

MERCER PLANNING

Town Planning & Property Development Consultants

PLANNING STATEMENT

Site: 25 Kings College Road, Ruislip, HA4 7JY.

Proposal: Demolition of existing garage and erection of detached garage and store incorporating first floor clay sculpture art room.

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1. Introduction

This Planning Statement has been prepared to support an application for full planning permission for the *'Demolition of existing garage and erection of detached garage and store incorporating first floor clay sculpture art room'* at 25 Kings College Road, Ruislip.

This statement should be read in conjunction with all plans and documents submitted with the planning application.

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2. The Application Site and its Surroundings

The application site is a detached dwelling with dormer windows to the front roof slope with an integral garage, located on the western side of Kings College Road, Ruislip. The site also benefits from a detached garage to the side and a medium sized front and rear garden, with off-street parking to the front.

The surrounding area is residential in character and the streetscene is characterised by a mixture of detached houses with dormer roofs, detached and semi-detached dwellings of varying designs. Directly to the north of the site lies a number of sports fields and open spaces used for recreational activities.

The application site is located within the developed area as identified within the Hillingdon Local Plan: Part Two Saved Policies (November 2012). The property is not listed nor is it located within a conservation area. The site is located within Flood Zone 2 and the Ruislip Motte & Bailey Archaeological Priority Area.

3. The Proposal

The application seeks full planning permission for the demolition of the existing detached garage and the erection of a detached garage and store incorporating first floor clay sculpture art room for use by the applicant.

The existing garage has a footprint of 4.21m x 5.91m, white rendered walls, and a clay tiled pitched roof. It sits subservient to the host property, with a ridge height of 4.1m and eaves of 2.4m.

The proposal is for a new detached garage which measures 5m wide by 7.6m long. The ground floor will continue to function as a garage with rear store. Above, a new first-floor space is introduced, designed as a recreational clay sculpture art room with windows to the front and rear elevations and two roof lights.

Externally, the design includes a pitched roof form with clay tiles and white rendered walls. The finishes of the proposed garage would match those of the existing and are considered to complement the host dwelling and provide consistency to the street scape.

The existing timber and glass bifold doors to the front are retained, ensuring minimal change to the street-facing elevation. The proposed garage has a ridge height of 5.2m and eaves of 3.375m, remaining visually subservient to the main house, which has a ridge of 7.5m.

The proposed development is incidental to the main dwellinghouse and the existing parking arrangements would remain unchanged.

4. Relevant Planning History

Pre-application enquiry Ref - 79287/PRC/2025/151: Proposed extension to detached garage to create an additional floor. Response - 12th November 2025.

5. Planning Policy Context

Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that all planning decisions are required to be made in accordance with the development plan for the area unless material considerations indicate otherwise. The application must therefore be considered within the context of the Statutory Development Plan for Hillingdon, which comprises:

- The National Planning Policy Framework (NPPF) (2025);
- The London Plan (2021);
- The Local Plan: Part 1 - Strategic Policies (2012)
- The Local Plan: Part 2 - Development Management Policies (2020)
- The Local Plan: Part 2 - Site Allocations and Designations (2020)
- The West London Waste Plan (2015)

The relevant planning policies applicable to this proposal are as follows:

National Planning Policy Framework (2025):

4: Decision making

12: Achieving well designed places

London Plan Policies (2021):

D4: Delivering good design

D6: Housing quality and standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB11: Design of New Development

DMHB14: Trees and Landscaping

DMHB18: Private Outdoor Amenity Space
DME19: Management of flood risk
DMHD 2: Outbuildings
DMT6: Vehicle Parking

Supplementary Planning Documents

Residential Extensions, Hillingdon Design & Access Statement (HDAS) adopted December 2008.

6. Planning Considerations

The main planning issues in relation to this case are:

- Principle of Development;
- Design considerations and impact on the character and appearance of the area;
- Impact on residential amenity;
- Private amenity space;
- Highway and Parking Issues;
- Trees; and
- Flood Risk.

6.1 Principle of development

The application site is located in the developed area of the borough where the alteration and extension of an existing dwelling is acceptable in principle subject to compliance with the relevant policies of the Development Plan.

The Applicant contends the proposal is acceptable in principle subject to the material considerations discussed below.

6.2 Design Considerations and Impact on the Character of the Area

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHD 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that in relation to outbuildings:

- i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers;
- ii) the developed footprint of the proposed building must be proportionate to the footprint

of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees;

iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and

iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted.

The proposal involves the demolition of the existing garage and the erection of a detached garage measuring 5m wide by 7.6m long in its place. The ground floor will continue to function as a garage with rear store. Above, a new first-floor space is introduced, designed as a recreational clay sculpture art room with windows to the front and rear elevations and two roof lights.

Externally, the design includes a pitched roof form with clay tiles and white rendered walls. The finishes of the proposed garage would match those of the existing and are considered to complement the host dwelling and provide consistency to the street scape. The existing timber and glass bifold doors to the front are retained, ensuring minimal change to the street-facing elevation. The proposed garage has a ridge height of 5.2m and eaves of 3.375m, remaining visually subservient to the main house, which has a ridge of 7.5m.

The design and size of the proposed garage follows the advice received in the pre-application enquiry reference 79287/PRC/2025/151. Whilst the proposed garage is slightly larger than the existing to be replaced, the garage would be modest and subordinate to the host dwelling in terms of height, bulk, and massing. The continuation of white render and the retention of the front doors ensures that the proposal integrates with both the existing dwelling and the surrounding street character. The garage building located to the side of the dwelling would appear as a modest and subordinate ancillary residential outbuilding to the main dwelling house. The developed footprint of the proposed garage building is proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands.

The proposed garage building would be subservient to and would integrate satisfactorily with the host dwelling and would not harm its appearance. The proposal is not much larger than the garage it would replace and would not have a detrimental impact on the visual amenities of the site or the character and appearance of the host dwelling and street scene.

In view of the above the Applicant considers the proposal is acceptable in terms of its design and appearance and would have a positive impact on the visual amenities of the street scene and the character and appearance of the area. The proposal thus accords with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies DMHB 11 and DMHB 12 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (2020).

6.3 Impact on Residential Amenity

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The existing and proposed garage are not located directly adjacent to residential neighbouring properties. The Applicant considers the proposal would not cause harm to residential amenity.

The site is bounded to the north by an established belt of mature trees and beyond that the grounds of Ruislip Cricket Club.

To the east and on the opposite side of the road, is No.30 Kings College Road. Given the separation distance to this property, the proposal would not result in harm to the amenities currently enjoyed by the occupiers of this property.

To the south of the application site is No.23 Kings College Road. As the existing garage is located on the north side of No.25, the proposed development would not be overshadowing nor would it overlook this site, with the application dwelling in between.

To the west of the application site is No.106 Evelyn Avenue. Due to the orientation of the plots, the rear of the application site backs onto the side of the rear end of the long garden of No. 106 Evelyn Avenue. Given the separation distances between the proposed garage and this property's garden there would be no unacceptable overlooking and overshadowing impacts.

In view of the above, the proposal would not result in an overbearing impact, loss of light or be visually intrusive to the adjacent and surrounding properties.

The proposed development would not, therefore result, in an unneighbourly form of development and would thus comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

6.4 Private Amenity Space

The proposed development would retain enough of the rear garden space, over 300sqm, to be in accordance with the minimum private amenity space standards for a 4+ bedroom house, as set out in Table 5.3 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). As such, the proposal would not undermine the provision of external amenity space for the existing occupiers at the application site, in compliance with Policies DMHD 1 and DMHB 18 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

6.5 Highway/ Parking Issues

Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The proposed development is incidental to the main dwellinghouse and the parking arrangements would remain unchanged. As such the development would comply with Policy DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (2020).

6.6 Management of Flood Risk

The site is located within Flood Risk Zone 2. Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) requires that proposals in Flood Zones 2 and 3 submit flood risk assessments to demonstrate that the development is resilient to all sources of flooding.

A Flood Risk Assessment is submitted with the application for consideration.

6.7 Protection of Trees

Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) states that developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

The proposed garage would be located near to established trees, the application is therefore accompanied by a Tree survey and Arboricultural Impact Assessment, including a tree plan and root protection areas.

7. Conclusion

For the reasons detailed above, the Applicant contends that the principle of development is acceptable. The proposed replacement garage is of a sensitive, high-quality design that respects the character of the host property and surrounding area, while introducing a modest creative art studio above. The proposed development is acceptable in design terms and respects the overall characteristics of the area, and would not have a detrimental impact on the amenities of surrounding occupiers or on local highway and parking conditions. The proposal represents an acceptable form of development that complies with the policies of the Development Plan for Hillingdon.

Accordingly the Applicant requests that planning permission is granted subject to any conditions deemed reasonable and necessary.