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PDAS Report

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Executive Summary

This Planning, Design and Access Statement has been prepared on behalf of the applicant in support of an application for full planning permission on land adjacent to No. 77 St Peter’s Road, Cowley, Uxbridge, within the London Borough of Hillingdon.

The application seeks planning permission for:

Demolition of the existing single-storey structure and the erection of a two-storey dwelling, together with associated landscaping, private amenity space, car parking, cycle and refuse storage and associated external works.

The proposal would provide a three-bedroom, four-person family dwelling with a gross internal floor area of approximately 84.82 sq.m. The dwelling would benefit from approximately 60 sq.m of private rear amenity space, one off-street parking space incorporating an active electric vehicle charging point, secure storage for two cycles and conveniently located refuse and recycling storage.

The scheme has been informed by pre-application discussions with the Council under Ref. 79928/PRC/2026/34. The Council confirmed that, subject to compliance with the other relevant material considerations, the principle of development is acceptable. In particular, the pre-application response recognised that the proposed family-sized dwelling would contribute positively towards the Borough’s housing supply and that the development was capable of integrating satisfactorily with the existing property and surrounding street scene.

The design has been developed in response to the site’s particular context and the matters identified through the pre-application process. The proposed dwelling adopts a scale, form and architectural treatment that respond positively to No. 77 and the established two-storey residential character of St Peter’s Road.

Its siting, massing and internal arrangement have also been carefully considered to protect the daylight, outlook and privacy of neighbouring occupiers while providing a high-quality living environment for future residents. The development would make effective use of an underutilised site presently occupied by a single-storey structure and areas of hardstanding.

The scheme would deliver an additional family-sized home at a time of significant housing need and would make a modest but valuable contribution towards the Borough’s housing supply. It provides an appropriate standard of accommodation, private amenity space, parking, cycle storage and waste facilities, while avoiding unacceptable effects upon neighbouring amenity, highway safety or the character and appearance of the area.

This statement should be read alongside the full suite of documents submitted as part of the planning application, including:

- Application Forms
- Site Location Plan
- Existing and Proposed Drawings
- Existing and Proposed Site Plans
- Parking Stress Survey
- Transport Technical Note
- Landscaping Details
- Preliminary Ecological Assessment
- CIL Form

This Statement assesses the proposal against the National Planning Policy Framework, the London Plan and the adopted Hillingdon Local Plan. It demonstrates that the development represents an appropriate and sustainable use of the site and accords with the development plan when read as a whole. Planning permission should therefore be granted, subject to appropriate conditions.

Site & Surroundings

Site and Surroundings

Site Location

Immediate context

The application site comprises land immediately adjacent to the southern flank of No. 77 St Peter’s Road. It forms part of the existing residential plot and is currently occupied by a single-storey structure attached to the side of the host dwelling. The remainder of the site comprises hardstanding to the frontage and an enclosed garden area to the rear.

No. 77 is a conventional two-storey dwelling which forms part of the established residential frontage along St Peter’s Road. The surrounding area is predominantly residential in character and comprises a mixture of two-storey semi-detached and terraced houses of broadly consistent scale, form and appearance. Properties are generally set behind modest front gardens or areas of hardstanding, with many providing off-street parking. The application site occupies a relatively wide gap between No. 77 and a row of single-storey lock-up garages immediately to the south. No. 79 St Peter’s Road lies beyond this garage block, while the rear gardens of Nos. 71 and 73 St Peter’s Road adjoin the wider site to the east. The garages provide physical and visual separation between the application site and the residential properties further south.

The site is accessed directly from St Peter’s Road by an existing wide vehicular crossover. Its frontage is presently dominated by hardstanding, while the rear portion is enclosed by the boundaries of neighbouring residential gardens.

Overall, the immediate context is characterised by established two-storey residential development, regular building lines and pitched-roof dwelling forms, interspersed with areas of off-street parking and ancillary structures. The application site reads as an underutilised gap within this residential frontage, albeit one presently occupied by a low-rise ancillary structure and positioned alongside the existing garage block.





Existing Rear View



Existing Front View



Existing Rear View



Existing Front View

Site and Surroundings

The Surroundings

Wider Area Context

The site is located within Cowley, an established suburban residential area to the south-east of Uxbridge town centre. The wider neighbourhood is predominantly characterised by traditional two-storey housing arranged along a connected network of residential streets.

The surrounding housing stock comprises a mixture of semi-detached and terraced properties, generally set within defined plots with private rear gardens. Front gardens have frequently been adapted to provide off-street parking, while garages and other ancillary structures are also recurring features of the area. Notwithstanding some variation in architectural detailing, the wider area retains a consistent domestic scale and established residential character.

St Peter's Road is a relatively quiet residential street connecting with the surrounding local road network. There are no parking controls along the roads immediately surrounding the site, and a significant proportion of nearby properties benefit from on-plot parking.

The site has a Public Transport Accessibility Level of 1a, reflecting its relatively limited access to the public transport network. Nevertheless, it is situated within an established residential catchment with access to local shops, services, schools and community facilities in Cowley and the wider Uxbridge area.

The surrounding area also benefits from convenient access to open green space:

- An unnamed area of open green space is approximately a 1-minute walk from the site;
- Abbott's Close Playground is approximately a 4-minute walk away; and

- Philpot's Farm Open Space is approximately a 13-minute walk away.

The site is therefore not isolated, and future occupiers would have reasonable access to the services, facilities and recreational spaces required to support day-to-day residential use. Overall, the wider context is that of an established suburban neighbourhood in which the proposed addition of a single family-sized dwelling would be compatible with the prevailing land use, scale and pattern of development.

Site and Surroundings

The Surroundings

