

# RETROSPECTIVE PLANNING STATEMENT

**Site Address: Unit 6 , Hayes Metro Centre, Springfield Road,, Hayes UB4 0LE**

**Ref: ENF/364/25**

**Retrospective Planning Application for Proposed Change of Use from B8 (Storage or Distribution) to B2 (General Industrial) and Erection of Single-Storey Side Extension**

**September 2025**



Retrospective Planning Statement  
Unit 6, Hayes Metro Centre, Springfield Road, UB

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## 1. Introduction

This statement accompanies a retrospective planning application for the change of use of Unit 6, Hayes Metro Centre, from Use Class B8 (Storage or Distribution) to Use Class B2 (General Industrial), together with the construction of a single-storey side extension. The development has already been implemented and is now regularised through this submission to ensure full compliance with planning regulations and to formalise the site's operational use.

## 2. Site Context

Unit 6 is situated within the Hayes Metro Centre, a designated employment zone comprising a mix of light industrial and commercial premises. The unit benefits from established infrastructure, including vehicular access, servicing areas, and proximity to key transport links such as the A312 and Hayes & Harlington station.

## 3. Description of Works

- **Change of Use:** The unit has been repurposed from B8 to B2 use to accommodate light industrial activities. These operations are low-impact and compatible with the surrounding employment uses. **The unit was in constant use as a double-glazing manufacturing factory since 2004. In recent years, it has been used for the same class 'general industrial use' and historically fallen within B2.**
- **Side Extension:** A single-storey side extension has been constructed to provide additional operational space. The extension is sympathetic in scale and design, matching the existing building in materials and appearance.



#### 4. Planning Justification

The retrospective nature of this application reflects the applicant's commitment to regularising the development and ensuring alignment with planning policy. The proposal supports the strategic objectives of the London Plan and the London Borough of Hillingdon's Local Plan, particularly in relation to:

- **Employment and Economic Growth:** The B2 use contributes to local employment and supports industrial capacity within a designated employment area.
- **Design and Compatibility:** The extension is modest, well-integrated, and does not detract from the visual character of the site or surrounding units.
- **Amenity and Impact:** The operational use has not resulted in adverse impacts on neighbouring occupiers. Noise, traffic, and servicing levels remain within acceptable thresholds.
- **Sustainability and Servicing:** The site continues to operate efficiently, with no disruption to access, waste management, or parking provision.

#### 5. Access and Infrastructure

Access arrangements remain unchanged, with the unit served via the existing estate road. The extension does not encroach upon circulation space or servicing areas. Parking provision is unaffected, and the site continues to function effectively within its established layout. A transport statement is also being submitted to support this argument.



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## 6. Conclusion

This retrospective application seeks to regularise a modest and policy-compliant development that enhances the operational capacity of Unit 6 while maintaining compatibility with the surrounding employment context. The change of use and extension support local economic activity and reflect a responsible approach to planning compliance.



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