

Hayes Toyota
8, Clayton Business Centre

Statement
(incorporating Planning + Design & Access)

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1. Introduction

Preamble

- 1.1 This statement has been produced to support a planning application at

*Hayes Toyota,
Unit 8, Clayton Business Centre,
Trevor Road,
Hayes,
UB3 1RT*

- 1.2 The purpose of this statement is to review the prevailing planning policies and other material considerations that are relevant to the determination of the application and to present a case for granting planning permission. The statement demonstrates the acceptability of the scheme in relation to the visual appearance of the development, along with amenity and other impacts.
- 1.3 This document should be read in conjunction with the proposed drawings and technical specification document submitted with this application.

Location and Surrounding Area

- 1.4 The application site is located on the eastern side of Trevor Road and comprises the existing commercial unit, along with ancillary parking and access to Trevor Road itself. The site is not located within a conservation area and nor does it contain (and nor is it nearby) any listed buildings.

Proposal

- 1.5 This application is for the erection of a ventilation pipe, to serve the new spray booth to be provided within the existing unit.
- 1.6 The pipe would be formed of galvanised steel, and would project 3m beyond the uppermost part of the existing roof. No external alterations are proposed other than the pipe itself. The spray booth is a fully internal installation.
- 1.7 In line with the policies of the Hillingdon Local Plan, we have carefully considered this minor project's impact on the surrounding environment, residential amenity, and other relevant matters.
- 1.8 The following sections of this report will detail the project's objectives, design elements, compliance with the Hillingdon Local Plan, and the measures taken to address the requirements of neighbours and the wider community.

Access

- 1.9 Access to the commercial unit from Trevor Road would remain unaltered.

2. Planning policy

Overview

- 2.1 This section provides the national, regional and local planning policy context of the proposed development and describes the designations affecting the site.
- 2.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 provide that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

- 2.3 The Development Plan for Hillingdon comprises:
- London Plan (2021);
 - Hillingdon Local Plan Part 1
Strategic Policies [LP1] (2012);
 - Hillingdon Local Plan Part 2
Development Management Policies [LP2] (2020); and
 - Local Plan Policies Map (2020)

(together 'the Development Plan')

- 2.4 In this instance, material considerations include a variety of national and local documents. The NPPF and associated Planning Practice Guidance ('PPG') are important material considerations, and each provide the overarching framework for creation of policies and decision making.

Regional Planning Policy

- 2.5 The London Plan provides an up-to-date policy basis for Greater London. The key policies relevant to the proposed development are outlined at Appendix (a).

Local Planning Policy

- 2.6 The Hillingdon Local Plan: Part 1 Strategic Policies [LP1] was adopted in November 2012, with Part 2: Development Management Policies [LP2] following in 2020. Relevant policies are outlined at Appendix (b).

Other Material Considerations

- 2.7 Other material planning considerations include the documents listed at Appendix (c).

3. Appraisal

Introduction

3.1 The key issues relating to the application proposal are:

- a) *The impact on residential amenity*
- b) *Design and visual impact*
- c) *Conclusions*



Figure 1:

Aerial view of the application site

Analysis

Amenity impact

3.2 Paragraph 80 of the National Planning Policy Framework (2023) states that planning policies and decisions should contribute to and enhance the natural and local environment by: e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of *inter alia* air pollution. Development should, wherever possible, help to improve local environmental conditions such as air and water quality.

- 3.3 The application site sits in an established commercial/industrial area, with the nearest residential properties some distance (approximately 100 metres) away, with several commercial buildings in between. In this context, it would have no significantly adverse amenity impacts.
- 3.4 It is acknowledged that the proposed extract flue/vent pipe represents a relatively minor addition to the premises. Nevertheless, care has been taken with regards to its positioning, in order to ensure no significant adverse impacts.
- 3.5 Furthermore, an Emissions Report has been submitted along with the application. No concerns were raised by the author (Todd Engineering) as regards the impact of the extract flue/vent pipe and the associated spray booth.

Design and visual impact

- 3.6 The current application proposal is for a minor (in terms of its massing and consequent visual impact) addition to the roof of the building.
- 3.7 With regards to adopted planning policy, DMHB 11 (Design of New Development) requires all new development to meet certain standards as regards their form, positioning, style and use of materials. It is considered that the proposed development complies with the aspirations of this policy.
- 3.8 Taking into account the application site's location within an established commercial/industrial area, the proposed development is considered to be acceptable.

Conclusions

- 3.9 In conclusion, the proposed addition to these commercial premises aligns with the aims and aspirations of local development guidelines and policies, without adverse effect on the character of the area or the amenity of the nearest residential properties.
- 3.10 Having regard to the above, the Applicant accordingly requests that planning permission is given, subject to the imposition of conditions as may be deemed to be reasonable and necessary by the LPA.

4. Appendix

(a) Hillingdon Local Plan Part 1

Strategic Policies [LP1] (2012)

4.1 The key policy of the plan is:

Policy	
BE1	Built Environment

(b) Hillingdon Local Plan Part 2

Development Management Policies [LP2] (2020)

4.2 The key policy of the plan is:

Policy	
DMHB 11	Design of New Development



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