

Planning Statement

Site Address

Silver Stores



71 Fairfield Road
West Drayton
UB7 8EZ

Unit 1, Henson House
Newtown Road
Henley-on-Thames
RG9 1HG

Proposal

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This application seeks planning permission for the erection of a single-storey rear extension to provide additional storage space for the existing convenience store, replacement of the existing flat roof over the rear single-storey section and proposed extension, and the formation of a new side access door to provide independent access to the first-floor flat.

The proposed extension will provide approximately 18m² of additional ancillary storage accommodation associated with the existing retail use.

Site and Surroundings

The application site comprises an established convenience store located within a row of commercial premises on Fairfield Road, West Drayton. A self-contained residential flat is situated at first-floor level.

The proposed works are located to the rear of the property and are not readily visible from the public highway or surrounding public areas. The site is not located within a Conservation Area and the building is not Listed.

Need for the Development

The existing shop requires additional storage space to support the day-to-day operation of the business. The proposal will improve the functionality and efficiency of the premises by providing additional ancillary storage accommodation whilst maintaining the existing retail use.

The formation of an independent side access door will provide separate access to the first-floor flat, improving the arrangement of the building without altering the residential accommodation.

Design and Appearance

The proposed extension has been designed as a modest addition to the existing building. The extension will be single storey in form with a flat roof and an overall height of approximately 3.6 metres.

Prepared by Creative Design and Structure Ltd.

External walls will be finished in render to match the existing rear section of the building, ensuring the extension integrates appropriately with the existing property. The replacement flat roof will be finished in a suitable flat roofing material.

Given it's location to the rear of the building, the proposal will have a limited visual presence and will not adversely affect the character or appearance of the surrounding area.

Residential Amenity

The proposed extension is located to the rear of the existing shop and will adjoin the side wall of an existing neighbouring single-storey residential property. The section of neighbouring wall facing the proposed extension does not contain any windows.

Given the position of the extension adjacent to a blank wall, together with its modest scale and height, the proposal will not result in any material loss of privacy or overlooking. Furthermore, the development will not adversely affect the amenities of neighbouring occupiers through loss of outlook, daylight or sunlight to any windows.

The proposal is therefore considered to have an acceptable impact on neighbouring residential amenity.

Highways and Parking

The proposal does not involve a change of use and will not increase customer numbers or significantly alter the operation of the existing retail premises. The development simply provides additional ancillary storage space associated with the existing use.

As such, the proposal is not expected to generate any material increase in traffic movements, parking demand or servicing requirements.

Conclusion

The proposed development represents a modest and appropriate extension to an established local retail premises. The additional storage accommodation will support the continued operation of the business whilst maintaining the existing use of the site.

The proposal is appropriately designed, will have limited visual impact, will not adversely affect neighbouring residential amenity and will not result in any significant highway or parking impacts.

Accordingly, it is respectfully requested that planning permission be granted.

Niles Joyce,

Creative Design and Structure Ltd.

June 2026