20 section drawing).
 - Manufacturer Technical Specification Sheet (Security Direct - SeceuroDoor 75 EVO).

2. Site and Context

- 2.1. The application site is located at 29-31 Clayton Road, Hayes, UB3 1AN within the London Borough of Hillingdon.
- 2.2. The property operates as a commercial storage site falling under Use Class B8 (Storage or Distribution).
- 2.3. Unlike a traditional retail high street, the site operates within a secure commercial yard context. The site does not feature a retail shopfront or active public display windows, meaning there is no requirement for "window shopping" or night-time internal light spill to the public realm.

3. Application Proposal

- 3.1. The proposal seeks the installation of 2x bespoke, electrically operated commercial metal shutters. Key features of the proposal include:
- 3.2. Product Specification: SeceuroDoor 75 EVO heavy-duty rollers.
- 3.3. Dimensions: 1800mm (width) x 2099mm (height) per shutter, custom-fitted to existing access opening.

- 3.4. Materials & Profile: 22g solid galvanised steel slats (no vision) to provide maximum physical security and completely obscure stored goods from opportunistic external sight.
- 3.5. Finishing: High-durability polyester powder coating in semi-gloss Black (BS00E53) to ensure a clean, professional, and visually cohesive finish.
- 3.6. Mounting & Housing: Externally fitted face-fix (outset) with a folded steel headbox and 3mm steel guide channels.
- 3.7. Controls: Surface-mounted, secure dual-pole Geba keyswitches (keyed alike) for operational efficiency.

4. Relevant Planning Policy

- 4.1. The proposal is assessed against National, Regional, and Local planning policies to ensure a high-quality and compliant commercial upgrade:

National Planning Policy Framework (NPPF)

- 4.2. Paragraph 95: Directs planning decisions to promote public safety and take into account wider security and defence requirements, including the prevention of crime.
- 4.3. Paragraph 135: Emphasises the creation of safe, secure, and resilient environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

The London Plan

- 4.4. Policy D11 (Safety, Security and Resilience to Emergency): Supports developments that reduce the opportunities for criminal behavior and contribute to safer, more secure commercial environments.

Hillingdon Local Plan: Part 2 (2020)

- 4.5. Policy DMHB 11 (Design of New Development): Requires all development to be of a high-quality design that respects the local context and character of the surrounding

area.

- 4.6. Policy DMHB 18 (Shopfronts and Signage): Outlines design principles for commercial facades. While seeking to avoid solid "fortress-like" shutters on retail high streets, the policy allows for robust security solutions where a clear, site-specific operational need is demonstrated, particularly in industrial or storage environments.

5. Assessment

- 5.1. The following assessment demonstrates how the proposal for 29-31 Clayton Road complies with the relevant local and national policy framework, focusing on the material planning considerations key to this development.

Principle of Development

- 5.2. The proposal seeks to install 2x security roller shutters to safeguard an active commercial storage facility operating under Use Class B8 (Storage or Distribution).
- 5.3. Under Paragraph 135 of the NPPF, the creation of safe and secure environments where the fear of crime does not undermine operational viability is a key material consideration. Given the site's use for commercial storage, it houses high-value equipment and assets, making robust physical security an operational necessity.
- 5.4. Unlike retail environments (Use Class E) where solid shutters are discouraged to protect active window displays, a Class B8 storage facility has no requirement for public window-shopping or evening light spill.
- 5.5. The specification of a solid steel profile (SeceuroDoor 75 EVO) is structurally necessary. It prevents opportunistic visual profiling of stored goods from the exterior, thereby actively reducing the threat of targeted break-ins and ensuring compliance with commercial insurance mandates.

Character and Appearance

- 5.6. Policy DMHB 11 of the Hillingdon Local Plan requires all external alterations to respect the local character of the surrounding area.
- 5.7. To mitigate the "fortress-like" appearance often associated with raw, unfinished

galvanised steel, the proposed shutters will be finished in a factory-applied, high-quality polyester powder coating in Black (BS00E53).

- 5.8. This neutral, high-durability finish ensures the shutters integrate cleanly and unobtrusively into the existing building envelope when rolled down. The high-quality finish also resists graffiti and weathering, preventing visual degradation over time.
- 5.9. Furthermore, because the site sits within a dedicated commercial storage yard rather than a retail high street, the closed shutters will not disrupt the local street scene or harm the pedestrian experience.

Highway Safety and Access

- 5.10. A critical material planning consideration is ensuring that the proposed physical alterations do not obstruct the public highway or compromise pedestrian safety.
- 5.11. The SeceuroDoor 75 EVO shutters are designed as an external face-fix (outset) installation, meaning the headbox (casing) and guide rails will project outwards to the existing access opening.
- 5.12. Scale drawings demonstrate that the existing doorstep and the entire projected footprint of the proposed shutter casing sit 100% within the private, legal curtilage of the property.
- 5.13. There is absolutely no encroachment, overhang, or protrusion into the public footway, public highway, or any adjacent rights of way, ensuring that pedestrian flow and highway safety remain completely unaffected.

6. Summary and Conclusion

- 6.1. The proposed development at 29-31 Clayton Road represents a highly secure, necessary, and policy-compliant addition to an active commercial storage site. The merits of this application are summarised as follows:
- 6.2. Operational Necessity: Delivers essential security and insurance-compliant protection for a Class B8 storage use, where securing stock is the primary concern.
- 6.3. High-Quality Materials: Utilises premium, powder-coated black (BS00E53) steel to

ensure a clean, durable, and cohesive aesthetic that avoids the visual harshness of unfinished galvanised metal.

- 6.4. Zero Spatial Impact: The outset design fits perfectly to existing access opening within private property boundaries, presenting no highway or pedestrian obstruction.
- 6.5. Policy Alignment: Fully conforms to the crime prevention objectives of the NPPF, the London Plan, and Hillingdon's Local Plan policies regarding secure commercial design.
- 6.6. In conclusion, the proposal represents a minor, high-quality, and justified commercial modification that supports local business resilience. We respectfully request that planning permission be granted.