



Chartered Town Planners & Architectural Technicians

PLANNING, DESIGN AND ACCESS STATEMENT

Change of use from Use Class E to Residential

Property Address: 9 Long Drive, Ruislip, HA4 0HH

September 2022

1.0 INTRODUCTION

1.1 This Planning Statement is submitted on behalf of the applicant in respect of prior approval from Use Class E to residential (Use Class C3) at 9 Long Drive, Ruislip, HA4 0HH. This Statement should be read in conjunction with other drawings and documents accompanying this prior approval 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 9 Long Drive, Ruislip is a three-storey detached commercial property located in Ruislip. The building was occupied by Bonnell's Electrical Contractors Ltd, an electrician.

2.2 The site lies within Flood Zone 1 and is not at risk of flooding. The site is not within a conservation area. The site has an overall PTAL rating of 3, meaning the site is classified as having reasonable access to public transport.



Figure 1 – Front Façade of 9 Long Drive

3.0 **PROPOSED DEVELOPMENT**

3.1 The application seeks to change the use from Class E (Commercial) to Class C3 (Residential).

4.0 **PLANNING HISTORY AND LOCAL PRECEDENT**

4.1 There have been three applications of note on site.

Application Ref	Description of Proposal	Decision and Decision Date
688/APP/2016/2907 ¹	Installation of vehicular crossover to front	Allowed on Appeal 29 th August 2017
688/APP/2021/4555 ²	Erection of a single storey ground floor rear extension (Application under Class A, Part 7, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (Application for a Certificate of Lawful Development for a Proposed Development)	Approved 14 th March 2022
77227/APP/2022/1321 ³	Erection of a first floor extension above ground floor extension approved under 688/APP/2021/4555) to form a two storey rear extension	

Local Precedent

4.2 TO ADD

5.0 **PLANNING POLICY**

General Permitted Development Order

¹ [London Borough of Hillingdon - Planning](#)

² [London Borough of Hillingdon - Planning](#)

³ [London Borough of Hillingdon - Planning](#)

5.1 Schedule 2, Part 3M of the Town and Country (General Permitted Development) (England) Order 2015, as amended by the insertion of Class MA as part of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 sets the criterion that need to be met in order for the development to be permitted. In the case of the application property, it must:

- Have been vacant for a period of three months; and
- Be no larger than 1,500sqm

5.2 The property has been vacant since 1st June 2022. Furthermore, the total existing area of the property measures 320m². With the approved ground floor extension (68.5m²) and the first floor extension also measuring 68.5m², this would give a total area of, 457m², well below the threshold of 1,500m².

6.0 DESIGN AND ACCESS

Amount

6.1 The total internal floorspace area will remain unchanged. In regards to the size of the proposed residential unit, this will measure 457m².

Appearance and Scale

6.2 The only change that will take place will be the realignment of the windows on the first floor of the property to align with the front façade of the building.

6.3 The scale of the property will remain unchanged.

7.0 CONCLUSION

7.1 The proposed conversion is considered to be in compliance with Schedule 2, Part 3M of the Town and Country (General Permitted Development) (England) Order 2015, as amended by the insertion of Class MA as part of The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021.