
SUPPORTING STATEMENT

Erection of outbuilding in rear
garden

28 Morello Avenue,
Uxbridge
UB8 3ES

1. Site Description

The application property is a semi-detached residential property located in a well-established suburban area of Uxbridge. The property benefits from a generous rear garden, offering sufficient space for ancillary development without compromising amenity or character.

2. Proposed Use

The outbuilding is intended for:

- Secure storage of household and garden equipment
- Private gym for personal fitness and wellbeing

These uses are incidental to the enjoyment of the dwellinghouse, aligning with Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

2. Compliance with Permitted Development Criteria

The proposal is designed to comply with the following:

- Single-storey with a maximum height of 2.5m (if within 2m of boundary)
- Located within the curtilage of the dwellinghouse
- Not forward of the principal elevation
- No balcony, veranda, or raised platform
- Total area covered by buildings does not exceed 50% of the curtilage

4. Functional Need

- The storage component addresses practical household needs, reducing clutter and improving safety.
- The gym supports health and wellbeing, reducing reliance on external facilities and promoting sustainable living.

6. Planning Precedent

Similar developments have been approved under permitted development rights or minor planning applications across Hillingdon, particularly where the use is clearly ancillary and the scale is proportionate.