

Planning Statement

Site Address: 16A Barnard Gardens, Hayes UB4 9ER

Proposal: Proposed Out House

Applicant: John Emore

1. Introduction

This Planning Statement has been prepared to accompany a Planning Application for the property located at 16A Barnard Gardens, Hayes UB4 9ER. The application seeks permission for the construction of a detached single-storey outbuilding within the rear garden of the existing residential property, together with associated ancillary accommodation.

The host property is an existing residential dwelling house operating under Use Class C3 (Dwelling houses). The proposed outbuilding will remain incidental and ancillary to the enjoyment of the main dwelling and does not involve the creation of a separate residential unit, independent occupation, or any change of use.

The principal objective of the proposal is to provide additional ancillary accommodation comprising a gym, office and bathroom facilities to support the needs of the occupants of the main dwelling, enhancing functionality and flexibility of the residential property while remaining subordinate to the host dwelling.

2. Site and Surroundings

The application site comprises an existing residential property located at 16A Barnard Gardens, Hayes UB4 9ER. The property is situated within an established residential area characterized by detached, semi-detached and terraced dwelling houses with private rear gardens and associated residential outbuildings.

The site benefits from an existing residential curtilage, including private amenity space to the rear where the proposed outbuilding will be located. Existing access arrangements, parking provision, residential amenity areas and dwelling typology remain unchanged as part of this proposal. Reference should be made to the submitted drawings and supporting documents for further details regarding site layout, parking arrangements, amenity space and property characteristics.

The surrounding area is predominantly residential in nature, with development reflecting a consistent pattern of domestic buildings and ancillary garden structures. The proposed outbuilding has been designed to respect the established character of the area and maintain appropriate relationships with neighbouring properties.

3. The Proposal

The proposal seeks to provide additional ancillary residential accommodation through the construction of a detached single-storey outbuilding positioned within the rear garden of the property.

The proposed development includes the following key elements:

- Construction of a detached single-storey outbuilding within the rear garden.
- Provision of ancillary gym accommodation.
- Provision of ancillary home office accommodation.
- Provision of bathroom facilities associated with the outbuilding.
- Retention of the property within Use Class C3 (Dwelling houses).

The proposed outbuilding measures approximately 7.5 m in width and 4.3 m in depth with a flat roof design and an overall height of approximately 2.85 m, as illustrated on the submitted drawings. The building has been carefully designed to remain subordinate to the principal dwelling and to integrate appropriately within the rear garden environment.

The proposal does not result in the formation of a separate dwelling, independent residential accommodation or self-contained unit. The outbuilding will remain incidental to the use and enjoyment of the existing dwelling house.

4. Planning Policy Considerations

National Planning Policy Framework (NPPF)

The proposal has been designed in accordance with the principles of the National Planning Policy Framework, which supports sustainable development and high-quality design.

The scheme aligns with the NPPF as follows:

- It makes efficient use of an existing residential plot within an established settlement.
- It supports the continued improvement and functionality of existing housing stock.
- The design respects the character and appearance of the surrounding residential area.
- The scale, form and appearance of the outbuilding are proportionate and subordinate to the host dwelling.
- The proposal safeguards neighboring residential amenity and does not result in unacceptable adverse impacts.

Local Planning Policy

The site falls within the administrative area of the London Borough of Hillingdon.

The proposal complies with local planning objectives by demonstrating:

- A subordinate and ancillary relationship to the host dwelling.
- Appropriate scale, massing and design.
- Respect for the established residential character of Barnard Gardens.
- Retention of adequate private amenity space for occupants of the property.
- No harmful impact upon neighboring residential amenity.
- Retention of the lawful residential use of the site under Use Class C3.

5. Design and Amenity

Residential amenity has been a key consideration in the design of the proposal.

- The single-storey nature of the outbuilding ensures that it remains visually subordinate within the site.
- The flat roof design limits the overall height and reduces visual impact upon neighboring properties.
- No unacceptable loss of daylight, sunlight, outlook or privacy is anticipated to neighboring occupiers.
- The proposal maintains adequate separation from surrounding boundaries.
- The development retains substantial private garden space and outdoor amenity provision for the existing dwelling.
- The building is designed solely for ancillary residential purposes including a gym, office and bathroom facilities.
- The design is simple, functional and appropriate for its residential setting.
- The proposal preserves the character and appearance of the surrounding area and maintains a balanced relationship with neighboring properties.

The proposal therefore represents an appropriate form of ancillary residential development that protects both the amenities of neighboring occupiers and the quality of accommodation enjoyed by the occupants of the host dwelling.

6. Highways and Parking

Existing vehicular and pedestrian access arrangements serving the property will remain unchanged.

The proposal does not result in the loss of any existing parking spaces and does not generate a level of activity that would adversely affect highway safety or parking demand within the locality.

7. Conclusion

In conclusion, the proposed outbuilding at 16A Barnard Gardens, Hayes UB4 9ER represents a well-designed and proportionate enhancement to the existing residential property.

The scheme delivers the following planning benefits:

- Provision of ancillary residential accommodation including a gym, office and bathroom.
- A design that remains subordinate and sympathetic to the host dwelling.
- Preservation of the character and appearance of the surrounding residential area.
- No unacceptable impact on neighboring residential amenity.
- Retention of existing access, parking and amenity arrangements.
- Continued use of the property within Use Class C3 (dwelling houses).
- Improvement in the functionality and flexibility of the existing residential accommodation.

For these reasons, the proposal is considered acceptable in planning terms and is respectfully submitted for approval.