



Design and Access Statement Retrospective Planning Application for Outbuilding

Update Number: 2

Site Address: 8 Beech Close, UB7 9LQ

Local Authority: London Borough of Hillingdon

Applicant: Sarah Idalina Afonso and Dominic Savio Viegas

Prepared by: Goldensword Design LTD

Date: 28 May 2025

Proposal: Retrospective Planning Application for Outbuilding

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Summary

This Design and Access Statement has been prepared in support of a retrospective planning application submitted to the London Borough of Hillingdon for a shed/storage located at 8 Beech Close, UB7 9LQ. The proposal aims to regularise an ongoing development that replaced a former hobby room outbuilding. The original shed/storage outbuilding measured 5.71 square metres and has been replaced by a new structure measuring 15.46 square metres. This document outlines the relevant site context, background, compliance with permitted development legislation, and the proposed adjustment to bring the structure in line with planning policy.

The construction commenced under the assumption that it met permitted development criteria. However, upon review by the Local Planning Authority, it has been determined that the current height (approximately 2.95m) exceeds the limit where a building lies within 2 metres of a boundary. As a result, the proposal includes reducing the height to **2.45 metres**, in line with **Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**. The revised proposal maintains the current footprint, retains sufficient garden space, and does not result in overdevelopment.

This statement provides a comprehensive justification for the proposal, focusing on scale, use, context, and planning compliance, and requests that the Council consider approval based on proactive steps taken to address the matter and align the structure with all relevant regulations.

1. Introduction

This Design and Access Statement (DAS) is submitted as part of a retrospective full planning application concerning the construction of a hobby room outbuilding at the rear of the property at 8 Beech Close, UB7 9LQ. The applicant, Ms. Sarah Idalina Afonso, is the registered landowner of the site. The statement has been prepared by Goldensword Design LTD on behalf of the applicant to assist the London Borough of Hillingdon in its assessment of the proposal.

The objective of this submission is to explain the context, history, and rationale behind the construction, demonstrate that the current proposal seeks to align the development with permitted development criteria, and confirm that the revised height ensures policy compliance.

2. Site Context

The property is a residential plot located within a suburban neighbourhood in West Drayton. It contains a single-family dwelling with associated private amenity space. The site includes:

- Total site area: **228.67m²**
- Rear garden (pre-existing): **81.25m²**
- Main dwelling ground floor footprint: **70.79m²**
- Side garden: **14.12m²**

- Front driveway: **53.62m²**

The site is not within a conservation area and is not subject to Article 4 Direction. No listed buildings are present on or adjacent to the site.

3. Planning History and Development Background

A small shed/storage outbuilding previously existed on the site, measuring **5.71m²**. This structure was demolished, and a larger replacement hobby room outbuilding (15.46m²) was commenced by the landlady and builder without a formal application or professional advice. The development was initially believed to fall within permitted development rights.

Upon correspondence with the Council, it became clear that the current structure exceeds the permitted height for outbuildings located within **2 metres of any boundary**, which must not exceed **2.5 metres** in total height. The as-built height of approximately **2.95 metres** breaches this limitation.

Recognising this oversight, the applicant has halted further works and engaged Goldensword Design LTD to submit a retrospective planning application with proposed alterations. The proposal includes a height reduction to **2.45 metres**, thereby addressing the specific breach identified by the Local Planning Authority.

4. Relevant Planning Policy and Legislation

The proposed development must be considered in the context of:

- **The Town and Country Planning Act 1990 (as amended)**
- **Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO")**
- **Hillingdon Local Plan: Part 1 and Part 2**
- **National Planning Policy Framework (NPPF)**

4.1 GPDO 2015, Schedule 2, Part 1, Class E

The relevant legislation for domestic outbuildings is found in **Schedule 2, Part 1, Class E** of the GPDO, which permits:

“The provision within the curtilage of the dwellinghouse of any building or enclosure... required for a purpose incidental to the enjoyment of the dwellinghouse...”

Subject to the following key limitations under **Class E.1**:

- **(e):** "The height of any building... within 2 metres of the boundary of the curtilage of the dwellinghouse shall not exceed 2.5 metres."

The current height of approximately 2.95 metres exceeds this limitation. The revised proposal ensures compliance by reducing the height to **2.45 metres**, which is within permitted limits.

4.2 Hillingdon Local Plan Policies

Relevant local policies support developments that:

- Are subordinate to the main dwelling
- Do not adversely impact neighbours' amenity
- Are of appropriate scale and siting
- Retain adequate garden space

The proposal complies with these local objectives by maintaining a modest footprint, reducing height, and respecting all spatial relationships on site.

5. Design and Appearance

The proposed hobby room outbuilding is modest in size, with a footprint of **15.46m²**, which is appropriate in relation to the total garden area and overall plot size. The structure is visually subservient to the main dwelling and is not visible from the public realm.

The design features:

- Simple, flat roof design
- Max height of **2.45 metres**
- No impact on overlooking or overshadowing
- Materials in keeping with a typical residential setting

The building remains well within the garden space and does not result in overdevelopment.

6. Use and Function

The hobby room outbuilding continues to serve a purpose incidental to the enjoyment of the main dwelling. It does not constitute a self-contained unit. The structure is positioned entirely within the private garden, with no changes to site access, circulation, or parking provision.

7. Access

The outbuilding is located at the rear of the property and is accessed via the garden. There are no changes to vehicular access or parking, and the proposal does not give rise to any transport or highway implications.

8. Landscaping and Amenity

The proposed development retains ample garden area:

- Rear garden before development: **81.25m²**
- Rear garden after development: **~65.79m²**

This ensures continued provision of sufficient amenity space for the occupants in accordance with local planning guidance.

9. Conclusion

The applicant acknowledges the unintentional breach of permitted development conditions and has taken responsible action to resolve the issue. By reducing the height of the outbuilding to **2.45 metres**, the proposal fully aligns with the GPDO 2015 Class E requirements and meets local planning objectives regarding scale, amenity, and subservience.

We respectfully request that the Local Planning Authority consider the application favourably in light of the corrections being made, the modest nature of the proposal, and its alignment with both national and local planning policies.

Feel free to have a discussion or contact us,

Thanks.



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