

PLANNING STATEMENT

282–284 Kingshill Avenue, Hayes, UB4 8BY

RETROSPECTIVE PLANNING STATEMENT

Site: 282–284 Kingshill Avenue, Hayes, UB4 8BY

Proposal: Retention of fixed canopy structure to front of commercial units

Introduction

This statement has been prepared in support of a retrospective planning application for the retention of a fixed canopy structure installed to the front elevation of the commercial premises at 282–284 Kingshill Avenue.

The application follows correspondence from the Local Planning Authority dated 24 March 2026. The applicant acknowledges that planning permission should have been obtained prior to installation and is seeking to regularise the development through this application.



Site and Surroundings

The site comprises a ground floor retail unit within an established commercial parade in Hayes. The parade is characterised by a mix of shopfront designs, signage, and external features typical of active retail frontages.

The property operates as a food retail store with external display of produce, contributing to the vitality and function of the shopping parade.

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Description of Development

The development consists of a fixed canopy structure extending across the frontage of the two shop units.

The canopy:

- Is attached at ground floor level
- Provides shelter for customers and goods
- Has a minimum clearance of approximately **2.36 metres** above ground level
- Has an overall height of approximately **2.76 metres**

Highway and Land Ownership

A plan has been submitted confirming that the canopy is positioned entirely within the site's private land (as identified by the green boundary) and does not encroach onto the adopted highway.

The structure maintains adequate headroom for pedestrian movement and does not obstruct the public footway or create any highway safety concerns.

ON THE MAP BELOW GREEN IS PRIVATE LAND AND
YELLOW IS ADOPTED HIGHWAY LAND



YELLOW IS ADOPTED HIGHWAY LAND

GREEN IS PRIVATE LAND

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Planning Considerations

- **Principle of Development**

The provision of shelter to a commercial frontage is a common and established feature within retail environments. The proposal supports the continued viable use of the premises and enhances the functionality of the shop.

- **Impact on Visual Amenity**

The canopy is confined to ground floor level and does not affect the upper residential units. While the structure spans the width of two units, it remains proportionate to the scale of the shopfront and reflects the active commercial use of the premises.

The applicant acknowledges that the canopy may appear visually prominent and has sought to ensure it remains subordinate to the host building.

- **Willingness to Amend**

In response to the concerns raised by the Local Planning Authority, the applicant is willing to make reasonable amendments to the structure if required. This may include:

- Reducing the projection of the canopy
- Refining the design to achieve a lighter visual appearance
- Adjusting materials or finish to better integrate with the surrounding street scene

This demonstrates a positive and cooperative approach to addressing any identified concerns.

- **Impact on Amenity**

The canopy does not result in:

- Loss of light or outlook to neighbouring properties
- Noise, disturbance, or overlooking

It has no adverse impact on residential amenity.

Fallback Position

The canopy replaces a previously installed awning which served the same functional purpose of providing shelter to the shopfront.

The current structure represents a more durable and permanent solution while maintaining the established use and function of the frontage.

Conclusion

The canopy is a functional addition that supports the operation of an active retail unit and contributes to the vitality of the shopping parade.

It is positioned entirely within private land, maintains adequate clearance, and does not give rise to highway or amenity concerns.

The applicant is willing to amend the structure if required to address any visual concerns. In light of the above, it is respectfully requested that planning permission be granted.