

DESIGN AND ACCESS STATEMENT

Erection of an outbuilding to rear garden for use as a granny annexe

at

8 St John's Close

Uxbridge

UB8 2UX

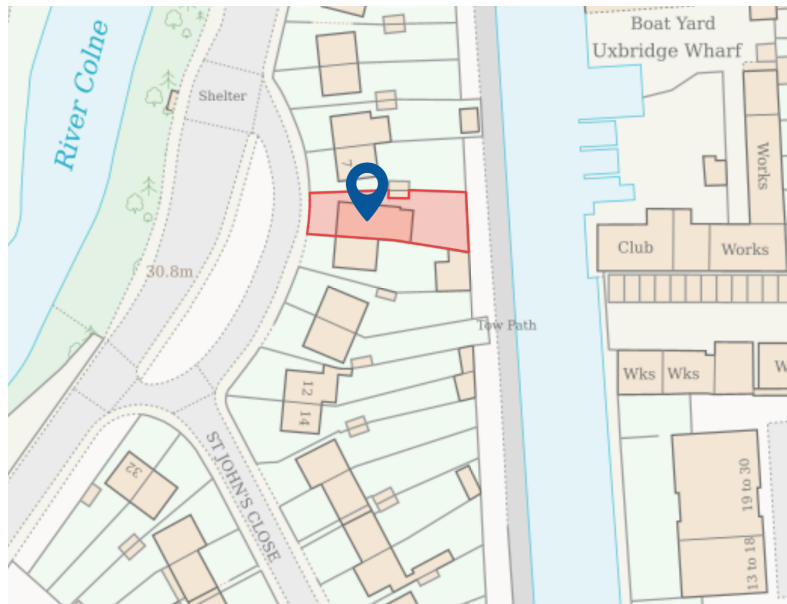
PREPARED BY
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Introduction

This Planning Statement supports a planning application for erection of an outbuilding to rear garden for use as a granny annexe at 8 St John's Close Uxbridge.

The Site

The application relates to a two storey, semi-detached dwelling house located to the East of St John's Close.



Location Plan

The Proposal

The annexe is intended for the use of the applicant's father currently residing in the main house, who suffers from multiple health conditions. He is 75% disabled with a fractured spine (L1, 2, 3, 4, S1 wired in situ), foot drop (requiring the use of callipers and a corset lumbar support belt), and ischaemic heart disease (having previously undergone keyhole surgery and the placement of two stents).

Due to these conditions, he is currently in receipt of the highest rate care and mobility components Disability allowance from Department for Works and Pensions to assist with his daily needs and getting around.

We believe this accommodation is necessary to provide the appropriate level of support and care required for his wellbeing.

Relevant supporting medical information will be provided separately to demonstrate this.

Relevant Planning Policies

Part 1 Policies:

BE1 (2012) Built Environment

Policy BE1 of the Hillingdon Local Plan: Part One 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.

Part 2 Policies:

DMHD 2 Outbuildings

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states - 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.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all development, including extensions, alterations and new buildings, must harmonise with the local context by taking into account the surrounding settings.

Development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. The supporting text for this policy states that the Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible.

Policy D3 of the London Plan (2021) states that development proposals should deliver appropriate outlook, privacy and amenity.

Paragraph 135 (f) of the NPPF (2023) states - Planning policies and decisions should ensure that developments 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.

Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that planning applications relating to alterations and extensions of dwellings will be required to ensure an adequate garden.

Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires all new residential development to provide good quality and useable private amenity space in accordance with Table 5.3 which requires a 2-3 bedroom houses to have at least 60 square metres of private outdoor amenity space.

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

Relevant Case Law

It has been established through case law that the distinctive characteristic of a dwelling house is its ability to afford those who use it, the facilities required for day-to-day private domestic existence (Gravesham BC v SSE & O'Brien).

Section 254 of the Housing Act 2004 refers to basic amenities comprising a toilet, personal washing facilities and cooking facilities.

The proposed single storey outbuilding would have a GIA of approximately 29.5sqm and would comprise a bedroom, shower room and Lounge area. The annexe would be sited in proximity to the main dwelling with its entrance door and main windows facing towards the dwelling.

The annexe does not contain a kitchen facilities and therefore meals would be provided in or by the main house. It is therefore considered that the proposed building does not contain the requisite facilities to function independently as a self-contained unit.

Whilst the proposal does not accord with Policy DMHD 2 as it provides elements of primary accommodation but not fully self contained, recent planning approval LBH Ref Nos: **43538/APP/2026/844 at 14 Hanover Circle Hayes** and appeal decisions (such as **APP/R5510/D/24/3357442 at 47 Daleham Drive, Uxbridge, Hillingdon UB8 3HP**, **APP/R5510/W/22/3303091 at 76 Long Lane, Hillingdon, Uxbridge UB10 0EQ** and **APP/R5510/D/22/3296373 at 50 St. Martins Approach, Ruislip HA4 7QQ**) have determined that the ancillary use of an outbuilding as an annexe in connection with the residential use of the host dwelling could be controlled by condition. If planning permission were granted and the structure were not used as proposed, or if there is a material change of use in the future to

create a separate dwelling, then a further grant of planning permission would be required, and the subject building would be at risk of enforcement action.

Paragraph A1.17 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that:

Annexes designed specifically for the use of disabled or dependent elderly family members should be located at ground floor level and be fully accessible. An Access Statement should be submitted with the planning application. An annexe should not have a separate private entrance and must be connected internally to the existing property. Annexes which are capable of being used as (or easily adapted to) a fully self-contained unit will not be permitted.

Design & Visual Impact

The outbuilding would be sited along the rear boundary with 50cm side gaps to the shared side boundaries. The overall height of the outbuilding is 3.0 metres with flat roof laid to slope. The footprint is a regular shape with total GIA 29.5sqm. External materials will match the main house. There are several outbuildings including at 9 St John's Close of similar size and scale within the rear garden of neighbouring properties. The development would therefore not be out of character.

The proposal therefore complies with Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policy DMHB 11 & DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Neighbouring Amenity

The outbuilding would occupy a portion of the rear garden and would be visible from neighbouring properties, however it would cause no harmful loss of privacy, outlook or light due to its size and siting. Neighbours would be aware of activity associated with the buildings use as an annexe, but the level of activity would not be harmful to neighbouring amenities.

The proposal therefore complies with Policy D3 of the London Plan (2021) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Private Amenity Space

The private amenity space of 85sqm would be retained as existing. As such the retained rear garden area would be sufficient to meet the needs of home of this size.

The proposal therefore complies with Policy DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

Parking:

No changes are proposed to the sites parking arrangements or access.