



Chartered Town Planners & Architectural Technicians

## **DESIGN AND ACCESS / PLANNING STATEMENT**

Rear extension to building.

**Property Address:** Unit C, Swallowfield Way, Hayes, UB3  
1DQ.

**January 2026**

## **1.0 INTRODUCTION**

1.1 This Design and Access / Planning Statement is submitted on behalf of the applicant in respect of a planning application for a rear extension. This Statement should be read in conjunction with other drawings and documents accompanying the planning application.

1.2 This Statement comprises:

- A description of the application property and surrounding area;
- A description of the proposed development;
- A summary of relevant planning history; and,
- An assessment of the proposed development against relevant planning policy.

## **2.0 APPLICATION PROPERTY AND SURROUNDING AREA**

2.1 The planning application relates to Unit C - Swallowfield Way. The Business Park is long established and is home to a variety of commercial / industrial uses.

2.2 The surrounding area is commercial / industrial in nature. There are no residential uses directly abutting the premises.

## **3.0 PROPOSED DEVELOPMENT**

3.1 The proposed development is for a rear extension.

3.2 The extension will match the existing building in terms of width and height. It will be finished in materials to match the existing building.

3.3 The premises will not be accessible to the public. The extension is for the purposes of providing additional storage to the building. The application premises is used for a cash and carry.

3.4 Operating hours for the premises will remain unchanged. Collection / delivery vehicles (for supply of products to businesses) will consist of large vans / small lorries. Collection / deliveries are scheduled to avoid multiple arrivals at the same time. There is ample space to the front curtilage for

loading / unloading. The additional space will not give rise to additional vehicle movements. Rather it will facilitate storage of a greater variety of stock to supplement existing customers and deliveries. Waste will be handled through a licensed commercial waste contractor.

#### **4.0 PLANNING HISTORY**

4.1 There is no recent / relevant planning history for Unit C according to Hillingdon online planning records.

#### **5.0 PLANNING POLICY AND GUIDANCE**

##### **Nottingham City Land and Planning Policies Development Plan Document (2020)**

5.1 According to the Nottingham Proposals map, the premises is within a designated Strategic Industrial Location.

*It is not considered there are any policies within the Development Plan that would resist development of the nature proposed. It is submitted as follows:*

- *The proposed works will facilitate the ongoing commercial / industrial use of the premises and associated employment.*
- *There is negligible potential for adverse impacts to residential properties.*
- *There would be no adverse traffic impacts.*

#### **6.0 CONCLUSION**

6.1 The proposed development is considered to be in compliance with the Hillingdon Local Plan.