



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Design and Access Statement

121 Lowdell Close, West Drayton, UB7 8BA

Construction of a Detached Outbuilding with
Basement in the Rear Garden

On Behalf of: Adam Pisar

V12

05 June 2026

Application

Planning By Design has been instructed to act on behalf of Adam Pizar (the applicant) to submit a Householder Planning Application to the London Borough of Hillingdon for the construction of a detached outbuilding with basement within the rear garden of 121 Lowdell Close, West Drayton, UB7 8BA (the site).

In support of this application, the following Design and Access Statement has been prepared to demonstrate the suitability of the site for the proposed development and to evaluate the proposal's accordance with national and local planning policy.

Site Location and Description

The application site is located at 121 Lowdell Close, West Drayton, UB7 8BA, within the London Borough of Hillingdon. Lowdell Close is a residential close situated within an established residential neighbourhood of West Drayton, comprising two-storey semi-detached and terraced dwellinghouses of similar scale and character. The locality is well served by local amenities, road connections and public transport infrastructure.

The application property is a semi-detached two-storey dwellinghouse of red brick construction beneath a pitched tiled roof. The front elevation faces Lowdell Close. The rear garden is of generous proportions and is enclosed by timber panel fencing on all sides. The south-east corner of the rear garden, where the proposed outbuilding is to be sited, is unobstructed at ground level. The surrounding area is characterised by residential development of a similar scale and density to the application property.

The site is not subject to any planning designations. It does not lie within the Metropolitan Green Belt, a Conservation Area, or the curtilage of a Listed Building. There are no Tree Preservation Orders affecting the site. The site is not identified within a high-risk flood zone.

The Proposal

The application proposes the construction of a detached single-storey outbuilding with basement level within the south-east corner of the rear garden of the application property. No changes are proposed to the existing dwelling or its floor plan.

The proposed outbuilding has an irregular footprint (33sqm) that follows the alignment of the garden boundaries. The proposed flat roof is designed with the western elevation being higher than the eastern elevation. The proposed plans and elevations are set out in Drawing Numbers V2-L(20)100 and V2-L(20)200.

At ground floor level, the principal space comprises the main area as well as a small storage room and a staircase providing access to the basement. Three external doors serve the ground floor, including large bifold doors on the western elevation facing the garden.

The proposed basement is contained within the same structural footprint as the ground floor outbuilding, as shown on Drawing V2-L(20)100. The basement has a ceiling height of circa

2.25 metres and accommodates a gym and a home office. The basement is accessed via an internal staircase.

External materials are proposed to comprise Vertical timber board cladding to external walls throughout on concrete foundations. Internal partition walls are to be constructed in 100 millimetre concrete blockwork. The materials are consistent with the character of the host dwelling and the surrounding residential area.

Planning History

No relevant planning history has been identified for this site.

Planning Policy Framework

The planning policy context within which this application falls to be assessed is set out below.

National Planning Policy Framework (December 2024)

The National Planning Policy Framework (NPPF) was revised in December 2024 and sets out the government's planning policies for England. It provides the national policy context within which development plan policies are to be applied and is a material consideration in the determination of planning applications.

Paragraph 11 of the NPPF establishes the presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies, or the policies most important for determining the application are out of date, permission should be granted unless the application of policies that protect areas or assets of particular importance provides a strong reason for refusal, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

Paragraph 131 of the NPPF states that "the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments: (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; (d) establish or maintain a strong sense of place; (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 116 of the NPPF confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.

The London Plan 2021

The London Plan 2021 forms part of the statutory development plan for the London Borough of Hillingdon and must be read alongside the NPPF and the borough's local development plan documents.

Policy D3 of the London Plan requires that all development makes the best use of land through a design-led approach that optimises site capacity and responds to existing local character and context. Development proposals should respond to the existing character of the place, deliver appropriate outlook, privacy and amenity, and provide high-quality architecture with attention to detail and use of attractive, robust materials.

Policy D4 of the London Plan confirms that design and access statements submitted with development proposals should demonstrate that the proposal meets the design requirements of the London Plan, and that design quality should be retained through to completion.

Policy D10 of the London Plan addresses basement development, acknowledging that smaller-scale basement excavations, where appropriately designed and constructed, can contribute to the efficient use of land. Boroughs are directed to establish policies in their development plans to address any negative impacts of basement development.

Policy SI 12 of the London Plan requires that development proposals ensure flood risk is minimised and mitigated and that residual risk is addressed. Policy SI 13 requires that development proposals manage surface water run-off as close to the source as possible and aim to achieve greenfield run-off rates where practicable.

London Borough of Hillingdon Local Plan Part 2: Development Management Policies (January 2020)

The London Borough of Hillingdon Local Plan Part 2: Development Management Policies (LPP2) was adopted in January 2020 and contains the principal development management policies against which this application falls to be assessed.

Policy DMHD 2 relates to residential outbuildings and states:

"The Council will require residential outbuildings to meet the following criteria: i) the building must be constructed to a high standard of design without compromising the amenity of neighbouring occupiers; ii) the developed footprint of the proposed building must be proportionate to the footprint of the dwelling house and to the residential curtilage in which it stands and have regard to existing trees; iii) the use shall be for a purpose incidental to the enjoyment of the dwelling house and not capable for use as independent residential accommodation; and iv) primary living accommodation such as a bedroom, bathroom, or kitchen will not be permitted."

Paragraph A1.34 of the LPP2 states that *"As a general guide, an outbuilding should be no greater than 30 square metres and should not significantly reduce private amenity space or the landscape and ecological value of the garden."*

Policy DMHD 3 relates to basement development and states:

"A) When determining proposals for basement and other underground development, the Council require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers will be required to demonstrate by methodologies appropriate to the site that their proposals: i) avoid adversely affecting drainage and run-off or causing other damage to the water environment; ii) avoid cumulative impacts upon structural stability or the water environment in the local area. B) Schemes should ensure that they: i) do not harm the amenity of neighbours; ii) do not lead to the loss of trees of townscape or amenity value; iii) do provide satisfactory landscaping, including adequate soil depth; iv) do not harm the appearance or setting of the property or the established character of the surrounding area; and v) do protect important archaeological remains. C) The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding. D) The Council will not permit basement schemes in Listed Buildings and will not permit them in Conservation Area locations where their introduction would harm the special architectural or historic character of the area."

Assessment

Development Principle

The application site is situated within an established residential area of the London Borough of Hillingdon. Residential outbuilding development within domestic curtilages is a well-established and commonly approved form of householder development, and is expressly addressed by Policy DMHD 2 of the LPP2, which sets out the criteria against which such proposals are to be assessed. The principle of such development is accepted in principle subject to compliance with those criteria.

The proposed outbuilding is intended for use incidental to the enjoyment of the dwelling, providing leisure and domestic ancillary accommodation at both ground floor and basement level. The ground floor social space serve the occupier's personal and domestic entertainment needs and are ancillary to the main dwelling. The basement gym and home office are similarly domestic and ancillary in nature. The outbuilding is not proposed for any commercial purpose and is not capable of use as independent residential accommodation: it contains no bedroom and no bathroom, providing only with ancillary space rather than primary domestic food-preparation or living facilities.

The site is not subject to any planning designations and does not lie within the Metropolitan Green Belt, a Conservation Area, or the setting of a Listed Building. There are no constraints that would affect the principle of the proposed development. The proposal is consistent with the presumption in favour of sustainable development established by Paragraph 11 of the

NPPF and accords with the principle of development established by Policy DMHD 2 of the LPP2.

Design and Character

The proposed outbuilding is to be located in the south-east corner of the rear garden, at the furthest point from the principal elevation of the dwelling and from the public street. The building will not be visible from the public highway or from any public vantage point, and will have no impact on the character or appearance of Lowdell Close as seen from the public realm.

The outbuilding is modest in scale. The flat roof design, with the western elevation being the highest point facing the house, gives the structure a low, unimposing profile when viewed from the dwelling. The footprint of the proposed outbuilding, while only marginally larger than the 30 square metre general guide in the supporting text to Policy DMHD 2, is proportionate to the generous curtilage of the application property and to the footprint of the host dwelling. The rear garden retains substantial open space both around the outbuilding and between the outbuilding and the rear elevation of the dwelling.

The external materials are consistent with and complementary to the red brick character of the host dwelling and the surrounding residential area. No projecting verandas, balconies or platforms above 0.3 metres are proposed. The bifold doors on the western elevation give the building a simple, functional appearance appropriate to its domestic ancillary purpose.

The proposal is designed to a high standard, responds to the site context and will not compromise the character or appearance of the host property, its garden or the wider residential area. The proposal satisfies Policy DMHD 2(i) and (ii) of the LPP2, Policies D3 and D4 of the London Plan, and Paragraphs 131 and 135 of the NPPF.

Residential Amenity

The proposed outbuilding is sited at the south-east corner of the rear garden, the part of the curtilage most distant from the principal habitable rooms of the dwelling and those of its immediate neighbours. The structure is of modest bulk and will not create an overbearing or visually oppressive impact in relation to any neighbouring property. There will be no material loss of daylight or sunlight to neighbouring windows or amenity space as a result of a structure of this scale and position.

The large bifold doors face westward into the depth of the application property's own rear garden. No openings are proposed facing the boundaries shared with neighbouring properties. The proposal therefore raises no concerns in relation to privacy or overlooking.

The proposed uses — a social space, and a gym, home office in the basement — are exclusively domestic and ancillary in character. They involve no commercial activity and do not constitute a change in the residential use of the property. The intensity of activity associated with these ancillary domestic uses is not materially different from the normal

enjoyment of a dwellinghouse. The basement containment of the gym provides an additional level of acoustic separation from neighbouring properties, further reducing the potential for noise disturbance to neighbours.

The proposal is consistent with Policy DMHD 2(i) of the LPP2, which requires that outbuildings are constructed to a high standard of design without compromising the amenity of neighbouring occupiers, and with Paragraph 135(f) of the NPPF.

Parking and Highway Safety

The proposed outbuilding is for domestic ancillary use and generates no change in the residential use of the application property. It will not result in any additional vehicle movements to or from the site beyond those already associated with the residential occupation of the dwelling. No change is proposed to the existing vehicular access arrangements or to the off-street parking provision at the application property.

Paragraph 116 of the NPPF provides that development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety or where residual cumulative impacts on the road network would be severe. The proposal has no discernible impact on the highway network or on the parking supply in the locality. No objection on highways grounds is warranted.

Basement Development

The proposed basement is contained within the footprint of the ground floor outbuilding structure and does not extend beneath the main application dwelling or beyond the boundaries of the outbuilding footprint. The basement does not extend the full length or the full width of the curtilage, in accordance with the requirements of Policy DMHD 3 of the LPP2. No front or side lightwells are proposed. The garden areas surrounding the outbuilding will be retained as soft landscaping, providing surface water attenuation above and around the basement structure.

The proposed basement is for domestic ancillary uses — a gym, home office — none of which constitute habitable rooms or sensitive uses within the meaning of Policy DMHD 3(C) of the LPP2. The application property is not a Listed Building and does not lie within a Conservation Area; accordingly, the restrictions at Policy DMHD 3(D) do not apply.

Given its position in a residential garden, the proposed basement avoids adversely affecting drainage and run-off, avoids cumulative impacts upon structural stability, and does not cause harm to the built or natural environment or to the amenity of local residents. The proposal thereby satisfies the requirements of Policy DMHD 3 of the LPP2 and Policies SI 12 and SI 13 of the London Plan 2021.

Conclusion

The proposed construction of a detached outbuilding with basement at 121 Lowdell Close, West Drayton, UB7 8BA represents a well-designed, proportionate and appropriate form of

domestic ancillary development within the established residential curtilage of the application property. The proposal accords with the presumption in favour of sustainable development established by Paragraph 11 of the NPPF, satisfies the design quality requirements of Paragraphs 131 and 135 of the NPPF, and is consistent with Policies D3, D4, D10, SI 12 and SI 13 of the London Plan 2021. The proposal satisfies Policy DMHD 2 and Policy DMHD 3 of the London Borough of Hillingdon Local Plan Part 2: Development Management Policies (January 2020) in all material respects.

For the above reasons, we see no reason for the Council to withhold planning permission and kindly request that the Council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Planning By Design would welcome conversation on any of these matters.