

19-09-2025

**London Borough of Hillingdon**

3 North, Civic Centre  
High Street, Uxbridge  
UB8 1UW

**Planning Application Statement**

**Site:** 54A PARKFIELD RD ICKENHAM UXBRIDGE UB10 8LW

**Introduction:**

This Planning Statement is submitted in support of a householder planning application for the erection of a detached outbuilding at the rear of the garden of 54A Parkfield Road, Ickenham, Uxbridge, UB10 8LW.

The proposed outbuilding will measure approximately 5.7m in width, and will have a modest height of around 3m, consistent with comparable approved schemes in the vicinity such as No 29 and 39 Parkfield Rd.

The outbuilding is intended for incidental purposes ancillary to the enjoyment of the main dwelling and will not be used as a self-contained residential unit.

**Site and Proposal:**

The application property is a detached dwelling with generous rear garden, with sufficient depth to accommodate an outbuilding without compromising the provision of private amenity space.

The proposed outbuilding will:

- Be located at the end of the garden, well screened from the public realm.
- Be constructed to a high design standard using materials that complement the host dwelling.
- Be used for purposes incidental to the enjoyment of the dwelling (e.g. gym, storage, hobby room), and not as a separate residential unit.

**Assessment Against Policies:**

**Scale and Character**

The site measures approximately 670sqm in area, with dimensions of 58m in length. The host property is a substantial two-storey detached dwelling with accommodation in the roof space. The proposed outbuilding is proportionate to the dwelling and curtilage, and its design and materials will harmonise with the host property, in accordance with policies DMHD 2, DMHB 11, and BE1.

### **Neighbour Amenity**

At a modest height of approximately 3m, and located at the far end of the rear garden, the proposal will not result in overshadowing, overlooking, or loss of outlook for adjoining occupiers. The neighbouring property at No. 54 already benefits from an outbuilding broadly aligned with the position of the proposed development. Accordingly, the scheme complies with policies DMHD 1 and DMHB 11.

### **Private Amenity Space**

The proposal will retain a substantial level of private garden space, with approximately 300sqm of amenity area remaining. This comfortably exceeds minimum standards and ensures compliance with policy DMHD 1.

### **Trees and Landscaping**

The proposal will not adversely affect protected trees or existing landscaping features, thereby complying with policy DMHB 14.

### **Incidental Use**

The outbuilding will not contain primary living accommodation such as bedrooms, a kitchen, or a bathroom. Its use will remain wholly incidental to the enjoyment of the main dwelling, consistent with policy DMHD 2.

### **Conclusion:**

The proposed outbuilding is of an appropriate size, design and location, and is comparable to approved and constructed outbuildings in the locality. Similar applications in the street include:

- 29 Parkfield Road (ref. 14459/APP/2022/1357)
- 39 Parkfield Road (ref. 24825/APP/2025/2675)

The development complies with all relevant local and London-wide planning policies and will not cause harm to the character of the area or the amenity of neighbouring properties.

We trust that this application will be viewed favourably. Should you require any further information, please do not hesitate to contact me.

Yours faithfully,  
Sevda Kucuk  
Senior Architectural Technologist  
AVA Home Design Ltd.