

# Design and access statement

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**Erection of outbuilding to rear for ancillary use of  
first floor flat.**

**at**

**3a, Field Way, Ruislip, HA4 7LT**

## Introduction

The site is located on the Northern side of Field Way, at its junction with Field Close. The site comprises a two storey residential building consisting of two maisonettes. The building is neither listed nor located within a conservation area.

### Proposal:

The application pertains to an already approved outbuilding. The proposed adjustment involves a slight increase in its size to optimize the outbuilding's functionality and better support the ancillary use of the associated first-floor flat.

The increased dimensions will enhance the utility of the space while maintaining its purpose as an ancillary structure, aligned with the needs of the flat. Careful consideration has been given to ensure that the modifications respect local planning guidelines and do not adversely affect the surrounding properties or environment.

This application seeks to strike a balance between practical use and compliance with planning requirements , ensuring the outbuilding serves its intended purpose efficiently.

## Surrounding Buildings



*5 Field Way , with detached garage*

*23 Orchard field , with detached shed*



Previous refusal and revised proposal:

- Size of the proposal: One of the main reasons for refusal was the size of the proposal. Now the proposed outbuilding is only 25 Sq.m and which is almost half the size of the previous proposal.
- Separate Dwelling: Other reason for the refusal was to the use should be ancillary to the main dwelling and not be capable for use as independent residential accommodation;  
Now the proposed outbuilding would be used as an ancillary use of the first floor flat. It will be used as a home office/ gym with the WC.
- Internal layout: Another reason for the refusal was no internal layout indicated and so none of the facilities mentioned in criterion 4 are shown.  
Now the proposed outbuilding would be used as an ancillary use of the first floor flat. It will be used as a home office/ gym with the WC and intel layout is shown in the drawing.

Previous approved application:

Reference, 59248/APP/2024/1591, Erection of outbuilding to rear for ancillary use of first floor flat.

Conclusion:

The proposed outbuilding is modest in size and scale.

It is well designed for this location and will not have any adverse impact upon the neighboring properties or the setting. We, therefore, look forward to the support of the Council in recommending approval for this application