



**LANDMARK**  
— GROUP —

## PLANNING, DESIGN & ACCESS STATEMENT

**67 Hillingdon Hill, Uxbridge, UB10 0JG**

### **PREPARED BY:**

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## 1. INTRODUCTION, SITE AND SCOPE OF PROPOSAL:

The application site is located within the settlement boundary, where development is acceptable in principle. The site consists of a two-storey detached property situated on the north side of Hillingdon Hill.

- 1.2 The rear side houses a large enclosed garden and at the front, hardstanding. The primary character of the surrounding site is residential, consisting of mainly two-storey dwellings.
- 1.3 The proposal is a single-storey, detached outbuilding placed at the rear end of the garden involving a gym, storage, sauna, wc, changing and cardio rooms. Similar like-for-like outbuildings can be seen in the area – the proposal seeks to follow this respected change. The footprint is that now of 50m2. As seen as acceptable in the eyes of the council.

## 2. LOCATION AND SETTING:

The site location has been identified within the attachments of this application.



**Figure 1 - Aerial images of site and setting**

### **3 PLANNING POLICY FRAMEWORK:**

#### **3.1 National Planning Policy Framework (NPPF) (2019)**

At the heart of the Framework is a presumption in Favour of sustainable development (para. 11).

The NPPF (Section 12) Achieving Well-designed Places sets out guiding principles.

Should ensure that developments will function well and add to the overall quality of the area, not just the short term; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting to establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit (paragraph 127)

#### **3.2 HILLINGDON LOCAL PLAN – PART TWO – DEVELOPMENT MANAGEMNET POLICIES (2020)**

Policy DMHD 1 of the Hillingdon Local Plan states that planning applications relating to alterations and extensions of dwellings will be required to ensure, amongst other matters, that: ii) a satisfactory relationship with adjacent dwellings is achieved; and v) there is no unacceptable loss of outlook to neighbouring occupiers.

#### **3.3 HILLINGDON LOCAL PLAN – PART TWO – DEVELOPMENT MANAGEMNET POLICIES (2020)**

Policy DMHB 11 of the Hillingdon Local Plan seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.



#### 4 PLANNING HISTORY:

4.1 Examining the schedule of planning history as recorded on the Council website, larger than prescribed outbuildings are seen in the surroundings.

- ***'Single storey outbuilding to rear for use as a gym/studio'*** - Approved (2019)/Ref: 74729/APP/2019/1142 – 48 Hillingdon Hill

- ***'...single storey detached outbuilding to rear for use as games room/gym/store'*** – Approved (2018)/Ref: 57254/APP/2018/2091 – 73 Hillingdon Hill

#### 5 DESIGN DEVELOPMENT:

##### 5.1 Design brief

Landmark worked with the client throughout this process. A careful design brief was taken along with key elements of how residents can function. To that end, we hope to satisfy the client's requirements by closely adhering to what was required as well as what could be approved under delegated powers.

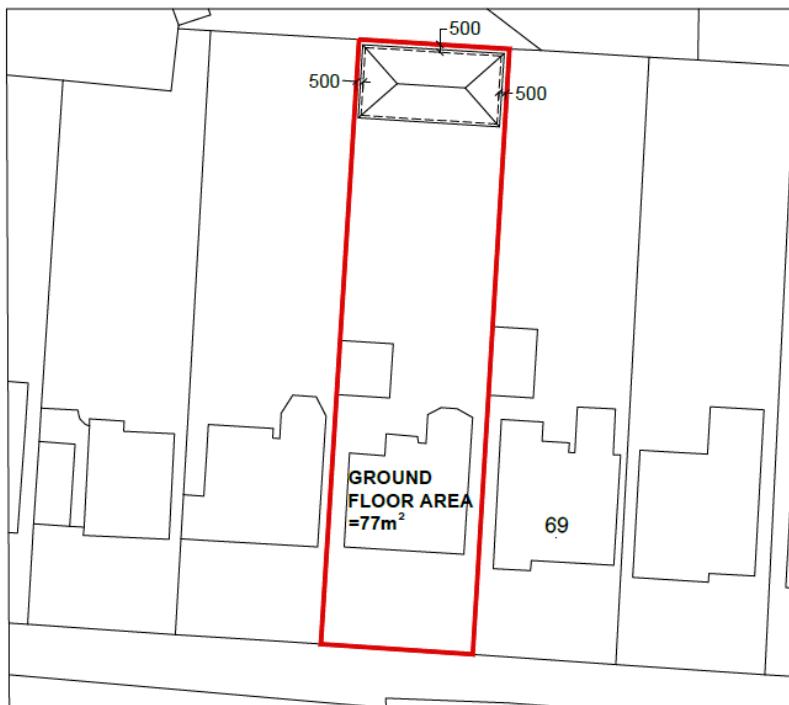
##### 5.2 Size and form

The client wants to achieve a comfortable, modern outbuilding to provide which users can enjoy and have enough room for improving health and wellbeing. The aim is to be long-lasting which residents have always wished for, with significant kerb appeal.

Based on our extensive knowledge of the area we have designed the scheme that is respectable to the facades and of similar character to the comparative plots around.



Figure 1 Design Birds Eye/Landscaping Plan



### 5.3 Architecture Design

Taking into consideration of the officer's report of other approved schemes, we have designed the outbuilding which will sit suitably into the street scene and overall locality.

### 6 CONCLUSIONS:

While architecture is not an exact science it is felt that a fair balance between the needs of the applicant and the planning officer has been achieved on this submission.

This beautiful building is one that we feel will remain for residents to use for generations. The layout is spacious and allows enough room for health and wellbeing exercises.

This building has architectural merit, style, and the necessary accommodation that will stand the test of time.