

PLANNING STATEMENT

Site: 70 Park Lane, Hayes

Proposal: Erection of 1 no. dwellinghouse following demolition of existing garage

1. Introduction

This Planning Statement has been prepared by AH Architecture in support of a full planning application for the erection of a single residential dwelling following demolition of an existing garage structure at 70 Park Lane, Hayes.

2. Site and Surroundings

The site comprises a parcel of land to the side of No. 70 Park Lane, currently occupied by a garage and associated hardstanding.

The site occupies a **prominent corner position** within an established residential area characterised by two-storey dwellings of varied styles and layouts.

3. Principle of Development

The proposal represents a form of **residential infill development within a side plot**, which is supported in principle where it:

- Respects the prevailing pattern of development
- Maintains appropriate spacing and plot structure
- Preserves residential amenity

The redevelopment of a garage site to provide residential accommodation represents an efficient use of land in accordance with the NPPF and London Plan Policy D3.

4. Design, Scale and Character

The proposed dwelling:

- Is **two storeys in height**, consistent with surrounding properties
- Has a **modest footprint (~70 sqm GIA)**
- Adopts a traditional residential form with pitched roof

The corner plot arrangement allows the dwelling to:

- Read as a natural continuation of the street
- Avoid a cramped or backland appearance
- Reinforce the urban grain

The proposal complies with Policy DMHB11.

5. Layout and Plot Arrangement

The layout has been carefully designed to:

- Maintain **clear separation between dwellings**
- Provide **defensible space and legible access**
- Retain usable garden areas for both existing and proposed dwellings

Both properties benefit from:

- Adequate private amenity space
- Functional and clearly defined plots

6. Residential Amenity

The proposal ensures:

- No unacceptable overlooking or loss of privacy
- No significant loss of daylight or sunlight
- No overbearing relationship with neighbouring properties

Boundary treatment (1.8m wall/fencing) ensures privacy is maintained.

The scheme complies with Policy DMHB16.

7. Parking and Highways

The proposal includes:

- **Retention of off-street parking provision**
- Use of existing crossover

The development replaces an existing garage and **does not result in a net loss of parking capacity**, thereby avoiding increased on-street parking stress.

Given the scale (single dwelling), traffic generation is minimal and compliant with Policies DMT2 and DMT6.

8. Sustainability

The development incorporates:

- Provision for **solar panels**
- Efficient building form

9. Conclusion

The proposal represents a high-quality form of corner plot infill development which:

- Optimises use of land
- Maintains character and spacing
- Preserves residential amenity
- Avoids parking stress

The development fully complies with national, regional and local policy and should be granted planning permission.