

Planning statement

Date: 15/11/2024

Site Address: 38 Varcoe Gardens, Hillingdon, UB3 2FH

Application reference: 79116/APP/2024/2794

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Introduction:

This statement is to support a planning application for the Change of use from the internal garage into a habitable room and modification to ground floor front elevation.

SAM Planning is the acting agent on behalf of the owner of the site.

Relevant policy

Hillingdon Local Plan Part Two - Development Management Policies (2020):

DMHD 1

DMHB 11

DMHB 12

Hillingdon Local Plan: Part One

Policy BE1

Policy D4 of The London Plan (2021)

Policy T6.1

NPPF12

Equality act 2010

Relevant Planning history:

78025/APP/2023/1389 - Conversion of garage to habitable use - **85 Varcoe Gardens Hayes** - **Granted**

Statement:

This application seeks permission for the change of use of an existing garage, currently used for storage, into a habitable room to provide step-free additional living space for a resident with disabilities.

The off-street parking provision on the driveway will remain intact, ensuring compliance with the London Plan's residential parking requirements.

The following policies have been thoroughly considered with the proposal:

1. Hillingdon Local Plan: Part Two - Development Management Policies (2020)

- **Policy DMHD 1:** This policy requires that alterations and extensions to dwellings do not adversely affect the character and appearance of the street scene and remain subordinate to the main dwelling. The proposed garage conversion involves replacing the existing garage door with a window designed to match the existing fenestration of the property, maintaining visual cohesion with the original dwelling and the estate's uniform architectural character.
- The garage has been used for storage for over a decade and is not suitable for parking due to its substandard dimensions (3220mm x 4900mm, below the minimum required 3000mm x 6000mm). The need for an additional ground-floor bedroom on medical grounds adds significant merit to the proposal.
- **Policy DMHD 1 (Neighbouring Amenity):** This policy also seeks to ensure that development proposals do not result in an unacceptable loss of outlook or amenity to neighbouring occupiers. As the proposal does not involve extensions, there is no potential for loss of outlook or harm to neighbouring amenity.
- **Policy DMHB 11:** This policy ensures that developments do not negatively impact daylight, sunlight, or the amenities of adjacent properties. The proposed development introduces no additional floorspace, creates no overlooking, and maintains existing light and outlook conditions.
- **Policy DMHB 12:** This policy emphasises that development should integrate well within the surrounding area. The proposed garage conversion, with materials and design matching the existing property, satisfies this requirement.

2. Policy T6.1 (London Plan – Residential Parking):

Policy T6.1 requires 0.75 parking spaces per new dwelling. The property retains a single off-street parking space on the

driveway, complying with this standard. Additionally, as the garage dimensions are insufficient for modern vehicle storage, its conversion will not negatively impact local parking provision.

Policy T6.1 (London Plan – Residential Parking): Policy T6.1 requires 0.75 parking spaces per new dwelling. The property retains a single off-street parking space on the driveway, complying with this standard. Additionally, the internal dimensions of the existing garage (3220mm x 4900mm) fall short of the London Plan's minimum standard for a usable indoor parking space, which requires internal measurements of 3000mm x 6000mm. As the garage does not meet these requirements, its conversion would not compromise practical parking provision.

The policies cited above were comprehensively reviewed under application reference **78025/APP/2023/1389**, representing an identical proposal. That application was deemed acceptable and ultimately approved.

Equality Considerations: This application aligns with the principles of the **Equality Act 2010**, which ensures equitable rights and access for disabled individuals. By providing step-free access and creating an additional habitable room suitable for the needs of a disabled occupant, this proposal upholds the Act's commitment to fostering inclusivity and equality.

Conclusion:

In summary, the proposed conversion aligns with relevant local and national planning policies. The design respects the character of the area, preserves off-street parking, and fulfils the specific needs of a disabled resident. Considering these factors and the precedent set by application **78025/APP/2023/1389**, we respectfully request that planning permission be granted.