

# Planning Statement

## Proposed Development of a New 1-Bedroom Flat on Side Garden Land at 28 Cranford Drive, UB3 4LA

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### 1. Introduction

This Planning Statement is submitted in support of a full planning application for the erection of a single-storey, self-contained one-bedroom residential dwelling on the side garden of 28 Cranford Drive, Hayes (UB3 4LA), within the London Borough of Hillingdon. The proposed development is designed to comply fully with the relevant local planning policies, in particular **Policy DMH 6** of the Hillingdon Local Plan Part 2 (2019), which governs garden and backland development.

The site presents an opportunity to make efficient use of surplus residential garden land, in line with national and local objectives to optimise small sites and deliver high-quality housing in sustainable locations.

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### 2. Site Context

28 Cranford Drive is a two-storey semi-detached residential property located on a corner plot within a well-established suburban residential area of Hayes. The surrounding context includes a mixture of two-storey houses, some with side and rear extensions and modest infill developments.

The plot benefits from generous side garden space which wraps around the existing dwelling and has the potential to accommodate a small, sensitively scaled dwelling without compromising the character of the area or the amenities of neighbouring residents.

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### 3. Proposed Development

The application proposes the construction of a single-storey, 1-bedroom flat on the side garden land. Key features of the proposal include:

- A compact, self-contained residential unit with dedicated front access
- Provision of private outdoor amenity space to the rear of the unit
- Design and materials that match or complement the host dwelling
- Refuse storage and secure cycle storage in accordance with local standards
- A dedicated on-site parking space to serve the new flat

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## 4. Planning Policy Context

### National Planning Policy Framework (NPPF 2023)

- Supports the efficient use of land and encourages the development of small and windfall sites, especially in sustainable urban locations.
- Emphasises well-designed places and a plan-led approach to managing housing supply.

### The London Plan (2021)

- **Policy H1:** Increases housing supply on small sites.
- **Policy D3:** Promotes good design that responds positively to context.

### Hillingdon Local Plan: Part 2 – Development Management Policies (2019)

#### Policy DMH 6: Garden and Backland Development

This policy supports garden development subject to several criteria, all of which are met by the current proposal:

- **Character and Pattern of Development:** The proposed flat respects the established layout and pattern of development in Cranford Drive and retains the openness of the street corner.
- **No Overdevelopment:** The size and footprint of the new dwelling is modest and proportionate, avoiding any sense of overdevelopment or intensification.
- **Residential Amenity:** Adequate separation distances are maintained to prevent any harmful overlooking or overshadowing. Private garden space is provided.
- **Access and Parking:** Safe and convenient pedestrian access is included, along with one on-plot parking space and cycle storage.
- **Sustainable Design:** The dwelling will be energy-efficient and constructed with sustainable methods and materials.

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## 5. Design Considerations

The proposed unit has been designed to sit comfortably within the site and respect the visual rhythm of the street. The scale is intentionally modest—single-storey in height—to ensure subservience to the host dwelling and surrounding buildings. The roofline, fenestration, and materials will echo those of 28 Cranford Drive, reinforcing architectural coherence.

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## **6. Access and Parking**

A new pedestrian access is proposed from Cranford Drive, with the potential for an on-plot parking space for one car. Secure and weatherproof cycle storage will also be provided. The site is within walking distance of local bus stops, schools, shops and public open spaces, making it a sustainable location for low-density infill housing.

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## **7. Conclusion**

The proposed development is a sensitive, well-designed and sustainable use of underutilised residential garden land. It aligns with the Council's policy objectives to increase housing supply through infill development and complies with the requirements of **Policy DMH 6** in full.

The design ensures minimal visual and environmental impact, enhances local character, and makes a modest but valuable contribution to Hillingdon's housing stock.

**The applicant respectfully requests that the Council supports the application.**